

ACCELERATING INTO THE FUTURE



Overview

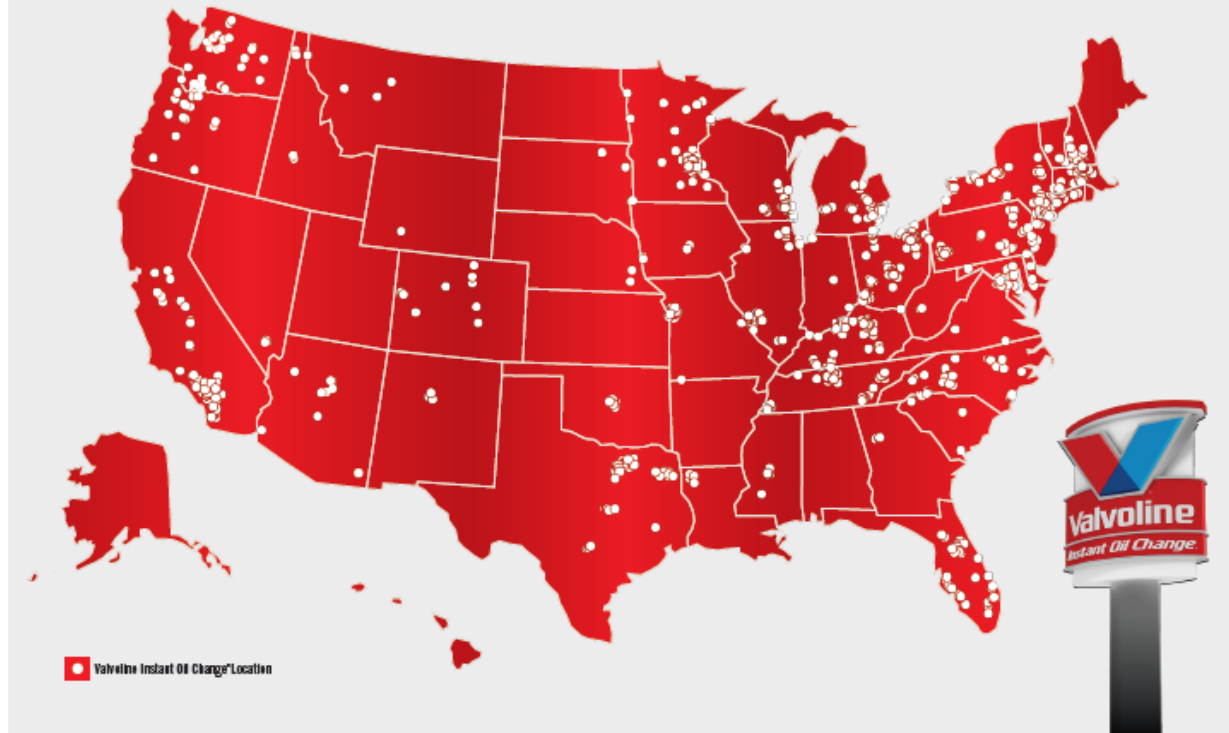
- Introductions
- About Valvoline Instant Oil Change
- About our Project
- The Application Process
- Exhibits:
 - Site Plan
 - Landscape Plan
 - Building Elevation
 - Photometric Plan
- Traffic Impacts
- Q&A

Valvoline Instant Oil Change (VIOC)

Established in 1986, VIOC owns and operates more than 1,850 stay-in-your-car oil change locations within the United States

OUR MISSION IS TO PROVIDE QUICK, EASY, TRUSTED OIL CHANGES AND PREVENTIVE MAINTENANCE WITH SPEED AND PRECISION, AND GET CUSTOMERS BACK ON THE ROAD QUICKLY AND SAFELY

Let Valvoline Instant Oil Change™ **GROW** With You.



Valvoline Instant Oil Change (VIOC)

Positive Impact On Our Surrounding Community

We are committed to be a socially responsible partner to the communities in which we live and work

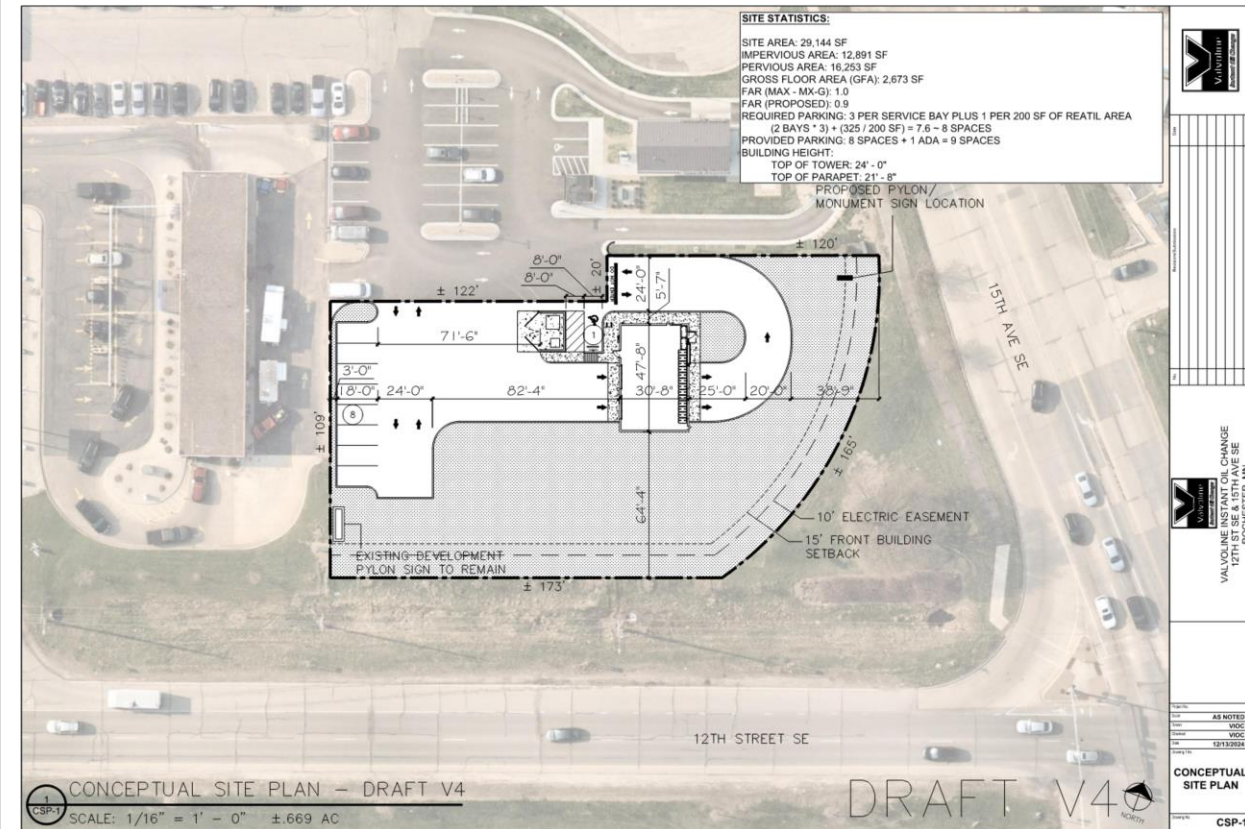
- 100% of materials generated from primary services are recycled
- No inground storage tanks
- Minimal energy & water usage, all buildings comply with current energy regulations
- Minimal exterior lighting & all lighting is LED
- Building contains full basement that is enclosed in a liquid proof membrane – most buildings are designed to keep fluids out – ours is designed to keep fluids in
- All water exiting the building is processed thru an oil/water separator
- Air compressor is located within a sound deadened room
- Professionally maintained landscaping and irrigation



Valvoline Instant Oil Change (VIOC)

The Way We Do Business

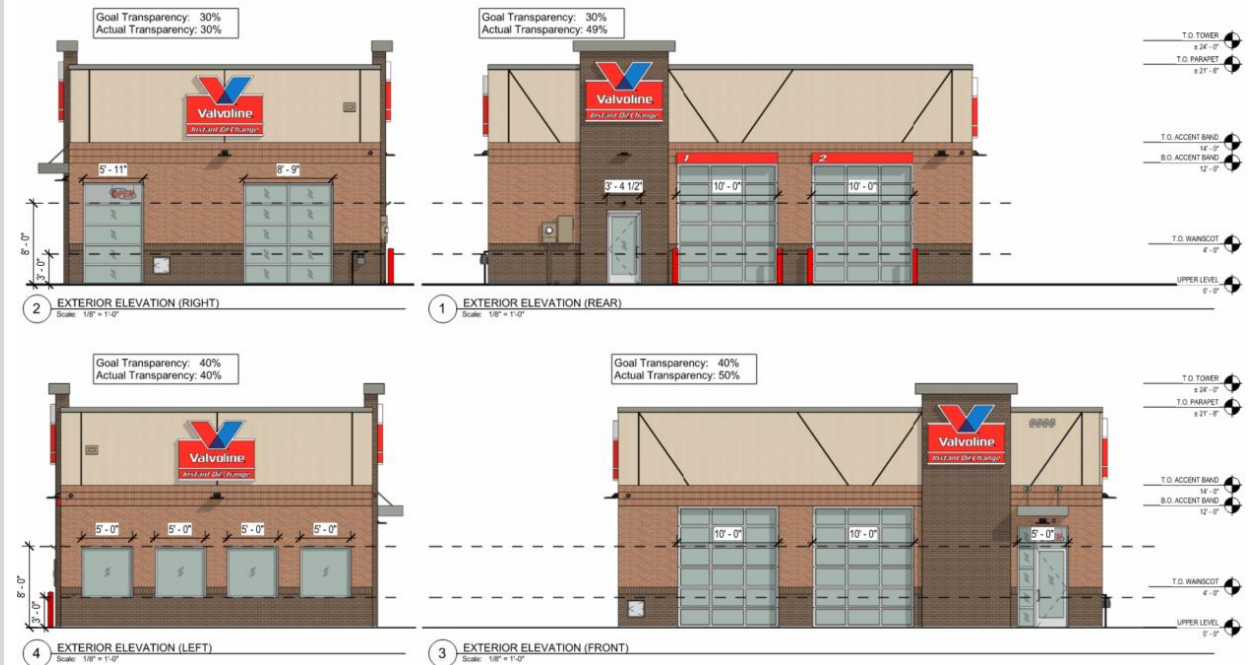
- Typical business hours are 8am-7pm M-F, 9am-6pm Saturday, and limited hours on Sunday
- Drive-thru service with no appointments needed and no “drop-offs” accepted
- All services are performed inside the building
- Low traffic volume generator, approximately 1 vehicle every 15 minutes
- No overnight parking on site
- No outdoor storage
- Limited delivery schedule during business hours only, no tractor-trailers, delivery vehicles are typically 26’ straight trucks, product is delivered thru portholes into the lower level of the building – no old fashioned barrel deliveries
- Recycling/refuse pick up is once a week during business hours. All dumpster enclosure finishes match the building



Valvoline Instant Oil Change (VIOC)

Services We Offer

- Full service oil change in about 15 minutes
- Transmission fluid replacement
- Radiator fluid replacement
- Headlight / Taillight replacement
- Air filter replacement
- Fuel system cleaning service
- Serpentine belt replacement
- Battery replacement
- Air conditioning system recharging
- Tire rotation
- Differential fluid replacement
- Windshield wiper and fluid
- No exhaust, tire, brake, or paint sales or services



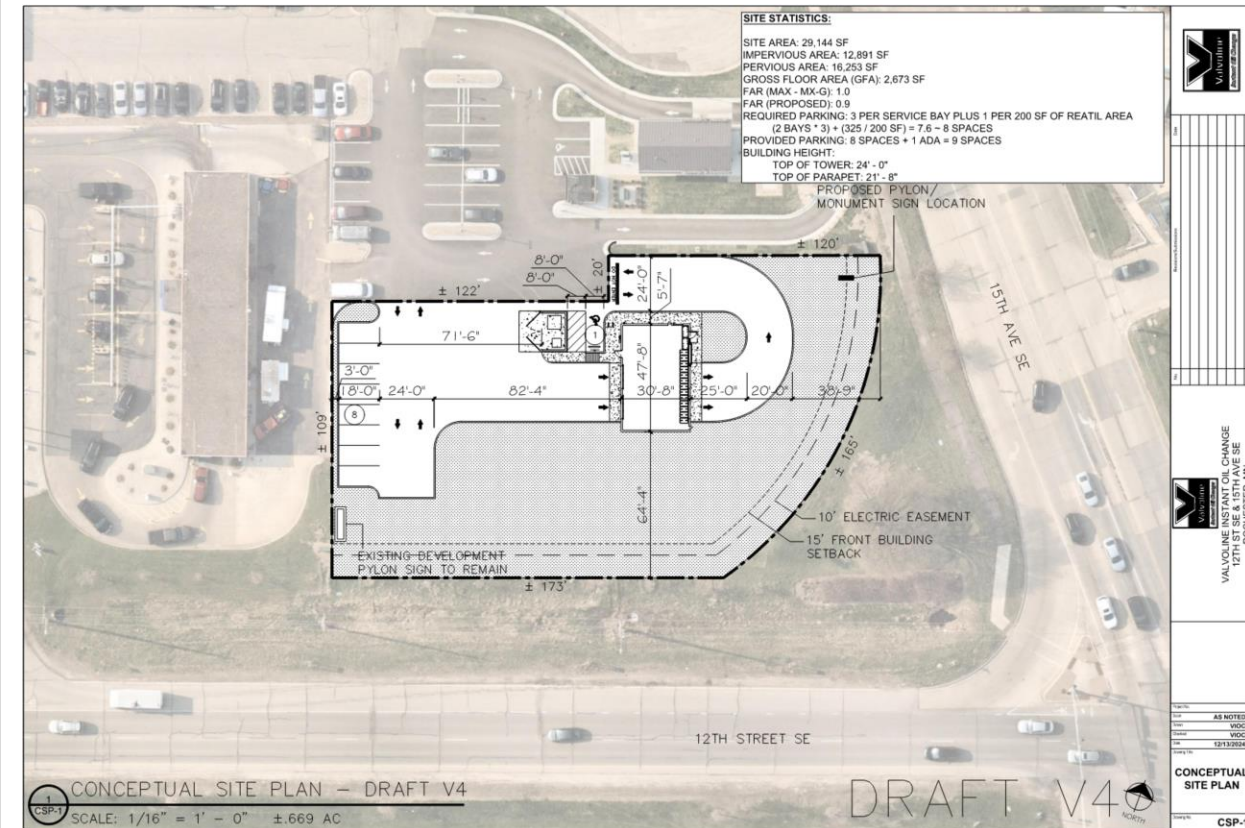
Valvoline Instant Oil Change (VIOC)

What makes VIOC service different

- Drive thru service – stay in the comfort of your vehicle for the entire visit, with oil changes being completed in about 15 minutes
- Valvoline CarCam allows customers to see what is happening while their vehicle is serviced, under the hood and below the vehicle
- Friendly, certified technicians with 270 hours of training
- 18-point maintenance check free with every oil change
- 7 full time and 3 part time positions upon opening

What makes VIOC corporate different

- Full benefits and matching 401K for all full time employees
- Valvoline Hands On employee assistance program
- Relocation opportunities
- Promotion from within

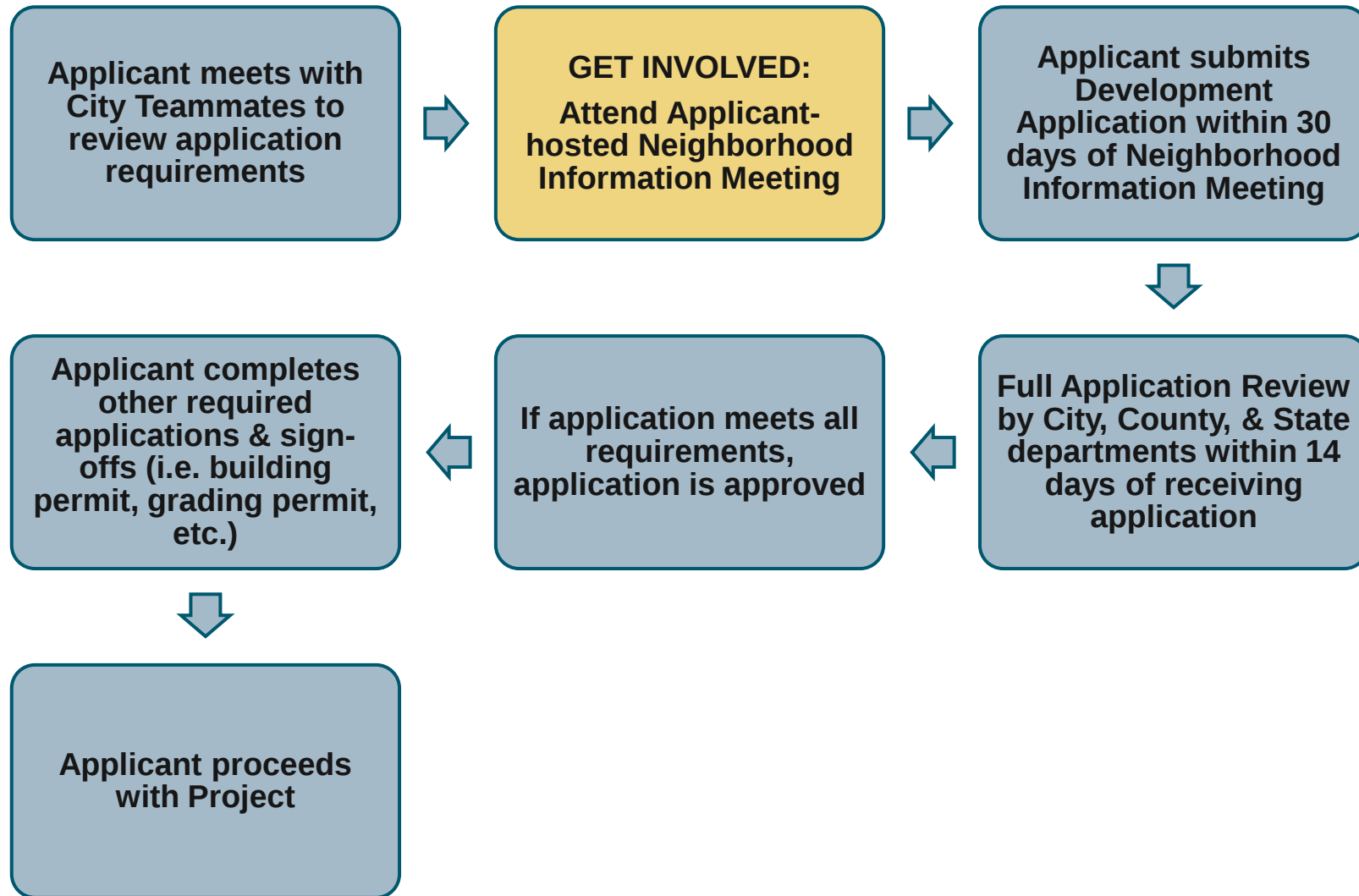


About our Project

- 2-Bay Instant Oil Change Facility
- Corner of 12th St SE & 15th Ave SE

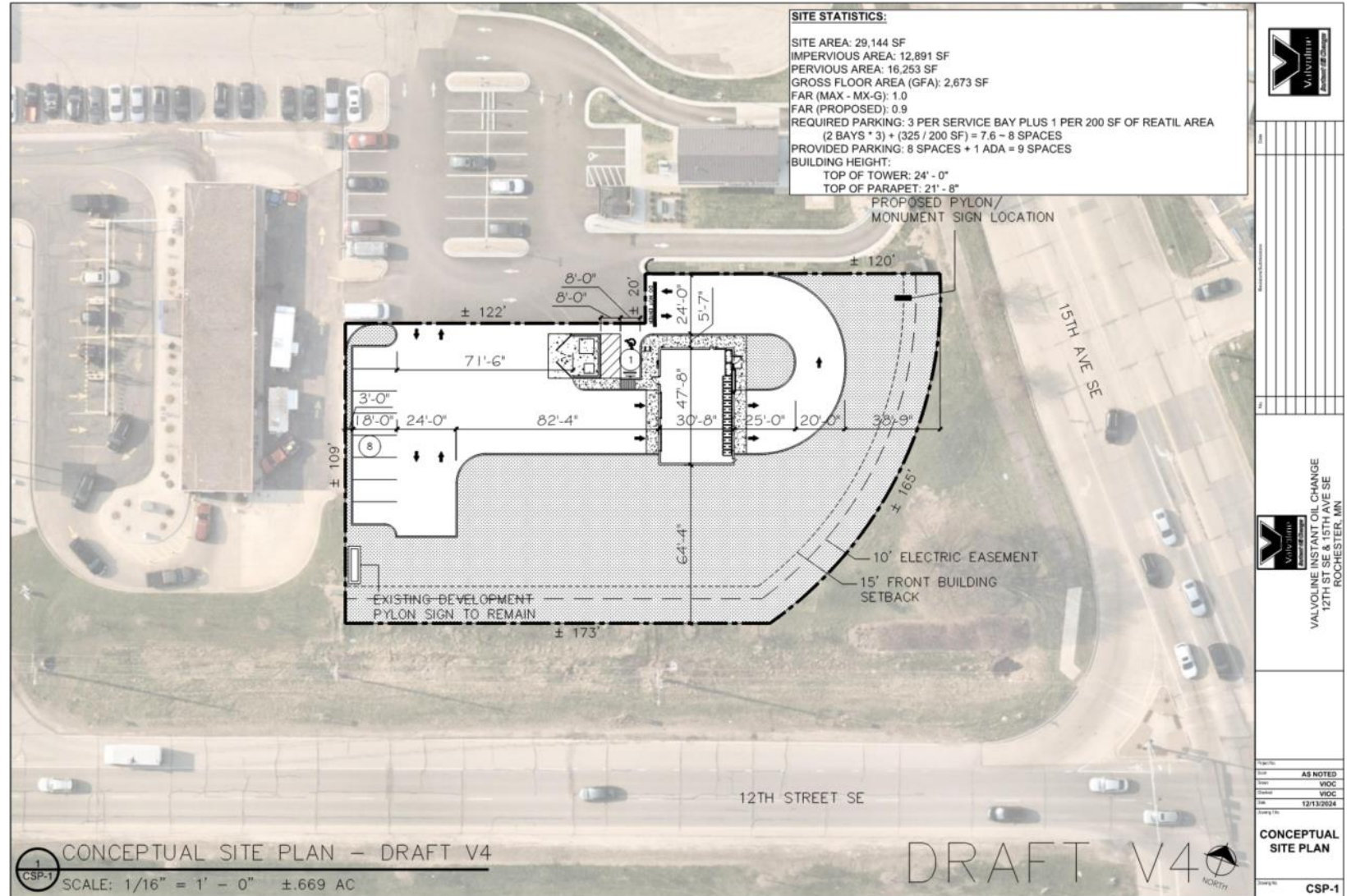


The Application Process

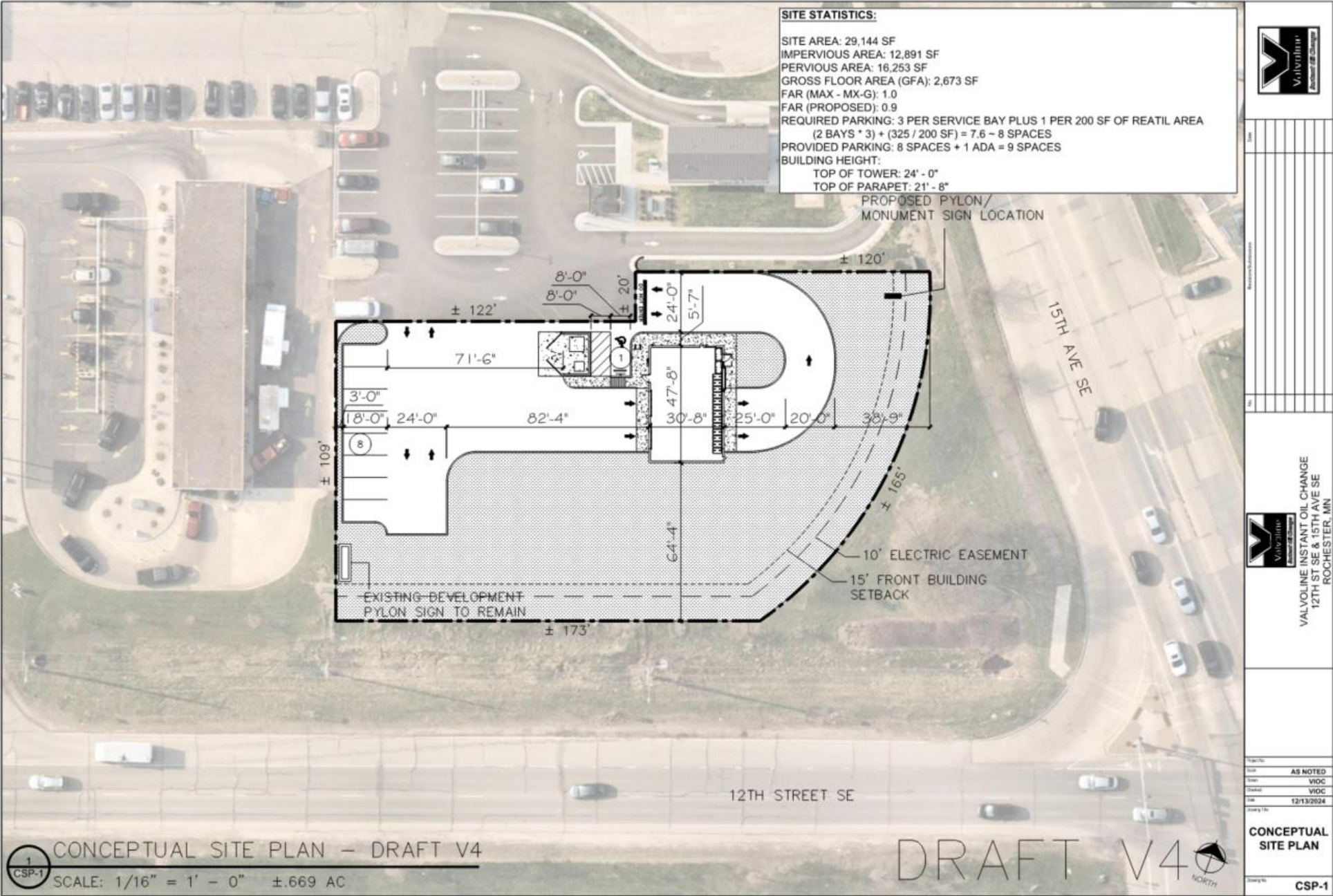


Site Plan

- 2-Bay
- 5 car stack
- FAR = 0.9
- Required Parking: 8 Spaces
- Proposed Parking: 8 + 1 ADA
- Building Setbacks: 15' East/South
- Building Height;
 - Top of Tower: 24' – 0"
 - Top of Parapet: 21' – 8"

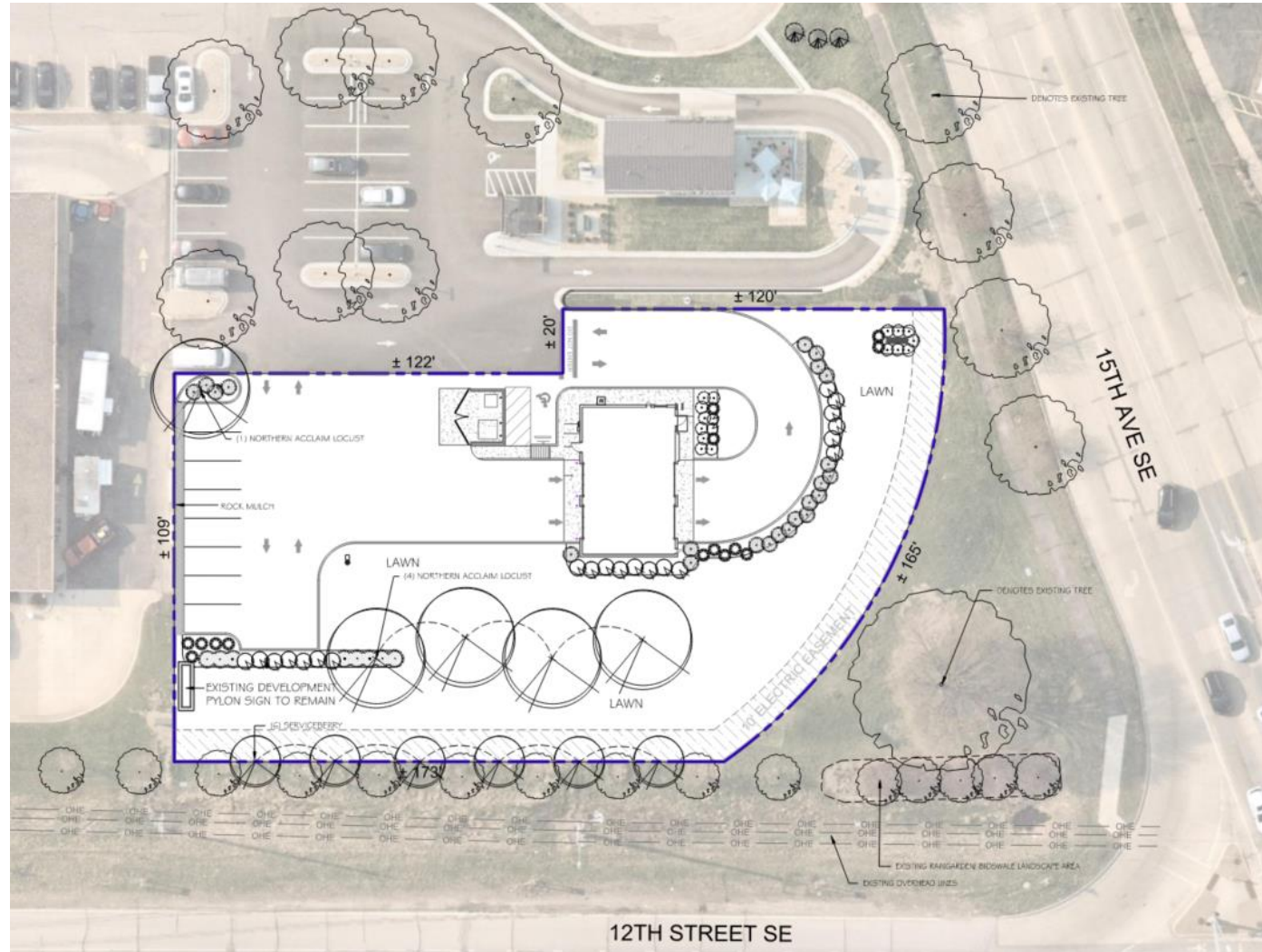


Site Plan



Landscape Plan

- Base Plantings:
 - 15 Golden Mop Cypress
 - 30 Sea Green Juniper
 - 21 Summer Wine Ninebark
 - 2 Aw Spirea
 - 12 Switch Grass
- Bufferyards: N/A
- Street Trees:
 - 5 Northern Acclaim Locust
 - 6 Serviceberry

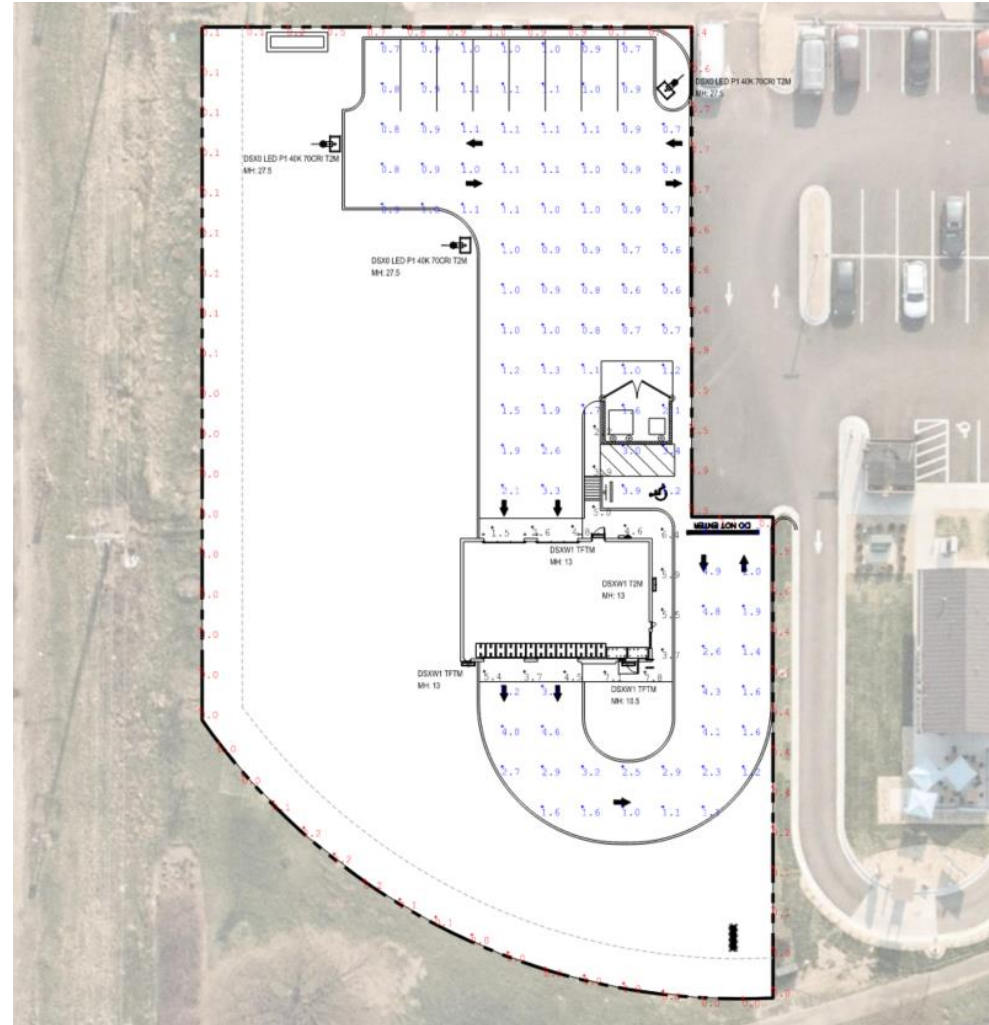


Building Elevations – BRICK / BRICK



Photometric Plan

- Light Pole Summary:
 - 3 Total Light Poles
 - Mounting Height: 27.5'
 - 4 Wallpacks
 - Mounting Height: Varies, See Plan
- Calculation Summary
 - Light Pole Max Lumens: 4,736
 - Wallpack Max Lumens: 7,711
 - Pavement Area Min/Max: 0.6/7.7
 - Property Line Min/Max: 0.0/4.3
 - Sidewalk Min/Max: 1.5/7.8



Traffic Impacts

Preliminary estimated traffic volumes are based on trip generation by Institute of Transportation Engineers Trip Generation Manual, 11th Edition. Specifically, ITE Category 941 (Quick Lubrication Vehicle Shop).

Trip Generation Counts			
X = 1,462 SF/1000 X = 1.46	AM Peak Hour Trips	PM Peak Hour Trips	Weekday Daily Trips
ITE cat. 941 – Quick Lubrication Vehicle Shop	X * 5.80	X * 8.70	X * 69.57
ITE cat. 941 – Quick Lubrication Vehicle Shop	8 trips (6 in, 2 out)	13 trips (5 in, 8 out)	102 trips (51 in, 51 out)

Thank you



Still have questions?

Contact the City of Rochester's Community Development Department with any questions about this application type via email communitydevelopment@rochestermn.gov or phone (507-328-2600).