CASCO

Via: Email

August 13, 2013

Jefferson County Planning & Zoning
100 Jefferson County Parkway, Suite 3550
Golden, CO 80419-3550
Tel: (303) 281-8792
Attn: Mario Render

Re: Firestone Complete Auto Care
9893 W. Chatfield Avenue
Littleton, CO 80128
Parcel: 59-343-07-057

Ms. Render,

The attached documents are being submitted for the pre-application review process. We are proposing to develop the remaining vacant land on the northeast corner of West Chatfield Avenue and South Kipling Street, designated as Tract E. This lot adjoins a developed pad area, a Conoco service station. The lot is accessed by a right-in/right-out driveway off of West Chatfield Avenue. Attached is an aerial map showing existing conditions. We have also included a copy of the development criteria as outlined in the ODP:

- The site is zoned PD – It is the Chatfield Official Development Plan Amendment No 3 Tract E. The subdivision is Ken Caryl Retail Center. There are several easements running along the length and depth of the property.
- The maximum allowable development envelope is 9,750 SF.
- Maximum building height is 25'.
- The minimum open space required is at 20%.
- The parking requirement is 4.5 stalls per 1,000 square feet of leasable area.
- Landscaping requirements: A 6' high screen type fence in 60' length interspersed with 30' length of landscaping along the rear north of the property.
- Allowable uses are typical retail oriented businesses. Business and professional offices, medical and dental clinics, banks excluding drive through, restaurants excluding drive through, motor fuel station on the east side of the tract, convention center, health spas, such other similar commercial and business uses including service establishments. Stores for retail trade except (motor vehicle, fuel/feed stores – and lumber yards) are approved.

Our proposal is to develop a Firestone Complete Auto Care building of about 8,500 square feet. The proposed building will have 10 bays facing West Chatfield Avenue. The majority of parking stalls follow the perimeter of both streets with loading access on the east side of the building. We have provided of 37 parking stalls on the site and 10 bay parking stalls for a total of 47 parking stalls.

The proposed development has not been platted. The 10 bay building will be allowed under the current zoning with the C-1 classification and restrictions do not apply to this property because the area is greater than 6 acres according to the zoning administrator Michael J. Chadwick, AICP.

The following items are included with our submittal:

1. Application Fee – The required two hundred dollar fee is being submitted under separate cover.
2. Vicinity Map
3. Scaled Site Plan

4. Recent Purchase Agreement
5. Copy of Recorded Plat

We are requesting a review of our proposed development use to determine the approval process. Please feel free to contact me with any questions you may have.

Sincerely,

Angie Seguin

Angie Seguin, Project Manager
Phone: 314-821-1100 x130
Email: angie_seguin@cascocorp.com

Enclosures:

cc: Pattie Austin, BSRO
Matt Roop, BSRO
DDD, NAC, ACT
File 213667