

## NARRATIVE QUESTIONNAIRE

### USE-BY-PERMIT

A. General Property Information:		
1.	Property Address or Parcel Identification Number (PIN):	APN: 0182307105019
2.	Applicant's Name:	Phil Dalrymple - Galloway, on behalf of King Soopers
3.	Property Owner's Name:	KRF Commerce City LLC
4.	Current Zoning of the Subject Property:	C-2 General Commercial District
5.	Future Land Use Plan Designation:	Fuel Sales

B. Background Information:		Yes	No	
1.	Is this request an amendment to an existing variance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what was the previous case number? Case # _____
2.	Is this application an attempt to correct a violation of some kind?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide a copy of the violation.
3.	Do you anticipate having employees at this location?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, how many employees do you anticipate? # of employees: <u>1 per shift</u>
4.	Is this request to have an auditorium, chapel, or other place of public gathering?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, what is the maximum seating capacity? # of seats: _____
5.	What are the anticipated days and hours of operation?	N/A	N/A	24/7 Facility (Always Open)
6.	How many parking spaces are available at this site, and how many will you add?	N/A	N/A	Existing # of spaces: <u>0</u> - (267 on adjacent parcel) Additional # of spaces: <u>0</u>

The following pages ask specific questions about the nature of your request. Therefore, it is in your best interest to answer them in as much detail as possible to help limit the number of questions and review cycles.

**DO NOT ANSWER WITH A 'YES' OR 'NO' OR 'N/A'. BE SPECIFIC!**

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### C. Specific Requests for Information

1. Describe in **detail** the proposed use of the property (state **exactly** what will be done on the property).

A use-by-permit is being sought to change the parcel use from a vacant parcel to Fuel Sales. This property will be utilized as a 7-dispenser fuel facility with an open canopy and a small, single-attendant kiosk building. This lot was parceled out when the King Soopers was built as a future retail/commercial pad, with the thought that King Soopers would want to add a fueling station adjacent to the store. The fuel station will have 7 dispensers (14 fueling positions), along with adequate room for cars to queue without impacting existing traffic patterns.

A new access point off of Parkway Drive is also proposed as part of this project. The access would be a right in/right out access located at the western edge of the fueling station. This access point will not only provide access to the fueling station, but will help the overall traffic circulation for the shopping center.

This location is a better fit for the use for multiple reasons. The previous site on the north side of the building was secluded and had poor circulation. The new site allows for the site to be more open and provides better circulation for the shopping center. The fuel center is now visible from the front of the store and provides a safer atmosphere. The new site also allows for a 7MPD fuel center instead of a 5 MPD center. Not having the fuel center on the site of the store allows for future uses for the store (seasonal sales, etc), and currently provides parking for employees.

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2a. What uses are located adjacent to the subject property?

North: Existing retail stores, existing detention pond

South: Vacant commercial/retail pad

East: Parkway Drive / existing residential development (East of Parkway Dr.)

West: King Soopers / existing shopping center parking lot.

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2b. How do the off-site impacts of your proposed use compare with the uses listed above?

The impact of the proposed fuel facility is in general conformance with the use of surrounding parcels. The only offsite impact for the project is the addition of the proposed access point to Parkway Drive.

The proposed use is consistent with uses found to the west and south of the site. This area does not have a fuel center nearby. The site would be to the benefit to the Mile High Greyhound Park redevelopment, as fuel centers are not an allowed use according to the approved zoning documents.

This site has been designed to minimize the amount of light created from the proposed use. Other than the canopy lights, no other site lights are being proposed for the site. In addition, the canopy lights have been changed from 5,000 Kelvin LED lights to 4,000 Kelvin LED lights. These lights are recessed into the canopy roof. The site landscaping has been designed to create a hedge to reduce the amount of vehicle lights shining into the adjacent residential development.

2c. What strategies are you proposing in order to avoid or mitigate any adverse impacts to adjacent property that may occur as a result of your proposed use?

No significant impacts are anticipated to the existing shopping center or surrounding properties due to the addition of the proposed fuel facility therefore no mitigation strategies are proposed. Also, all canopy lighting will be full cutoff to minimize impacts to adjacent properties and HVAC equipment will be screened.

Onsite and offsite circulation and site access will not be negatively impacted as shown in the attached Traffic Study. Traffic circulation for the shopping center will be improved with the addition of the new right in / right out access.

This site has been designed to minimize the amount of light created from the proposed use. Other than the canopy lights, no other site lights are being proposed for the site. In addition, the canopy lights have been changed from 5,000 Kelvin LED lights to 4,000 Kelvin LED lights. These lights are recessed into the canopy roof. The site landscaping has been designed to create a hedge to reduce the amount of vehicle lights shining into the adjacent residential development.

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3. What changes will need to be made to the property in order to accommodate your proposed use?

The existing parking lot for the shopping center will not be impacted by the proposed development. The site is currently a vacant parcel of land. The fueling station will have one employee working at a time, and the existing parking lot is large enough to accommodate for this.

The proposed access point at the west end of the fueling station will be constructed to not only provide access for the fueling station, but will improve the traffic cicrulation for the site. A curb cut onto Parkway Drive will be created for the access point. Utilities for the site are located adjacent to the site. Slight modifications to the storm sewer are proposed to account for the proposed site layout.

4. What levels of noise, smoke, odors, glare, or other impacts will be generated by your proposal?

Levels of noise, smoke, odors, and glare will be consistent with typical fueling facilities, and are intended to have minimal impacts.

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5. Do you propose outdoor storage at this location? If yes, please detail the type of storage you will have, where it will be located, how it will be screened, and what material it will be stored on.

Outdoor storage is not proposed at this location. Several outdoor retail product cases will be placed around the kiosk building to sell beverages and other miscellaneous convenience items, but will not obstruct the drive aisles or impact traffic flow in any way. These will be covered by the fuel canopy.

6. If this project will be constructed in phases, describe each phase and estimated time frames.

This project will be constructed in a single phase, therefore phase descriptions and timeframes have not been provided here.

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7. If this proposal is for residential development, include the number of buildings and types of living units (e.g., single-family, duplex, tri-plex, etc.)

This item is not applicable because this proposal is for a commercial fuel facility and contains no residential components.

8. If this proposal is for an institutional use (e.g., hospital, daycare, etc.) indicate the major function, estimated occupancy, delivery facilities, and community benefits that the city will receive from the project.

This item is not applicable because this proposal is for a commercial fuel facility and contains no institutional components.

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9. If this request is for a use that involves animals, specify the kinds of animals, the maximum number of each, and the containment plan.

This item is not applicable because the proposed use does not involve animals.

10. If there are any products being manufactured or processed on site, detail the method of manufacturing/processing and the method of storage.

No products will be manufactured or processed onsite. Fuel will be stored in underground storage tanks and transferred to dispensers for fueling vehicles, but this does not apply because all fuel will be processed before delivery to the site.