



# PARKER COLORADO

## TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT LAND USE AND DEVELOPMENT APPLICATION

20120 E. Mainstreet, Parker, CO 80138

303/841.2332 (Phone) 303/841.3223 (Fax) <http://www.parkeronline.org> (internet)

### Instructions:

1. All applications must be typed or printed. Illegible applications may be rejected at the discretion of the Community Development Department.
2. All applicable sections must be completed, and the application signed by ALL parties of interest. Unsigned applications **WILL NOT** be processed.
3. All requisite Exhibit Attachments must be included if the application is to be deemed complete.

### Type of Application:

(Check All that Apply)

<input type="checkbox"/> Amendment to Comprehensive Plan	<input type="checkbox"/> Vacation of Lot Line or Easement
<input type="checkbox"/> Annexation & Rezoning	<input type="checkbox"/> Use by Special Review
<input type="checkbox"/> Rezoning or PD Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Sketch Plan	<input checked="" type="checkbox"/> Site Plan
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Amendment
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Condo Plat
<input type="checkbox"/> Minor Development Plat	<input type="checkbox"/> Amendment to SIA or Recorded Plat
<input type="checkbox"/> Re-Plat	<input type="checkbox"/> Other: _____

### OFFICIAL USE ONLY

Case # \_\_\_\_\_

Trakit #: \_\_\_\_\_

Application Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Fees: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

Application Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

Application Assigned to: \_\_\_\_\_

Date: \_\_\_\_\_

### Project Name:

Address or General Location: New Horizon Academy - Lot 11, Douglas 1 Subdivision (Douglas 234), Chambers and Hess Development

Section	29	<input type="checkbox"/> NW	<input type="checkbox"/> NE	<input type="checkbox"/> SW	<input checked="" type="checkbox"/> SE	Lot	11
Township	6 South					Block	10
Range	66					Filing No.	6
Total Acres: Gross	1.53	Net					

Requested Application in Detail: See attached description

### Property Owner of Record:

Name: Grant R. Nelson

Company: Republic Investment Group LLC

Address: 5750 DTC Parkway, Suite 160  
Greenwood Village, CO 80111

Phone: 720.897.6091 Fax: \_\_\_\_\_

Email: gnelson@republicig.com

### Applicant (if different from Property Owner):

Name: Alan Ruth

Company: New Horizon Academy LLC

Address: 3405 Annapolis Lane North, Suite 100  
Plymouth, MN 55447

Phone: 763.557.1111 Fax: \_\_\_\_\_

Email: aruth@nhacademy.net

### Project Representative or Consultant:

Name: Scott A. Blank

Company: Short Elliott Hendrickson Inc

Address: 3535 Vadnais Center Drive  
St. Paul, MN 55110

Phone: 651.490.2000 Fax: \_\_\_\_\_

Email: sblank@sehinc.com

### For Subject Property, List Utility Providers

Water: Parker Water and Sanitation District

Sanitary Sewer: Parker Water and Sanitation District

Electricity: Xcel Energy

Gas: Xcel Energy

Telephone: Century Link

Cable: Comcast

Fire Protection: Parker - Building Division

Note: Unless otherwise specified, all correspondence from the Town will be directed to the project representative.

### Current Property Zoning & Use:

Zoning: Planned Development

IF PD, Specify Use: Commercial

Current Use: Undeveloped

Subdivision: \_\_\_\_\_

### Proposed Property Zoning & Use:

Requested Zoning: No Change

If Applicable PD Name: \_\_\_\_\_

If Rezoning Total Acreage: \_\_\_\_\_

Proposed Use: Child Care Center

### Proposals For Construction of New Residential, Commercial, or Industrial Buildings or Space

Has prior residential project been approved for all or part of this project Yes  No  Total residential dwelling units requested: \_\_\_\_\_

Indicate total number of units: \_\_\_\_\_ Single Family Detached: \_\_\_\_\_ Single Family Attached: \_\_\_\_\_

Multi-Family/Condominiums/Townhomes: \_\_\_\_\_

PROJECT INFO

CONTACTS

PROJECT INFO

**Indicate the type of commercial/industrial development proposed (Check all that applies)**

Retail     
  Other Commercial     
  Medical/Dental Office     
  High Tech Office     
  Business/Professional Office  
 Light Industrial     
  Warehouse     
  Other

Please provide additional descriptions as appropriate: **See attached description**

**What type of gross leasable square footage for each category indicated above?**

Type	No. of Buildings	Gross Square Footage	Leasable Square Footage
Commercial - Other	1	12,985	

**By signing below, the Land Owner of Record, Applicant and Project representative are indicating that each understands and agrees to the following terms:**

1. Authorized personnel from the Town of Parker, and its consultants, are hereby granted the right to enter the subject property for the purposes of reviewing and processing the application.
2. The Property Owner of Record acknowledges and agrees that the Town of Parker may file liens against the subject property for any unpaid financial obligation owed to the Town related to reviewing and processing the application.
3. There are no known geologic, physical or biologic hazards, or vicious animals present on the subject property except as indicated in the attached Exhibit D.
4. All requirements for submission of this application for reviewing and processing by Town of Parker Community Development Department made in accordance with the Town's Land Development Code, and any and all applicable Town of Parker Ordinances and Resolutions.
5. All requisite fees have been paid to the Town of Parker.
6. All information contained in this application, the attached Exhibits, and other materials submitted in connection with this application are true and accurate to the best knowledge of the Applicant, Land Owner of Record and Project Representative. It is clearly understood and agreed to that false or untruthful information may be grounds for the Town to stop processing this application or withdrawing any approval granted based upon such false or untruthful information.
7. The Town of Parker is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
8. The schedule of Exhibit attachments, as described below, accompanies this application:
  - Exhibit A: Legal Description of Property.
  - Exhibit B: Title Policy, current to within thirty (30) days of the date of signatures below.
  - Exhibit C: Letter of Authorization from the Property Owner of Record, allowing Applicant and Project Representative to act on their behalf, and accepting ultimate financial obligation for expenses incurred by the Town of Parker as a result of the evaluation of this request.
  - Exhibit D: Disclosure of any Geologic, Physical or Biologic Hazard present on site, or any vicious animals in residence on property.
  - Exhibit E: Vicinity Map of Project Site.

**Property Owner of Record:**

Print Name: Grant R. Nelson

Signature: 

Date:

08/24/2020

**Applicant, if different from Property Owner:**

Print Name: Alan Ruth

Signature: 

Date:

08/24/2020

**Project Representative or Consultant**

Print Name: Scott A. Blank

Signature: 

Date:

08/24/2020

COMMERCIAL/INDUSTRIAL

ACCEPTANCE OF TERMS

SIGNATURES



Building a Better World  
for All of Us®

## **New Horizon Academy New Facility – Chambers and Hess Development, Parker, CO Site Plan Review – Written Narrative**

The purpose of this request is to secure site plan approval for the proposed scope of work in the development of a 12,985 square foot commercial childcare facility along with the surrounding site for New Horizon Academy, as part of the Chambers and Hess development. The site is identified as Lot 11 of the Douglas 1 Subdivision, sixth filing. The site is 1.53 acres in size, and the total value of the proposed building and site improvements (exclusive of land acquisition) is approximately \$3,000,000. Site improvements are proposed to include the following:

- One parking field along both the west side of the building, with a total of 47 parking stalls.
- 11,453 square feet of exterior fenced playground area along the east and south sides of the building. The playgrounds will be fully equipped with outdoor play materials, elements and structures to encourage child interaction.
- Exterior dumpster enclosure located in the southeast corner of the parking field. Proposed enclosure materials are equivalent to those materials being proposed for the building exterior.
- Utility lines for stormwater, sanitary sewer, domestic and fire protection water, and electric from the perimeter of the site to the building. Stormwater from four roof downspouts will be diverted to the stormwater utility lines.
- Exterior site and building lighting.
- Site landscaping, including trees, shrubs, and smaller plantings and grasses.
- Bicycle racks adjacent to the front building entrance.
- Landscaping feature at northwest corner of the site at the roundabout.

The proposed site is zoned for Planned Development – Commercial use, and modifications to include a childcare facility are consistent with the overall land uses of the Town's Comprehensive Master Plan. The facility is classified as a Childcare Center, and will be designed to meet the licensing requirements of CRS 26-6-102 as well as Colorado Department of Human Services regulations. The building and all site appurtenances do not encroach upon perimeter site setback requirements, and the building height does not exceed any restrictions. The development design standards utilized for the site promote a balance between building and open space, planting of trees and vegetation for screening, buffering, and aesthetic appeal, good design to ensure a high quality appearance, and compatibility in scale, appearance, character and function to the surrounding area. There will be no significant adverse impacts anticipated to result from the use of the site as a childcare facility.

The building will be a single-story structure with a raised roof line over the center portion of the building. The high roof is proposed to be approximately 20 feet in height. The main entrance is located on west side of the building with a corniced canopy structure at the main entrance. The architecture of the proposed building will provide visual interest that is consistent with the character and scale of community and master development guidelines. Building finish materials, colors and details will be provided to comply with the published Commercial Design Standards.

The facility will be designed to accommodate 188 children, ranging from infants to toddlers to preschool and school-age children. There will be a total of 25 staff at the facility, in staff/child ratios that are in compliance with state requirements as well as with New Horizon Academy standards.

Private open space consists of the dedicated and enclosed exterior playgrounds for child use located on the back (north) side of the building. The playgrounds provide materials, elements, and structures for play and interaction, and are maintained on a continual basis by New Horizon Academy staff.

Construction of the site is anticipated to begin in Spring 2021 upon complete of soil correction efforts. Completion is anticipated in Winter of 2021. The goal of New Horizon Academy is to be operational as quickly as the schedule will allow.

