

Public Hearing



To: Town Council
From: Travis Morgan
Date: 6/22/2021
Re: **Proposed Subaru Car Dealership** (*Action Item*)

UPDATE:

Plan has been updated with more detail regarding parking and landscaping, display cars, and signage. Previous comments included:

- 1) Display vehicles. Front stand-alone vehicle removed. 5 front vehicles in line as shown with one customer car pickup/photo location in the inset left of the building front for the total 6 noted.
- 2) Signage. Signage to meet ordinance. No roof signs. Subaru graphics in single line as shown below the roof.
- 3) Lighting and landscape to meet ordinance. Staff to approve lighting to match or be less than other dealers. Maximum foot candles on Hyundai was 30 at select display areas only. Standard screening shrubs and parking lot trees.
- 4) Sidewalk extension into property added.
- 5) No loading activities outside of property such as on public street. See note 6A&B.
- 6) No outside vehicle servicing see note 7A&B
- 7) Additional brick on upper story and gray/tan brick color change

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:	60,000 (28,000 minimum)
Accessory Structure:	2,000 (car wash)
Parking Provided:	Parking met. 683 shown (300 minimum)
Display Vehicles:	6 front display cars shown (includes car in left covered area)

STAFF SUMMARY:

The proposal is improved over the original concept. Staff notes site location requires a destination-based business. Dealership would more viable than housing or other similar zoning proposals. Staff also notes the service bays and vehicle stacking on the back side of the building only. Six front display cars are consistent with approved dealerships on the same (East) side of North Polk Street. Proposal to meet all other standard Town and County requirements. Staff supports the proposal.

PROCEDURE:

This public hearing is to gain information about the proposal. This meeting is to familiarize you with the applicant's request go over updates and modifications shown and to hear any public comment. If there is no additional information or clarification needed; the public hearing may be closed and a vote taken.