

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

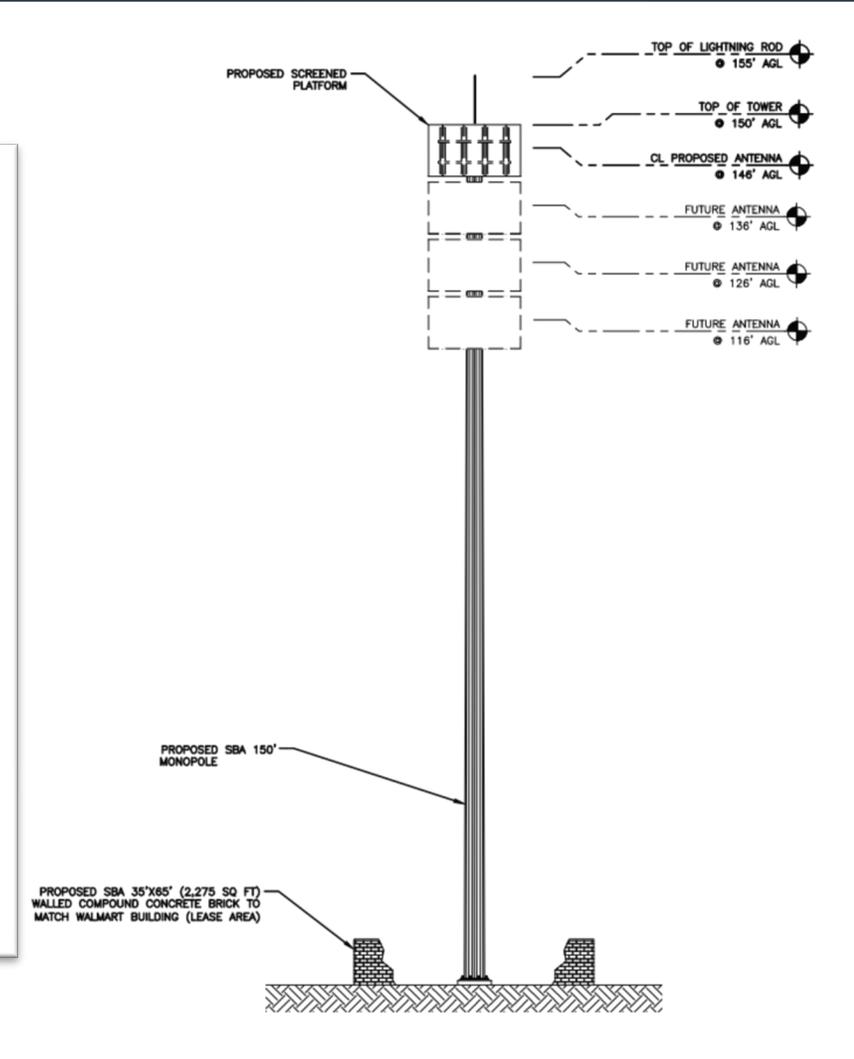
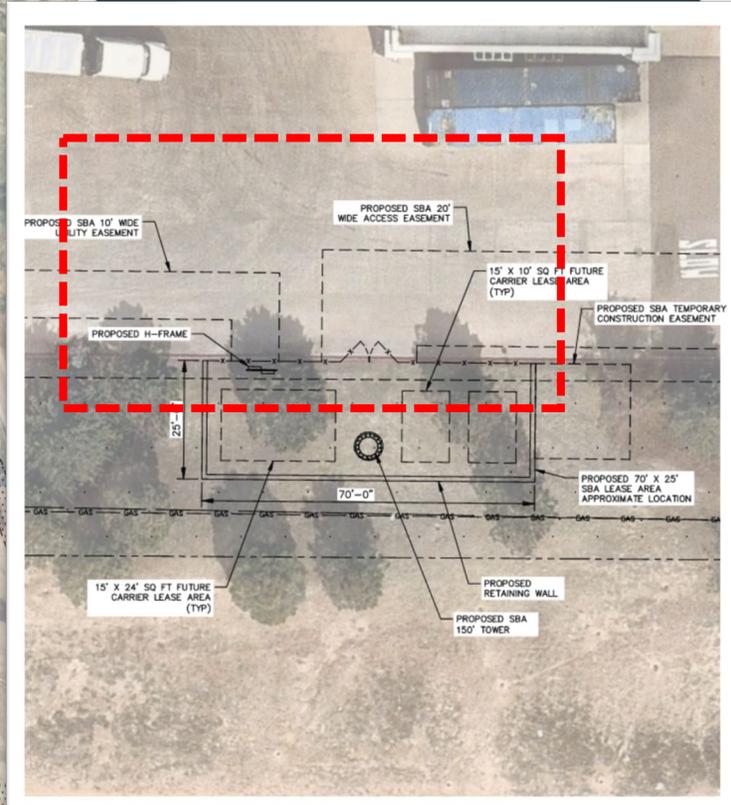
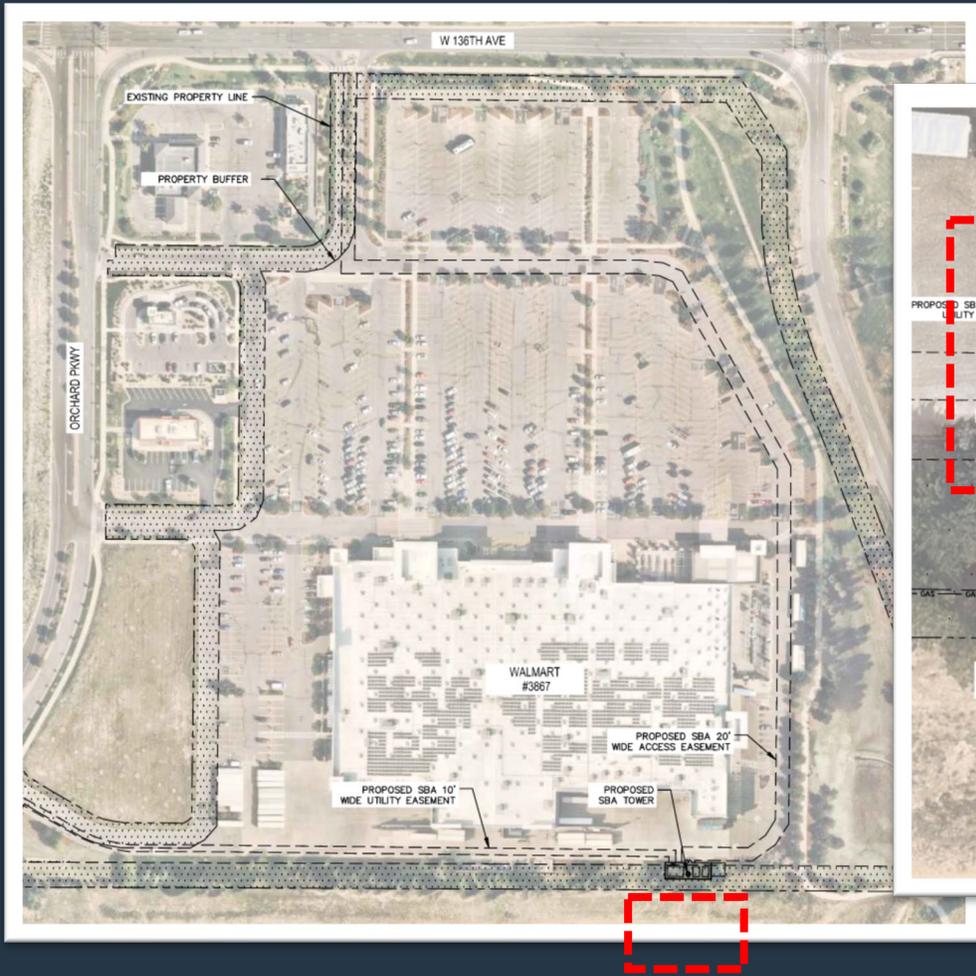
PUD



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

