

PROJECT NARRATIVE

For
Lot 3, Aspen Hills Commercial Filing No. 2
15050 East 104th Ave.
Commerce City, CO

The purpose of this narrative is to describe the proposed development of Lot 3, Aspen Hills Commercial Filing No. 2. The site is located in the NE ¼ Section 18, T2S, R66W, City of Commerce City, County of Adams, State of Colorado, containing 43,740 S.F., 1.004± AC. The site is bounded on the north by E. 104th Avenue (150' Public ROW), on the south by E. 103rd Place (paved private access drive), on the west by Lot 2 and on the east by a paved private access drive.

Lot 3 is currently undeveloped with existing infrastructure. The site is covered with native soil and grasses, generally sloping from the southwest to northeast at 2-3%. The site has access from the paved private drive on the east property line and from E. 103rd Place on the south property line. The private drive is signalized at the intersection of E. 104th Avenue, has 40' of asphalt paving, vertical curb and gutter and drainage facilities. There is an existing access to Lot 4 east of the site located approximately 250' south of the signalized intersection. Existing utilities in the area include an 8" water main and 4" irrigation main located in the private access drive, an 8" sanitary main with service stub located in the E. 104th Avenue ROW, a 24" RCP storm pipe with a grated manhole and 10' Type R inlet located along the north property line electric, gas and fiber optic lines along the north property line.

Proposed improvements to the site include a 2,297 S.F. Popeye's Louisiana Kitchen Restaurant with a drive-thru, a monument sign, an access from E. 103rd Place, an access from the private drive (aligned with the existing access point to the east), 5' detached sidewalk on the east and south with a connection to the existing sidewalk in the northeast property corner, trash enclosure, paved drive aisles, 21 parking spaces, 2 van accessible ADA parking spaces, internal sidewalks, utility services and landscaping.

The development review application for this project is accompanied by a request to change the current PUD zoning to C-2 zoning in order to accommodate the proposed monument signage and allow for the undersized floor area ratio (FAR) value. The current PUD zoning does not allow for monument signage nor does it allow a FAR value less than 0.15. The C-2 zoning standards allow a monument sign, a minimum FAR of 0.05, and has less restrictive parking constraints. Additionally, the overall C-2 zoning standards have been modified recently in order to better accommodate developments such as Popeye's restaurants.



The proposed restaurant building will be located on the northwest portion of the site. ADA parking will be located near the main entrance to the building. The drive-thru lane is proposed to be located along the north and west of the building, with the service window located on the west side. A full access is proposed from the private drive on the east side of the property that will be aligned with the existing access to Lot 4 on the east. Another full access is proposed on the south that will tie into improvements to E. 103rd Place adjacent to the south property line. Onsite vehicle movement will be regulated with appropriate signage and striping. Pedestrian access will be provided with a link to the existing sidewalk along E. 104th Avenue and detached sidewalk along the east and south property lines that will provide internal connectivity. ADA accessible ramps with detectable domes will be provided at all roadway crossings. Bicycle access is also accommodated with the proposed sidewalk system and bicycle parking will be provided onsite.

The number of employees is anticipated to be 40 per day at regular sales volume and 75 per day at high sales volume.

The proposed hours of operation:
10 am to 11pm Sunday through Thursday
10 am to Midnight Friday and Saturday

It is anticipated that the maximum number of vehicles to access the site daily will be 800.

Please contact Laurie Clark with Tait & Associates at (970) 613-1447 with requests for additional information.