

To: City of Colorado Springs
Land Use Review Division

From: Project Team

Date: April 18, 2023 **UPDATED August 16, 2023**

Re: **QuikTrip #4296 – 4760 Flintridge Drive, PIN: 6322307078
Zone Change & Development Plan - Project Narrative**

Description:

Galloway is working with QuikTrip Corporation who is under contract to purchase the subject property for development and use as a QuikTrip (QT) facility. As you may know, QuikTrip is a convenience store with fuel operating who are expanding their national business operation to the Colorado market, which they currently have three (3) open for business in Firestone, Denver, Parker and Bennett, Colorado; along with several more under construction.

The subject site is located at the southwest corner of N. Academy Boulevard and Flintridge Drive and is approximately 1.23 acres in area, or 53,385 with an existing approximately 15,824 SF, 2-story office building with multiple tenants. While although the property is situated on a separate lot, it is part of a larger commercial center with a variety of offices spaces and users. Access to the property is only from Flintridge Drive to the east, there is no direct access proposed with this redevelopment onto N Academy Boulevard. This existing access from the east is shared with other users in the shopping center and has a 30' Ingress and Egress Easement to allow for shared access.

This development proposal is for a Zone Change and Development Plan application types to allow for demolishing of the entire property and the subsequent redevelopment as a convenience store with fuel dispensing uses. The proposed Zone Change is to amend the current zone district of Office Commercial (OC) to Planned Business Center (PBC) to align with the surrounding zone districts at this intersection of N Academy Boulevard and Flintridge Drive. However, with RetoolCOS the PBC zone district will convert to Mixed-Use Medium Scale (MX-M). The PBC/MX-M will allow for the proposed convenience store with fuel (Fuel Dispensing Station with accessory Convenience Store) as a use by right and is consistent with the PlanCOS Vision Map. N. Academy Boulevard is classified as both a City Priority Corridor and a Smart Corridor, as well as a Community Activity Center as a PlaceType. Furthermore, these Corridors are a typology within Unique Place framework that offer a variety of recommendations for development. A goal of the Corridor place typology is to for developments to take advantage of the capacity and potential to connect goods and services with unique characteristics, identity and design. N. Academy Boulevard is further classified under this Corridor as Mature or Redevelopment Corridor which represents significant infill and redevelopment opportunities. Community Activity Centers are places that serve the day-to-day needs of subareas of the city and their surrounding neighborhoods. The proposed redevelopment of the subject property with a convenience store with fuel will support the auto-oriented services and daily trade needs of the surrounding neighborhoods desired along Corridor and Community Activity Center place typologies.

The proposed convenience store is approximately 5,312 SF with an associated in-line four (4) fuel pump canopy. Pedestrian connection from the store front will be on the east side and connect to Flintridge Drive sidewalk path for ADA compliance. On-site parking is provided with thirty (30) total parking spaces to meet code and provide ample parking for both fuel customers and those visiting for convenience options. In conjunction with the on-site improvements there will be landscaping, and site lighting implemented throughout the property. Any impacts of the proposed convenience store will fuel



upon the residential neighborhood to the southwest, behind the existing office buildings will be minimal due to distance of the proposed use along with the existing vegetation, fencing and massing of buildings.

QuikTrip utilizes 360-degree architecture with high quality architectural features in their building programming, that incorporates the use of stone, brick and stucco materials to provide a mix of design elements for visual relief. The fuel canopies continue the building theme with use of similar architectural treatments and rooflines. It should be noted that QuikTrip is more than a “c-store” as they provide a variety of made-to-order fresh food kitchen menu items. However, they do not function as a restaurant per se, but rather a grab-n-go destination where many of their customers visit their stores for the convenience factor of food and drink, and not necessarily fueling purposes.

QuikTrip Corporation provides a superior level of customer service and has a reputation of being the cleanest and safest convenience store with fuel operators in the country. They are committed to working with and being involved in the local community by supporting charities selected by their store employees and participating in nationally and locally recognized programs such as United Way, Folds of Honor Foundation and Safe Place; to name a few.

Justification:

Per 7.5.603.B.2 of the City Code, the City Council may approve a Zone Change request if the following findings are made:

1. *The action will not be detrimental to the public interest, health, safety, convenience or general welfare.*

Analysis:

The proposed change in zoning to PBC from OC will have negligible impacts to the general interest, health, safety, convenience or general welfare as the two zone district allow for similar land uses and related intensities; with the adjacent zoning at the intersection being PBC as well.

2. *The proposal is consistent with the goals and policies of the Comprehensive Plan.*

Analysis:

The proposed redevelopment is an infill type project along a City Corridor PlaceType where auto-oriented land uses are supported to offer goods and services.

3. *Where a master plan exists, the proposal is consistent with such plan or an approved amendment to such plan. Master plans that have been classified as implemented do not have to be amended in order to be considered consistent with a zone change request.*

Analysis:

No master plan exists for the subject project.

4. *For MU zone districts the proposal is consistent with any locational criteria for the establishment of the zone district, as stated in article 3, "Land Use Zoning Districts", of this chapter. (Ord. 94-107; Ord. 97-111; Ord. 01-42; Ord. 03-157; Ord. 12-76)*

Analysis:

Zone Change request is for OC to PBC; no MU is being requested.

Justification:

Per 7.5.5.2.E of the City Code, Development Plan Review Criteria:

1. *The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.*

Analysis:

The proposed development is design is intended to be harmonious with the surrounding commercial uses in that similar land uses are allowed on adjacent properties under the same zoning of which would also be subject to the same development standards. The site design meets all applicable city code development standards, along with the Comprehensive Plan objectives for land use.

2. *The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.*

Analysis:

The proposed Development Plan, as designed, meets all applicable development standards established by city code; furthermore, the proposed land use complies with the City's Comprehensive Plan objectives, especially as it relates to Infill development.

3. *The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.*

Analysis:

As previously stated, the proposed site design for the QuikTrip store meets all applicable lot and building standards and related development criteria.

4. *The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.*

Analysis:

As proposed, the drainage and water quality is intended to comply with City's drainage criteria.

5. *The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.*

Analysis:

The on-site parking meets the City's minimum standards for off-street parking requirements.

6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*

Analysis:

As previously noted above, the site design and layout meets the applicable development standards established by City code.

7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*

Analysis:

The proposed development provides for adequate landscape buffering along all street perimeters, as well as the adjacent properties and future developments.

8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*

Analysis:

There are no identified sensitive or hazardous natural features in the immediate vicinity of the project site.

9. *The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*

Analysis:

The proposed site layout accommodates the ADA requirements established by City and Federal codes. Pedestrian access is provided directly from the store entrance to public right-of-way in a safe manner by way of striping and identifiable features.

10. *The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.*

Analysis:

The site design proposes keeping an existing, shared access drive from Flintridge Drive to the east. In coordination with City Traffic Engineer, a pork-chop design internal to the site, along the existing shared driveway will help control on-site circulation patterns from the QuikTrip and those visiting the other businesses within the shopping center. Internal site circulation is also provided within and to the adjacent lot to function smoothly with the proposed convenience and fueling services while also providing for fire/emergency accessibility around the building.

11. *The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.*

Analysis:

The proposed water and sanitation for the project will connect to existing city public infrastructure and ideally reuse existing water/sewer taps. It is not intended to extend water and/or sewer mains for the project.

12. *If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.*

Analysis:

The proposed development project does not necessitate the need for addressing impacts to existing roadways and intersections as this area is an already established commercial corridor with existing curb cuts to the site that will be reutilized.

13. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise.*

Analysis:

The proposed development will not have any adverse impacts to off-site properties as this is an established commercially used property.

Issues:

During the Pre-Application Meeting review with staff, no issues were identified that warranted a Neighborhood Meeting and/or require special attention to, or mitigation as part of our development plan package preparations.