

November 11, 2021

Mr. Andrew Baker  
**City of Commerce City**  
Community Development  
7887 E. 60<sup>th</sup> Ave.  
Commerce City, CO 80022

**Re: CanAm Annexation and Zoning Application**

Dear Mr. Baker,

On behalf of QuikTrip Corporation – Denver Division, we are pleased to submit this PUD Zone Document and Annexation Petition application for a new mixed-use community in Commerce City. Included with this submittal are the required application materials:

- Annexation Agreement (Signed)
- Annexation Impact Report
- Annexation Information Sheet
- Annexation Map (18x24)
- Annexation Petition (Signed)
- Application Fee (QuikTrip Check #03266372)
- Development Review Application (Signed)
- Drainage Report
- Exhibit A – Legal Description
- General Warranty Deed
- Narrative (below)
- PUD Zone Document (18x24)
- SACWSD Preliminary Contact Letter
- Traffic Impact Study

Project Location

The proposed CanAm community is an approximately 37.9 acre mixed-use development envisioned to bring a complementary mix of commercial and residential uses to northwestern Commerce City. The site is currently used for agriculture and is located in unincorporated Adams County. The property is located at 9940 E. 112<sup>th</sup> Avenue, by the intersection of E. 112<sup>th</sup> Avenue and U.S. Highway 85. This portion of U.S. Highway 85 route is part of the Canadian American Highway from which the community derives its name. This highway establishes the eastern edge of the site. To the north of the site, across East 112<sup>th</sup> Avenue, is Dunes Park, a residential community of single family detached and condominium homes. To the west of the site, across Belle Creek Boulevard, is a water retention area belonging to the City and County of Denver. The Belle Creek residential community of single-family detached and condominium homes is located to the south of the site.

As detailed in the PUD Zoning Map of the PUD Zone Document included with this submittal, CanAm will feature four planning areas:

- **Planning Area A**, roughly 7.5 acres in the northeast quadrant of the site zoned Commercial
- **Planning Area B**, roughly 7.1 acres in the southeast quadrant of the site zoned Mixed-Use
- **Planning Area C**, roughly 13.3 acres in the northwest quadrant of the site zoned Mixed-Use
- **Planning Area D**, roughly 10 acres in the southwest quadrant of the site zoned Residential Mixed-Use

As detailed on the Project Intent sheet of the PUD Zone Document, the proposed development standards will allow these four planning areas to function together as a neighborhood with a sense of place defined through thematic consistency of design elements such as building materials, fencing, and landscaping.

#### Access and Circulation

CanAm is located adjacent to U.S. Highway 85 to the west, East 112<sup>th</sup> Avenue to the north and Belle Creek Boulevard to the west. Access into the site is planned from East 112<sup>th</sup> Avenue (Multimodal Arterial) and Belle Creek Boulevard (Minor/Residential Collector). These access points will feed a system of collector and local roads which will provide internal organization and circulation through the site. The location and alignments of these streets shall be determined with future PUD Permit approvals.

Pedestrian circulation will be provided through a network of attached/detached sidewalks located within right-of-way corridors and off-street trails. These are designed to facilitate safe pedestrian access from residential neighborhoods to key destinations such as commercial areas and local parks. The location and alignment of pedestrian corridors shall be determined with future PUD Permit approvals.

#### Parks, Open Space and Trails

Parks, open space and trails located throughout CanAm will offer local community amenities to residents. The location of open space is detailed conceptually in the PUD Zone Document with locations to be determined with future PUD Permit approvals.

#### Detention

Potential open space along the western edge of the site will provide detention for Planning Areas B, C, and D. Planning Area A will have its own detention on site.

We look forward to working closely with City staff and referral agencies during the review and approval process. Beyond the more typical items included in these applications, there are a few key topics we would like to further explain from the outset that may aid in your understanding of our team's strategy and objectives involved in preparing the PUD Zone Document and your review of the application.

#### 1. Comprehensive Master Plan

In the Future Land Use Plan, this property is identified as Residential-High with a Local Commercial Center. Our team has carefully considered the range of uses included in those land use descriptions and have transferred them into this PUD Zone Document, but with specific applications to the unique characteristics of this property.

#### 2. Mixed-use Neighborhood

Having a key anchor use (QuikTrip) identified early in the process allowed our team to establish development standards to tie the commercial use with adjacent residential uses through consistency in building materials, fencing, landscaping and other site features.

#### 3. QuikTrip Design / Development Standards

QuikTrip is a specific use (applicant), so some standards are written for this proposed use to function effectively on this site. There are specific standards that QuikTrip has implemented on other retail stores across their broad network of stores, and they understand what works best to achieve the overall long-term success for their individual locations. They have learned what works or does not work well through trial and error over their years of business, always trying to get better. In each case, they carefully consider customer access and service as well as truck deliveries of products, and the realities of how traffic movement patterns/turning movements need to occur. Unique standards that will regulate this use, yet allow for it to function appropriately, include:

- a. Overall quantity of fuel pumps/bays/islands
- b. Building relationship to other site features

- c. Signage design and visibility
- d. Adjacency with other land uses

At the end of the day, QuikTrip has the same goal as their adjacent neighbors of being a good neighbor with a high-quality store and site that their own customers will appreciate.

#### 4. Signage

Signage for QuikTrip is included in this PUD Zone Document, to try to simplify the overall approvals and permits process for this unique use. The designs of their signs are not speculative but have specific details that showcase their high-quality design and specific use on the typical site. These signs are only applicable to the QuikTrip site or very similar land use.

#### 5. Initial Conceptual Site Plan Review

The City process of reviewing the proposed conceptual site plan for the property provided key feedback for preparation of this PUD Zone Document. This led to incorporation of some of these concepts into this Zone Document so that they are well defined.

#### 6. Land Uses / Development Standards

With the mixed-use aspects required at this property our team relied on many of the City's zone districts to create the ideal platform for zoning of the property to allow the necessary flexibility to meet ongoing market demands, but to also include specific standards that assure compatibility among the proposed range of uses.

As you review these applications, please let us know if you have any questions or if you need additional information. We look forward to working with the City's team as these applications proceed through the review process.

Regards,  
Norris Design



Daniel Jennings  
Associate