

Mercedes-Benz Inventory Storage Area

DRB Panel A Public Hearing

November 14, 2022

Presented by: Cindy Luxhoj AICP, Associate Planner



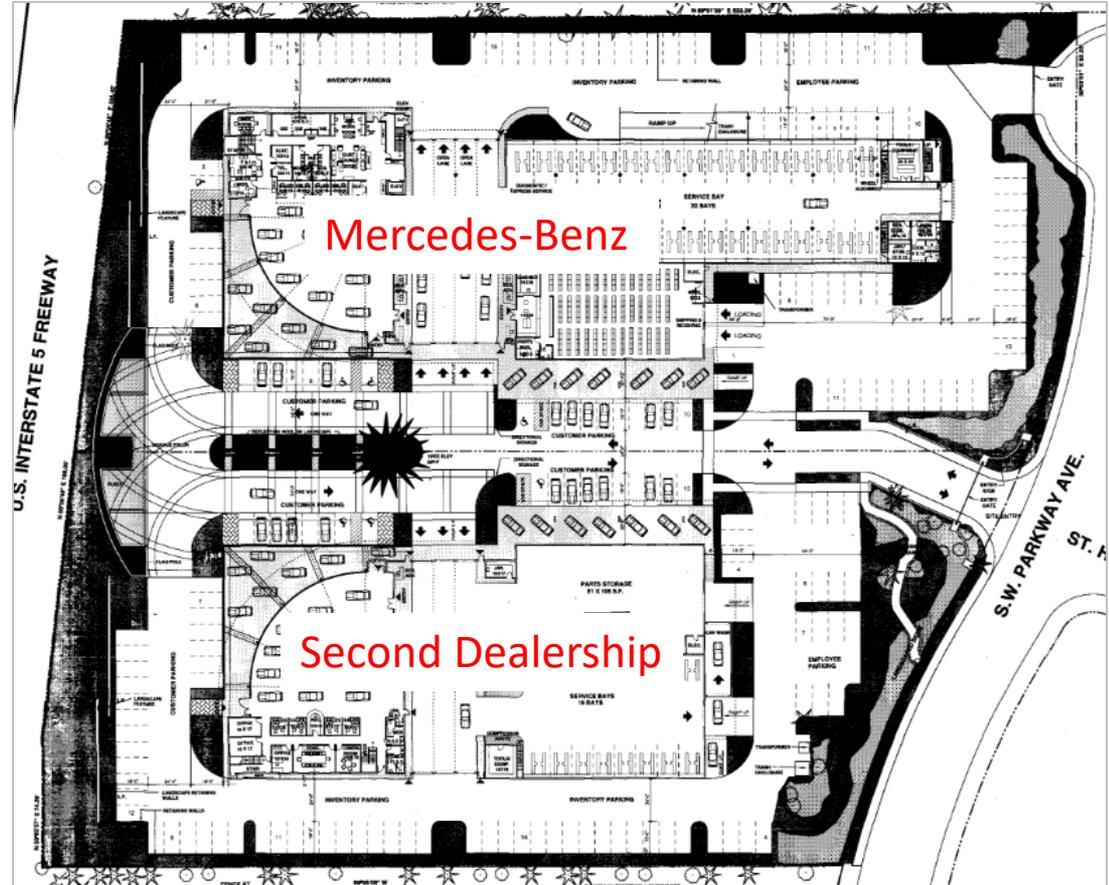
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Location



Background – Previous Approvals

- Original plans approved in 1997 (97DB23)
- Mercedes-Benz uses building pad on south lot to park inventory
 - Violation of City Code and City-approved development plans



Background – Code Violations

- Numerous Code violations on property
- Owner prepared development proposal to address violations through land use process
 - Application submitted on June 9, 2021, expired on December 6, 2021
- On December 7, 2021, City sent Code violation letter to owner

Background – Code Violations

- Code violations:
 - Unlawful unloading/loading in public street
 - Lack of required employee parking spaces on site
 - Illegal outside storage of vehicles
 - Illegal use of building pad for parking vehicles
 - Parking vehicles in unpaved areas
 - Unapproved used car sales on site
 - Inadequate screening and covering of vehicle storage
 - Illegal overnight vehicle parking on plaza

Background – Current Application

- Current application submitted on February 22, 2022
 - Stage 2 Final Plan Modification
 - Site Design Review
- Application deemed completed on August 26, 2022

Noticing

- Standard noticing procedure
 - Mailed notice within 250'
 - City Hall, Library, Community Center posting
 - On site notice
 - Newspaper
- No public comments received



List of Applications – DB22-0005

- Verifying Compliance with Standards:
 - Stage 2 Final Plan Modification (STG222-0005)
 - Site Design Review (SDR22-0005)
- Discretionary review:
 - No applications

Section 4.004 and Resolving Compliance Issues

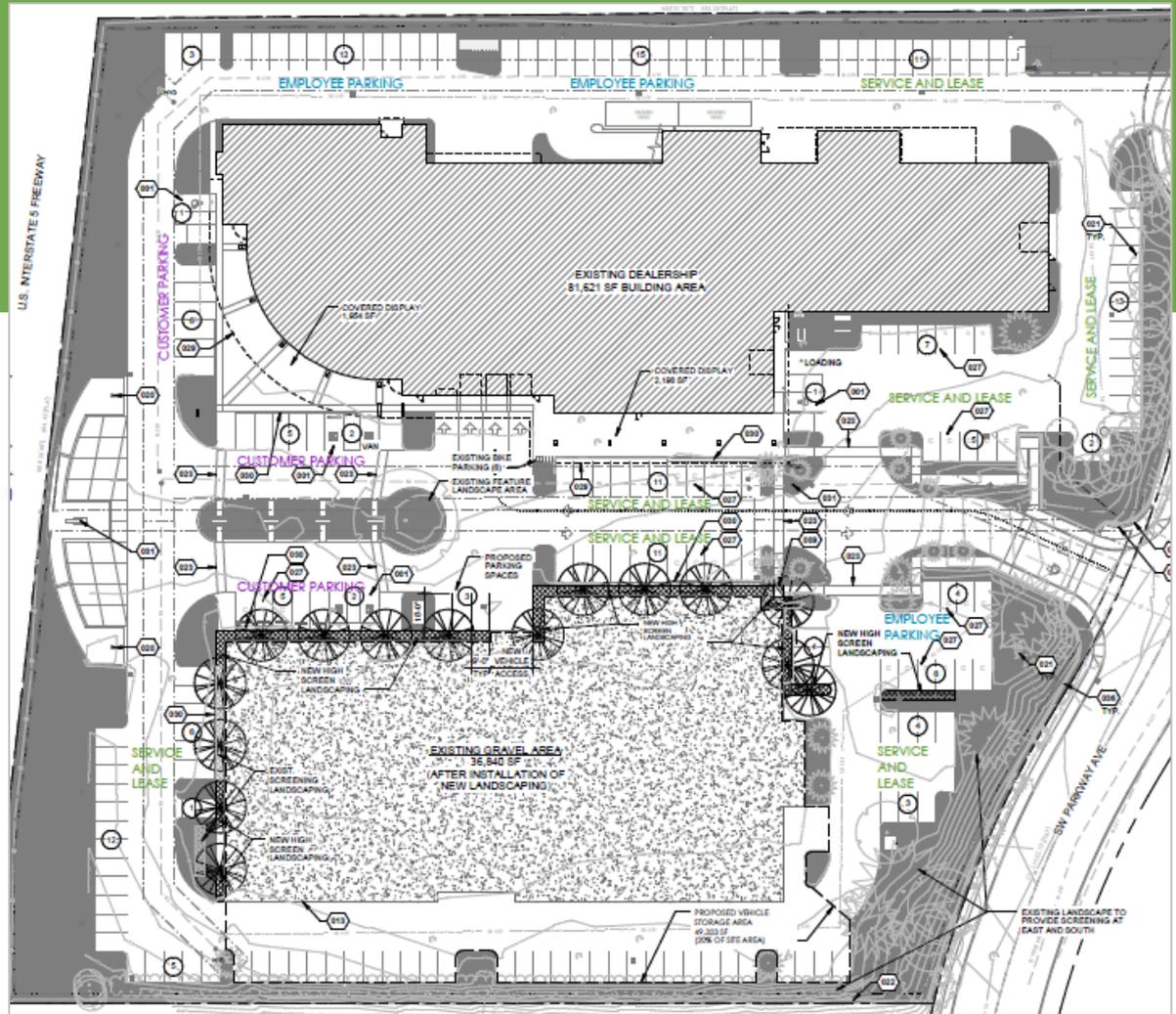
- Section 4.004 restriction on development permit approval
- Current application focus on:
 - Code requirements for Stage 2 Final Plan Modification and Site Design Review; and
 - Resolving compliance issues through proposed site modifications

Parking and Display Management

SITE PARKING USE SUMMARY

EMPLOYEE PARKING	44 STALLS
CUSTOMER PARKING	24 STALLS
SERVICE AND LEASE PARKING	92 STALLS
TOTAL PARKING	160 STALLS
(PLUS TOTAL PARKING IN GARAGE	58 STALLS)

- Condition of Approval PDA 7

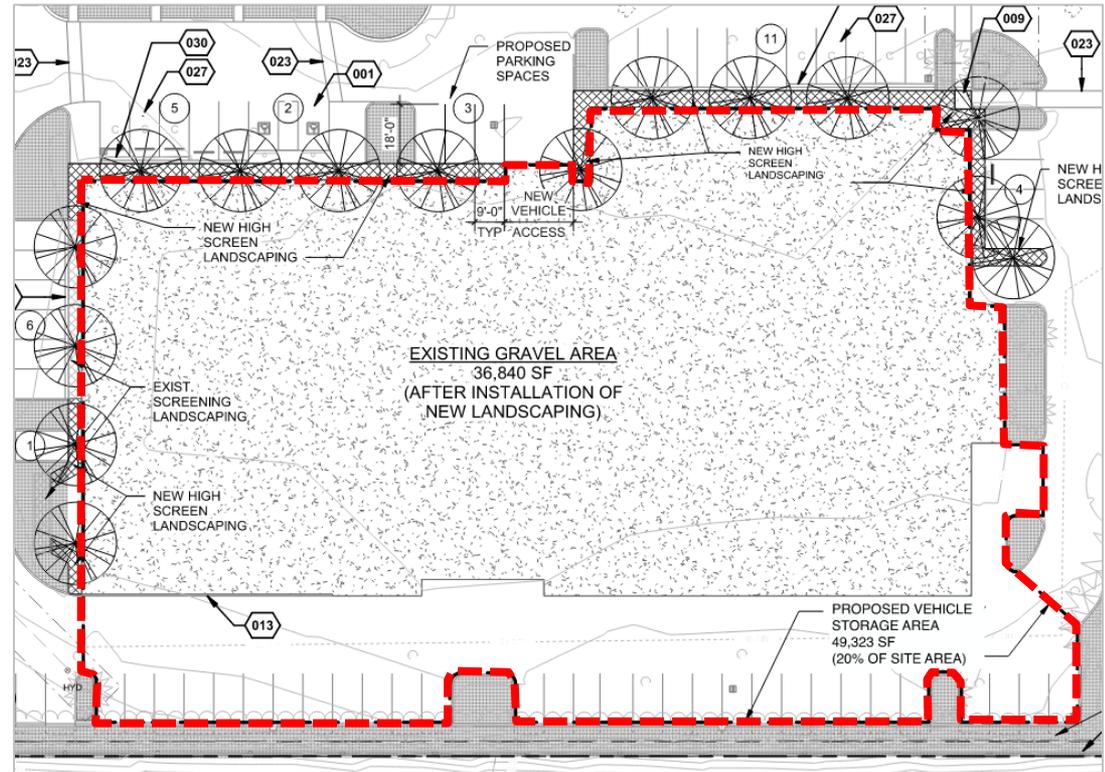


20% Allowance for Outdoor Inventory Storage

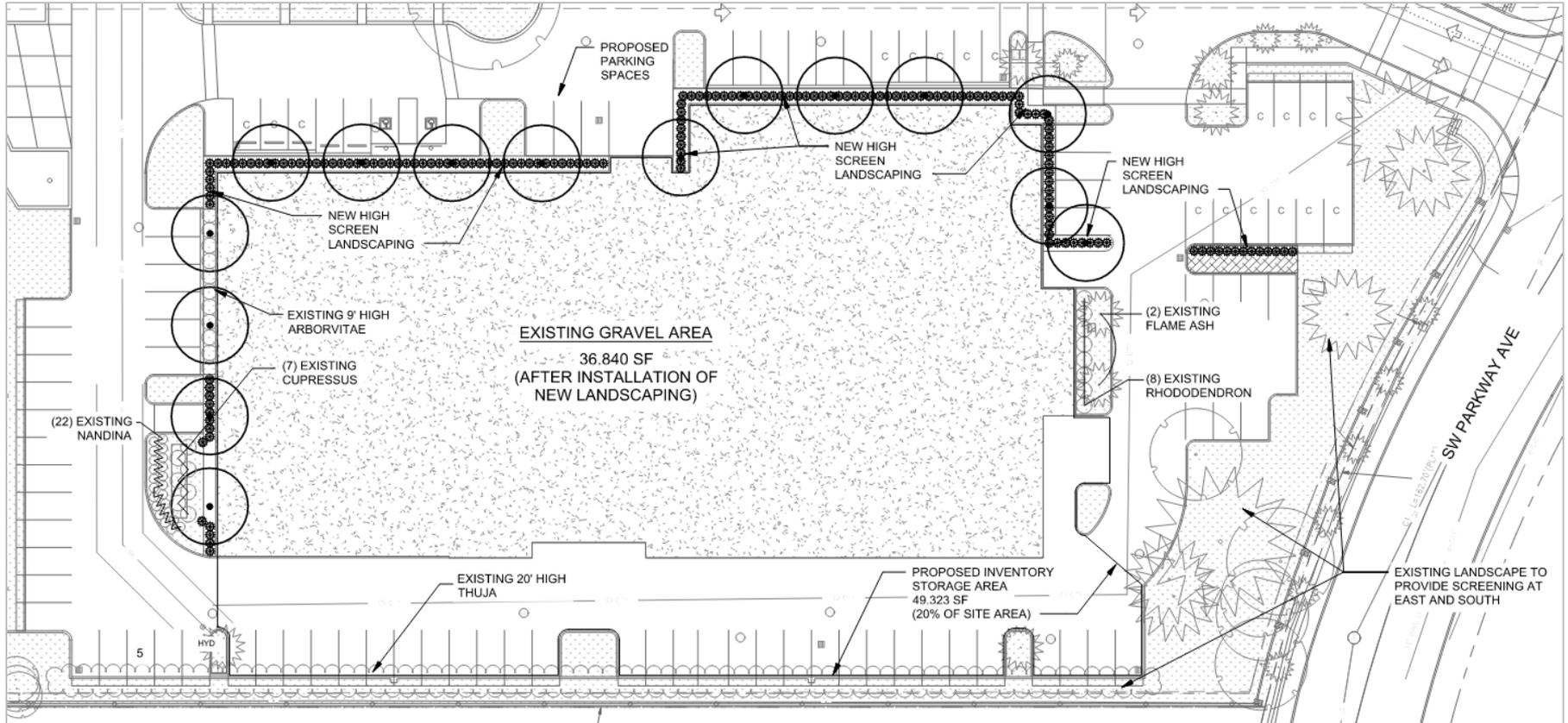
- Original 1997 approval modified Stage 1 Preliminary Plan
 - Allowed 20% of site for outdoor storage of vehicles
 - Required screening and buffering at property lines
 - Not required to be covered or completely enclosed within building
- Current application does not modify Stage 1 Preliminary Plan

20% Allowance for Outdoor Inventory Storage

- Maximum allowed: 49,345 sf
- Proposed: 49,323 sf, slightly less than maximum
- Condition of Approval PDA 4 ensures compliance



Inventory Storage Area – Paving and Landscaping/Screening



Stormwater Management

- Paving inventory storage area triggers stormwater management
- Condition of Approval PFA 3
 - Stormwater Report required
 - Site Plan must show how stormwater will be managed
 - Any required facilities must be constructed prior to Public Works Permit final approval

Additional Measures to Ensure Compliance

- Condition of Approval PDA 2
 - Conditions of prior approval remain in effect
- Condition of Approval PDA 8
 - Access drives/travel lanes to remain free and clear
- Condition of Approval PDA 3
 - Compliance Agreement

Resolution of Other Code Compliance Issues

- Condition of Approval PDA 9
 - Loading/unloading in public street
- Condition of Approval PDA 6
 - Unapproved used car sales
- Condition of Approval PDA 5
 - Overnight parking of display vehicles in plaza

Recommendation

- Approve DB22-0005 with recommended Conditions of Approval and addition of the following condition:
 - PDA 10. Prior to Inventory Storage Area Use: As required by Subsection 4.155 (.02) K., the applicant shall surface the existing unimproved building pad area on the south lot, which is proposed for use as an inventory storage area for parking and maneuvering of cars, with asphalt, concrete, or other surface that is found by the City's authorized representative to be suitable for the purpose. See Finding A28.

Discussion



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