

140 South Main Street
PO Box 312
Keenesburg, CO 80643



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Site-Plan Application

Applicant(s) Name: Ryan Halder, Kum & Go, L.C.

Site Plan Address 240 Market Street

Phone Contact 515-457-6232

Current Land Use Undeveloped

Change in Use? Yes X No

If yes, description of proposed new use: A development of a 2.73 acre lot for a convenience store building and associated fuel canopy.

Detailed description of the proposal (include acreage or square footage of the property, hours of operation, number of employees, number of patrons, members, buyers or visitors, existing zone district and existing land uses adjacent to the property)
See attached project narrative.

Please attach an additional sheet if necessary.

Signature 

Date 10/26/2020

Please attach the following:



September 11, 2020

Town of Keenesburg
Planning Department
91 W Broadway Avenue
Keenesburg, CO 80643

Re: Kum & Go #2906 Administrative Site Plan

To Whom It May Concern:

Kum & Go, L.C. respectfully submits an administrative site plan package to the Town's Planning Department for Kum & Go Store #2906, located at 240 Market Street. The property is currently zoned for Highway Commercial. The enclosed plan outlines the development of a 2.73-acre lot for a Kum & Go convenience store and the associated fuel canopy. The property is currently a vacant lot and is bordered by single family residential properties to the west, vacant commercial zoned lots to the north, Pippin Lane to the south and Market Street to the east.

The convenience store building will utilize a cast stone base & Nichiha fiber cement panel façade in three different colors with varying roof lines. HVAC equipment associated with the structure will be contained on the roof and screened from view. The interior of the building is equally finished, with burnished concrete floors, tile and millwork cabinetry throughout. This 5,620± square foot building will incorporate Kum & Go's newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas, sandwiches, wraps, and bakery items cooked on-site. There will be various seasonal outdoor sales items and a propane tank exchange along the front façade of the building. The convenience store will operate 24 hours a day, with employees ranging from 1-6 at any given time.

The fueling islands (and overhead canopy) on the southeast side of the site will offer traditional passenger vehicle gasoline, diesel, and E-85 fuels. The diesel canopy on the southwest side of the site will serve over the road trucks. Underground fuel storage tanks will be located directly south of the main fueling canopy.

The enclosed site layout proposes to face the Kum & Go store entry to the south with two full movement access points onto Veterans Drive. Parking for the facility will be accomplished with 29 parking stalls located immediately adjacent to the building and across the drive aisle west of the building, of which two stalls will be striped as ADA accessible. This arrangement will promote adequate circulation for, both, delivery trucks and customers. A traffic study has not been completed; however, the new convenience store is not anticipated to generate significant impact to the adjacent thoroughfares since much of the traffic for this store will be pulled from the existing trips on the adjacent roadway network.

Utility services for the store are anticipated to be connected to the public water and sewer systems operated by the Town of Keenesburg. The site's stormwater runoff is anticipated to discharge to a sub-regional detention pond at the south end of the site, and discharge to existing public storm sewer infrastructure.

Finally, the eventual landscaping plan will depict substantial greenery which will meet the City's requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. Proposed tree plantings will be concentrated along the adjacent roadways which also adds to the public benefit.

1459 Grand Avenue, Des Moines, Iowa 50309 | 515-457-6232

www.kumandgo.com

Kum & Go is a private, family held business in its 61st year of operation and currently operates over 430 convenience stores in all types of neighborhoods. Our site design, with focused lighting, substantial landscaping and appealing architecture typically adds to the aesthetics of our neighborhoods, and our services are second to none. We love what we do, have a genuine compassion for our customers, associates, families and communities; and expect & deliver superior performance.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our request.

Very truly yours,

KUM & GO, L.C.



Ryan Halder
Site Development Manager

- X 1. Completed land use application. (Site Plan app)
- X 2. Application fees and fee deposits with signed cost agreement.
- X 3. Detailed written description of the proposal (above)
- 4 Proof of ownership: Title commitment issued within 30 days of the application.
- N/A 5. Copies of any applicable state or federal permits for the proposed use.
- N/A 6. Written certification that notice as required by Section 24-65.5-103(1), C.R.S., has been provided. Such certification may be submitted on the date of the initial public hearing referred to in Section 24-65.5-103(1), C.R.S. (mineral interest owner's notification certificate)
- see mineral owners list 7. Copy of any surface use agreement with mineral interest owners of the property.
- N/A 8. Traffic Study. Requirements TBD pre-application meeting
- X 9. Drainage study. Requirements TBD pre-application meeting
- N/A 10. Soils Report. Requirements TBD pre-application meeting
- N/A 11. Noise report. Requirements TBD pre-application meeting.
- X 12. Site plan and landscape plan maps. (shall show existing and proposed buildings, parking, landscape elements, lighting, drainage elements, utilities, public right-of-way and any other information deemed necessary by Town Staff. Plan shall include a vicinity map at an appropriate scale to show surrounding area)
- X 13. Full legal description of property in word format.
- N/A 14. Such additional information that may be reasonably required by Town staff

All applications must follow the requirements set forth in the Keenesburg Municipal Code:

Sec. 16-2-190. Site plan review process.

(a) Purpose. The intent of the site plan review procedure is to promote efficient and orderly development of property in the Town. Site plan reviews require additional consideration to ensure that the permitted uses are compatible with existing and planned uses of the neighborhood.

(b) A site plan is required for uses in the following zone districts: Multifamily Residential District (R-3), Mobile Home Residential District (R-MH), Commercial Business District (CBD), Highway Commercial District (CH), Light Industrial District (LI), Heavy Industrial District (HI) and Public Zone District (PZ).

(c) No land, building or structure shall be changed in use or type of occupancy, developed, erected, constructed, reconstructed, moved or structurally altered or operated in any zone district that requires a site plan until a site plan has been approved.

(d) Building permits shall not be issued in a zone district that requires a site plan until the required site plan has been approved, any conditions of approval met and the site plan recorded by the Town Clerk.

(e) No site plan shall be required for:

(1) Normal repairs and maintenance of an existing building.

(2) Similar occupancy, unless it is determined that additional review is required by Town staff.

(3) Alterations which do not affect more than twenty-five percent (25%) of the square footage of an existing building or structure.

(4) Interior remodeling.

(f) Site plan review process.

(1) A preapplication meeting with Town staff is required prior to submittal of an application for site plan review. The applicant shall submit a brief description and location of the proposed use to the Town Clerk prior to establishing the preapplication meeting. The purpose of the meeting will be to discuss the Town's application requirements and process and other information relevant to the proposed application. A site visit may be scheduled if deemed necessary by Town staff.

(2) Neighborhood meeting. The applicant is encouraged to meet with adjacent landowners and homeowners' associations, when applicable, concerning the application. If a neighborhood meeting is held, it shall be after the preapplication meeting with Town staff.

(3) Application. The applicant shall submit an original and sufficient number of copies of the application materials, as determined by Town staff, for distribution and review by the Town and referral agencies.

(4) Referrals. When determined complete, the application will be sent to appropriate referral agencies, as determined by Town staff, and the referral agencies will be given a reasonable time to respond to the application. Comments submitted by referral agencies are recommendations to Town staff.

(g) Submittal requirements. The following shall be submitted as part of the application, except for those items specifically waived by Town staff, in writing, as being unnecessary to a decision on the application.

(1) Completed land use application.

(2) Application fees and fee deposits with signed fee agreement.

(3) A detailed written description of the proposal, acreage or square footage of the property, hours of operation, number of employees, number of patrons, members, buyers or visitors, existing zone district and existing land uses adjacent to the property.

(4) Proof of ownership acceptable to the Town Clerk or Town Attorney.

(5) Copies of any applicable state or federal permits for the proposed use.

(6) Written certification that notice as required by Section 24-65.5-103.3, C.R.S., has been provided. Such certification may be submitted on the date of the initial public hearing referred to in Section 24-65.5-103(1), C.R.S.

(7) Copy of any surface use agreement with mineral interest owners of the property.

(8) Traffic Study. Requirements to be determined in the preapplication meeting or at the request of CDOT.

(9) Drainage study. Requirements to be determined in the preapplication meeting.

(10) Soils report. Requirements to be determined at the preapplication meeting.

(11) Noise report. Requirements to be determined at the preapplication meeting.

(12) Site plan and landscape plan maps. Plans shall show existing and proposed, buildings, parking, landscape elements, lighting, drainage elements, utilities, public rights-of-way and any other information deemed necessary by Town staff. The plan shall include a vicinity map at an appropriate scale to show surrounding area.

(13) Such additional information that may be reasonably required by Town staff.

(h) Design requirements. The following design requirements shall be considered in the evaluation of a site plan:

(1) Conformance with all applicable provisions of the underlying zone district.

(2) Conformance with all applicable provisions of all related development plans, such as approved subdivision plats or PUD plans, or both.

(3) Conformance with all applicable parking and open space requirements, and any adopted architectural design standards.

(4) Compliance with utility requirements set forth in Chapter 17, Article VI of this Code.

(5) Compatibility with surrounding existing and proposed land uses.

(6) Conformance with state, federal and local environmental standards, including but not limited to air quality, water quality, glare and heat, noise, vibration, odors, hazardous materials, storage and disposal of waste, electromagnetic interference and radiation.

(7) Adequate facilities will be provided for pedestrians, bicyclists and motorists.

(8) Adequate public improvements, both on- and off-site, will be provided in a timely fashion.

(9) Any common areas serving the site are identified and adequate provisions are made for ownership and maintenance of such areas.

(i) If the Town Planner finds that all applicable design requirements set forth in Subsection (h) above are met by the proposed site plan, the site plan shall be approved. If one (1) or more design requirements are not met, the site plan shall be referred to the Planning Commission and Board of Trustees for public hearing in accordance with Section 16-1-80 of this Chapter.

(j) Recording. After conditions are met, the Town Clerk shall record the site plan with the County Clerk and Recorder.

(k) Changes to a site plan. Any major change to an approved site plan shall require an amendment, which shall be reviewed and considered for approval using the same procedure as a new application. Town staff shall determine whether a major change exists, in accordance with the criteria set forth in Subsection (e) of this Section.

(l) Operation and monitoring. The Town may establish and carry out procedures as are reasonably necessary to ensure compliance with the conditions of approval of a site plan.

(m) Revocation. Upon receipt of evidence that conditions of a site plan have not been met or operation of the property is not consistent with the approved uses, after providing the property owner with notice and following public hearings held before the Planning Commission and Board of Trustees, the site plan approval may be revoked, suspended or modified. (Ord. 2012-04, 2012, §35)