



July 17, 2023

Ashley Chasez
Town of Parker Community Development
20120 E. Main Street
Parker, CO 80138

Re: Les Schwab Tire Center, Site Plan Review, Written Narrative

Dear Ashley,

We are pleased to submit an application for a Site Plan Review of a new Les Schwab Tire Center proposed within Douglas 234 Filing 6, Amendment 2, in the Town of Parker. The project site is actively being re-platted under separate review Case #SUB23-012. The project scope for this application includes construction of a new building and the associated site improvements required with new commercial development.

PROJECT DESCRIPTION

Location: TBD, Douglas 234 Filing 6, Amendment 2, Town of Parker

Acreage: .93 Acres

Proposed Use: 10,037sf tire center

Zoning: PUD/General Commercial (GC)

PROJECT NARRATIVE

The proposed project includes construction of a new 10,037 sf commercial building and associated site improvements. The proposed Les Schwab Tire Center is primarily a tire retail/service center. In addition to tire sales and service, other automotive parts like tire rims and accessories will also be for sale at this location. The service center will also services brakes, provides alignments, oil changes and other minor vehicle maintenance and repair. The Bowyer Marketplace location will provide opportunities for employment in Vancouver and offer customers convenient automotive services and a new option for retail tires.

Parking Spaces: 26 parking spaces and 2 ADA spaces provided

Hours of Operation: Open normal business hours Monday through Saturday. Closed Sunday.

SITE LAYOUT

The proposed development includes the proposed onsite building parking and drive aisles. Additionally onsite infrastructure including gas, power, water, and sewer connections will be constructed to facilitate the new building. There are also several shared offsite improvements included in the scope of this project. The first of which is the shared water main extension that extends through lots 10A, 9A and the Les Schwab site 8A. This water main will serve the proposed tire center in addition to future projects on the neighboring lots. Additionally, a shared access drive will be constructed on part of the lots 10A, 9A and 8A that will serve as the main access through the future shared parking lot.

LANDSCAPE DESIGN

The planting plan for the site responds to the existing conditions and follows code requirements for the Town of Parker. A large existing berm and existing trees naturally screen the proposed building from the existing residential homes to the east. Proposed planting beds were added around the existing trees on top of the berm to improve and reinforce screening and add plant diversity. The proposed planting beds on top of the berm will also receive mulch and edging facilitate mowing around the beds. Any disturbed areas on the berm due to grading will be seeded and irrigated to establish a grass cover. The Douglas County Permanent Seed Mix is proposed for the site, with modifications to the mix. Modifications to the seed mix entail removing grass species growing taller than 3 feet for visibility and ease of mowing. The seed mix will also require lower water use than a standard grass turf to save on water consumption in the future. Parking lot islands are also proposed with trees shrubs according to code requirements. The service area including trash enclosure and fire hydrant are screened by the berm. Entry landscaping at the drive include a mix of 3 perennials, including Pink Bachelor Button, Moonbeam Coreopsis, and Black-Eyed Susan, all which grow to 2 feet max for visibility at the entry. These perennials bloom in different colors to provide interest and a welcoming feel and are attractive to pollinators. The planting in the right-of-way boulevard includes shrubs growing to 2 feet or less and street trees are spaced 35 feet on center. All plants proposed are sourced from the Town of Parker plant list, and known to be medium or low water use, and provide multi-season interest. The irrigation connection is proposed to stub out of the building. Irrigation types includes drip irrigation for all planting beds and spray head zones for the seeded areas. Overall, all areas not covered by pavement or building are planted and irrigated for an inviting and welcoming atmosphere

ARCHITECTURAL DESIGN

The proposed building features two primary masses – one taller mass which houses the showroom and office spaces, and one longer, shorter mass which houses the service bay area. Both masses are well within the maximum building height, and have varied proportion, materiality, and color as specified by the Town of Parker Design standards. The colored CMU spaces are broken into smaller planes and textures with a stone veneer base, and visual interest is created by a series of windows and doors. This rhythm serves to create a more pedestrian scale out of an otherwise large building. Parapet walls are seamless to the design of the building and enhanced with cornices to further shrink the scale of the building. Combined, these elements create a visually appealing commercial building, one that compliments the development and aligns with the Town design guidelines

Thank you for your time and please contact me should you have any questions at 406.922.7128.

Sincerely,

Nicole Olmstead

Nicole Olmstead, AICP

Planner

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