

Porsche – Acura Expansion
Special Use Standards – 07-14-15

Summary:

This subdivision involves updating 2 existing luxury auto dealerships on existing lots in anticipation of growing sales and to meet the new automotive corporate branding standards. The 2 dealerships have been owned by the same entity for 20+ years, serving a similar use prior to that. The Porsche dealership will now become a stand-alone full-service dealership, increasing the showroom, and providing a 7 bay service. The Acura Dealership will also meet the new corporate branding guidelines by increasing the size of the showroom. . The buildings will be updated externally and internally to present a sparkling new image. The boundaries will be moved to accommodate the increased needs of the Porsche. Both building projects will be not be increasing hard-scape or reduce green area. The lot will be resurfaced and updated. The sidewalks or greenspace along the street will not be affected. This development will occur in 2 phases, which is outlined on the Civil drawings. This development will occur in 2 phases, which is outlined on the Civil drawings. The second phase involves paving over the existing detention pond and providing underground detention.

1) The Special use will be consistent with the purposes and goals and objectives and standards of the Comprehensive plan.

This development will be consistent with and augment the Comprehensive plan and the vision of the 2030 Vision.

- i. This development facility a high quality of life. As luxury auto brands, and as tax-generating business, and as participating corporate citizens, Rizza Automotive continues to add to the quality of life for the residents and business of the is area.
- ii. This development reflects a unique sense of place. As being luxury brands, there are only about 320 Acura and 160 Porsche dealerships thought-out the entire country. Those are fairly exclusive numbers for retail brands. Additionally, the quality brands bring a sense of high-quality and exclusivity to the community
- iii. This development will continue to inspire residence and visitors. There are few things that inspire economic and quality confidence like a thriving and growing luxury brand. Refer to the above points.
- iv. This development will attract private investment and business investment. This project will provide employment during construction and increase employment after construction for the increased sales volume. Joe Rizza Automotive remains very involved in various community events and businesses. This development will increase Rizza’s visibility and participation in the community
- v. The high quality open spaces not be changed by the project, especially in regards to spaces along the road and in respect to greenspace.

2) The special use will be consistence with the community character of the immediate vicinity of the parcel for development.

The character of the immediate vicinity could be described as well-maintained automotive dealerships and other retail business. The updating of these 2 luxury dealerships, which already stand out as an luxury brands among its peers.

3) The design of the proposed use will minimize adverse effect, including visual impact on adjacent properties

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4) The proposed use will not have an adverse effect on the value of the adjacent properties.

The proposed use is the same as the previous use. The updated projects will be of similar character as the previous, with updated facilities, and will only increase the value of the adjacent properties.

5) The applicant has demonstrated that public facilities and services will be capable of servicing the special use at an adequate level of service.

The development is an improvement to existing buildings which previously serve the same purpose for over 20 years. The updated will increase brand recognition update the look of the building. As such, we believe that any public services will not be effected differently and the demonstration has occurred during the past 20 years.

6) The applicant has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

This can be addressed further by the ownership should additional provisions-guarantee be required.

7) The development will not adversely affect a known archaeological, historical, or cultural resource.

No such resources have been identified and thus are not adversely affected. The development is an improvement to existing buildings which previously serve the same purpose.

8) The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the village.

The project will go comply with the standards as imposed by the governing agencies.