

## Chasez, Ashley

---

**From:** Chasez, Ashley  
**Sent:** Monday, August 14, 2023 2:48 PM  
**To:** Dave Wheat  
**Subject:** RE: Proposed Gas Station in the Trails at Crowfoot

Good afternoon Dave,

Thank you for taking the time to express your concerns for the proposed project mentioned below. I will ensure that your comments are documented and uploaded to the project profile.

That said, the Town is not considering whether a gas station is permitted on this lot. The decision to allow for a gas station on this site was made in 2015 with the Hess Ranch PD zoning.

The Town is currently reviewing a Site Plan for this proposed gas station. The Site Plan process is a review of landscaping, architecture, access, on site drainage and other technical criteria against our code. The Town is not allowed to override zoning, the owner's property right, through the Site Plan process. If you or the petition signers have concerns that can be addressed by design (landscaping, architecture, layout, etc...), this is the opportunity to provide comments on these items and the Town can evaluate them within the context of the code.

The gas station tanks and other environmental impacts are governed by state and federal regulations, not local. This gas station will be required to meet those standards. If you have concerns or questions about how the State regulates fuel tanks, I recommend reaching out to the State Division of Oil and Public Safety. According to their website you can reach them at 303.318.8525.

While I understand that members of the community are not supportive of this use, as noted above, the decision to allow this use on this site was made 8 years ago with overall zoning for Trails at Crowfoot and Looking Glass (Hess Ranch PD).

Please reach out if you have more questions or concerns.

I hope you find this information helpful,



Ashley Chasez, Planner I  
20120 E. Mainstreet Parker, CO 80138-7335  
303.805.3331 [www.parkeronline.org](http://www.parkeronline.org)



**WE'RE HIRING!** **LEARN I**

---

This email message and all attachments are for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Although the Town of Parker has taken reasonable precautions to ensure no viruses are present in this email, we accept no responsibility for any loss or damage arising from the use of this email or attachments.

---

---

**From:** Dave Wheat <davewheat503@gmail.com>  
**Sent:** Saturday, August 12, 2023 5:45 PM  
**To:** Chasez, Ashley <achasez@parkeronline.org>  
**Subject:** Proposed Gas Station in the Trails at Crowfoot

Hi Ashley,

My name is Dave Wheat and I'm a homeowner in the Trails at Crowfoot in Parker.

I'd like to respectfully request the project to build a gas station in the Trails at Crowfoot be reconsidered. Instead of simply reiterating the existing concerns of my neighbors that can be found in the petition at Change.org (<https://chng.it/m6qFwYKyQV>), I'd like to mention three of my own:

- The Trails at Crowfoot is a quiet family neighborhood. Instead of a gas station, couldn't we have a business that builds community, like a coffee shop or a local bakery?
- There are many children and families with strollers from the community that cross Bayou Gulch road going to/from the Trails at Crowfoot community pool and playground. They cross at the same corner as the proposed gas station. Has a safety study been conducted and considered?
- Parker Road and Chambers Road already have sufficient gas stations to meet the needs of the Parker community -- not to mention the gas station at King Soopers, less than 3 miles away.

What community value does adding yet another gas station bring?

I strongly ask that you take a moment to reflect on the concerns from the residents and tax payers of this community. I sincerely request that a more suitable location for this gas station project be considered, such as a main arterial road. Please facilitate the placement of a business that builds and strengthens the Trails at Crowfoot and broader Parker community -- perhaps one you would be happy to have next to your own home and family.

Thank you for your consideration.

Sincerely,  
Dave Wheat  
17566 Rose Mallow Ave.  
Parker, CO 80134

--

cell: 503.705.0801

e-mail: [davewheat503@gmail.com](mailto:davewheat503@gmail.com)

LinkedIn: [www.linkedin.com/in/davewheat/](http://www.linkedin.com/in/davewheat/)