



December 21, 2023

To City of Colorado Springs – Project Valvoline Instant Oil Change
Land Use Review Project # 20230048.0
Attn: Logan Hubble, Planner II Re Conditional Use Permit CUDP-23-0027
30 South Nevada Ave, Suite 701 Land Use Statement
Colorado Springs, CO 80903
719-385-5099

Mr. Hubble:

We are seeking a Land Use Plan waiver for the proposed conditional use detailed in the attached Project Statement based on the following criteria outlined in code section 7.5.409:

1. Proposed land uses, housing densities (as applicable), and development intensity;
 - a. The land area under review, a proposed Automobile Vehicle Repair – Minor is adjacent to commercial properties and planned to be developed in a single phase.

 - b. The land is contained in and subject to a previously approved Master or Concept Plan. The parcel is less than one (1) acre and part of Sand Hill Retail Master Planned Development. See approved Master Plan CPC MP 17-00080 (The Sands)

2. Compatibility with adjacent development patterns;
 - a. There is an existing automobile vehicle repair adjacent to the proposed development on Lot 1, Filing NO. 2. This use permit is consistent with the current land use for Lot 1, Filing NO 2. Additionally, properties to the east and west are compatible uses within the MX-M commercial area.

3. Impact to adjacent developments including but not limited to light, noise, and traffic.
 - a. The proposed exterior light fixtures will be the shopping center standard that are full cut-off fixtures with shielding from adjacent properties to avoid light pollution. Noise limitations are provided with the air compressor located within a soundproof room. Valvoline is categorized as low traffic with typical 23 peak trips per day. Analysis results conclude this development is not expected to negatively impact the adjacent roadway network.

4. Adherence to City of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements (if applicable).
 - a. The site will adhere to the standards set forth in the City of Colorado Springs Drainage Criteria Manual and comply with water quality infrastructure regulations. This commitment will be achieved by leveraging the existing stormwater infrastructure of the overall development, which



was originally designed and sized in accordance with the specified Colorado Springs Drainage Criteria Manual to include discharge from this parcel and as sufficient capacity to accommodate the new impervious area for the development. The approved and constructed infrastructure is currently effectively managing stormwater quantity and quality for the site.

Sincerely,

A handwritten signature in black ink, appearing to read 'LeAmber Yisrael', written in a cursive style.

LeAmber Yisrael