

Project Narrative – Conditional Use Permit for a Drive-Thru Facility City Market Retail Fueling Station

Project Description:

On behalf of our client, Heslin Holdings, Galloway is requesting approval of a Conditional Use Permit (CUP) application that would allow a drive-thru facility with a permitted use. The permitted use will be a City Market branded retail fuel facility to support the adjacent City Market grocery store. The new facility will include a small pay-only kiosk, fueling canopy with five (5) multi-product fueling dispensers, trash enclosure and associated site improvements.

The proposed fueling facility will be located at 437 W Aspen Avenue on one parcel (PIN: 2697-172-17-024) and will include a Site Design Review Application at a later date.

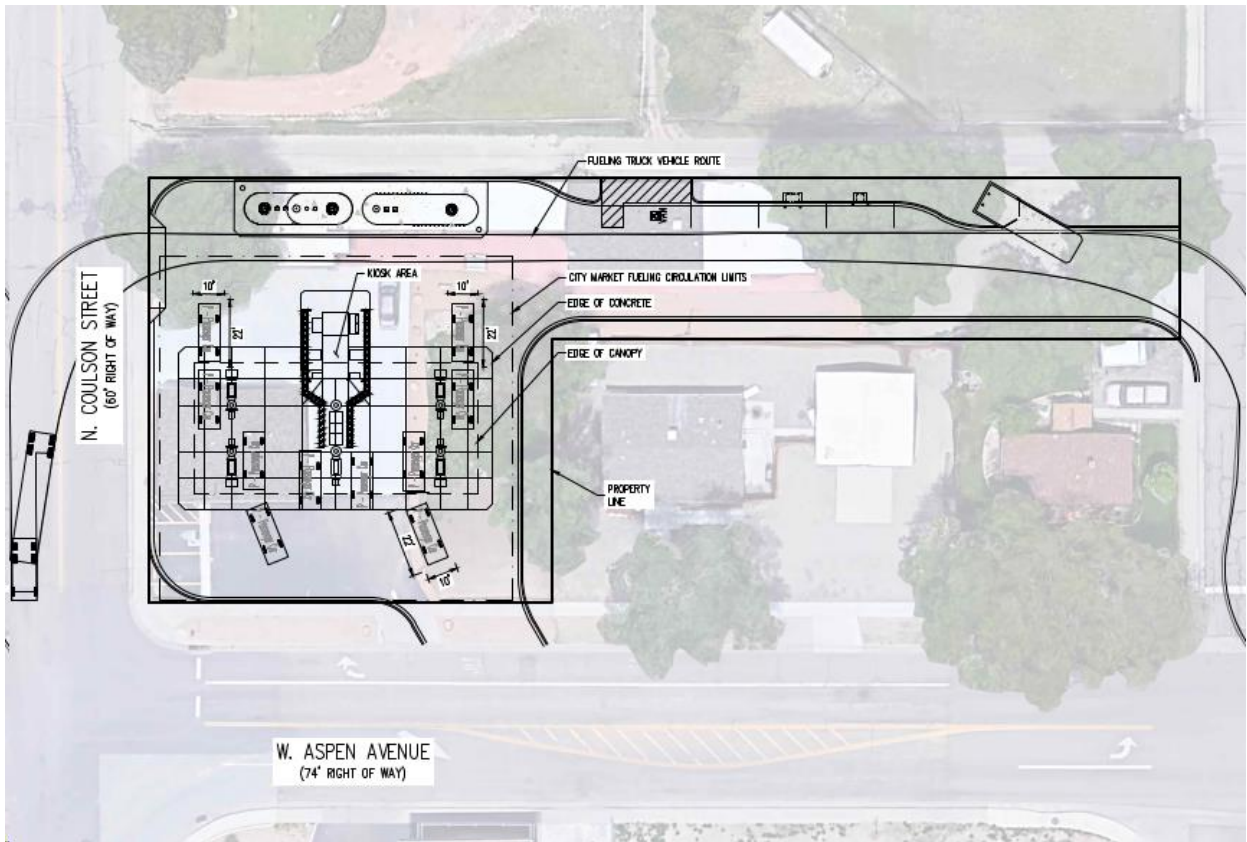


SITE LOCATION MAP

The site is currently developed as a commercial retail use on approximately 0.52 acres of land.

Kroger (City Market) would like to construct an approximately 200 square foot pay-only kiosk, fueling canopy and five (5) multi-product dispensers. The proposed layout shows the facility setback from W. Aspen Avenue to allow for adequate stacking. The three existing access points are proposed to remain in the same general location in order to allow for adequate circulation throughout the subject property. The proposed layout is shown below:





CONCEPT PLAN WITH CIRCULATION

Access to the site will be provided from existing access points off of N. Coulson Street to the west, N. Willow Street to the east and W. Aspen Avenue to the south. Access points off or N. Coulson Street and N. Willow Street are proposed to be full-movement, whereas access off of W. Aspen Avenue is proposed as right-in, only.

Surrounding Land Uses and Zoning:

The subject site is currently zoned as Downtown Mixed Use (DMU) under the City of Fruita Land Use Code. The adjacent land uses are a mix of commercial and residential and are also zoned DMU as shown in the zoning map below. The Colorado Federal Credit Union with drive-thru teller lanes is located to the east along W. Aspen Avenue. The Balanced Rock Inn and Walgreens + drive-thru pharmacy are located to the south along W. Aspen Avenue. A future multifamily project is being proposed to the west, across N. Coulson Street.



SURROUNDING ZONING

Access and Circulation:

There are three existing access points that service the site and will continue to be utilized in order to provide safe and efficient circulation throughout the site. CDOT’s State Highway 340 Access Control Plan identifies a Right-In / Right-Out only access along Aspen Avenue which may be proposed with the Site Design Application. However, for the purpose of this submittal we are currently showing a Right-In only off of W. Aspen Avenue. Full movement access is being proposed along both N. Coulson Street and N. Willow Street. Fuel tanker truck access is being proposed off of N. Willow Street through the northern portion of the site in order to minimize conflicts with retail traffic flow.

Access ID	Approx. Milepost	Side of street	Address	Name	Land Use Served	Access Type
Aspen Avenue, US 6 to Cherry Street						
1		North	West of 631 Aspen		Vacant lot	Full movement, unsignalized
2		North	631 W. Aspen		Residence	Full movement, unsignalized
3		North		Mobile home park	Residences	Full movement, unsignalized
4		North	535 W. Aspen	Car Barn	Business	Full movement, unsignalized
6		-		Coulson Street		Full movement, unsignalized
7		South	126 S. Coulson	Balanced Rock Motel	Business	Right-in/Right-out, unsignalized (see note 1)
8		South	126 S. Coulson	Balanced Rock Motel	Business	Closed (see note 1)
9		North	437 W. Aspen	Magic Mirror Hairstyling	Business	Right-in/Right-out, unsignalized (see note 1)
10		North	421 W. Aspen	High Desert Mountain Sports	Business	Right-in/Right-out, unsignalized (see note 1)
11		South	404 W. Aspen		Residence	Full movement, unsignalized (future extension of Willow Street)
12		South			Vacant (gas station)	Right-in/Right-out, unsignalized (see note 2)
14		North	319 W. Aspen	Munchies Pizza & Deli	Business	Right-in only, unsignalized (see note 1)
A		North	319 W. Aspen	Munchies Pizza & Deli	Business	Right-out only, unsignalized
15		-		Cherry Street		Full movement, future roundabout or signalized

FIGURE A FROM CDOT ACCESS CONTROL PLAN

Utilities:

All utilities required to service the property as located in on or adjacent to the subject property.

Approval Criteria (17.13.040 CONDITIONAL USES)

A Conditional Use Permit may be granted for a conditional use in a particular zone provided the City Council finds as follows:

1. The proposed use is consistent with the provisions and purposes of this Title, with the purposes of the zone in which it is located, and with the city's Comprehensive Plan;
This project is consistent with Chapter 17 of the Land Use Code. Fuel Sales (not including Drive-Up/Drive-Thru uses) are a permitted use within the DMU zone district. Drive-Up/Drive-Through Facilities (with permitted use) are allowed by Conditional Use Permit only according to the Land Use/Zoning Table in Section 17.070.060 (F). Vehicle stacking requirements per Section 17.39.070 of the Land Use Code have been met, as shown on the attached concept plan.
2. The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use, pursuant to the criteria in Section 17.05.080.C;
The surrounding uses are a combination of residential and commercial uses. There are some limited residential uses along W. Aspen Avenue. However, the majority of land uses along W. Aspen Avenue are commercial uses such as Walgreens and Coloramo Federal Credit Union, both of which have a Drive-Thru component.
3. The proposed use will not materially endanger the public health or safety; and
Retail fueling establishments are commonplace in areas of both residential and commercial land uses and are subject to strict State regulations to ensure safe operations. Due to the fact that there is no convenience store associated with this proposed fueling station, there will be limited opportunities for pedestrian-vehicle conflicts. Adequate vehicle stacking coupled with multiple points of ingress/egress allows for safe circulation throughout the site.
4. Public services and facilities including, but not limited to, transportation systems, wastewater disposal and treatment, domestic water, fire protection, police protection, and storm drainage facilities are adequate to serve the proposed use.
Public services and facilities have been available to this property and will continue to be available to this property. The fueling facility is not expected to put more pressure on existing public services.