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I am writing to inform you of a proposed development involving the construction of a new automotive service facility on a parcel located at 102205900849221425, within the Mixed Use – Moderate Intensity as Light Vehicle Repair.

The proposed development will consist of a single-story, small-format automotive service building designed to accommodate quick oil changes and other minor vehicle maintenance services. The facility will include multiple service bays and associated site improvements such as driving aisles, parking, landscaping, lighting, and signage, all of which will comply with applicable local zoning and development standards.

This use is intended to serve the local community by providing efficient, drive-through-style service with minimal waiting times and no need for customers to exit their vehicles during most services. The operational model is designed to minimize traffic congestion and ensure safe and smooth circulation on site.