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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

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**Project:** Valvoline Instant Oil Change

**Case Number:** 2025-0321

**Petitioner:** Dan Elliott, Integrus Development

**Address:** 11320 179<sup>th</sup> Street

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

### **REQUESTED ACTIONS**

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The Petitioner is requesting the approvals below to construct a full-service oil change facility located at 11320 179<sup>th</sup> 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**

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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**

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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**

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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 179<sup>TH</sup> STREET)