



## Request for Comments

Case Name: CST Brands Variance  
Project Number: PRA2017-00005

June 13, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

- 1) Variance from the required 22.6-foot front setback along 59<sup>th</sup> Way, and 2) variance from the required 50-foot side corner setback along Broadway Street

This request is located at **5810 Broadway Street**

The Assessor's Parcel Number is **0182510404001** and **0182510404002**

Legal Description is

**Parcel A: A TRACT OR PARCEL OF LAND IN BLOCKS 25 & 26, MAPLETON ADDITION, A SUBDIVISION LYING IN THE NW ¼ OF THE SE ¼ OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN THE ADAMS COUNTY, COLORADO, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SE CORNER OF THAT PROPERTY DESCRIBED IN BOOK 3560, PAGE 458, AS RECORDED IN THE CLERK AND RECORDERS OFFICE OF SAID COUNTY, FROM WHICH THE SE ¼ CORNER OF SAID SECTION 10 BEARS S. 79°36'25" W., A DISTANCE OF 222.22 FEET; 1. THENCE N. 89°29'51" W., A DISTANCE OF 210.00 FEET TO THE NE CORNER OF SAID PROPERTY; 4. THENCE S. 00°00'20" E., ALONG AN EASTERLY LINE OF SAID PROPERTY A DISTANCE OF 20.00 FEET; 5. THENCE S. 33°41'05" W., CONTINUING ALONG SAID EASTERLY PROPERTY LINE, A DISTANCE OF 193.27 FEET (193.40 DEED), MORE OR LESS, TO THE TRUE POINT OF BEGINNING.**

**Parcel B: THAT PARK OF BLOCK 25, MAPLETON ADDITION, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 25; THENCE NORTHERLY ALONG THE WEST LIND OF SAID BLOCK 25, 164 FEET; THENCE NORTHEASTERLY 300.6 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID BLOCK 25, WHICH OPINT IS 180 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF SAID BLOCK 25; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 25, 20 FEET; THENCE SOUTHWESTERLY 193.4 FEET, MORE OR LESS, TO A OPINT ON THE**

BOARD OF COUNTY COMMISSIONERS

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**SOUTH LINE OF SAID BLOCK 25, (WHICH POINT IS 193.9 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK 25); THENCE WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 25, 192.9 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS IN DEED RECORDED MAY 7, 1981 IN BOOK 2552, PAGE 224 AND EXCEPT THAT PORTION OF LAND CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO IN DEED RECORDED NOVEMBER 17, 1995 AT RECEPTION NO. C0124914.  
COUNTY OF ADAMS,  
STATE OF COLORADO.**

You were notified with this request because your property is within 800 feet of the site listed above.

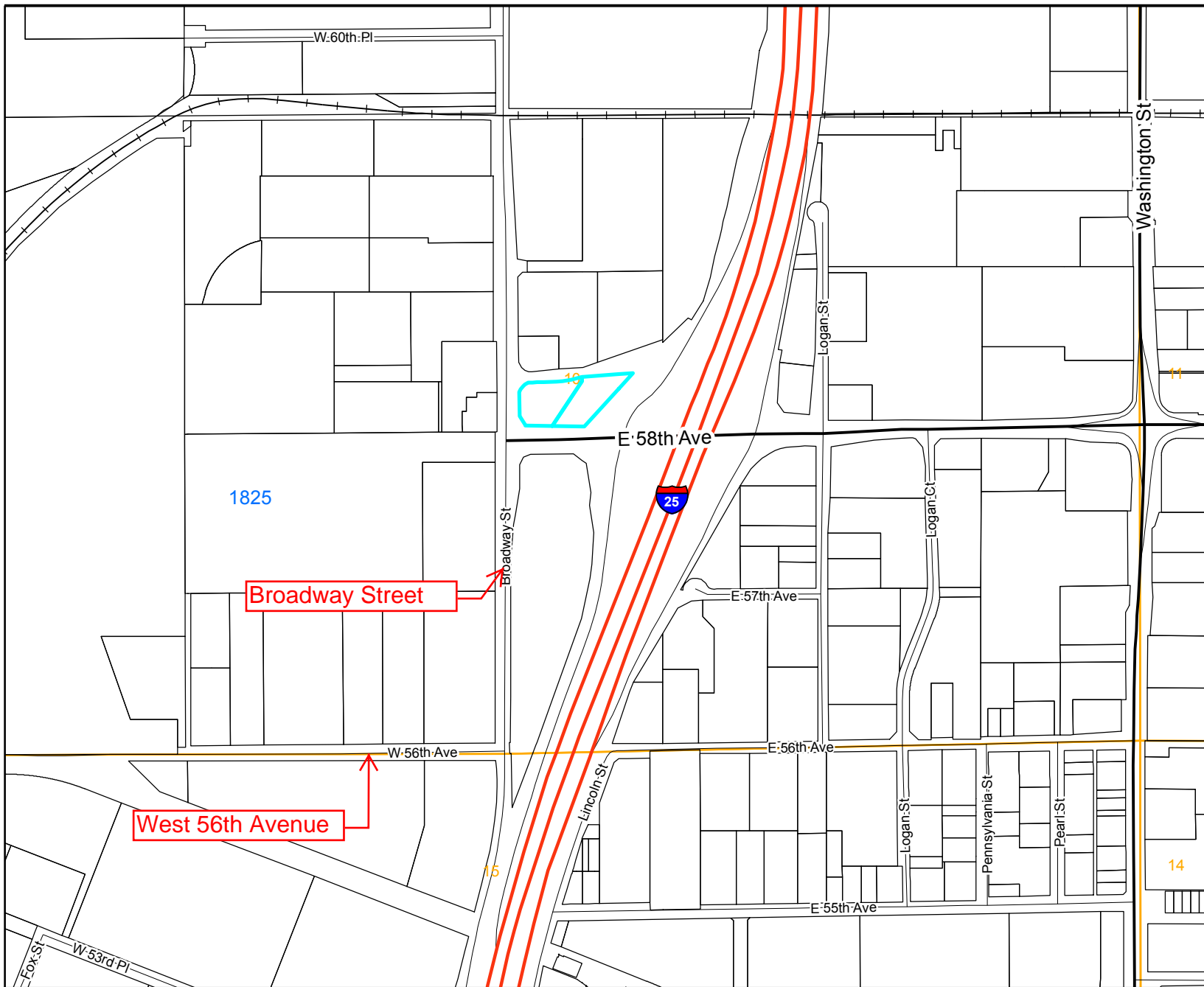
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or by phone at 720.523.6855 by **Thursday, July 6, 2017** so that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of email to [LAdams@adcogov.org](mailto:LAdams@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.



Libbie Adams  
Case Manager



**LEGEND**

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

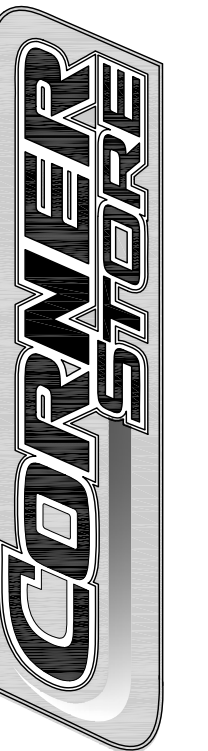
**CST Brands Variances**  
**PRA2017-00005**



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



ISSUE	DATE
VARIANCE SUBMITTAL	5-22-17

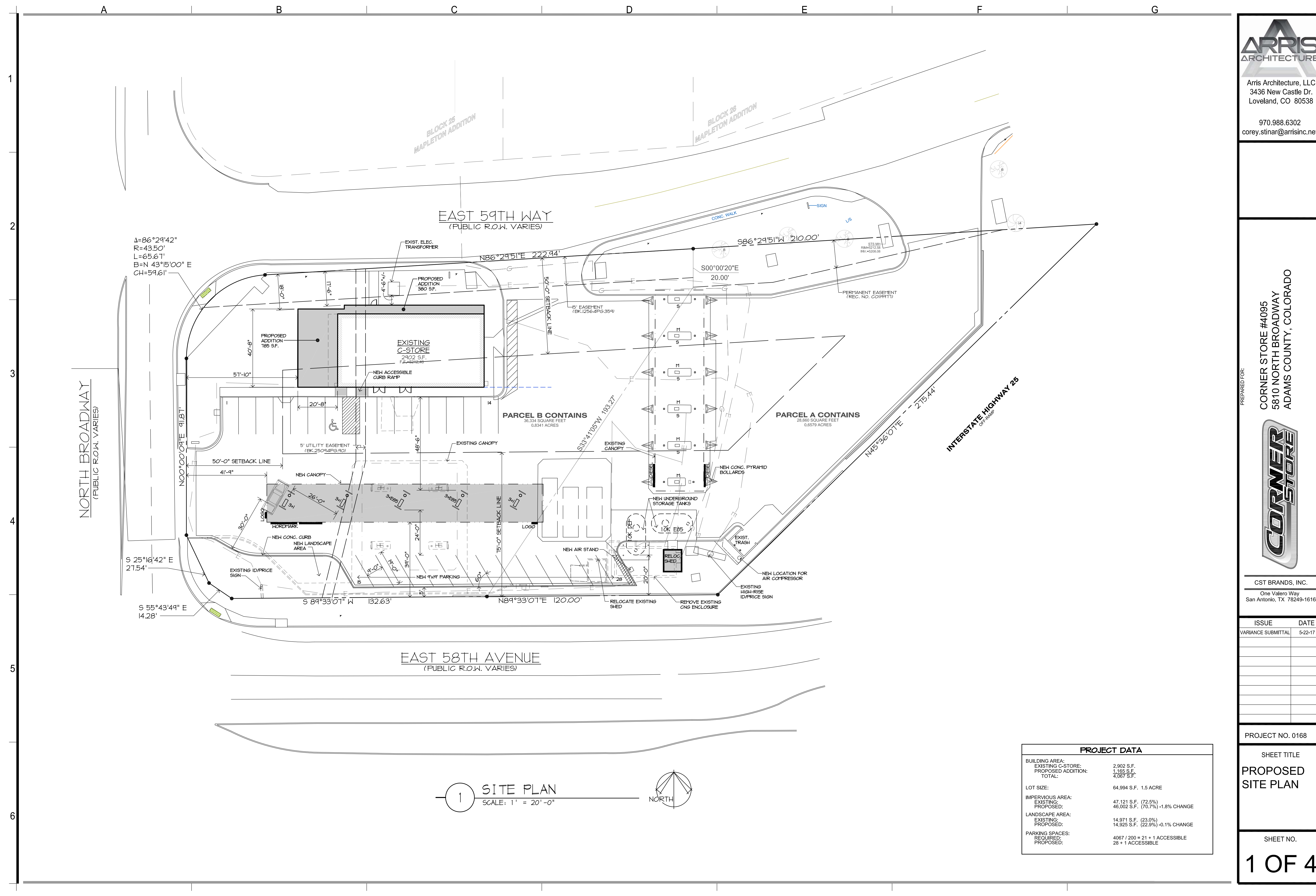
PROJECT NO. 0168

SHEET TITLE

**PROPOSED  
SITE PLAN**

SHEET NO.

**1 OF 4**



**1 SITE PLAN**  
SCALE: 1" = 20'-0"  
NORTH

PROJECT DATA	
BUILDING AREA:	
EXISTING C-STORE:	2,902 S.F.
PROPOSED ADDITION:	1,185 S.F.
TOTAL:	4,087 S.F.
LOT SIZE:	64,994 S.F. 1.5 ACRE
IMPERVIOUS AREA:	
EXISTING:	47,121 S.F. (72.5%)
PROPOSED:	46,002 S.F. (70.7%) -1.8% CHANGE
LANDSCAPE AREA:	
EXISTING:	14,971 S.F. (23.0%)
PROPOSED:	14,925 S.F. (22.9%) -0.1% CHANGE
PARKING SPACES:	
REQUIRED:	4067 / 200 = 21 + 1 ACCESSIBLE
PROPOSED:	28 + 1 ACCESSIBLE

May 22, 2017

Adams County  
Community & Economic Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601-8204

RE: CST Brands, Inc.  
Corner Store #4095  
5810 North Broadway  
Adams County, CO

### **Project Narrative**

CST Brands, Inc. is proposing to remodel and expand their existing facility located at 5810 N. Broadway. Below is a summary of the proposal for both the existing convenience store and the free standing fuel canopy.

#### **Convenience Store:**

The proposed expansion will include a 5' expansion on the north side of the existing convenience store and a 21' expansion on the west side of the existing convenience store. The expansion of the convenience store would allow CST Brands, to provide new restroom facilities that meet the requirements of the 2010 ADA and local codes, expand the existing proprietary food program and expand the sales floor for merchandising and cooler space.

Please refer to the enclosed Floor Plan for additional information on proposed improvements.

To construct the proposed expansion a setback variance would be required. The required setback on 59<sup>th</sup> Way is 50 feet. The existing convenience store is setback 22 feet +/- at its closest point to the property line. The proposed addition would be 17 feet at its closest point to the property line. The required setback on North Broadway is 50 feet the existing and the proposed will meet this requirement.

#### **Free standing gas canopy:**

CST Brands, is proposing to demolish and rebuild the existing gas (car) canopy.

No changes in the structure of the existing Diesel canopy are proposed.

The proposed layout of the new canopy will allow better circulation of the car traffic on the site. The current layout creates congestion at the dispensers and traffic flow around the site.

Please refer to the enclosed site plans for additional information on existing and proposed conditions

To construct the proposed new free standing canopy a setback variance would be required. The required setback on 58<sup>th</sup> Avenue is 75 feet. The existing canopy is setback 14 feet +/- at its closest point to the property line. The proposed canopy would be setback 39 feet at its closest point to the property line. The required setback on North Broadway is 50 feet. The existing canopy is setback 91 feet +/- at its closest point to the property line. The proposed canopy would be setback 41 feet at its closest point to the property line.

**Additional Improvements:**

The proposed improvements to the facility would also include bringing parking and landscape requirements up to current county code.

Please refer to the enclosed site plans for additional information on existing and proposed conditions.

**Criteria for Approval Statements:**

*1. There exists special physical requirements or circumstances of the subject property such as irregularity, narrowness, shallowness, or slope.*

**Response: The site is bounded on all sides by public rights-of-way, which requires greater setbacks on than adjacent properties.**

*2. Because of these physical circumstances, the strict application of the code would deprive the applicant of rights commonly enjoyed by other properties in the same district.*

**Response: The strict application of the code would deprive the applicant of being able to improve and remodel the site for the good all customers**

*3. Granting the variance will not confer on the applicant any special privilege.*

**Response: Granting of the variance will not confer any special privilege. This is an existing site, which needs to be remodeled to meet the needs of customers, and current ADA codes. The addition will allow CST Brands to meet the current ADA code for access through their site and inside the convenience store.**

*4. Due to the physical circumstances or conditions, the property cannot be developed in conformity with the regulations.*

**Response: The site is bounded on all sides by public rights-of-way, which requires greater setbacks on than adjacent properties.**

*5. The special circumstances or hardship is not self-imposed.*

**Response: The circumstances or hardship is not self-imposed. The existing site was constructed under different codes. CST Brands is proposing to bring their current facility up to current codes. Since the store was originally developed under an older code.**

*6. That the variance, if granted, will be in harmony with the general purpose and intent of the Adams County regulations and with the Adams County Comprehensive Plan.*

**Response: The intent of the new code is to provide better access to persons with limited mobility. By granting the proposed variance, Adams County will allow CST Brands to be in better harmony with the intent of the new code.**

*7. That the variance, if granted, will not cause substantial detriment to the public good or impair the intent of these standards and regulations.*

**Response: Allowing the proposed variance will enhance access through their site, which will enhance public good and not impair the intent of the standards and regulations.**

8. That the variance, if granted, would not allow a use which is not otherwise permitted in the zone district in which the property is located, would not result in the extension of a non-conforming use, or would change the zone classification on the property.

**Response: The proposed variance is for modifications to an existing site, and an existing use. There is no use change associated with this project.**

Sincerely,

COREY STINAR

Corey Stinar, AIA  
President