



LAND DEVELOPMENT
CONSULTANTS, LLC

Approval Considerations

NWC East Auburn Hills Place & Jordan Road
Town of Parker, CO

Circle K Stores Inc.'s proposed 5200 SF convenience store with 7 fueling positions is within the Bradbury Ranch PUD. The nine approval factors/considerations identified in Section 13.04.200 b(1-9) that the Town Council may impose are:

1. Harmony and Compatibility with character of surrounding area and neighborhood

This new building will be a clean and modern convenience store with architectural “pop-outs” and neutral colors. All lighting will be in compliance with night-sky lighting and the building will meet all current codes and requirements. Therefore, the new Circle K will be in harmony and compatible with the character of the surrounding area and neighborhood.

2. Consistency with the Town Master Plan

The Guiding Principles of the Master Plan include preserving hometown feel of the town, valuing native landscape, maintaining human orientation of the Downtown, promoting high quality commercial development, providing choices to the people of Parker, economic well-being that provides employment opportunities. The new Circle K meets these guiding principles through its local hiring, its landscape design, through providing quick, convenient, and healthy options for people, and through its location close to downtown. This will be an attractive and economically vibrant place.

3. No over-intensive use of land

The convenience store involves people stopping to fuel their vehicles or stopping to pick up something quick in the store and does not result in over-intensive use of the land.

4. No material adverse effect on community capital improvement programs

The new Circle K will not have an adverse material effect on community capital improvement programs. This project is a service to the community and will be permitted according to all applicable and governing standards and criteria of the Town of Parker. No bridge is required at this site, the roads are already paved and no widening of the road is required.

5. No strain on community facilities and services

Any permitted uses for utilities for the new Circle K will be allowed under all applicable rules and regulations and only if water, sewer, and power are available. Therefore, no strain on community facilities and services.

6. No undue traffic congestion or traffic hazards

While some minor traffic impacts may be experienced during construction, Circle K will make every effort to minimize these impacts. Circle K will make any necessary provisions for safety requirements. Once the convenience store is built, no undue traffic congestion or hazards are anticipated.

7. No significant air, water, or noise pollution

Any air, water, or noise pollution that may exist during construction will not exceed any applicable air, water, or noise pollution standards and will meet state and local restrictions, if any. Once the store is built, no significant air, water or noise pollution is anticipated.

8. Adequate landscaping, buffering, and screening

The new Circle K will have landscaping, buffering, and screening as required by the Town of Parker.

9. Not be detrimental to the health, safety, or welfare of present or future inhabitants of the Town

Circle K makes every effort to ensure safety and quality during construction of a convenience store and afterward, during the life of the store. All safety regulations will be met.

Circle K acknowledges and accepts the approval considerations as part of the submittal process for the Town of Parker. Every effort will be made to adhere to these factors and to meet any and all applicable Town criteria.