

Memo

To: City Council
From: Jim Ferree, City Manager *J.F.*
Date: January 7, 2016
Re: Site Plan submitted by Kum & Go, Lot 1 of the Kum & Go 903 Subdivision

BACKGROUND

Kum & Go had a site plan approved by the Planning Commission and City Council in June 2013. They now have submitted a new site development plan with a store that is approximately 27% larger. Please see attached letter dated November 4, 2015 from Sara Bower, Olsson and Associates for additional detail about the proposed development. Also attached are copies of the site landscape plan, and structure elevations. Hard copies of the plans are in the my office and will be available for viewing at the City Council meeting.

DISCUSSION

Kum & Go is proposing to construct a 6,321 square foot convenience store with fuel dispensing on the north and south sides of the building. The Victory Way access has been moved further to the east to line up with Legion Street on the north side of Victory Way. There are still two accesses on Bellaire Street. Kum & Go has acquired the County property between the existing Kum & Go and the Steamboat Springs Transit Facility to make room for their new store.

Landscaped areas exceed City standards, including grass areas, trees and shrubs and will be equipped with automatic irrigation.

The plan provides required parking including spaces 2 handicapped spaces. The site will be illuminated with numerous pole lights, wall packs on the building, and lighting at both fuel dispensing canopies. The photometric plan shows minimal amount of illumination beyond the property lines. There will be a 6 foot - 12' x 20' dumpster enclosure. Color elevations of the store, fuel canopies and dumpster enclosure will be available at the City Council meeting if anyone is interested.

Adjacent property owners were provided notice and offered to review complete sets of plans at any time during normal office hours. No objections have been received from the community.

Our engineers at SGM have reviewed plans with City staff and submitted comments to Olsson and Associates. The site plan was approved by the Planning and Zoning Commission on December 21, 2015, subject to the technical details in the being resolved to SGM and staff's satisfaction. Since that time all details have been worked out.

RECOMMENDATION

To approve the Site Plan submitted by Kum & Go, Lot 1 of the Kum & Go 903 Subdivision.



November 4, 2015

Mr. Jim Ferree
City of Craig – Planning Department
300 W. 4th Street
Craig, CO 81625

Re: Kum & Go #903 Final Plat and Site Plan – Bellaire Street and E. Victory Way (640 & 700 East Victory Way)

Mr. Ferree,

Kum & Go, L.C. respectfully submits the enclosed site construction documents and re-plat for Kum & Go Store #903, located at the southwest corner of the intersection between Bellaire Street and E. Victory Way. The enclosed plan outlines the development of a 2.39~~8~~ acre lot (Lot 1) for a Kum & Go convenience store. Lot 1 is currently developed with an existing Kum & Go Convenience Store with Fuel, as well as a county building. The proposed lot is bordered by commercial zoning to the north, west & south sides and open space to the east.

The convenience store building (refer to the enclosed elevations) utilizes fiber cement and precast stone panels with enhanced entry features on the south and west elevations. HVAC equipment associated with the structure will be contained on the roof and screened from view. Signage for the building is limited to the Kum & Go logo and Fresh Market sign placed on the north and east elevations. This 6,321 square foot building incorporates Kum & Go's newest store concept with a terrific product offering and fresh food choices, such as made-to-order pizzas and bakery items.

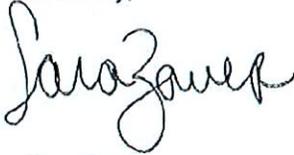
The enclosed site layout proposes to face the Kum & Go store entry to the north, with two full movement access points at Bellaire Street and one full movement access at E. Victory Way. Parking for the facility will be accomplished with 32 parking stalls located immediately adjacent to the building, of which one stall at the north building entry and one stall at the east building entry will be striped as ADA accessible. This arrangement will promote adequate circulation for, both, fuel delivery trucks and customers. Multiple points of entry with adjacent parking diminish the congested feel of a single entry development, and will provide for safe and convenient access to the store. A traffic study has been included in this submittal and it is anticipated that development of Lot 1 will not overburden the adjacent thoroughfares since much of the traffic expected to utilize this store will be pulled from the existing (or "pass-by") traffic on the adjacent streets. Additionally, Kum & Go proposes to enhance pedestrian circulation through the lot by installing a new east-west sidewalk on the south side of E. Victory Way and a north-south sidewalk along the west side of Bellaire Street.

Utility services for the store will be connected to the public water and sewer systems, as shown on the development plan. The development will include a public sanitary sewer extension along the east side of Bellaire Street that will provide service to the property south of the proposed site. The enclosed plan also depicts drainage patterns for the Kum & Go site which, generally, flow away from the building to a detention pond prior to being discharged offsite.

Finally, the enclosed landscaping plan depicts substantial greenery which meets City requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. The tree plantings are concentrated along the property line, which also adds to the public benefit.

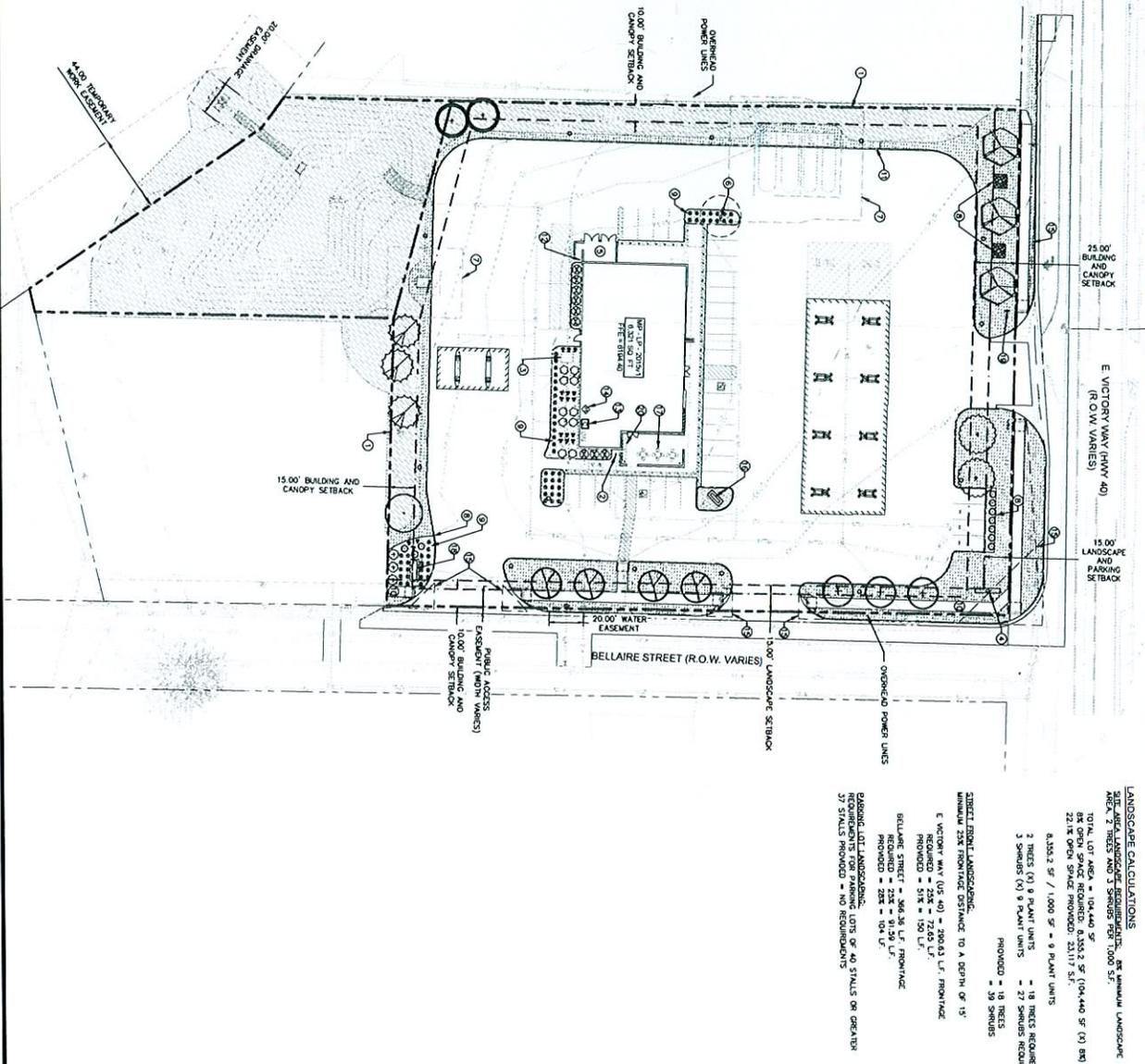
Please review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application.

Sincerely,

A handwritten signature in black ink, appearing to read "Sara Bower". The signature is written in a cursive, flowing style.

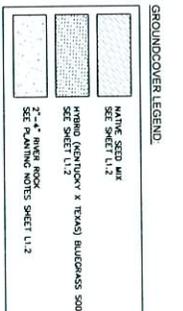
Sara Bower
Olsson Associates

Attachments: Store #903 Final Plat and Site Plan Submittal Package

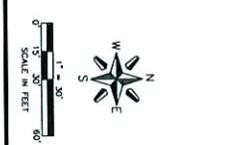


LANDSCAPE CALCULATIONS
 SEE AEA LANDSCAPE SCHEDULE FOR ANNUAL LANDSCAPE
 STOCK & TREE AND 2 SPACES PER 1000 SF
 TOTAL LOT AREA = 104,440 SF
 TOTAL ANNUAL LANDSCAPE STOCK = 104,440 SF (104,440 SF @ 100 SF)
 22.1% OPEN SPACE PROVIDED: 23,117 SF
 8,332 SF / 1,000 SF = 8 PLANT UNITS
 2 TREES (1) 8 PLANT UNITS = 18 TREES REQUIRED
 3 SPACES (3) 9 PLANT UNITS = 27 SPACES REQUIRED
 PROVIDED = 18 TREES
 PROVIDED = 30 SPACES
 SHEET 22ND LANDSCAPE
 MINIMUM 22% FRONTAGE SETBACK TO A DEPTH OF 15'
 E VICTORY WAY (US 40) = 206.63 LF FRONTAGE
 PROVIDED = 57K = 100 LF
 22.1% OPEN SPACE PROVIDED: 23,117 SF
 BELLAIRES STREET = 342.31 LF FRONTAGE
 PROVIDED = 22K = 104 LF
 PARALLEL LOT LANDSCAPE
 REQUIREMENTS FOR PARKING LOTS OF 40 STALLS OR GREATER
 37 STALLS PROVIDED = NO REQUIREMENTS

PLANT LIST	PLANTING RATE (PERCENT OF TOTAL PLANTING)
1 M ⁺ MULLEN BLAZE MAPLE	7" CAL. 30-40' 25-30' 16.7%
2 M ⁺ SHADBLOW NON-INVASIVE	2" CAL. 30-40' 30-50' 11.1%
3 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
4 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
5 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
6 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
7 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
8 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
9 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
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11 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
12 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
13 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
14 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
15 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
16 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
17 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
18 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
19 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
20 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
21 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
22 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
23 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
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26 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
27 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
28 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
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30 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
31 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
32 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
33 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
34 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
35 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
36 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
37 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
38 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
39 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
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42 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
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44 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
45 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
46 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
47 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
48 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
49 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%
50 M ⁺ WESTERN HORNBEAM	2" CAL. 30-40' 40-50' 11.1%



- FLAG NOTES:**
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DATE: 10-27-15
 SHEET NUMBER: L1.1
 OF: 30

NO.	DATE	REVISION DESCRIPTION

#0903 - CRAIG, CO
 700 VICTORY WAY EAST
 LANDSCAPE PLAN



