

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1 HORSESHOE RIDGE 1ST AMD.

Project Narrative Site Plan Application

May 29, 2019

The property owner, Brytar Parker CO TLE LP, presents the site plan application for the Lot 1, Block 1 Horseshoe Ridge 1st Amd., at the northwest corner of Hess Road and Pardee Street, Town of Parker, Colorado.

A. PROPERTY DESCRIPTION & ZONING

The subject property is generally located in the northeast corner of the intersection of Hess Road and Pardee Street and contains approximately 1.11 acres. The property is currently vacant/undeveloped land and is governed by the Horseshoe Ridge Planned Development. Within the Horseshoe Ridge Planned Development, the property is within the Mixed-Use Neighborhood Village/Commercial Center (MUNV/CC). The MUNVS/CC use area allows for a variety of commercial and institutional uses.

B. SITE PLAN REQUEST

The proposed use of the property is a child development center offering child care and child education services. The site will include a building of approximately 10,000 square feet and a fenced outdoor playground of approximately 5,135 square feet. The required parking is 43 spaces and the parking provided is 45 spaces.

The proposed traffic and daycare size increase does not meet the definition of marginal. Please adjust accordingly.

C. ACCESS & TRAFFIC

A traffic conformance letter is included with the site plan submittal. The letter states that there will be a marginal increase in traffic from the uses evaluated in the original traffic study, but that the impacts will be minimal and no improvements or additional analysis should be necessary. The site has two vehicular access points, one from Triple Crown Drive on the northern property line and a shared access on the east property line along Pardee Street.

D. UTILITIES

The subject properties will be served by Parker Water & Sanitation and the South Metro Fire Rescue Authority. Utility construction plans are included in the civil construction plan set. A separate plan set labeled for the Parker Water & Sanitation District is also provided with this submittal.

E. DRAINAGE & WATER QUALITY

A final drainage report is included with this submittal. The detention and water quality for the subject property will be piped to the existing detention pond to the east of the property, located on property owned by the Dioceses of Colorado Springs. We have had initial meetings with the property owner who is willing to allow improvements to the existing pond to accommodate the detention needs of the subject property. We will continue to negotiate easements and agreements with the property owner as the project moves forward.

This requirement cannot be waved or varied. Please adjust accordingly.

F. LANDSCAPING

Landscaping is provided according to the Town of Parker Municipal Code. At least 15% of landscaped area is provided on site. The landscape plan meets the Commercial, Industrial & Multifamily Residential Design Standards Section III.1.F.4 for corner areas that include landscaping that breaks down in scale and increase in detail. The corner landscaping utilizes trees that vary in scale, highlighting the corner. The parking lot adjacent to the existing single-family residences to the west is setback 10 feet from the property line and screened by an existing fence, proposed retaining wall, and proposed landscaping. The elevation of the parking is also lower than the final grade of the single-family lots, further helping to screen and mitigate the parking. The initial site plan for the property showed the building located along the western property line with the parking on the eastern and southern side of the building, staff did not support this layout and the site plan was amended to the current configuration. Section 13.06.070.o(4) requires a 25-foot setback for parking from residential uses. To meet the other requirements in the design standards and municipal code for building siting, orientation, access, and parking, the 25-foot setback cannot be met. We feel the screening proposed adequately mitigates the impact of the parking, especially considering the grade difference and retaining wall along the western property line.

G. COMMERCIAL, INDUSTRIAL & MULTIFAMILY RESIDENTIAL DESIGN STANDARDS ANALYSIS

The following includes an analysis of the proposed site plan and architectural design against the Commercial Standards in the Town of Parker Commercial, Industrial & Multifamily Residential Design Standards.

1. Site Development and Sensitivity to Adjacent Uses (III.1.A and B): To buffer the proposed commercial uses from the existing residential uses to the west, the buildings have been pushed closer to Pardee Street, per the initial request of Town Planning Staff. The trash enclosures have been relocated away from the residential uses. The drive-thru is screened with a canopy, columns, and landscaping. To respect relationship of the site to existing and proposed buildings and streets (III.1.B.2) the buildings are located as close to Pardee and Hess Road as possible to mitigate impacts to adjacent residential land uses while allowing adequate parking, business access, visibility, and circulation between the subject property and the property to the north.
2. Building Location and Orientation: The primary streets abutting the property are Triple Crown Drive and Pardee Street. Triple Crown Drive is a feeder street for the residential neighborhood to the north, the adjacent land use on the north side of the street is a public park. To complement the existing park use, the site is designed with the outdoor playground on the north side of the property. It is more appropriate to orient the playground towards the park rather than oriented interior to the site adjacent to commercial uses to the south, or closer to existing residential homes to the west. The side of the building is oriented towards Pardee Street and the building is pushed up to the street, eliminating parking between the street and the building (III.1.C.1). Due to the functionality of the building and the manner in which children are dropped off and picked up, the front entrance of the building needs to orient south, more central to the parking

Remove all references to the uses and layout of Lot 2 Block 1 as this application is focusing on the Learning Center on Lot 1.

collector street

Why is this a more appropriate location for the play area?

lot. The architecture on the east side of the building is enhanced with a corner feature including raised parapet roof, and columns that match the main entry. Windows and storefront doors in the classrooms on the east side of the building help to provide an active facade along the street. The building is located near the primary street, with the parking located at the side or rear of the building (III.1.C.2). The site is laid out as practically as possible given the function of the building, while the front of the building does not orient towards the corner of Pardee and Triple Crown, the orientation of the building, playground, and parking is complementary to the surrounding residential and park uses at this intersection. The entrance is visible and accessible from adjacent pedestrian sidewalks (III.1.C.7).

3. Pedestrian Access: A continuous sidewalk has been provided around the building, connected to sidewalks along Pardee Street and Triple Crown Drive (III.1.D.1, 2, 4, and 5). Due to the small scale of the subject property and the site to the south, a pedestrian connection between the two sites is provided along Pardee Street (III.1.D.6)
4. Vehicular Access: The main site entrance from Pardee Street utilizes the existing curb cut and access drive stub which lines up with the access on the east side of Pardee Street and is shared with the property to the south (III.1.E.1 and 5). The main drive aisle from Pardee Street runs the entire length of the property and connects the subject property with the property to the south (III.1.E.2). Additional access connections between the subject property and the property to the south are provided (III.1.E.3,4).
5. Screening: There is no loading dock or outdoor storage proposed on the site plan. The trash enclosure has been sited away from the residential uses along the western property line per staff's request to mitigate noise, odor, and visual impacts to the residences. The trash enclosure is designed with the same materials and colors as the building (III.1.F.1 and 2).
6. Mass and Scale: The front and rear elevations are over 100 feet in length. To break up the building mass, the front entrance protrudes at least 6 feet from the building, featuring columns and a parapet height changes as well as a variety of materials and colors. The front entry protrusion is approximately 26 feet wide (which is at least 20% of the length of the façade and more than a 3% of the façade protrusion). The rear elevation features similar column details and two awnings that each protrude approximately 10 feet and are approximately 23 feet in width. Each building façade has a repeating pattern including material, color, texture changes, and a projected plane change at all corners of the building at least 12 inches in width (III.2.A.2). The building presents a clear middle, base, and top (III.2.A.3).
7. Architectural Elements and Articulation: The primary entrance features a projected covered entry feature with additional metal canopy accent, projected brick columns on either side of the entrance, and a raised parapet (III.2.B.1). Architectural details include metal canopy accents, brick, CMU, EIFS, and siding for a variety of textures, colors,

materials and projections that articulate the building façade (III.2.B.2). The building features 360-degree architecture (III.2.B.3 and 4). The rear façade includes two large canopies.

8. Building Materials: The proposed building materials are high quality and durable and include brick, wood, siding, concrete masonry units, and EIFS (III.2.C.1). The same materials are used on all four facades of the building (III.2.C.4). The brick, textured CMU and cement siding are the predominant materials proposed.
9. Colors: The proposed color palate meets the requirements in Section III.2.D.
10. Roof: The roof of the building is flat and features variation in parapet height, articulation of cornice lines. The roof form denotes the building entrances and enhances the corner building elements (III.2.E).

H. DEVELOPMENT TEAM CONTACTS

Entitlement Manager

Jeanne Shaffer, AICP, PMP
Groundwork Entitlement Services
Jeanne@groundworkus.com

Architect

Scott Boduch, AIA
Rogue Architecture
sboduch@roguearchitecture.com
720-599-3330

Engineer

Mike Beach, PE
Ridgetop Engineering & Surveying
mbeach@ridgetopeng.com
970-663-4552

Please indicate the type of EIFS being use.