



501 S Cherry St
Suite 300
Glendale, CO 80246
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Project Description – Site Plan and Conditional Use Permit:

The subject property is located at 20961 E. Smoky Hill Road in Centennial, Colorado. The proposed improvements will be on Lot 7 of The Bridges at Smoky Hill Subdivision which lies in the northeast quadrant of E. Smoky Hill and S. Picadilly Street. The lot in question fronts E. Smoky Hill approximately 230' east of Picadilly, an iKid Academy existing on the intervening lot. The subject lot was previously utilized as a convenience store and fuel center with car wash and associated parking and a shared access drive. The existing structures have been demolished and the proposed improvements provide a similar use in a new, more up-to-date setting.

The current land owner is: Kum & Go, LC
1459 Grand Avenue
Des Moines, IA 50309

The developer currently under contractor to purchase the property is:
Maverik/Kum & Go
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 is to amend the approved Kum & Go Gas & C-Store #2295's Site Plan (SITE-22-00020) and Conditional Use (COND-22-00001) which approved a one story 3,968 SF C-Store, a fueling canopy that contains 6 MDP, and its associated parking, drives aisles and landscaping. This proposed amendment will modify the 6 MDP fueling canopy to an 8 MDP. There are no proposed modifications to the site accesses, parking, landscaping from the previously approved plans. There is a shared and cross access, with iKids Academy, to the site along the entire west property boundary. There are two access points on the east and southeast property boundary to a private drive, that is internal to the overall commercial subdivision and in close proximity to E Smoky Hill Road. All access points will remain, though the east and southeast ones will be shifted north slightly to provide additional offset from Smoky Hill. Vehicles will access the site from the shared private drives as indicated. Pedestrian access will be provided via an ADA accessible route on the west side of the lot that will connect to the iKid Academy pedestrian access prior to continuing out to the existing walk along Smoky Hill. Parking is provided onsite on the south, east, and west sides of the convenience store as shown on the 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 proposed site improvements comply with the existing master drainage studies with peak runoff mitigation (detention) being provided in an existing regional facility off-site to the north. The proposed site improvement will include a water quality treatment pond to provide pollution reduction; a component missing in the regional facility.

The existing utility services will be re-used to the greatest extent practical. Where new utilities services are necessary all the necessary mains are located on the immediate periphery of the lot and will not

require extensive off-site improvement. Typical utility requirements for the C-Store include a 1.5” domestic water service, a 4” sanitary service with 1,000-gallon grease interceptor, 3 phase electric, and communications lines.

The approval process that is underway is outlined as follows:

- Pre-Application Meeting: held on 04/10/2024
- Neighborhood Meeting (current)
- Site Plan and CUP review
 - Initial Submittal anticipated: 05/03/2024
 - 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 second/third quarter of 2024.

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;
The proposed use is the same as exists today, only more up to date, and will continue to provide similar services that have proven of use to the community to date.
 - 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 1.5-acre parcel will not require additional public services beyond those the existing development 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 structures 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.