

CPC CU 20-00076

**Project Statement 1839 Dublin Blvd
CPC CU 20-00076
AUGUST 9,2020**

Re: Proposal for change of zoning for 1839 Dublin Blvd Colorado Springs, CO 80918

A Pro Auto LLC owns 1839 Dublin Blvd Colorado Springs, C 80918 and leases the property to Anthony's Pro Auto LLC. The current use of the building is as a 6 bay auto repair shop doing repairs and maintenance on automobiles and light duty trucks. We are proposing adding to our current line of business with the addition of car and truck sales. This change would not impact the current structure of our building, the parking lot, or surrounding landscape, and indeed may decrease traffic to and from our building. We do not foresee additional pedestrian or automobile traffic, as the proposed business plan would involve a very small number of vehicles each month perhaps 4-6 additional vehicles per month. Given that these vehicles are anticipated to need large repairs, the current volume of in and out customers to the shop on a daily basis may decrease in order to manage the larger repairs on these sales vehicles. Currently the business within the garage on a daily basis may involve one or up to about eight vehicles needing maintenance or repairs. The proposed change in our business structure would involve the purchase of vehicles, most needing minor or major repairs then offering the newly repaired vehicle to the public for purchase or returning said vehicle to auction.

As stated above the current layout and interior of our building would not change. It is anticipated that needed paperwork to accomplish these tasks would be managed in our current small office area (60 square feet). The sales office would service for paperwork completion by customers. Current lobby area is approximately 317 square feet. We have designated the actual office area to be used on the blue print submitted. The actual garage space would not change as the current lifts, tools, and mechanics are anticipated to be adequate. The parking lot space is adequate for both business purposes. We have designated 4 parking spaces for vehicles for sale. We have 15 spaces for the Auto Repair business. The existing ADA handicapped space is being removed and relocated in order to bring it up to current standards.

We have already improved the property with new paint, complete new build-out of the garage and lobby/office space, resurfacing of our parking lot, and landscaping on the Dublin Blvd border with new sod and sprinkler systems. An additional improvement was removing the unsightly dumpster that formerly was in the rear of the building and viewable by passersby on foot and in vehicles. Our current traffic flows into and out of the building will not change.

The existing handicapped parking space will be relocated to the south side of the building. This change will additionally require repainting the space and the access aisle, reconfiguring the current curb to allow for a ramped access to the space.

PROJECT STATEMENT

Adding new sidewalk 6' wide to the front of the building to allow for ADA access of the parking space into the front door.

Development Plan Review Criteria:

- 1) The project is harmonious with the current land use and surrounding neighborhood as it is not impacting the current use and zoning approval for its current business as an auto repair shop.
- 2) There is no anticipated impact on current surrounding neighborhood.
- 3) The current structure and parking lot will not change other than relocating the ADA Van accessible parking space, aisle, ramp sidewalk access, and additional sidewalk to gain building entry from the ADA parking space.
- 4) There is no proposed development to impact current landscaping. There are no new landscaping requirements to meet.
- 5) Current vehicular access will remain the same. It is anticipated that current daily shop traffic could decrease.
- 6) There are no proposed additional or changes to drives or streets.
- 7) We currently have a thoroughfare through our parking lot blocked off for safety reasons. That is not anticipated to change.
- 8) There is adequate current parking for both business operations within the current parking spaces.
- 9) The current handicapped space will be relocated and upgraded to current ADA standards.
- 10) The current asphalt coverage will not change.
- 11) Current pedestrian access will be expanded to include access from the south parking lot including the ADA van accessible parking space., curb modifications to allow for ramped access to new 6' wide sidewalk entry into the building.
- 12) Current landscaping will not change. There are no new requirements for this project.

Conditional Use Review Criteria:

- A. Surrounding Neighborhood: Given that the proposed changes are only for flexible use space within our current building being designated for auto sales, and the use of four current parking spaces for said "auto sales" vehicles there is no anticipated impact on the surrounding neighborhood.
- B. There is no anticipated impact on public health, safety, or general welfare
- C. The anticipated small business growth and success is consistent with the Comprehensive Plan for the city. Growth in employment and business sales taxes will benefit the city.

The **pre-planning meeting summary** identified the following:

- Traffic Impact Analysis: per Zaker Alazzeah is not needed. Mineral Estate Owner notification was signed and provided.
- Drainage Report: per TJ Gayda is not needed as there are no ground disturbances planned.

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- ADA Handicapped Accessible Parking: improvement of the current ADA handicapped accessible parking space with its relocation to come into compliance with current ADA standards.

The **Initial Review** letter dated May 29, 2020 noted a FIRE comment, which noted that the ILC should show the curbs adjacent to the shared fire drive as a fire lane on the plans. This has been addressed. This project does not impact the fire lane area.

The **Second Review Letter** dated August 6, 2020 noted that this project statement needed revisions:

Please change the pre-application meeting summary landscaping section since this is no longer required. Not Addressed. **ADDRESSED IN ABOVE pre-planning meeting summary section.**

Please add that the existing ADA is being removed and brought up to today's standards. Not Addressed. **ADDRESSED In above pre planning meeting summary section of this project statement.**

On the ILLC, please label the parking spaces that are being used for auto sales display. **ADDRESSED IN ILC DOCUMENT.**

Respectfully submitted for review,

A Pro Auto LLC



Barbara Curiel
Member



Antonio Curiel
Member



Anthony Curiel
Member

August 9, 2020