



June 4, 2024

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

Re: **Site Plan Letter of Intent**
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"). General project information and anticipated scope of work related to the site improvements is further summarized below.

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.

Stormwater

Runoff developed on-site will be collected in private roof and storm drain systems and will be conveyed to a new below grade detention and water quality system for treatment and attenuation prior to being released to the existing storm sewer system in Havana Street. Refer to the Preliminary Drainage Report for more detailed information and analysis.

Site Access

The site access will be via the existing full movement points of access on Havana Street and Parker Road. The northern cross access point to the adjacent lot is proposed to be closed as part of this development. This has been coordinated with the property owner and is not anticipated to impact either lot, as the cross access is currently blocked with barriers in the existing condition.

Utilities

There is an existing 2-inch water meter along Parker Road, which is being investigated to understand if the meter can be reused and is appropriate for the site development. If the existing meter will not be reused, a modified tap size in the existing location will be proposed.

There is an existing sanitary sewer main along Havana Street which is anticipated to serve the site. Additionally, there is an existing sanitary sewer service through the site to the east appearing to serve Lot 1 of the Parker Exchange Subdivision. This sanitary sewer is planned to remain in place.

Electric, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for design and necessary service extensions, facilities, and easements for the new buildings. Coordination with Xcel regarding the demolition and connection to the existing power is ongoing. No new gas lines are proposed with the project.

Landscape

Landscaping and irrigation will be proposed along the property boundary and throughout the Project meeting the City of Aurora requirements.

Consistent with the Subarea Plan for this region, new detached sidewalks with landscape tree lawns are proposed as part of this development.

Signage

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City. It is anticipated the existing monument sign along Parker Road will be relocated to the new back of curb. The existing monument sign along Havana Street is currently planned to remain in place.

QuikTrip Operations Plan

The convenience store with fuel sales will be open 24hrs per day. Each location employs an average of 22 people, 4 employees per shift, 3 shifts per day. The peak visitation to the site correlates with normal business travel hours. In the morning from 6am-9am as people are heading to work, from 11am to 1pm as people are searching out lunch options, then from 4pm to 6pm when people are on their way home from work. The number of customers during these peak hours is directly dependent on the number of residents within the immediate area and traffic that currently uses the adjacent roadway system.

All deliveries will be scheduled during daytime hours so as to not have an adverse effect on the neighboring properties, there will not be any outdoor storage of materials, and there are no hazardous materials stored on site.

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 eight (8) conditional use criteria and descriptions of how the proposed site plan demonstrates compliance with the criteria.

1. The compatibility of the proposed use with existing and planned uses on abutting properties.
 - *Response: The proposed development is compatible and consistent with the adjacent rights-of-way, commercial and industrial uses surrounding the site. The convenience store will offer the surrounding neighborhoods a new option for high quality to-go food as the store is equipped with a full-service kitchen preparing grab-and-go meals, coffee and drinks.*

2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area
 - *Response: The proposed convenience store and fuel station will not negatively impact the density in this area and will actively serve the community. The convenience provided with the QuikTrip store will serve as a local community amenity offering high quality to-go food. The proposed site will also provide pedestrian amenities such as sidewalks/paths and outdoor seating areas around the building. .*

3. 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 noted previously.*

4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;
 - *Response: Visually, the proposed development will be partially screened with landscaping and amenities from view of the adjacent ROW utilizing tree lawns and decorative landscaping. The convenience store will have food/store deliveries as needed on a Monday through Friday daytime delivery schedule. Fuel delivery will occur as needed based on sales as replenishment is needed, these deliveries are anticipated to occur during daytime non-peak hours whenever possible to limit the possible vehicle congestion on the site. Even with these deliveries and other customer trips to the convenience store, a large amount of noise will not be generated. Parking is not proposed at about Tower Road, mitigating negative glare and visual impact along the primary road corridor. Consistent with the city standards, stormwater quality treatment for runoff is proposed on-site to improve water quality and mitigate water pollution. All of the underground fuel storage tanks are equipped with state of the art real-time leak detection systems.*

5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;
 - *Response: This project includes a Traffic Impact Study. This Traffic Study outlines the proposed QuikTrip Conditional Use development. As part of the TIS, a 16 fueling position gas station with 5,312 SF convenience store was accessed for the overall development. Access to the project site from the adjacent rights-of-way are consistent with the TIS recommendations for access movements. With the addition of the project and improvements, all intersections are expected to operate in the near term acceptably during both the AM Peak Hour and the PM Peak Hour in the current configurations.*

6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;
 - *Response: The proposed QuikTrip site is not anticipated to negatively impact the existing utilities or adjacent roadways. Consistent with the existing commercial development, the existing water, sanitary and storm sewer system has adequate capacity to serve the project site and proposed use. Consistent with the Traffic Impact Study, the adjacent roadways are adequate for the anticipated traffic demands.*

7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use
 - *Response: 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.*

8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.
 - *Response: QuikTrip is historically one of the best in the convenience store business and year after year commit to delivering a high level of quality service the community. We greatly appreciate the opportunity to partner with the City of Aurora on this development and look forward to being a part of the community.*

We hope this Letter of Intent assists 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,