

I. FINAL DEVELOPMENT PLAN APPROVAL – JD BYRIDER – 7722 Metcalf Avenue

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1. APPLICANT: Bucher, Willis & Ratliff Corporation is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting final development plan approval to allow the construction of a parking lot for a used automobile dealership.
3. LOCATION: The subject property is located at 7722 Metcalf Avenue.
4. EXISTING ZONING: This property is currently zoned CP-2, Planned General Business District, and CP-3, Planned Commercial District, with a temporary special use permit to allow a parking lot (SUP No. 2008-6).
5. ANALYSIS: The applicant is requesting final development plan approval to allow the construction of a new parking lot and the reconstruction of an existing parking lot for the JD Byrider's automobile dealership. A temporary special use permit was granted in April, 2008 for the new portion of the parking area.

The parking lot is intended to be used for the dealership's inventory. The parking lot will be designed with standard-size parking stalls and drive aisles. Some auto-dealerships will park vehicles two or more cars deep in the inventory areas; this property is not large enough for a non-standard parking arrangement. An existing utility pole and overhead power line keep the parking lot from fully circulating. The parking areas will have dead-end drives. The parking lot design is acceptable because the parking areas will not be used by customers and are essentially for vehicle storage.

New islands will be constructed in the new parking lot and in the parking lot that is to be reconstructed. Additional landscaping and decorative walls will be installed on Metcalf Avenue. The decorative walls are a requirement of the Infill and Redevelopment Design Guidelines. The staff had required that the parking lot comply with the guidelines even though it is approved by a special use permit. New parking lot lights are also proposed with the construction activity. The lights will replace existing building-mounted area lighting. Staff will require that any other non-compliant exterior lighting be removed prior to the issuance of a Certificate of Occupancy.

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There is an existing area inlet located with the existing parking lot that will remain. It appears that the south side of the existing inlet will be closed with the new parking lot configuration, which would minimize any driver conflicts in this area. If the south side of the existing inlet is to remain open, the adjacent parking space located to the south of the inlet should be striped to prohibit parking in this area and avoid potential driver conflicts. The detailed design of this area can be resolved at the time of construction plan approval.

6. STAFF RECOMMENDATION: Staff recommends approval of Final Development Plan, JD Byrider, subject to the following stipulations:
  - a. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.
  - b. No signage is approved with the final development plans. Separate sign permits are required prior to the installation of any signage.
  - c. Prior to the issuance of a Certificate of Occupancy, all non-compliant exterior lighting shall be removed.