

PROJECT STATEMENT

Take 5 on Austin Bluffs Parkway

Conditional Use Land Use Statement

November 5, 2024
REV 1- December 11, 2024

Take 5 is a drive-thru oil change facility, classified as a minor automobile and light vehicle repair use, located to the South-East of Austin Bluffs Parkway and Barnes Road. The site is part of the approved Development Plan (CPC DP 79-242-A1(80)). The proposed project is consistent with the approved Development Plan and is approved within the zone district as a conditional use.

The project being submitted for review encompasses approximately 0.36 acres of an existing parking lot within an existing commercial development. Drive-Thru Oil Change is considered Automobile and Light Vehicle Repair Minor and is a permitted use conditionally within the MX-M (Mixed-Use Medium Scale) zone district. These standards include a 20' front building and parking setback and 25' front landscape setback along Barnes Road. Both sides and the rear of the site are within the commercial development in which the setbacks only apply to the periphery of the entire commercial development therefore this lot does not have any additional setbacks outside of the frontage along Barnes Road. The maximum permitted building height is 50'. The proposed site plan currently meets all zone, lot, and building standards. The proposed site plan also shows that Take 5 meets the off-street parking requirements for the proposed use on site, however a minor modification to the original development plan will be submitted to ensure parking requirements will be met for the entire development. A shared parking agreement is in place for entire development and will be amended as needed.

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 Pkwy.

The applications being submitted to the City of Colorado Springs include:

- Conditional Use Land Use Statement
- Minor Development Plan Amendment (Future)
- *Development Plan (In Progress)*
- *Final Landscape Plan (In Progress)*
- *Final Irrigation Plan (In Progress)*
- *Final Plat (In Progress)*

A pre-application meeting was held on July 16, 2024. There were no major issues identified during that meeting.

Conditional Use Land Use Statement

The development plan proposes a 1,725 square foot drive-thru oil change facility on 0.36 acres. The proposed Take 5 will be developed as a single phase. 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.

Conditional Use Criteria

1. *The application complies with any use specific standards as specified in Part 7.3.3.*

The criteria for Automobile and Light Vehicle Repair, Minor are as follows,

- a. *All work on vehicles shall be done entirely within an enclosed building.*
Take 5 Oil is a drive-thru facility. All work will occur internally within 3 work bays that are being proposed.
- b. *Automotive parts or junk vehicles may not be stored outside.*
This facility does not store cars outside. In fact, customers often do not even get out of their vehicles so the only vehicles parked outside will be those of the employees during business hours.
- c. *The nearest point of the building in which the repair activity occurs shall be more than one hundred (100) feet from the boundary of any residential zone district.*
The nearest residential district is to the south and it approximately 200' from the proposed Take 5 building.

2. *The size, scale, height, density, multimodal traffic impacts and other impacts of the use are compatible with the planned uses in the surrounding area, and any potential adverse impacts are mitigated to a feasible extent.*

This use is compatible with both the existing and proposed uses surrounding this site. No mitigation measures will be necessary.

3. *Will the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed developments and any burdens on these systems have been mitigated to the maximum extent feasible.*

This is a redevelopment project that is being constructed within an existing commercial development; it will be replacing an existing parking area. The existing infrastructure, including but not limited to utilities, streets and sidewalks are all adequate for this development and will not be overburdened. The site will be accessed from within the surrounding commercial development and customers will utilize the two existing shared access points, one along Barnes Rd to the north and the other along Austin Bluffs Pkwy to the west.