Council Meeting Date: February 25, 2020

Name: David Larson

Agenda Item: 12

Objective: DISCUSSION of Ordinance 2020-01 Rezone for Transitional Subdivision Lot 1

Background: Scott Mortensen is proposing to construct a car wash along the 2700 East frontage road directly behind Maverik. The property is currently zoned commercial highway (CH) and he is requesting to rezone to commercial (C). An automatic car wash not to exceed four (4) wash bays is specifically identified as a conditional use in the commercial zone.

Planning Commission reviewed the rezone request along with preliminary site and improvement plans on February 13, 2020. Planning Commission recommends approval of the rezone and approved the preliminary plans.

Approving the rezone tonight does not approve the site and improvement plans. Prior to the Council granting final approval, final plans will need to be completed and submitted for staff review, followed by Planning Commission review, and ultimately City Council review.

Although the preliminary plans are included for information, the only thing being discussed tonight is the rezone application. As has been discussed previously, the rezone ordinance includes a reversion clause that would change the zone back to CH on January 1, 2021 if the property is not developed as a car wash by Scott Mortensen and open for business by December 31, 2020.

Summary: Discuss Scott Mortensen's Rezone Request for Transitional Subdivision Lot 1

Committee Recommendation: n/a

Planning Commission Recommendation: Approve

Staff Recommendation: n/a

Attachments: none

Budget Amendment: n/a