

# CONCEPT PLAN REVIEW: 136TH AVENUE WALMART MONOPOLE

January 6, 2024

Purpose:

Receive a Concept Plan Review Presentation  
and Provide Comments to Applicant

# Project Location

- South side of the Walmart Supercenter building located on the south side of West 136th Avenue and west of Interstate 25.
- Addressed at 200 West 136th Avenue.





# Zoning and Comprehensive Plan Designations

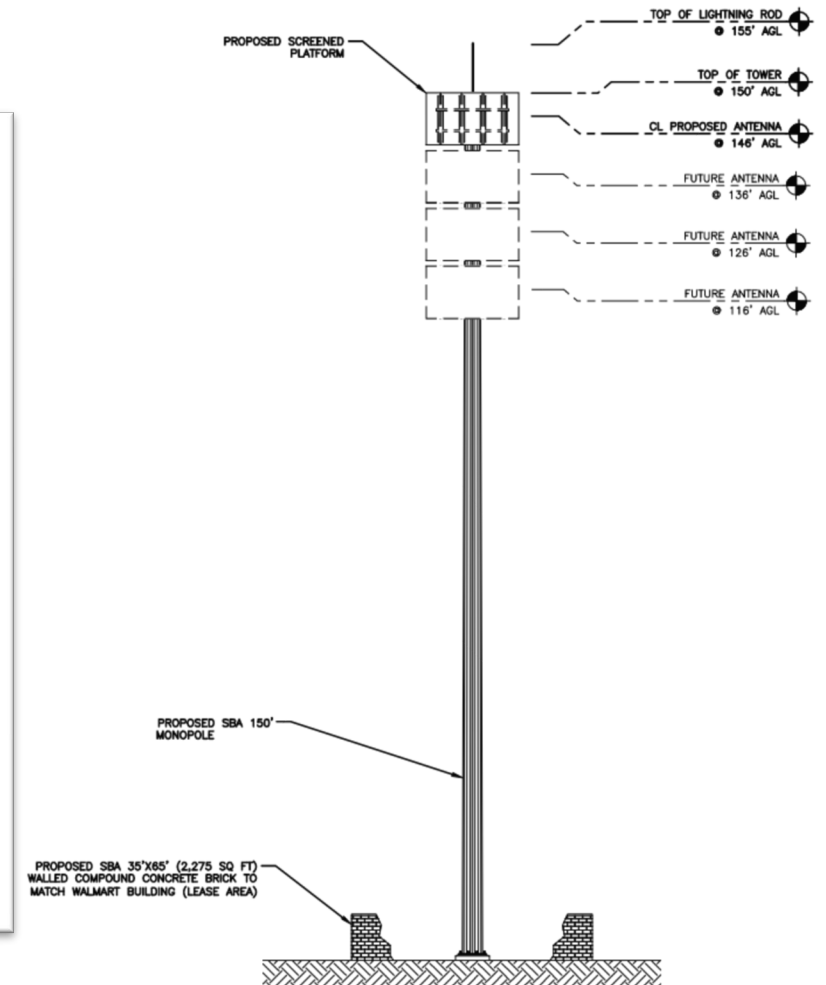
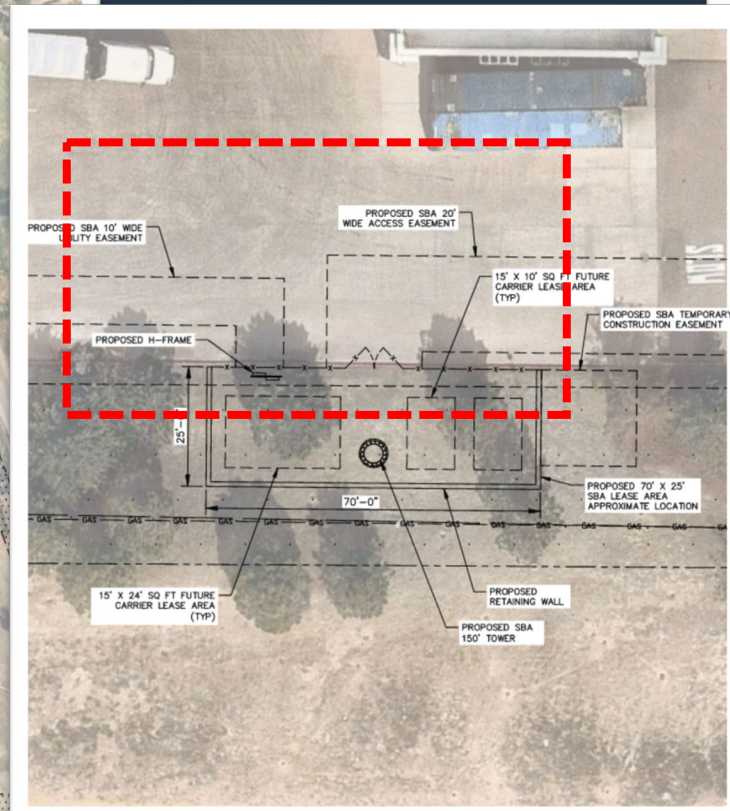
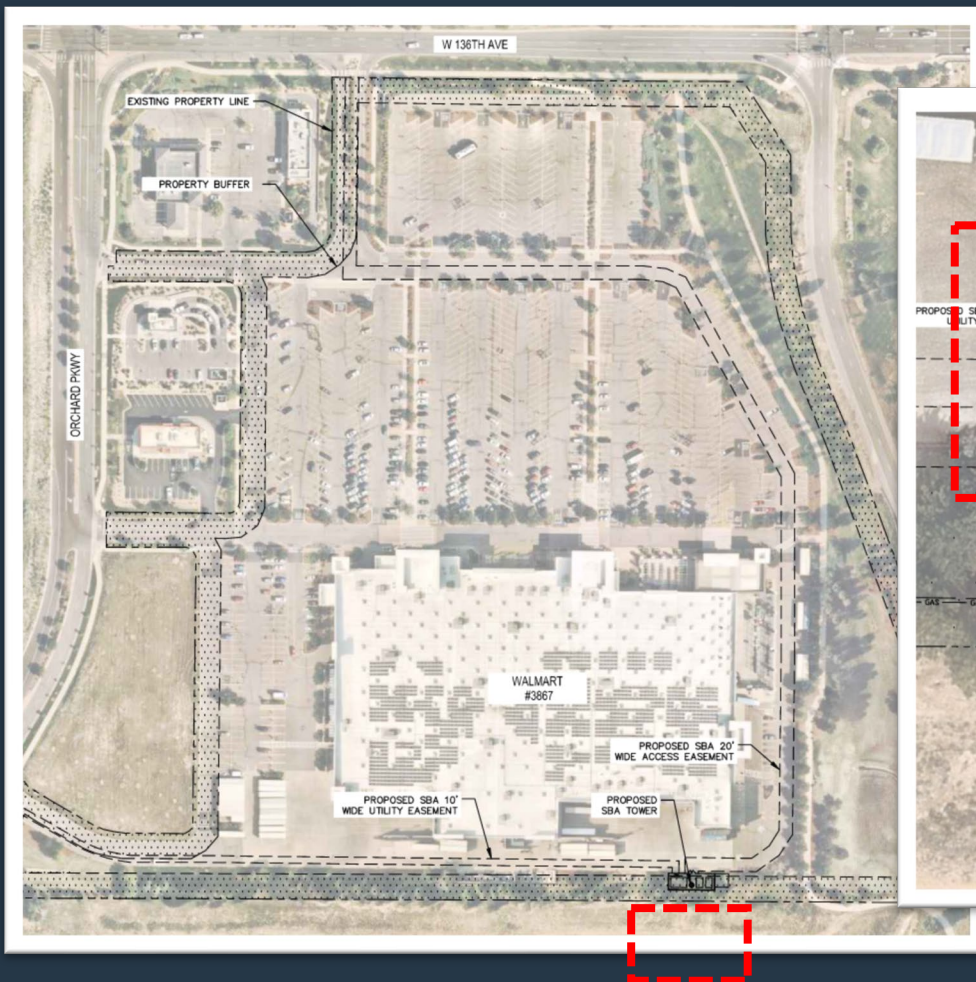
PUD



Commercial



# Overview of Development Proposal





# Required Development Applications

- Comprehensive Plan Amendment (CPA)
- Preliminary Development Plan (PDP)
- Official Development Plan (ODP)

# Preliminary Staff Analysis

## SITE LOCATION:

- Original proposed site highly visible and conflicted with multi-use trail
- Revised location behind Walmart Supercenter less visible and no trail conflict



# Preliminary Staff Analysis

## Screening:

- Revised location imbeds mechanical equipment in slope
- Screening with wall and landscaping



# Concept Plan Review Public Notice

## Notice Provided:

- 6 Signs on property
- Notice in newspaper
- Over 400 notices mailed

