

06/03/2025

Project Statement

For a proposed Development Plan

MIDAS AUTO REPAIR

Description

Location: 8920 Straight Way
Colorado Springs, Colorado

Current Land Use: Vacant

Zoning: MX-M (Mixed-Use / Medium Scale)

Proposed Land Use: Automobile & light vehicle repair

This vacant property is located South of E Woodmen Road and East of Mohawk Road. The 0.85-acre site is vacant and zoned MX-M (Mixed-Use / Medium Scale). The area immediately East and East of the property is also zoned MX-M. This property is not located within an Airport Overlay zone district.

The intent of this project is to request the approval of a proposed Development of an Automobile and Light vehicle repair facility for Midas Auto Repair.

The proposed development plan has been carefully considered to conform to the standards and requirements set forth in the Unified Development Code (UDC), which effectively

The proposed use is Automobile and light vehicle repair, which is listed as a Conditional use in Zone MX-M and subject to the Use-Specific Standards per section 7.3.303 I.1; All work on vehicles will be done entirely within an enclosed building, Automotive parts of junk vehicles will not be stored outside, and the property is located further than 100 feet from any residential zone district. Woodmen road separates this property from other zone districts to the North. The properties located East, West and South are an MX-M zone and larger than 100 feet.

Sufficient off-street parking per UDC standards has been provided as part of the site design, including the required ADA accessible parking which is listed in the proposed Development Plan set. An accessible route via a 5 ft. wide sidewalk which connects the building to the public ROW on Straight Way.

Sufficient lighting has been provided throughout the site. The intent of the photometric plan is to provide safe, efficient, and code-compliant exterior site lighting for the Midas development. The design utilizes full cutoff, wall-mounted, and pole-mounted LED luminaires to ensure adequate illumination for pedestrian pathways, vehicular areas, and building perimeters while minimizing light trespass and glare to adjacent properties.

Lighting levels have been calculated to meet the requirements of the 2021 IECC and local zoning standards, with automated time clock controls to reduce energy consumption during non-operating hours.

Landscape and irrigation plan meets minimum city code and for all categories including planned infiltration areas.

Site Grading and Drainage Plans have been designed to meet all applicable City Engineering requirements and conform to the approved subdivision drainage report, including design of on-site Planned Infiltration Areas for runoff reduction.

Site Utility Plans have been designed to meet Colorado Springs Utilities standards and provide appropriate connections to the subdivision utility infrastructure.