

May 26, 2009

Statement Of Intent

Development Plan Submittal
Proposed Safeway Fueling Facility
Lot 1, Silver Lane Stables Addition
Town of Estes Park, CO

Safeway Inc. proposes to construct a new fueling facility at the above referenced location. All existing site improvements will be demolished and a new fueling facility consisting of a 1,185 square foot (SF) kiosk or convenience store, a 6,075 SF overhead canopy above 6 multiple product fuel dispensers, and a future 1,275 SF single-bay automatic car wash.

Vehicular access to the fuel facility is proposed through one curb-cut on Highway 34 and one curb-cut on Steamer Drive. A new eight foot wide sidewalk will be provided along Highway 34 with a new six foot wide sidewalk added along Steamer Drive. A handicapped accessible pedestrian connection will be provided between the kiosk/convenience store and the new sidewalk along Highway 34.

Extensive landscape buffering exceeding the Town's requirements will be provided along Highway 34, Steamer Drive, and within the interior of the site. The design of the fuel facility will utilize the same materials, colors, and architectural detailing of the existing Safeway grocery store thereby resulting in a visually cohesive and attractive development.

The fuel facility will be owned and operated by Safeway Inc. and will function as another department of the existing Safeway grocery store. The hours of operation will be approximately the same as those of the grocery store. Current plans call for the fuel facility to open in July 2010 and the future car wash to open within 3 years after the opening of the fuel facility.

The following is a brief summary of how the proposed fueling facility meets the standards of the "Land Development Code of the Estes Valley, Including the Town of Estes Park, Colorado" (Code).

Permitted Uses

The site is currently zoned CO: Outlying Commercial. No zone change is proposed as part of this submittal. Code Section 4.4, B, "Table 4-4: Permitted Uses: Nonresidential Zoning Districts" states that the use "Vehicle Service, Limited – Service Station" is a use permitted by right. Table 4-4 also states that the use "Vehicle Service, Limited – Car Wash" is also a use permitted by right.

Density and Dimensional Standards

Code section 4.4, C, 4, "Table 4-5: Density and Dimensional Standards for the Nonresidential Zoning Districts" lists the following standards:

- Required minimum lot size: 40,000 SF – Proposed: 69,440 SF

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- Required minimum lot width: 200' – Proposed: approximately 461'
- Required minimum building/structure setbacks:
 - required minimum front setback (Highway 34): 25' – proposed: 60' at canopy, 73'-6" at kiosk/convenience store, 119' at future car wash
 - required minimum side setback (west property line): 15' – proposed: 15' at future car wash, 36'-4" at kiosk/convenience store, 61' at canopy
 - required minimum rear setback (Steamer Drive): 15' – proposed: 56' at canopy, 90' at future car wash, 138' at kiosk/convenience store
- Maximum allowed building height: 30' – Proposed: 14'-2" at future car wash, 15'-1" at kiosk/convenience store, 19'-10" at canopy
- Maximum allowed Floor Area Ratio (FAR): .25 – Proposed (includes 50% of the canopy area): without future car wash = .06, with future car wash = .08
- Maximum allowed lot coverage: 65% - Proposed: without future car wash = 42.98%, with future car wash = 47.77%

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ESTES VALLEY DEVELOPMENT REVIEW APPLICATION

Submittal Date: 5/27/09

Type of Application

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Development Plan | <input type="checkbox"/> Boundary-Line Adjustment | <input type="checkbox"/> Condominium Map |
| <input type="checkbox"/> Special Review | <input type="checkbox"/> ROW or Easement Vacation | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Rezoning Petition | <input type="checkbox"/> Street Name Change | <input type="checkbox"/> Final Map |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Supplemental Map |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Other: Please specify _____ | |
| <input type="checkbox"/> Minor Subdivision Plat | | |
| <input type="checkbox"/> Amended Plat | | |

General Information

Project Name SAFEWAY FUELING FACILITY
 Project Description DEMOLISH EXISTING IMPROVEMENTS, CONSTRUCT NEW FUEL FACILITY
 Project Address 621 BIG THOMPSON AVENUE
 Legal Description LOT 1, SILVER LANE STABLES ADDITION
 Parcel ID # 25193-00-009 Section 19 Township 5 NORTH Range 72 WEST

Site Information

Total Development Area (e.g., lot size) in acres 1.514 ACRES
 Existing Land Use HORSE STABLE & CORRALS
 Proposed Land Use FUEL FACILITY WITH FUTURE CAR WASH
 Existing Water Service Town Well None Other (specify) _____
 Proposed Water Service Town Well None Other (specify) _____
 Existing Sanitary Sewer Service EPSD UTSD Septic None
 Proposed Sanitary Sewer Service EPSD UTSD Septic
 Is a sewer lift station required? Yes No
 Existing Gas Service Xcel Other None
 Existing Zoning C.O. COMMERCIAL OUTLYING Proposed Zoning NO CHANGE
 Site Access (if not on public street) _____
 Are there wetlands on the site? Yes No
 Site staking must be completed at the time application is submitted. Complete? Yes No

Primary Contact Information

Name of Primary Contact Person JOHN C. SCALES 9/6 GALLOWAY
 Complete Mailing Address GALLOWAY, 5350 D.T.C. PARKWAY, GREENWOOD VILLAGE, CO 80111

Attachments

- Application fee
- Statement of intent
- 3 copies (folded) of plat or plan
- 11" X 17" reduced copy of plat or plan
- Names & mailing addresses of neighboring property owners (see attached handout)

Please review the Estes Valley Development Code Appendix B for additional submittal requirements, which may include ISO calculations, drainage report, traffic impact analysis, geologic hazard mitigation report, wildfire hazard mitigation report, wetlands report, and/or other additional information.