



November 8, 2024

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: **Site Plan – Conditional Use Criteria for Approval**
QuikTrip 4263
Parker Road and Havana Street, Aurora, Colorado

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the Site Plan Package for the above-referenced project on behalf of QuikTrip Corporation (the “Site Developer”). In conjunction with the project, we are responding the Criteria for Approval, ensuring our Site will align with Aurora’s requirements within Section 146-5.4.3.3.A.3.

General Project Information

The Site is located on Parker Road, situated in the southwest quarter of Section 26, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado.

The Site lies within a portion of an existing developed lot, with a Burger King to the north, and surrounded by mixed uses to the south such as Epic Mountain Gear and Advance Auto Parts with associated sidewalks, pavement, and parking. The total existing lot contains a total of ± 4.834 acres, however the proposed improvements anticipate impacting approximately ± 2.07 acres of the total site.

The proposed improvements consist of the demolition of the existing structure on the northern portion of the site to develop a new convenience store and gas station.

Conditional Use Criteria

It is understood that a gas station and convenience store is a Conditional Use under the current MU-C zoning designation. Below is a summary of the seven (7) conditional use criteria and descriptions of how the proposed site plan demonstrates compliance with the criteria.

1. The application complies with the applicable standards in the UDO, other adopted City regulations (including but not limited to any use-specific standards for the proposed conditional use in Section 146-3.3), any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
 - *Response: There is no approved Master Plan that includes the property, but the proposed development is compatible and consistent with the adjacent rights-of-way, commercial and industrial uses surrounding the site. The Site complies with the applicable standards in the UDO and City regulations per coordination with the City through the Pre-Application process. The Site proposes updated and accessible routes, ramps, and tree lawn improvements along Havana Street and Parker Road. There are no outstanding standards applied to the Site by a prior decision, ensuring that the proposed development complies with all applicable standards laid out.*

2. The application is consistent with the Comprehensive Plan

- *Response: The proposed development is consistent with the Comprehensive Plan as the finished development will contribute to the economy with new jobs, improve mobility and transportation with a new detached sidewalk, which will provide accessible paths to and from the improved bus stop. This development will improve the existing condition by proposing more landscaping. These improvements will uplift the existing lot, aiding not only QuikTrip, but also the existing commercial businesses by aligning with Aurora's community principles and Comprehensive Plan.*

3. The size, scale, height, density, multi-modal traffic impacts, and hours of operation of the proposed use are compatible with existing and planned uses in the surround area.

- *Response: The proposed convenience store and fuel station will not negatively impact the density in this area and will actively serve the community while remaining compatible with the existing commercial stores within the Site's lot. A Traffic Study has been completed and accompanies the submittal package, confirming the Site does not create a negative impact and will be successfully incorporated into the roadway network. Visually, the proposed development will be partially screened with landscaping and amenities from view of the adjacent ROW utilizing tree lawns and decorative landscaping. QuikTrip is committed to providing a high level of architecture design for both the proposed Convenience Store and Fuel Canopy, both structures will be compliant with the City UDO. The proposed landscaping on the QT is consistent with the City UDO and provides new detached sidewalks with tree lawns and a plaza area west of the building.*

4. The proposed use will not change the predominant character of the surrounding area

- *Response: The zoning for the proposed site and surrounding properties is Mixed Use Corridor. As the Site proposes a convenience store and fuel station, QuikTrip will contribute to the commercial lot by offering high quality to-go food, sidewalks/paths and outdoor seating areas around the building. The other stores within the lot are commercial, selling a variety of products for consumption. Additionally, the existing store that QuikTrip is redeveloping is a restaurant; therefore, the proposed Site will not change the predominant character of the area and surrounding stores.*

5. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable

- *Response: The proposed development will create an accessible path along both Parker Road as well as Havana Street, including accessible ramps connecting pedestrians to surrounding commercial stores as well as the existing bus stop that will see improvements through this development.*

6. The application demonstrates that the proposed use will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application.

- *Response: The proposed Site has agreements in place with the surrounding uses, agreeing to mitigate any dislocations of tenant, occupants of the property, or decreasing lot visits. This is achieved by not closing off access to the Site during construction. This will aid in the compliance*

with the Comprehensive Plan, allowing the economy to still grow as no store will be temporary closed or experience reduction in trip circulations due to closed access point construction.

7. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
 - *Response: The proposed development mitigates impacts on the surrounding area by working and maintaining contact with the surrounding owners. The Site is a lease on land, so QuikTrip is in consistent contact with the lot's owners and integrates their feedback and concerns into the Site's production and construction. This allows for the development to lessen the impact it has on the surrounding commercial stores to a practical degree, and once complete, contributes to the lot's success by bringing in additional customers and travelers alike through the store's elevated interior, pedestrian outdoor seating, and lot improvements.*

We hope this CUP Criteria Letter aids in your review of the QuikTrip Site Plan submittal. We are excited to work with the City on this project and look forward to delivering a project that the City and this project team are extremely proud of.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2327 or shelby.madrid@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Shelby Madrid, PE,