

NARRATIVE QUESTIONNAIRE

USE-BY-PERMIT

A. General Property Information:		
1.	Property Address or Parcel Identification Number (PIN):	Northeast Corner of 104th Ave and Chambers Road Commerce City, CO 80022
2.	Applicant's Name:	BPCO Properties LLC.
3.	Property Owner's Name:	Dean Pisciotta
4.	Current Zoning of the Subject Property:	Planned Unit Development District (PUD)
5.	Future Land Use Plan Designation:	PUD

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>7-10</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	M-F 8am-6pm / Sat 8am-5pm / Sun Closed
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> Additional # of spaces: <u>25</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).

The purpose of this request is for a Use-by-Permit review on a 0.936 - acre parcel. The subject parcel is Lot 6 of the Second Creek Village Plat located in the Southwest Quarter of Section 8, Township 2 South, Range 66 West of the 6th P.M. City of Commerce City, County of Adams. More specifically, the project is located at the NEC of Chambers and 104th Avenue.

Proposed Project:

Brakes Plus – light automotive maintenance and repair facility serving the general public

General information about Brakes Plus:

“Brakes Plus delivers high-quality technology and unparalleled customer service to every person that walks in the door. It starts with the cleanest modern facilities and state-of-the-art equipment at the hands of highly skilled people. We specialize in brakes along with several maintenance and repair services such as alignments, oil changes, diagnostics, tune ups, and many more. We always provide a free estimate before starting any work.

We know that the cost of driving a car has increased, and we know that it's hard to find time in your busy schedule to look after it. That's why it's our goal to help you get the most mileage out of your vehicle and do so at your convenience. Brakes Plus offers all-day service, Monday through Saturday, with appointments accepted to best fit your schedule. For customers who don't have time to wait for their car, Brakes Plus provides a complimentary shuttle service to work or home. For customers that prefer to stay with their vehicle, every Brakes Plus store has clean, comfortable waiting areas with free wireless internet.

Our service and maintenance programs save customers both time and money, but Brakes Plus' true goal is to build relationships. We want to be your favorite neighborhood garage and be able to service your vehicle for life. Brakes Plus is service you can trust, at a price you can afford.”

Project Narrative:

The following narrative provides a description of the proposed project in support of the Use-by-Permit to Commerce City, Colorado for the above referenced project.

Generally, the site will include an 4900 square foot Brakes Plus building, 25 parking stalls, pedestrian access to the Second Creek Marketplace, associated paving, landscaping, and utility improvements. Architectural themes of the site will match those outlined for the overall Second Creek Marketplace Concept Plan. A vehicle access drive will connect to private street A within the Second Creek Marketplace that provides direct access to 104th Avenue and Chambers Road.

The proposed project consists of constructing a 4,900 square foot Brakes Plus light automotive maintenance and repair facility. The project will include adequate surface parking and landscape improvements per the City's requirements.

The Site Plan is consistent with the Use-by-Permit – Second Creek Marketplace.

The purpose of this request is the approval of the proposed project within the existing Second Creek Village Subdivision.

The Site Plan complies with applicable development and design standards. The development proposed on the Site Plan and its general location is compatible with the character of surrounding land uses.

The design of this project incorporates materials used on adjacent buildings and/or also used though-out the community. The building facades and roof lines are articulated not only by the general shape of the building but also with changes in parapet heights as well as changes in exterior wall materials and colors. The addition of awnings, windows, changes of materials, wainscot areas, etc. provide visual interest at the scale of the pedestrian.

Business / Site Data

Use of Property: Brakes Plus is a 4900 square foot light automotive maintenance and repair facility serving the general public.

Hours of operation: M-F 8am – 6pm / Sat 8am – 5pm / Sun closed

Number of cars services: Typically, 20 to 25 cars are services per day. Usually a half day to one day service time per vehicle.

Total Employees: 7 – 10

Building Area: 4900 Square Feet

Parcel/Site Area: 0.936 acres

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

North: Future commercial retail

South: 104th Avenue is Northridge Town Center with Taco bell, 7-eleven, Walgreens and other withii Center

East: Future commercial retail

West: Future commercial retail

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

There will be no off-site impacts.

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?

This is not applicable as there will be no off-site impacts.

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

There are no changes proposed. The site will be developed similar to adjoining parcels and to typical retail developments.

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

Noise associated with the repairs is within the service bays.

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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.

There will be no outdoor storage.

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

The site will not be constructed in phases.

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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.)

Not applicable as this is not a residential project.

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.
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Not applicable as this proposal does not include institutional uses.

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

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

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