

## Legislation Details (With Text)

**File #:** 2024-6078      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Agenda Ready

**File created:** 1/19/2024      **In control:** City Council - Regular Session

**On agenda:** 2/27/2024      **Final action:**

**Title:** Public Hearing: Application #PL2023-319 - Preliminary Development Plan - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Letter, 2. Staff Presentation, 3. Transportation Impact Analysis, 4. Preliminary Development Plan, 5. Elevations, 6. Location Map, 7. 01-25-2024 PC Meeting Minutes, 8. Applicant Presentation

| Date      | Ver. | Action By           | Action                              | Result |
|-----------|------|---------------------|-------------------------------------|--------|
| 1/25/2024 | 1    | Planning Commission | recommended for approval as amended | Pass   |

Public Hearing: Application #PL2023-319 - Preliminary Development Plan - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

Issue/Request:

This preliminary development plan (PDP) application is for a proposed 34,000 sq. ft. single-story Harley Davidson dealership building located at 3100 NE Carnegie Dr. The proposed building will include an outdoor performance venue and motorcycle rider training area. Proposed building materials include architectural metal panels, fiber cement boards, stone veneer and glass.

The applicant is also requesting three (3) modifications: a modification to the parking lot setback; a modification to the roof top unit screening design requirements; and a modification to the required curbing type.

Proposed Motion:

I move to recommend approval of Application #PL2023-319 - Preliminary Development Plan - Outlaw Harley Davidson, 3100 NE Carnegie Drive; Engineering Solutions, LLC, applicant.

Matt Schlicht, P.E., Applicant’s Representative  
C. Shannon McGuire, Senior Planner

Recommendation: With the conditions of approval as outlined below and in the staff letter, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO and the Design & Construction Manual.

1. A modification shall be granted to the minimum 20’ parking lot setback from right-of-way, to allow a 5.39’ parking lot setback from the NE Strother Rd. right-of-way.
2. A modification shall be granted to the required straight-back Portland cement concrete curbing (CG-1) to allow for a ribbon curb type as depicted on the preliminary development plan dated November 17, 2023, & revised

December 22, 2023.

3. A modification shall be granted to the requirement that all roof-mounted equipment be screened entirely from view by using parapet walls at the same height as the mechanical units, to allow the proposed screening system in lieu of parapet walls for screening around the periphery of the roof-top mechanical equipment as depicted on the submitted building elevations, dated November 17, 2023, & revised December 22, 2023.
4. Development shall be in accordance with the preliminary development plan dated November 17, 2023, & revised December 22, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated November 17, 2023, & revised December 22, 2023.

Committee Recommendation: A motion was made by Board Member Rader, seconded by Board Member Touzinsky, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.