

Location and Extent Staff Report

DATE: APRIL 25, 2024
TO: DOUGLAS COUNTY PLANNING COMMISSION
FROM: ERIC PAVLINEK, PRINCIPAL PLANNER *EP*
JEANETTE BARE, AICP, PLANNING MANAGER *JB*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES *SK*
SUBJECT: HIGHLANDS RANCH FILING 51A, 3RD AMENDMENT, LOT 2A – LOCATION AND EXTENT

PROJECT FILE: LE2024-012

APPLICANT:
PLATTE RIVER ACADEMY
4085 LARK SPARROW STREET
HIGHLANDS RANCH, CO 80126

AUTHORIZED REPRESENTATIVE:
DANIELLE DRATCH
HOLLIS MILLER ARCHITECTS
115 WILCOX STREET, SUITE 210
CASTLE ROCK, CO 80104

PLANNING COMMISSION HEARING:

MAY 6, 2024 @ 6:00 PM

I. EXECUTIVE SUMMARY

Platte River Academy, an existing charter school in Douglas County, is requesting approval of a Location and Extent (L & E) application to convert the basement of an existing church into a homeschool enrichment program. No site improvements or modifications to the exterior of the building are proposed. The school will be chartered through the Douglas County School District serving students in grades K through 8. Enrollment is estimated at 135 in fall 2024, with a projected maximum enrollment of up to 270 students within the next three to five years.

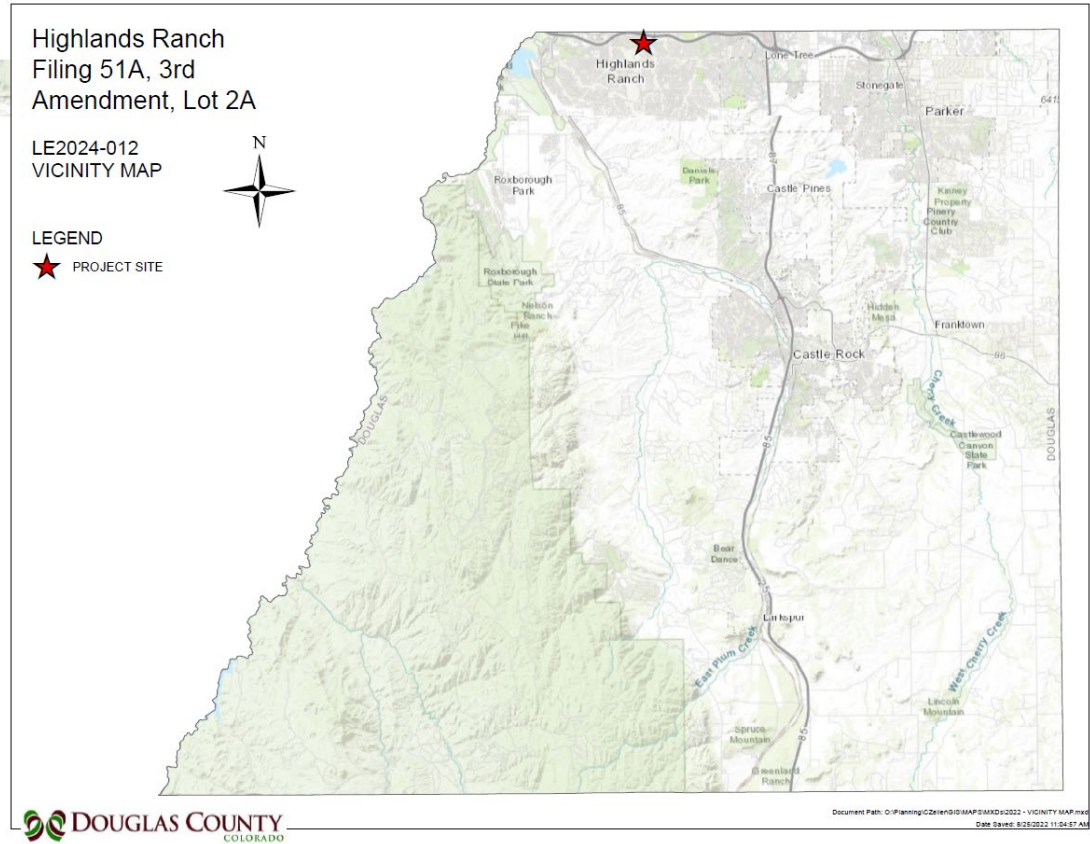
II. REQUEST

A. Request

Platte River Academy is requesting approval of an L & E application to convert an existing 13,148 square foot basement into school classrooms and administrative offices. No exterior improvements are proposed as part of the request.

B. Location

The project site is located at 2121 Dad Clarke Drive in Highlands Ranch, south and west of the intersection of C470 and S. University Boulevard. The following vicinity, zoning, and aerial maps highlight site location and existing conditions.



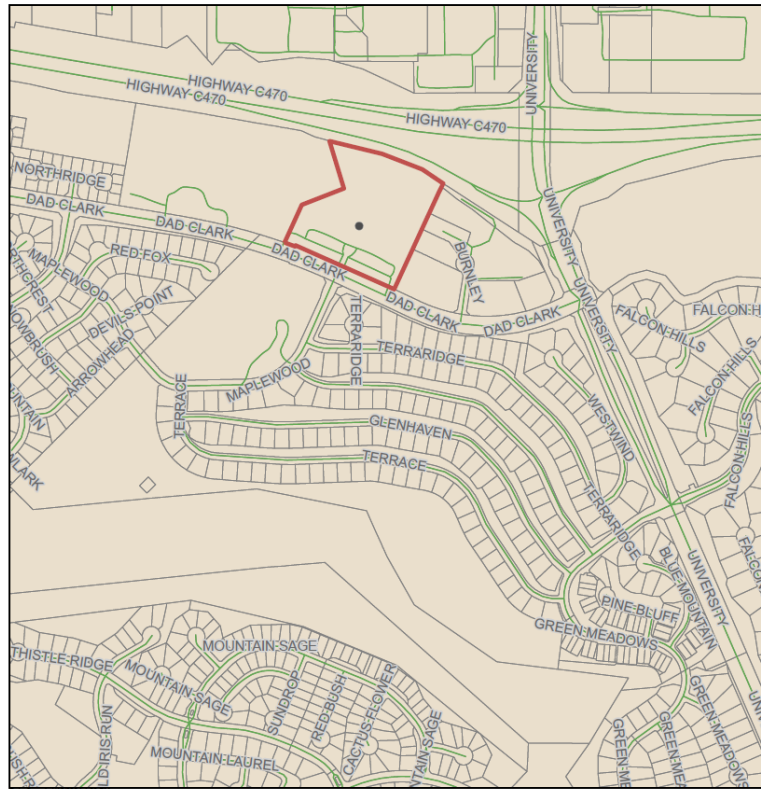
Highlands Ranch Filing
51A, 3rd Amendment,
Lot 2A

LE2024-012
ZONING MAP



LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS
- ▭ PD - PLANNED DEVELOPMENT



Highlands Ranch Filing
51A, 3rd Amendment,
Lot 2A

LE2024-012
AERIAL MAP



LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS



C. Project Description

The applicant is proposing to renovate the basement of an existing church building into a charter school facility on property within Highlands Ranch. The subject site totals approximately 9.57 acres in size and is zoned Planned Development. Existing conditions include a 1-story building with basement, parking areas, playground, outdoor garden, and landscaping.

The applicant is not proposing any modifications to the building footprint or exterior facade as part of this request. Improvements include interior renovations to the basement level. The renovated building is anticipated to include 8 classrooms and will be designed to serve approximately 135 Kindergarten through 8th grade students at its proposed opening in fall 2024. Initially, the school will operate on Tuesday and Thursday, but anticipates adding Wednesday and Friday classes in the next 3 to 5 years, doubling the students served per week to 270. The overall on-site student population will not exceed 135 students on any given day. Any increase beyond the 135 students per day would require an additional L & E review.

The site includes 177 existing parking spaces. The Douglas County Zoning Resolution (DCZR) requires one space per employee and one space per ten students. Based on the parking standards, the DCZR requires a minimum of 41 parking spaces to accommodate a maximum of 24 employees and 135 students. The Transportation Management Plan (TMP) for the school has been submitted and is under review by Douglas County Public Works Engineering (Engineering).

The school’s proposed general operating hours are 8:30 a.m. to 3:30 p.m. on Tuesday through Friday. Existing church uses operate on weekday nights and weekends. It is not anticipated that the church and school uses will overlap.

III. CONTEXT

A. Background

The property was platted in 1993 and replatted in 2000 in its current configuration. A SIP was approved for a church building which was constructed in 2000. Platte River Academy operates a charter elementary school in Douglas County. They have also operated a separate homeschool support program for the past 23 years.

B. Adjacent Land Uses and Zoning

The site is surrounded by other properties within Highland Ranch. The following table reflects those properties and land uses surrounding the proposal.

	Zoning	Land Use
North	PD	State Highway 470 (C470)

	Zoning	Land Use
South	PD	Sand Creek Elementary Single-family residential
East	PD	RTD Park-n-Ride Church
West	PD	Mile High Academy

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The 9.57-acre site contains an existing church building and 177 parking spaces. No site improvements or exterior modifications to the building are proposed.

B. Access and Parking

Access to the property is provided by Dad Clarke Drive. No physical changes to the access drives or parking areas are proposed with the request. The TMP identifies the proposed traffic circulation and existing parking areas for the charter school homeschool support program. Once accepted by Engineering, an annual review of the TMP is required by Traffic Engineering Services. Engineering did not require a Traffic Study due to the applicant's staggered start and stop times.

C. Drainage and Erosion

No exterior site improvements are proposed as part of the request therefore no drainage impacts are expected.

D. Floodplain

No floodplain is present on the property.

V. PROVISION OF SERVICES

A. Fire Protection

South Metro Fire Rescue (South Metro) provides firefighting and emergency medical services to the site. South Metro reviewed the project and has no objection to the L & E request. The project will require code evaluation of the building for the change in use to determine if any modifications are required to the building.

B. Sheriff Services

The Douglas County Sheriff's Office (DCSO) provides emergency services to the site. At the writing of this staff report, no response had been received from the DCSO or DCSO E911. Office of Emergency Management responded and has no concerns with the project.

C. Water and Sanitation

The Highlands Ranch Metro District (HRMD) provides water and sewer services to this site. At the writing of this staff report, no response had been received from HRMD.

D. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy reviewed the request and determined that they have existing facilities within the project site. No other utility provided comments at the writing of the staff report.

E. Other Required Processes and Permits

In addition to the L & E approval, Engineering will need to accept the TMP. Approval of all building-related plans must be obtained from either the State or the County's Building Division, depending on the applicant's request. Approval by South Metro Fire may also be required.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices of an application in process were sent to adjacent property owners as required by the L & E process. At the preparation of the staff report, no adjacent property owners, or members of the public, commented on the proposal. Referral response requests were sent to required referral agencies on April 15, 2024. Referral responses are due at the conclusion of the referral period on April 29, 2024 or prior to the Planning Commission hearing. Agency responses that have been received to date are included as an attachment to this staff report.

VII. STAFF ASSESSMENT

Staff has evaluated the application in accordance with Section 32 of the Douglas County Zoning Resolution. The applicant indicates that the homeschool program provides a blended learning experience for K-8 grade homeschoolers. Should the Planning Commission approve the L & E request, the applicant will be required to receive acceptance of the TMP. Building plan approvals by the appropriate entity shall be obtained prior to commencement of the project.

Should the Planning Commission find that it cannot approve the request, it may request a public hearing of the Douglas County Board of Education for consideration of the Planning Commission's concerns.

ATTACHMENTS	PAGE
Douglas County Land Use Application	8
Applicant’s L & E Narrative & Community Impact Report.....	9
Vicinity Map	12
Zoning Map	13
Aerial Map.....	14
Initial Referral Agency Response Report	15
Referral Agency Letters.....	17
Traffic Management Plan.....	21
Location and Extent Plan Exhibit	26

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY	
PROJECT NAME: <u>Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A</u>	PROJECT FILE #: <u>LE2024-012</u>
PROJECT TYPE: <u>Tenant Improvement for Charter School</u>	PLANNING FEES: _____
MARKETING NAME: <u>Platte River Academy</u>	ENGINEERING FEES: _____
SITE ADDRESS: <u>2121 Dad Clark Drive, Highlands Ranch, CO 80126</u>	TOTAL FEES: _____
OWNER(S):	RELATED PROJECTS: _____
Name(s): <u>Platte River Academy - Alan McQueen</u>	_____
Address: <u>4085 Lark Sparrow St, Highlands Ranch, CO 80126</u>	_____
Phone: <u>(303) 221-1070</u>	_____
Email: <u>amcqueen@prak8.org</u>	_____
AUTHORIZED REPRESENTATIVE <i>(requires notarized letter of authorization if other than owner)</i>	_____
Name: <u>Hollis + Miller Architect - Danielle Dratch</u>	_____
Address: <u>115 Wilcox St, Suite 210, Castle Rock, CO 80104</u>	_____
Phone: <u>(720) 949-1689</u>	_____
Email: <u>ddratch@hollisandmiller.com</u>	_____

LEGAL DESCRIPTION:

Subdivision Name: _____
 Filing #: 51A Lot #: 2A Block #: _____ Section #: 2 Township: 6 Range: 68

STATE PARCEL NUMBER(S): 2229-021-02-027

ZONING:

Present Zoning: Planned Development Proposed Zoning: No change Gross Acreage: 51A
 Gross Site Density (DU per AC): _____ # of Lots or Units Proposed: _____

SERVICE PROVIDERS:

Fire District: South Metro Metro District: _____ Gas: _____
 Water: Highlands Ranch Metro Sewer: Highlands Ranch Metro Electric: Xcel
 Roads: Public Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***



Applicant Signature

04.11.2024

Date



Platte River Academy

Knows and Grows Every Learner

April 11, 2024

Dear Douglas County Building, Engineering and Traffic Management Departments,

We are writing to you on behalf of Platte River Academy to discuss our proposed infrastructure changes and their impact on local traffic management. Located in Highlands Ranch, our homeschool enrichment program provides a blended learning opportunity for Kindergarten to 8th grade homeschoolers, which enriches their educational experience.

Platte River Academy, with a legacy of 27 years in education, has been offering its innovative homeschooling program for the past 23 years and is moving from Cornerstone Church to Connections Church, a move that requires tenant-finish remodeling to meet the needs of our students and programming.

Educational Model and Growth Projections

Our program operates on a bi-weekly basis, with 3rd to 8th grade students attending classes either on Tuesdays and Thursdays or Wednesdays and Fridays. Kindergarten through 2nd-grade students participate in our program once a week. This schedule is designed to ensure optimal learning outcomes while maintaining a balance with home-based education.

Starting Fall 2024, Platte River Academy's homeschool program at Connections will host 135 students on Tuesdays and Thursdays, aiming to increase this to 135 students on Wednesday and Fridays within 3-5 years. This expansion showcases our dedication to a personalized, flexible education for about 90 families daily.

Infrastructure and Building Code Considerations

To accommodate our growing community, we are proposing tenant finish construction within the basement of Connections Church. This expansion is crucial for us to reach our maximum student capacity while ensuring a safe and conducive learning environment. Concurrently, we are seeking an occupancy type change to align with building code regulations in their lower level, ensuring that there will not be Platte River Academy use of the upstairs facility for educational purposes to remain compliant with local building code regulations.

There are no exterior improvements proposed. Construction will occur this summer to allow the school to open this fall 2024.



Traffic Management and Community Impact

Understanding the potential concerns regarding increased traffic, we have strategically planned our school hours to offset the peak times of the two nearby elementary schools, Sand Creek and Mile High Christian Academy, by at least 30 minutes at pick-up and drop-off. This scheduling decision is aimed at minimizing traffic congestion and ensuring a smoother flow of vehicles within our vicinity. Bell times for all three (3) schools are as follows:

School	Grades	Students	Start Time
Mile High Academy	Lower School & Middle School	207 Students	Monday-Thursday: 8:00 am to 3:00 pm Friday: 8:00 am to 12:15 pm
Mile High Academy	Upper School	72 Students	Monday-Thursday: 8:00 am to 2:30 pm Friday: 8:00 am to 12:15 pm <i>*Tuesday-Thursday - approximately 20-30 kids have labs once a week from 2:35pm to 3:25pm</i>
Sand Creek Elementary	K-6	330 Students	First Bell: 9:05am Tardy Bell: 9:10am Dismissal: 4:00pm
Sand Creek Preschool	Preschool	32 per option	Morning Option 9:05am to 11:50pm Afternoon Option 1:15pm to 3:55pm
Platte River Academy Homeschool	K-8	Max 135 per day	8:30am to 2:30pm for 3rd-8th grade 8:30am to 3:30pm for K-2nd grade

At maximum capacity based on our proposed construction plans at Platte River Academy Homeschool, the following would be the maximum number of students broken out by grade, staff/teachers and volunteers (that assist with lunch and recess coverage) per day:

K	1st	2nd	3rd	4th	5th	6th	7th	8th	Staff and Teachers	Volunteers
9	9	9	18	18	18	18	18	18	16	5



Platte River Academy

Knows and Grows Every Learner

The Value of Homeschooling Versus Traditional Brick and Mortar Schools

Our homeschool program is designed to complement traditional homeschooling with a brick and mortar educational environment by offering a unique blend of social and academic learning opportunities. Homeschooling allows for personalized education plans, fostering individual strengths and interests in a way that traditional settings may not always accommodate. Moreover, our structured social interactions, combined with the flexibility of homeschooling, encourage students to develop social skills in a diverse setting, preparing them for a wide range of social scenarios beyond the classroom.

Homeschool students and families seek non-traditional school environments with significantly lower student to teacher ratios. They also look for student group sizes that are much smaller than district and charter schools. Having worked with this population for the past 20 years we know they can become overwhelmed by large numbers of students and parents so partnering with the adjacent schools is not something we are attempting. In addition, our families do not live directly around the school and therefore will not be walking to school on a daily basis. All of this is to say that pedestrian traffic is not anticipated on the streets surrounding Connections Church.

In conclusion, Platte River Academy is dedicated to offering an innovative educational model that not only meets the academic needs of our students but also considers the well-being and convenience of our local community. We believe that our planned expansion and operational model will contribute positively to our community's educational landscape and look forward to your support and collaboration in making this vision a reality.

Sincerely,



Platte River Academy
Knows and Grows Every Learner

Alan McQueen
Director of Operations
Platte River Academy Charter School
Tel: 303.221-1070 • Fax: 303.221-1069
www.prak8.org
amcqueen@prak8.org

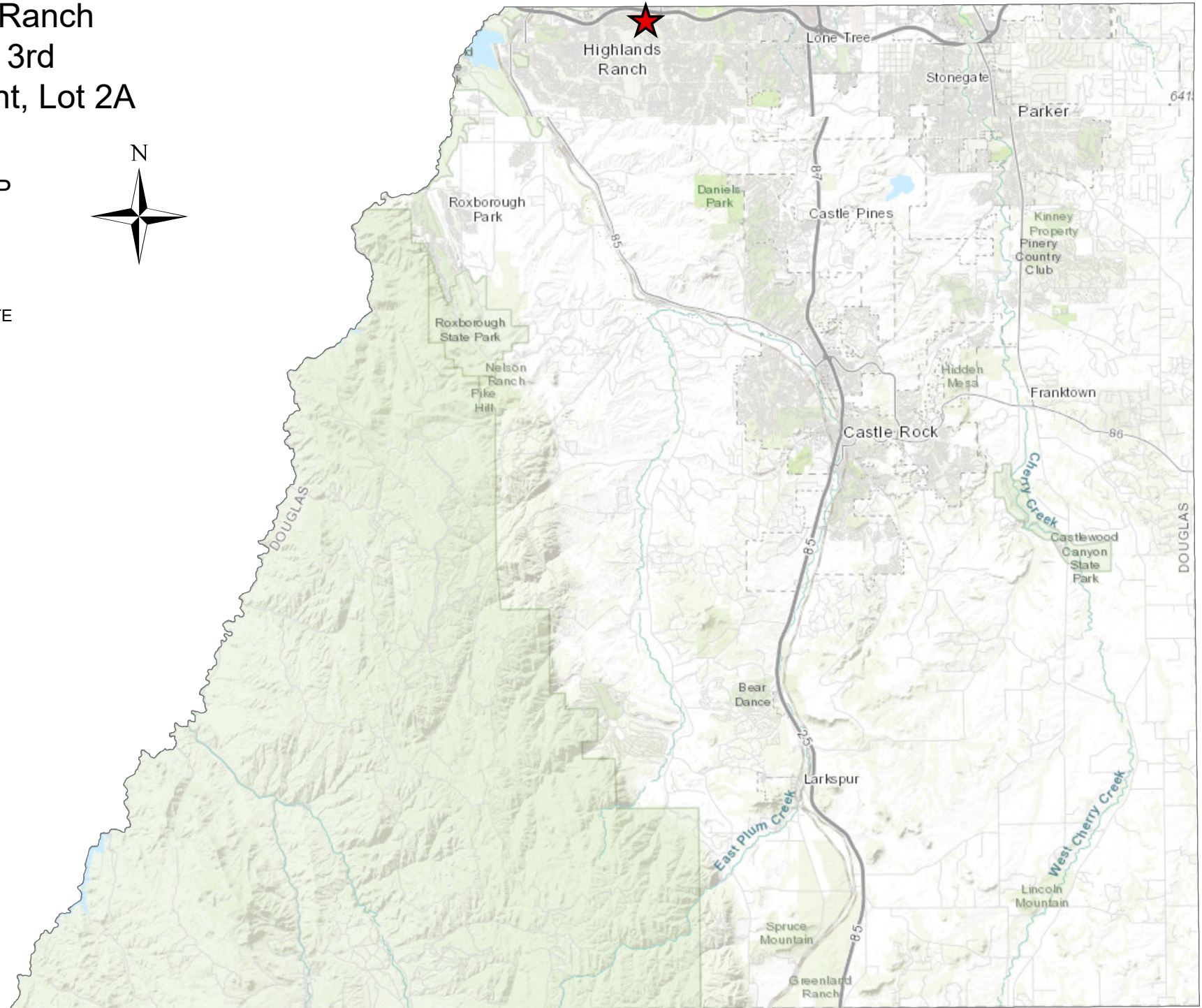
Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

LE2024-012
VICINITY MAP



LEGEND

 PROJECT SITE



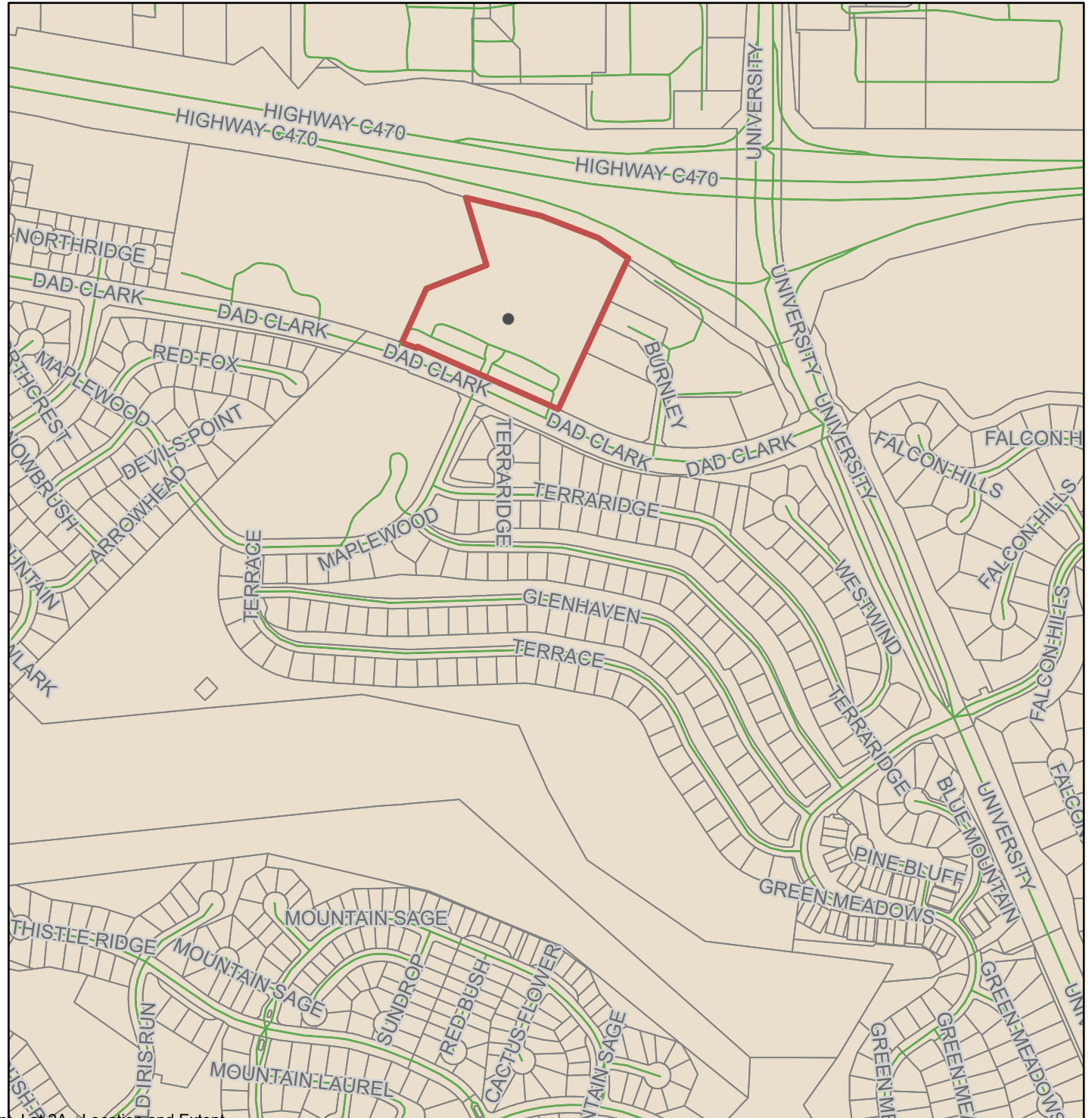
Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

LE2024-012 ZONING MAP



LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS
- ▭ PD - PLANNED DEVELOPMENT



Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

LE2024-012 AERIAL MAP



LEGEND

- Major Roads
- Roads
- ▭ Parcels - PARCELS



Initial Referral Agency Response Report**Project Name:** Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A**Project File #:** LE2024-012**Date Sent:** 04/15/2024**Date Due:** 04/29/2024

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	04/16/2024	Verbatim Response: No comment.	No action required.
Arapahoe County Engineering Services Division		No response received as of staff report preparation.	
Arapahoe County PWD/ Planning	04/17/2024	Verbatim Response: No comment.	No action required.
AT&T Long Distance - ROW		No response received as of staff report preparation.	
Black Hills Energy		No response received as of staff report preparation.	
Building Services	04/19/2024	Verbatim Response: Permit is required. Please visit Douglas County's website for requirements and contact 303-660-7494 if you have any questions.	Comments provided to applicant.
City of Centennial		No response received as of staff report preparation.	
CenturyLink		No response received as of staff report preparation.	
Comcast		No response received as of staff report preparation.	
CORE Electric Cooperative		No response received as of staff report preparation.	
Douglas County Health Department		No response received as of staff report preparation.	
Douglas County School District RE 1		No response received as of staff report preparation.	
Engineering Services		No response received as of staff report preparation.	
Highlands Ranch Community Association		No response received as of staff report preparation.	
Highlands Ranch Metro District		No response received as of staff report preparation.	
Littleton		No response received as of staff report preparation.	
Office of Emergency Management	04/16/2024	Verbatim Response: OEM has no concerns with this project.	No action required.
Sheriff's Office		No response received as of staff report preparation.	
Sheriff's Office E911		No response received as of staff report preparation.	
South Metro Fire Rescue	04/17/2024	Verbatim Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the	Comments provided to applicant.

Initial Referral Agency Response Report

Project Name: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

Project File #: LE2024-012

Date Sent: 04/15/2024

Date Due: 04/29/2024

Agency	Date Received	Agency Response	Response Resolution
		proposed Location and Extent. This project will require code evaluation of the building for the proposed change of use to determine what modifications to the building may be required prior to using the building for the proposed new educational use. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.	
Xcel Energy-Right of Way & Permits	04/16/2024	Received. Summary of Response: Xcel Energy has no apparent conflict.	Comments provided to applicant.

Eric Pavlinek

From: Terri Maulik <TMaulik@arapahoegov.com>
Sent: Wednesday, April 17, 2024 4:25 PM
To: Eric Pavlinek
Cc: referrals@arapahogov.com
Subject: AC CASE NO. O24-072 - DOUGCO REF / LE2024-012 / HIGHLANDS RANCH FILING 51A, 3RD AMDMT, LOT 2A

Eric,
Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.



ARAPAHOE COUNTY

Terri L Maulik, Planning Technician

Planning Division
Department of Public Works and Development
6924 S Lima St., Centennial, CO 80112
O: 720-874-6840

tmaulik@arapahoegov.com

www.arapahoeco.gov

[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)



ARAPAHOE COUNTY

DEI

I am committed to the legacy



-----Original Message-----

From: Kim Lynch <KLynch@arapahoegov.com>
Sent: Wednesday, April 17, 2024 4:08 PM
To: Emily Gonzalez <EGonzalez@arapahoegov.com>; Ava Pecherzewski <APecherzewski@arapahoegov.com>; James Katzer <JKatzer@arapahoegov.com>; Michelle Lengyel <MLengyel@arapahoegov.com>; Referrals <Referrals@arapahoegov.com>; Robert Victor <RVictor@arapahoegov.com>; Roger Harvey <RHarvey@arapahoegov.com>; Ryan Seacrist <RSeacrist@arapahoegov.com>
Subject: AC CASE NO. O24-072 - DOUGCO REF / LE2024-012 / HIGHLANDS RANCH FILING 51A, 3RD AMDMT, LOT 2A

LOCATION: N OF DAD CLARK DR & MAPLEWOOD DR
DUE: 04/29/2024

With gratitude,

KIM LYNCH
Planning Technician | PWD Planning Division
6924 S Lima St., Centennial, CO 80112
720-874-6650

-----Original Message-----

From: epavlinek@douglas.co.us <epavlinek@douglas.co.us>
Sent: Monday, April 15, 2024 10:33 AM
To: Referrals <Referrals@arapahoegov.com>
Subject: Douglas County eReferral (LE2024-012) Is Ready For Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is an eReferral for your review. Please use the following link to log on to your account:
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number: LE2024-012

Project title: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A

Project Description: Platte River Academy Charter School requests to add a home school support program to an existing church for up to 135 students.

This referral will close on Monday, April 29, 2024.

If you have any questions, please contact me.

Sincerely,

Eric Pavlinek
Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Eric Pavlinek, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A
Project File #: **LE2024-012**
S Metro Review #: REFOTH24-00060

Review date: April 17, 2024

Plan reviewer: Aaron Miller
720.989.2246
aaron.miller@southmetro.org

Project Summary: The applicant, Platte River Academy, requests approval of a Location and Extent (L & E) to add a home school support program to an existing church located at 2121 Dad Clarke Drive in Highlands Ranch.

Code Reference: Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

This project will require code evaluation of the building for the proposed change of use to determine what modifications to the building may be required prior to using the building for the proposed new educational use.

Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

April 16, 2024

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Eric Pavlinek

Re: Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A, Case # LE2024-012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Highlands Ranch Filing 51A, 3rd Amendment, Lot 2A** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing electric and natural gas distribution facilities within the lot.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

April 11, 2024

Mr. Alan McQueen
Platte River Academy Home School Campus
4085 Lark Sparrow Street
Highlands Ranch, CO 80126

Re: Platte River Academy
Home School Campus
Traffic Management Plan
Douglas County, CO
LSC #210320

Dear Mr. McQueen:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Traffic Management Plan for the proposed Platte River Academy Home School Campus development. As shown on Figure 1, the site is located south of C-470 and west of S. University Boulevard in Douglas County, Colorado.

REPORT CONTENTS

The report contains the following: A summary of the School's history and programming for the proposed site; a summary of the proposed start and end times to provide sufficient separation from the typical peak times for the nearby Mile High Academy and Sand Creek Elementary School; and a preferred and backup internal site circulation plan.

PLATTE RIVER ACADEMY PROPOSAL

The letter to the County from your office is attached for reference. It includes details of the school's history and vision for the proposed site and includes the following highlights related to day-to-day operations:

- The applicant is proposing to remodel the basement of the existing Connections Church shown in Figure 1 to accommodate home school programming for up to 135 students on a typical weekday.
- Individual home school students would participate in either a Tuesday and Thursday program or a Wednesday and Friday program which allows the overall program to serve 270 total students per week.
- School demographic data suggests the 135-student capacity includes about 90 independent families/vehicles for drop-off/pick-up operations.
- The applicant proposes all students start at 8:30 am with 3rd through 8th grades ending at 2:30 pm and Kindergarten through 2nd grades ending at 3:30 pm to sufficiently stagger

from the two existing schools located in the neighborhood. The start and end times of these nearby schools are included in the attached letter.

TRAFFIC MANAGEMENT PLAN - PREFERRED AND BACKUP INTERNAL CIRCULATION OPTIONS

The preferred and backup internal circulation options for the traffic management plan are attached for reference. The preferred plan is expected to work appropriately for opening day conditions when full capacity has not been reached. The backup option provides additional queuing options by extending the internal loop slightly further to the east. It is unlikely the future operations will routinely result in queuing off-site. In the rare chance this becomes an issue the applicant will work with Connections Church to extend the internal circulation loop further to the east.

SUMMARY

The applicant is proposing start and end times that blend well with the start and end times of the nearby Mile High Academy and Sand Creek Elementary School so the impacts to the adjacent street network will continue to be the peak time for these bigger enrollment campuses. All three schools are accessed by Dad Clark Drive which has signalized intersections with S. University Boulevard to the east and Broadway to the west. The impact from the site based on this proposed Traffic Management Plan (TMP) will be less than the current peak impacts generated by the two existing schools.

* * * * *

We trust our findings will assist you in gaining approval of the proposed Platte River Academy Home School Campus. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By:  _____
Christopher S. McGrath, P.E.
Principal/Resident



CSM/wc

4-11-24

- Enclosures: Figure 1
- Letter from School's Director of Operations
- Traffic Management Plan - Preferred and Backup Internal Circulation Options



TRANSPORTATION CONSULTANTS, INC.

Approximate Scale
Scale: 1"=500'

Figure 1
Vicinity Map

Platte River Academy Home School Campus (LSC #210320)



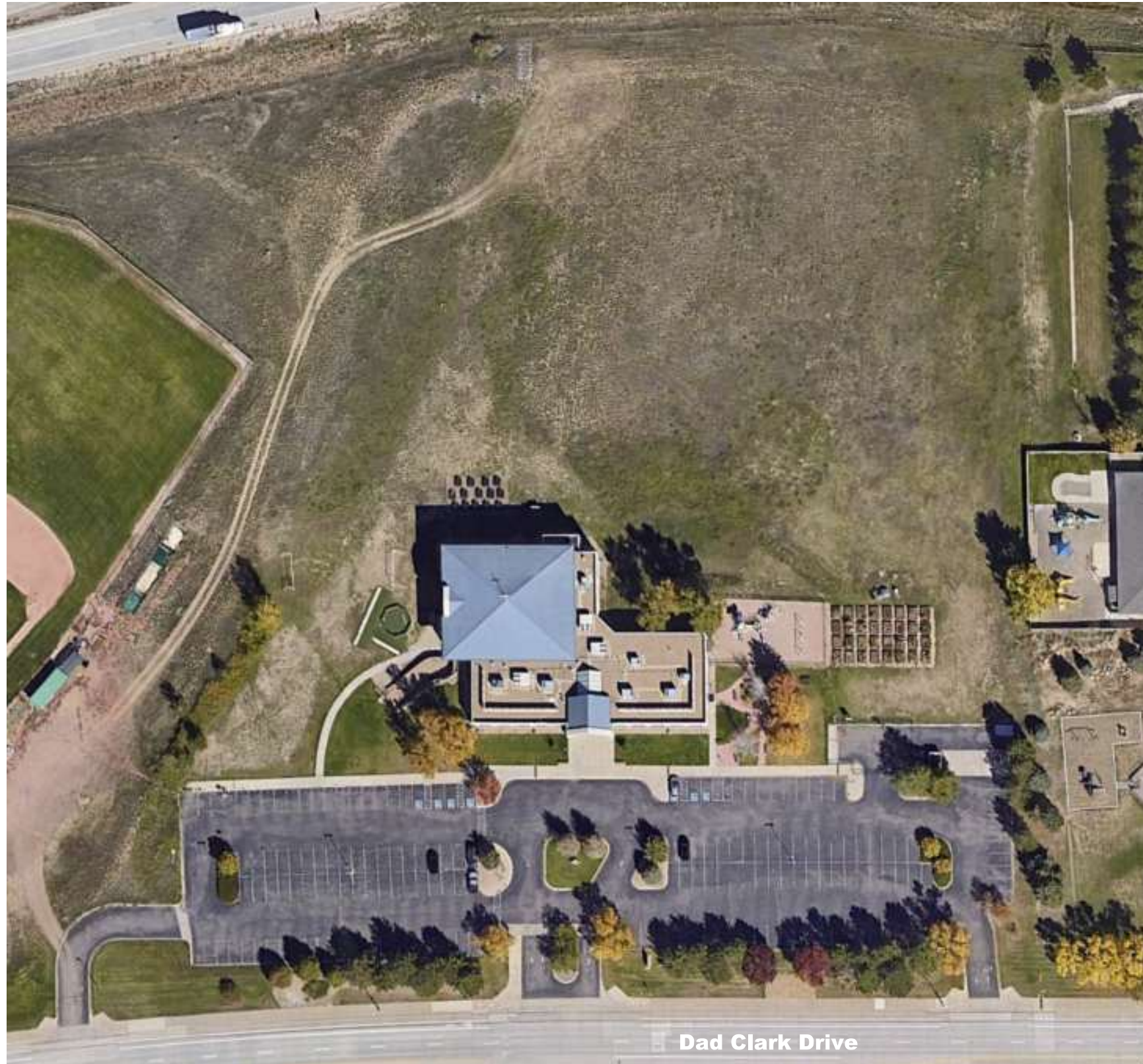
Option 1 - Preferred Traffic Management Plan



Option 2 - Backup Traffic Management Plan



Vicinity Plan



Site Plan