



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: JANUARY 3, 2019
TO: HISTORIC PRESERVATION COMMISSION
FROM: KELLY TAYARA, SENIOR PLANNER
SUBJECT: WILLIAM GROW HOUSE / REQUEST FOR ZONING USE RECOMMENDATION

The William Grow house is located on a site which is comprised of four tax lots. The southern two-thirds of the site is developed with a commercial complex commonly referred to as "The Pavilion" (movie theatre, restaurants, offices, and surface parking lot). The William Grow house and a car wash / automobile repair facility are located on the northern third of the site.

The property owner is planning to redevelop the site. The proposed redevelopment includes continuation of auto care / car wash services. Auto repair service / car wash facilities are not permitted uses in the district, and the existing facilities are considered legally nonconforming uses on the site. As provided in the Municipal Code, nonconforming uses may be continued so long as: The use is not enlarged, increased, or extended to occupy a greater area of land or structure; The use is not moved in whole or in part to any other portion of the lot or parcel.

The property owner discussed site redevelopment with the Design Review Board (DRB) as part of the land use pre-application process. While the DRB does not object to an auto repair service on the site, they prefer it not be located prominently on the site (i.e. at the intersection).

The City is also scheduled to start work on a roundabout at the intersection of Madison Avenue and Wyatt Way in the coming months. The City is currently in negotiations with the property owner to obtain a strip of property along Wyatt Way in order to construct the roundabout and associated non-motorized facilities. The property owner is concerned about the nonconforming regulation restrictions, along with adverse impacts resulting from planned right-of-way improvements immediately adjacent to the existing building.

In order to avoid construction schedule delay, negotiation between the City and the property owner must be concluded by the end of this month. The property owner is amenable to dedicating the strip of land necessary to allow the City to move forward with construction in a timely manner, provided that the owner is afforded some flexibility in locating the auto repair service elsewhere on the site.

Assuming the William Grow house is listed on the Local Historic Register, the site may be authorized for a use not otherwise permitted in a certain zone. The Director of Planning and Community Development may approve said use through an administrative conditional use permit. While it is not required that the Historic Preservation Commission provide a recommendation, the Director respectfully requests that the Commission provide a recommendation regarding relocation of the auto repair service facilities elsewhere on the site.