



123 S. Front St., 3rd Floor Memphis, TN 38103
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Letter of Transmittal

June 4, 2024

City of Colorado Springs
Department of Planning and Development
30 S. Nevada Ave.
Colorado Springs, CO 80903
Phone 719-385-5905

RE: ***Commercial Building Plans Submittal
AutoZone Project # 3448
339 N. Academy Blvd.
Colorado Springs CO 80909***

Statement of Land Use and Conditional Use

AutoZone has taken a lease on the above referenced address for a new super store. The store will contain much more product assortment (SKUs) than our typical store, though most of that will be behind the service counter. Part of the store operation is to serve the other stores in the region by delivering these products to the stores using AutoZone employees and vehicles on an on-call basis. This is a business-to-business transfer with the sale made at this store. As all AutoZone stores are company owned, there is no third party storage or sale of product from this location. The city planning staff determines this to meet the definition of a warehouse occupancy and therefore the need to apply for a Conditional Use permit.

As part of the scope of work, we are bringing the parking area into code compliance. First, the handicap parking and access shall be redone to current ADA accessibility standards with striping, signage, curb ramps and path of travel to the storefront sidewalk. There seems to be an existing path of travel to the north across the adjacent property to the ROW.

To meet the intent of the planning code, we will cut the parking lot to provide curbed landscape areas of at least 5% of the site area, with trees and shrubs. The pavement will be sealed and striped, in a layout comparable to the original arrangement. We are deleting a number of parking spaces to add landscape area, but we still exceed the minimum parking per the zoning code. There will be no change to existing storm drainage conditions.

The store will operate from 8AM to 8PM daily and will have 50 employees. The anticipated annual sales volume is projected to be about \$5 million.

As part of reaching this intended sales goal, we also are modifying the exterior of the building, to extend and raise the existing canopy, to add faux windows on the front wall, and to repaint the building for better visibility from the street.



Store Development

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The subject site is located within the Unique Places Framework Map as noted within the PlanCOS Comprehensive Plan. The site is situated along a “mature / redeveloping corridor” within the Unique Places framework which specifically identifies auto-oriented services as typical. The AutoZone development meets Goal UP-2 to “Embrace Creative Fill, Adaptation, and Land Use Change” by refurbishing an existing vacant commercial space. The development meets Goal UP-4 to “Focus on Corridors and Centers” by providing retail of automotive parts and accessories in an existing corridor that focuses on auto-oriented services. The development meets Goal UP-5 to “Create Sustainable and Resilient Places” with AutoZone’s business model, meeting the community needs for their vehicles. While the business is oriented for the conventional gas-powered vehicles, we are attuned to addressing alternative powered vehicles as the change in market demand occurs.

Regarding meeting the requirements of the City of Colorado Springs Drainage Criterial Manual, our civil engineer reviewed the site and development improvements. Per the COS DCM Volume 2, Chapter 1 (page 18), this site should be exempt from the 4 Step Process (green infrastructure requirements). The site is a new development or redevelopment with land disturbance of less than one acre. The same rationale means we should also be exempt from water quality and detention, per CDM Volume 2, Chapter 4 (page 62). It appears we are also not immediately tributary to a stream or located within a streamside overlay.

If you have any questions please contact me.

Sincerely,
AutoZone Inc.

DocuSigned by:
Phil Pecord
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Phillip Pecord
Architect
AutoZone Store Development