

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: JAX KAR WASH
DATE: AUGUST 21, 2024

I wanted to provide a brief update on the Planned Rezoning Overlay (PRO) request that has [previously come before the City Council](#). During the discussions about the basis for using the PRO for the Jax Kar Wash site, one of the listed justifications was the fact that there were gas company easements across a significant swath of the property, rendering it challenging to develop. Since then, City staff has connected with Consumers Energy, who has confirmed that there are no actual utilities on the ground in that area and that there is no longer a need for them for the large easements. Engineering division staff have begun working with Consumers Energy to modify or eliminate those easements in the coming days/weeks.

I've made the applicant/owner of Fountain Walk aware of this newfound information. He was grateful to hear the news but clarified that the easements were not the only reason for the difficulty developing the property. He also cited property line setbacks as well as the restrictions from all the tenants in the complex as really the main reasons for the request.

The PRO will be coming before Council again after the Planning Commission's coming discussion. If you have any questions regarding this, please don't hesitate to contact me.

