

Commercial Site Plan Review	
TRAKIT Number:	SP18-047
Project Description:	A Preliminary Site Plan for a multi-lot commercial development that includes retail, restaurants, office and automotive orientated uses on Lot 1 Block 3 of the Parker Auto Plaza subdivision. The site is located at the southwest corner of Parker Road and Pine Lane.
Legal Description/ General Location:	Parker Auto Plaza F1 B3 L1
Reviewed By:	Ryan McGee
Review Date:	

Parker Auto Plaza Planned Development (PD) Zoning

Parker Auto Plaza PD zoning Section III.D.4 & 8: Minimum building setbacks: Front: 25' from public streets, Side: 25', Rear: 25'. For lots which abut Parker Road or 20 Mile Road, the front yard setback, and at least 1 side yard setback shall be considered a build-to lines. At least 3 points of the building must touch this setback line and at least 30% of the building footprint area must be within 40' of the setback line.

Standard Met: Yes No N/A Unable to Determine

Analysis: The intent of the above zoning requirement is to create meaningful, attractive and significant building architectural interest and variation at prominent site corners and along highly visible street frontages. Staff is unable to determine at this time whether the building(s) proposed on Lot(s) 1, 2, 3, 5 and 7 meets the above zoning requirement(s) and/or creates meaningful, attractive and significant building architectural interest and variation at prominent site corners and street frontages. Staff has provided a zoning analysis for each lot below:

- Lot 1: Staff is unable to determine from the site plan and building elevations submitted if meaningful, attractive and significant building architectural interest and variation is being created along the Pine Lane frontage. The building footprint on the site plan does not depict primary building wall(s) variation(s) on the north facing elevation(s) and the trellis proposed on the north side of the "Retail A" building appears to be a utility screen wall rather than a meaningful, attractive building architectural element that is required to touch the 25' setback line on Pine Lane. Please amend the site plan and building elevation(s) to meet the above requirements and create meaningful, attractive and significant building architectural interest and variation(s) along Pine Lane. Staff suggests that the plan be amended to project the center portion(s) of the building, (as well as other segments of the building) north (to touch the 25' setback line – rather than the trellis proposed). Staff requests that the applicant depict more clear and transparent glass windows on both the east and north facing elevations of the building (especially on the northeast corner) to create meaningful, attractive and significant building architectural interest and variation. Please see attached examples of other projects that accomplish architectural interest and variation.
- Lot 2: Staff is unable to determine if this requirement is being met at this time. The site plan submitted depicts one (1) point of the primary building touching the 25' setback line. The site plan depicts what appears to be an architectural element touching two (2) points of the 25' setback line however it is unclear if this architectural element will create meaningful, attractive

and significant architectural interest and variation along Parker Road. The site development plan submitted for Lot 2 will be required to meet the zoning requirements and create meaningful, attractive and significant architectural interest along Parker Road.

- Lot 3: Staff is unable to determine if this requirement is being met at this time. The site plan depicts what appears to be four (4) architectural elements touching the 25' setback line along Parker Road however it is unclear if these architectural elements will create meaningful, attractive and significant architectural interest and variation along Parker Road. The site development plan submitted for Lot 3 will be required to meet the zoning requirements and create meaningful, attractive and significant architectural interest along Parker Road.
- Lot 4: The building proposed on Lot 4 appears to meet the above requirement by creating meaningful and significant architectural interest and variation along Parker Road. The site development plan application(s) submitted for Lot 4 will be required to meet the above zoning requirements and create meaningful, attractive and significant architectural interest along Parker Road.
- Lot 5: Development on Lot 5 is not subject to the build to requirement above however staff is requesting that the building (rather than the drive through lanes) be located as close to the private access and Pine Lane corner as possible. The site plan depicts what appears to be four (4) architectural elements touching the 25' setback line along Pine Lane however it is unclear if these architectural elements will create meaningful, attractive and significant architectural interest and variation along Pine Lane. The site development plan submitted for Lot 5 will be required to create meaningful, attractive and significant architectural interest along Pine Lane.
- Lot 6: Development on Lot 6 is not subject to the build to requirements above however staff is requesting that the proposed hotel building and porte-cochere entrance face Parker Road and/or frame the internal access drives to the north to create a sense of place and an inviting image into the development on Lot 6.
- Lot 7: Staff is unable to determine if this requirement is being met at this time. The site plan depicts what appears to be one (1) point of the primary building touching the 25' setback line along 20 Mile Road. The site plan depicts what appears to be an architectural element touching two (2) points of the 25' setback line on 20 Mile Road however it is unclear if these architectural elements will create meaningful and significant architectural interest and variation along 20 Mile Road. The site development plan submitted for Lot 7 will be required to meet the zoning requirements and create meaningful, attractive and significant architectural interest along Parker Road.

Response: The proposed buildings on lots 1 and 7 touch the 25' set back. Features on the rear of the Lot 1 building have been upgraded to add significant architectural interest with articulated screen walls and colored fabric coverings between the screen wall and the building (see sheet 9 of 11).

Monument signs are located at the three entrance locations, and the northeast corner of the site. Additional landscaping is also provided at these locations (see sheet 6)

Commercial, Industrial & Multi-Family Design Standards

III.1 Site Design Standards

1.1 Adjacent Sensitivity

Intent: Protect significant natural features and resources in order to minimize the impacts of development on the environment and create open space amenities, when possible. Examples of such areas include the

Cherry Creek Corridor, Black Forest, and hillsides.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend Sheet 6 of 10 to depict more (evergreen) trees, (dense) shrubs and attractive screen walls along the southern boundary of this parcel to beautify and increase the landscape buffer between the recreation path area(s) and the commercial development proposed.

Response: Existing recreating path is 6-ft below the Site. Screening is provided by existing retaining wall, topography, and proposed landscaping. Additional trees added adjacent to Lot 4.

1.2 Site Development

Intent: Establish a set of site design principles that will provide a cohesive framework for development. Encourage a diversity of development forms and scales by providing for a variation in site plan designs.

Standard Met: Yes No N/A Unable to Determine

Analysis: In order to meet this requirement please amend the plans for the northeast corner of the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the corner is most prominent and highly visible corner of the development that should be beautified. Please also amend the plans for the north and south side of the right-in right-out on Parker Road to include a meaningful, attractive and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that this is a prominent and highly visible entryway into the development. Please also amend the plans for the Pine Lane vehicular access into the site to include a meaningful, attractive and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development. Please also amend the plans for the Twenty Mile Road vehicular access into the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development.

Response: Monument signs are located at the three entrance locations, and a new monument sign was added to the northeast corner of the site. Additional landscaping is also provided at these locations.

1.3 Building Location and Orientation

Intent: Orient primary structures to the primary street and complement existing, adjacent development to create a coordinated and visually attractive streetscape.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the plans for the northeast corner of the site to include a meaningful, attractive and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the corner is most prominent and highly visible corner of the development. Please also amend the plans for the south and north side of the right-in right-out on Parker Road to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that this is a prominent and highly visible entryway into the development. Please also amend the plans for the Pine Lane vehicular access

into the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development. Please also amend the plans for the Twenty Mile Road vehicular access into the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development.

Staff suggests that the Retail A building be amended to project the center portion(s) of the building, (as well as other segments of the building) north (to touch the 25' setback line – rather than the trellis proposed). Staff requests that the applicant depict more clear and transparent glass windows on both the east and north facing elevations of the building (especially on the northeast corner) to create meaningful, attractive and significant building architectural interest and variation. Please see attached examples of other projects that accomplish architectural interest and variation.

Please amend the plans to depicted more evergreen landscaping and a more detailed depiction of the screen wall(s) will be needed to determine the adequacy of the screening of the garage bays of the car wash proposed on Lot 4.

Response: Monument signs are located at the three entrance locations, and a new monument sign was added to the northeast corner of the site. Additional landscaping is also provided at these locations

Site is 4-ft below Parker Road and evergreen trees are proposed to screen the carwash bays from vehicles. Additional landscaping details will be provided during the final site plan phase.

1.4 Pedestrian Access

Intent: Create a safe, continuous pedestrian network that minimizes conflict with automobile movement while promoting a convenient option for pedestrian movement within and between developments. See Figures 3.5.

Standard Met: Yes No N/A Unable to Determine

Analysis: In order to meet this requirement, please amend the plans to depict detached sidewalks in the location(s) as identified on the attached redline. Please amend the plans to depict a pedestrian connection to the adjacent pedestrian/recreation path to the south. Please identify the crosswalks on the plans and key notes as scored, colored concrete.

Response: Detached sidewalks shown where possible. Additional sidewalk connections provided to link various buildings. As discussed, not all 'redlined' connections are needed or provided. As discussed, sidewalk connection to the adjacent pedestrian/recreation path to south possible adjacent to 20 Mile Road and Parker Road. Connection at center of site not possible due to 6-ft grade difference (stairs would be required). Notes added to plan calling for colored concrete.

1.5 Vehicular Access

Standard Met: Yes No N/A Unable to Determine

Analysis: The main drive aisles of are continuous and connect to the main entrances of the site. Stop signs are used at intersections and pedestrian crosswalks (per requirements) will be distinct from asphalt paving (via colored concrete) to increase visibility. These requirements are met.

Response: Acknowledged. Pavement material added to plan and legend calling for colored concrete.

1.6 Screening

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted will be required to meet the above requirements by depicting utility meters, rooftop mechanical equipment, building mounted utility cabinets, etc. and their respective required screening.

Response: Acknowledged.

III.2 Architectural Standards

III.2.B. Architectural Elements and Articulation

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted will be required to meet the above requirements. The "Retail A" building as proposed does not meet the above requirements. Three (3) of the customer entrances on the south elevation of the "Retail A" building are missing canopies over the customer entryways and the building footprint of the "Retail A" building depicted on the site plan is inconsistent with the building wall articulations depicted with the conceptual elevations of the "Retail A" building. Please amend the building elevations and site plan to be consistent with the conceptual elevations provided.

Staff suggests that the plan be amended to project the center portion(s) of the Retail A building, (as well as other segments of the building) north (to touch the 25' setback line – rather than the trellis proposed). Staff requests that the applicant depict more clear and transparent glass windows on both the east and north facing elevations of the building (especially on the northeast corner) to create meaningful, attractive and significant building architectural interest and variation. Please see attached examples of other projects that accomplish architectural interest and variation.

Response: Plans revised to include the canopies and building articulation shown in the Retail A conceptual elevations.

III.2.C Building Materials

Intent: Building materials shall present an image of high quality and permanence.

- 1) Predominant exterior building materials shall be high quality, durable material such as, but not limited to: brick, wood lap siding, sandstone or other native stone, integrally colored, textured, or glazed concrete masonry units, pre-finished metal panel systems, high quality prestressed concrete systems, and water managed Exterior Installation Finish Systems (EIFS).
- 2) Exterior building materials shall not include the following: split shakes, rough sawn or board and batten wood, smooth-faced gray concrete block, painted concrete block, tilt-up concrete panels, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems, or barrier type EIFS.
- 3) Standards III.2.C.1 and III.2.C.2 can be waived if a project demonstrates the application of a material which satisfies the above intent statement.
- 4) All sides of the building shall include materials consistent with those on the front.
- 5) For hotels and motels, façade area at least equal to the total façade area of the first floor walls, shall be surfaced in brick or natural stone. The remainder of the exterior may be surfaced in stucco, water managed EIFS, integrally dyed decorative concrete or ceramic masonry units. Metal or vinyl siding is prohibited.
- 6) Applicants are required to submit a sample material board.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted will be required to meet the above requirements. The "Retail A" building meets the above requirements however the building requires an additional material, texture and/or color variety to present an attractive image of high quality

development and architecture. Staff requests that he applicant amend the building elevations and colors/materials palate to improve the look of the building per this suggestion.

Response: Storefront has been added to the northeast corner and to Pine Street rear exits of 3 tenant suites, upper wall window fenestration has been added to the Pine Street facade, two colors of modular brick , cedar wood accent siding , EIFS and prefinished metal along with colorful fabric canopies at the east gathering area and color fabric along Pine Street complete the variety of materials and textures. See rendering sheets 9 and 10.

III.2.D Colors

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted will be required to meet the above requirements. The "Retail A" building meets the above requirements however the building requires an additional material texture, and/or color variety to present an attractive image of high quality development and architectural interest. Staff requests that he applicant amend the building elevations and colors/materials palate to improve the look of the building per this suggestion.

Response: Similar to the response above, storefront has been added to the northeast corner and to Pine Street rear exits of 3 tenant suites, upper wall window fenestration has been added to the Pine Street facade, two colors of modular brick , cedar wood accent siding , EIFS and prefinished metal along with colorful fabric canopies at the east gathering area and color fabric along Pine Street complete the variety of materials and textures. See rendering sheets 9 and 10.

Land Development Ordinance

13.06.050 - Off-street parking and internal circulation.

(c) Shared parking.

Standard Met: Yes No N/A Unable to Determine

Analysis: N/A – The plat will be required to dedicate a blanket cross lot parking agreement for all of the lots being platted.

Response: Developer prefers to regulate shared parking through a Master Declaration, not a blanket easement.

(5) Drive-through, vehicle stacking and queuing.

Standard Met: Yes No N/A Unable to Determine

Analysis: The drive through facilities and related stacking areas on Lot 3 and Lot 5 are not adequately bermed or screened. Please amend the plans to meet this requirement.

Response: Site is several feet below bellow Parker Road and Pine Lane, berming is not necessary to shield adjacent traffic from headlights.

(e) Accessible parking spaces.

Standard Met: Yes No N/A Unable to Determine

Analysis: The site plan depicts ADA accessible vehicle parking for each lot and development proposed. This requirement is met.

Response: Acknowledged.

(f) Parking space size.

Standard Met: Yes No N/A Unable to Determine

Analysis: The site plan depicts standard vehicle parking spaces measuring 9' in width and 18' in length and vehicle parking spaces adjacent to landscape islands 10' in width and 18' in length. This requirement is met.

Response: Acknowledged.

(g) Internal vehicular access and circulation.

Standard Met: Yes No N/A Unable to Determine

Analysis: All parking areas are provided with ingress and egress to improved rights-of-way and internal circulation drives and aisles create through-traffic patterns. Internal drive widths are 26' in width and no pedestrian crossing exceeds 26 feet. These requirements are met.

Response: Acknowledged.

(h) Parking location.

Standard Met: Yes No N/A Unable to Determine

Analysis: The required off-street parking facilities are provided on the same lot as the building or use served. This requirement is met.

Response: Acknowledged.

(i) Parking lot layout and design.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the plans to depict pedestrian pathways as identified on the attached redline.

Response: Additional sidewalk connections provided to link various buildings. As discussed, not all 'redlined' connections are needed or provided.

(j) Parking lot maintenance.

Standard Met: Yes No N/A Unable to Determine

Analysis: The parking lots proposed are surfaced with asphalt and will be required to be properly graded for drainage. Parking space stripes will be required to be painted 4" wide. These requirements are met.

Response: Acknowledged.

13.06.060 - Amount of off-street bicycle parking spaces required.

(c) Number of bicycle parking spaces required.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the plans to depict bicycle parking that is in compliance with the requirements above.

Response: Bike racks (25 spaces total) added to the site plan.

(d) Bicycle parking facility design standards.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the plans to depict bicycle parking facilities that is in compliance with the requirements above.

Response: Bike racks (26 spaces total) added to the site plan.

(e) Shared bicycle facilities are permitted when they are located no further than one thousand (1,000) feet from all the buildings and uses they are intended to serve.

Standard Met: Yes No N/A Unable to Determine

Analysis: No bicycle parking is depicted on the plan. Please amend the plans to depict bicycle parking and bicycle parking facilities that are in compliance with the requirements above.

Response: Bike racks (26 spaces total) added to the site plan.

13.06.070 - Landscape regulations.

(c) Types of landscaping required.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(f) Xeriscape requirements.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(g) Plant Material Specifications.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(h) Planting standards.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(i) Nonliving landscape material standards.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(j) Irrigation requirements.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(k) Maintenance requirements.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(l) Minimum site landscaping standards.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(m) Streetscape landscaping.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please see attached redlines and remove trees proposed within sight distance triangles. Please amend the plans to depict tree lawns (to allow for adequate spread at maturity for street lawn trees) and detached 5' wide sidewalks as identified on the attached.

Response: As discussed, comment addressed by a combination of pulling trees into the site (out of the site triangles) or replacing with shrub equivalents. Detached sidewalks shown where possible.

(n) Parking lot perimeter landscaping.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the landscape buffer on the west side of Lot 3 to meet be a minimum of 6' in width (please see attached redline).

Response: Plan revised to provide 6-ft wide landscaping island, as measured from back of curb to back of curb.

(o) Parking lot interior landscaping.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements. Please identify the percentage(s) of parking lot landscape islands on Lot(s) 1-7.

Response: Parking lot landscaping island percentages added to plan.

(p) Site Perimeter Landscaping Requirement.

Standard Met: Yes No N/A Unable to Determine

Analysis: Individual site development plan application(s) submitted for each lot will be required to meet the above requirements.

Response: Acknowledged.

(q) Additional areas to be landscaped.

Standard Met: Yes No N/A Unable to Determine

Analysis: Please amend the plans for the northeast corner of the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the corner is most prominent and highly visible corner of the development. Please also amend the plans for the south side of the right-in right-out on Parker Road to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that this is a prominent and highly visible entryway into the development. Please also amend the plans for the Pine Lane vehicular access into the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development. Please also amend the plans for the Twenty Mile Road vehicular access into the site to include a meaningful and significant landscape wall/monument sign with a formal landscape character that creates a sense of place and acknowledges that the entrance is a prominent and highly visible entrance into the development.

Response: Refer to sheets 9 and 10 illustrating a new arched gateway at the Parker & Pine corner that creates an inviting pedestrian path down steps to the gathering area. Additional landscape areas compliment these architectural features. The massing of the northeast corner of the building has been revised with horizontal element including the addition of upper fenestration which will enhance the presence of the building at the northeast corner with opportunities for views into the building and night illumination from the windows.

Monument signs are located at the three entrance locations, and a new monument sign was added to the northeast corner of the site. Additional landscaping is also provided at these locations