October 8, 2026

ITEM NO.: 14 FILE NO.: Z-9508-A

NAME: Posh Automotive - PCD - Revocation

LOCATION: 8900/8916 Colonel Glenn Road

PROPERTY OWNER:

Edward and Linda Luster (west parcel)
Roth Investments, LLC (east parcel)

AREA: 1.34 acres NUMBER OF LOTS: 2 FT.NEW STREET: 0 lf

WARD: 6

CURRENT ZONING: PCD

BACKGROUND/REQUEST:

On May 18, 2021, the Board of Directors passed Ordinance No 21,991 which rezoned the property from C-3 and R-4 to PCD. The PCD rezoning was approved to allow development of a pre-owned automotive sales business with a sales office and a small shop building for repairs and cleaning of autos.

The proposed PCD included construction of a 3,375 square foot sales office building and an 816 square foot shop building. There were 65 parking spaces included throughout the site. To date, the site has not developed.

The overall PCD consists of two (2) parcels of property, owned by two (2) different owners. The owner of the west parcel does not wish to pursue the PCD. Also, according to Section 36-454(e) of the City's Zoning Ordinance, an applicant has three (3) years from the date of passage of a PZD ordinance to submit a final development plan. The final plan was never submitted. Therefore, staff recommends the PCD zoning be revoked and the property returned to its original zoning.

The west parcel was previously zoned C-3. The south half of the east parcel was also zoned C-3, with the north half of the east parcel zoned R-4.

STAFF RECOMMENDATION:

Staff recommends approval of the PCD revocation.

PLANNING COMMISSION ACTION: (October 8, 2026)

The applicant was present. There were no persons registered in opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. The item remained on the consent agenda for approval as recommended by staff, including all staff comments and conditions. The motion passed by a vote of 9 ayes, 0 nays, 2 absent.