

Advance Auto Parts

Subdivision:

Lot 5, Lagae Family Trust Minor Development

Located in the SW ¼, Section 3, Township 7 South, Range 67 West of the 6th Principal Meridian,
City of Castle Pines, County of Douglas State of Colorado

Developer:

Advance Stores Company, Inc.

7200 Six Forks Road, Raleigh, NC 27609

Landowner:

CP Commercial, LP

8678 Concord Center Drive, #200, Englewood, CO 80112

Zoning:

PUD

Source of Water and Sanitation:

Castle Pines North Metropolitan District

Project Narrative:

Advance Auto Parts is working with Cadence Capital on the above site with the intent to construct a new retail building that would be owned by this retailer. Advance Auto Parts is a national general retailer and has a substantial presence in the Colorado market. This use is a use by right given its zoning.

The site noted above is 31,126 square feet and has significant topography and existing easements that create hardships for this site. In spite of that, we have created a site plan that works and

creates a harmonious, high-quality development. A variance was approved by Castle Pines Board of Adjustments allowing us to vary from a full 20-foot building setback on the east side. Our approved setback ranges from 11.2 feet to 14 feet along that edge and averages out to be a 13-foot setback. The current submittal has included enhanced landscaping to create an attractive street front presence.

The building is 22' – 2" in height and has attractive 360-degree architecture meeting the Mixed-Use Design Guidelines and we believe it will be an attractive development that brings a successful retailer to that corner.

The proposed elevations are upgraded from their prototype and include stone accents, transparency, awnings and 360-degree architecture. We believe that this building, while opening as an auto parts retailer, could be adapted in the future for other general retail or commercial uses (i.e. it is not a special-use building).

Auto parts retailers typically are in the lowest 25% of traffic activity so will not create undue traffic pressure on this small site. They provide environmental services to auto users for responsible disposal of batteries and they provide merchandise to both consumers directly and to existing auto service providers who need parts.

We appreciate your consideration and look forward to working with the City of Castle Pines for a positive addition to its community.

2703.01 Approval Criteria

- A. The SIP supports the goals and objectives of the City of Castle Pines Comprehensive Plan;

Our proposed development and site plan supports the goals and objectives of the City of Castle Pines Comprehensive plan. The site plans includes a business use that compliments the area's businesses and adds to the economic vitality of the city. The owner and user of the project is a national retailer that will create jobs and produce steady sales and property taxes for the community while serving the retail needs of Castle Pines' growing residential base. But while the business will add economic vitality, the actual site and building is small in scale and respects the unique character of Castle Pines through the use of harmonious and quality architecture. There is attractive landscaping complementing the site and ROW and accessible pedestrian connectivity will enhance the overall intersection, adding to the city's connectivity goals and enhancing public welfare and safety. The use has low traffic impacts (auto parts sales fall in the bottom 25% of traffic generators) and harmonized with other uses anticipated on this PUD. The SIP designed unique rather than prototype architecture to allow the site to meet the unique character of Castle Pines.

- B. The SIP is consistent with the City of Castle Pines Subdivision Ordinance and the development and use standards of the City of Castle Pines Zoning Ordinance and Planned Development, as applicable;

The proposed use is use by right in the Parkway Plaza PUD. The SIP is consistent with Castle Pine's Subdivision Ordinance and the development and use standards of the approved PUD. The only exception is a building setback variance along Lagae that was noticed to the public, presented in a public hearing and then approved by the Board of Adjustments. The SIP works to meet the intent of that setback with a lower building profile and enhanced landscaping that respects pedestrians and has no negative impact on surrounding projects or on the health, safety and welfare of the public.

- C. The SIP complies with and is responsive to the overall intent and vision embodied in the City-adopted Mixed-Use Design Guidelines, as determined by the City;

The SIP is consistent with the goals of a mixed-used community development. The use will serve the local consumers' needs and will also serve regional businesses' needs, ie providing parts to many auto related businesses across the broader region. The site is located at the intersection of a major arterial and utilizes the infrastructure already in place. Parkway Plaza is not specifically anchored by a grocery store as the remaining commercial pads are still not developed but our site and use compliments the grocery store across the street and the surrounding businesses. Our SIP is part of a horizontal mixed use development and the proposal is consistent with the Park Plaza PUD, utilizing a small parcel with a smaller scale retail building. While small it will have an attractive presence that will activate and harmonize with the corner.

- D. The SIP complies with the city's technical standards and requirements including the City of Castle Pines Roadway Design & Construction Standards Manual; City of Castle Pines Storm Drainage Design & Technical Criteria Manual; and City of Castle Pines Grading, Erosion and Sediment Control (GESD) Manual;

Our submittal conforms to all of these standards. Most of these items have been in place with the construction of the master development but our submittal confirms we comply and meet the standards and requirements.

- E. The SIP furthers the public health, safety and welfare of the community.

The site furthers the public health, safety and welfare of the community. It does so by providing improvements to the row sidewalk system and pedestrian accessibility. It will engage the site with respectful lighting and business activity rather than being dormant. Landscaping and trees will add to shade and attractiveness at a busy intersection. Care has been given to create safe traffic movements and to avoid any negative impacts to the surrounding neighbors. It will enhance the welfare of the community by bringing new

jobs and sales and property tax to the community. The specific use is in balance with the other uses with respectful hours of operations and a national company's attention to maintenance and upkeep.