



## Item 5.C - Valvoline Instant Oil Change Conditional Use

CITY PLANNING COMMISSION

FORMAL MEETING – September 11<sup>th</sup>, 2024





# Valvoline Instant Oil Change – Conditional Use

## QUICK FACTS

### Address:

0 Centennial Blvd

### Location:

Northeast of intersection of Grand Market Pt and Centennial Road

### Zoning and Overlays

Current: MX-M

### Site Area

27,213 SF / 0.625 Acres

### Proposed Land Use:

Light Auto and Vehicle Repair, Minor

## APPLICATIONS

Conditional Use with Land Use Statement

## VICINITY MAP



Location for Development

# Valvoline Instant Oil Change – Conditional Use

## PROJECT SUMMARY

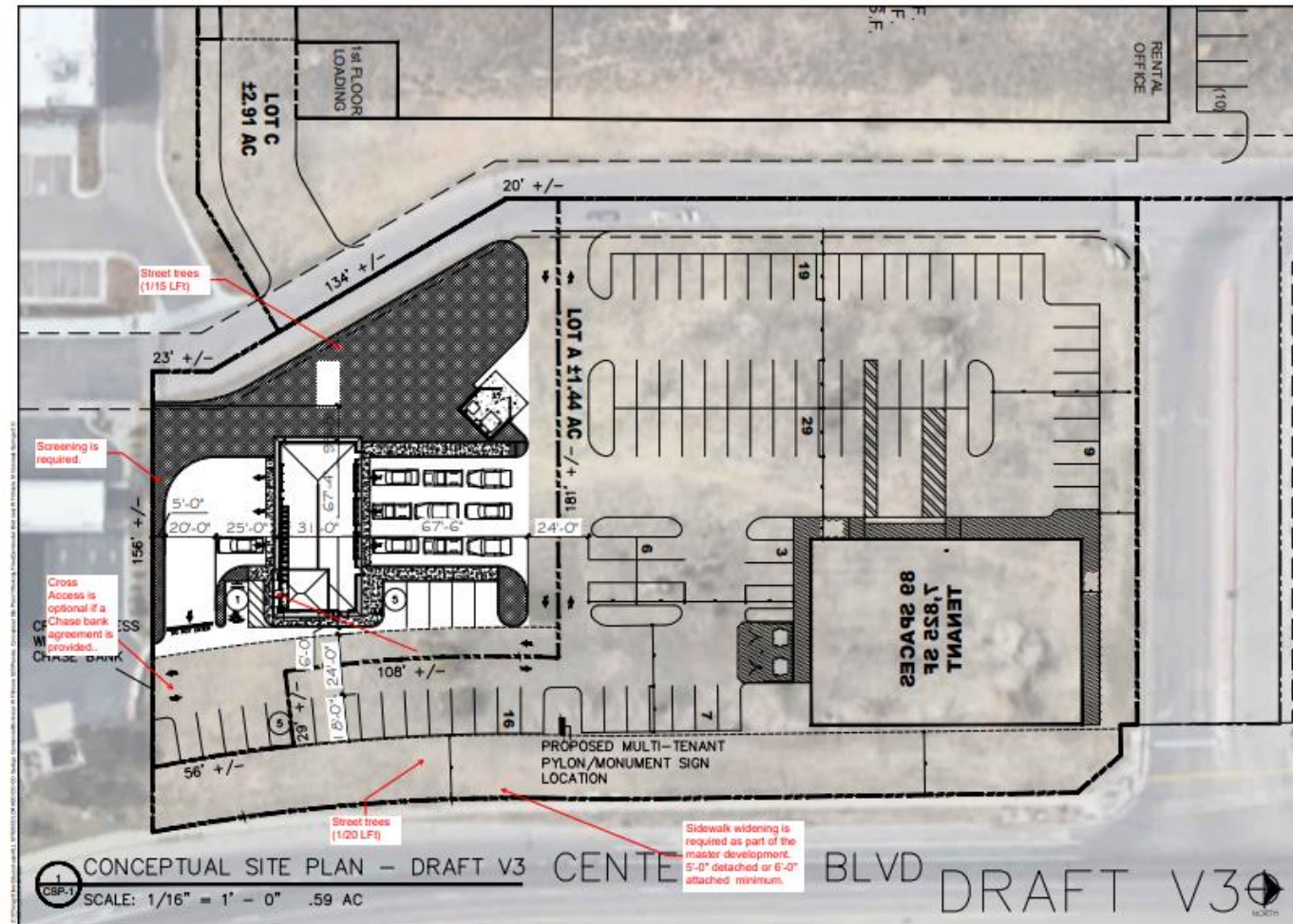
File #(s):

CUDP-24-0013

### Project Proposal:

Development of a new auto and light vehicle repair facility which is anticipated to be approximately 1,500 square feet. The site plan (right) is conceptual and not for approval.

## SITE PLAN



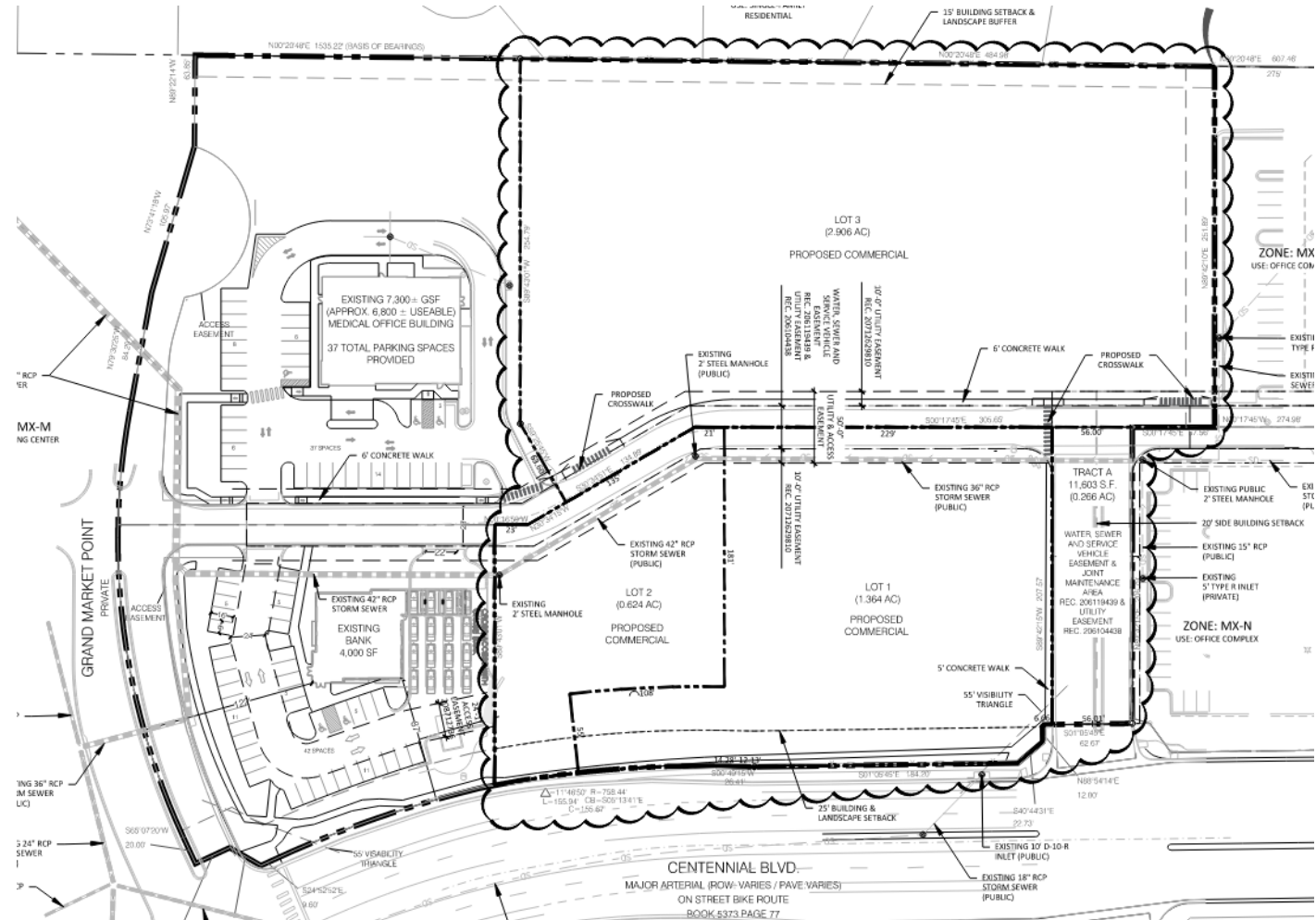


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## ADDITIONAL INFO

- This site is within a broader land use plan area (MAPN-23-0007) which anticipated commercial uses on site
- This land use plan accounted for shared access, internal sidewalks, and other infrastructure improvements

## Associated Land Use Plan



# TIMELINE OF REVIEW

Initial Submittal Date

July 2<sup>nd</sup>, 2024

Number of Review Cycles

2 review cycles

Item(s) Ready for Agenda

August 12<sup>th</sup>, 2024

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	Internal Review / Prior to Planning Commission Hearing
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	111 Postcards
Number of Comments Received	0 Comments Received

## PUBLIC ENGAGEMENT

- No public comments have been received on this application.

# AGENCY REVIEW

## **Traffic Engineering**

No comments received during review.

## **SWENT**

Informational comment to be addressed during Development Plan review.

## **Engineering Development Review**

Informational comment to be addressed during Development Plan review.

## **Colorado Springs Utilities**

Informational comment to be addressed during Development Plan review.

## **Fire**

No comments received during review.

## **Planning Landscape**

No comments received during review.

## **Other**

Citywide Development Impact fees will be applicable to this project and evaluated during the development plan review.

# APPLICATION REVIEW CRITERIA

## 7.5.601 Conditional Use

### Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- 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 mitigated to the extent feasible; and
- c) 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.

### Statement of Compliance

#### CUDP-24-0013

After evaluation of the Valvoline Instant Oil Change conditional use, the application meets the review criteria .



# PLANNING COMMISSION OR CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

CUDP-24-0013 – Valvoline Instant Oil Change – Conditional Use

### **Motion to Approve**

Approve the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.

### **Motion to Deny**

Deny the Conditional Use based upon the finding that the request complies with the criteria as set forth in City Code Section 7.5.601.



# Questions?

