

To: Virtual Community Meeting

From: Project Team

Date: June 24, 2024

Re: **6021 S Liverpool Street
Spectrum Centennial - Rezoning
Project Narrative – Neighborhood Meeting**

Galloway & Company, Inc. is representing S-K Smoky Hill Owner, LLC. The subject property is located at 6021 S Liverpool Street, also known as Arapahoe County parcel number 2073-23-2-30-001.

The intent of the proposed development is to rezone a portion of the entire property to allow for commercial land uses; this would require a subdivision for a “Super Lot” of approximately 3.5 acres that would be located to the north and northeast of the existing assisted living facility along E Smoky Hill Road and S Liverpool Street as shown on the included Concept Plan. The project proposes access from E Smoky Hill Road that will be a right in and a right out. Other access to the proposed commercial pads will be provided internally from S Kirk Street and the already existing access from S Liverpool Street. However, all access points and their related movements will be determined by a pending Traffic Impact Study (TIS) that will be conducted by the Project Team and submitted as part of the Rezoning Application.

The proposed zoning for the commercial pads will be General Commercial, which would allow for a variety of commercial land uses consistent with the City’s Comprehensive Plan. The uses may include a restaurant, with and without drive-through, a multi-tenant building for retail/services, or a grocery store. The existing assisted living facility will retain the current Business Park 35 (BP35) zoning to continue operation as an assisted living facility.

We look forward to receiving your feedback on this development proposal and addressing any concerns you may have.

