

To: City of Lone Tree
Planning Department

From: Project Team

Date: January 5, 2024 **UPDATED May 31, 2024**

Re: **Ambleside School – Planned Development Amendment
Project Narrative**

Please accept this project narrative as the official submittal request for Ambleside School of Colorado. Galloway and Company are representing Ambleside School located at 9941 Lone Tree Parkway (State Parcel ID Number 2231-162-02-164), Lone Tree, Colorado, 80124. Ambleside is under contract with the current owner to purchase the subject property to convert to a private K-12 school.

Ownership Information:

Current:

First Baptist Church of Highlands Ranch
9941 Lone Tree Parkway
Lone Tree, CO 80124\

Future (pending purchase):

Ambleside School of Colorado
1510 East Phillips Avenue
Centennial, CO 80122

Representative:

Galloway & Company, Inc.
Aaron McLean, Development Services PM
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111

Mineral & Water Rights Owners:

None identified.

General Project Concept, Impacts and Public Services:

Major Amendment to Planned Development Application: The proposed amendment will permit the use of a public or private school in addition to the already existing uses under the *Centennial Ridge Second Amendment to Planned Development Plan (PD)*, and within Planning Area A. The amendment proposal will allow, if approved, the conversion of the existing church facility into a private, K-12 school by utilizing the floorplan consisting of offices, classrooms, and assemblies for educational purposes. However, it is intended to retain all current land use and standards within the PD for Planning Area A. Future phase(s) of the project will include exterior site improvements to allow for outdoor playing fields, a gymnasium, additional parking and landscaping. Four townhomes for on-site faculty will also be developed.

Per the Douglas County Assessor's, the existing church was built in 1997, generally around the same time as the residential properties to the east of the subject site, across Lone Tree Parkway. The single-family homes to the south of the subject property along Rattlesnake Drive were constructed around 1986; according to the same County database. The character of the neighborhood has long been established as single-family residential with a church use on the periphery with PD boundary. A



public / private school use is allowed in other Planning Areas within the same PD zoning document; however, they are subject to a Use by Special Review process with the City. The change in use from a church to a school should have minimal impacts on the surrounding neighborhood and established street networks.

Public infrastructure surrounds the property where the exiting church building utilizes public water and sanitation services, along with publicly maintained streets. The proposed school use does not anticipate the need to change existing water and sanitation services to the building; however, the building design team continues to evaluate the demands. Fire protection services are provided by South Metro Fire Rescue Fire Protection District.

As part of the review process of the Major Amendment to the Planned Development, it was determined by the City Attorney's Office that the addition of a new land use to the existing Planned Development should be considered and reviewed as a Planned Development rezoning, per the Section 16-15-160(a)(1) of the City of Lone Tree MUC. As such, pursuant to Section 16-15-20, the following are Approval Criteria for Planned Development zoning or rezoning application type with Applicant's analysis,

- (1) Whether the application is in compliance with the requirements of this Chapter and the Comprehensive Plan;
Analysis: The request to rezone the subject property to amend the existing land uses to allow for a public and private school use is consistent with the goals and objectives of the City's Comprehensive Master Plan, with a further analysis below. In addition, the rezoning request substantially complies with the applicable sections of the MUC.
- (2) Whether the application is in compliance with all applicable statutory provisions;
Analysis: To operate a public or private school, there are Statutory obligations and licenses that are required to be obtained prior to operating. Ambleside will pursue those obligations upon successful completion of the rezoning process in order to operate their school per Statutory provisions.
- (3) Whether there has been a substantial change in the character or economic condition of the neighborhood;
Analysis: Planning Area A of the existing Planned Development (PD) that is being amended to allow for public and private school use is solely used as a church facility. However, the intent of the Planning Area A, as stated in the PD, was to make provisions for the highest quality development of townhome / condominium residential development. It can be assumed that since a church use has occupied Planning Area A since the creation of the PD zoning document, that economic conditions were not favorable for the intended development type of townhome / condominium land use when the PD was created, or today for that matter. Similarly, the existing church use is no longer economically viable to operate and thus has been marketed for redevelopment.
- (4) Whether the general impact of the zoning or rezoning would adversely impact the provision of public facilities and services;
Analysis: The subject property is currently served by public water and sanitation infrastructure, along within a fire district for emergency services; with the proposed school use having negligible impacts on existing infrastructure and services.
- (5) Whether the proposed zoning or rezoning is compatible with the surrounding land uses;
Analysis: By amending, or rezoning, Planning Area A of the existing Planned Development (PD) document to allow for public and private school land uses would be consistent with the two other Planning Areas B and C in the PD zoning document that allow for such uses, as a Use by Special Review. Currently, there is a preschool use

operating across the Lone Tree Parkway, to the east; which is allowed as a Use by Special Review under Planning Area B. The proposed use of a private and public school in Planning A would be compatible with the surrounding neighborhood in the sense that the impacts from the use would be less than that of the entitled land uses currently allowed under the PD zoning document, specifically the townhome / condominium use. Through the review and evaluation of the development proposal, the Traffic Impact Study (TIS) has demonstrated that there would be negligible problems or conflicts with the existing roadway network, which implies compatibility with surrounding land uses.

- (6) Whether the subject land is suitable for the intended use and is compatible with the natural environment:

Analysis: The rezoning request to allow for a public and private school use on the subject property is well suited to existing conditions of the property; in that there is an existing church facility that has the ability to be converted to a school with minimal interior and/or exterior renovations. The surrounding natural environment provides ample outdoor play areas for students, as well as site amenities that can be integrated with the educational programming.

- (7) Whether the intended land use would create traffic congestion or burden the existing road network;

Analysis: The proposed land use or a public and private school use has been evaluated with a Traffic Impact Study (TIS) that has demonstrated that there would be negligible problems or conflicts with the existing roadway network; as well as not causing traffic congestion or burden the existing road network as outlined in the Level of Service (LOS) analysis.

- (8) Whether the proposed development plan complies with the general requirements in [Section 16-15-15](#) herein; and

Analysis: The rezoning to amend the existing Planned Development (PD) document has demonstrated compliance with the applicable sections of the MUC.

- (9) Whether the Planned Development provides for unified development control under a unified plan.

Analysis: The existing Planned Development (PD) zoning document purpose, objectives and intent remain intact and enforceable; as those sections of the PD are not being amended to allow for the proposed public and private school use. Due to these sections not being amended, the PD remains as a unified development control plan.

Lone Tree Comprehensive Plan Analysis:

Land Use Goal, Objectives, and Policies – Goal: Well-managed growth based on sound planning principles and with an emphasis on high-quality design.

Mixed-Use, Compact, and Pedestrian-Friendly Development

- Objective: Safe, high-quality, mixed-use, compact, and pedestrian and bicycle-friendly development.
 - Policies:
 - Promote a balanced mix and distribution of land uses in Lone Tree that also fosters a live, work, and play environment.

Analysis: The proposed permitted use of a school will promote balance of the existing built out neighborhoods surrounding the subject property by offering a institutional use to area school age children. The school would support residents of Lone Tree by offering a place to work, learn, and play in the same neighborhood in which they live.

- Provide safe and convenient vehicular, pedestrian, and bicycle access and connections between neighborhoods and destinations throughout the City for people of all ages and abilities.
Analysis: The proposed school will be considered a Change In Use from the existing church on the subject property. The existing vehicular, pedestrian, and bicycle access and connections will remain for the neighborhoods and residents to enjoy for the foreseeable future. Furthermore, an additional requirement within the General Requirements of the PD will require the Change In Use to provide a Traffic Study that will include queuing analysis and on-site vehicular circulation analysis to ensure safety.
- Encourage the location of institutional uses within or in proximity to residential neighborhoods as places for people to walk to, such as civic buildings, schools, and other places of assembly, day care facilities, and neighborhood commercial areas.
Analysis The Change In Use from a church to a school will ensure that this policy will remain for the neighborhoods and residents to continue to enjoy.
- Ensure redevelopment is harmonious with existing neighborhood characteristics in terms of quality, impacts, and scale.
Analysis: The Change In Use will have minimal impacts on the existing neighborhood compared to the impacts of the existing, allowed permitted uses under the Planned Development (PD) zone district for the affected Planning Area A. A school and church share common impacts to surrounding areas.

Neighborhood Development and Housing Options

- Objective: Residential areas that are safe, attractive, and desirable places, with a mix of housing types and affordability ranges to accommodate a broad range of demographic groups in the City.
 - Policies:
 - Foster neighborhoods and distinct areas interwoven within the City that have their own unique identity.
Analysis: The existing identity of the existing neighborhoods surrounding the subject property will remain. The proposed Change In Use for the school will only foster closer bonds and provide a stronger support for the community at large.

Redevelopment

- Objective: Redevelopment outcomes that benefit the Lone Tree community.
 - Policies
 - Support redevelopment that advances the objectives of safe, compact, mixed-use, and pedestrian and bicycle-friendly development and is consistent with the City's Design Guidelines.
Analysis: The Change In Use/ Redevelopment of the existing church to a school support this policy as the City's Design Guidelines will be followed by the concurrent Major SIP Amendment which is reviewed by City Staff. Furthermore, the overall character of the area will not be changed and will provide enhanced new pedestrian/trail connections.
 - Encourage redevelopment that creates greater connections to local parks, plazas and other gathering spaces, and access by pedestrians, bicycles, automobiles, and transit users.
Analysis: Additional new pedestrian/trail connections will be included during the concurrent Major SIP Amendment application submittal.
 - Ensure redevelopment areas have adequate infrastructure, facilities and services when deciding changes in land use.

Analysis: There will be no change or stress on the existing infrastructure, facilities, and services within the subject property.

- Ensure redevelopment is harmonious with existing neighborhood characteristics in terms of quality, impacts, and scale.

Analysis: The Change In Use/ Redevelopment of the existing church to a school will be harmonious with the existing neighborhood. It is anticipated that the proposed school use will have less vehicle trips and traffic related impacts to the surrounding neighborhoods.

Design Guidelines & Standards; Architecture and Site Planning Analysis:

- Access & Circulation
 - CS-18. Link to circulation systems.
 - Provide safe, well-defined circulation systems within the site that connect users directly to entryways, public spaces, adjoining uses, trails, transit, and other pedestrian and bike lane systems. Identify services and amenities within one-half mile of the site and design sidewalks and trails to access them.
Analysis: The existing site provides access to trails and major sidewalks and on-road bike lanes. Additionally new pedestrian/trail connections will be included at the SIP stage.
 - CS-B. Design Standard
 - The minimum, unobstructed sidewalk clearance shall be compliant with Americans with Disabilities Act (ADA) standards. Site amenities shall not impede the path of travel. Greater widths may be required based on location and expected use.
Analysis: All ADA standards will be met or exceeded.
 - CS-19. Provide ample, clear sidewalks.
 - Sidewalks should be designed with ample width to accommodate pedestrian flow and circulation free from obstructions.
Analysis: The existing sidewalks along Lincoln Avenue and Wildcat Trail will remain.
 - CS-20. Encourage alternative modes of transportation.
 - Create conditions that are conducive to walking, bicycling and transit use by fostering safe, walkable environments.
Analysis: The subject site is a prime example of multimodal options having the existing trails and major sidewalks and on-road bike lanes with plans to expand with new pedestrian/trail connections.

We look forward to working with City of Lone Tree Staff on this exciting development!