

ORDINANCE NO. , 2ND SERIES  
AN ORDINANCE AMENDING THE CITY CODE  
Approval of Conditional Use Permit Number 110, Amendment 1  
730 Florida Avenue South  
Import Auto Sales, LLC, Applicant

The City Council for the City of Golden Valley hereby ordains as follows:

Section 1. City Code Chapter 11 entitled “Land Use Regulations (Zoning)” is amended in Section 11.10, Subd. 2, and Section 11.47, by approving a Conditional Use Permit for a certain tract of land at 730 Florida Avenue South, thereby allowing for automobile sales and repair in the I-394 Mixed Use Zoning District.

This Conditional Use Permit is approved based on the findings of the Planning Commission pursuant to City Code Section 11.80, Subd. 2(G), which findings are hereby adopted and incorporated herein as follows:

1. Relocation from the applicant’s current site, less than a mile away, indicates there is a local market for the goods and services being provided.
2. The automobile sales and repair uses are not inconsistent with the Mixed Use designation on the City’s General Land Use Plan Map. These commercial uses support the goal of locating redevelopment along major corridors and increasing the job and tax base within the community.
3. Staff anticipates the new uses would have no impact on the surrounding property values and are isolated from any residential neighborhoods.
4. The number of trips associated with the proposed uses would likely not exceed the number of trips generated by the use previously at this location. Trips generated from the proposed uses would not exceed the capacity of the roadways. All vehicle deliveries and storage of inventory would be required to take place on-site and not on the street.
5. The proposed uses may generate an increase in the number of employees and customers at the location compared to the past uses, but are consistent with the other properties surrounding the site and the Mixed Use district.
6. The proposed uses are not anticipated to cause a significant increase in noise levels. Automobile repair work would be conducted within an enclosed building and would take place during normal business hours. No outside music, loudspeakers, or public address system would be allowed.
7. The proposed uses are not anticipated to cause an increase in dust or odor. Minimal vibrations may be associated with the auto repair use but should not impact any adjacent uses.
8. The proposed uses are not anticipated to attract pests.
9. The visual impacts of dealership inventory stored in the parking lot will be mitigated through the addition of screening. An exterior dumpster would be screening with material compatible with the building.
10. Staff does not anticipate any other negative effects of the proposed uses. The location is surrounded by automobile, warehouse, and commercial properties and has adequate parking.

This Conditional Use Permit is subject to all of the terms of the permit to be issued including, but not limited to the following specific conditions:

1. All vehicle deliveries and storage of inventory shall take place on-site and shall not take place on the street.
2. No parking shall be allowed within any existing landscaped area.
3. The number of service bays on-site shall be limited to eight.
4. The exterior dumpster shall be screened from view and made of material compatible with the building.
5. No outside music, loudspeakers, or public address system will be allowed.
6. Additional screening shall be installed consistent with the Development Standards for parking screening listed in the Zoning Code for the I-394 Mixed Use District. If vegetative screening is used, the applicant must submit a landscaping plan (number of plantings, species of plantings, etc.) to be reviewed and approved by the City Forester.

Section 2. The tract of land affected by this ordinance is legally described as follows:

Tract A-Parcel 1: The South 115 feet of the North 265 feet as measured at right angles and parallel with the North line thereof of Tract E, Registered Land Survey No. 648, Files of the Registrar of Titles, County of Hennepin, State of Minnesota.

Parcel 2: That part of Tract E, Registered Land Survey No. 648, Files of the Registrar of Titles, County of Hennepin, lying South of a line drawn parallel with and 265 feet Southerly, measured at right angles from the Northerly line of said Tract E and lying North of line drawn parallel with and 400 feet Southerly, measured at right angles from the Northerly line of said Tract E.

Tract B-Parcel 1: The North 150 feet as measured at right angles to and parallel with the North line thereof of Tract E, Registered Land Survey 648, Files of the Registrar of Titles, County of Hennepin, State of Minnesota.

Parcel 2: That part of Tract D, Registered Land Survey No. 648, lying South of the North 80 feet to Tract D, Files of the Registrar of Titles, County of Hennepin, State of Minnesota.

Section 3. City Code Chapter 1 entitled "General Provisions and Definitions Applicable to the Entire City Code Including Penalty for Violation" and Sec. 11.99 entitled "Violation a Misdemeanor" are hereby adopted in their entirety, by reference, as though repeated verbatim herein.

Section 4. This ordinance shall take effect from and after its passage and publication as required by law.

Adopted by the City Council this 1st day of May, 2018.

/s/Shepard M. Harris  
Shepard M. Harris, Mayor

ATTEST:

/s/ Kristine A. Luedke  
Kristine A. Luedke, City Clerk