



July 8, 2024

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

Re: ***QuikTrip 4274 – Lot 1, Block 1, Pheasant Run Subdivision Filing No. 11
Conditional Use Site Plan Submittal***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the QuikTrip 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 current site is made up of an existing building and the surrounding parking lot and landscaping to support the building use. The site will take up the entirety of the 1.19 acres of the lot. The proposed building will be oriented facing east along the southern and western boundaries of the site adjacent to the ROWs. Parking and drive aisles are proposed to loop around the canopy and provide internal traffic circulation as well as emergency access throughout the Project.

Runoff developed on-site will be collected in private roof and storm drain systems and will be treated and detained via a proposed Underground Storage Detention System.

Utility infrastructure currently exists within the ROW adjacent to the Site. The water design for the Project will generally consist of domestic and fire services to tie into the existing water line in S Chambers Road. The sanitary sewer design for the project will tie into the existing main running parallel in Smoky Hill Road.

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.

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

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City.

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

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 major arterial roadways and the adjacent commercial and residential uses surrounding the site. The convenience store and fuel canopy are located on the 'hard corner' of the intersection and are adjacent to two existing car washes.*

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. It will attract high quality customers to an underutilized intersection. The convenience provided with the QuikTrip Convenience store will serve as a local community amenity offering high quality to-go food and drinks. The proposed site will also provide pedestrian amenities such as sidewalks/paths and outdoor seating areas around the building as required per the master plan and City criteria. A plaza is being provided with permanent seating and shade immediately east of 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 and immediately abuts Colfax Ave and Airport Blvd. This site*

will help create a smooth transition from major roadways to the residential community to the west.

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: The proposed development will be screened per code requirements and will not have adverse effects on the surrounding areas.*

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.

Consistent with the city standards, stormwater quality treatment for runoff is provided on-site within two regional detention and water quality treatment facilities as part of the Station 60 Master Plan. 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 Smoky Hill Road and Chambers Road are consistent with the existing access movement. No offsite improvements are recommended or required as a part of this project. With the addition of the project and improvements, all intersections are expected to operate acceptably during both the AM Peak Hour and the PM Peak Hour.*

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. Any impacts to the utilities in the roadway will be returned to normal conditions. A new public stormwater main is proposed in the Smoky Hill ROW to reduce flows between private sites and bring them into a storm pipe main.*

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.*

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.*

ADJUSTMENTS

Section 146-4.7.5 E.2.b. Adjustment for Non-Street Perimeter Buffer

Per the pre-application meeting the city of Aurora state the following:

- *A 10' wide non-street landscape buffer is required along the western property boundary line. Given that the length of this would be very short and provide little to no benefit between the uses and the fact that the proposed use and surrounding uses are car centric and related to one another, staff would be in support of an adjustment request in exchange for enhanced landscaping along the street frontages which could benefit from an increased aesthetic.*

A double row of shrubs is provided. This is a non-street buffer and according to the response to the pre-application comments, the applicant elected to meet the non-street buffer requirements in lieu of requesting an adjustment that would be supported by staff. Refer to the pre-application review letter. In order to meet code, a 10' wide buffer or a reduction to 5' is permitted with a tall landscape screen. No encroachments are permitted within the buffer. Currently the buffer width and plant material are not meeting the required buffer per code and there is also an encroachment. This project will request an adjustment for increased landscaping along the street frontages to offset the adjustment request. The project will provide tall landscape screening with shrubs and trees and a 5' buffer.

We hope this Letter of Intent assists in your review of the QuikTrip Site Plan with Conditional Use submittal. If you have any questions or comments during your review, please do not hesitate to contact me at 720-897-6312 or danielle.prescott@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Danielle Prescott, PE