

CIRCLE K – 310 S WILCOX STREET

PROJECT NARRATIVE

COMPLIANCE

The existing Circle K follows all Town of Castle Rock applicable codes and design principles, etc. The new Circle K will follow all applicable master plans, zoning codes, design principles, technical manuals, etc. as established by the Town of Castle Rock.

VISION 2030

85% of residents responding to the poll regarding conducting business within the town limits of Castle Rock indicated that conducting business in the Town was important to them. Having a new and updated Circle K allows residents to shop and fuel downtown in a visually clean and modern building.

In a poll regarding how residents felt about having a balanced mix of commercial and residential growth, 91% supported this goal. The existing Circle K is already part of the existing balanced mix and the proposed updating will bring the building into alignment with an aesthetic look that more closely meets the Castle Rock standard.

In general, respondents indicated that low intensity development was preferred over high density. The Circle K is a low intensity existing developed property. Building height is also a factor for people who indicated a preference for low profile structures. The single story height of Circle K fits this preference.

Roughly 87% of those responding to the various polls are 25 to 64 years old – a demographic that typically works and is raising a family. This demographic is busy and a new modern convenience store is a quick way to grab needed items in a pleasant updated building.

2030 COMPREHENSIVE MASTER PLAN

Retaining existing businesses was one of the key findings of the Master Plan, along with creating a quality business climate. The Circle K at 310 South Wilcox is an existing business and has been at this location since 1996 so for 26 years. A new building will definitely contribute to a quality business standard.

The Master Plan has as a goal fostering revitalization efforts in downtown and also the nurturing of local business. Circle K's complete rebuild of its existing store contributes to revitalization. This project also adds to the nurturing of local business because rather than closing the store, Circle K is bringing the store up to its current standards.

Responsible development that accommodates the needs of existing and future residents is also an important component of the Plan. Convenience stores are a part of how people all over the country shop

and get fuel. Quick stop shopping for the kind of variety items carried by convenience stores is a part of modern life for existing and for future residents.

Both the existing and the new Circle K stores have a demonstrable benefit to the Town through sales tax generation, employment base, and giving residents a safe and new place to gas up and shop.

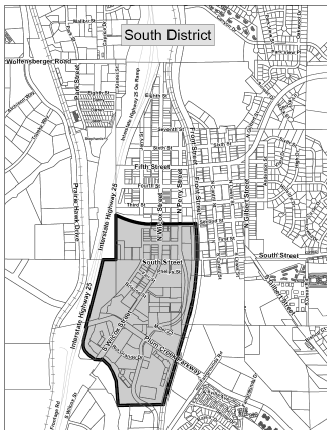
A new Circle K store will definitely be kept up and thus contribute to the value of having facilities and buildings that are well maintained.

Circle K adheres to night skies. All light fixtures are downward lit.

ZONING CODES

Business/Commerical (B)

Circle K in a mixed use area in which a convenience store and fuel dispensers are allowed. The store is located in what is defined as the South District and conforms to all applicable requirements for this area.



TECHNICAL MANUALS

Technical Manuals means the Town of Castle Rock Transportation Design Criteria Manual; Water System Design Criteria Manual; Wastewater Collection System Design Criteria Manual; Storm Drainage Design and Technical Criteria Manual; Grading, Erosion and Sediment Control (GESC & DESC) Manual; Landscaping and Irrigation Performance Standards and Criteria Manual; Construction Methodology and Materials Manual.

IMPACTS

Rebuilding the existing Circle K will have an immediate impact on the surrounding properties of a positive nature. The store is currently 26 years old and is too small at 2,100 sq ft to properly service the clientele who frequent it. The new store, 3,700 sq ft, will be modern, clean, up to all current standards and will have the new Circle K look which will complement the neighborhood. The benefits will include having a larger interior space, healthier food options, better store circulation and improved overall aesthetics.

There is no need to mitigate this impact as it is positive and will enhance the surrounding area.

INFRASTRUCTURE

The existing Circle K has met all the criteria for access from the roadways and for water, wastewater and stormwater facilities. The new building will meet all criteria for these same infrastructure concerns. The Trip Generation Letter, part of the SDP submittal for this project, shows that the larger store will most likely generate more trips than that of the existing store; however, the surrounding street network can successfully accommodate this increase.

VARIANCES

There is no proposed deviation from Town criteria, approved zoning, or municipal codes. The project is simply an upgrade to a new store at the same site.