



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Jack's Restaurant

Project # SP23-0035

Project Location 9155 Park Meadows Drive

Date March 15, 2024

Project Narrative

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.**

Jack's Restaurant
Park Meadows Filing 2, R9732830, PA2, 3, 4
Pt of Lot 1; 9155 Park Meadows Drive

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

Zoned PD (Westbrook Entertainment & Sports District)
Former restaurant use (currently vacant)
Adjacent uses are shopping center

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

The new building is being constructed at the same location as a previous restaurant on the site and impact will be minimal. There will be two reconstructed pedestrian/bicycle paths to better provide access to the site and commercial center. Most of the vehicular areas will remain in their current layout to minimize disruption to adjacent properties.

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 design of the building has tried to work within the constraints of the existing site. The orientation and placement of building components were placed to take advantage of the mountain views from the expansive glass on the second-floor dining area and locating the utilities/trash in an enclosed space at the same location of the previous trash enclosure to minimally impact the existing site parking. With the existing site already raised from street level, care was taken to configure new pathways to tie into the existing sidewalks along S. Yosemite Street and Park Meadows Drive. The existing ramp on the south

side of the building will be replaced to provide access to the front of the building which previously only served as an exit from the old restaurant. A new path/landscape steps will be provided at the southern portion of the site east of the existing transformer to provide enhanced public access. For the northern access at the existing stairs, the stairs will be removed and replaced with a bike path that provides better connectivity for biking and to the front of the restaurant.

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

Once planning and permitting are approved, construction was targeted for a December 1st opening. With this date no longer being an option we are now hoping for a March 1st, 2025 opening. Construction will begin with mobilization and site grading which is set to begin on May 1st.

5. Other project data.

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

At maximum shift there would be 25 employees, with half expected to use light rail and/or public transportation based on current staff usage.

b. Square footage of building.

First floor gross footprint – 6,995sf, Second floor gross footprint – 6,916sf

c. Lot area.

1.20 acres

d. Anticipated opening date.

March 1st, 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 proposed project is being constructed where a previous restaurant stood. In working with the constraints of the existing site we have kept the impact to the traffic pattern of the parking lot to a minimum while creating cross walks at the existing parking islands to the new restaurant entrance and connectivity to the existing stair access at S Yosemite Street. The ramp at the corner of S Yosemite and Park Meadows Drive has also been enhanced to provide better public access to the site while working within the constraints of the existing site conditions. A new path will be created east of the existing transformer for additional access to the site. The existing sidewalk and stairs north of the building will be removed and re-aligned without steps to allow for enhanced bicycle connection to the northern part of the site. The location of the utility room is in the same location as the previous trash enclosure to further help with maintaining existing parking and site conditions. The restaurant will use a trash compactor to minimize the number of trips for trash service required. The location of the grease interceptor is in same location as old/removed interceptor. The restaurant will also have recycling program in place with recycling pick-up.

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).

We are asking for a Parking Variance while the City or the Urban Renewal Authority reviews other alternatives to off-street parking for this property and adjacent property. The site's location within a large commercial center will allow for utilization of parking within the adjacent stalls while those uses are experiencing off-peak demands. Furthermore, we are proposing to re-construct two existing sidewalk connections and provide a new (third) access point to the adjacent streets to enhance the pedestrian and bicycle connectivity not only to the proposed building but also through the site to the adjacent center.

Parking Variance. Per the Parking Calculations on the Site Plan (sheet 2 of 24) the square footage used for the parking calculations is 5,790 sf for interior and 595 sf for exterior patio. 58 spaces are required for interior, 25 for employees, and 3 for outdoor patio for a total of 86 parking spaces required. 53 are being provided within the existing site. See sheet 16 of 24 for floor plans of area calculations used.

Variance may be granted if the following are demonstrated:

- Is sensitive to and compatible with adjoining existing and planned land uses;
 - We have maintained the existing site
- Will not adversely impact the natural environment through unwarranted or undesirable grading, altering of drainages or vegetation removal;
 - We are placing the new building where the demolished building was located to minimize the impact to the site.
- Will not increase or otherwise exacerbate known wildfire risk to the site or to adjacent properties or structures;
 - Not being increased.
- Maintains a desirable balance with the overall bulk and massing of building architecture; and
 - Bulk and massing is complimentary to the surrounding buildings.
- Promotes other community goals as set forth in the City's Comprehensive Plan, such as a well-planned, high-quality and, where appropriate, compact development.
 - We have placed the building on this existing site to minimally impact any of the existing landscaping and have provided improved connections to public rights-of-way in three separate locations.

Statement of Design Intent

1. Overall Design Concept

Nestled in the heart of Lone Tree, Colorado, this exceptional restaurant presents a captivating architectural narrative that harmoniously blends modern design with a rustic sensibility, perfectly capturing the essence of this picturesque community.

Upon approach, the restaurant's most striking feature immediately catches the eye: the commanding Porte-Cochere entryway. This architectural masterpiece beckons patrons into a world of culinary delight. The entry is just the beginning of the grand journey that awaits, offering a tantalizing glimpse of what lies within.

As you step through the front doors, you're welcomed into a breathtaking, double-height interior space that effortlessly marries open-air elegance with cozy intimacy. The expansive two-story dining areas exude a sense of airiness and grandeur, creating an inviting

atmosphere that encourages social connections. Oversized windows generously drench the space in natural light during the day, providing scenic views of the Colorado landscape, while at night, the restaurant is transformed into a warm and inviting haven.

One of the defining features of this restaurant is its elevated pitched roof design, which not only adds a sense of architectural distinction but also allows for a more spacious second floor, ensuring that every dining area feels special. The roof design is not merely ornamental; it provides structural strength and protection against the elements, an essential quality in Colorado's ever-changing weather.

The use of stone cladding and timber accents throughout the interior serves to anchor the restaurant to its Colorado surroundings, creating a cozy and familiar atmosphere. These materials exude a sense of warmth, paying homage to the region's natural beauty.

Every element of this restaurant's architecture is carefully thought out to offer a memorable dining experience. It's a place where the Lone Tree community can come together to enjoy not only delicious food but also a unique, visually captivating environment. The restaurant is a testament to thoughtful design, blending contemporary sensibilities with the enduring charm of Colorado's natural beauty. It stands as an architectural masterpiece, enhancing the fabric of Lone Tree's dining scene and leaving an indelible mark on all who have the privilege to dine within its walls.

The Porte-Cochere is not being used for valet. It's to be used for guest drop-off during inclement weather or people needing assistance. The estimated usage is 25% of guests using this feature. Estimated guests counts Monday-Friday are 200 for lunch and 275 for dinner, and Saturday and Sunday, 300 for lunch, and 325 for dinner.

Hours of operation scheduled: Monday-Thursday 11:30am – 9:30pm. Friday 11:30am-10:30pm. Saturday 10:00am-10:30pm. Sunday 10:00am-8:30pm.

2. Context and Site

The project is to be constructed in same location as previous restaurant to minimize the impact to the site including existing traffic patterns of the parking lot and existing street sidewalks. The existing ramp at the corner of S Yosemite St. and Park Meadows Dr. only served as an exit from the old restaurant but is now proposed to be reconstructed to provide public/walking access to the front of the building and parking lot that sits above the sidewalk plane. A new path/landscape steps will also be provided at the southern portion of the site east of the existing transformer to provide enhanced public access. For the northern access, the existing stairs will be removed and replaced with a bike path that provides better connectivity for biking and to the front of the restaurant.

3. Public Realm

In working with the constraints of the existing site we have kept the functionality of previous site intact and have expanded on the access from the street corner as mentioned above. New plantings are intended to connect with the existing landscaping being retained to create a cohesive environment.

4. Architectural Design

Please refer to Overall Design Concept

Applicant/Preparer Contact Information

Name: Daniel Stewart

Business: DEC

Address: 5300 Town & Country Boulevard, Suite 150; Frisco, Texas 75034

Phone: 469-850-0060

Email: dstewart@dec-en.com

Owner Contact Information if Different from Applicant

Name: John Stephen Lockton

Business: SLP JOP II, LLC

Address: 8100 E. Union, Suite 700; Denver, Colorado 80237

Phone:

Email: