

GENERAL INFORMATION

Applicant: Holly Burley (Agent)
Bissett Family Trust (Owner)

Location: 9200 Lyndale Avenue South

Request: Conditional Use Permit to allow for minor vehicle repair an existing vacant facility.

Existing Land Use and Zoning: Vehicle repair (vacant); zoned General Commercial (B-2)

Surrounding Land Use and Zoning: North – Multi-family residential; zoned R-4
South – Drive-through restaurant; zoned B-2
East – Car wash; zoned B-2
West – Single-family residential; zoned R-1

Comprehensive Plan Designation: General Business

CHRONOLOGY

Planning Commission 01/22/2026 Public hearing scheduled

DEADLINE FOR AGENCY ACTION

Application Date: 12/16/2025
60 Days: 02/14/2026
Extension Letter Mailed: No
120 Days: 04/15/2026
Applicable Deadline: 02/14/2026

STAFF CONTACT

Dylan Palmer, Planner
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PROPOSAL

The applicant proposes an auto repair shop located in an existing building that has previously held auto repair related uses. At this time, no specific tenant has been selected. The applicant intends to make all necessary improvements to the property in anticipation of a new auto repair tenant. Previous minor auto repair uses have operated at this site since 1985. A vehicle repair shop is a conditional use in the B-2 Zoning District.

BACKGROUND

A Conditional Use Permit to allow for a muffler shop was previously approved for this property on July 9, 1984 by City Council (Case #8096A-84). On September 9, 1985, City Council approved a Conditional Use Permit for the property to allow for an auto repair shop (Case #8096A-85). City Code Sec. 21.501.04(g) states that “Conditional use permits also expire if the conditional use ceases operation for a continuous period of one year or longer”. In this case, auto repair operations ceased prior to July 25, 2024.

ANALYSIS

The proposed auto shop would occupy the entire building at 9200 Lyndale Avenue South. The building is approximately 7,440 square feet in size. The shop consists of ten service bays, with two each on the east and west sides and six on the south side of the building. Approximately 943 square feet of the building consists of offices, employee areas, and the customer lobby. No major exterior modifications are proposed to the building at this time. Once a tenant is selected, all necessary building permits will be required in order to complete the outfitting of the facility to match tenant needs and ensure compliance with Building and Fire Code.

Prior to operations, the owner and tenant would need to comply with all conditions proposed with this application. The applicant is proposing to bring the site into compliance with landscaping and lighting standards. An existing landscape plan exists from the original Conditional Use Permit application in 1986, and the applicant has provided a plan showing updates to landscape plantings to comply with the previously approved plan. In addition to adding plantings to comply with the existing landscape plan, new plantings will be made on the north, east, and west sides of the building and property. The applicant has provided an updated lighting plan, which will be further reviewed once a building permit is applied for. The photometric plan depicts replacing a fixture on an existing pole and retrofitting the building with wall pack fixtures.

For the auto repair use, the off-street parking required would be 25 spaces, as shown in Table 3. The applicant has shown 31 spaces provided on the site plan. Parking requirements for the vehicle repair (minor) use are one space per 300 square feet of gross floor area excluding service bays, plus two spaces for each service bay.

The future tenant will also be responsible for replacing the existing monument sign that does not conform with current size standards and is deemed an “Abandoned Sign” per the City’s Sign Code. Current freestanding signage allowances are based on lot frontage – 0.4 square feet of sign area per linear foot of lot frontage. The as-built survey depicts a 198.66-foot frontage, which equates to a maximum 79.5 square-foot monument sign. The existing sign is approximately 168 square feet in size. The existing sign is located at approximately 17.5 feet from the property line. Monument signs with a 15 to 20 foot setback may only be up- to 8 feet in height. A sign permit will be required for the new sign to be constructed at the site.

Table 3: City Code Required Parking Analysis

Use	Code requirement	Unit or number	Required
Vehicle Repair (minor)	1 space per 300 sq ft of GFA excluding service bays, plus 2 spaces per service bay	943 sq ft GFA + 10 Service Bays	25
Parking Required			25
Parking Provided			31

Fire Prevention and Public Safety

The Fire Marshal made five comments relating to the operation of a vehicle repair facility at this site. An independent third-party protection engineer analysis/report would be required for any lithium battery storage. Landscaping must not interfere with access to the building, hydrants and/or the Fire Department connection. A Code-compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage must be provided. A third-party protection engineer code analysis may be required for the building sprinkler system to ensure adequate protection for the commodity, storage arrangement and operations of the business. Building/property must be adequately addressed and signed for emergency response.

OUTREACH

Outreach/Notification

- Mailed Notice (10-day notice – 500 foot buffer)
- Newspaper Notice (10-day notice – 01/08/2026 Sun Current)
- Public Hearing Notice Online
- E-Subscribe Group Notification

FINDINGS

Required Conditional Use Permit Findings - Section 21.501.04 (e) (1-5)

Required Finding	Finding Outcome/Discussion
(1) The proposed use is not in conflict with the Comprehensive Plan.	Finding Made - There is no conflict between the proposed use and the Comprehensive Plan. The proposed use is consistent with the Comprehensive Plan’s General Business designation, and the use is conditional in the B-2 Zoning District.
(2) The proposed use is not in conflict with any adopted district plan for the area.	Finding Made - The proposed use is not located within any adopted district plan.
(3) The proposed use is not in conflict with city code provisions.	Finding Made - Subject to compliance with the conditions of approval, the use is not in conflict with City Code provisions.
(4) The proposed use will not create an excessive burden on parks, schools, streets, and other public facilities and utilities which serve or are proposed to serve the planned development.	Finding Made - The proposed use is not expected to generate increased traffic or noticeably impact surrounding streets. The property has been operated as an auto repair facility for many years. Its size and scale will not place an excessive burden on parks, schools, streets, or public utilities such as the sanitary sewer or water systems.
(5) The proposed use will not be injurious to the surrounding neighborhood or otherwise harm the public health, safety and welfare.	Finding Made - The proposed use is not anticipated to create a situation that would be injurious to the surrounding neighborhood or otherwise harm public health, safety and welfare.

RECOMMENDATION

Note the Planning Commission has final approval authority on this Conditional Use Permit application unless an appeal to the City Council is received by 4:30 p.m. on January 27th, 2026.

Staff recommends approval through the following motion:

In Case #PL202500204, having been able to make the required findings, I move to adopt a resolution approving a Conditional Use Permit to allow for minor vehicle repair at 9200 Lyndale Avenue South, subject to the conditions and Code requirements listed in the resolution.