

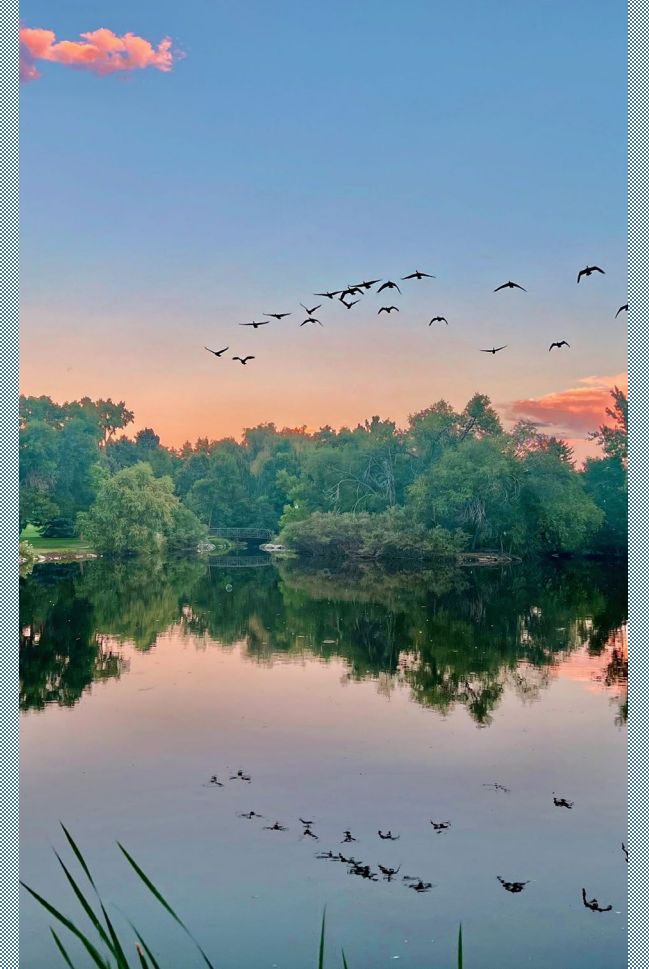
5850 S BROADWAY CARMAX CONDITIONAL USE

CDU24-0003

Andrea Vaughn, AICP

Senior Planner

OCTOBER 27, 2025



AGENDA

Requested Action

Application Details

Decision Criteria and Analysis

Staff Recommendation

REQUESTED ACTION

- Applicant is requesting approval to expand the existing conditional use, Vehicle Sales, Rental, and Leasing, on the entirety of the parcel

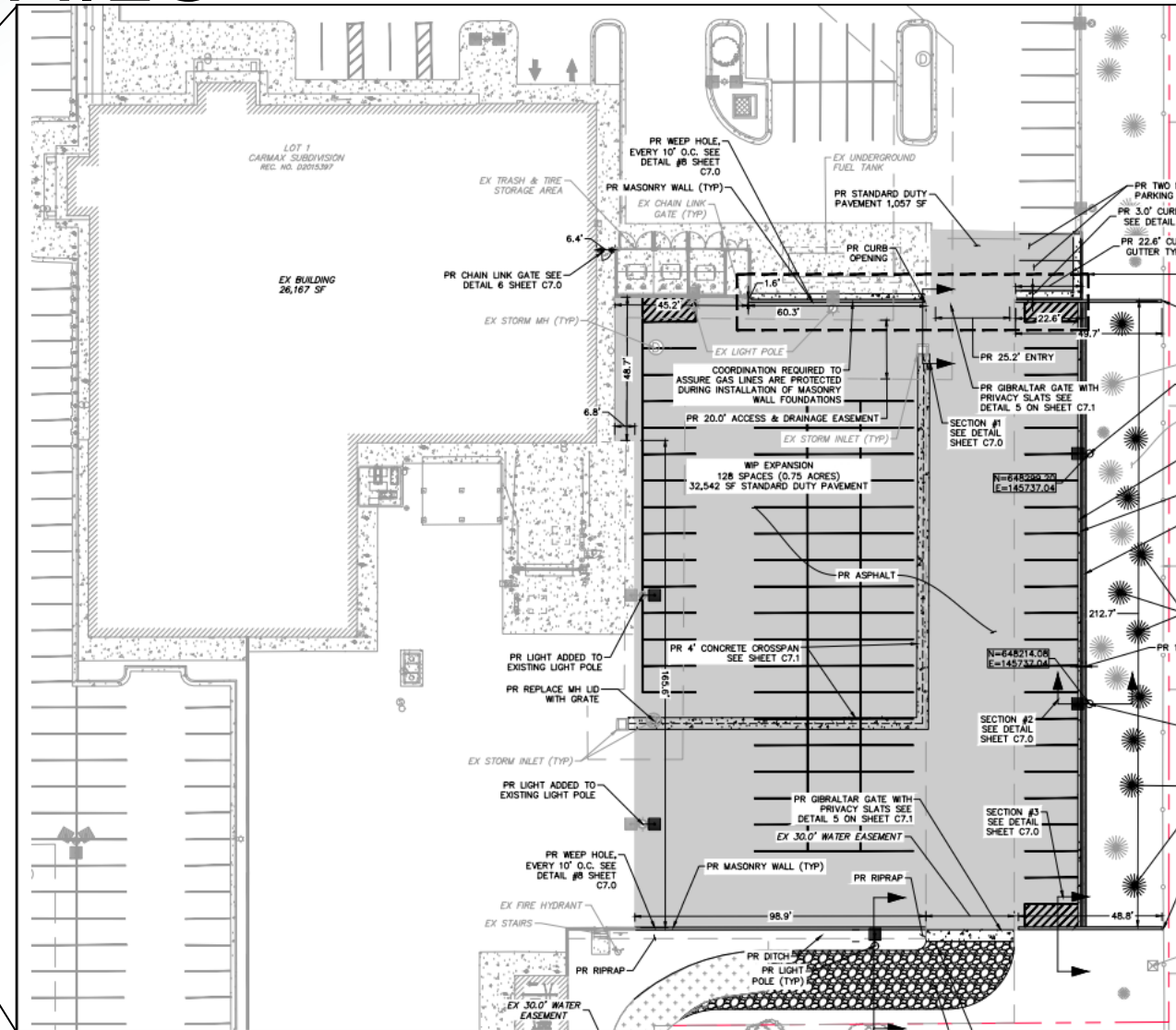
NEIGHBORHOOD OUTREACH & PUBLIC NOTICING

- Two Neighborhood Meetings
 - July 2, 2024
 - April 3, 2024
- Public hearing noticed per ULUC requirements
 - 274 notification postcards – within 700ft of subject site
 - Newspaper notice
 - Notice signs posted on site
 - City Postings

APPLICATION DETAILS

- 9.47-acre site
- Request to expand the conditional use allowance for Vehicle Sales to the eastern portion of the site, to allow for the staging of vehicles to be repaired and then sold by CarMax





DECISION CRITERIA

C. **Decision Criteria.** The Commission may approve, approve with conditions, or deny a Conditional Use Permit based on the following criteria:

1. *Proposed Benefits.* The proposed use and its contemplated size, intensity, and location will provide a use that is necessary or desirable for the neighborhood and community;
2. *Adverse Impacts.* The proposed use will minimize any adverse impacts on any adjacent property or use;
3. *Detrimental Impacts.* The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or to property, improvements, or potential development in the vicinity based on:
 - a. The nature of the proposed site, including its size, shape, and topography and the proposed size, location, and arrangement of structures;
 - b. The accessibility and patterns of pedestrian and vehicular traffic, including the type and volume of traffic, locations of ingress and egress, and the adequacy of off-street parking and loading; and
 - c. The provisions for landscaping, screening, common open space, service areas, lighting, and signage.

DECISION CRITERIA ANALYSIS

Decision Criteria	Analysis
Proposed Benefits	Expansion of the conditional use helps accommodate the growing needs of the business, and may increase tax revenue
Adverse Impacts	The application was reviewed to ensure compliance with Code requirements, including bufferyards and outdoor lighting standards to mitigate any negative impacts
Detrimental Impacts	The application was reviewed to ensure compliance with Code requirements, including bufferyards and outdoor lighting standards to mitigate any negative impacts.

STAFF RECOMMENDATION

- Conditional Approval of the Conditional Use application – Resolution 09-2025 with the following conditions:
 1. The City Council approves the applicants rezoning request
 2. No outdoor display ramps shall be permitted