

**THE LEARNING EXPERIENCE**  
**LOT 1, BLOCK 1 HORSESHOE RIDGE 1<sup>ST</sup> AMD.**  
**Project Narrative Site Plan Application**  
**SP19-061**

Updated February 26, 2020 (original May 29, 2019, Rv. 1 11/4/2019)

The property owner, Brytar Parker CO TLE LP, presents the site plan application for the Lot 1, Block 1 Horseshoe Ridge 1<sup>st</sup> 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 childcare and child education services. The site will include a building of approximately 10,144 square feet and a fenced outdoor playground of approximately 4,161 square feet. The required parking is 43 spaces and the parking provided is 43 spaces

**C. ACCESS & TRAFFIC**

A traffic conformance letter is included with the site plan submittal. The letter states 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 property 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 off site 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.

## **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 and other landscaping, highlighting the corner. The parking lot adjacent to the existing single-family residences to the west is setback 25 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.

## **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 building has been pushed closer to Pardee Street, per the initial request of Town Planning Staff. The trash enclosure has been relocated away from the residential uses. 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 Street and Triple Crown Drive as possible to mitigate impacts to adjacent residential land uses while allowing adequate parking, access for children and parents, visibility, and circulation between the subject property and the property to the south.
2. Building Location and Orientation: The primary streets abutting the property are Triple Crown Drive and Pardee Street. Triple Crown Drive is a collector 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. The north façade is the most appropriate location based on the functionality of the facility and the site layout. Locating the playground to the north moves it away from the adjacent residences to the west, so as to reduce the direct sound impact. The playground use also complements the adjacent existing park to the north across Triple Crown Drive. Since the building is located to the south of the playground, it provides a visual screening of the playground from the main Hess Road and Pardee Street view corridors. Additionally, a playground location south of the building cannot be accommodated due to the shared access drive with the property to the south. Because of the requirements to locate the building adjacent to Pardee, the playground cannot be located here either. The location of the playground is the most appropriate location based on other site constraints with access, parking, and building orientation. 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). The front entrance of the building has been moved to the southeast corner of the building to meet design code standards and to remain functional for the drop off and pick up of children. The architecture on the south, southeast, and east side of the building is enhanced with a corner feature including raised parapet roof, windows, and columns. 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). Windows and doors for classrooms are designed and located based on the interior functionality of the building and for the safety and learning experience of the children within the building.

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). A pedestrian connection between the subject property main building entrance and front façade of the building on the property to the south is provided (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 from the parking lot to Triple Crown Drive is provided.
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 canopy protrudes at least 6 feet from the building. The building also features columns and a parapet height changes as well as a variety of materials and colors. Please reference the architectural elevations which show detailed exhibits indicating the compliance with the articulation change requirements. To break up the building mass, each façade includes a repeating pattern of color change, texture, material, and plane change, the building incorporates brick columns along all facades that project from the building façade and are, on average, three feet in width (where 12 inches is the minimum) and at intervals ranging from 12 feet to 56 feet (III.2.A.2). The building presents a clear middle, base, and top (III.2.A.3) through use of different materials,

textures, and colors. We feel we have exceeded the code requirements for mass and scale.

7. Architectural Elements and Articulation: The primary entrance features a projected covered entry feature with additional metal canopy accent, projected 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. Additional brick has been added to the façade as requested by the Town.
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). EIFS will be drainable and is detailed on the elevations. 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**

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