



INSIGHT ENGINEERING CO.

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## **KENDALL AUTO GROUP BACK 4 ACRES NARRATIVE:**

The Kendall Auto Group is currently looking to develop tax parcel 31052800301200 for vehicle storage to augment the needs of its Ford Dealership sited across Smokey Point Blvd and the Kendall Auto Group more generally. The parcel is adjacent to the unopened 39<sup>th</sup> Ave NE. The plan is to pave the area and store vehicles there, while connecting in two places to the parcel in front that houses the service facility. In addition, another driveway access would be developed along unopened 39<sup>th</sup>, connecting to the existing cul-de-sac. The use here, vehicle storage, is essentially accessory to what was proposed earlier on the front parcel, 31052800300600. No building is proposed, just paved vehicle storage.

Lacking a building, utilities like water, electricity, and sewer are not required. Stormwater will be routed to the regional stormwater facility via the conveyance system within 39<sup>th</sup> Ave NE.