



June 10, 2026

100 N. Wilcox Street
Castle Rock, CO 80104

Site Development Plan Project Narrative
407 S. Wilcox Street
Castle Rock, CO 80104

GENERAL PROJECT INFORMATION

The Site is located southwest of the E. Plum Creek Parkway and S. Wilcox Street intersection at 407 S. Wilcox Street in Castle Rock, Colorado. The Site totals approximately 3.113 acres. The site is currently an existing vacant commercial building with parking and associated utilities. The site is bounded by commercial buildings to the north and south, S. Wilcox Street to the east, and East Plum Creek to the west.

The project proposal will be for a 6,569 square foot QuikTrip fueling station and a 4,302 square foot Bubble Bath car wash. The QuikTrip convenience store will consist of sixteen fueling stations and one air station. The Bubble Bath car wash will consist of two pay terminals, a single tunnel, and nine vacuum stations.

COMPLIANCE

The Site layout is compliant with Town codes and design intent. As it is within the Downtown Overlay District, service stations are required to have gas pump facilities to the rear or side of the project with the convenience store along the public roadway with pedestrian connectivity. The proposed QuikTrip convenience store is located along the S. Wilcox Street right-of-way and an existing access easement with a sidewalk connection from the store entrance to public sidewalk on S. Wilcox Street. The existing access easement is required to remain due to the agreement with the south and north existing properties. Therefore, the building was placed adjacent to the access easement and as close to S. Wilcox Street as possible due to the site constraints. The fuel canopy/stations are located to the rear of the building and property.

The Site is compliant with the Town's 2030 Vision and Comprehensive Master Plan by redeveloping an existing commercial site, no longer in compliance with Town standards, and proposing a car wash and fuel stop business along the I-25 corridor. The existing site is a commercial building that was constructed in 1963 and a coffee stand that was constructed in 1991. The existing asphalt parking lot and gravel is in poor condition with periods of standing water during storm events. Existing landscaping is minimal and consists of shrubs and native grasses. The site also has debris located adjacent to East Plum Creek that will be cleaned up with the proposed development.

The Site will contribute to the Town's cornerstone of a thriving economy by drawing in travelers from the I-25 corridor to the Town and providing a convenient location for essential services for Town residents. The preservation of green space along the west side of the Site and adjacent to I-25 contributes to the Town's vision of enhancing surface transportation and open space.

Additionally, the Site will adhere to the Town's technical criteria and design principles with the design of the utilities, access, and stormwater management proposed on-site.

IMPACTS

The Site will redevelop an existing commercial building into a cohesive and modernized convenience store, gas station, and car wash complex. With convenient access from I-25, the Site will attract travelers to the Town and provide residents with a conveniently located gas station, car wash, and convenience store. The current access to the Site from S. Wilcox Street will be made safer by aligning it with the adjacent Rio Grande Drive.

The Site has minimal impacts on the surrounding properties. The accesses to adjacent Lot 1, Plum Creek Commons Unit Two to the north and Lot 1, Plum Creek Commons Unit One to the south will remain with the proposed development. Existing parking counts on these adjacent properties are not impacted by the proposed development. Temporary impacts to the adjacent properties during construction of the waterline upsized on Lot 1, Plum Creek Commons Unit One and the construction of the proposed shared access drives on the QuikTrip property will be mitigated by construction phasing and maintaining limited access and egress to these lots during these phases of construction.

INFRASTRUCTURE

With the proposed redevelopment of the Site, an access at both E. Plum Creek Parkway and S. Wilcox Street will be maintained, as well as the shared access to the adjacent lots. The access on S. Wilcox Street will be shifted to the north to align with Rio Grande Drive. In the existing condition, no water quality, detention, or storm sewer infrastructure is provided, but the proposed redevelopment will improve stormwater conditions on-site by providing water quality and detention and routing it underground to existing storm sewer infrastructure in Plum Creek Parkway. Existing adjacent water and sanitary services will not be impacted by the redevelopment, the existing sanitary sewer system has the capacity to support the Site, and the water system in the vicinity will be upsized as needed to meet required fire flows. The results of the sanitary sewer capacity and water demands are provided in the Utility Report with the proposed development.

VARIANCES

Several variances from the Town's Storm Drainage Design and Technical Criteria Manual are requested with the proposed redevelopment due to the site constraints, including proximity to and shared access with adjacent lots and the existing topography of the Site. The Site qualifies as a Constrained Redevelopment Site and exclusions and underground detention are necessary to meet the water quality and detention requirements for the Site. With the exclusions and variance for underground detention and water quality, the Site provides the required water quality and detention per the Town's criteria.

A variance is being requested for the proposed QuikTrip convenience store building location. Per the Town's Municipal Code, in the Downtown Overlay District, a minimum of 25% of a building's linear footage facing a public roadway must have a setback of zero to twenty feet with a direct pedestrian connection, and the proposed convenience store is located approximately 59 feet from the right-of-way of S. Wilcox Street with a direct pedestrian connection. The existing 30' access easement along the length of the Site's right-of-way along S. Wilcox Street prohibits the building from being placed within the twenty foot maximum setback. However, the building is placed as close as possible to the easement to ensure access to adjacent lots is maintained. A pedestrian connection is also provided from S. Wilcox Street to the southeast corner of the building with an entrance into the building.

The Bubble Bath Car Wash is also placed as close to the S. Wilcox Street public right of way as possible to be able to ensure the 30' access easement remains and cars can safely maneuver from the pay terminal to the car wash entrance. The garage doors were also made transparent to meet the transparency



requirements.

If you have any questions or comments during your review, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Jessica McCallum".

Jessica McCallum, P.E.