

**ADDENDUM**  
**PLANNING DIVISION REPORT**  
**DEPARTMENT OF PLANNING AND COMMUNITY**  
**AND ECONOMIC DEVELOPMENT**  
**of September 20, 2007**

**RE: I.D. # 07042 Conditional Use Application – 7149 Manufactures Drive**

Requested Action

The applicant requests approval of a conditional use to allow the sale and repair of boats, motorcycles, and various power sports equipment, in a property zoned M1.

The applicant has also requested conditional use approval of a 43 stall parking reduction. Off-street parking reduction requirements in Sec. 28.11(2)(c) of the zoning code state that parking reductions of more than 20 stalls reducing the parking supply in excess of 25% are a conditional use, requiring Plan Commission approval.

Previous Action

At its meeting of August 20, 2007, the Plan Commission **referred** the applicant's conditional use requests to a future meeting to allow the applicant to work with Planning Staff to address design concerns noted in original Planning Division Report. Staff's primary concern with the original project was that the proposed site plan did not provide adequate street presence along Manufactures Drive.

Project Status

Planning staff has had two meetings with the applicant to discuss potential modifications to the site plan since the Plan Commission referral. The applicant worked with staff to develop alternative ways to improve the building presence and orientation towards Manufacturers Drive.

Amended Site and Landscape Plans

The applicant has resubmitted amended site, landscape, and building plans. Plans include the following changes to improve the building presence and orientation towards Manufactures Drive.

- The storage building will be shifted to the west to screen loading areas and to provide improved visibility of the dealership building from Manufactures Drive.
- Facade improvements have been made on the Manufacturers Drive side of the dealership building. Materials found on the interstate facing sides will be wrapped around the newly visible portion of Manufactures Drive.
- Plans include the addition of a second dealership entrance located on the Manufactures Drive side of the building.

- The sidewalk wrapping two sides of the dealership building will be extended along the Manufacturers Drive building facade. This combined with the new door creates an entrance oriented towards Manufacturers Drive.
- A sidewalk will directly connect the proposed dealership building to Manufacturers Drive.
- Additional landscaping will be added along the dealership building.
- Additional landscaping will be added along the storage building and at the rear of the site.
- Better organized outdoor display areas will be added along the front storage area helping to bring activity closer to the street edge.

#### Conclusion

The Planning Division believes that the revised plans sufficiently resolve the design concerns raised in the original report. The revised site, landscaping, and building plans set a positive precedent in balancing the interests of interstate visibility for a business, such as the one proposed, while creating an attractive street edge with pedestrian orientation for the dealership building. Planning staff request that additional landscaping be added within the interstate setback area at the rear of the property. Staff believe that with the proposed changes, the project would be consistent with the Hanson Road Neighborhood Development Plan.

#### Recommendation

The Planning Division recommends that the Plan Commission find the conditional use standards are met and **approve** the applicant's request for the construction of a dealership and storage building for the sale and repair of boats, motorcycles, and power sports equipment. The Planning Division also recommends that the Commission find that the conditional use standards are met and approve the applicant's request for a parking reduction. Both approvals are subject to input at the public hearing and previously noted conditions.