



## Legislation Details (With Text)

**File #:** 2024-0307    **Version:** 2    **Name:** Joe Rizza Porsche Dealership Expansion - Special Use Permit Amendment  
**Type:** MOTION    **Status:** PASSED  
**File created:** 4/11/2024    **In control:** Board of Trustees  
**On agenda:** 8/19/2024    **Final action:** 8/19/2024  
**Title:** Joe Rizza Porsche Dealership Expansion - Special Use Permit Amendment

### Code sections:

**Attachments:** 1. Staff Report to the Board, 2. Staff Report to the Plan Commission, 3. Site Plan & Civil Plan, 4. Landscape Plan, 5. Building Elevations, 6. Building Materials, 7. Ordinance

Date	Ver.	Action By	Action	Result
8/19/2024	2	Board of Trustees		
8/1/2024	2	Development Services Department	INTRODUCED TO BOARD	
8/1/2024	1	Plan Commission	RECOMMENDED FOR APPROVAL	
7/16/2024	1	Plan Commission	APPROVED	Pass
7/8/2024	1	Development Services Department	INTRODUCED TO COMMISSION	
6/18/2024	0	Plan Commission	CONTINUED	Pass
6/14/2024	0	Development Services Department	INTRODUCED TO COMMISSION	

### Title/Name/Summary

Joe Rizza Porsche Dealership Expansion - Special Use Permit Amendment

### History

**Project:** 2024-0307- Joe Rizza Porsche Dealership and Parking Expansion

**Location:** 8760 159<sup>th</sup> Street

**P.I.N.s:** 27-14-300-068-0000

**Parcel Size:** 4.87 acres

### Requested Actions:

Approval of a special use permit amendment, site plan, landscape plan, and building elevations in order to construct an approximately 11,800 square-foot building addition, vehicle inventory parking lot, and associated site improvements.

### Plan Commission Discussion

Present at the Plan Commission were 7 commissioners (1 remote), the petitioners, and members of

staff. Following the staff presentation on the expansion covering aspects such as the comprehensive plan, site modifications, landscaping, building elevations, and parking reconfiguration on the site.

The commissioners expressed support for the expansion, discussing the growth and the need for additional space on site. They inquired about the impact on vehicle deliveries, with a response from the project engineer that there would be no changes to deliveries on site, and that no deliveries will occur on 159th Street. Questions about future improvements for Outlots A & B were discussed, including potential plans for a future dealership and long-term maintenance of the vacant lot. The commissioners appreciated the addition of rear landscape bufferyard from the adjacent residential to the north. The motion to approve the expansion passed unanimously with a vote of 7-0.

### **Plan Commission Motion**

Regarding Case Number 2024-0307, also known as Joe Rizza Porsche Dealership Expansion, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

The motion to approve the expansion passed unanimously with a vote of 7-0. This is now before the Board of Trustees for consideration.

### **Recommended Action/Motion**

I move to approve the Plan Commission Recommended Action regarding Case Number 2024-0307, also known as Joe Rizza Porsche Dealership Expansion,

[THIS PART IS FOR REFERENCE ONLY, NOT NECESSARY TO BE READ w/ MOTION]

I move to approve an Amendment to the Special Use Permit for a Planned Development, subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the final Village-approved special use permits, site plan, and building elevations.
2. All building code requirements must be met, including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in 6-308.J.
4. The final layer of surface asphalt binder is completed to Village code specifications for the entire property prior to receiving a Certificate of Occupancy;

And

I move to approve the preliminary site plan, landscape plan, and building elevations for Joe Rizza Porsche Dealership Expansion, subject to the condition that the development will be in substantial conformance with the site plan prepared by MeritCorp, last revised May 14, 2024, the landscape

plan, prepared by Design Perspectives, last revised May 10, 2024, and building elevations, prepared by Simon Design Group, last revised May 14, 2024.