

October 29, 2020

Development Review Committee
City of Longmont Department of Community Development
Planning and Development Services Division
385 Kimbark Street
Longmont, CO 80501

RE: Fueling Station in MU-N zoning district code text amendment referral DV-CODE TEXT-19-00033

Development Review Committee:

Please accept this request for a code text amendment referral. Specifically, we are requesting that a vehicle fueling station be permitted on the property identified as Lot 1 and 2, Spring Valley 10, Parcel Q, Minor Subdivision Plat. The property is zoned Mixed-Use Neighborhood Center and is located in the southeast corner of Highway 66 (Ute Highway) and Pace Street.

Per the Envision Longmont plan, Mixed-Use Neighborhood Centers (MU-N) are intended to provide retail, commercial, business, and professional services for residents of the surrounding neighborhoods. While the proposed fueling station within the MU-N District requires a code text amendment, it aligns with the Envision Longmont intention. The fueling station is compatible with currently allowed MU-N uses, including restaurants, banks, office buildings, retail sales, and daycare centers. In other words, the overall look and feel of this project, and the neighborhood will not be negatively impacted by the addition of a first-class fueling station.

As shown on the attached map, many of the existing MU-N Centers have existing fueling stations. These existing gas stations are compatible with the other uses in these areas.

While the requested code text amendment applies to all MU-N Centers, the Spring Valley Phase 10, Parcel Q location specifically illustrates how beneficial a fueling station would be in this MU-N zoning District.

The Highway 66 corridor is a convenient fueling location for Longmont residents and visitors. However, the nearest fueling location in the Highway 66 corridor is more than one mile west of the Pace Street intersection. The nearest fueling station south of this intersection is more than one mile to the south. The neighborhoods surrounding this intersection are currently underserved in terms of fueling locations.

The fueling station proposed at this location is more than the typical "gas station". It is a convenience store with a newly designed layout, inside and out. It includes an open kitchen with fresh food and indoor seating that cultivate an elevated food experience. Complimentary Wi-Fi and a minimum of two

charging stations will be available to customers. The design is pedestrian-friendly with an onsite bike rack. It is sustainably designed and will be LEED certifiable with low-flow water fixtures, recycled materials, renewable fuels, LED lighting, optimized HVAC and high-efficiency refrigeration systems, reflective roof, and concrete coatings.

The fueling station would comply with all Use-Specific Standards per the City of Longmont's municipal code, particularly Section 15.04.030.D.027 including location and separation, material and equipment storage restrictions, fuel pump locations, and canopy standards. The architectural design of the building and canopy will be consistent. The canopy will not exceed 16 feet in height and will not be enclosed. The site plan will be customized to ensure that access and traffic safety issues are addressed to the highest standard.

If further information is required, or if you have any questions, please contact me a (720) 684-4981.

Respectfully,

Permontes Group, Inc.

A handwritten signature in black ink, reading "Mickey Leyba". The signature is fluid and cursive, with the first name "Mickey" and last name "Leyba" clearly distinguishable.

Mickey Leyba
President/Project Manager

* Existing Gas Stations in MU-N

