



June 2, 2023

## **Detailed Description of Request – Proposed Sprinter Roseville**

### **Property Information**

Sprinter Roseville

1513, 1521 Eureka Road

Roseville, CA 95661

APN# 048-013-002,002,003,013,014

Application – Design Review Application

### **Applicant**

Envision WC MB RE LLC

2010 E Garvey S

West Covina, CA 91791

### **Owner's Representative**

Linda Francis

Dennis Flynn Architects, Inc

9312 Tritt Circle

Villa Park, California 92861

Phone: 714-401-0137

Email: lindaf@dfarch.net

### **Request**

Envision Motors is pleased to present to the City of Roseville the design for a new Sprinter / Mercedes Benz sales and service facility. Envision is requesting the review and approval for a specific plan amendment, a Conditional Use Permit and a Design Review Permit.

The proposed building is 97,604 sq.ft. The site area is 5.67 acres. The facility will have 47 completely enclosed service bays, 4 detail bays, 2 levels of service bays, 2 levels of on site parts storage, vehicle parking area to include 325 vehicles. The facility will generate approximately 120 new jobs in Roseville. Approximately 60 employees per shift. The interior spaces will be.

- Large vehicle showroom display and offices
- Customer lounge with refreshments for waiting service customers and sales clients

- Retail space for parts and accessories unique to the Sprinter vehicle and owners
- Sales offices
- General office, employee break rooms, locker rooms, training rooms, parts storage

The hours of operation for the facility will be:

Monday – Friday	7 am – 9 pm
Saturday	7 am – 9 pm
Sunday	9 am – 9 pm