



## Proposed Cascade Collision: Location, Building Elevations, Questions & Answers

### Summary:

The City is receiving many e-mails and phone calls regarding the proposed Cascade Collision Auto Repair business that recently applied for a Conceptual Plan Review of their proposal. The Planning Commission and City Council were presented the application in December and January.

The next step for the Cascade Collision business is to submit two applications. One is for their Site Plan review and the other is for their Conditional Use review. Once the City has received these applications and completed a full review, they will be scheduled for a Public Hearing at a Planning Commission meeting. This meeting will allow concerned citizens to voice their thoughts regarding this proposal. The application will then be presented at a City Council meeting.

### Questions and Answers:

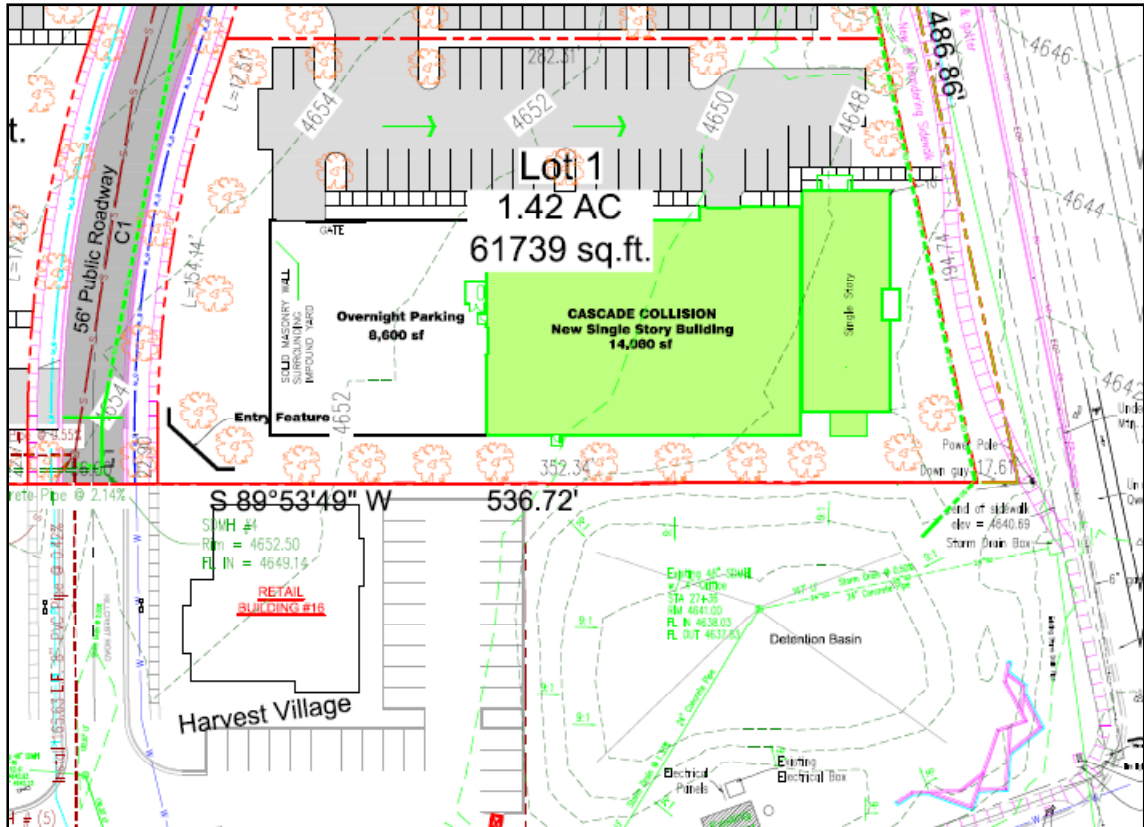
- What is the location of the proposed Cascade Collision business?

Hillcrest Road will be extended to the north to access this site and in the future will intersect with Spring Hills Drive. The main access for this business will be from Hillcrest Road at approximately 2074 North Hillcrest Road.



- What will the project look like and how will the building fit on the site?

Here is the Conceptual Site Plan:



The proposed architecture is shown below. These drawings have not yet been reviewed by the City's Urban Design Committee. This Committee reviews the architecture for all proposed commercial buildings. They may or may not make suggestions regarding the architecture. One comment that was mentioned by the Planning Commission during the concept review is that another color should be considered for the building.

This is the front view that will be visible as you are heading south on Redwood Road



This is the back view that will be visible as you are heading north on Redwood Road



This is an overall view of the proposed site. However, landscaping is being proposed between Hillcrest Road and the overnight parking area, rather than asphalt



This is the back of the building (facing south)



- Is this type of business allowed by the current zoning?

Yes, this property is zoned RC, Regional Commercial, and allows a “Major Auto Repair” business under the Conditional Use Regulations.

- Why isn’t the City limiting these types of businesses in this location?

This particular property was zoned Commercial when the Harvest Hills Master Plan was approved. This particular zone allows this type of use, but also allows the City to impose reasonable conditions to help mitigate impacts to the community.

- What are the Conditional Use Regulations?

The City’s Code, Section 19.15, states:

**19.15.040. Determination.**

The Planning Commission may recommend that a Conditional Use be located within any zone in which the particular Conditional Use is allowed by the use regulations of this Title. All conditional uses will comply with the standards set forth in this ordinance, including:

- A. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- B. That such use will be consistent with the intent of the land use ordinance and comply with the regulations and conditions specified in this ordinance for such use;
- C. That such use will be consistent with the character and purposes stated for the land use zone involved and with the adopted Land Use Element of the General Plan;
- D. That such use will not result in a situation which is cost ineffective, administratively infeasible or unduly difficult to provide essential services by the City, including, but not limited to: roads, and access for emergency vehicles and residents, fire protection, police protection, schools and busing, healthful water, sewer, storm water facilities and garbage removal
- E. That the proposed use will conform to the intent of the City of Saratoga Springs Master Plan.

**A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.**

If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

**In summary, this type of business is allowed in this zone, but the City may require reasonable conditions to mitigate any concerns that may be expressed.**

- What concerns have been expressed so far and what is being suggested to mitigate those concerns?
  - There are too many Auto-type uses in this area.
    - This type of use is allowed in this particular zone. Conditions to mitigate certain impacts may be imposed during the review process.
  - The color of the building should be a different color; grey looks too industrial.
    - This comment will be forwarded to the City's Urban Design Committee during the architectural review and has been passed on to the applicant.
  - The overnight parking area will be visible from the condominiums.
    - The applicant is proposing an eight foot tall concrete fence around the overnight parking area to screen the vehicles from view. Trees are also being proposed to help minimize the view into the overnight parking area.
  - This business will be an eyesore in this location.
    - This is not a wrecking yard; this is a collision repair business. The damaged cars will be stored in the overnight parking area which will have an eight foot tall concrete (faux rock) fence around it. The damaged cars will not be stored in the parking lot for the business, but rather in the overnight parking area.
    - All new commercial buildings are reviewed by the City's Urban Design Committee to ensure that they will not be an eyesore within the community.