



January 14, 2022

Daniel Echeverria, Senior Planner
Planning Division, Department of Community and Neighborhoods
Salt Lake City Corporation
801-535-7165
daniel.echeverria@slcgov.com

Re: Kum & Go #2506 (2100 S. and 1300 E) Conditional Use Permit and Site Plan: 1st Submittal

Dear Mr. Echeverria:

Kum & Go, L.C. respectfully submits the enclosed Development Plan application for the project located at 2100 S. and 1300 E in Salt Lake City, Utah. The enclosed application outlines the development of two existing parcels for a Kum & Go convenience store and an associated fuel canopy. The subject property is bordered by 2100 S on the north and S 1300 E on the west, adjacent to Sugar House Park on the east and south.

The subject property is currently occupied by a vacant restaurant (Sizzler) and associate site improvements on two parcels (16-20-230-001 & 16-20-230-003). The overall property is 0.795 acres. A lot consolidation will combine the two lots for the purpose of redevelopment.

The convenience store building will utilize a cast stone base & Nichiha fiber cement panel façade in three different colors with varying roof lines. HVAC equipment associated with the structure will be contained on the roof and screened from view. The interior of the building is equally finished, with burnished concrete floors, tile, and millwork cabinetry throughout. This 4,745± square foot building will incorporate Kum & Go's newest store concept with a terrific product offering and fresh food choices such as made-to-order pizzas, sandwiches, wraps, and bakery items cooked on-site. There will also be various seasonal outdoor sales items and a propane tank exchange along the front facade of the building.

The fueling islands (and overhead canopy) on the south side of the site will offer traditional passenger vehicle gasoline, and diesel. Underground fuel storage tanks will be located directly east of the main fueling canopy, at the southeast corner of the site.

The enclosed site layout proposes to pull the Kum & Go store to the corner of the property, facing the store to the adjacent streets. Access into the site will be via two right-in/right-out access points from the adjacent streets – one from the north off of 2100 S and a second access to the west off of 1300 E as shown on the enclosed Site Plan. The northerly access point along 1300 E, closest to 2100 S will be abandoned and replaced with curb and gutter and landscaping.

Parking for the facility will be accomplished with 12 parking stalls located immediately adjacent to the building, of which one stall will be striped as ADA accessible. This arrangement will promote adequate circulation for both delivery trucks and customers.

1459 Grand Avenue, Des Moines, Iowa 50309 | 515-457-6232
www.kumandgo.com

Water/irrigation, sanitary sewer service, and electric service are available adjacent to the site and will be extended to service the Kum & Go. The site's stormwater runoff will be collected in pipe and conveyed to a proposed underground stormwater detention system and released into an existing storm line in 1300 E.

Finally, the landscaping plan depicts a mixture of trees, shrubs and inorganic mulch that will meet the City's requirements. Screening along the roadways reduces headlight spill and softens the edge of parking areas. Proposed tree plantings will be concentrated along the adjacent roadways which also adds to the public benefit.

Kum & Go is a private, family held business in its 62nd year of operation and currently operates over 400 convenience stores in all types of neighborhoods. Our site design, with focused lighting, substantial landscaping and appealing architecture typically adds to the aesthetics of our neighborhoods, and our services are second to none. We love what we do, have a genuine compassion for our customers, associates, families and communities; and expect & deliver superior performance.

We ask that you review our submittal at your earliest convenience. We appreciate your time and thank you for your consideration. Please let us know if you have any further questions or if you need any additional information concerning our application.

Very truly yours,

KUM & GO, L.C.

Ryan Halder
Site Development Manager

Attachments:

- Kum & Go #2506 Conditional Use and Site Plan Application Package