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PROJECT STATEMENT

Take 5 on Space Center Drive

Conditional Use Permit

March 26, 2024

Take 5 is a drive-thru oil change facility, minor automobile and light vehicle repair, located to the north-west of the intersection of Galley Road and Powers Boulevard. The site is part of the approved Creekside Center Concept Plan (AR CP 99-00611-A4MN19). The property is consistent with the approved Concept Plan and is permitted conditionally within the MX-M zone district. Access to this site as well as the general orientation of the building and the parking are per the concept plan. The concept plan does show this site to be a fast-food restaurant, however a drive-thru oil change facility is a less intense use and still permitted conditionally within the MX-M zone district. There are no concerns with this change.

The project being submitted for review encompasses approximately 0.575 acres of vacant, undeveloped land. Drive-Thru Oil Change is considered Automobile and Light Vehicle Repair Minor and is permitted conditionally within the MX-M (Mixed-Use Medium Scale) zone district as a conditional use. These dimensional standards include a 15' rear setback and 20' setback for both the sides and the front of the property, which shall be applied to the periphery of the entire commercial development. The maximum building height is 50' per the zoning code, however on this site is limited to 45' per the concept plan. The proposed site plan currently meets all zone, lot, and building standards.

Primary access to the site will be located along the private drive to the west. This private drive was approved with the Creekside Plaza Development Plan file no. AR-DP 21-00315 in September of 2022.

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

- *Land Use Statement*

A pre-application meeting was held on October 3, 2023. There were no major issues identified.

<u>Creekside Center Concept Plan</u>
The Creekside Center Concept Plan supports the proposed use, there is no land use plan or concept plan amendment required with this application.

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 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, costumers often do not even get out of their vehicles so the only vehicles parked outside will be those of the employees.

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 on the opposite side of sand creek and is well over 200' away.

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 have capacity to serve the proposed development and have any burdens on those systems been mitigated?*

There is an existing development plan for this property completed by the master developer. This project identified and is responsible for any improvements that were identified during that process. The infrastructure proposed with the Creekside Plaza Development Plan will be existing and sufficient for the proposed improvements that are included with this application.