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**To:** Mayor Nelson and Members of the City Council

**From:** Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

**Date:** January 23, 2024

**Subject:** Conditional Use Permit Application for 8325 University Avenue NE

The Planning Commission held a public hearing on a request by Mughtar Sajady to allow auto repair in addition to the current auto sales use at Northtown Auto Sales, 8325 University Avenue NE.

The City Planner's report to the Commission (included in the packet) provides a great overview of the application. At the request of the applicant, the Commission reduced the landscaped boulevard requirement from an additional 8 foot wide landscaped area to a 4 foot wide landscaped area, as well as eliminated the requirement for the applicant to plant overstory trees on site. With the reduced landscaped boulevard, the Planning Commission allowed the site to retain their current count of 58 cars on site. The remainder of the conditions outlined in the City Planner's report are incorporated in the proposed Resolution.

The Planning Commission recommended approval of the Conditional Use Permit, subject to the conditions outlined in the enclosed Resolution.

If you have any questions, please don't hesitate to contact me at 763-784-6491.