



Internal Memorandum

TO: Mayor Wilcox and Board of Aldermen

FROM: Benjamin DeClue, City Administrator

DATE: June 13, 2023

RE: Plan Commission Recommendations for Glendale Chrysler SUP Amendment Request

On May 31, 2023, the City of Glendale Plan Commission met to consider their recommendations pertaining to the request for an amended special use permit from Glendale Chrysler.

The Plan Commission evaluated the request based on the criteria outlined in the City's Municipal Code and found that the proposed project would not:

- A. Substantially increase traffic hazards or conditions
- B. Substantially increase fire hazards
- C. Adversely affect the character of the neighborhood
- D. Adversely affect the general welfare of the community
- E. Overtax public utilities

The Commission recommended the following conditions be placed in the special use permit pertaining to this project:

1. The proposed 19' x 60' storage building be modified so as to protect the three large pine trees that would be removed if the building was installed in the proposed location considered on 5/31/23. This could mean moving the building or reconfiguring it.
2. The 8' Bufftech Galveston style fence in Sierra Blend was approved but the Plan Commission suggested to the dealership that they might again consider working with the neighbors on a common fence line and style.
3. The proposed car wash was recommended for approved subject to the following recommended restrictions:
 - a. The doors and automated carwash system must be interlinked so that the car wash and blowers will not function so long as the automatic car wash doors are open. The car wash sound study shows that if operated with closed doors, and with the 8' solid fence in place, the sound levels would not reach a point where the car wash would be heard over the already existing noise levels from regular

Manchester Road and dealership. The Plan Commission reviewed that study and stated they had no reason to believe it was incorrect.

- b. There be no automated voice system associated with the car wash (ie giving directions such as “pull forward” or “stop”)
 - c. The Board of Aldermen should consider reasonable hours restrictions on the automated car wash but left the exact hours up to the BOA to determine.
 - d. The use of the non-automated car wash (ie the hand washing that occurs now) should be unrestricted as the noise associated with it is minimal and already exists.
 - e. The use of the car wash should be by the dealership only and not any customer pulling up requesting a free car wash.
4. The landscape improvements were reviewed and largely recommended for approval, except that the Plan Commission wishes Glendale Chrysler to save the three large evergreen trees identified to be removed as part of the storage building. Otherwise two of the trees to be removed (ailanthus) are considered invasive species and three others (an ash, elm, and a tree already dead) are dead or in significant decline. The dealership is proposing to plant 42 evergreen trees and 6 canopy/shade trees to replace the trees to be removed and any other trees that have required removal over the past few years.

The request now moves on to the Board of Aldermen for their consideration. The Board of Aldermen is free to accept, modify, or reject the recommended conditions and accept or reject all or portions of the overall proposal.

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