

	<div data-bbox="1235 216 1477 457"> <p><b>District Impacted</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 1 = Wolosin</li> <li><input type="checkbox"/> 2 = Woolard</li> <li><input type="checkbox"/> 3 = Vacant</li> <li><input type="checkbox"/> 4 = Cisneros</li> <li><input checked="" type="checkbox"/> 5 = Handren</li> <li><input type="checkbox"/> All</li> </ul> </div> <p style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></p>
<b>AGENDA DATE</b>	<i>April 1, 2019</i>
<b>DESCRIPTION</b>	CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR GARAGE BAYS FACING A STREET AND PARKING IN FRONT OF THE BUILDING FOR 3 SCENIC LOOP, A PROPOSED 1.916 ACRE LOT (KAD NO. 12219) ON BEHALF OF FORD QUICK LANE. TAKE NECESSARY ACTION.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	APPROVE THE PROPOSED CREATIVE ALTERNATIVE FOR 3 SCENIC LOOP, A PROPOSED 1.916 ACRE LOT (KAD NO. 12219) ON BEHALF OF FORD QUICK LANE.
<b>CONTACT PERSON</b>	Laura Talley, Planning and Community Development Director
<b>SUMMARY</b>	<p>Quick Lane is now in the process of platting an expansion of the existing site at Scenic Loop and Cascade Caverns. They plan to add additional service bays that will face Cascade Caverns Road and they will add parking in front of the building. Two items require a creative alternative to allow the expansion. The ordinance does not allow service bays that front the street and the ordinance does not allow for more than 15% of the parking in front of the building.</p> <p>The existing building was constructed in 2015 and required a creative alternative. In October of 2015 the Planning and Zoning Commission granted a creative alternative to Quick Lane to allow parking in front and to construct the façade using alternative materials. With this addition, they have added some stone to the front elevation and plan to bring the existing landscaping and street wall around this section to screen the parking. This will help to screen the service bays and the parking.</p> <p>As it is an expansion of an existing use on the site, Staff is supportive of the creative alternative with the addition of the stone as they have presented.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.