

Virtual Community Meeting Questions & Answers

1. Who is the developer & owner?
 - S-K Smoky Hill Owner, LLC
 - 4600 S Syracuse St, 11th Floor
 - Denver, CO 80237
2. What is the zone district, and if rezoning, to what zone district?
 - Current Zoning – Business Park 35 Foot Height Limit (BP35), current zoning will be maintained for south lot after lot split
 - Rezoning to General Commercial (CG)
3. What is the proposed use?
 - Commercial Development
4. What is the approval process?
 - Rezoning
 - Virtual Community Meeting
 - Planning & Zoning Public Hearing Recommendation with City Council Public Hearing Approval
 - Concept Plan
 - Administrative process. No public hearings.
 - Plat
 - Administrative, Director approval. No public hearings.
5. What is the proposed building going to look like?
 - No proposed building(s) currently. The intent is to entitle the property as commercial and have end users complete additional Site Plan submittals.
6. Will there be landscaping and buffering within and along the perimeter of the site?
 - Landscaping and buffering will be provided at a later stage during the Site Plan which provide the layout of the site.
7. How will vehicles get to the site and park?
 - All access points and their related movements will be determined by a pending Traffic Impact Study. The Traffic Study will be provided as part of the Rezoning submittal. It is highly desired that access from E Smoky Hill Road be developed. This would be a right-in only movement. Other access will be proposed internally from S Kirk Street and the already existing access from S Liverpool Street. The existing access point on S Kirk Street will become emergency access only. All access points will be explored with the Traffic Impact Study.
8. How will pedestrians get to the site and to the building?
 - This will be determined during the Site Plan submittal. Potential connections may be part of the final concept plan.
9. How will stormwater be managed if required?
 - Stormwater will go to the existing detention pond on the Assisted Living Facility lot to the south.
10. What kind of traffic impacts will there be and what kind of mitigation (if known)?
 - Unknown as of now. However, as mentioned a Traffic Study will be submitted as part of the Rezoning submittal.

11. When would the developer like to begin construction?
 - No date is set in the future. The property owner is wanting to Rezone the property for Commercial uses first and then find an end user(s).
12. Other relevant information about the site that the neighbors might be interested in?
 - No additional relevant information about the site as of right now. Galloway and the applicant are more than happy to discuss the project with you and answer any of your questions.
13. Preliminary site plan sketch (showing landscaping preferred) and proposed elevation sketch (color preferred)
 - No Site Plan is being proposed at this time; therefore, no landscaping will be presented.