



May 17, 2024
Stephen Gubrud
City of Aurora, Planning Development Services Department
15151 E Alameda Pkwy
Aurora, CO 80012

RE: QUIKTRIP 4238 | SITE PLAN AND CONDITIONAL USE PERMIT

Dear Mr. Gubrud,

On behalf of QuikTrip Corporation, we are pleased to submit a site plan and conditional use application for a QuikTrip generally at the junction of Colfax Avenue and Interstate 70, immediately east of the future Picadilly Road Interchange in Aurora. The team listed below have been assembled for this project and we look forward to working closely with Aurora to make this new project a success.

Applicant

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ABOUT QUIKTRIP

QuikTrip (also known as QT) was founded in 1958. They are a privately held convenience store corporation with over 1,000 stores in 15 states and counting. In 2010, QuikTrip moved into the fresh food business, by adding state of the art made-to-order food and drinks. QuikTrip employs over 1,800 employees in warehouses, bakeries, and commissaries. The contributions of their hard-working, dedicated employees are rewarded with the best wages in the industry, great benefits, and promotions from within. QuikTrip operates every store (no franchises), and that guarantees you will have the same great experience every time you come to QuikTrip. Each store generates an average of \$1.3 million in annual and local state taxes. Moreover, QuikTrip donates 5% of annual net profits to charitable organizations. The QuikTrip team is excited to continue adding locations in Aurora to serve the community and contribute to the economic vitality of the city.

SITE CONTEXT

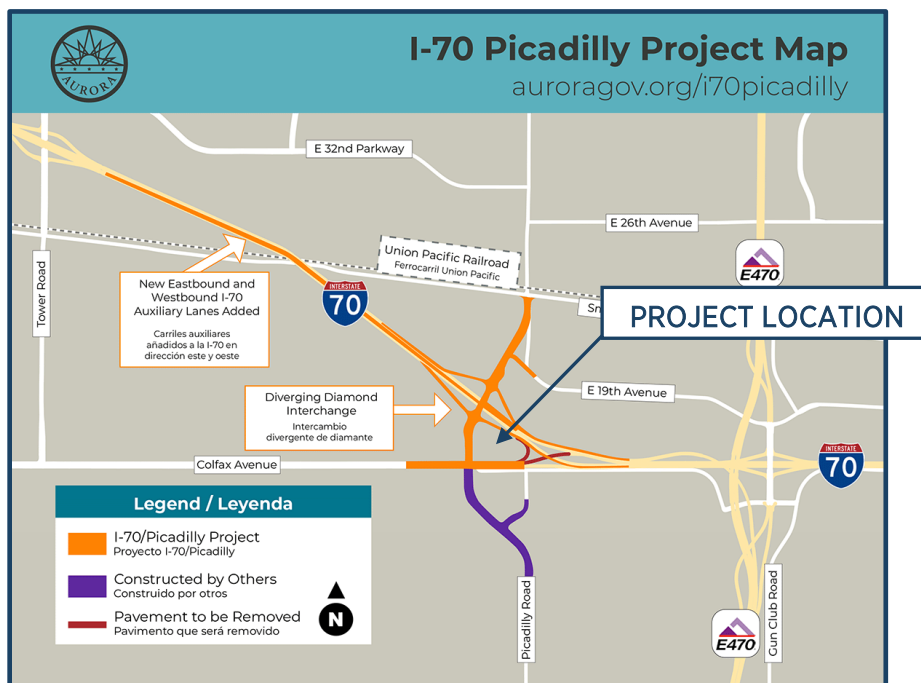
The QuikTrip travel center with a convenience store and motor vehicle fuel dispensing station is located at 21361 E Colfax Ave (subject property) which is an approximately 7.2-acre parcel. The subject property is situated at the junction of several major travel routes through the region, including Colfax Avenue and I-70, I-70 and E-470, and is immediately east of the future Picadilly Road and I-70 interchange. As such, the project is located within the "Commercial Hub" placetype designation per the Aurora Places Plan, which primarily contains uses that provide goods and services to nearby "Established and Emerging Neighborhoods" while serving other placetypes in the area. In this case, the subject property is also adjacent to the Industry Hub and Urban District placetypes, reflecting the crossroads character of the area. The subject property is zoned Mixed-Use Corridor district (MU-C), and it currently contains



several buildings of varying use types, ranging from residential to agricultural. The proposed project will remove the existing buildings and structures and remove the existing uses from the site.

The application for a site plan and conditional use permit is requested in order to facilitate the development of a QuikTrip travel center with a convenience store and motor vehicle fuel dispensing station. It is our understanding that a conditional use permit will be required to accommodate the truck fueling component of the proposed project. As of the time of this submittal, work has commenced on the Picadilly Road, and I-70 interchange. This interchange, to be completed in late 2025, allows Picadilly Road to be designated as an arterial road, connecting existing and future development to the collective of regional and local transportation networks in the area. These networks and developments include the Aerotropolis area to the north, the Denver International Airport area, Colorado Spaceport, along with warehousing and other commercial uses in the area. The proposed QuikTrip will be located immediately off the Picadilly interchange, making it a prime location for providing services to passengers and commercial vehicles traveling through and to the area.

The future Picadilly Interchange is a *significant change* for this area and specifically for this property. Physically, this site becomes an isolated parcel surrounded by a collection of major infrastructure networks. The changes to the roadway network surrounding this property leads to dependence of uses, such as the one proposed, that rely on vehicular access. The forthcoming roadway infrastructure will provide efficient access to serve the property and accommodate the proposed uses for this property. The diagram below shows the proposed interchange at Picadilly Road and I-70, as well as the location of the project site in relation to this new interchange. As shown by the diagram, the property will become a vehicular orientated destination once the construction of the new interchange is complete.





The proposed project is a QuikTrip travel center consisting of a 7,318-sf convenience store and motor vehicle fuel dispensing station, servicing both personal and commercial vehicles. The travel center will provide high-quality and convenient services and fueling options to customers to and from the area in a clean, modern facility. The convenience store includes a full-service kitchen that produces quality grab-and-go meals, coffee, and drinks. The project will strive to achieve a sense of place and arrival for customers. QuikTrip delivers quality architecture, and the site will boast attractive landscape reflective of the setting.

Access to the site will come from both a right-in, right-out driveway and a full access private drive that take access from Colfax Avenue north into the site. The access drive is located on the parcel line between the subject parcel and the undeveloped parcel adjacent to the east of the site and will provide access to both parcels. The QuikTrip site is conceptually planned to function and flow in the safest and most convenient possible way. In the City of Aurora UDO, section 3.3.5.00.9(a), Commercial and Industrial Uses states, "When site constraints such as easements, floodplains, utilities, or others do not impact building placement, primary buildings shall front the street and fueling area canopies shall be set back behind buildings, and no street frontage buffers for building perimeters shall be required." Along with following the UDO, the project team has been in discussion with City staff on how to best locate the different components of the QuikTrip travel center including the convenience store building, fuel pump and canopies, parking, and plaza seating area on the property. The City identified an option for site design that the design team has pursued. The City suggested in a letter dated November 21, 2023, a site design that utilized a private internal drive designed to the City's public street standards to access the subject property and the property to the east. By designing the private drive to the public street standards, the convenience store building can be oriented to abut the private drive. The city further recommended locating the required plaza/courtyard/patio space along the internal drive between the building and the private drive. The site design follows this concept by locating a plaza area complete with seating and landscaping to the east of the convenience store, between the building and the private drive.

Adjacent sidewalks and landscape areas located on Picadilly and Colfax Ave will be developed by QuikTrip in associated with the overall site development of the site and will not be phased. As there is work currently on going for improvements to Picadilly adjacent to the subject property, a note in the Site Plan application has been included that states sidewalks along Piccadilly will be developed by "others". The sidewalk along Picadilly that is located on the subject property will be developed in congruence with the site development associated with this proposal. Exact timing for when the sidewalk and associated landscape area will be installed is not known, as it is dependent on the approval of this site plan and any subsequent permitting processes required by the City of Aurora.

The site design will include 20 traditional automobile gasoline pumps located under a covered fueling island located directly to the west of the convenience store. To the north of the building will be 7 high-flow diesel pumps to be used for truck and diesel vehicle fueling. To the east of the building will be a plaza area complete with permanent seating and landscaping. The site will feature 41 standard parking spaces including 3 ADA parking spaces. The northern portion of the site will feature 28 semi-truck parking spaces. No shower facilities, truck maintenance, truck scales, or repair operations for trucks are proposed for the site. Overnight parking is not prohibited however, it will not be advertised, and QuikTrip will not be providing signage on site indicating overnight parking is allowed. If in the future QuikTrip desires to prohibit overnight parking, signage may be placed on site prohibiting overnight parking. Similarly, if QuikTrip finds that signage is needed to direct where overnight parking can occur,



signage may be installed to do so. Over the past year, in conversations with the City, QuikTrip has learned that overnight truck parking has become an increasingly concerning issue for the City of Aurora, particularly in this area of Aurora. Development of logistical centers associated with the close location to I-70 and Denver International Airport has caused demand for overnight truck parking to increase in the area. QuikTrip will allow trucks to park on site overnight as there is room provided for secure, well-lit and controlled overnight parking to occur on site.

QuikTrip recently opened a similar Travel Center in Bennett, Colorado. The following images highlight the current operations of the Travel Center to provide clarity on the vision for this location in the city.



QUIKTRIP OPERATIONS PLAN

The QuikTrip store will be open 24 hours per day. Each travel center employs an average of 30 people, 5 employees per shift, 3 shifts per day. The store will be staffed to allow for the provision of services and dining options, provided by the onsite kitchen. This site will have traffic at all hours, with its proximity to I-70 and various industrial hubs, but peak visitation is still expected to coincide with normal business travel hours.

This site will have a separate area for trucker checkout to facilitate ease of use for the high flow diesel pumps. There will also be a full-service kitchen to serve a variety of on-demand food and drinks (hours will vary). The Full-Service kitchen will sell food classically understood as American Fare, including grilled cheese, breakfast sandwiches, sub sandwiches, tacos, pizza, pretzels, ice cream, mac and cheese, and other ready to go type meals. Traditional snack items will also be sold at the store such as donuts, chips, candy, and fruit. QuikTrip also plans to sell beer and wine like most grocery stores do along with non-alcoholic drinks including sports drinks, soda, coffee, tea, and smoothies.

CONDITIONAL USE APPROVAL CRITERIA

- a. The application complies with the applicable standards in this 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 the development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property;

The application has been completed to the applicable standards outlined in the UDO and other adopted City regulations. The proposed project is appropriate for the surrounding area and will provide services to an area of Aurora experiencing significant development and redevelopment.

- b. The application is consistent with the Comprehensive Plan;

The proposed development is compatible and consistent with the adjacent highway, commercial, retail, and residential uses surrounding the site. As noted in the analysis provided within this narrative, this application is supportive of the Comprehensive Plan. The convenience store will offer the surrounding uses 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. Specifically, this application supports Defining Feature Number 4 of the Aurora Places, Placetypes Commercial Hub which calls for development to “locate Commercial Hubs at the intersection of two arterial streets to be more accessible to the neighborhoods they serve”. The improvements to Picadilly Road will result in Picadilly Road being an arterial road and will make the intersection of Picadilly Road and Colfax Avenue an intersection of two arterial streets. The location of a QuikTrip travel center at this location is supportive of this goal. The addition of the plaza, landscaping, and seating areas adjacent to the building further support Defining Feature Number 7 of the Aurora Places, Placetypes Commercial Hub which calls for development “around a central organizing feature or gathering space, like a common green, plaza, promenade, natural feature or other shared space. Programmed common spaces surrounded by active uses and buildings attract or retain customers and convey a sense of community.” The plaza and seating area will provide a place for visitors and neighbors to gather and enjoy morning coffee, take a break from the day, or catch a nice mountain view. The intent of the site layout is to facilitate a comfortable user space while also providing convenient services and food options for neighbors and visitors.

- c. 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 surrounding area;

The proposed development will be integrated into the surrounding street network and existing development. At this time, Picadilly Road is being developed to be an arterial street and when completed, the site will be surrounded by I-70 to the north and east and arterial roads Colfax Avenue to south and Picadilly Road to the west. Both Picadilly Road and Colfax Avenue have interchanges with I-70 near the site and the area will be predominately vehicular in nature. The QuikTrip travel center will be supportive of the primarily vehicular uses in the area and will be compatible with the existing and planned uses in the surrounding area. This development would be in line with the existing uses and be built in a manner that takes into consideration the aesthetic character of the surrounding area as well. The proposed plan frames the private drive with a landscaped plaza providing an aesthetic improvement to the area at large. The fueling canopies are located west of the store from view of the private drive and Colfax Avenue and an enhanced landscape buffer is provided along I-70 to help frame the site in an aesthetically pleasing manner.

- d. The proposed use will not change the predominant character of the surrounding area;



The zoning for the project as stated above is MU-C, Mixed-Use Corridor, and the location of the site is in the midst of significant vehicular transportation infrastructure within Aurora. The proposed use as a convenience store with a fuel station will complement the mix of uses and character of the existing development, and as the area continues to develop, will add a valuable service to new residents as well as visitors and travelers. Furthermore, the proposed store serves to enhance the overall character of the area through thoughtful construction and design that adheres to the goals and standards of QuikTrip and the City of Aurora. The site is currently occupied by various agriculture and residential buildings. The proposed store would provide enhanced commercial services to the area businesses, visitors, and neighbors.

- e. 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; and

The proposed QuikTrip site is not anticipated to negatively impact the existing utilities or adjacent roadways.

- f. 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.

There is one tenant on the property currently and no impacts are anticipated from the proposed project. The tenant is aware of and on board with the new development. The proposal is aligned with the Comprehensive Plan and provides an overall benefit to the public.

- g. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

The proposed development would mitigate any adverse impacts during the construction process. The completed convenience store with a fuel station would provide an aesthetically compatible and functional store with landscaping, improved traffic flow, and increased services to the surrounding community.

MAJOR SITE PLAN APPROVAL CRITERIA

The proposed application meets the Major Site Plan approval criteria as set forth under Section 5.4.1.B.2.C, Criteria for Approval in the Aurora Unified Development Ordinance in accordance with the following:

- a. The application complies with the applicable standards in this UDO, other adopted City regulations, 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.



The application has been completed to the applicable standards outlined in the UDO and other adopted City regulations. The proposed project is appropriate for the surrounding area and will provide services to an area of Aurora experiencing significant development and redevelopment.

- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, 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.

The proposed QuikTrip site is not anticipated to negatively impact the existing utilities, adjacent roadways, trails, and sidewalks. Capacity on all accounts is available at the site and no burden is expected to the City's existing infrastructure and public improvements.

- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The subject property is flat and has been developed already by the previous use. No natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, or floodplains are located on site.

- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

The application improves pedestrian connectivity through the site and to the surrounding area by fronting to and engaging with the private access road and providing pedestrian connections via new walkways, enhanced landscaping, and outdoor patio seating area to pedestrian networks planned along Colfax Avenue. The site layout makes the corner of Picadilly Road and Colfax Avenue more vibrant than the current use. By increasing the overall urban form of the site, multi-modal connections within the area will be improved as the pedestrian environment has been improved significantly.

- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

This application is compatible with the surrounding uses and compatible with the surrounding vehicular network and proposed road improvements in the area.

- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

No adverse impact on the surrounding area is expected as a result of this application.

Adjustments:

Two adjustments are proposed with this application to be heard by the Planning Commission. The adjustments are for the addition of a primary multi tenant highway/E-47- sign to be located on site where a multi tenant sign is already proposed for along Colfax Ave and for the additional multi tenant sign to be a height of 30 feet above grade.



Request

An adjustment request is provided for the Maximum Height of Monument Sign. UDO Section 4.10.5.C.2 limits the maximum height of a monument sign to 12 feet along Arterial streets and 8 feet along all other streets. This request is for a monument sign to be located along the portion of the property that abuts I-70. The sign proposed can be seen in the image below and is a maximum height of 30 feet above grade.



This sign will be 30 feet tall and is consistent with other similar type signage along I-70. The height of the sign is justified as it is similar in size and nature to other signs located along I-70 that advertise



similar type services and information as the proposed sign does here. With the Interstate elevated above the site in this location, a taller sign is necessary. The sign is located well away from City of Aurora Rights-of-Way and will be screened by the QuikTrip site and proposed buildings to the south and west and will be visible primarily from I-70 which is to the east and north of the site.

Request

An adjustment request is provided for the number of monument signs to be located on site. The addition of the multi tenant monument sign along I-70 is requested to provide signage along I-70 to notify travelers that a QuikTrip is present in the subject location. This location of the sign will be visible primarily from the east and north of the site which is the area where I-70 is located. The sign is similar in nature to other signage seen along I-70 in the City of Aurora.

We look forward to working with the City of Aurora on this project. Please contact us with any questions. Thank you for considering our application.

Sincerely,
NORRIS DESIGN

A handwritten signature in black ink, appearing to read 'Stacey Weaks', enclosed within a circular stamp or seal.

Stacey Weaks
Principal