

MIXED USE – RETAIL/RESTAURANT
LOT 2, 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 2, 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 0.95 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 mixed-use building containing space for retail and restaurant tenants. The site will include a building of approximately 5,000 square feet. The anticipated use breakdown per square footage is as follows:

- 1,400 sf drive thru restaurant (pizza)
- 1,900 sf restaurant
- 1,700 sf retail

The required parking is 39 spaces (6 retail and 33 restaurant) and the site plan provides 39 parking spaces.

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 provided at the southwest corner of the site.

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 shrubs and perennials that vary in scale, highlighting the corner. No parking is located adjacent to the existing single-family residences to the west, a detention pond and drive aisle along with evergreen landscaping is located in this area.

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.

The proposed development does not have any building entrances facing Pardee St. Please update accordingly.

2. Building Location and Orientation: The primary streets abutting the property are Hess Road and Pardee Street. The front of the building is oriented with the longer façade towards Hess Road, with the main entrances to the commercial tenant spaces facing Pardee Street. Due to the required building orientation, landscaping, buffering, setbacks, narrowness of lot, limited access points, drive thru, and need to accommodate parking in front of tenant spaces, the parking is located between Hess Road and the building entrances. The side of the building is pushed as close to Pardee Street as possible while accommodating access (fire and vehicular) circulation around the building, parking access, and to move the loading and trash enclosure away from the residential uses to the west (III.1.C.1). The location of the building also provides greater visibility for the Learning Center from the surrounding public streets. The entrance is visible and accessible from adjacent pedestrian sidewalks (III.1.C.7).

Please remove as this applicant is focusing on the multi-tenant building.

3. Pedestrian Access: A continuous sidewalk has been provided to the public entrances of the building, is connected to sidewalks along Pardee Street and Hess Road (III.1.D.1, 2, 4, and 5). Due to the small scale of the subject property and the site to the north, 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 north (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 secondary access to Triple Crown Drive through the property to the north (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: The loading dock and trash enclosure are located on the eastern side of the building, moved away from the residential uses to the west at the request of Town Staff 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). The drive-thru is screened with a steel architectural trellis supported by CMU and brick columns and landscaping.
6. Mass and Scale: The front and rear elevations are 100 feet in length and do not trigger the requirement for the articulation change listed in III.2.A.3. 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 at least 12 inches in width at intervals of less than 30 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.
7. Architectural Elements and Articulation: The primary façade includes four primary entry doors. Each entrance features a projected metal canopy and projected brick columns on either side of the entrance, to highlight the tenant space (III.2.B.1). Raise cornice parapets are featured above the two tenant spaces on the east and west end of the building. Architectural details include metal canopies, 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).
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).
9. Colors: The proposed color palate meets the requirements in Section III.2.D and matches the color theme of the proposed building to the north.
10. Roof: The roof of the building is flat and features variation in parapet height and articulation of cornice lines. The roof form denotes the building entrances and enhances the corner building elements (III.2.E).

Show this detail on the site plan. This detail is not clearly shown on the provided plans.

Please indicate the type of EIFS being used.

H. DEVELOPMENT TEAM CONTACTS

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