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Land Use Statement

Take 5 on Space Center Drive

Conditional Use Development Plan

February 28, 2024
REV 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.

Per the Concept plan there is to be a fast-food restaurant to the north, two smaller commercial/retail businesses to the west and there is an existing bank to the south. A drive-thru oil change facility is compatible with the proposed surrounding uses. This site will be one of the first of the development in, so it will be setting the tone for the rest.

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

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, therefore the traffic impact is not a concern. Primary access to the site will be located along the private drive to the west. This approach to access will be consistent throughout the development, no access will occur off Powers Blvd to the east or Space Center Drive to the west of the development. This private drive was approved with the Creekside Plaza Development Plan file no. AR-DP 21-00315 in September of 2022.