



Legislation Details (With Text)

File #:	ORD 2017-015	Name:	Gunther PMDD Modification
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File created:	4/3/2017	In control:	City Commission
On agenda:	5/11/2017	Final action:	4/27/2017
Title:	AN ORDINANCE AMENDING ORDINANCE NO. 2013-007, WHICH APPROVED THE GUNTHER VOLKSWAGEN PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD), AND HEREBY APPROVING THE MODIFICATION REQUEST OF GUNTHER MOTOR COMPANY TO INTRODUCE A NEW VOLVO AUTOMOBILE DEALERSHIP AT THE EXISTING GUNTHER VOLKSWAGEN SITE LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7 AND CULLUM ROAD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)		
Sponsors:			
Indexes:	Gunther Motors, Ordinance, PMDD Rezonings		
Code sections:			
Attachments:	1. ORDINANCE 2017-015-Gunther PMDD, 2. BACKUP-Map-Gunther PMDD Rezoning, 3. BACKUP-Gunther PMDD Document, 4. BACKUP-Gunther PMDD-Green Globes vs LEED Ltr, 5. BACKUP-PZ Mtg Minutes 2017-0308, 6. BACKUP-Ordinance No. 2013-007-Gunther PMDD, 7. BACKUP-Ordinance No. 2013-008-Gunther Special Land Use Amendment, 8. BACKUP-Ordinance No. 123-99-Gunther Special Land Use		

Date	Ver.	Action By	Action	Result
5/11/2017	1	City Commission		
4/27/2017	1	City Commission		

AGENDA ITEM REPORT

TITLE:

AN ORDINANCE AMENDING ORDINANCE NO. 2013-007, WHICH APPROVED THE GUNTHER VOLKSWAGEN PLANNED MAINSTREET DEVELOPMENT DISTRICT (PMDD), AND HEREBY APPROVING THE MODIFICATION REQUEST OF GUNTHER MOTOR COMPANY TO INTRODUCE A NEW VOLVO AUTOMOBILE DEALERSHIP AT THE EXISTING GUNTHER VOLKSWAGEN SITE LOCATED AT THE SOUTHEAST CORNER OF NORTH STATE ROAD 7 AND CULLUM ROAD. (QUASI-JUDICIAL)(SECOND PUBLIC HEARING)

BACKGROUND:

This item was approved on First Reading at the April 27, 2017, Commission Meeting. There was considerable discussion related to the proposed alternative design solution to incorporate the Green Globes rating system in lieu of the LEED standard. Based on this discussion, a future workshop will be scheduled to discuss this and other potential updates to the MainStreet Design Standards. Recognizing that this is a modification to a facility within an existing PMDD, LEED certification may not be feasible. Attached, please find a letter from the project architect discussing this point.

The applicant, Kevin Cruz of Stiles Architectural Group, on behalf of the owner, Gunther Motor Company, is requesting an amendment to the Gunther Volkswagen Planned MainStreet Development District (PMDD). The Gunther Volkswagen PMDD was originally approved in 2013 in conjunction with a site plan for the construction of a three-story parking garage to serve as inventory storage and employee parking and an expansion to the existing vehicle service and parts storage areas. The subject property is located at the northeast corner of State Road 7 and Cullum Road within the City's MainStreet Project Area (MSPA).

The applicant is seeking to amend and rename the existing Gunther Volkswagen PMDD, to be known as the Gunther Motor Company PMDD, to introduce a new Volvo automobile dealership at the existing Gunther Volkswagen site. Both dealerships will share existing service facilities within the recently constructed three-story structure on the southern portion of the site adjacent to Cullum Road. The Volvo additions to the site will occur in two phases. An initial phase consists of a minor renovation to the existing pre-owned sales building in anticipation of a larger plan. As proposed, the applicant is seeking site plan approval for the construction of an 8,573 square foot single-story addition to the existing pre-owned sales building and a vehicle drive-through canopy in order to bring the facility up to the newest Volvo aesthetic standards with proper vehicle drop off and showroom. The total square footage combining the existing Volkswagen building and new expansion total 11,794 square feet.

The property is also subject to an existing Special Land Use for automobile sales and service, which was approved through Ordinance 123-99, as amended by Ordinance 2013-008. Conditions outlined in the Special Land Use are still applicable to the site and remain in effect.

DISCUSSION:

The proposed modification to the PMDD is generally consistent within the design standards for the MSPA. However, in the event that proposed development programs cannot achieve certain design standards as required for the MSPA, the applicant must propose alternative solutions, which meet the intent and overall concept of MainStreet. Given the nature of the existing site and use, staff is supportive of the alternatives the applicant is proposing. Gunther Volkswagen PMDD proposes alternative solutions to the following MainStreet Design Standards:

- In the MainStreet Design Standards, building corners shall utilize prominent architectural treatments to provide direct access to building. Applicant is proposing a state-of-the-art, 3-pane "frameless" glazing curtain wall with high solar reflective coating.
- In the MainStreet Design Standards, buildings shall be LEED Certified. Gunther Motors is proposing to pursue a Green Globes certification in lieu of the required LEED certification. Per the applicant, Green Globes is a nationally accepted program used on projects ranging in size and complexity, which address sustainability categories including Project Management, Site Energy, Water, Materials and Resources, Emissions, and Indoor Environment.
- In the MainStreet Design Standards, building orientation and uses shall respond to the street. The applicant is proposing to maintain the existing building orientation and maintain the covered drive-through canopy on the south end of the building and away from State Road 7/U.S. 441.
- In the MainStreet Design Standards, green rooftops shall be provided on commercial buildings

and top of garages. The applicant is proposing to provide light-colored/high-reflective material on the roof.

PUBLIC INVOLVEMENT:

Per Section 13-36 (c), property owners within 500 feet of the subject property (17 property owners) were notified by mail of the rezoning request and invited to attend the Planning and Zoning Board meeting and again for the City Commission meeting. A notice of rezoning public hearing sign was also posted on the property 14 days prior to the Planning and Zoning Board meeting and again for the City Commission meeting. To date, staff has not received any public inquires related to the project.

RECOMMENDATION:

The Planning and Zoning Board, at its March 8, 2017, meeting, recommended approval subject to the condition that outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

FISCAL IMPACT: N/A