



MINUTES

Planning Commission Meeting: June 22, 2026

Application:	<u>SU26-0003:</u> A special use permit for Motor Vehicle Sales for Rivian, located at 601 N. Lindenwood Drive.
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Ms. Lauren Winter, Planner II, presented SU26-0003, explaining that the request was for a first-time Special Use Permit to allow motor vehicle sales at Rivian's existing facility at 601 N. Lindenwood Drive. Ms. Winter reported that Rivian had operated the site as a vehicle service center for the past three years and is surrounded by industrial zoning. She stated that the property itself is zoned M-2, General Industrial, which allows motor vehicle sales with approval of a Special Use Permit. She continued that the Comprehensive Plan designates the area as Business Park, making the proposed use compatible with the future land use designation.

Ms. Winter presented the existing building, parking layout, and landscaping plan. She noted that the only site modification would be the designation of two parking spaces along Lindenwood Drive for vehicle display and sales.

Ms. Winter stated that all public notice requirements had been met, and no neighbors attended the required neighborhood meeting. She also said neither staff nor the applicant had received public comments regarding the request. She advised that staff recommended approval of Special Use Permit SU26-0003 with an initial five-year period, consistent with similar first-time special use permits.

Chair Janner called for any Commissioner questions for staff, but there were none.

Chair Janner opened the public hearing and noted that one person had signed up to speak but had withdrawn his request. As such, he called for a motion to close the public hearing.

Commissioner Bergida moved to close the public hearing, and **Commissioner Breen** seconded. The motion passed with a vote of 6 to 0.

With no further discussion raised, **Chair Janner** called for a motion on the item.

Commissioner Bergida moved to approve SU26-0002 as recommended and stipulated by staff. **Commissioner Seeling** seconded the motion to approve the item.

The motion passed with a vote of 6 to 0 as follows:

- A. Staff recommends approval of SU26-0003, Rivian Auto Sales, for the following reasons:
 - 1. The proposal conforms to the Goals, Objectives, and Policies of the Comprehensive Plan.
 - 2. The proposal complies with the Unified Development Ordinance (UDO) criteria for considering special use permit requests.
- B. Staff recommends approval of the special use permit, SU26-0003, and preliminary site development plan with the following stipulations:
 - 1. The special use permit allows for the proposed car sales use and is valid for a period of five (5) years following the date of the approved resolution.
 - 2. Wind signs, including pennants, streamers, balloons, whirligigs, or similar temporary signs, are prohibited.