

**MIXED USE – RETAIL/RESTAURANT
LOT 2, BLOCK 1 HORSESHOE RIDGE 1ST AMD.
Project Narrative Site Plan Application
SP19-062**

Updated November 4, 2019 (original 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:

- 1,700 sf drive thru restaurant (pizza)
- 3,300 sf retail

The required parking is 27 spaces (12 retail and 15 restaurant) and the site plan provides 39 parking spaces.

C. ACCESS & TRAFFIC

A traffic conformance letter was included with the site plan submittal. The letter states the impacts will be minimal, and no improvements or additional analysis should be necessary. An amended traffic letter will be provided with the second submittal. The site has one main vehicular access point off Pardee Street through a shared access with the property to the north. The secondary access is through the parcel to the north from Triple Crown Drive on the northern property line.

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 building has been re-oriented 180 degrees, moving the drive-thru to the southern property line and screened by landscaping and a decorative wall that incorporates signage. 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: Per the request of City Staff, the building was re-oriented 180 degrees and now has the primary building entrances at the northeast corner of the building which faces Pardee Street. The building is oriented with the longer façade towards Hess Road. 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/near tenant spaces, the parking is located on the north and west sides of the building. 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 entrances are visible and accessible from adjacent pedestrian sidewalks (III.1.C.7). To enhance the façade of the building facing Hess Road, roof parapet height increases, building materials, entry doors, awnings, and other building materials and details from the main entry façade have been incorporated.

3. Pedestrian Access: A continuous sidewalk has been provided to the public entrances of the building and is connected to sidewalks along Pardee Street and Hess Road (III.1.D.1, 2, 4, and 5). A pedestrian connection between the retail building and the property to the north has been provided internally, which connects the entrances/fronts of each building on each lot (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, III.1.E.3,4). The access in the northeast corner of the property, connected to the internal shared drive, is a right-out only access which will alleviate stacking concerns expressed by the Town.
5. Screening: The trash enclosure is located on the western side of the building and eastern edge of the detention pond, 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 re-oriented so that headlines from cars in the drive-thru do not face the residents to the west and the drive thru window faces Hess Street; mitigating impacts to the surrounding residents. The drive-thru is screened with a decorative wall on the southeast corner of the site. The wall also incorporates signage for the development.
6. Mass and Scale: The front and rear elevations are 107 feet in length triggering the requirement for the articulation change listed in III.2.A.3. 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, 21 inches in width (where 12 inches is the minimum) and at intervals ranging from 9'6" to 23'6" (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 façade includes five primary entry doors with an enhanced entry at the northeast corner. Each entrance features a projected metal canopy, significant fenestration, and projected brick columns on either side of the entrance, to highlight each tenant space (III.2.B.1). Raised cornice parapets are featured above the primary tenant spaces on the east, middle, 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). The rear façade

along Hess Road features three main entry doors with windows, increased parapet heights, brick columns, canopies, and increased brick on this 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). The same materials are used on all four facades of the building (III.2.C.4). The EIFS will be a drainable system. We have incorporated additional brick per the Town's request.
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).

H. DEVELOPMENT TEAM CONTACTS

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