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A GAS STATION.™**



— PURPOSE —

**TO PROVIDE
OPPORTUNITY
FOR EMPLOYEES
TO GROW AND
SUCCEED**



CHESTER CADIEUX

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**IF YOU'RE NOT
TAKING CARE OF
CUSTOMERS,
YOU'D BETTER BE
TAKING CARE OF
THE PEOPLE
WHO ARE.**

Cadieux



TO: Town of Castle Rock, Colorado

FROM: QuikTrip Corporation
Tara Limbach
Real Estate Project Manager

DATE: April 21st, 2025

RE: QuikTrip Store #4273 - Wolfensberger Road and Caprice Drive
Site Development Plan Submittal 1
Project Narrative

Project Overview

The proposed project involves the development of a new QuikTrip convenience store with fueling stations located at the intersection of Caprice Drive and Wolfensberger Road, within the town limits of Castle Rock, Colorado. The site is currently zoned for commercial use and the proposed project is in alignment with the town's long-term planning goals as outlined in the 2030 Comprehensive Master Plan. The project aims to provide essential retail services, including fuel and convenience goods, to the surrounding community, which has experienced rapid growth in recent years.

This location will include the following:

- 6,445 square foot building with a vestibule style entrance on the front of the building with 1 emergency exit on the east elevation and 1 employee access on the north side (out of the back of the building)
- Fuel canopy for smaller vehicles with 8 dispensers, or 16 fueling locations
- Air pump station
- Approximately 43 parking spaces

Company Overview

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 1,100 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

Beside fuel sales, QuikTrip offers an extensive variety of food, beverages and products. QT Kitchens within the store prepares a variety of freshly made food and beverages – pizza, sub sandwiches, pretzels, tacos, BBQ sandwiches, ice cream cones, breakfast sandwiches, cold brews, frappes, drink infusions, grilled cheese sandwiches, mac & cheese just to name a few. We also have an extensive grab & go food item – pastries, roller grill items, sub sandwiches, wraps, fruit and vegetables. We have coolers stocked full of cold drinks – water, soft drinks, beer, energy drinks and so much more. The store has two primary fountain areas, one for soft drinks, smoothies and slushes and the other for a variety of teas, lemonades and frozen coffees. Then there's the coffee. We recently revamped our Coffee offer to bring Coffee WOW to all of our locations. Of course, QuikTrip also sells the items you would expect to see at a convenience store – tobacco products, lottery tickets, alcohol, toiletries, paper goods, packaged snacks and candy, automotive supplies and, of course, milk.

Compliance with 2030 Comprehensive Master Plan

The proposed development adheres to the principles outlined in the 2030 Comprehensive Master Plan for Castle Rock, which prioritizes the creation of vibrant, mixed-use commercial hubs that serve both the immediate neighborhoods and the broader community. The plan emphasizes accessibility, environmental responsibility, and high-quality design, all of which will be central to the project's execution.

- Land Use Compatibility: The project is located within an area designated for commercial development in the Master Plan. This use is compatible with surrounding residential and commercial properties, promoting a mix of uses that support convenience, connectivity, and economic growth.
- Sustainability and Environmental Design: The design will integrate sustainable building materials, energy-efficient systems, and low-impact development techniques to minimize environmental impact. Additionally, stormwater management will be handled with state-of-the-art drainage systems, ensuring the preservation of water quality and natural resources.

Zoning Compliance

The project site is zoned for General Business use under the current zoning code, which permits the establishment of convenience stores with fueling stations. The development will comply with all applicable zoning requirements, including:

- Building Height and Design (WNZOD): The proposed building design will be consistent with the zoning code's height restrictions. The store will feature a one-story structure, with the roofline designed to blend with the surrounding environment.
- Parking (CRMC 17.54): Adequate parking will be provided for both customers and employees, in compliance with the town's parking standards. The site plan includes designated spaces for both regular vehicles and those with trailers.

Design Principles

The design of the QuikTrip store and fueling stations follows best practices for convenience store layout and safety. Key design features include:

- Architectural Style: The design emphasizes modern, clean lines with durable materials that are easy to maintain.
- Vehicle and Pedestrian Circulation: The layout of the site maximizes flow efficiency for both vehicles and pedestrians.

Project Benefits

- Economic Growth: The new QuikTrip store will create jobs for local residents and provide essential services to the growing community, including food, fuel, and basic necessities. The QuikTrip will also attract positive continued development within the town.
- Improved Access: The store will provide a much-needed amenity in a growing region with limited access to similar services of our caliber.
- Community Connectivity: The project's design promotes pedestrian access, offering a welcoming environment for walking and cycling, encouraging alternative transportation modes.

Impacts on Surrounding Properties

The proposed development is expected to have minimal negative impacts on surrounding properties. By adhering to the town's zoning and design guidelines, the development will complement and enhance the local landscape. Key considerations include:

- Traffic Impact: Traffic studies indicate that the proposed development will not result in significant congestion on local roadways. The entrance and exit points are designed to allow smooth traffic flow. We are proposing removing 2 existing access drives on Wolfensberger and only have 1 access drive.
- Lighting: Lighting will be designed to minimize spillover into adjacent properties.
- Visual Impact: The landscaping and buffering requirements will ensure that the project blends into the surrounding environment, minimizing visual disruption to nearby residential properties.

Adequacy of Access, Roadways & Utility Systems

- Access: The site is well-served by existing road infrastructure, with direct access to both Caprice Drive and Wolfensberger Road. The access points are designed to accommodate both light vehicles and larger trucks, including those visiting the fueling stations.
- Roadway Improvements: Based on traffic studies, no significant roadway upgrades are required, but the developer is committed to working with the town's public works department to ensure smooth vehicular movement and safety.
- Utilities: This will be an infill site. All of the utilities are available to tie into, existing sanitary and water services are at the site.

Variances

- Variance for Constrained Redevelopment Sites
- Underground Detention per Town of Castle Rock Storm Drainage Design and Technical Criteria Manual 2.3.7

QuikTrip Corporation provides a superior level of customer service and has the reputation of being the cleanest and safest convenience store with fuel operators in the country. They are committed to working with and being involved in the local community by supporting charities and participating in nationally and locally recognized programs such as United Way, Folds of Honor Foundation and Safe Place, just to name a few.

QuikTrip looks forward to working with the Town of Castle Rock throughout the development process. Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to a reality. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Sincerely,

A handwritten signature in blue ink that reads "Tara Limbach".

Tara Limbach

tlimbach@quiktrip.com

913-905-2070

Real Estate Project Manager

QuikTrip Corporation

