

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 2/22/2020
Re: **Proposed Subaru Car Dealership** (*Informational Item*)

BACKGROUND:

The former Funtastics business at 10400 Cadillac Street is closed and there is development interest to redevelop the property. The location is at the dead end of Cadillac Street which is a challenge for general retail uses.

PROPOSAL:

Demolition of the existing building in favor of new dealership located at the front of the site to place parking to the side or rear similar to other new approved dealerships and also to keep the back of the site open should the Blue line rail extension follow the 485 corridor as proposed.

DEVELOPMENT SUMMARY:

Location:	10400 Cadillac
Acreage:	10.799 acres (minimum 4 acres)
Square Footages:	50,000 (28,000 minimum)
Parking Provided:	Parking met. 578 total provided (250 minimum)
Display Vehicles:	5 front display cars shown

STAFF SUMMARY:

The proposal is improved over the original concept which kept the existing building and just added a long service bay wing. This new design is more in keeping with the overlay requirements for site design and materials. The building is made of brick topped with non-reflective metal panel system (similar to corner of Mazda and Dodge dealership) followed by a vertical slate stone column on the front for the Subaru sign. Five possible display cars are shown in front of the curved front façade on the site plan. Vehicle service is on the back side and the building has no front facing bay doors and a small car wash to the North adjacent to 485.

This would be the 6th official car dealership excluding CarMax. There are limited viable destination based developments that staff envisions might work such as a hotel, housing, and mini storage.

PROCEDURE:

This workshop is to gain information about the proposal. This meeting is to familiarize you with the applicant's request and to hear any initial public comment.