



501 S Cherry St
Suite 300
Glendale, CO 80246
www.ees.us.com
303-572-7997

Project Description – Site Plan and Conditional Use Permit:

The subject property is located at 11901 E. Arapahoe Road in Centennial, Colorado. The proposed improvements lie within the approximate 1.42-acre parcel located at the northwest corner of S. Paris Street and East Arapahoe Road within the Ridge at Centennial Subdivision. This lot is currently inhabited by a vacant bank building and its associated parking as well as a shared drive on the north side of the site. The vacant building and parking will be demolished as part of this project.

The current land owner is: First-Citizens Bank & Trust Company
FCB Mail Code: DAC41
100 E. Tryon Road
Raleigh, NC 27603

The developer currently under contractor to purchase the property is:
Kum & Go, LC
1459 Grand Avenue
Des Moines, IA 50309

The site is currently zoned General Commercial (CG) and the Gasoline Station/Convenience uses is considered a Limited Use. The proposed project consists of a one story approximately 5,620 square foot Kum & Go Convenience Store (C-Store), a fueling canopy that contains 8 MPD, and its associated parking, drives aisles and landscaping. There is one proposed access to the site at the northwest corner of the site. The proposed improvements also include the re-striping associated with allowing a full movement access at the private drive and S. Paris Street access at the northeast corner of the site. Pedestrian access will be provided via an ADA accessible route on the south side of the building to E. Arapahoe Road and on the north to the private drive which ultimately lead to S. Paris Street. Additional non-ADA accessible pedestrian route will be provided from the east side of the proposed c-store to S. Paris Street. Vehicles will access the site from the shared private drive on the north side of the project site that connects to S. Paris Street at the existing condition. No modification to the location of this access are proposed as part of this application. Parking is provided onsite on the north and west side of the convenience store as shown on site plan.

A traffic study has been completed and the proposed development does not have any adverse impacts on the existing roadway infrastructure and does not require mitigation. The traffic study does support the modification of striping at the private drive intersection with S. Paris Street to allow for full access movement at the intersection.

The proposed site improvements comply with the existing master drainage studies and water quality and detention will be primarily treated and detained by the existing sub-regional facilities off-site. The proposed site will provide water quality reduction measures to account for slight increase in impervious value from existing condition. A proposed private storm sewer system is also proposed as part of this development and is in compliance with the master drainage studies.



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New utilities services will be required for the proposed structure including a 1.5" domestic water service, gas and electric service, and a 4" sanitary service with 1,000 gallon grease interceptor.

The approval process that is underway is outlined below. Due to Covide-19, the neighborhood meeting was not feasible to hold prior to the initial submittal per typical process.

- Pre-Application Meeting: Was held on 01/15/2020
- Site Plan and CUP review
 - Initial Submittal made: 6/26/2020
 - Neighborhood Meeting Submittal: 09/18/2020
 - 2nd Review Submittal: 9/21/2020
 - Site Plan Approval requires Director Approval and Planning and Zoning Ratification
 - CUP will require approval from City Council
- Civil Construction Document Review
- Building Permit Plan Review

The start of construction is anticipated for the first quarter of 2021.

The site is currently zoned General Commercial and the Gasoline Station/Convenience uses is considered a Limited Use. As part of this application, a Conditional Use Permit (CUP) is proposed for the allowance of 24-Hour Commercial Retail. Additional CUP justification can be found below based on the general standards for conditional use.

- The conditional use shall not be of a type that would tend to undermine the implementation of an adopted Sub-Area Plan for the location of the parcel proposed for development. ***The proposed conditional use of 24-Hour Commercial Retail does not undermine any implementation of any adopted Sub-Area plans.***
- The conditional use shall be compatible with surrounding land uses and the natural environment and will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment trajectory. ***The proposed conditional use is compatible with the adjacent land uses. The project site is located off of a major roadway with similar uses within the corridor.***
- There is no practicable alternative location where this use is permitted as-of-right within one-quarter miles of the parcel proposed for development, or, if such a location exists, the proposed location is more favorable in terms of:
 - Provided a needed community service;
 - Provided a critical mass of jobs that are likely to pay more than the median wages for the region;
 - Providing a balance of land uses, ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another; or
 - Making more efficient use of public infrastructure, such as off-peak street capacity.



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There is not practical alternative location for this development that is more favorable. The proposed location of directly off a major roadway and would utilized the 24-Hour Commercial retail use regularly.

- The approval of the conditional use will not create a critical mass of similar conditional uses that is likely to tend to discourage permitted uses by making the vicinity less desirable for them. ***The conditional use will not create a critical mass of similar conditional uses.***
- The conditional uses and any conditions of development shall adequately protect public health and safety against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding. ***The proposed conditional use adequately protects public health and safety against natural and man-made hazards. The proposed development meets city requirements in terms of public health and safety.***
- The conditional use will not use an unfairly disproportionate share of public services that would compromise the delivery of those services to other use in the vicinity. Applicable public services include, but are not limited to, utilities, police protection, fire protection, schools, parks, and libraries. ***The conditional use will not use unfairly disproportionate shares of public services. The 1.4-acre parcel will not require additional public services than what would be required for permitted uses.***
- The proposed development minimizes disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements. ***The proposed development will not disrupt existing physiographic features. The site is currently developed and the proposed improvements are similar to existing layout not causing disruption to physiographic features.***
- The height and orientation of structures shall allow necessary snow and ice melt from adjacent streets and sidewalks. ***The height and orientation of the structure will allow necessary snow and ice melt from adjacent street and sidewalk. The proposed structure are set back far enough from the public street and right way and the height is not excessive to block and restrict snow and ice melt.***
- The conditional use shall be conducted in a manner that is not materially more disruptive to adjacent properties than other permitted uses in the district, unless the conditional use is temporary and the duration of the use is limited to minimize the impact. ***24-Hour Commercial Retail conditional use will not materially be more disruptive to the adjacent properties.***

This project shall conform to all applicable standards and shall be compatible with the surrounding properties.