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Land Use Statement

Take 5 at Austin Bluffs

Conditional Use Development Plan

November 5, 2024

Take 5 is a drive-thru oil change facility, classified as a minor automobile and light vehicle repair use, located to the southeast of the intersection of Austin Bluffs Pkwy and Barnes Rd. The site is part of the approved Development Plan (DP 76-000 10-A5(60)). The proposed project is consistent with the approved Development Plan and is permitted conditionally within the MX-M zone district.

The site today is an existing parking lot that is a part of a larger commercial center. A drive-thru oil change facility is compatible with the proposed surrounding uses including a dry cleaner, roller rink, several small restaurants, and a variety of other commercial uses.

This use will also have very little impact on the adjacent properties as it is considered minor light vehicle repair and will produce very little noise or light. All the automotive work will occur internally to the building. Most Take 5 facilities are open 7 am-7pm and it is assumed this site will operate within a similar time frame. These hours are well within the range of normal operational hours of the proposed surrounding uses, making it very compatible within the overall development.

The site will be accessed from within the commercial development and customers will utilize the two existing shared access points, one along Barnes Rd and the other along Austin Bluffs. The trips generated from the proposed development is well below the threshold of requiring a traffic impact study, therefore traffic is not a concern.