

November 9, 2021

Included below is Valvoline's statement of intent for a special exception since the proposed development includes a drive thru. Valvoline is proposing to develop the vacant outlot parcel North of Meijer at 6939 W Broadway, parcel ID:30-01-26-307-003.000-018, into a Valvoline Instant Oil Change facility. The current zoning of the property is Regional Commercial (CR) with W Broadway Highway Overlay, and an oil change facility is a permitted use in that Zoning District.

The property is currently vacant, has never been developed, and is primarily covered by grass. The proposed development will be a 3-bay Valvoline Instant Oil Change facility with associated support features (parking, drive-aisle, sidewalk pavements, dumpster enclosures, landscaping, lighting and signage, utilities connections, and stormwater management). The property is contiguous to an existing Meijer fueling facility. Typical operating hours are 8am-7pm. Typical numbers or employees at start up is 7 full-time and 3 part-time.

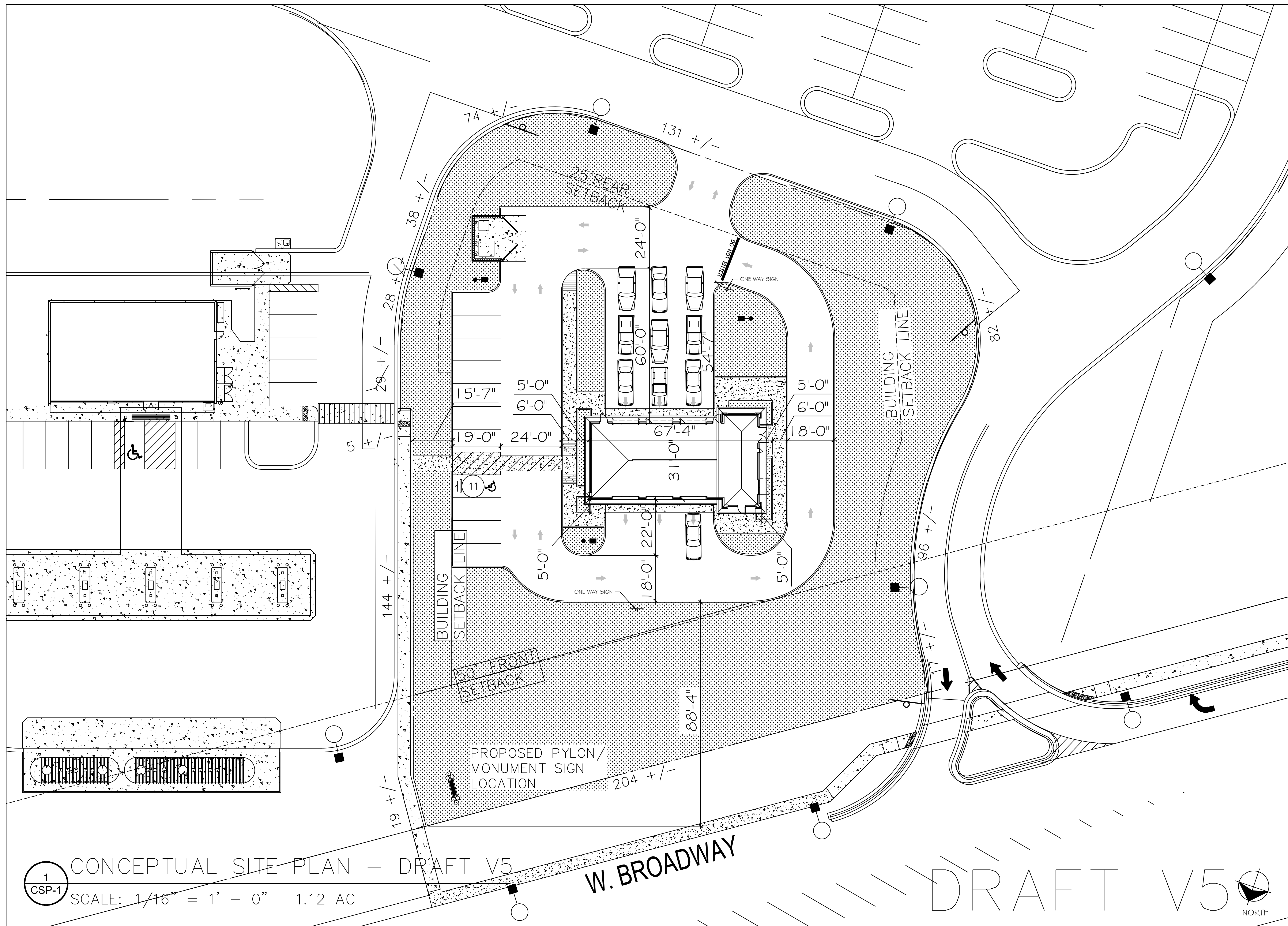
The proposed Valvoline development will require the following variances:

1. Drive aisle in front setback
 - Part of Valvoline's drive aisle encroaches the 50' front setback.
2. Section 5.02 – 6 – a – ii: Sidewalks no less than eight feet wide shall be provided along the full length of a building along any façade that features a customer entrance.
 - Valvoline has provided 6' sidewalks around the building
3. Section 5.02 – 7: Automobile service bays shall be oriented away from the view of any public street or adjacent residential district, unless the entire length of said area is screened by an eight foot masonry wall.
 - Valvoline's service bays are oriented towards W Broadway

Along with this statement, Valvoline has submitted a conceptual site plan, deed, and colored elevation to support the special exception submittal.

Respectfully,

Kelly Schwieterman



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CSP-1

CONCEPTUAL SITE PLAN — DRAFT V5

SCALE: 1/16" = 1' - 0" 1.12 AC

W. BROADWAY

DRAFT V5



