

AL HENDRICKSON TOYOTA

CITY COMMISSION

APRIL 23, 2026



Existing Aerial



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

Code Text Amendment

To codify permitted uses in the Al Hendrickson PMDD:

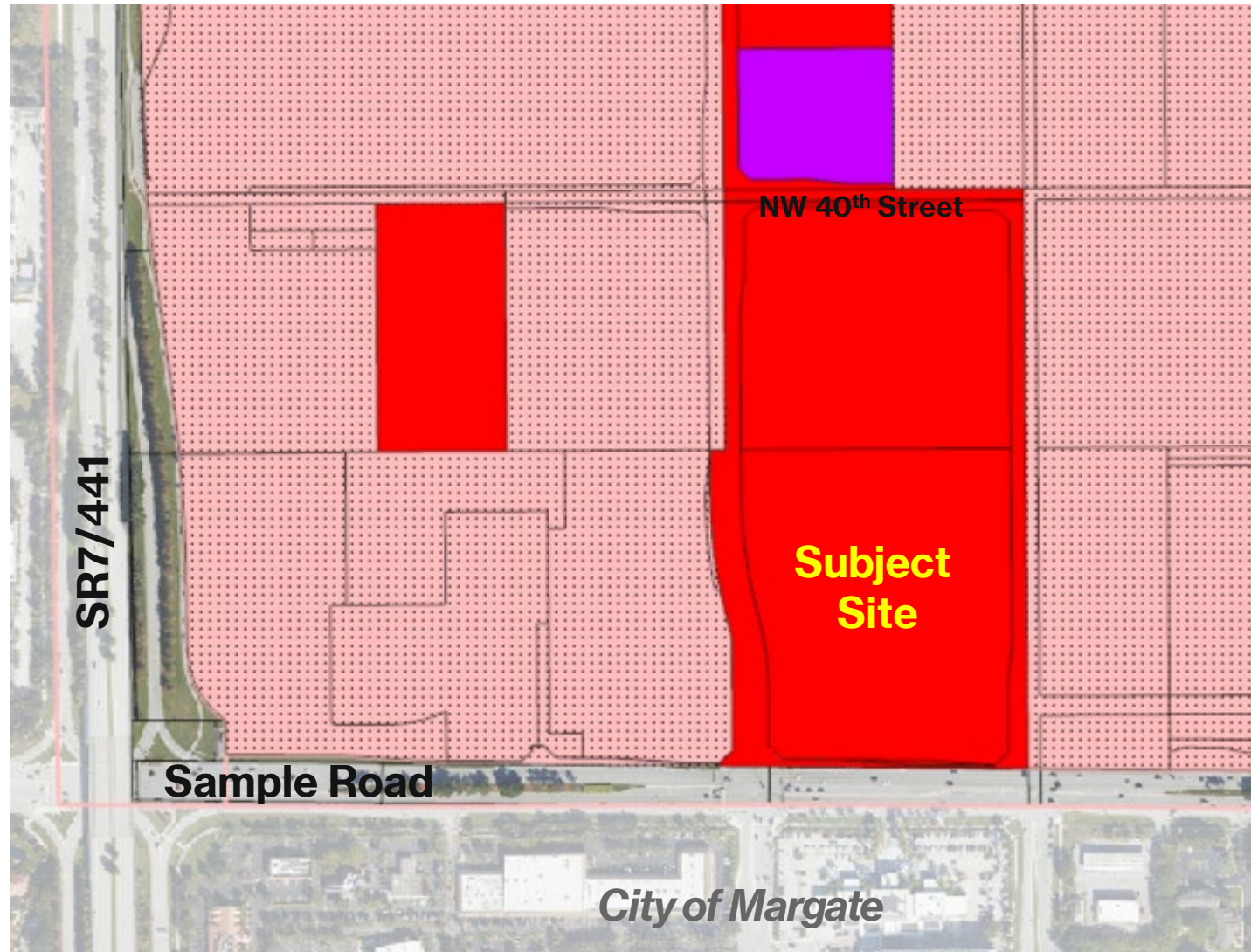
- Auto dealership, parts, service, wash.

Existing Zoning

Subject Site

Existing: B4

Proposed: PMDD



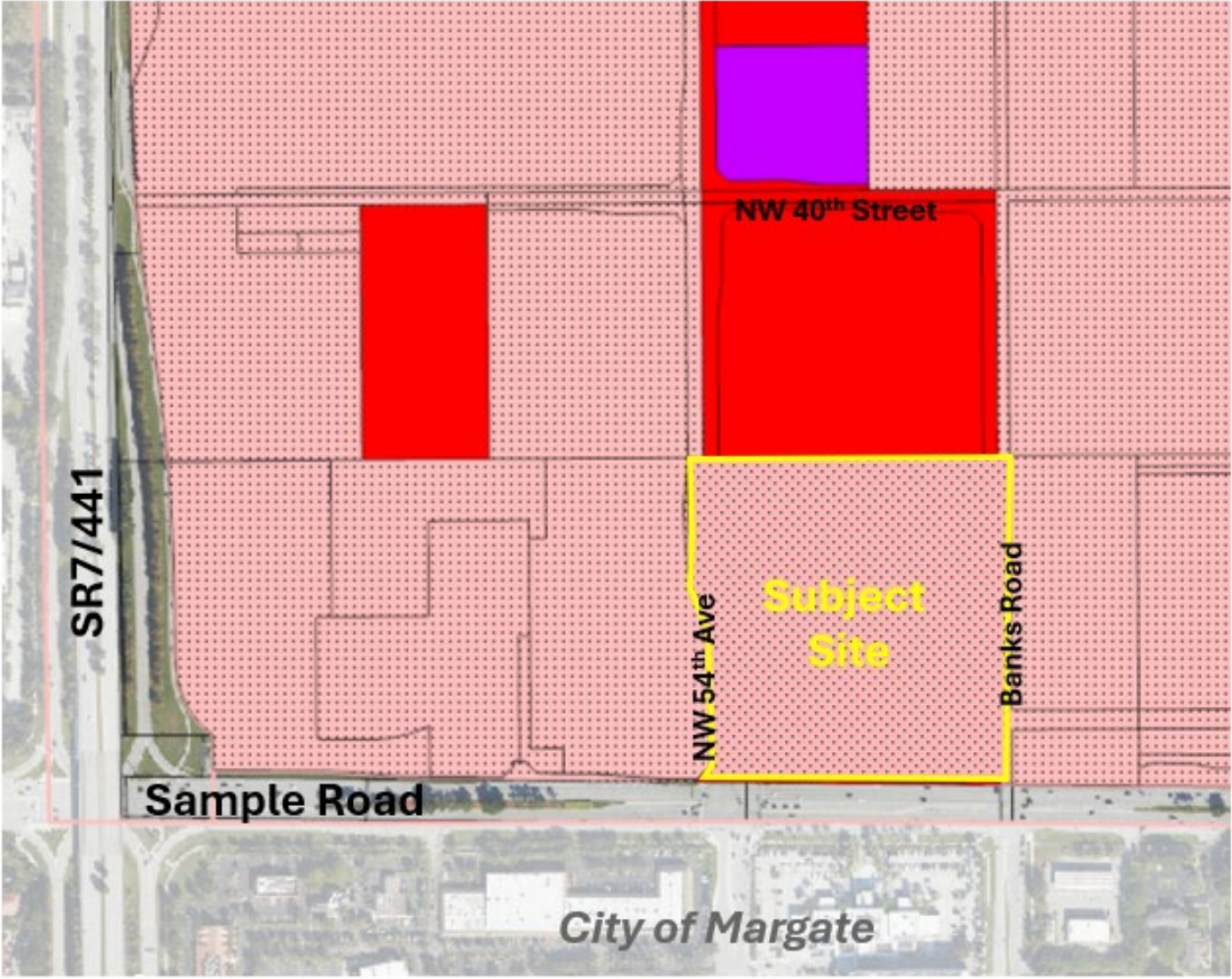
Proposed Zoning

Subject Site

Existing: B4

Proposed: PMDD

-  B-4
-  PMDD
-  IM-1



Site Plan – Existing and Proposed Uses

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

Existing and Proposed Design

EXISTING FRONT VIEW



PROPOSED FRONT VIEW



Project Features

- New finishes on all four (4) facades including an illuminated entry element, increased fenestration, varied 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

Project Features

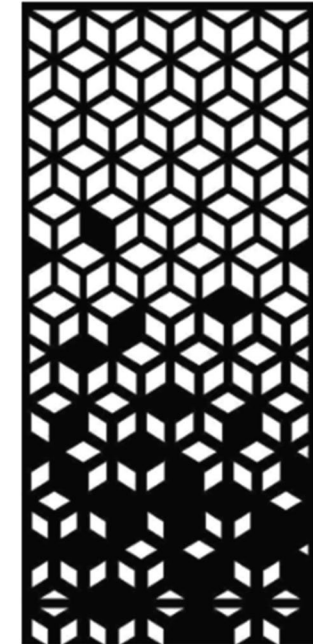
PRECAST PARKING STRUCTURE

- 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



ENLARGED SCREEN PATTERN

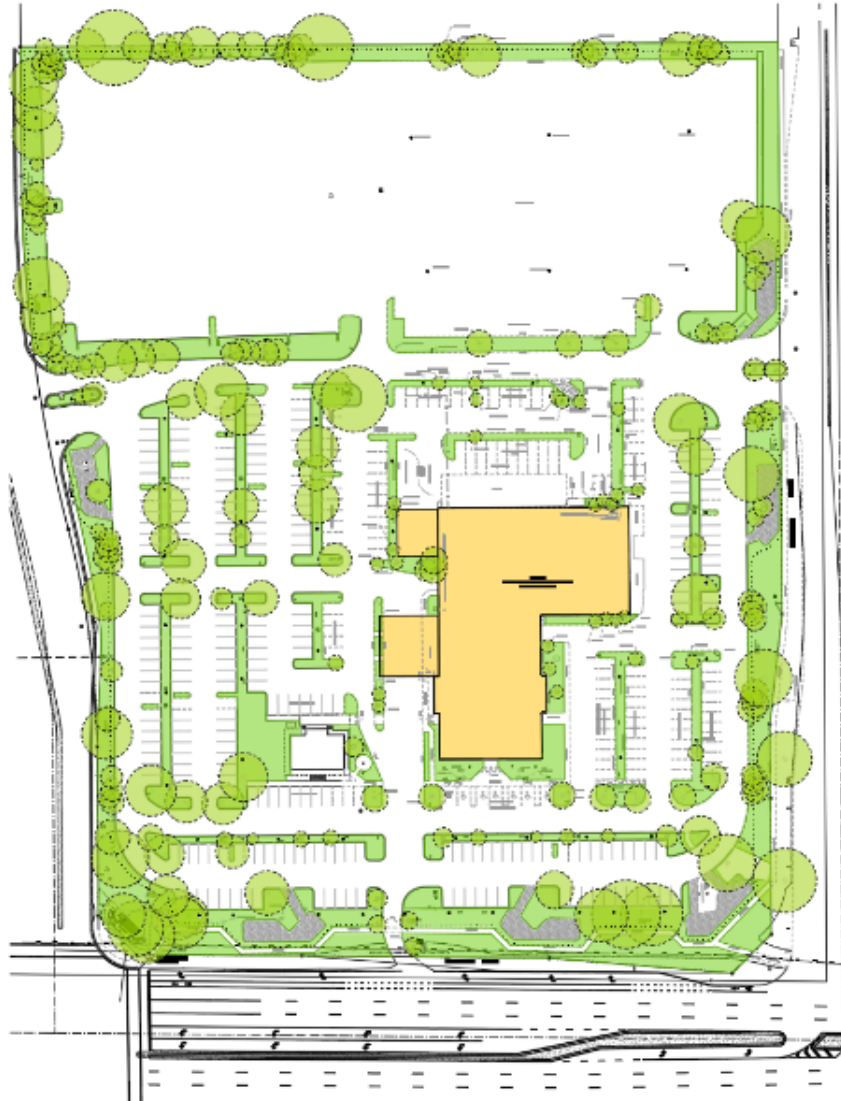
PERCENT OPEN - 39.35%



Project Features



Existing and Proposed Tree Canopy



EXISTING TREE CANOPY



PROPOSED TREE CANOPY

Renderings







Updated Interiors

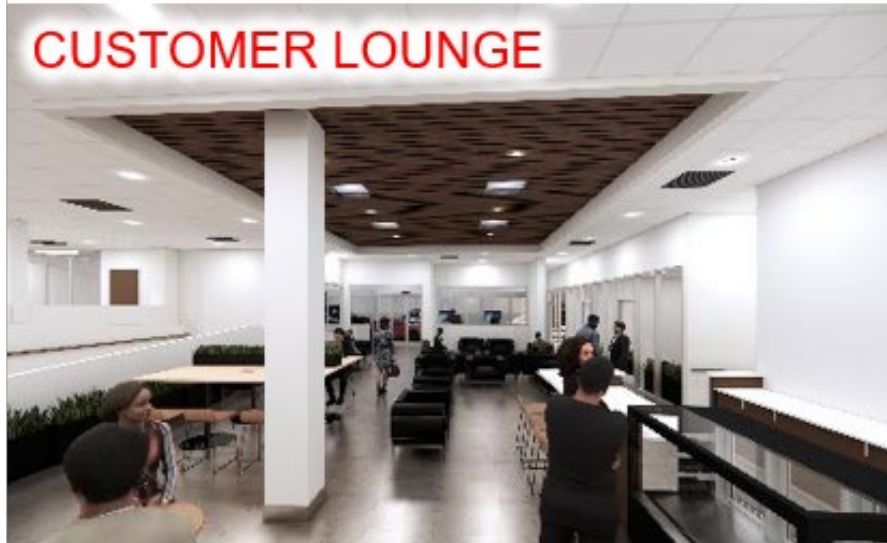
SHOWROOM



SHOWROOM



CUSTOMER LOUNGE



SERVICE RECEPTION



THANK YOU!



Test Drive Route

