

ST. LOUIS PARISH & BOLDER INNOVATION CAMPUS – LOT 2

SRU CRITERIA RESPONSE FOR FUELING STATION

The proposed Lot 2 of the St. Louis Parish & Bolder Innovation Campus is a 1.201 acre parcel along 96th Street frontage at the southwest portion of the Ascent parcel. Lot 2 is proposed to be developed with a 3,500 square foot 7-Eleven convenience store and fueling station with 5 MDP pumps, associated parking, drive aisles, landscaping and utilities. 7-Eleven operates 24 hours a day with the peak customer hours occurring at peak commuters' hours in the morning and evening. Below is the list of Special Review Use criteria with justification of how the development meets or exceeds the criteria.

1. That the proposed use/development is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and that it would not be contrary to the general welfare and economic prosperity of the city or the immediate neighborhood.

As described in the comprehensive plan, the project site is located within one of the areas that are considered a special district. The vision for special districts area for unique development types that can be customized to particular locations. With the project proximity to the Colorado Technology Center, this is a similar and compatible use that will benefit the general welfare and economic prosperity of the city. The proposed uses in this development are an industrial use with smaller retail uses. The future retail uses are unknown at the time, but the 7-Eleven fueling station would benefit this area and meet the visions for special districts.

2. That such use/development will lend economic stability, compatible with the character of any surrounding established areas;

The project site is located just outside of the downtown area and has nearby uses such as industrial. The 7-Eleven development will help with economic stability by providing the fueling service on a major road connection for citizens leaving and entering the City of Louisville. In addition, it is anticipated that this use would be significantly utilized by the surrounding industrial users that currently use fueling station near the highway and/or outside of City of Louisville limits.

To the west of the project, across South 96th Street, is a large area of City and County open space. The intent for the area is to maintain the open space appearance while allowing for development. To assist with this concept associated with the surrounding established areas, we have provided compatible landscaping and architectural elements. In addition, the height the of 7-Eleven structures have been limits to help maintain a stepped look where the buildings further away from 96th Street are taller. This is similar to the current and proposed surrounding developments.

3. That the use/development is adequate for internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including storm drainage facilities, sewage and water facilities, grades, dust

control and such other factors directly related to public health and convenience.

The fueling station use will be a beneficial use for not only the near by residents as they enter or leave the City of Louisville, but also for the nearby industrial uses and the proposed industrial use as part of the St. Louis Parish and Bolder Innovation Campus. The location of the fueling station will also benefit residents as it will keep the industrial use traffic from entering the City of Louisville downtown area causing traffic congestion. The fueling station and convenience will not only provide fueling but also some convenient and fresh food options for people in the area.

As part of the improvements, the access onto S. 96th Street directly south of the fueling station will be improved with additional through lanes and right turn only lanes to aid with any additional traffic due to the new development. In addition, a traffic signal will be construction at the access to help control traffic.

Along with the 7-Eleven development the remainder of the St. Louis Parish and Bolder Innovation Campus improvements will include a detention and water quality facility at the southeast corner of the development that will serve all four lots within the development. Additional drainage improvements associated with this development that will benefit the community and public safety is the addition of drainage channels within the Archdiocese of Denver parcel directly south of the 7-Eleven project. There is off-site drainage runoff entering the project site via a culvert under 96th Street for the open space to the west. This runoff will be conveyed via the proposed drainage channels to the southeast corner of the Archdiocese property where an underground storm sewer system will be constructed to connect the runoff into the existing Drainageway G storm system on the south side of Dillon Road per the master studies in the area. The proposed drainage improvements listed will help treat and reduce chances of flooding within the area.

To provide sanitary and water services to the new development, additional sanitary mains and water mains will be constructed throughout the St. Louis Parish & Bolder Innovation Campus. These improvements will benefit the surrounding areas and future development.

All necessary measures will be taken in regard to erosion and dust control throughout construction and in the final condition. All state and local requirements will be followed. Recently there has been dirt brought onto the project site that does not appear to have established landscaping preventing any dust issues. With the development any open dirt areas will be vegetated per requirements to reduce any dust concerns.

4. That external effects of the proposal are controlled, considering compatibility of land use; movement or congestion of traffic; service, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience.

Response: South 96th Street is a major road connection in and out of the City of

Louisville. With that being said the fueling station use is very compatible with the location. It is anticipated that it can be used by the vehicle traffic in and out of the City of Louisville and be beneficial for the surrounding industrial uses ultimately reducing some of the traffic congestion within the downtown area. All drives within the project site are private and will provided signage including stop signs where necessary. As part of the improvements, the access onto S. 96th Street directly south of the fueling station will be improved with additional through lanes and right turn only lanes to aid with any additional traffic due to the new development. In addition, a traffic signal will be construction at the access to help control traffic. Onsite lighting will be provided per City of Louisville code and requirements. In order to prevent littering or accumulation of trash, the convenience store and fueling station will provide trash receptacles at the building entry locations as well as at each of the fueling pumps.

5. That an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

As part of the proposed development, there are proposed shared drive along the south, east and north property lines for vehicular access to and from the site. Separate pedestrian access included for the site to allow for pedestrian ADA accessible access. A new detached walk will be constructed on the 96th Street frontage within the Right-of-Way. The proposed 7-Eleven convenience store and fueling station will provide pedestrian connection to the Right-of-Way walk via proposed walks along the southern and eastern shared drives. Additional connections to these sidewalks bordering the site, will be provided to allow for pedestrians to safely walk to the convenience store main entry. This pedestrian connection will be made to the walks on the south and east. The sidewalks along the shared access also provide connectivity to the other developments within the overall site and future development. The sidewalks lead to the development to the east and future developments directly north of the fueling station.

Significate landscape buffer has been provided along the 96th Street frontage to not only buffer the site but also provide separation from the 96th Street traffic and onsite flow. Additional landscape buffering has been provided on the south side of the building and fueling canopy drives.