

January 17, 2025

Planning Advisory Commission

Subject: (EXCP-12-24-2515) Special Exception Use request to allow for an Oil Change Facility in the Uptown Zoning District at 920 Veterans Parkway.

Jeremy Dickerson has submitted an application for the Special Exception Use cited above. The property is located in a Uptown (UPT) zoning district. The site for the proposed Oil Change Facility located at 920 Veterans Parkway. The purpose of the Special Exception Use is to allow for the operation of a Oil Change Facility located within the Uptown (UPT) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Veterans Parkway will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate. This is an existing building.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by Uptown (UPT) zoning district. Noise, light, flare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

The existing building was previously used for the proposed use.

Council District: District 7 (Cogle)

Fifteen (15) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

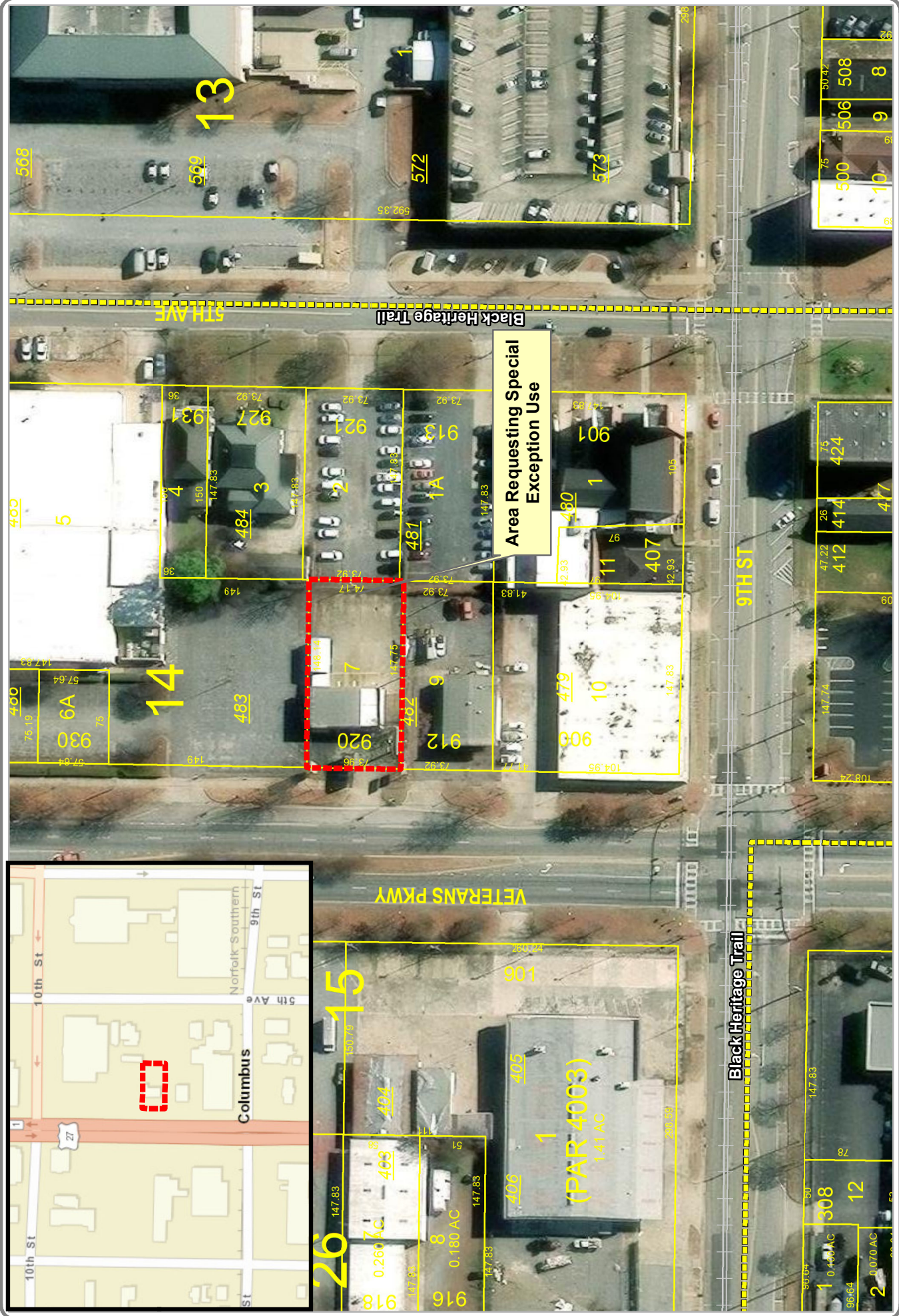
Approval: 0 Reponses

Opposition: 0 Responses

Additional Information: N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



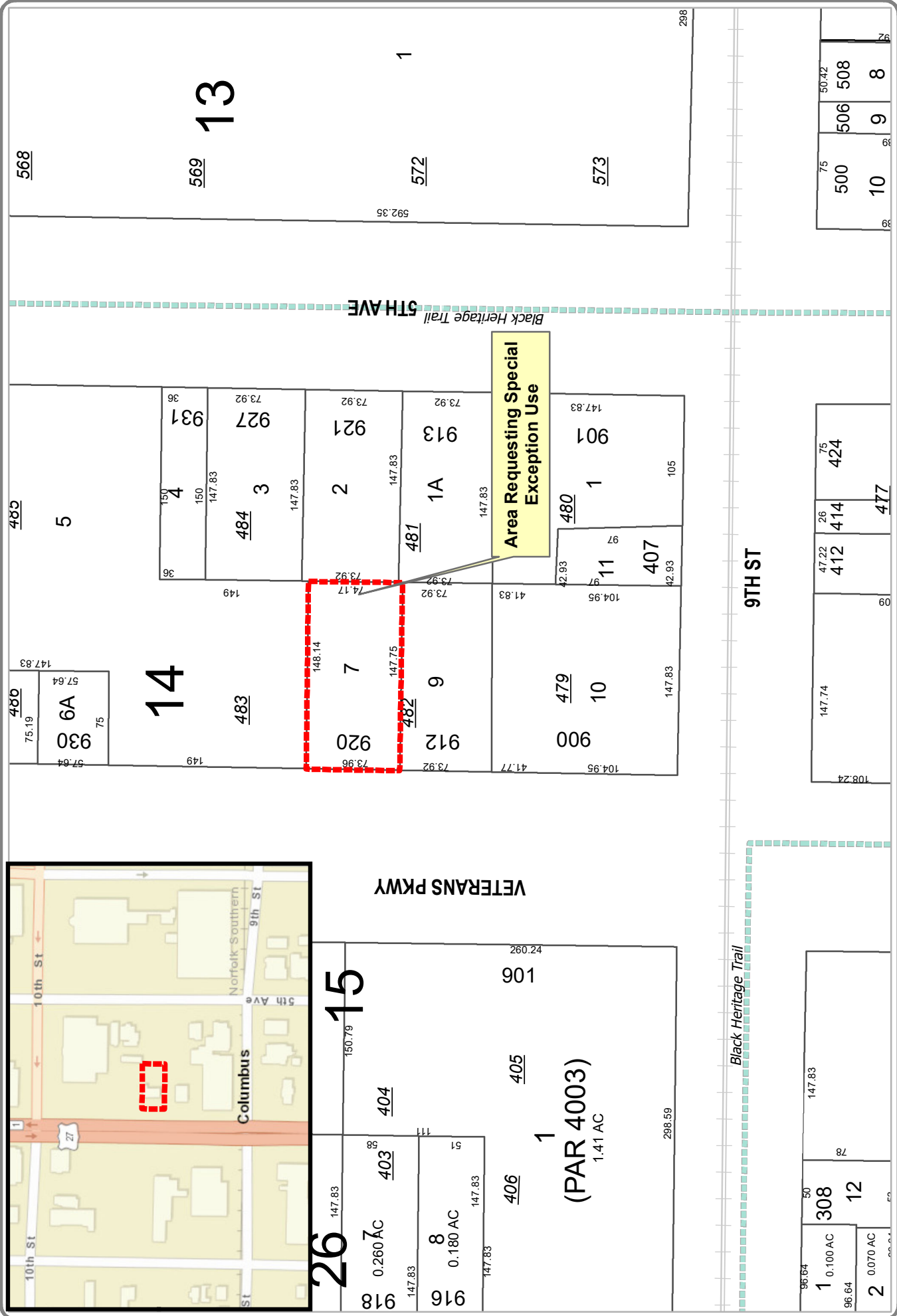
0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for EXCP 12-24-2515
Map 019 Block 014 Lot 007 & 008
Planning Department-Planning Division
Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 1/21/2025



1 inch = 100 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for EXCP 12-24-2515
Map 019 Block 014 Lot 007 & 008
Planning Department-Planning Division
Prepared By Planning GIS Tech

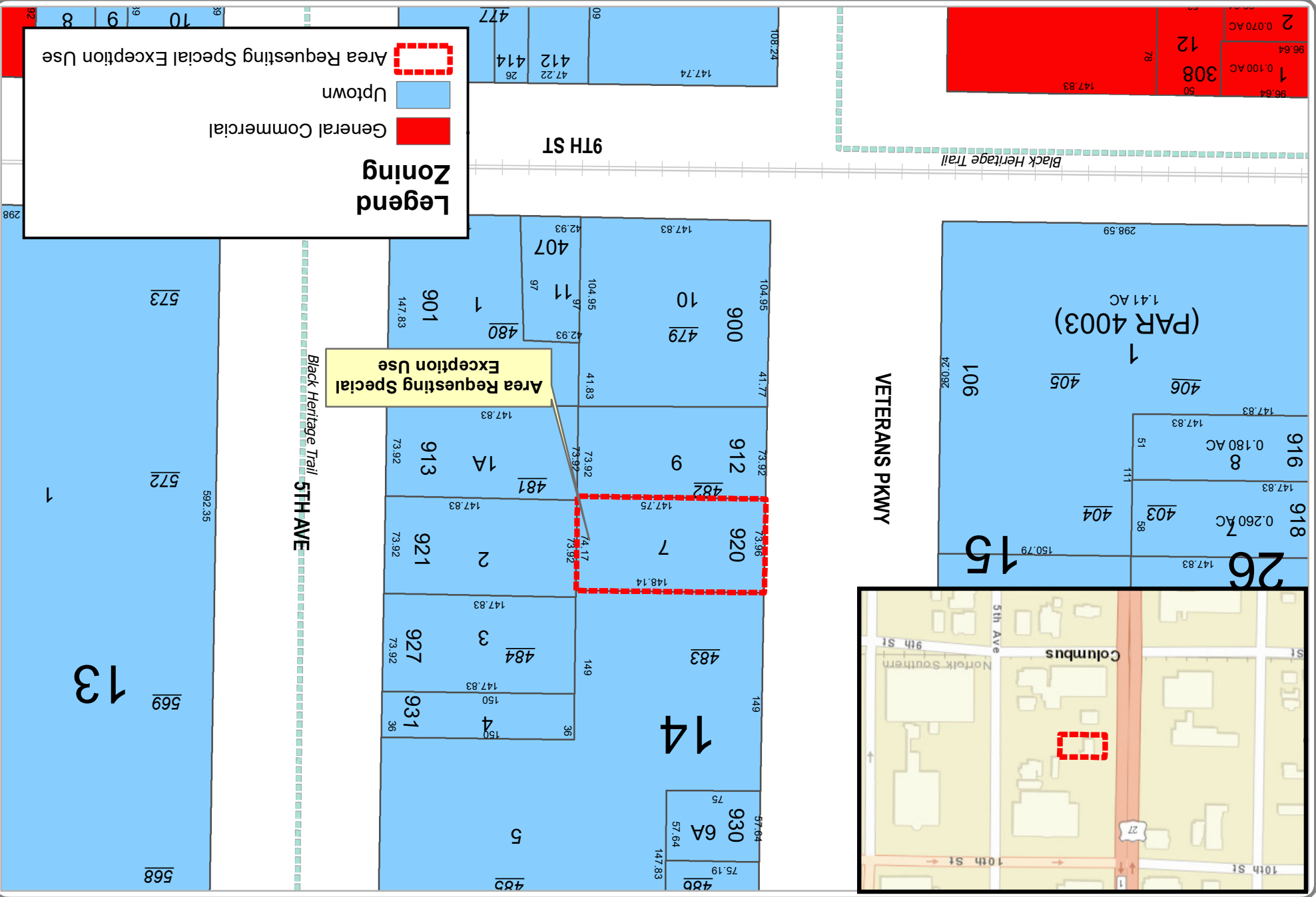
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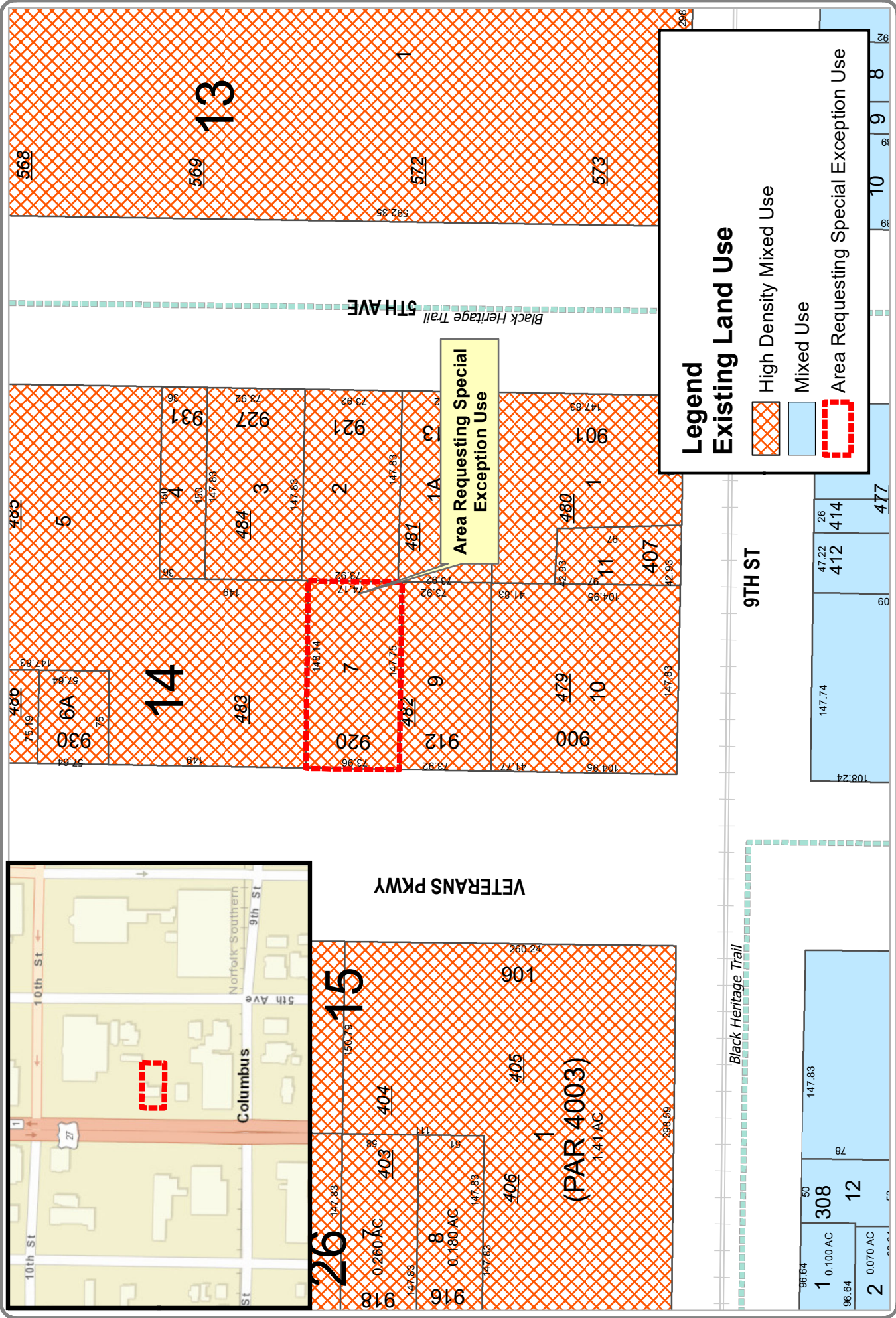
Date: 1/2/2025

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Zoning Map for EXCP 12-24-2515
 Map 019 Block 014 Lot 007 & 008
 Prepared By Planning-GIS Tech
 Planning Department-Planning Division

1 inch = 100 feet
 0 50 100 Feet
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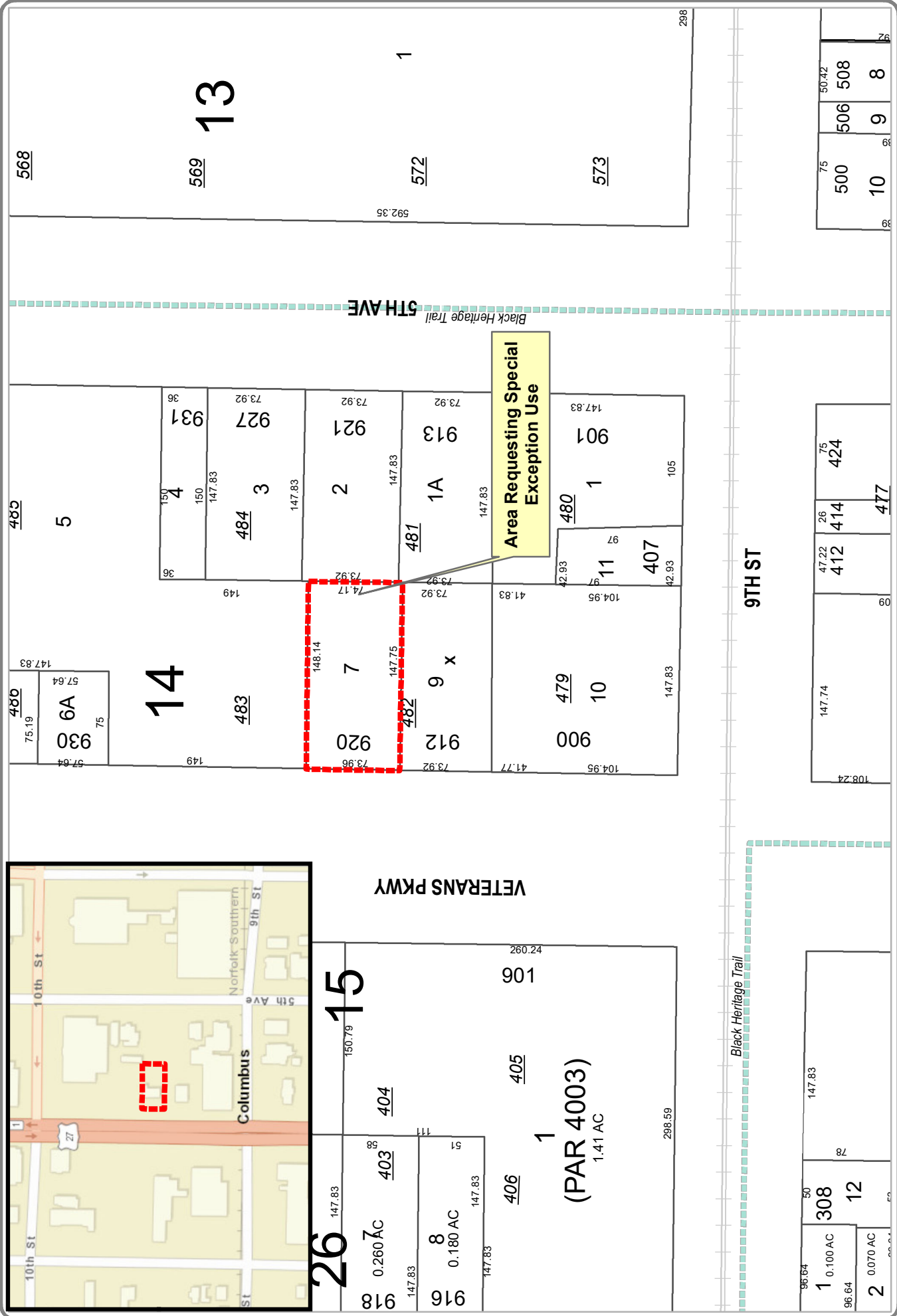


100 Feet
 50
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for EXCP 12-24-2515
Map 019 Block 014 Lot 007 & 008
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100 Feet
 0 50 100 feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

Flood Hazard Map for EXCP 12-24-2515
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