



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: February 13, 2018

Reference: Consider approval PD-136R4-LI *RumbleOn*, zoning request to allow internet-based motorcycle sales and ancillary uses within a 58,500-square foot lease space and to permit additional vehicle parking in the truck court at 4301 Patriot Drive.

2030: **Business Prosperity**

Executive Summary:

This request is to amend to the existing PD did not anticipate internet-based motorcycle sales when established almost 25 years ago. This use, while somewhat similar to warehouse (storage and distribution) use, it also incorporates minor repair and washing of the motorcycles, therefore a PD amendment was required.

Introduction:

This will be the headquarters for *RumbleOn* and will contain the executive offices, accounting, technology, marketing and customer service departments. The reception area will have a kiosk for walk-in customers to view the inventory on-line. The warehouse will house the inventory of motorcycles, which arrive on tractor trailers and are shipped out in crates by tractor trailers. A wash station, along with minor repair, limited to oil changes, battery replacement and tire changes. Other maintenance and repair activities of the motorcycles will take place at third party off-site facilities. It is anticipated that there will be 50 employees per shift. Variances to the Landscape Ordinance are required to allow parking in the truck court.

Analysis:

On January 18, 2018, the Planning and Zoning Commission recommended Approval of PD-136R4-LI *RumbleOn*, subject to the following conditions:

1. All parking spaces shall solely be used for customer and employee parking.
2. There shall be no motorcycle display outside of the building.
3. At no time shall there be signs/banners/painting on windows, etc. on any motorcycle indicating that it is for sale.
4. Motorcycle repair within the building shall be limited to battery replacement, oil changes, tire changes and washing.
5. Variance to the landscaping requirement for the parking being striped in the truck dock area that is not exempt parking.
6. Circulation paths within the building shall be striped to ensure that inventory does not block egress.

7. The occupancy of this building for this use shall adhere to all Building, Fire, and Environmental Codes.
8. There may be additional comments at the time of permitting.

Legal Review:

This did not require city attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Staff Report
2. Applicant's Narrative
3. Sign Plan
4. Site Plan
5. Floor Plan