

**CITY OF GREEN**  
**Planning Department Review**  
**DESIGN REVIEW BOARD**

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*November 6, 2024*

**Item 24-43**

**Serra Subaru**

(K. Dylewski, CIVPRO Engineering, Inc.)

Location: 1089 Interstate Pkwy

Site Plan Review

Zoning: B-4

**PLANNING DEPARTMENT**

Applicant is proposing an overall 154' x 275' (37,184 SF) motor vehicle sales & service facility for Serra Subaru. The 9.68-acre site is located at 1089 Interstate Parkway and is the site of the former Regal Cinemas movie theatre, which was recently demolished. Serra Subaru currently operates out of the facility at 3281 S. Arlington Road that it shares with Serra Mazda. Serra Honda, which also previously shared this facility, constructed a new dealership on Interstate Pkwy. in 2002. The proposed land use is permitted in the B-4 District.

The site consists of four (4) separate parcels, which are Lots 15-18 of Interstate Business Park. It is situated on the cul-de-sac of Interstate Pkwy and fronts along I-77. A replat will be required to consolidate the lots into a single parcel. The consolidated lot would meet requirements for area, width, and frontage. All building setbacks would comply. Building coverage of the lot (8.8%) and impervious surface ratio (69.6%) would also comply (33% and 70% maximums).

Parking would consist of 32, 10' x 20' customer spaces (including 2 handicap accessible) in an area in front of the main entrance (northwest of the building). Service parking consisting of 29 spaces would be located at the opposite end of the building (southeast side). The balance of parking would be for vehicle inventory consisting of 498 spaces for a site total of 559 spaces. On-site parking would be adequate to serve all needs. Parking spaces would be asphalt pavement and drive aisles would feature heavy-duty asphalt. Parking setbacks and aisle widths would comply. Vehicle display areas on concrete pavement are also proposed. These would be located in front of the main entry of the building and on both sides of the main access drive. The pavement at the access drive extends to the right-of-way line and needs to be reconfigured to allow for a 10' front parking setback. Parking lot landscape islands would be provided per code. The site currently has three access drives that would remain.

Building elevations and color renderings are provided. The building height of 32' - 2" would comply (60' maximum). The northern/front portion of the building would house the 5,434 SF showroom, office space, conference room, parts/parts mezzanine, and customer lounge. This portion would feature a façade of Aluminum Composite Material (ACM) panels and glass on three sides. The front elevation would have a slate tower accent feature (similar to the existing dealership - see photo), and an ACM panel archway that denotes the entrance to the Service Department. The rear portion of the facility would contain the 22,000 SF Service area, including customer check-in, service/detail bays, and car wash. This portion of the building would have a lower profile at 26' in height. Elevations indicate a façade of two shades of charcoal gray corrugated metal panels on the three sides, which are broken up by mandors and overhead doors. Note that the code standard is an average of 70% primary materials on all principal facades (i.e. facing the right-of-way) and 60% on non-principal facades.

Roof-mounted HVAC units are proposed and screening would be handled via a metal rooftop screening system to match the metal panels. A dumpster with enclosure would be situated along the southern edge of the inventory parking area. The enclosure would consist of 6' high walls of reinforced CMU's with a 5" cast stone cap. Gates would be vertical composite planks on a pressure treated frame. No color is called out for the masonry or gates and will need to be provided and should be consistent with the building. Masonry should be a decorative variety.

Freestanding identification sign options are provided, but no selection is offered. Applicant will need to return at a later date for review, but a compliant location should be identified at this time. Wall signs, as indicated on elevation drawings, and any directional signage will need to be submitted to the Zoning Division for review prior to permitting.

A site landscape plan is provided. The plan indicates a variety of plantings at the main access drive and trees within the numerous parking lot landscape islands. Two larger landscape islands would be situated in the front portion of the parking lot that would include walkways and sitting areas.

A site lighting layout/photometric plan is provided. The plan consists of a variety of pole-mounted lights and wall-mount fixtures. All fixtures would be full cut-off LED and mounted on poles at an overall height of 20' (which includes a 2'-6" concrete base). Proposed height would comply for cut-off style lights (20' maximum). Fixture specifications are also provided. The photometric plan indicates minimal light migration onto adjacent properties and the right-of-way (including I-77). An illustration is also provided showing a visual of the site illumination at night.

A site grading plan is included. Since this is a re-development site, overall grading for the project would be minimal. The remaining parking lot pavement and light poles from the movie theatre will be removed. The site SWPPP will need to be submitted to the Summit Soil & Water Conservation District for review and approval. A Land Disturbance permit is required prior to commencement of earthmoving activities.

A site utility plan is provided. The site would be connected to existing sanitary and water facilities within the business park and existing laterals would be removed prior to connection. Gas, electric, and telecommunications lines are also shown with building connections on the north side. All utilities would be placed underground. A right-of-way permit is required for all work to be performed within the public right-of-way.

Stormwater management for this site is handled via a regional basin within the allotment (see attached plat). Stormwater calculations have been submitted for Engineering review.

## **DESIGN REVIEW BOARD**

### **ENGINEERING**

Currently reviewing revised site improvement plans/stormwater calculations.

### **FIRE**

Reviewed with no comments at this time. Fire will work with the County once fire suppression plan is submitted to them.

### **ZONING**

Right-of-way, sewer, zoning, and building permits are required. Zoning permits are required for all proposed signage. A Certificate of Use & Compliance is required prior to operation of the facility.

## **STAFF RECOMMENDATION**

Staff would recommend the following:

- 1. This is a high-profile location along I-77. The use of ACM panels and glass has been accepted in the past for car dealerships, however, the Service portion of the building features large expanses of corrugated metal panels on three sides (especially the east elevation facing I-77). This should be treated with primary materials.*
- 2. Provide colors of dumpster enclosure masonry and gates, which should be complementary to the building. Masonry should be of a decorative variety.*
- 3. Provide an Autoturn analysis to ensure accessibility/maneuverability within the site for trash hauler and vehicle deliveries. Consider shifting the enclosure to the east for improved access.*
- 4. Reconfigure the vehicle display areas at the main entrance drive to ensure a 10' minimum setback.*
- 5. Provide a compliant location for a freestanding identification sign so there are no issues when returning for review. Note: monument signage is limited to one 60 SF sign.*
- 6. Provide landscaping along the I-77 frontage of the site to buffer vehicle inventory and overhead doors on the building. Enhance buffering of parking areas along the Interstate Pkwy. frontage of the site. Relocate landscaping that is shown within the right-of-way at the main entrance of the site. Here the front parking setback area could be used.*

7. *Provide a designated walkway to access Interstate Pkwy. for pedestrian safety and bus access.*