

Montgomery City Council
AGENDA REPORT

Meeting Date: October 11, 2022	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a variance request for gravel in lieu of asphalt or concrete for the parking lot of the Montgomery Grove located at 22016 Eva Street.

Recommendation

Consider the information and approve contingent on the owner submitting engineering drawings and them being approved by the city engineer or deny the variance request.

Discussion

The site is the former location of the Heritage House restaurant which closed around 15 years ago. An ice cream shop operated on the property for a short time around 2017. The Heritage House was in operation (perhaps early 1980's) before the City had many of the current development regulations in place, including parking surfaces. The proprietor is currently operating in a mobile food trailer while the restaurant is being renovated. The existing asphalt millings in the parking lot were added without City approval in March.

The Planning & Zoning Commission considered this request at their October 4th meeting and recommended approval of the variance request contingent on the applicant submitting the necessary engineering plans to the City and the city engineer approving those plans. Staff and the city engineer recommended tabling the request until the applicant submitted the engineering plans because after months of communication with the applicant no engineering plans had been received for review. However, during the P&Z meeting the owner committed to submitting the required engineering plans.

The question of whether to allow a restaurant to utilize a gravel parking lot is not a straightforward one. While the idea of Panda Express or Chick Fil A having a gravel parking lot seems unrealistic, the setting of the Montgomery Grove makes the idea at least plausible.

Approved By

		Date:
Interim City Administrator	Dave McCorquodale	Date: 10/07/2022