



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

Project Information:

1. Who is the developer (name, address)?
**Maverik
1459 Grand Avenue
Des Moines, IA 50309**

2. Who is the owner (name, address)?
**Kum & Go LC
1459 Grand Avenue
Des Moines, IA 50309**

3. What is the zone district, and if rezoning, to what zone district?
Current Zone district is General Commercial (GC) and there is no proposed zone change.

4. What is the proposed use?
The proposed project does not intend to change the use and consists of modifying the approved 6 MDP for the Kum & Go convenience store and gas stations to 8 MDP fueling canopy.

5. What is the approval process?
**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**

6. What is the proposed building going to look like (height, square footage, building materials)?
The fueling canopy modification will match previously approved elevations that are coordinated with the convenience store material. See provided elevations.

7. Will there be landscaping and buffering within and along the perimeter of the site?
There are no proposed landscaping modifications as part of this application. Landscape and buffering will be provided along East Smoky Hill Drive and adjacent to the private drive on the east and north side of the property per the approved. We have provided the latest approved landscape plans for reference.



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8. How will vehicles get to the site and park?

There are not proposed modifications to the approved accesses. 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 that will be utilized for vehicular access.

9. How will pedestrians get to the site and to the building?

Pedestrian ADA access will be provided from E. Smoky Hill near the east side of the property.

10. How will stormwater be managed if required?

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.

11. What kind of traffic impacts will there be and what kind of mitigation (if known)?

There are no anticipated traffic impacts. The proposed development is the same use as exist onsite in the current condition.

12. When would the developer like to begin construction?

Second/third quarter of 2024

13. Other relevant information about the site that the neighbors might be interested in?

Site plan, approved landscape plan and approved canopy elevations have been provided for your reference.