

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 2/19/2021

**Re:** Mercedes Expansion- Free Standing Service Building and Car Wash

---

## **Overview:**

Mercedes would like to construct a free-standing service building and car wash next to their main building. They would like to place the bay doors facing North Polk Street. The original Mercedes dealership was approved around 2005 for up to 99,855 square feet. The decision by the Mercedes team was to keep the existing location at 808 North Polk and expand it.

## **Proposal:**

The primary issue preventing zoning approval is the North Polk Street facing service bay doors. Sketch proposal of applicants preferred arrangement has five door service bay and one car wash entry on the primary façade (North Polk Street facing elevation). Building square footage has not been confirmed, but I assume they are within the original 99,855 total site square feet. County records show currently a total of 74,061 square feet.

## **Recommendation:**

In review of the Downtown Overlay, the sections copied on the following page prohibit street facing services and bay doors. I identified 3 options:

- 1) Applicant can turn new proposed service building 90 degrees (see option B)
- 2) Applicant can build screening wall façade so this is the front that faces the street. Staff could find no ordinance, overlay allowance, or detail for vegetation screening at all to allow front facing service doors. (option A)
- 3) Applicant can bring the proposal before Council for conditional approval.

## **Downtown Overlay Sections:**

### **10.2.17**

Mechanical and Service Equipment: Any variety of pipes, mechanical and service equipment, drive-through windows, air conditioner vents, garage doors, loading docks or similar are entirely prohibited from primary façades. Gutters excluded. See 10.7 for the location of these features.

### 10.7.3

All garages, garage doors, electric meters, water meters, and all other similar exposed services or utilities are permitted on non-primary façades.

### 10.7.5

In no instance shall exposed services or utilities be located on the most pedestrian and/or publicly visible façade(s).

#### **Primary façade definition:**

Primary Façade -Any building façade or portion thereof that looks directly onto or is visible from any street (alleys excluded) or public space intended as park, usable open space, or similar.

#### **Summary:**

The applicant would like for Council to consider allowing them to place the front facing doors on the primary façade of the building. This would probably either need to be done as an amendment to the original SUP or through a text amendment.

