

Site Details:

Property Owner: Harman Management Corp
5544 Green Street
Salt Lake City, UT 84123

Applicant: Murphy USA
Grant Dennis, PE
200 E. Peach Street
El Dorado, AR 71730

Consultant: Galloway & Company, Inc.
Brynhildr Halsten, PLA
1155 Kelly Johnson Blvd
Colorado Springs, CO

TSN: 2351-263-07-010

Legal Description: Lot 2H of the Metzler Ranch Filing 3 1st Amendment

Address: 186 Metzler Dr Castle Rock, CO 80108

Acreage: 1.25 Acres

Current Zoning: PD Metzler Ranch Third Amendment

Current Use: Vacant Quick Serve Restaurant

Request:

Galloway on behalf of Murphy USA requests approval of an administrative Site Development Plan for Lot 2H of the Metzler Ranch Filing 3 1st Amendment. Murphy USA proposes to construct a new 2,824 square foot convenience store and fuel canopy with six (6) MPDs (12 fueling positions). The proposed improvements will include new underground fuel storage tanks, concrete parking lot and drive isles, sidewalks, signage, trash enclosure & landscaping.

Location

The subject property is ±1.25 acres and is located at 186 Metzler Drive, the east corner of Founders Parkway and Metzler Way, within the municipal boundaries of Castle Rock, Colorado. The site is currently one parcel, Lot 2H of the Metzler Ranch Filing 3 1st Amendment. There is an existing parking lot, curb and gutter, fast food restaurant building, electric gear and miscellaneous utilities that serve the existing building on site.

Compliance:

The proposed Site Development Plan complies and supports the following goals and policies of the 2030 Comprehensive Master Plan:

Principle EC-1

Diversification of local economy through proactive business attraction and retention.

EC-1.3 Business Development

Support proactive efforts to attract and retain businesses and target industries that contribute to local economic base diversification, and promote the desired quality of life for Castle Rock residents.



The proposed development will provide new services and enhanced quality of life convenience to the citizens of Castle Rock. As an infill site the proposed development creates opportunities for an enhanced experience to adjacent traffic and customers.

The proposed Site Development Plan is in compliance with the Town of Castle Rock Zoning Code:

The zoning of the property and surrounding parcels is Planned Development and governed by the Metzler Ranch Third Major Amendment, which is the planning level document for allowed uses, setbacks, and architecture. It is located in an area of the P.D. Site Plan identified for commercial uses. Per the P.D. Site Plan Zoning Regulations, Commercial Areas within the Site Plan are to refer to Town of Castle Rock B-2 General Business permitted land uses and dimensional standards. A convenience store and fuel station are permitted uses.

The proposed development design is intended to be harmonious with the surrounding commercial uses in that similar land uses are allowed on adjacent properties under the same zoning of which would also be subject to the same development standards.

Impacts

The overall impacts of the proposed development are anticipated to be minimal on adjacent land. The property is part of a larger development in the Metzler Ranch Third Major Amendment Planned Development.

The proposed building and canopy will replace the existing vacant building on site and provide a more cohesive, updated aesthetic to the site, complimenting the neighboring commercial architecture. The c-store and fueling facility will operate 24 hours a day, 7 days a week. The fueling facility and c-store site will be appropriately lit and meticulously maintained. The facility will be staffed by approximately 2-4 associates per shift over 3 overlapping shifts per day. Murphy Fuel is primarily and overwhelmingly a fuel first provider. This means that the greatest focus of their business is placed on providing affordable fuel in the safest manner feasible to the citizens of Castle Rock. For additional benefit to Murphy fuel patrons, prepackaged goods are provided by well-trained staff in the c-store for the best possible customer experience. No onsite food preparation is expected at this facility. Any food for purchase will be brought in and sold to customers pre-packaged, no on-site food preparation is expected. There is no delivery dock or designated delivery parking bay required on the premises as deliveries will be made typically between the hours of 11 PM and 5 AM.

The proposed development is an infill site within an existing commercial development, replacing an existing vacant restaurant. As the site has been previously disturbed and developed no existing natural features are present.

Existing landscaping will be updated to Town code creating a visually pleasing experience for customers. Proposed site lighting will be in conformance with Town codes and promote site security and safety during operations.

Site drainage is discussed in the Drainage Conformance letter included with the submittal.

Traffic is discussed in the Traffic Impact Analysis included with the submittal.

Infrastructure:

The impact on the existing Town infrastructure and public improvements, as they relate to the proposed project, should be considered expected load. Utility design will be completed per stated Town of Castle Rock guidelines and practices. Water, wastewater and storm water facilities are adequate to support the proposed building and associated site revisions.

Construction for the c-store and fueling facility will be done in a single phase and take approximately 3-4 months, with a typical progression of construction activities. These activities, some of which would run concurrently, include site preparation and limited grading, foundation and underground storage tank hole preparation, craning/setting of the building structure, erection of the canopy, setting underground fuel storage tanks, paving and striping and landscaping.

Variances:

No variances or deviations are anticipated with the proposed development.

In conclusion, the proposed development will have little impact on adjacent land. The proposed improvements are consistent with the Town of Castle Rock master plans, codes and manuals. Below is the project team with this development proposal, please feel free to reach out should you have questions. Thank you in advance for your review of the project and we look forward to working with staff to redevelop the property.

Galloway and Company

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