

CC Hearing - Appeal of Planning Commission Decision

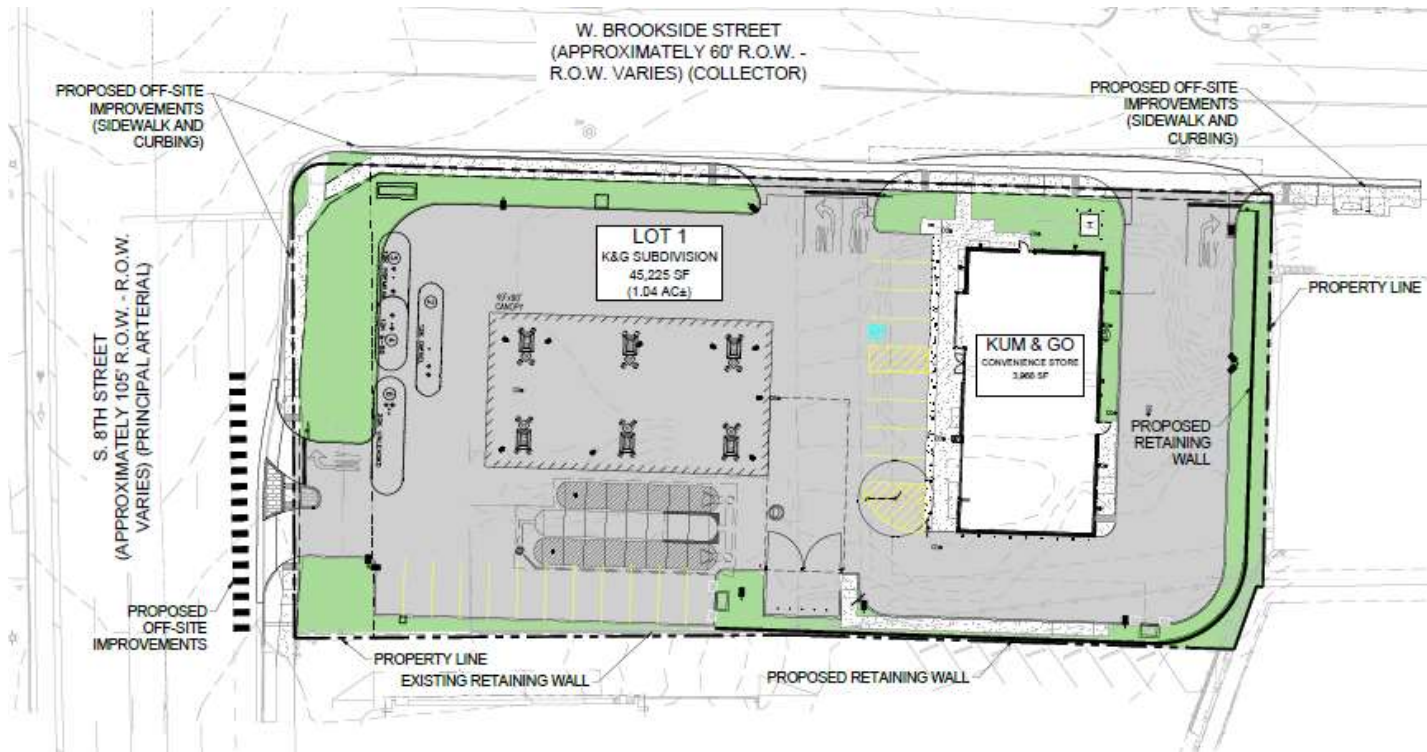
Regarding decision on AR DP 21-00813 and AF FP 21-00814
Agenda Items 7.G ad 7.H - Proposed Kum & Go- 8th St. and Brookside St.



our agenda

- Introductions
- Review of the Proposed Site Plan
- Addressing Communities Concerns
- Kum & Go Operations
- Existing Development Patterns
- Historical Uses On-Site
- Legal Standards
- Questions?

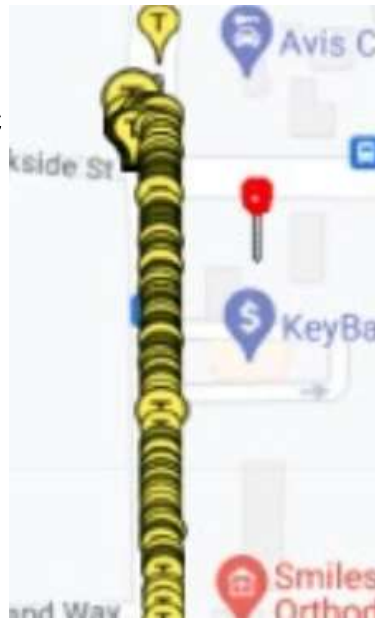
proposed site plan



traffic

Concerns About the Traffic

- Brookside is a collector neighborhood street and not designed for additional traffic
- Anticipated truck turning conflicts



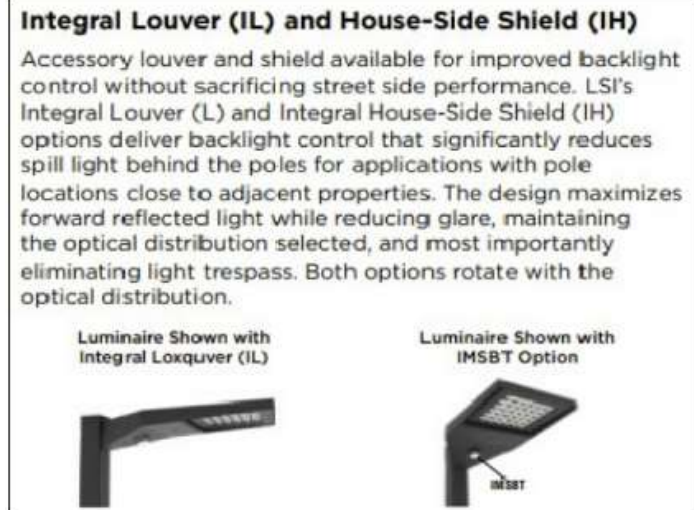
How We Address Traffic

- ✓ Traffic consultant prepared a traffic report based on City design standards. Data concluded there are no adverse impacts. City Traffic confirmed those findings.
- ✓ Traffic safety improved due to removing non-compliant existing conditions where parking backs into the public ROW
- ✓ Restricted access points
- ✓ Internal access drive removes conflicts with large trucks and passenger vehicles
- ✓ Pedestrian circulation will be improved

shielding light and noise

Concerns About Lighting

- Light pollution from proposed Kum & Go use



How We Minimize Light Pollution

- ✓ Kum & Go's lighting exceeds industry standards and meets or exceeds local lighting requirements
- ✓ Kum & Go will utilize downcast lighting and shielding on all lights
- ✓ No light-candles over 1.0 will extend over the property boundary
- ✓ Canopy will be shielded from residential properties to the east by the building.



crime

Concerns About Crime

- Increased crime as a result of Kum & Go (specifically 1021 S. Nevada Ave.)
- Prior landowner to speak on existing issues at the proposed site.

How We Address Crime

- ✓ 1021 S. Nevada store sees increased crime because it's across the street from a homeless shelter
- ✓ Kum & Go will continue to work with CSPD to implement extra safety measures
- ✓ Redevelopment will improve safety

drainage

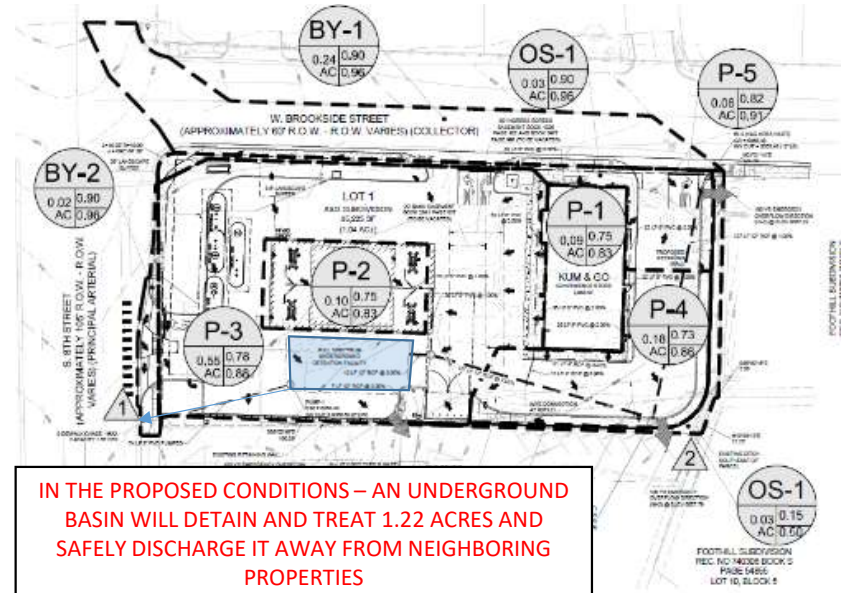
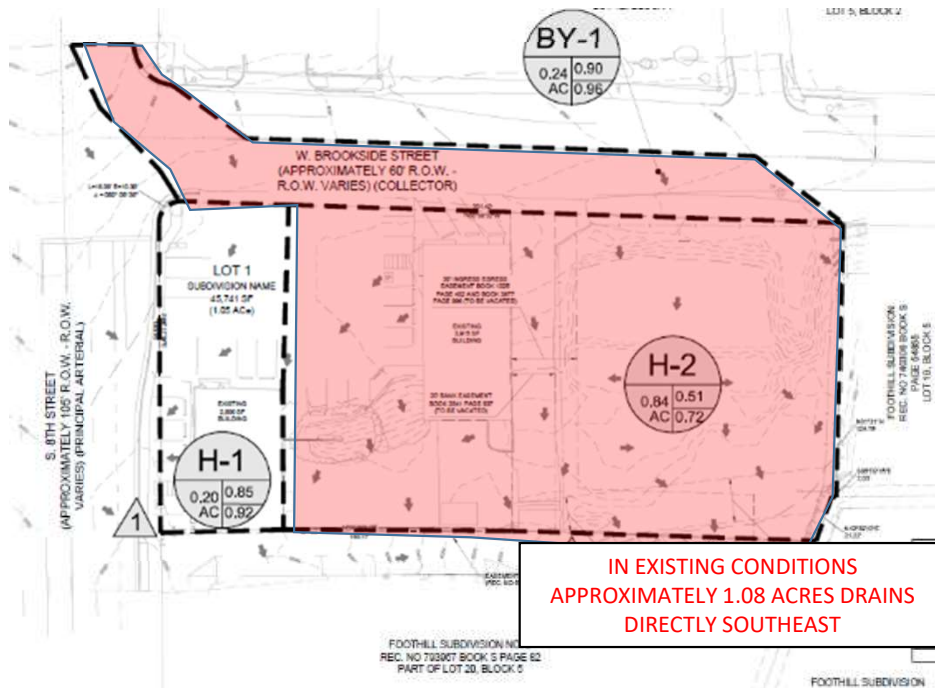
Concerns About the Runoff & Residential Flooding

- Concerns about additional runoff generated from the proposed development
- Concerns about ground pollution from runoff during heavy rains

How We Protect from Runoff and Flooding

- ✓ On-site stormwater detention to detain the site and offsite runoff from Brookside. Not required by code.
- ✓ Currently 1.08 acres drain south/east towards residential properties. Project re-routes all runoff away from neighborhood and towards 8th Street.
- ✓ Proposed detention utilizes a water quality isolator row to treat all runoff. Additional water quality is proposed on all inlets with the use of PC+ Filter Bags.

drainage patterns



when Kum & Go builds a store

- Donations to local charities
- Food Rescue Program
- Most environmentally-friendly convenience store in the country
- Healthy Food Options
- \$7.5m investment/Fuel and sales tax on \$6-10 million dollars in sales
- Employment (10-15 full-time associates)



**of our profits are
donated back to
our communities**



development patterns



existing versus proposed site



existing view from 8th and Brookside intersection



proposed view from 8th and Brookside intersection

existing development



KeyBank – 1521 8th Street



Residential Apartments – 1535 8th Street



Cheyenne Trail – Including Liquor Store, Roofing Consultant, and Salon



Dentist and Bar + Grill – 1541 and 1545 8th Street



Strip Mall – 1407 8th Street


historical uses

- Proposed site (1501 S. 8th Street) was previously a gas station in the 1960's.
- 720 West Brookside (North of proposed site) was previously a gas station around the same time



Service Stations—Gasoline & Oil— (Cont'd)

CONOCO PETROLEUM PRODUCTS
 CONOCO Royal Gasoline With TCP Plus
 CONOCO Super Motor Oil
 CONOCO Anti Freeze
 CONOCO Automotive & Industrial Oils & Greases



"FOR INFORMATION CALL"
 JOBBERS

BREFORD OIL COMPANY
 5200 N. Nev. Av. MEIrsr 4-7618
 Walden Oil Co. 202 S. Corder Av. MEIrsr 4-3554

CONTINENTAL OIL CO 212 S. 21 MEIrsr 4-8841

AL DE MARK AUTO SERVICE INC
 402 S. Tejon. MEIrsr 2-1552

BOBBITT'S CONOCO SERVICE
 233 E. Platte Av. MEIrsr 3-0534

BORGEN BILL CONOCO SERVICE
 1402 E. Filmore Rd. MEIrsr 5-8302

CARL'S CONOCO SUPER SERVICE
 720 W. Brookside MEIrsr 4-9691

Chisman's One Stop Service
 2500 E. Hwy 24 MEIrsr 2-6416

CLAY'S CONOCO SERVICE & USED CARS
 3205 W. Colo Av. MEIrsr 4-9273

Conoco Service Station
 1. Widefield Blvd. EXprt 2-7838

DELUKE CONOCO SERVICE
 1321 S. Nev. Av. MEIrsr 3-1011

DeMark Tony Conoco Service
 3015 N. Nev. Av. MEIrsr 3-3200

GEORGE'S CONOCO SUPER SERVICE
 1402 E. Filmore MEIrsr 4-9475

Hadden's Conoco Service Station
 301 S. Hancock Av. MEIrsr 4-1212

Hank's Super Service 2 E. Bijou. MEIrsr 4-9361

Harry's Conoco Service
 1626 E. Pks. Pk. Av. MEIrsr 2-3154

JIM POOLER CONOCO
 2730 E. Hwy 24 MEIrsr 4-9941

LARSON'S CONOCO SERVICE
 Nevada at Kiowa Pick-Up & Delivery
 Open 6 AM-10 PM Every Day
 29 N. Nev. Av. MEIrsr 4-9522

LEE'S SUPER SERVICE
 1644 S. Tejon MEIrsr 4-9195

Leonard's Body Shop
 1007 Montu Av. MUIlbr 5-9995

McCartney's Conoco Serv
 1504 N. Circle Dr. MEIrsr 4-9893

Nevada Conoco Super Service
 1032 S. Nev. Av. MEIrsr 4-6121

PINE TREE CONOCO SERVICE STATION
 Woodland Park. MUIlbr 7-9903

SECURITY CONOCO SERVICE
 230 Main. EXprt 2-5366

SHORTY'S CONOCO SERVICE
 401 S. Nev. Av. MEIrsr 4-9916


STUDE'S CONOCO SERVICE
 2129 Timpfitt Gap Rd. MEIrsr 4-9069

TENTH ST SUPER SERVICE
 929 W. Colo Av. MEIrsr 4-9812

Service Stations—Gasoline & Oil— (Cont'd)

STANDARD OIL

For the finest products and service see our Standard Oil, Lubricants and nearby Standard Oil Dealer!



"FOR SERVICE CALL"
 DISTRIBUTORS

STANDARD OIL DIVISION OF AMERICAN OIL CO 2801 N. Nev. Av. MEIrsr 4-3928

NEVADA HYDRAVAC
HUD'S STANDARD SUPER SERVICE
 34 W. 4th St. MEIrsr 4-7520
 205. Crispier St. MEIrsr 2-3754
 After Hours 509

CAMPBELL STANDARD STATION
 2003 N. Nev. Av. MEIrsr 4-9480

CASCADE STANDARD Cascade MUIlbr 4-9506

CHARLES STANDARD SERVICE
 521. Montu Av. MUIlbr 3-9957

CHENEY STANDARD SERVICE
 1306 Filmore Av. MUIlbr 3-9914

CLARK'S SERVICE STATION
 713 N. Nev. Av. MEIrsr 4-2274

FREEWAY STANDARD SERVICE
 102 W. Bijou. MEIrsr 4-9649

HAM'S COURT & SERVICE STATION
 E. of Colo. Berrill. MEIrsr 5-8291

IRA'S STANDARD SERVICE
 2013 E. Platte Av. MEIrsr 2-0304

KEN'S STANDARD SERVICE STA
 2111 E. Nevada St. MEIrsr 3-6267

Leon's Super Service
 1402 S. Nev. Av. MEIrsr 4-8039

MOOSBERRY'S NEVADA STANDARD SERVICE 800 N. Nev. Av. MEIrsr 4-9819

NORTH CIRCLE STANDARD SERVICE
 North Circle Dr. & San Miguel. MEIrsr 4-9792

Number One Standard Service & Garage
 7601 E. Williams Av. MEIrsr 4-9586

OSLANDER STANDARD SERVICE
 Woodland Park. MUIlbr 7-9977

PERCEALL'S STANDARD SERVICE
 Corder Av. & Platte St. MEIrsr 2-4303

PIKES PEAK STANDARD SERVICE
 1204 E. Nev. Pk. Av. MEIrsr 4-9024

SCOTT'S SKYWAY STANDARD SERVICE
 1501 S. 8 MEIrsr 4-9718

SILVER STATE CADILLAC INC
 22 N. Corder Av. MEIrsr 3-4633

SOUTH TEJON STANDARD SERVICE
 1433 S. Tejon. MEIrsr 4-9090

SOUTHGATE STANDARD SERVICE
 Centerville & Nev. Av. MEIrsr 4-9144

YOUNG'S STANDARD SERVICE
 2902 N. Nev. Av. MEIrsr 4-9057

COLORADO PETROLEUM DISTRIBUTORS INC 1317 S. Nev. Av. MEIrsr 2-4708

DANIEL'S MOTORS INC
 105 N. Weber. MEIrsr 2-5591

STEVE'S SINCLAIR SERVICE
 130 E. Cushman. MEIrsr 4-9059

STUDE'S CONOCO SERVICE
 2129 Timpfitt Gap Rd. MEIrsr 4-9069

T & F SERVICE CENTER
 SKELLY PRODUCTS
 SERVICE AND REPAIRS
 TOW SERVICE DAY OR NIGHT
 20 W. Shoop Rd. 495-2172

Teich's Standard Service
 630 E. Filmore. MEIrsr 4-9173
 (Continued Following Page)

legal standards

Residential Uses:

- Accessory dwelling unit
- Domestic violence safe house
- Dormitory, fraternity, or sorority house
- Drug or alcohol treatment facility
- Hospice Care
- Single-Family detached dwelling

Office Uses:

- Call Center
- Financial Services
- General Offices
- Medical Offices, labs, and/or clinics

Commercial Uses:

- Agricultural sales and services
- Automotive Service
- Bar
- Bed and Breakfast Inn
- Campground

Commercial Uses (continued):

- Commercial Center
- Construction sales and services
- Construction Yards
- **Convenience Food Sales – Proposed**
- Cultural Services
- Custom Manufacturing
- Data Center
- Drive-in or fast food
- Educational Institutions
- Medical Marijuana Center
- Mixed office-residential
- Pet Services
- Pharmacy
- Public/Private Parking Lot
- Quick Service Restaurant
- Sexually Oriented Business

time for your questions

What questions or comments do you have for us?

