



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

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Project Name Hwy 470 & Yosemite // Chick-Fil-A

Project # SP23-008

Project Location NWC or Hwy 470 & Yosemite Lone Tree, CO 80124

Date 10/5/2023

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of [Municipal Code](#) and applicable [Planned Developments](#) and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

- a. **Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.**

A portion of Lot 1A, Block 2 Parkway Subdivision Filing No. 3, #rd Amendment Located in the West Half of Section 3 Township 6 South, Range 67 West of the 6th P.M. City of Lone Tree, County of Douglas, State of Colorado.

- b. **Indicate zoning of the site and the zoning and current uses of adjacent land.**

The site is zoned Commercial C-2. At Home to the North is zoned Commercial C-2, West and South of the site is C-470 Trail and Hwy 470, and East is S Yosemite St. and a development that is zoned Planned Development.

2. Development impacts. Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

There are no known negative impacts proposed by this development. The proposed improvements include the development of a new drive-thru restaurant which will improve the existing footprint; currently a parking lot in the northwest corner of the C-470 and Yosemite Street intersection. The proposed development will enhance this existing underutilized property and provide employment opportunities for the local community that would not otherwise be available.

3. Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of Municipal Code.

The development complies with the intent of the Site Improvement Plan (SIP) by meeting the development & design standards and following the approval processes set forth in the City's municipal code. The proposed development will enhance the existing improvements by providing a family-friendly restaurant with affordable pricing, an increase in the number of jobs available to the local community, as well as generate additional tax revenue that would otherwise be available.

4. Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.

This development will be constructed in one phase. The development will start with demolition of the existing improvements and transition to site work and building construction. The overall construction period is expected to take approximately 6 months.

5. Other project data.

a. Total number of employees on maximum shift when known (for parking purposes).

Approximately 30-35 employees per shift.

b. Square footage of building.

5,958 sf.

c. Lot area.

58,335 sf.

d. Anticipated opening date.

2/13/2025

6. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

The project is located at the northwest corner of C470 and S Yosemite St. The proposed development will be adjacent to the newly built C-470 Pedestrian Bridge and provide accessible pathways for pedestrians to access the restaurant either on foot or bicycle, including additional bicycle racks for convenience. The site is also adjacent to other medium and large retail stores encouraging walkability and convenience around the site. In addition, with this proposed development, the existing Stormwater pond is being upgraded by the Land Owner to meet current stormwater quality standards, and the proposed landscaping within and adjacent to the proposed building is a xeric design utilizing low water consumption plantings. The additional flag area surrounding the site will be enhanced with additional landscaping providing “curb appeal” along S Yosemite St. The restaurant will provide a recycling dumpster within the trash enclosure to maintain its commitment to green building practices.

7. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

The applicant is requesting a variance from Sec. 16-12-70 to allow an accessory structure within the building setback. The proposed parcel lines shown on applicant’s site plant show an offsite buffer area along S Yosemite St which accounts for a substantial 60-foot building setback from its narrowest point to the applicant’s proposed accessory structure. An additional 30-foot setback from proposed parcel lines would cause a decrease in the overall site functionality and use. Applicant is proposing landscaping in this offsite area, which will be compatible with the adjoining existing and planned land uses. See “Request for Variance” for additional information on this Variance request provided in the SIP submittal documents.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city’s Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

Chick-fil-A is a national fast food restaurant chain providing quick and friendly service. This project consists of the construction of 5,958 sf commercial, drive-thru restaurant with 92 indoor seats, 16 outdoor seats, and 61 parking stalls. The project also includes two drive-thru canopies and a trash enclosure. The entrance to the drive-thru lanes will be situated on the western side of the building, at the drive aisle furthest from the building, which will be clearly marked with a “Drive-thru Entrance” sign. The drive aisle closest to the building will be reserved for parking only and will have two signs that are labeled “Parking Only Entrance.” The order point canopy is strategically placed at the southern side of the parking lot near the drive-thru entrance. Following along and up the drive-thru lane to the eastern side of the restaurant will be the meal delivery canopy to shade both team members and customers as they deliver and receive meals.

2. Context and Site. Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

Entrance to the site would be in the northeast corner by At Home, with access coming from S. Yosemite St. The project would not encroach or damage any of the natural environment and allow for easy vehicle access from S. Yosemite St. as well as the C-470 trail that connects to the site along the southern side of the site. This development will add to the existing shopping center and rejuvenate the existing and often vacant parking lot that currently sits on the site. It will be a fun and convenient stop for patrons of the C-470 trail and an easy stop for commuters coming to and from Hwy 470. The proposed architectural design of the restaurant will enhance the visual aesthetics of the surrounding shopping center while still aligning with what currently exists. The proposed canopies will provide shelter for customers and team members during meal ordering and meal delivery. The proposed landscape will enhance the site and the shopping center, making it a welcoming destination for commuters and pedestrians.

3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The proposed development will maintain all existing access points to the shopping center. Pedestrian connectivity included both S. Yosemite as well as the C470 Trail. The proposed development will update and improve the existing landscape with healthy, inviting plantings. Site lighting, including the building, will be constructed to provide adequate lighting that will not saturate the surrounding developments. Site signage will make the parking lot and drive-thru easy to navigate for both patrons and service vehicles. An additional accessory sign will be placed at the pedestrian crosswalk from Yosemite St to ensure pedestrians do not walk along the Drive-thru lanes to gain entry to the building. Advertising signage on the site and building (building signage proposed on all elevations) will brighten the site while helping patrons see the restaurant from Hwy 470, the C470 trail, and S. Yosemite easily.

4. Architectural Design. Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

Design Guideline AD-2 The building has a defined “top, middle, base compositional strategy”. The base is defined by full brick veneer to provide projection at base of building. Wood cladding pop-outs are used to define the “middle” of the building. And the parapets provide visual interest by stepping up and down. The higher parapets are topped with an enlarged parapet cap feature to provide additional visual interest to the “top” of the building.

Design Guideline AD-9 The building has a “360 degree” design concept. All of the same finishes are used on every side of the building, even if the side of the building is less prominent.

Design Guideline AD-11 The building is broken up horizontally by changes in materials and wall projections. Vertically, the building is broken up by raised “towers”, causing the overall height of the parapets to step up and down.

Design Guideline AD-13 The building incorporates wood wall projections which created depth in the building facade.

Design Guideline AD-15 The building uses wood and brick wall projections to brake up large expanses of stucco walls.

Design Guideline AD-16 (4) Each entry way is defined by a building mounted canopy with tie backs that extends 4 ft over the door. Each of these canopies incorporate downlights for additional illumination at entry ways. The storefront also extends down to the ground at the entry way locations to further delineate entry points.

Design Guideline AD-20 The current palette includes a wide array of materials including wood planks, full size brick, and stucco.

Design Guideline AD-24 The full size brick provides discernable changes in plane.

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