



PROJECT NARRATIVE

FOR

QuikTrip #4266

**Lot 1, Canyonside Filing No. 4
Castle Pines, CO**

Landowner:

**North Canyons Development Company, LLC
3033 East 1st Avenue, Suite 175
Denver, CO 80206**

Developer:

**QuikTrip Corporation
Contact: Brittany Sikorski**

Prepared by:

**Kimley-Horn and Associates, Inc.
2 North Nevada Avenue, Suite 900
Colorado Springs, Colorado 80903
Contact: Jessica McCallum, P.E.**

Kimley»Horn

July 17, 2026

Lisa Roemhildt, Senior Planner
City of Castle Pines
Community Development
7437 Village Square Drive, Suite 200
Castle Pines, CO 80108

RE: *QuikTrip #4266 Lot 1 Canyonside Filing No. 4 – Site Improvement Plan Project Description*

Dear Ms. Roemhildt,

2112.01: General Project Concepts

QuikTrip Corporation (the “Developer”) wishes to develop the approximately 3.54-acre parcel of land located on Lot 1 of the Canyonside Filing No. 4 development in the City of Castle Pines, County of Douglas, State of Colorado (the “Site”). The proposed development involves the construction of an approximately 6,445 square foot QuikTrip convenience store with fuel pumps, parking, landscaping, and associated utilities (the “Project”). The north portion of the Site is reserved for future development into a car wash. The car wash development is not being proposed with this Site Improvement Plan application. The car wash is anticipated to be submitted for after the QuikTrip application is approved.

2112.02: Zoning of the Land and Compliance with the zoning requirements:

The Site is currently zoned as a Planned Development within The Canyons Planned Development, Planning Area PA 1, Use Area Mixed Use. A gas station and self-serve convenience store is an allowed use within the planned development with a Use by Special Review. The Planned Development sets zoning requirements in conjunction with the City of Castle Pines Zoning Code.

2112.03 Impacts to Adjacent Land

North of the Site is the relocated S. Havana Street, west of the Site is the existing S. Havana Street and is assumed to remain as vacant land between the property and the offramp for I-25 for future interchange improvements and future transit line per the City of Castle Pines 2021 Comprehensive Plan, east of the Site is the relocated S. Havana Street and east of the road are future lots in the Canyonside Filing No. 4 development and are designated for future mixed-use development, south of the Site is Castle Pines Parkway and south of the road is a future phase of the Canyonside Development with designation of mixed use. The existing land surrounding the property is currently vacant. The site is accessed from approved access points with the relocated S. Havana Street improvements. One access is in the northeast portion of the Site and is a full movement intersection and the second access is a right-in only. There is no direct access from Castle Pines Parkway to the Site. Utilities are also to be constructed with the S. Havana Street realignment for utilization by the Project. A regional detention pond is located northwest of the Project and is sized appropriately for the Project. The proposed Project is compatible with the surrounding uses. There are no proposed improvements on adjacent land with the proposed development.

2112.04: Compliance with the City Comprehensive Master Plan, as amended

The proposed Site falls within the Mixed-Use Community economic development framework exhibit in the Comprehensive Plan. The Mixed-Use Community future land use is intended for medium-format retail and services that serve local and regional commercial areas located at intersections of major arterials. The proposed QuikTrip is classified as a medium-format retail facility and therefore qualifies to be built on the proposed site. The site is located within the Canyons Planned Development which anticipated 2.1 million square feet of commercial use. The Project aligns with the Goals and Objectives of the Comprehensive Plan with the Site being located on the north side of Castle Pines Parkway whereas most of the Canyons planned residential development is located on the south side of this road. Likewise, the site is adjacent to future interchange improvements for I-25 to allow traffic to easily access the property without traversing through residential developments. The Site is also located on the east side of I-25 where new City growth was planned per the Canyonside development and per the Comprehensive Plan.

2112.05: Compliance with appropriate agencies and necessary permits:

The development requires coordination with the City of Castle Pines, Parker Water and Sanitation District, CORE, The Canyons Planned Development, CDOT, Douglas County, and South Metro Fire District. The development submitted the Site Improvement Plan, Civil Construction Documents, Erosion Control Documents, Final Drainage Report, Traffic Impact Study, and Stormwater Management Report to the City of Castle Pines for review. The Utility Construction Documents are submitted to Parker Water and Sanitation District for review. The Traffic Impact Study in conjunction with the master development Traffic Impact Study are submitted to CDOT for review. Plans for reviewing agencies are reviewed against the applicable agencies rules and regulations. Additional permit requirements consist of:

Colorado State Discharge Stormwater Permit
Grading and Erosion Control Permit
Parker Water and Sanitation District Utility Plan Approval
Building Permit
Fire Safety Operational Permit
EPA Compliant Underground Storage Tank Registration
State Fuel Tax License
Retail Food Establishment License
Nicotine Product Retail License
Fermented Malt Beverage and Wine Retailer License

2112.06 Proof of Water Availability

Parker Water and Sanitation District provided a will-server letter for water availability.

2112.07 Method of Wastewater Treatment

Parker Water and Sanitation District provided a will serve letter for discharge to their sanitary sewer system. A grease interceptor is provided for the food services occurring in the building. A pre-treatment survey will be required to be completed by Parker Water and Sanitation District with the submittal

package prior to approval.

2112.08 Type or method of fire protection

A fire hydrant will be constructed with the master development and realignment of South Havana Street at the right in only entrance on S. Havana Street. A proposed fire hydrant is provided just north of the QuikTrip building within the property. Thirty foot drive aisles are proposed around the QuikTrip building for easy maneuverability by a fire truck apparatus.

2112.09 Impacts on existing flora and fauna

The site is currently undergoing overlot grading operations for the realignment of S. Havana Street. Therefore, the existing flora and fauna on site is no longer there.

2112.10 Impacts on air and water quality

QuikTrip implements water quality devices at inlets where the potential for fuel can discharge to the storm sewer system. These water quality devices are called BMP Snouts and implement a SNOUT hood over the outlet of an inlet and a sump to be able to reduce floatable trash and debris, free oils, and other solids from stormwater discharges. The bottom of the hood extends well below the invert of the outlet pipe creating a separation layer on the surface. The SNOUT then forms a baffle that traps floatable debris and free oils on the surface, while permitting heavier solids to sink to the bottom of the sump. The clarified intermediate layer is forced out of the structure through the open bottom of the SNOUT by displacement from incoming flow. Likewise, a canopy is provided over the fuel stations with roof drains to reduce the amount of stormwater runoff near the fuel pumps.

Please reference the attached flyers on air emissions, water conservation, and environmental sustainability for more details on QuikTrip's approach to these topics.

2112.11 Impacts on peace and quiet of neighborhood

The proposed site is located approximately 1,000 feet from I-25 and the south property line borders the start of the on-ramp to I-25. The south property line also borders Castle Pines Parkway. Due to the immediate vicinity from I-25 and Castle Pines Parkway, any noise generated from the project will likely be insignificant relative to the road noise generated from the highway and major roadway.

There are currently no existing residential properties adjacent to the Site. However, the property to the east and the south is designated as mixed-use that allows residential. The QuikTrip building and fuel pumps are located approximately 215 feet away from the east property and across S. Havana Street. The fuel pumps are located approximately 250 feet away from the south property and across Castle Pines Parkway. Likewise, the site sits approximately 25 feet below Castle Pines Parkway on the west side of the Site and a landscape berm is provided at the intersection of Castle Pines Parkway and S. Havana Street.

2112.12 Provisions of buffering, including additional landscaping

Due to the Site sitting below Castle Pines Parkway, terraced walls are provided along the south and west property line that provide additional buffering and the existing topography provides a natural buffering. Proposed trees are along Castle Pines Parkway and S. Havana Street. There is also enhanced landscaping provided in the open space area near the northwest corner of the Castle Pines Parkway

and S. Havana Street intersection to provide additional buffering.

2112.13 Impacts on City Services

As stated previously, the proposed development is located in The Canyons Planned Development which is a large mixed-use development to provide additional resources and amenities to the City of Castle Pines. The Site is located within South Metro Fire District and the District is a reviewing agency for the proposed project. The use is not anticipated to impact City services more than what has been planned for in The Canyons Planned Development.

2112.14 Legal Description

The Site is currently being replatted into Lot 1 of the Canyonside Filing No. 4. The South Havana Street improvements need to be completed, an initial acceptance granted, and then the replat can be presented in front of City Council for final approval. This process is being run by the Master Development.

2112.15 Contact Information

Owner: North Canyons Development CO LLC, 3033 E. 1st Avenue, Suite 725, Denver, CO

Developer: QuikTrip Corporation, 10249 Church Ranch Way, Suite 110, Westminster, CO

Preparer of SIP: Kimley-Horn and Associates, Inc., 2 North Nevada Avenue, Suite 900, Colorado Springs, CO

Development Schedule and Phasing

The Project will be completed in one phase with utility stubs provided for a future phase for a car wash development. The anticipated construction start date is Fall 2026.

Please contact Kimley-Horn and Associates if you have any questions or need additional information in regards to this application.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

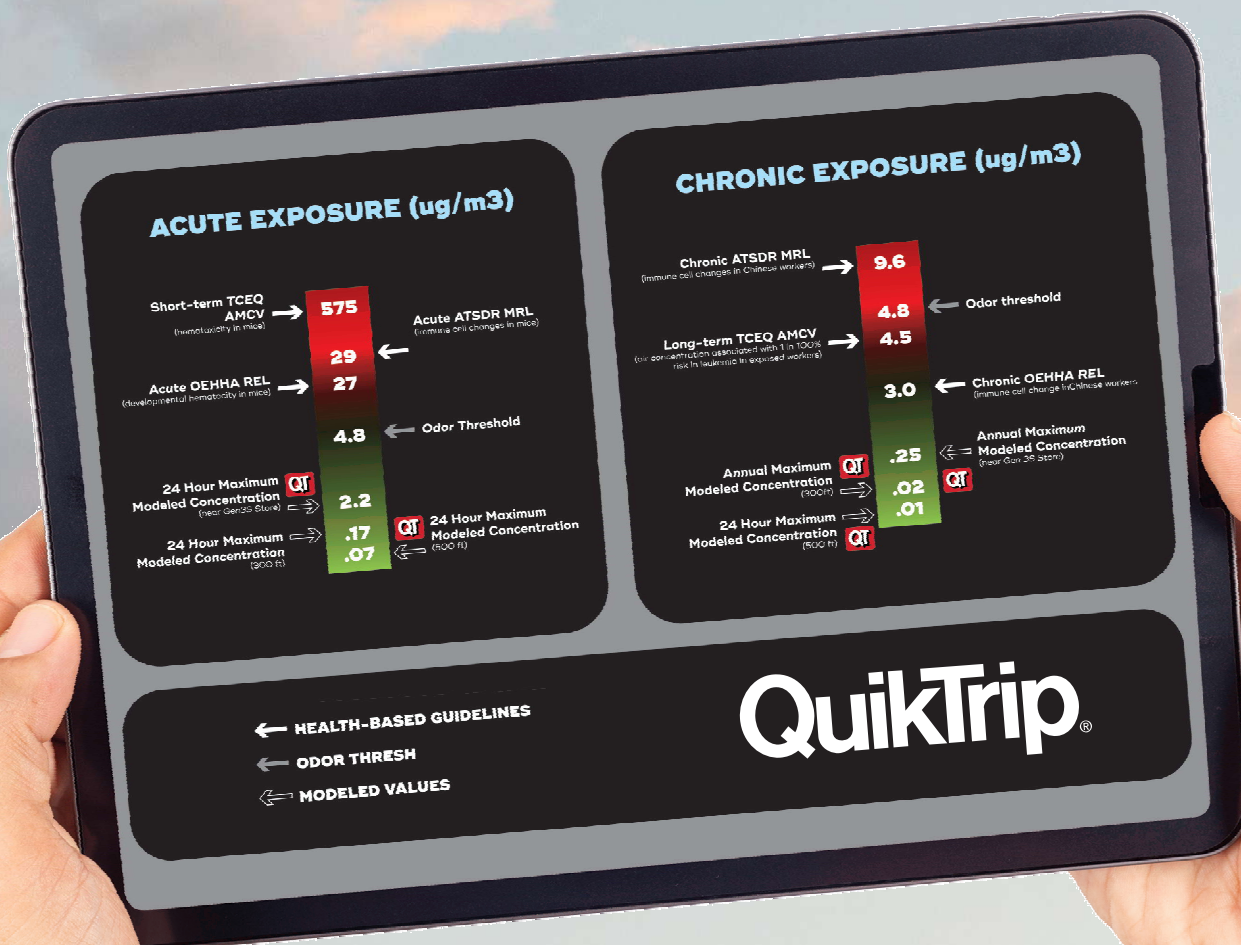


Jessica McCallum, P.E.

AIR EMISSION MODELING

Based on an independent air exposure assessment done at select store locations to evaluate benzene and particulate emissions, our air emissions are well below local, state and federal regulatory action levels. All fuel related activities have been modeled, including customer dispensing, fuel carrier offloading into tanks, passive emissions from fuel equipment, and conservative estimates from customer and carrier drips/spills. The data showed no evidence of elevated risk. Reference levels from the Agency for Toxic Substances and Disease Registry (ATSDR) were also used to validate the results.

The summary to the below presents key findings from the latest study, confirming that our store operations remain well within established health and safety standards.



WATER CONSERVATION

By integrating water-saving technologies through landscaping and encouraging responsible usage at the store level we conserve water and support the sustainability of local water supplies.

ENVIRONMENTAL

At QuikTrip, we are committed to **doing what's right** for our employees and communities by operating responsibly and in full compliance with all environmental regulations. We strive to be the best by building and maintaining clean, safe, and efficient facilities that reduce environmental impact and risk. By **focusing long term**, we incorporate sustainable practices into the development and daily operations of our stores. We are **never satisfied**—constantly looking for smarter, more effective ways to minimize our footprint while serving our employees, customers, and communities. Above all, we **do the right thing**—for people, for the environment, and for the future.

≈32%

energy usage comes from renewable and/or clean sources per QT's portfolio of energy providers

14,000+

metric tons of CO₂ emissions avoided

1,387,000

kWh of solar energy produced

*Data Collection from May 2023 to April 2024

