

Site Development Plan- Amendment: Kohl's EV charger installation: PREAPP23-0104

Project Narrative:

Project: Install (4) electric vehicle charging stations and associated equipment in the Kohls Department Store parking lot. Charging stations, equipment and a new utility transformer will be in an existing landscape island. Two small trees will need to be removed and replaced elsewhere in the lot. No other changes are proposed to the existing Kohls parking lot.

Compliance:

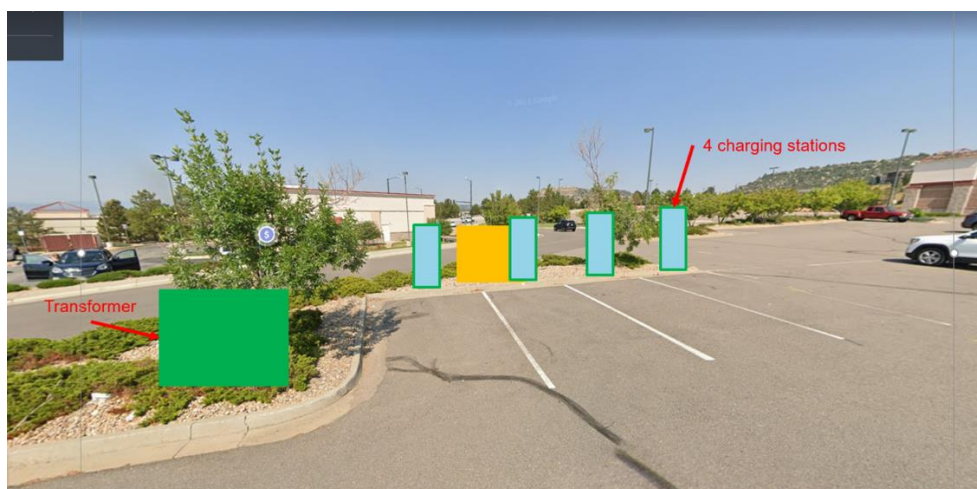
The EV charging stations are an allowable use and consistent with the Commercial zoning and mixed-use land use designation for this location. These stations comply with the Castle Rock Vision 2030 master plan by being an already developed parcel in an existing commercial center parking lot which is consistent with the Town's Identity, provides responsible growth, provides another Community Service, and improves the economy by bringing in additional customers to local businesses.

This location is conveniently located to adjacent residential neighborhoods and is located one exit from Highway 25 making it easily accessible to residents and travelers. Being in this parking lot also provides users convenient access to shopping centers, retailers, restaurants which include food and restrooms.

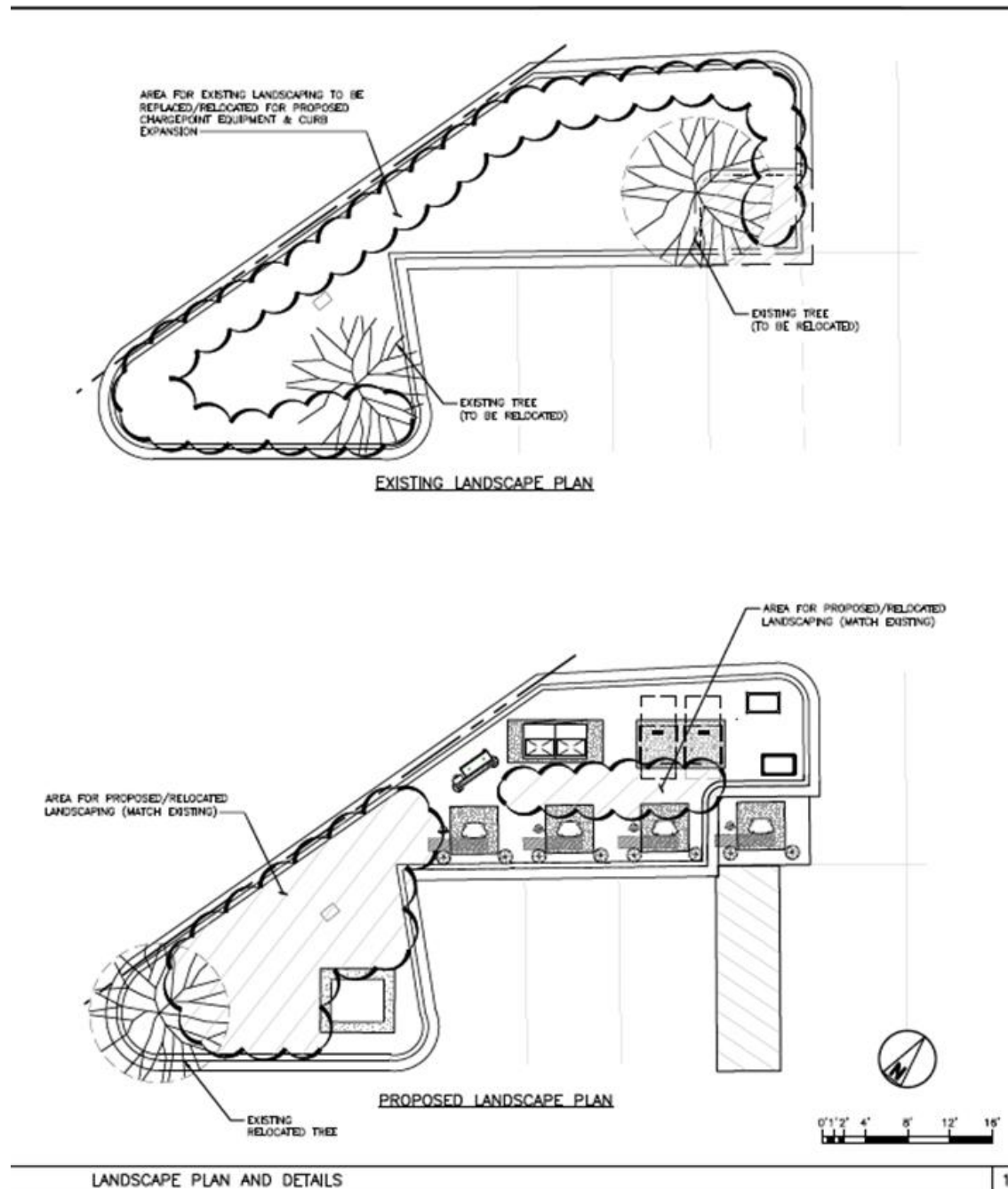
The parking lot is also well lit providing a safe environment for customers to charge their vehicles.



The EV charging stations are being placed in an existing landscape island in an existing paved, lighted parking lot. This configuration does not affect the existing parking lot layout, nor does it change traffic patterns or drive aisles. EV charging has a longer dwell time which should alleviate any concerns regarding increased traffic service levels.

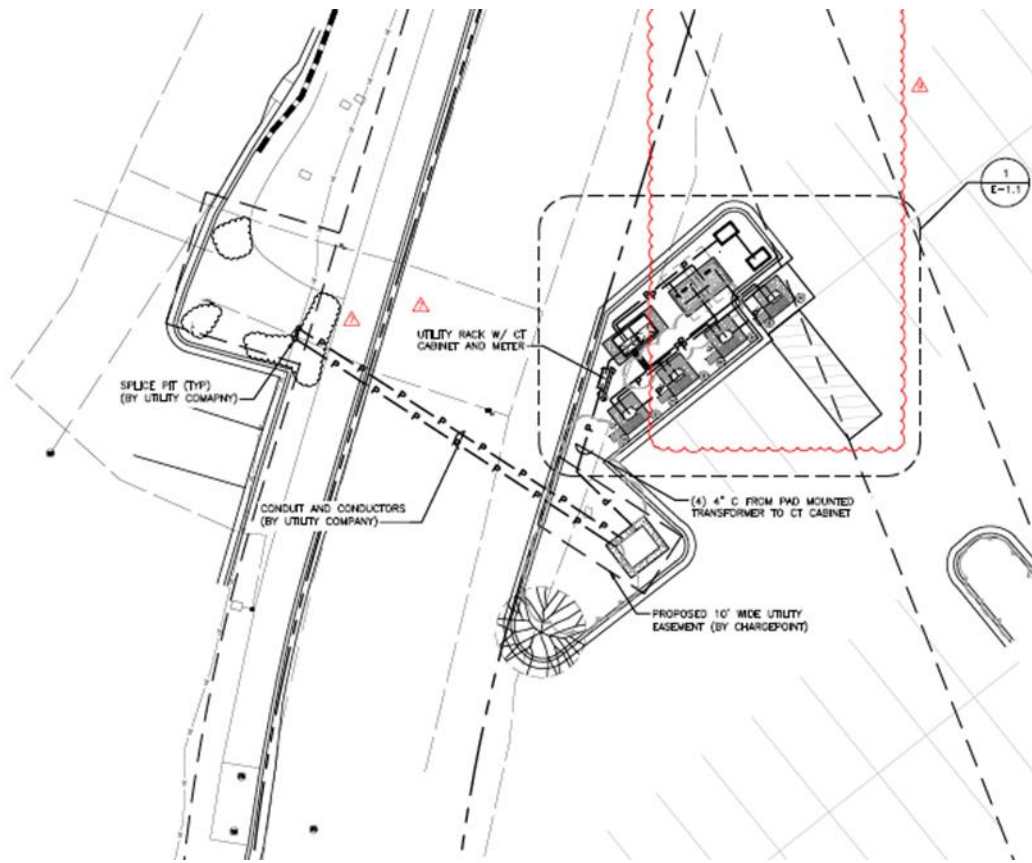


Some existing landscape vegetation will have to be removed and plans are to replace this landscaping elsewhere in the island and in other locations in the parking lot. This installation does not increase storm water run-off. All existing drainage patterns remain the same.



Infrastructure:

The utility provider will be bringing in power to a new transformer for this equipment and it will be placed within the same landscape island. They will bore under Milestone Road and not interfere with traffic and road surfaces. Temporary traffic control measures will be implemented, if necessary. No other underground infrastructure, such as storm drains, water sewer, gas will be affected. All construction related BMP's will be used during construction.



Variances:

No variance is being requested as part of this project. It is consistent with existing zoning and land use designations.