



RE: Conditional Use Narrative  
Valvoline Instant Oil Change  
Shakopee Crossings

Valvoline, LLC is proposing to construct a new oil change facility at 8245 Crossings Boulevard, PID: 274590020. The site is zoned B-1 Highway Business Zone. CESO on behalf of Valvoline LLC respectfully submits the attached Conditional Use permit package for the City's approval.

There are over 1,800 Valvoline Instant Oil Change locations nationwide. Valvoline provides quick oil changes as well as other minor automotive preventative maintenance. Services are offered via drive-through, and customers remain in their vehicles from start to finish.

Per City Standards, we provide the following responses:

The lot is zoned B-1 Highway Business Zone and neighbors a Kwik Trip Gas Station and car wash to the southeast and proposed and existing commercial to the northwest. Valvoline fits in with the uses and zoning of the surrounding area. Residential homes are located to the rear of the site, but with the distance, heavy landscaping, plus Valvoline's hours and operational practices we feel there shouldn't be any harm to the residents.

Valvoline is a low-traffic generator and therefore will not impede the existing or future operations of the area.

Per the site plan submitted, adequate utilities, access roads, drainage and other necessary facilities will be developed.

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The use is not in conflict with the comprehensive plan.

Site plans with additional details are included with this submittal. On behalf of Valvoline, LLC, CESO thanks The City for consideration of this application.