

Project Scope, Comprehensive Plan and Concept Schematic:

The QuikTrip PUD will allow for land development of desirable commercial, retail and automobile uses on a uniquely situated property suited for regional commercial activities, that otherwise are limited as established in the current Land Development Code (LDC). Site design and layout will be an improvement to the standards of the LDC to enhance the development within the PUD boundaries, while being complimentary in context to the surrounding built environment.

The QuikTrip PUD boundaries are proposed to be annexed into the corporate limits of the City of Commerce City, consistent with and substantially compliant to the Land Use and Growth Goals and Policies of the City's adopted (May 2, 2010) Comprehensive Plan. The subject property is within the E-470 Influence Strategic Planning Area and also complies with the Policies established in the subarea of the Comprehensive Plan; by ensuring that proposed land uses are compatible with present and future airport operations, including noise, safety and access. The development will also provide for some flexibility for future development to meet market demands, while still accomplishing the goals of the Comprehensive Plan by providing for regional commercial and automobile related land use opportunities in proximate location to Denver International Airport (DIA). Land Use Goals 4.4 and 6.1 of the Comprehensive Plan are achieved with the QuikTrip PUD by providing complimentary land uses and DIA related business in the E-470 Influence Area.

Site Layout, Circulation and Access:

The subject property will be accessed from multiple, new driveway access points along the adjacent collector and arterial roadways. To the north, along East 81st Avenue, there will be two (2) new driveways providing ingress/egress to the subject site. The eastern access drive will align with the opposite side north, existing driveway and will be full movement; while the western access drive will be restricted to right-in/right-out movement only. Along the eastern boundary, onto Tower Road will also have two (2) new driveways providing ingress/egress to the subject site. The southern access drive will be full movement and the northern access drive will be restricted to right-in/right-out movement only.

Types of Commercial Uses:

The QuikTrip PUD will follow the land uses allowed by the C-3 Regional Commercial District zone classification, per the Land Use Table in Article V of the Land Development Code (LDC), with the addition of Allowed by Right one (1) Fuel Sales with No Vehicle Repair use with up to fifteen (15) pump islands. In addition to the excluded land uses referenced in the Land Use Table, the following land uses shall also be excluded from this PUD: greenhouse, building materials and services (retail) with outdoor storage, auto rentals, motor vehicle dealerships, machinery sales, pawn shops, medical marijuana, retail marijuana, trailer sales, indoor self-storage, wholesale distributors and warehouse clubs, events center, hospital and outpatient centers, commercial parking garages, natural gas fuel sales, and senior housing to include assisted living facility and nursing homes.

Project Phasing

The northern portion of the property is proposed to development in the initial phasing of the overall site improvements. The proposed QuikTrip facility will install all internal infrastructure to allow for the residual lot(s) to develop in a phase as the market conditions allow.



Integration with Surrounding Development:

The property is currently zoned Second Creek South PUD under the jurisdiction of Adams County. The PUD established a variety of regional commercial, office, hotel and residential land uses for approximately 299+ acres of unincorporated land prior to previous City of Commerce City Annexations in the immediate vicinity. To the north, across East 81st Avenue, the land is zoned PUD and governed by the DIA Tech Center PUD Zone Document, with portions that were originally in the same PUD of the subject property. This area is now designated for commercial land uses, that generally follow the LDC C-2 zone district allowances, and currently has a fuel station. The property to the east, across Tower Road is zoned PUD with the City as well and governed by the Allied Waste Systems PUD, and currently has an airport parking facility use. The property to the west, on the other side of the drainageway, along East 81st Avenue is also unincorporated and zoned under the Second Creek South PUD and currently uses as a parking facility. The property to the south of the subject parcel is vacant as well and is within the corporate boundaries of the City and County of Denver and designated for Airport use.