

CONDITIONAL USE – VALVOLINE INSTANT OIL CHANGE

Planning Commission September 11, 2024

Staff Report by Case Planner: Allison Stocker, AICP



Quick Facts

Applicant

LeAmber Yisreal

Property Owner

Lyda Hill Foundation

Developer

Valvoline Instant Oil Change

Address / Location

Northeast of the intersection of Centennial Boulevard and Grand Market Point.

TSN(s)

7336200022

Zoning and Overlays

Current: MX-M (Mixed-Use Medium Scale)

Site Area

27,213 SF / 0.625 Acres

Proposed Land Use

Automotive and Light Vehicle Repair

Applicable Code

UDC

Project Summary

A conditional use to allow a automobile and light vehicle repair use in the MX-M (Mixed-Use Medium Scale) zone district consisting of 0.62 acres located northeast of the intersection of Centennial Boulevard and Grand Market Point.

File Number

CUDP-24-0013

Application Type

Conditional Use with
Land Use Statement

Decision Type

Quasi-Judicial

Background

Prior Land-Use History and Applicable Actions

Action	Name	Date
Annexation	Mesa Addition #2	Jan. 1971
Subdivision	Grandview Commons Filing No. 6	April 2024
Master Plan	Hills Master Plan	September 2022
Prior Enforcement Action	N/A	

Site History

This property is a part of a larger commercial development. While the site has undergone numerous concept plans and subdivision plats, the latest approvals came in the form of a land use plan (MAPN-23-0007) and a subdivision plat entitled Grandview Commons Filing No. 6 recorded in April 2024. The land use plan for the subject property anticipated commercial uses and established a lot configuration and proposed improvements that would be supportive of such uses.

Applicable Code

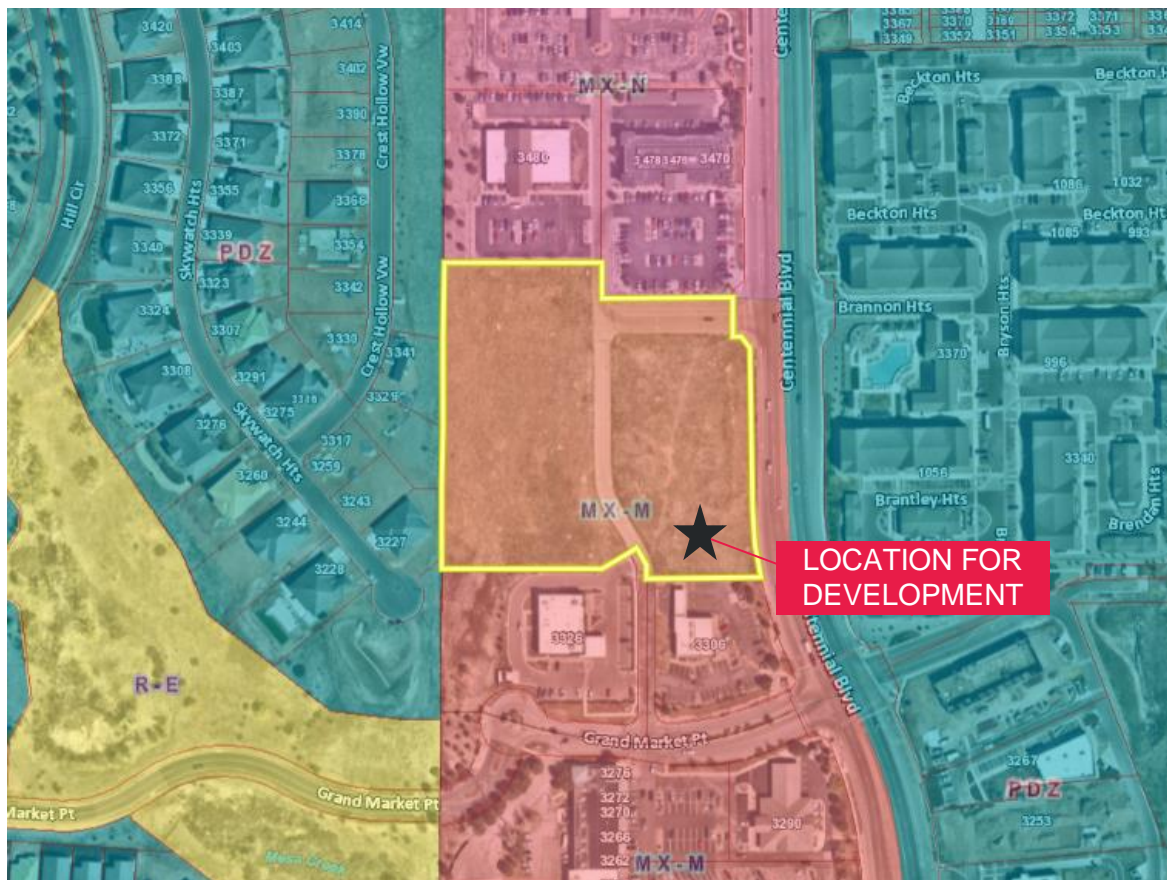
The subject application was submitted after the implementation date (06/05/2023) of the ReTool project. The subject application will be reviewed under the Unified Development Code. All subsequent references within this report that are made to “the Code” and related sections are references to the Unified Development Code.

Surrounding Zoning and Land Use

Adjacent Property Existing Conditions

	Zoning	Existing Use	Special Conditions
North	MX-N	Office	N/A
West	PDZ	Residential	N/A
South	MX-M	Office	N/A
East	PDZ	Residential	N/A

Zoning Map



Stakeholder Involvement

Public Notice

Public Notice Occurrences (Poster / Postcards)	At Administrative Review / Prior to City Planning Commission Hearing
Postcard Mailing Radius	1000 feet
Number of Postcards Mailed	111 Postcards
Number of Comments Received	0 Comments Received

Public Engagement

This application has not received any public comments through either public notice period.

Timeline of Review

Initial Submittal Date	07/02/24
Number of Review Cycles	2 Review Cycles
Item(s) Ready for Agenda	CUDP-24-0013 ready on August 9th

Agency Review

Review comments for this application were limited to informational notes pertaining to the future development plan. The reviewing agencies did not have any comments or concerns related to the conditional use application.

Conditional Use Application

Summary of Application

The Applicant is proposing the development of a new Valvoline Instant Oil Change, which is considered a light automotive and vehicle repair use. This use would be

Application Review Criteria

Below are the three review criteria outlined in UDC Section 7.5.601. The Applicant meets these criteria as follows:

1. The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards).

The proposed auto and light vehicle repair use is fully expected to be able to comply with all applicable use-specific standards. The use-specific standards for this use can be found in Section 7.3.303 and include the following:

- a. All work on vehicles shall be done entirely within an enclosed building.
- b. Automotive parts or junk vehicles may not be stored outside
- c. 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

If the conditional use application is approved by Planning Commission, the associated Development Plan will be required to include notes limiting all work to the interior of the building and prohibitions to storing materials and vehicles outside the building. There are no residential units within one hundred (100) feet of the proposed building location.

2. 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 mitigated to the extent feasible; and

The proposed auto and light vehicle repair is anticipated to be compatible with the surrounding development. Centennial Boulevard is classified as a Principal Arterial and there is presently a mixture of multi-family residential, office, and commercial uses in the immediate proximity. The Applicant has indicated that all work will be completed in the enclosed building which will limit sounds and smells within the area.

3. The City's existing infrastructure and public improvements, 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.

The subject property has gone through previous review of development capacity and necessary improvements have been acknowledged in the overall commercial center's land use plan (MAPN-23-0007), as well as in a preliminary site plan submitted by the Applicant. City review agencies foresee no conflicts to the Applicant's ability to make necessary improvements to the site and have no concern for possible off-site impacts that would be generated by this use.

Compliance with Development Standards

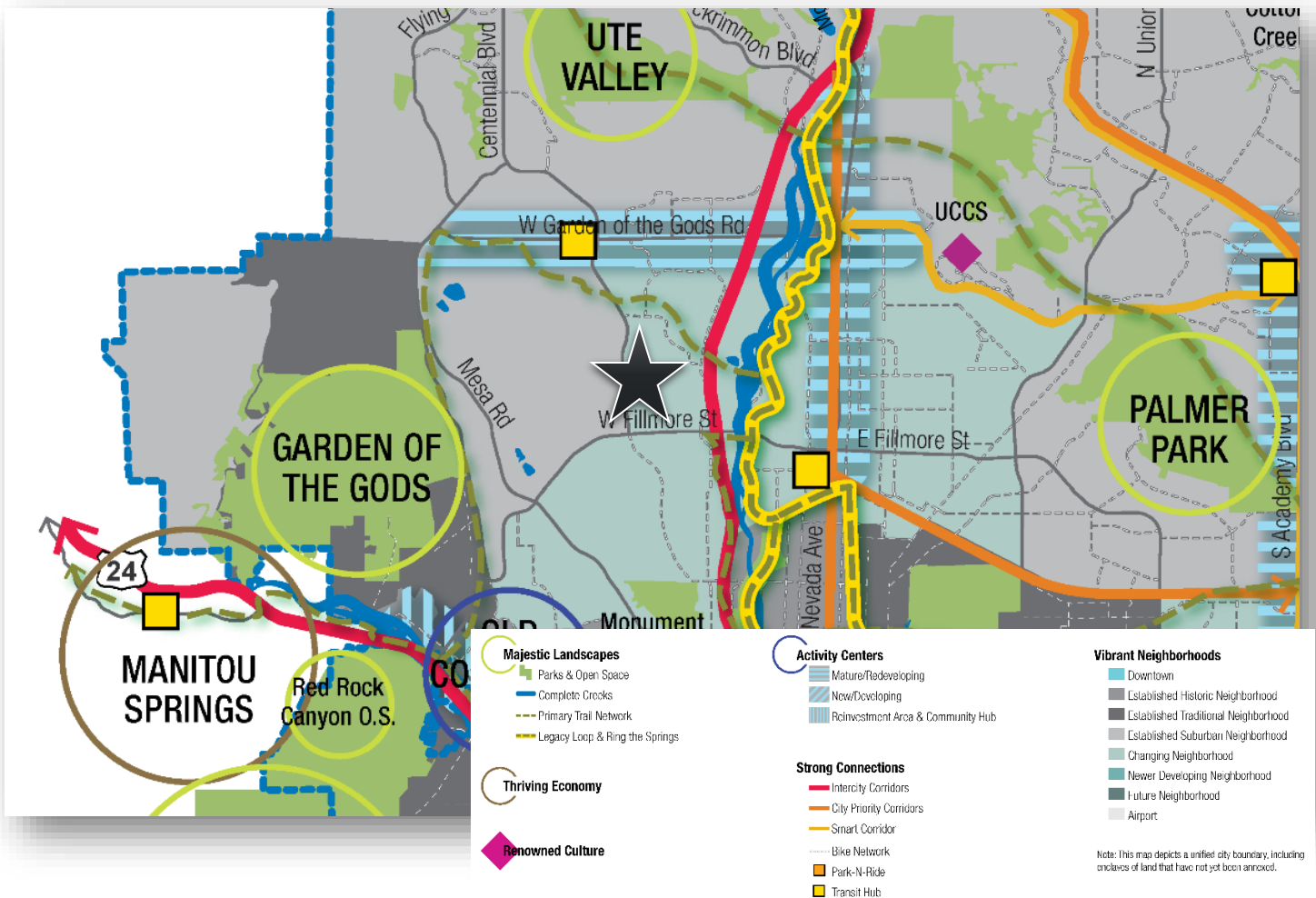
The Applicant will be required to comply with all MX-M (Mixed-Use Medium) dimensional standards and other applicable UDC sections at time of Development Plan review. Below are the standards that shall be applied during that review.

Development Standard	Required	Proposed
Lot Area	N/A	
Lot Width	N/A	
Setbacks	Front: 20 feet Side: 20 feet Rear: 15 feet	
Height	50 feet	
Parking	1 per 350SF of indoor sales/leasing/office area; plus 1 per service bay	

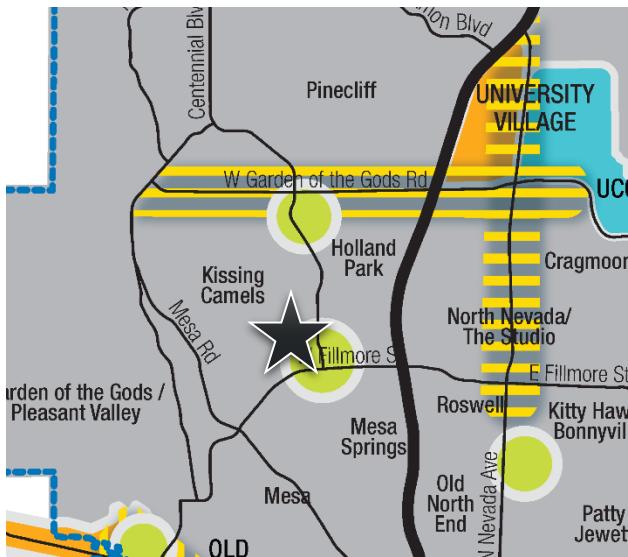
Compliance with Relevant Guiding Plans and Overlays

This site's development is guided by the land use plan (MAPN-23-0007) that established the proposed land uses, lotting configuration, and proposed common upgrades. This conditional use proposal is consistent with the guiding land use plan.

PlanCOS Vision



The subject site is located within PlanCOS Visions Map's typology of "Established Suburban Neighborhoods". This typology is used to describe areas where thoughtful redevelopment and infill is encouraged to provide continuous support of existing neighborhoods. The proposed conditional use supports PlanCOS through the following policy alignment:



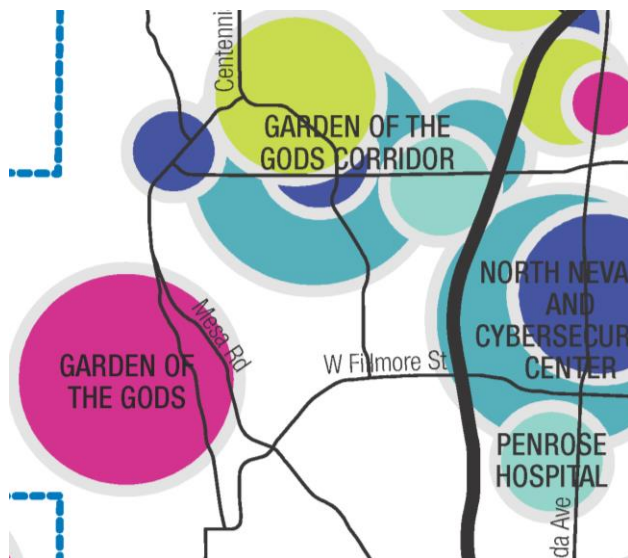
Predominant Typology



Unique Places

The subject site is within a known “Community Activity Center”. The intent behind this typology is to care for the everyday needs of citizens within easy distance of surrounding neighborhoods.

This project supports **Policy UP-2.A:** “Support infill and land use investment throughout the mature and developed areas of the City”.



Predominant Typology



Thriving Economy

The subject site resides just outside the Thriving Economy typology of “Spinoffs and Startups”. This typology is intended to provide support for growing hubs of industry, which is an anticipated element of the nearby commercial and light industrial hubs along Fillmore and Garden of the Gods roads.

This project is supported by **Strategy TE-1.C-5** by providing **convenient access to services through proactive planning.**

Additionally, this project is reflective of **Strategy TE-2.B-3** which emphasizes the need to retain plans, such as the Hills Master Plan, that calls on providing a complimentary mix of uses.

Statement of Compliance

CUDP-24-0014

After evaluation of the Valvoline Instant Oil Change Conditional Use, the application meets the review criteria.