

Proposed PUD Conditions for Kruse Museum Area, Auction Park, and adjacent properties

Purpose: This area will be designated as a Planned Unit Development, General Commercial District (PUD, C-2P District). The area is unique in that it is planned for museum development type uses and as a C-2, General Commercial District with the inclusion of other mixed uses not normally associated with a C-2, General Commercial District.

A. The permitted uses within this district may include the following:

- 1) General retail sales including but not limited to the following:
 - a) Large general merchandising retail establishments, single and multi-tenant
 - b) Small retail shopping centers (50,000 sq. ft. or less)
- 2) Automotive service or automotive related including but not limited to the following:
 - a) Auto sales
 - b) Car Auction sales
 - c) Auto laundry (car wash)
 - d) Auto repair and service shop
 - e) Auto parts sales
 - f) Motorcycle or bicycle shop
 - g) Outdoor Automobile Exhibition Area
 - h) Automobile road course/track with Condo garages
 - i) Travel Plaza/Service/Visitor Center
 - j) Convenience stores and fueling stations
- 3) Recreational enterprises including but not limited to the following:
 - a) Camp grounds
 - b) Motor Club offices
 - c) Water Park
 - d) Gym - exercise club
 - e) Private recreation facility (indoor and outdoor)
 - f) Public recreation facility (indoor and outdoor)

- g) Stadium (Enclosed or open)
- h) Outdoor amphitheater/outdoor speakers (Restrictions on times of usage)
- 4) Miscellaneous uses including but not limited to the following:
 - a) Museums
 - b) Monuments and related Museum support/accessory structures (50 feet height limitations)
 - c) Hotels, motels (Up to 4 stories, 100 feet maximum)
 - d) Convention center as part of a Hotel/Motel complex
 - e) Movie theaters (except drive-ins)
 - f) Professional offices, Research development facilities, Financial institutions, Educational facilities, Medical related facilities
 - g) Public restaurants
 - h) Helipad and aircraft grass landing strip (Restrictions on times of usage)
 - i) Radio/television transmitting towers
 - j) Artificial lake (Size restrictions)
- 5) Mixed Residential uses including but not limited to:
 - a) Townhouse style condominiums (up to two stories)
 - b) Single-family developments
 - c) Assisted living facilities, nursing homes and related medical facilities supportive to these facilities

B. Restrictive PUD conditions:

Certain PUD restrictions or requirements may be imposed by the City of Auburn Plan Commission for any planned developments with the permitted uses described above but not limited to the following;

- 1). Special/unique Conditions specific to the development proposed
- 2). Landscaping/Screening Conditions
- 3). Restrictive lighting and noise conditions
- 4). Other conditions or requirements as deemed necessary for the type of development proposed