

CARLSON

Date: **June 21st, 2023**

Ref: Neighborhood Advisory Meeting

On June 21st, 2023, Carlson Associates and QuikTrip held a Neighborhood Advisory Meeting at the Municipal Services Center off Rosemary Street to discuss any issues or concerns regarding the proposed rezoning, subdivision and Site Development Plan for a QuikTrip store at 8050 Rosemary Street. All neighbors within a 500 foot radius of the property were invited to attend.

During the meeting, the following issues were brought up and addressed:

- Only one neighbor attended, Wes Adkins. Wes has lived adjacent to the property for 30 years and runs a metal scrapping business out of his property. His only stated concern, after asking many questions, was ensuring the new QuikTrip fence would provide enough space between his fence for animals to escape. He's especially sensitive to this since he reportedly has many cats. He was happy to learn about the landscape buffer along our north property line and the fact the store was oriented south with all fuel pumps and tanks at the south end.
- Also in attendance were Dalton Guerra, Planner II with Commerce City, Omar Yusuf, City Planner with Commerce City, Michael Talcott with QuikTrip, Brittany Sikorski with QuikTrip and Tyler Carlson with Carlson Associates.

Prior to the meeting, the following neighborhood interaction took place:

- We exchanged emails and spoke with Valerie Gardels, who lives northeast of the property. Valerie expressed concerns about fumes coming through her windows and needing a fence to secure her property from our use. She also expressed concerns about hours of operations. We shared with her the distance and location of the fuel canopy and parking, and that behind her property is the large detention pond. We also told her that QuikTrip will be installing a 6-foot privacy fence along the entire northern boundary, and that seem to satisfy her concerns except for hours of operation, which cannot be fully resolved at this time as the hours of operation of the store are not yet determined. Some QuikTrip locations are open 24 hours a day, and others are less.
- We had a phone conversation with Jim Starke who lives to the west of the property across Rosemary and he was supportive of the project but requested that the current post office gang boxes that are located on Rosemary at the north end of the property be relocated north to the intersection of 81st and Rosemary. We will attempt to address this issue during our approval process with the Postal Service.

This is the entirety of our neighbor dialogue before and during the neighborhood meeting. Thank you.