

Town of Larkspur
Town Council Meeting
December 3, 2015

Project Narrative

255 Upper Lake Gulch Rd, Larkspur CO

Project Concept:

The applicant is applying for development of the property located at 255 Upper Lake Gulch Road in Larkspur to develop a commercial truck stop with a travel center, truck parking area, and diesel and standard gas pumps (see Conceptual Site Plan). The property is part of Lot 4 Douglas Valley Estates 5.687 AM/L (aka Parcel A Spruce Mountain Development). The property is 5.687 acres, and zoned Commercial.

In 2009, the former Owner of this property submitted a similar proposal with the Town, to develop a truck stop and travel center on this parcel. At the time, the Town was in support of the project. The property to the south along Spruce Mountain Road is also a bank owned Commercial Lot. When developed, this lot would complement the proposed truck stop and travel center use for the proposed project.

The proposed project supports the Town Comprehensive Plan and the County Master Plan in that it will be compatible with the rustic setting of the Town. It will be representative of Western communities in Colorado, and will be designed to match the natural environment that is unique to the area. In addition, the project will provide a needed service to the area that is currently not being met by another Commercial site near the project site.

Project Requirements:

The project site is within the Town of Larkspur's water and sanitary service area. It is part of the Black Hills Energy service area for gas, the Intermountain Rural Electric Association service area for electricity, and within the Larkspur Fire Protection District.

Utilities for the site will be brought from the right of way adjacent to the Creek Ridge property to the south (8520 Spruce Mountain Road). A lift station will be provided at the south east corner of the intersection of Spruce Mountain Road and Upper Lake Gulch Road (8440 Spruce Mountain Road - adjacent property to the south) for sanitary service, and will connect to the existing lift station for the office building at 8520 Spruce Mountain Road. Water will also be brought from the connection in the ROW at 8520 Spruce Mountain Road to the proposed project site. Should the property at 8440 Spruce Mountain Road be developed before or concurrent with the proposed site, cost for routing utilities from the existing location will be shared. Storm water quality and detention will be maintained on site with an extended detention basin. Storm water discharge will be equal to or less than 1 CFS per acre as dictated by Urban Drainage Flood Control District.

The Larkspur Fire Protection District will require the site to meet the requirements for the ICC Fire Code (2012 Edition). The proposed project will ensure that the utilities available to the south can meet the fire flow that will be anticipated for the proposed project and uses.