Al Hendrickson Toyota

Planning & Zoning Board Hearing

March 11, 2026

Existing Aerial

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Applications

SITE PLAN

- Expansion and aesthetic modernization of existing auto dealership
  - Mandated by Manufacturer
  - Comply to receive allocation of vehicle inventory

REZONING

- From B-4 Regional Shopping to Planned MainStreet Development District (PMDD)
  - Property originally developed under B4 prior to enactment of the MainStreet Design Standards
  - Proposed modifications trigger compliance with the Standards/Rezoning to PMDD
    - Policy 3.1.2: The MainStreet Design Standards serve as a framework for future development and redevelopment. Existing entitlements shall be defined and limited to permitted uses, densities, and intensity. Previously approved site development standards are hereby superseded. In the event landowner seeks modifications to any existing entitlements, the MainStreet Design Standards shall serve as the framework for such modifications.

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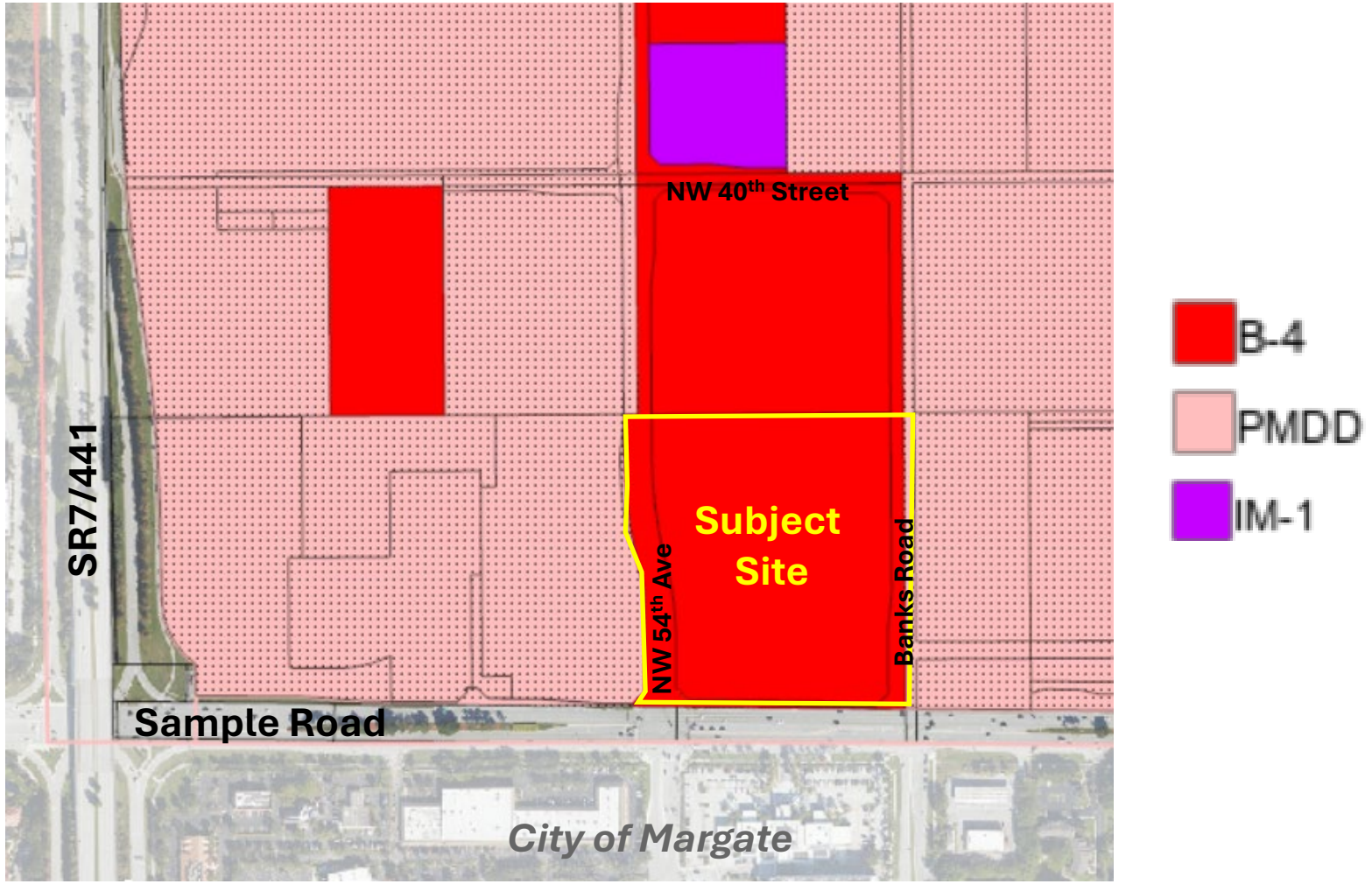
Existing Zoning

Subject Site

Existing: B4

Proposed: PMDD

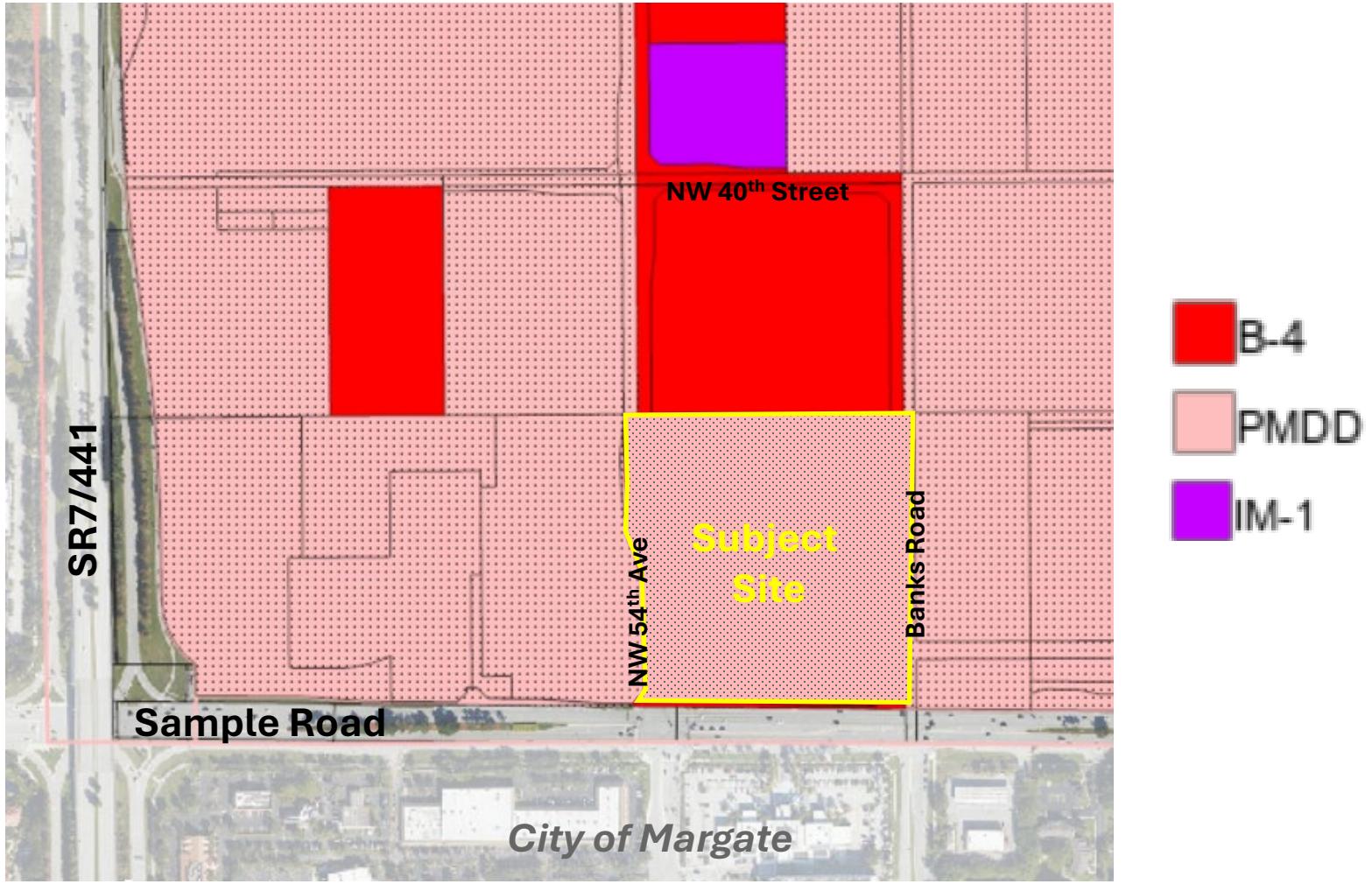


Proposed Zoning

Subject Site

Existing: B4

Proposed: PMDD



Site Plan
Existing and Proposed Use

Use	Existing	Proposed
Toyota Main Building	36,205 sf	96,465 sf
Auxiliary Building	1,526 sf	1,526 sf
Carwash/Detail	1,584 sf	6,015 sf
Parking Garage (Private)	0	151,278 sf
Total SF	39,135 sf	255,284 sf

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EXISTING FRONT VIEW

PROPOSED FRONT VIEW

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Project Features

- New finishes on all four (4) facades including an illuminated entry element, increased fenestration, variated façade planes, and rooftop mechanical equipment screening
- New accessible sidewalks and wide meandering multiuse paths
- New decorative paved plazas with new benches
- Added internal landscape islands and tiered, heavily landscaped buffers
- New LED site lighting
- New EV chargers (12 qty)
- Redesign of Banks Road to include a new median, new bike path with path barriers, new striping, and new landscaping
- New Signage
- New interior finishes, furniture, and graphics
- LEED Certification
- Exceeds minimum setbacks and buffers

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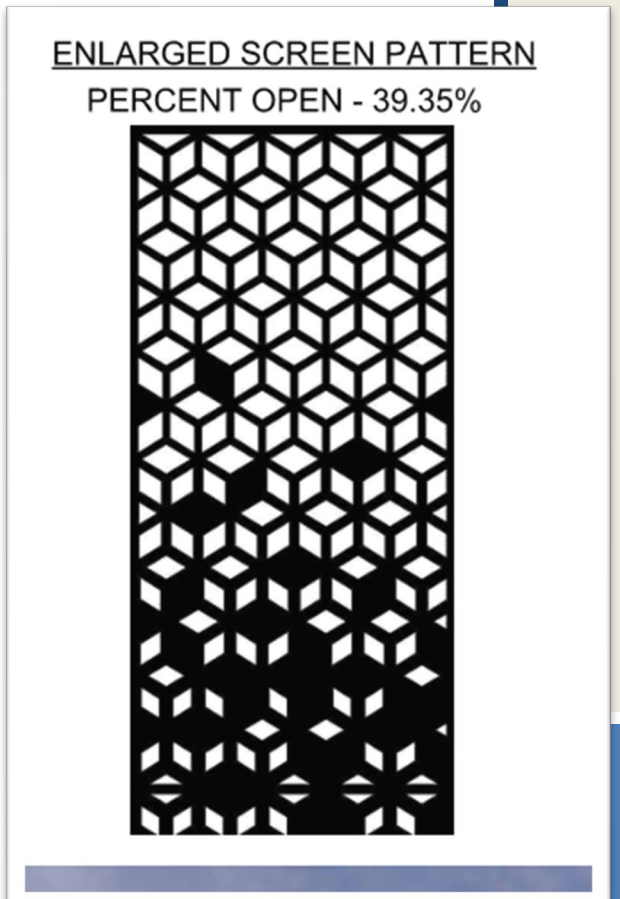
Project Features

PRECAST PARKING STRUCTURE

- Construction of a new 75’ tall precast concrete parking structure (6 decks) with a car wash and detail bays

- Unique Green wall screening/green feature – AirRX Faux Walls
  - The proposed product is all-weather and integrates a unique “**Air RX” technology**. When oxygen contacts the titanium phosphate-treated surface, it generates hydroxyl radicals – highly reactive molecules that break down volatile organic compounds into harmless substances. **The surface recharges continuously, releasing pure oxygen as a byproduct**.
  - Earns ***Innovation*** and ***Materials & Resources*** LEED points
- Architectural metal screening – **39.35% open**
- Aluminum composite material cladding



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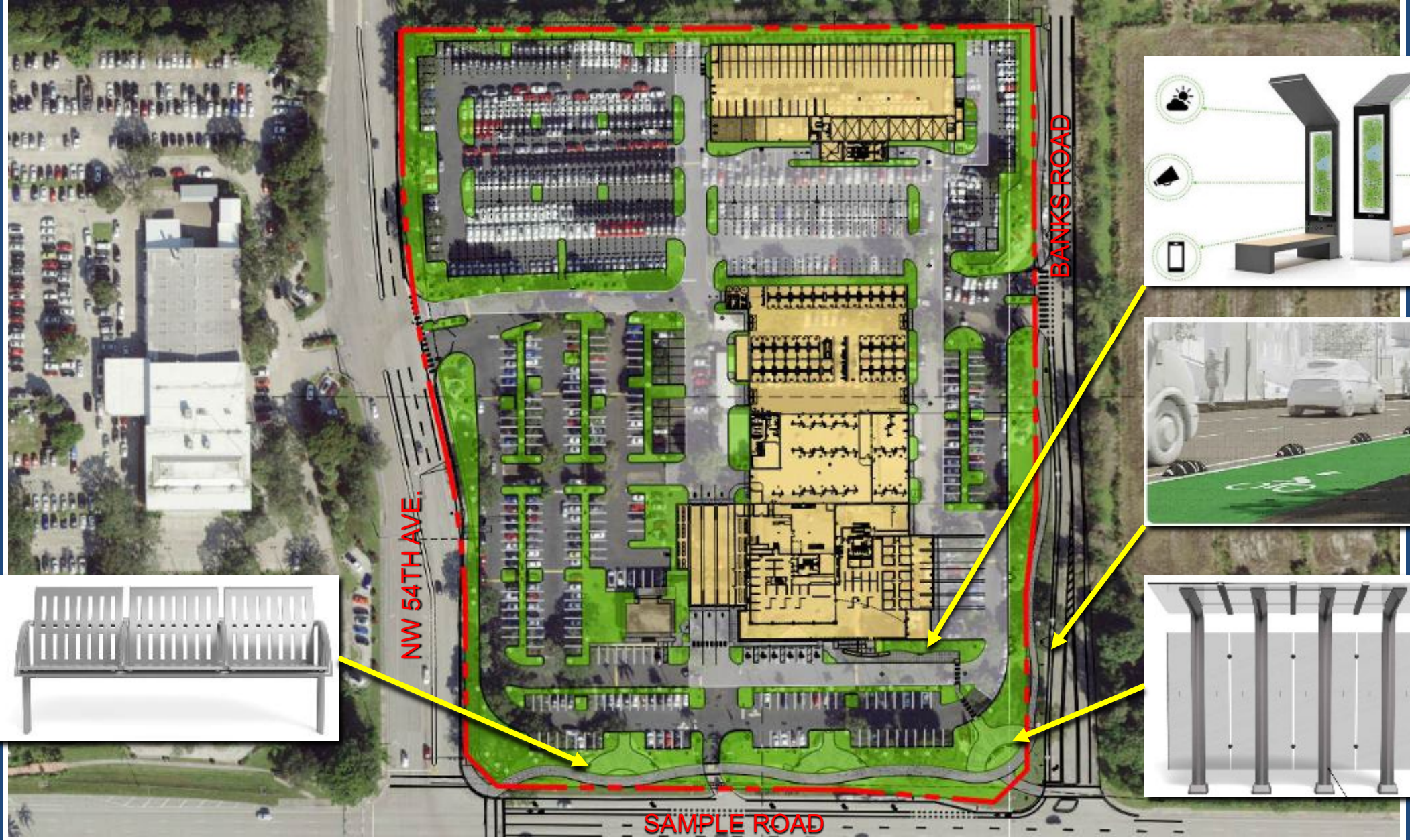

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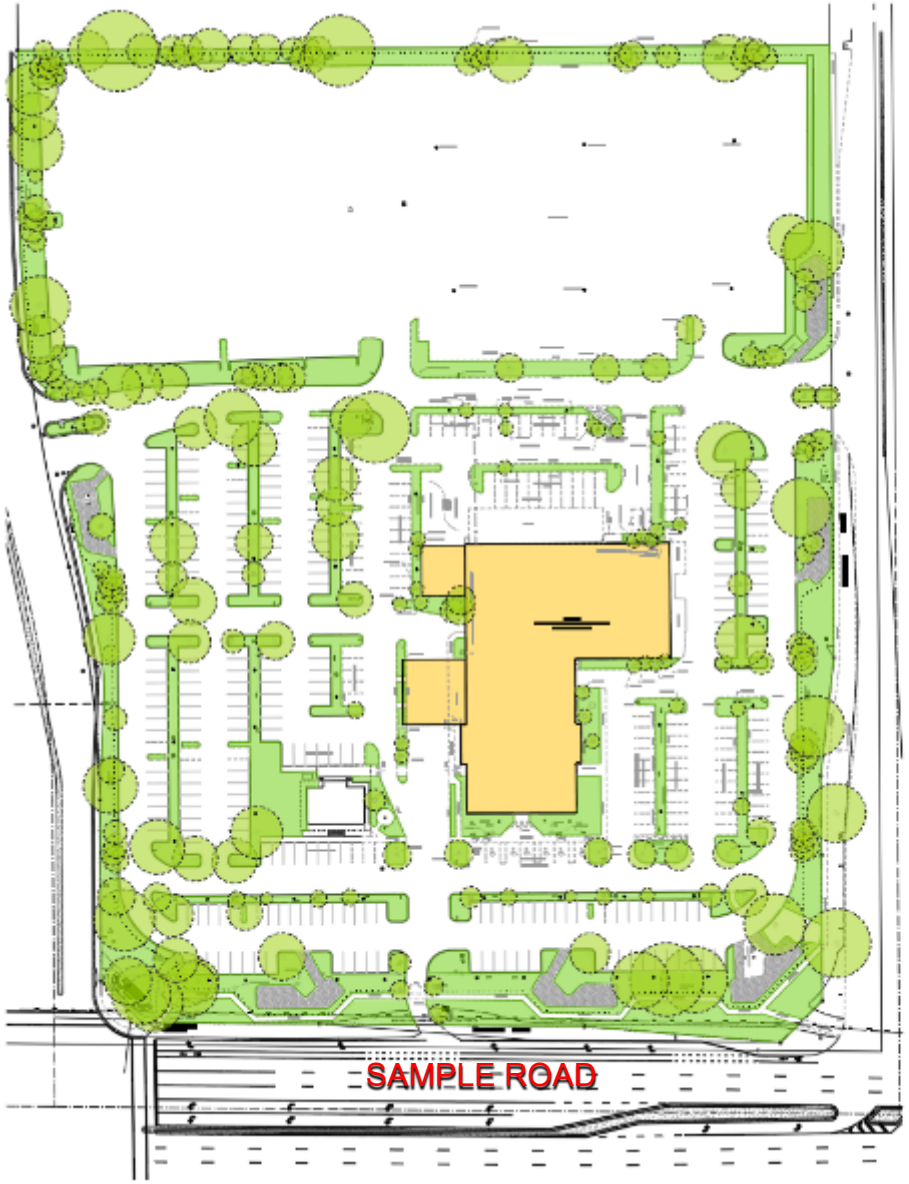
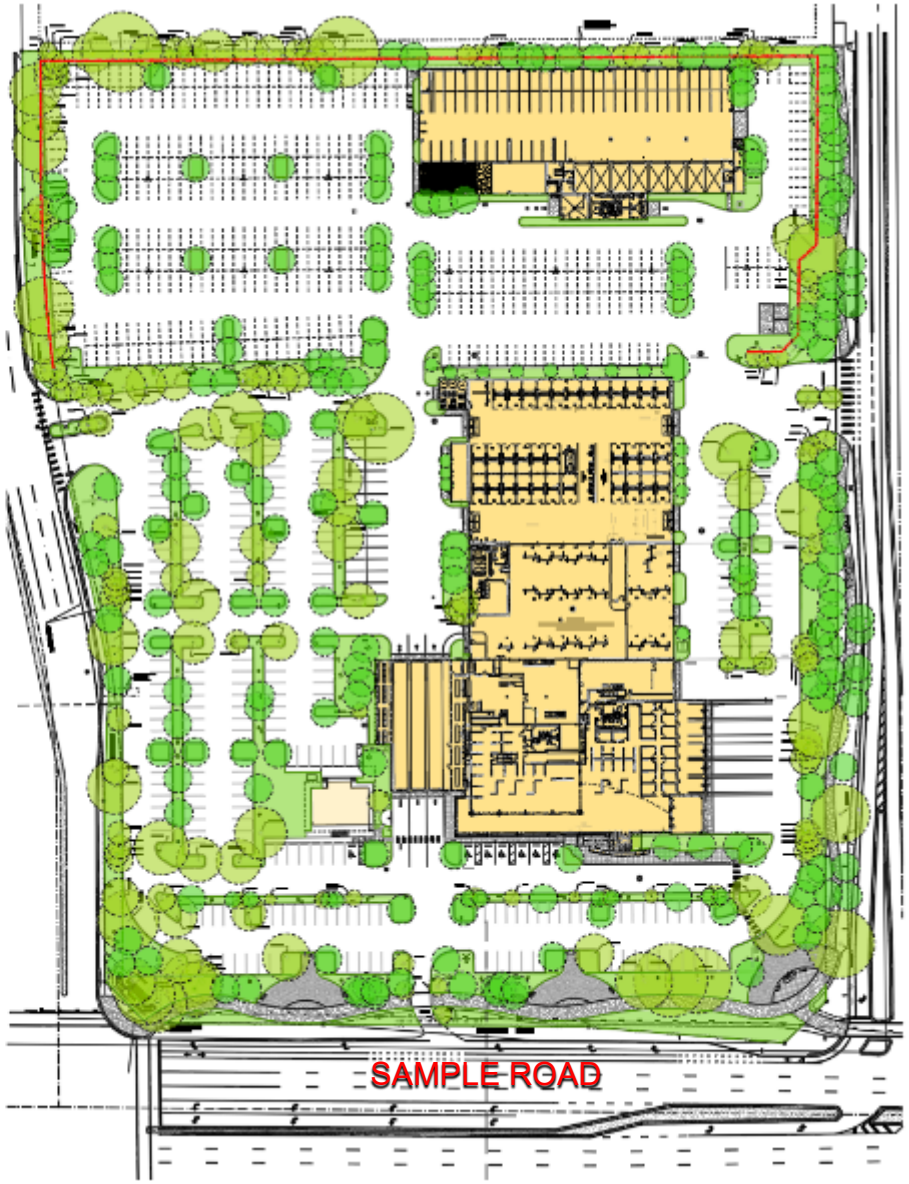


EXISTING TREE CANOPY



PROPOSED TREE CANOPY

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SAMPLE ROAD

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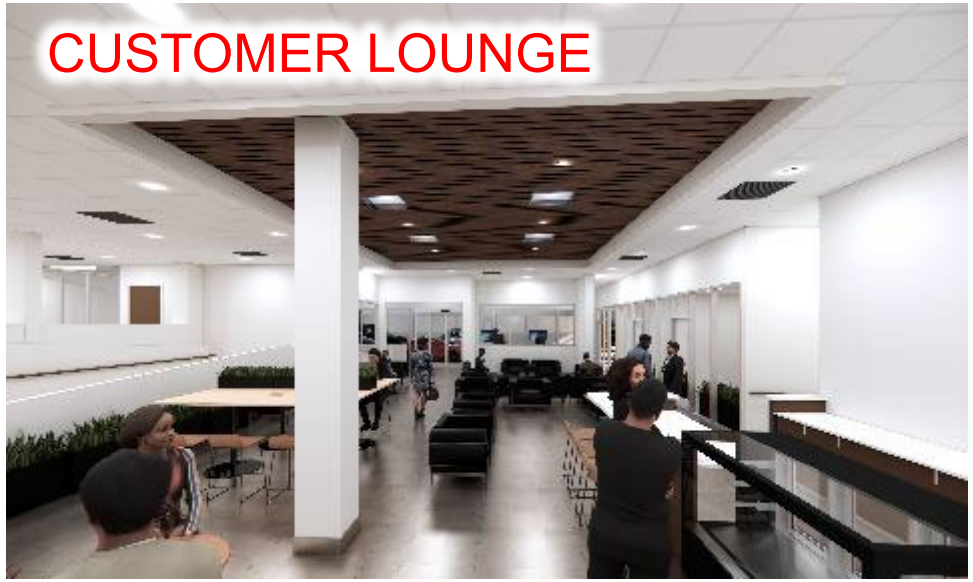
UPDATED INTERIORS

SHOWROOM

SHOWROOM

CUSTOMER LOUNGE



SERVICE RECEPTION

Thank you!

SAMPLE ROAD

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TEST DRIVE ROUTE

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