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Staff Report to the Board of Trustees

Valvoline Instant Oil Change

Prepared: 12/4/2025

Prepared by: Rob Fischer, Associate Planner

Project: Valvoline Instant Oil Change

Case Number: 2025-0321

Petitioner: Dan Elliott, Integrus Development

Address: 11320 179th Street

P.I.N.s: 27-31-202-019-0000

REQUESTED ACTIONS

The Petitioner is requesting the approvals below to construct a full-service oil change facility located at 11320 179th Street:

- A Special Use Permit for Motor Vehicle Services, per LDC Section 6-207.C.12. BIZ General Business District.
- A Variance to allow the omission of the maintenance access path for the site detention basin.
- Site Plan
- Landscape Plan
- Building Elevations

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners (with 1 member absent), members of staff, members of the public, and the petitioners. Following the staff presentation, the commissioners discussed their support of the project and, outside of a few questions for clarification, did not have further items for discussion.

The Plan Commission reviewed the existing access drive between Aldi and the proposed Valvoline facility and found it to be adequate to serve both uses and provide shared internal circulation. The Commission also reviewed the petitioner's access and detention maintenance agreements with Aldi and found them acceptable, concluding that the proposed use is appropriate for the site and will not adversely affect the quality of life of nearby residents. In addition, Commissioners complimented the overall site design, including the proposed landscaping plan.

Overall, the project was unanimously recommended for approval by the Plan Commission 6-0-1 with the Staff Recommended Action. This item is now before the Board for consideration.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2025-0321, also known as Valvoline Instant Oil Change, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

BOARD OF TRUSTEES RECOMMENDED MOTION

I move to approve the Plan Commission Recommended Motion regarding Case Number 2025-0321, also known as Valvoline Instant Oil Change;

And

I move to adopt an Ordinance entitled: AN ORDINANCE GRANTING A SPECIAL USE FOR MOTOR VEHICLE SERVICES WITH A VARIANCE (VALVOLINE INSTANT OIL CHANGE – 11320 179TH STREET)