



Meeting Summary
January 13, 2016

Attendance

Panel Members: Hank Alinger, Chair
Don Taylor, Vice Chair
Bob Gorman
Sujit Mishra
Julie Wilson

DPZ Staff: Kristin O'Connor, Kate Bolinger, Lisa Kenney

Norris Acura West - #16-01

Owner: Norris Automotive Group
Developer: Norris Automotive Group
Architect: Ammon Heisler Sachs Architects
Engineer: Daft McCune Walker Inc.

- 1. Call to Order** – Department of Planning and Zoning (DPZ) Division Chief Kristin O'Connor opened the meeting at 7:27 pm, calling for introductions of the Panel, staff and Project team.
- 2. Election of New Chairperson and Vice Chairperson** – Ms. O'Connor called for nominations for a new DAP Chairperson and Vice Chairperson, and noted duties of the Chair and Vice Chair in accordance with the DAP Rules of Procedure.

DAP member Bob Gorman nominated DAP member Hank Alinger for Chairperson. The panel voted unanimously in favor of the nomination. Mr. Alinger nominated DAP member Don Taylor for Vice Chairperson. The panel voted unanimously in favor of the nomination. Ms. O'Connor confirmed the elections of Mr. Alinger as Chairperson and Mr. Taylor as Vice Chairperson.

- 3. Review of Norris Acura West – #16 -01** – Mitch Kellman, Principal with Daft McCune Walker, began the presentation with an overview of the project team and a brief description of the project as a redline to an earlier Site Development Plan (SDP).

Mr. David Cook, owner of Norris Automotive Group, described the project as a renovation intended to bring the dealership (built in 1986) up to current Acura design standards. Mr. Cook described how the project will create more office space, create an indoor service area by enclosing an outdoor canopy area, and install high speed doors to facilitate faster movement of serviced cars. He emphasized that the proposed design changes are mostly dictated by Acura.

Mr. Joe Heisler, Principal with Ammon Heisler Sachs, described the proposed architectural changes to the existing building, including: enclosure of the service canopy, two small additions to create more office space, an addition to the rear of the building to create three new quick service stalls and a car wash area, and enclosure of an egress/stair area. Mr. Heisler noted that exterior finishes will stay the same, and the building will be painted to match existing colors. He added that signage would remain the same.

Mr. Kellman described proposed site work to include stormwater management improvements, and characterized overall proposed site disturbance as minimal. He noted that the site work will comply with the 1986 landscape plan.

DAP member Don Taylor asked if new landscaping would be limited to shrubbery [roses], to which Mr. Kellman responded affirmatively. DAP member Bob Gorman sought clarification regarding a landscape plan graphic, asking if the darker green circles on the plan represented landscaping on the original plan that was not added but would be added with this proposal, to which Mr. Earl Smith, Project Manager with Daft McCune Walker, responded affirmatively.

Mr. Gorman asked where cars would stack while waiting to enter the enclosed service area. Mr. Heisler responded that stacking of vehicles would not be an issue, as the service area was designed to bring cars in immediately. Mr. Cook reiterated that there would not be an issue of vehicle stacking.

Ms. O'Connor requested that Kate Bolinger, planner with DPZ, be given the floor to describe staff comments on the project (a new procedure for the DAP). Mr. Alinger directed Ms. Bolinger to proceed. Ms. Bolinger stated that she found the proposed building expansions compatible with the neighboring Nissan dealership and the existing Acura building. She also noted that had a new site plan been submitted, new landscaping in accordance with the *Route 40 Design Manual* would have been required, to include screening of parking along Route 40. In this case the project is utilizing its original landscape plan.

Mr. Alinger asked the project team to further describe proposed changes to the site, including along the Route 40 frontage. Mr. Smith identified where roses would be added in front of the building and new trees would be added in accordance with the original landscape plan. He also described new stormwater management features to be added, including proposed microbioretention features that would address existing runoff.

Mr. Taylor asked the project team to explain how the project would impact Route 40 – positively or negatively. Mr. Heisler responded that the project would not have significant impact to Route 40, since the additions would largely be constructed within the same building envelope. He stated that the project team does not anticipate an increase in traffic to the site because of the project. He also noted that the colors and materials would remain the same. He concluded that the addition of new shade trees would have some impact.

The panel members discussed how the project would not have a major impact on Route 40. DAP member Julie Wilson stated her agreement with the staff comment regarding the architecture being consistent with the existing building.

DAP member Sujit Mishra asked the project team to describe how the project would enhance the Route 40 area. Mr. Heisler suggested the new plantings would have some impact. Mr. Cook described that the renovation project represents a \$2 million investment to create a premier car buying experience for a luxury car buyer, which would enhance Route 40.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP Vice Chair Don Taylor offered the following motion:

1. "That the panel approve the submission as supplied by the applicant." Seconded by DAP member Julie Taylor.

Vote: 5-0 to approve.

3. Call to Adjourn – Chair Hank Alinger adjourned the meeting at 7:57 pm.