

Applicant: JM Civil Engineering

Project Location: Southwest corner of E Cedar Lane Road and Classen Boulevard

Case Number: PD22-04

Time: 6:00 p.m.

Applicant/Representative

Kyle Flaming

Attendees

Patricia Keithley

Adam Balkema

Mark Cox

Brandon Fisher

City Staff

Beth Muckala, City Attorney

Lora Hoggatt, Planning Services Manager

Colton Wayman, Planner I

Application Summary

The applicant, JM Civil Engineering, requests to plat and rezone the southwest corner of East Cedar Lane Road and Classen Boulevard from C-1, Local Commercial District to C-2, General Commercial District to allow for an automobile service station/oil change use (Take 5 Oil Change).

Neighbor's Comments/Concerns/Responses

Neighbors were interested in reviewing the site plan with the applicant in addition to understanding when it was anticipated to be built. The applicant was unsure when the development is anticipated to break ground but hope to get started within a few months after Council approval. Neighbors were interested in understanding next steps for the development. Staff responded that they will have an opportunity for public comment at the March 10, 2022 Planning Commission meeting. Neighbors were in support of the site plan that was presented by the applicant. Neighbors asked if the site plan and detention plan have been approved by Engineering. Staff explained the Development Review Team process and that Engineering has approved the proposed plans. Neighbors also asked if there would be a drive off Classen Blvd. The applicant explained ODOT will not allow a drive off Classen Blvd at this location.