

September 22, 2023



Allison Stocker
Department of Planning & Community Development
30 S. Nevada Ave., Suite 701
Colorado Spring, CO 80903

Re: Les Schwab Tire Center, Conditional Use Land Use Review Project Statement (Application #23TMP-043763)

Dear Ms. Stocker,

We are pleased to submit an updated application for a Conditional Use Land Use Review for a new Les Schwab Tire Center proposed at 7752 Barnes Road within the City of Colorado Springs. The project scope includes construction of a new building and the associated site improvements required with new commercial development.

According to your email dated July 10, 2023, the zoning designation for the proposed project location has changed since the Pre-Application meeting held earlier in the year. Our understanding is that the subject property is now zoned MX-M: Mixed-Use Medium Scale (MX-M) and that all Automobile & Light Vehicle Repair, Minor uses are now considered Conditional Uses under the code. In response to these regulatory changes, this submittal will create a new conditional use application and replace the application submitted earlier this summer (DEPN-23-0128).

[PROJECT STATEMENT: A CLEAR DESCRIPTION OF THE PROPOSED CONDITIONAL USE](#)

The proposed project includes construction of a new 9,709 sf commercial building and associated site improvements and meets the definition of Automobile and Light Vehicle Repair, Minor as defined in code. The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also services brakes, provides alignments, oil changes and other minor vehicle maintenance and repair. The proposed location will provide new opportunities for employment in Colorado Springs and offer local customers convenient automotive services and a new option for retail tires.

Specifically, the proposed project is commercial in nature, will include 31 parking spaces and operate during normal business hours: Monday – Saturday. Closed Sunday.

The project site is located at the intersection of Barnes Road and Desert Varnish Drive with 1.422 acres. Site location falls under Willowind Commercial Filing No.4 on Lot 2 and consists of a building footprint of 9,709 sq ft (0.22 acres) and 26,572 sq ft (0.61 acres) of driveway, parking, and landscaping.

The issues discussed during the pre-application process were compliance with subdivision standards and designing the new building to fit into the overall site development plan including the lot size, boundaries,

and utility easements. The developer of Willowind Commercial Filing No. 4 is also working to relocate several utility encumbrances to make the lots more palatable to this and other developments.

PROJECT STATEMENT: CONDITIONAL USE REVIEW CRITERIA ANALYSIS

A. COMPLIANCE WITH USE SPECIFIC STANDARDS FOR THE USE IN PART 7.3.3.I.1 VEHICLE-RELATED: AUTOMOBILE AND LIGHT VEHICLE REPAIR, MINOR

i. **All work on vehicles shall be done entirely within an enclosed building.**

All work on vehicles will be completed within the proposed six (6) service bays. Each bay is equipped to provide service entirely within the building. Exterior spaces will not include areas for any repair activities.

ii. **Automotive parts or junk vehicles may not be stored outside.**

The proposed building includes an interior bullpen that provides ample interior storage of used tires and a racking system to provide interior storage of new tires. Les Schwab performs minor vehicle maintenance, using new parts. No junk vehicles or car parts will be stored outside of the building.

iii. **The nearest point of the building in which the repair activity occurs shall be more than one hundred (100) feet from the boundary of any residential zone district.**

The proposed building is more than 100 feet from the boundary of any residential zone district. The subject property is immediately surrounded on all sides by properties sharing the MX-M district classification, which is not a residential zone.

B. THE SIZE, SCALE, HEIGHT, DENSITY, MULTIMODAL TRAFFIC IMPACTS AND OTHER IMPACTS OF THE USE ARE COMPATIBLE WITH EXISTING AND PLANNED USES IN THE SURROUNDING AREA, AND ANY POTENTIAL ADVERSE IMPACTS ARE MITIAGE TO THE EXTENT POSSIBLE.

The size, scale and height of the proposed building complies with the dimensional standards specified for the MX-M district. The placement of the building on the site will also comply with MX-M requirements. The proposed project is commercial in nature and does not include any additional residential density. Aligning with the existing MX-M dimensional standards, the proposed project is compatible with existing buildings in the area as well as future development planned in the surrounding area.

The proposed use is also compatible with the MX-M zoning district intent due to the commercial, service-based nature of the Les Schwab business. The subject property is immediately surrounded on all sides by properties sharing the MX-M district classification. According to code, the purpose of the MX-M district is to accommodate a mix of uses intended to facilitate the development of new community activity centers. The proposed location aligns with this zoning district intent as the property is part of a commercial node which currently includes a 7-Eleven, Conoco gas station and restaurants. This activity center provides convenient commercial and service options for area residents. The commercial nature of the proposed project is also compatible with future commercial uses in the area as the proposed project will

not impede improvement and future development of vacant properties. The building will be designed and constructed to comply with existing land use standards and building codes, both of which have been developed to ensure orderly and safe development. Further, the utility connections have been extended to accommodate future development.

The neighboring property to the west is an existing Conoco gas station and 7-11 convenience store and the proposed project is compatible with this adjacent property. Using thoughtful site design and building material choices, the proposed project compliments the existing commercial development along the Barnes Road commercial corridor. All lighting will be projected down and will not illuminate adjacent property. In addition, the building is a single-story design, which minimizes a visual impact from the neighboring property and aligns with the existing development pattern and building massing for the area. The parking lot for the proposed project is designed to provide adequate parking for customers and exceeds city requirements. This will ensure that neighboring residents will not experience overflow parking on local streets. Sidewalk connections will also be included in the site plan design so that multimodal transportation uses can travel throughout the area unimpeded.

C. EXISTING CITY INFRASTRUCTURE AND PUBLIC IMPROVEMENT, INCLUDING BUT NOT LIMITED TO ITS STREET, TRAIL AND SIDEWALK SYSTEMS HAVE ADEQUATE CAPACITY TO SERVE THE PROPOSED DEVELOPMENT AND ANY BURDENS ON THOSE SYSTEMS HAVE BEEN MITIGATED TO THE MAXIMUM EXTENT FEASIBLE.

City infrastructure is adequate to provide service to the proposed retail tire and service center. The proposed site is located within an approved subdivision which was reviewed by City staff and found to be appropriately served by water & sanitary sewer facilities. In addition, all direct connections to water & sanitary sewer mains will be completed in accordance with city engineering specifications to ensure the development does not burden the existing system operations. To mitigate any potential impacts, a sand/oil separator is included in the design. Sand/oil separators are below ground tanks designed to capture dirt, sand, sweepings, minor petroleum spills, etc. from vehicle maintenance facilities to keep these substances out of the wastewater system.

Mitigation efforts to reduce water use associated with the operation of the retail tire and service center, new building and landscape include:

- Installation of low flow fixtures: faucets at 0.5 gpm and the toilets at 1.28 gpf.
- The proposed landscaping includes planting beds with point source irrigation
 - Drought tolerant plant selection
 - Grass areas are native grasses in lieu of high water turf grasses.
 - Water efficient heads chosen for watering grass areas.

The proposed retail tire and service center will also comply with local stormwater requirements. To mitigate impact that the development may have on the site, two (2) stormwater full spectrum

detention ponds will be constructed to reduce the quantity stormwater runoff into the city system. The ponds are sufficiently sized to capture runoff during a major 100yr storm event. Any runoff captured on site will be captured in the ponds, treated through a sand filter and then enter the Willowind Commercial Subdivision system and ultimately conveyed into the city network.

The proposed retail tire and service center will also improve existing conditions for pedestrian and bike connectivity in the area. Specifically, a 5ft wide concrete sidewalk will provide a direct connection from an existing sidewalk adjacent to Barnes Road to the front door of the retail space. In addition, bike parking for 2-3 bikes is included in the proposed site design.

Finally, the proposed project will be accessed from a private drive as designed in the Willowind Commercial Subdivision and will not burden existing public streets. After initial review, the total number of trips associated with the new Les Schwab location did not trigger any improvements to the public roadway.

Thank you for your time and please contact me should you have any questions.

Sincerely,

Nicole Olmstead

Nicole Olmstead, AICP

Planner