



# Case #: Z-962-20 – QuikTrip

Location: Southwest Corner of East 81<sup>st</sup> Avenue and Tower Road

Applicant: Galloway and Company on behalf of SCM-GRP Van Schaak LLLP

Request: PUD Concept Schematic - Annexation & Zoning to PUD (Planned Unit Development)



# Case Summary

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- Requested review of **PUD Concept Schematic** for future annexation and PUD zoning approval of **2 lot** development.
- **14.6 acres** of unincorporated Adams County land.
- Initial proposal on lot 1 – **QuikTrip convenience store and fueling station.**
- Lot 2 development: **to be determined** per uses included in proposed PUD.

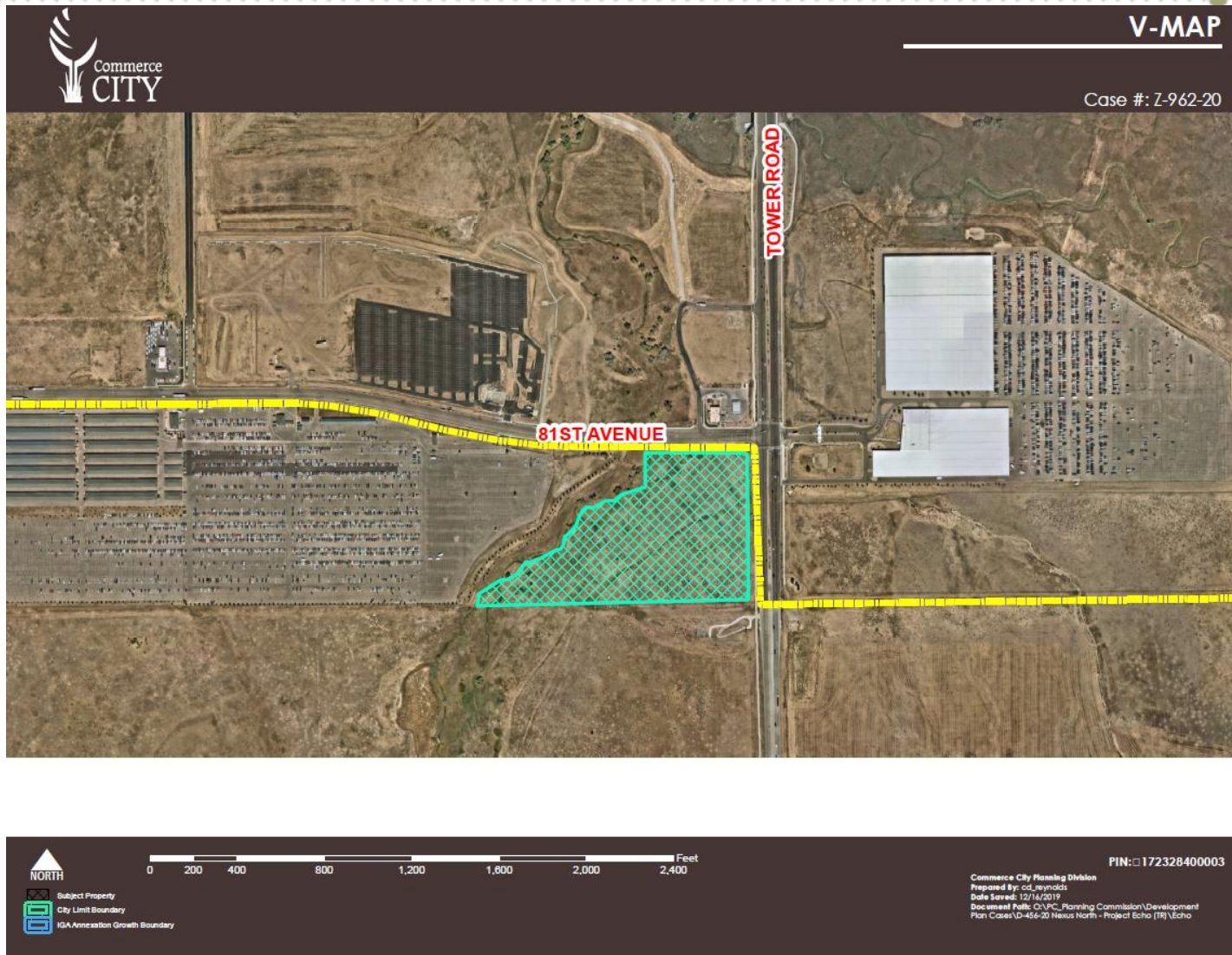
# PUD Concept Schematic Process

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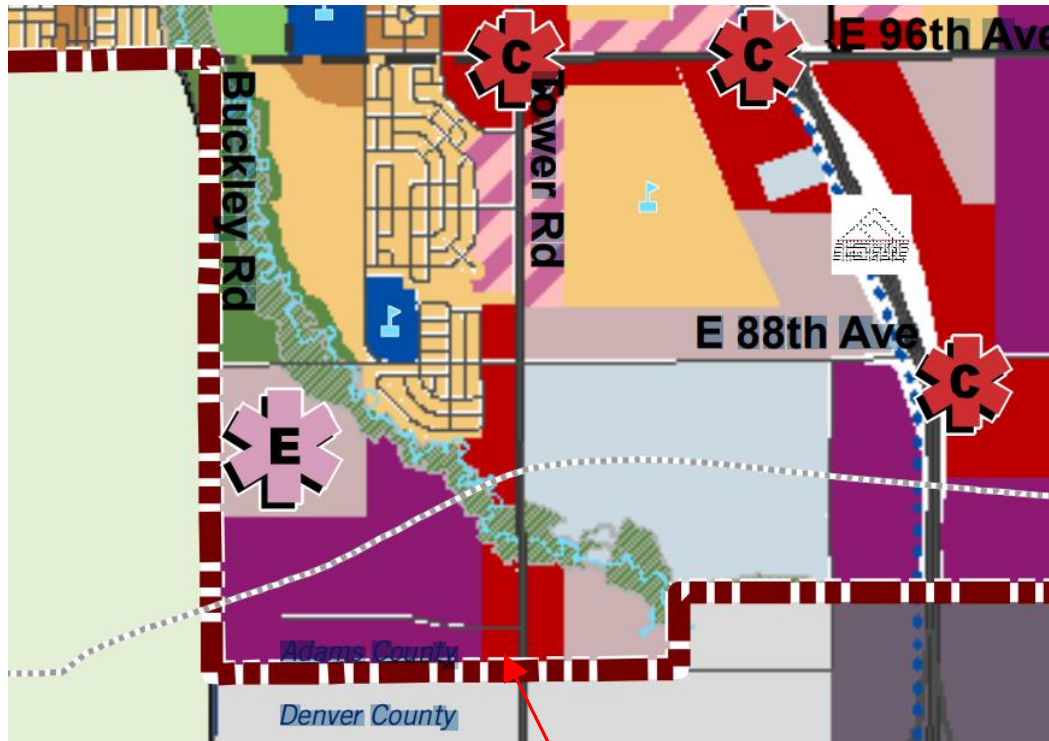
- **No Decision or Recommendation** by the Commission.
- **No formal action** by the Commission.
- Commission asked to **provide feedback** to the applicant.
- **Staff provided summarized questions** at the end of the presentation.



# Vicinity Map



# Future Land Use Plan



## Centers

- Activity Center
- Employment Campus / Business Center
- Regional Commercial Center
- Community Commercial Center
- Local Commercial Center

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West: DIA Tech  
North: Commercial  
East: Commercial  
South: C&C Denver

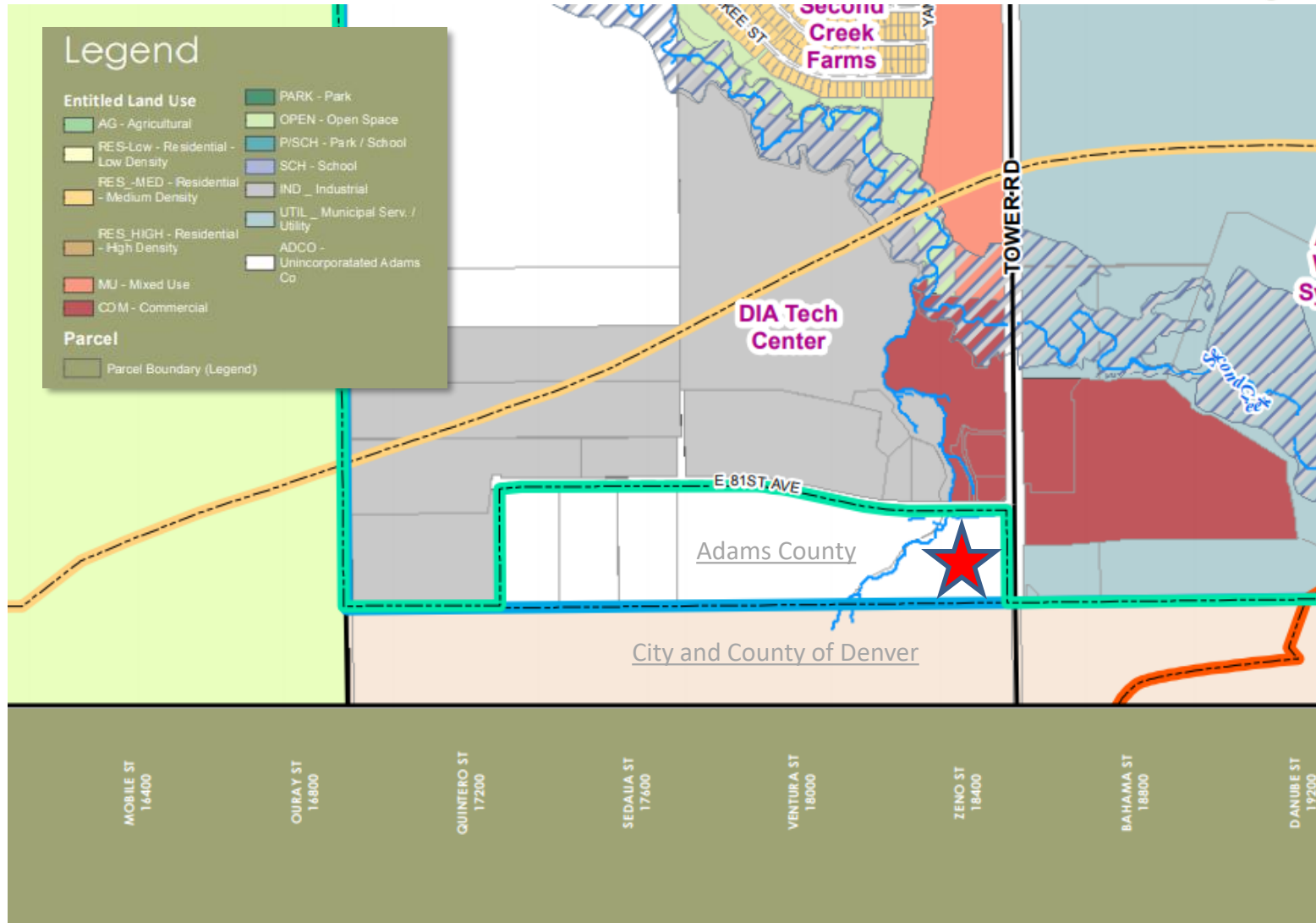
## Future Land Use

- Residential - Low
- Residential - Medium
- Residential - High
- Mixed-Use - E-470
- Mixed-Use (Corridor and Commercial)
- Commercial
- Office / Flex
- DIA Technology
- Industrial / Distribution
- General Industrial
- DIA Reserve
- Utility
- Public/State
- Park
- Open Space

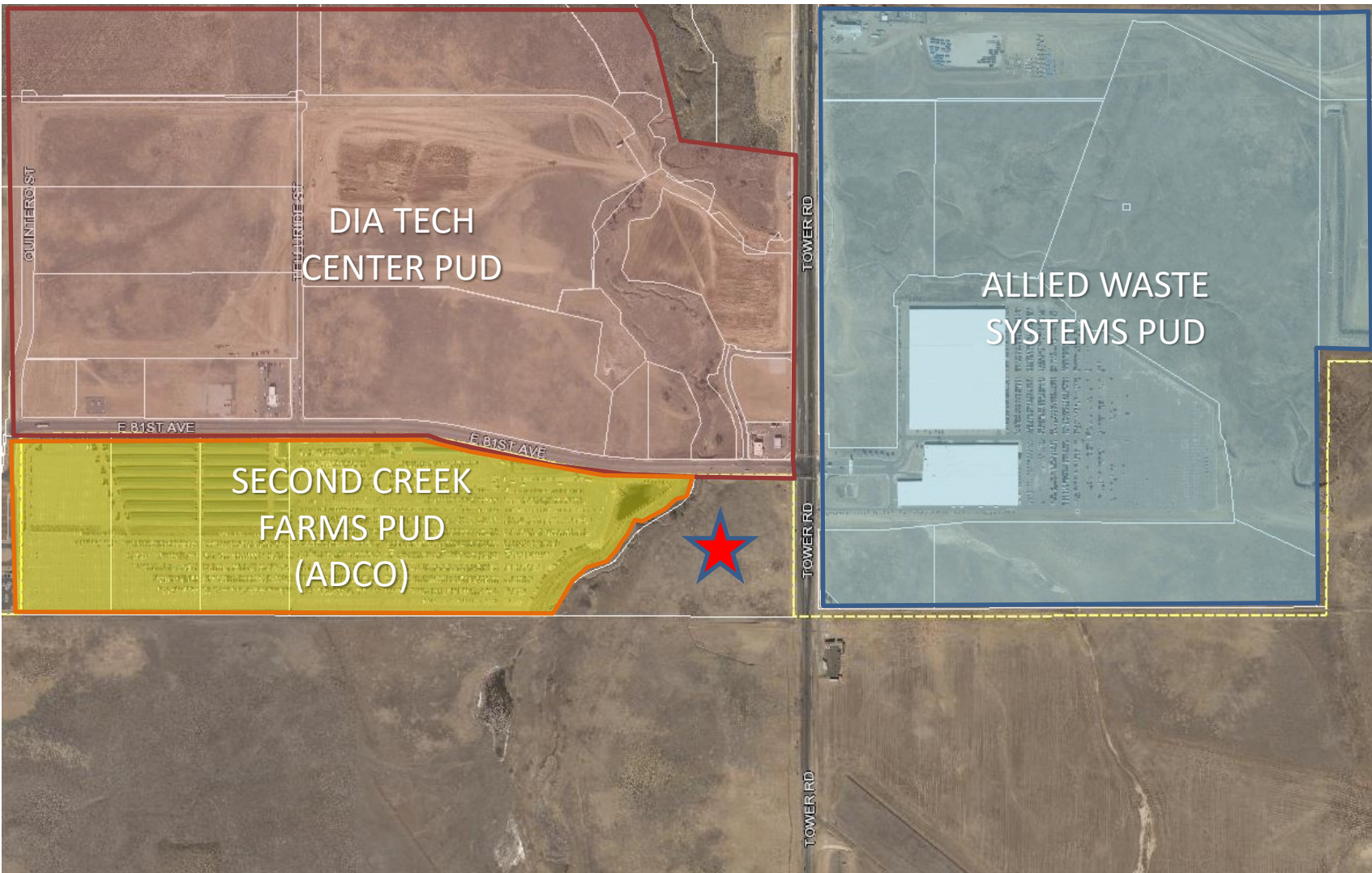
Designated for Commercial  
uses by the future land use map



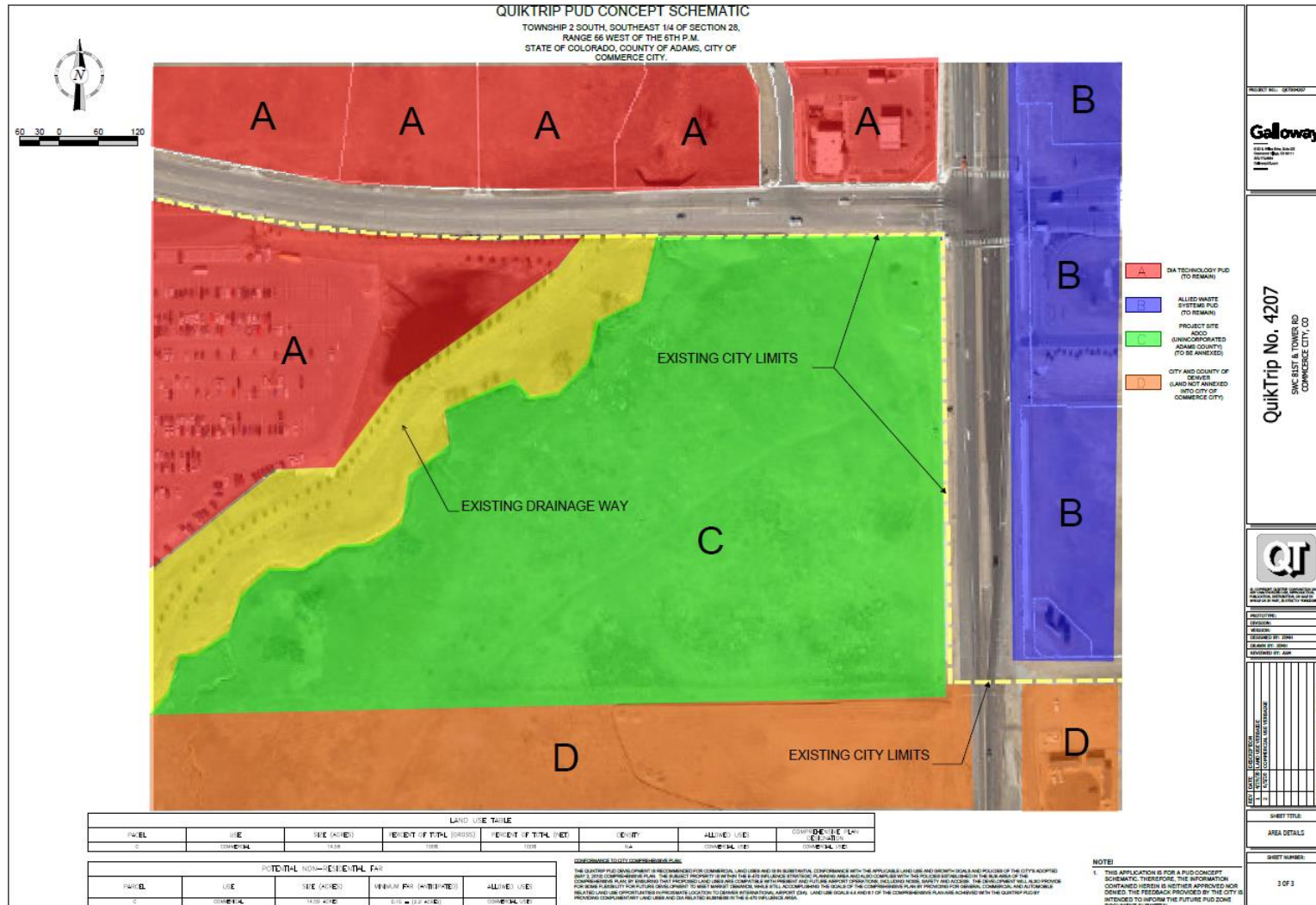
# Entitled Land Use



# Entitlement Documents

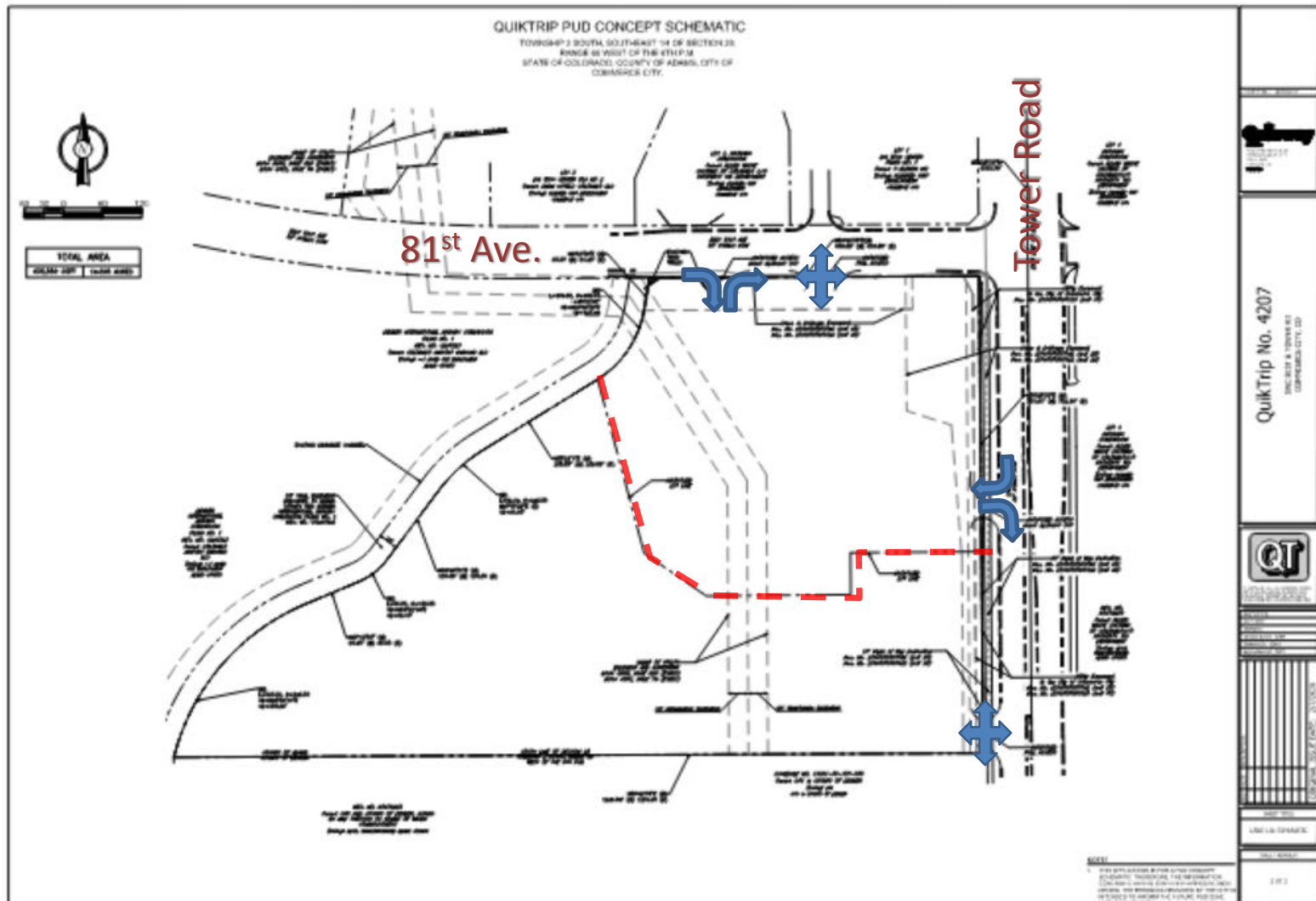


# PUD Schematic Concept Document





# PUD Schematic Concept Document



# Land Use Proposal for the Site

## PROPOSED USES

**C-2**

**C-3**

**+ FUEL SALES w/no  
Vehicle Repair**

**+ \*15 Pump Islands**  
\*conflict w/LDC

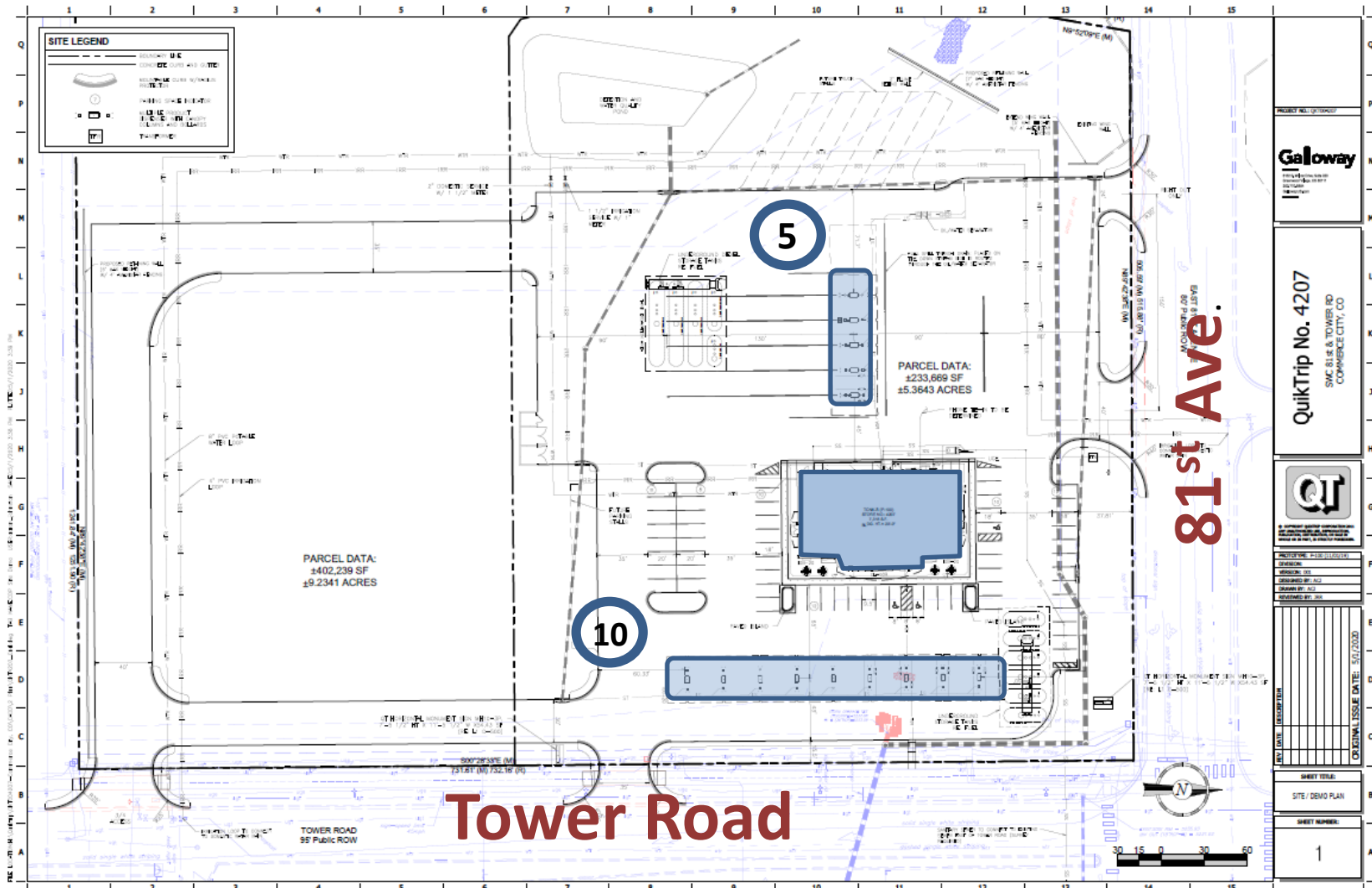
## C-3 USES EXCLUDED



- AUTO RENTALS,
- BUILDING MATERIALS AND SERVICES (RETAIL) WITH OUTDOOR STORAGE,
- COMMERCIAL PARKING GARAGES
- EVENTS CENTER,
- GREENHOUSE,
- HOSPITAL AND OUTPATIENT CENTERS,
- INDOOR SELF-STORAGE,
- MOTOR VEHICLE DEALERSHIPS,
- MACHINERY SALES,
- MEDICAL MARIJUANA,
- NATURAL GAS FUEL SALES.
- RETAIL MARIJUANA,
- TRAILER SALES,
- WHOLESALE DISTRIBUTORS AND WAREHOUSE CLUBS,

**\* Truck Stop is a conditional use in the I-1 – I-3 and AG zoning districts only**

# Site Plan



# Elev. & Architecture (typical)

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# DRT Comments

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- Proposal would seemingly meet the criteria for PUD zoning and annexation.
- Uses can qualify for alignment with the Comprehensive Plan and Future Land Use map.
- Responding agencies –
  - DIA; and (Airspace & Wildlife Management Plan)
  - United Power; and (Easements)
  - Parks & Rec. (Future trail along Second Creek)
  - S. Adams Fire (Inclusion)
  - PW's – access issues
- No update on second user



# DRT Comments

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- Truck Intensive Use vs. Fuel Station Use
- Gateway and Prominent Intersections – depicted orientation does not meet city standards
- Fuel Pump Islands - in excess of LDC standards (4 + 1 w/ Director's approval per criteria)



# Development Process

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## Next steps:

1. Pre-annex. agreement / Annexation
2. PUD rezoning
3. Plat
4. PUD Development Plan



# Planning Commission Feedback

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- Proposed **land uses for the site** (both proposed and future southern site) and their compatibility with the surrounding uses.
- The hybrid nature of the **truck fueling/fuel station depiction**.
- Proposed **deviations from the code** (building orientation at prominent intersection and the depicted 15 fuel islands).
- **Increased height** limitations for certain uses.
- **Access conflicts** with the City's ROW standards and specifications.