

Public Hearing



To: Town Council
From: Travis Morgan
Date: 9/8/2020
Re: **Proposed Rebuilt Jiffy Lube** (*Public Hearing/Action Item*)

UPDATE:

Garage doors have been updated to all frosted glass (see elevations). Site plan has been updated as well to include prior staff comment. Dumpster screening is labeled, free standing sign location shown, bench placement, sidewalk tie-ins, and current street light specification. See also staff summary.

BACKGROUND:

The Jiffy Lube located at 207 North Polk Street was damaged from a car impact. Property owner would like to take the opportunity to expand the building and bring both the non-conforming building and non-conforming zoning use into compliance. The owner prefers this rather than simply repair the existing structure. Applicant needs to decide which path to avoid the 90 day limitation on non-conformities. Auto servicing is conditionally approved only in the B-3 zoning district.

PROPOSAL:

Proposal is a completely new building rotated so as to no have front facing bay doors. Building is expanded to include a 3-vehicle service bay to the rear. Other ordinance requirements such as landscaping, dumpster screening, and wide sidewalks have been added.

DEVELOPMENT SUMMARY:

Location:	207 North Polk
Lot Size:	14,542 square feet
Zoning:	Existing: B-3 Proposed: B-3(CD)
Building Size:	Existing: 1,380 Proposed: 2,650
Parking Provided:	9 shown 9 required plus any shared adjacent parcel.

STAFF SUMMARY:

The elevations and site plan are greatly improved over existing. New features bring the site up to ordinance standard. Staff finds the proposal consistent with adopted plans and overlays. Staff recommends the proposal with the requirement that additional right of way be dedicated so as to keep the sidewalk within the road right of way as is standard for public use, utilities, and maintenance.