

July 1, 2024

To City of Colorado Springs – Project Valvoline Instant Oil Change  
Land Use Review Project # 20240288.0  
Attn: Allison Stocker, Planner II Re Conditional Use Permit  
30 South Nevada Ave, Suite 701 Land Use Statement  
Colorado Springs, CO 80903  
719-385-5396

Ms. Stocker:

We are seeking a Land Use Plan waiver (per section 7.5.514.B.3.a.2) because the commercial center configuration was established by the previous Land Use Plan for the proposed conditional use detailed in the attached Project Statement based on the following criteria outlined in code section 7.5.514. A development plan will be submitted to be reviewed administratively following this conditional use application.

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.

The applicant is proposing to develop a two-bay auto service center. The total area for the project site improvements is 0.56 acres, of which include a building comprised of 2,989 square foot net area, main floor 1,503 square foot and 1,498 square foot basement along with associated on-site improvements to include interior drive lanes, parking, site lighting and landscaping. The municipal requirement for parking will be met through surface parking spaces. Four spaces are required and Valvoline is proposing 5 parking spaces

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 Grandview Commons Master Planned Development. See approved Master Plan MAPN-23-0007.

2. Compatibility with adjacent development patterns;
  - a. There are multiple auto-use businesses in the surrounding area including, but not limited to, the following
    - Super Star Car Wash, 3225 Centennial Blvd, Colorado Springs, CO 80907
    - King Soopers Fuel Center, 3210 Centennial Blvd, Colorado Springs, CO 80907

This use permit is consistent with the current land use for the aforementioned properties. Additionally, properties to the south are compatible uses within the MX-M commercial

area.

3. Impact to adjacent developments including but not limited to light, noise, and traffic.
  - a. Valvoline places great emphasis on utilizing environmentally friendly practices while delivering high-quality services to the community, ensuring that the facility minimizes its impact on the surrounding environment including not overparking their lot with unnecessary paving contributing to surface run-off to the local ecosystem.

Valvoline's building is constructed with sealed floor drains and constant pressure switches provide an extra level of fluid containment. In addition, the building contains a full basement with no in-ground storage tanks and enclosed in a liquid-proof membrane. It also houses an oil-water separator that treats wastewater by splitting oil and water into their respective components for safe discharge.

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 mitigation is 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 will 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. As part of the full development plan review, we will work with appropriate city departments to ensure that our development meets all city of Colorado Springs Drainage Criteria Manual water quality and potential green infrastructure requirements as they apply to our site. This commitment will be achieved by design and constructing stormwater infrastructure sized in accordance with the specified Colorado Springs Drainage Criteria Manual to include discharge for this parcel and has sufficient capacity.

Sincerely,

LeAmber Yisrael