

Workshop Meeting



To: Town Council
From: Travis Morgan
Date: 7/27/2020
Re: Proposed Rebuilt Jiffy Lube (*Informational Item*)

UPDATE:

Garage doors have been updated to all frosted glass (see elevations). See staff summary ahead of a public hearing.

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:	8 shown plus 1 possible at rear 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. Upon in depth review staff recommends the following standard items/comments:

- 1) Dumpster enclosure material specified.
- 2) Signage to code. Freestanding sign minimum 5' inside property
- 3) Recommend benches in front of building were mostly likely will be used.
- 4) Planting strip adjacent to road be grass.
- 5) Will need public easement or right of way dedication for sidewalk inside of private property. Need to tie back into existing sidewalks as well.
- 6) Use most recent commercial decorative street light standard