

November 27, 2024

PROJECT NARRATIVE

King Soopers 142
1171 W. Dillon Rd.
Louisville, CO 80027

EXISTING SITE:

The existing site is included within the Centennial Valley GDP and previously approved Centennial Valley Lowes' PUD Amendment, near the intersection of W. Dillon Road and McCaslin Boulevard at 1171 W. Dillon Road. This site is zoned Planned Community Commercial and the zoning will remain with this proposal. The existing property is a single platted parcel approximately 588,290 SQFT (13.5 acres) with an existing vacant commercial building approximately 151,867 SQFT. All pedestrian and vehicular access points to S Centennial Parkway, McCaslin Boulevard, W Dillon Road, and Century Place will remain. Existing water quality and detention will remain without change unless the PUD Amendment review process identifies necessary improvements to facilitate the proposed site design. Existing landscaping, irrigation, and lighting will be analyzed to identify what needs to be replaced to meet previously approved PUD Amendments. All utilities currently connected to the existing building are anticipated to remain.

PROPOSED PUD AMENDMENT PROCESS:

Louisville Community Development Staff determined the proposed tenant finish would require an administratively approved PUD Amendment application process. The proposed grocery store and fuel service stations are both permitted uses in Planned Community Commercial Zoning, Centennial Valley GDP, and Centennial Valley Lowe's PUD Amendment, see Louisville Code Details section of Narrative. This PUD Amendment will follow the City of Louisville PUD Amendment administrative review process. PUD Amendment documents are created in accordance with Transportation Master Plan; Comprehensive Master Plan; City of Louisville Sign Code, Sustainability Action Plan; CDDSG; Dark Sky Lighting Practices; Chapter 9 – Special Guidelines for Large Retail Establishments; and Park, Recreation, Open Space, and Trails Comprehensive Master Plan.

The first Building Permit submittal is scheduled to be uploaded after the first PUD Amendment submittal but is anticipated to be approved at the same time as the PUD Amendment City Council administrative approval to expedite the approval process.

PUD AMENDMENT DETAILS:

This proposal is to amend the existing approved Centennial Valley Lowes' PUD Amendment at 1171 W Dillon Road with the following:

1. Exterior and interior tenant finish of existing building.
2. New fuel station with canopy, kiosk, 7 multi-product dispensers (MPD), 1 EV parking space, and electronic message sign on the canopy and monument.
3. Electronic message centers only permitted on fuel canopies per Sign Code Section 3.4 Electronic Message Centers.
4. Replace missing, damaged, and dead elements approved in previous PUD Amendments which may include landscaping, site lighting, and parking lot striping.

SITE PLAN DETAILS:

Existing building and site are to remain with the proposed tenant revision to include:

1. East and South façade improvements to existing building
2. Interior improvements to existing building
3. Add trash compactor at northwest corner of existing building, adjacent to current loading docks and truck access
4. Add grease interceptor at northeast corner of existing building, tying into existing sewer
5. Add drive thru pharmacy window at southeast corner of existing building for greatest visibility



6. Add online order pickup area at southwest corner of existing building
7. Replace raised curb parking islands with striped parking islands adjacent to front entrance to accommodate more efficient parking and safer customer access
8. Replace existing parking lot island with proposed parking spaces along north property line
9. Add fuel service station including one canopy, one kiosk, seven MPD, and one EV parking spot

Grading and Drainage Plan, with an accompanying Drainage Report, are included with the first PUD Amendment submittal package due to the proposed revisions disturbing more than one acre. The Civil Team is currently investigating the existing water quality and detention facilities to determine if they can facilitate the proposed flows without redesign or reconstruction.

Existing utility connections are anticipated to remain without change or minor modifications to the existing building. One water, storm sewer, and gas connection are proposed from the existing building to the proposed fuel service station.

LOUISVILLE CODE DETAILS:

Comments provided by Matt Post after the Pre-Application meeting confirm the gas station offset requirement is waived for this proposal per Louisville Municipal Code:

- *Any new gasoline or automobile service station use shall be spaced a minimum of 1,000 feet, as measured from property boundaries, from the nearest existing gasoline or automobile service station. The spacing requirement may be waived if the proposed gasoline or automobile service station is proposed as an ancillary use to a single-use retailer of more than 80,000 square feet.*
- *Any new gasoline or automobile service station shall provide level three direct current (DC) or better electric vehicle charging stations in an amount equal to 20 percent of the number of gasoline pumps installed, rounded to the nearest whole number. These charging stations may be credited against, but not fully replace, the minimum total number of EV installed, ready, and capable stations required under LMC Sec. 17.20.170*

Comments provided by Matt Post after the Pre-Application meeting confirm grocery store and fuel service station are permitted uses per Louisville Municipal Code:

- *The grocery store is considered a retail use and is permitted in the underlying GDP and within the Planned Community Commercial zoning district pursuant to LMC Sec. 17.72.090.*
- *A gasoline service station may be permitted as an automobile service use in the Planned Community Commercial zoning district pursuant to LMC Sec. 17.72.090. In accordance with LMC Sec. 17.16.340, the number of gasoline or automobile service stations within city shall be limited to six. The limitation may be increased to seven if approved through a land use application for a single-use retailer greater than 80,000 square feet that includes a gasoline or automobile service station use as ancillary or accessory to the retail center. There are five currently operational gasoline service stations in the City of Louisville.*

Impact fees are not anticipated at this time per correspondence received from Matt Post on 11/13/2024. The Building Official will officially determine if impact fees need to be assessed and the design team anticipates receiving confirmation if impact fees are required with the first PUD Amendment application comments.

Sincerely,
GALLOWAY

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