



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Kimley-Horn Attn Dan Skeeahan
4582 South Ulster, Suite 1500
Denver, CO 80237

FROM: Carolyn Parkinson Planner I

DATE: 1.6.20 Responses 3.11.20

SUBJECT: Parker Auto Plaza F1 L1 B3 – Parker and Pine Retail Preliminary Site Plan (SP18-047)

The following are the comments regarding your current submittal for SP18-047. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal.

TOWN OF PARKER PLANNING DEPARTMENT:

GENERAL

Many previous comments from staff, comments made multiple times, remain unanswered. Some of these have been noted by staff in this current submittal redline. Town regulations allow for additional fees at 3rd review under such circumstances. If comments previously made remain unanswered at the next submittal, a fee will be imposed for further review. Please review development review memo and redline from previous submittal as well as current redlines to ensure all relevant comments have been addressed.

Applicant's currently submitted comment response is inadequate. It only includes 1 of 6 exhibit sheets and does not include a written Development Review Memo response. Comment response must be in written form in response to staff comments and in a separate document from the exhibit itself. Staff has provided the development review memo in word format for the purpose of simplifying a relatively uniform response format. Please submit a written response document with your next submittal in addition to a response exhibit that includes *all* sheets on which staff has provided comments. Inadequate response documents will not be accepted at next submittal and may cause a delay for the applicant.

There have been two different planners for this project and numerous significant changes to the submittal. Therefore, in the interest of clarity, staff has chosen to review and respond to this submittal as though it were the first submittal. This does not invalidate any previously made comments from either of the two planners that have worked on this project. Hopefully however, this memo will incorporate all previous and current comments while taking into consideration the many changes that have taken place in the course of reviewing this project.

Staff Comments

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ATTN:

E-MAIL:

FAX: 303-841-3223

PHONE: 303-841-2332

STAFF COMMENTS TO APPLICANT REFERRAL RESPONSES SUBMITTED 11.2.19

GENERAL COMMENT

1. Please note that evidence of an agreement with the Parker Auto Plaza Metro District will be required prior to approval of any final site plans for the individual lots.

Please acknowledge.

Complied: Yes No

Response: **Acknowledged.**

SITE PLAN SHEET 1 of 6

2. Please include minimum lot widths in the site data table to ensure compliance with the minimum lot width stated in the PD of 150 ft.

Please amend.

Complied: Yes No

Response: **Minimum lot widths are to be updated in the PD document. Minimum lot widths have been added to the table.**

3. Comments and corrections previously made regarding Site Data Table have not been addressed. Please see redline.

Please amend.

Complied: Yes No

Response: **Site Data Table comments and corrections have been addressed.**

4. The Site Data Table indicates significantly more overall parking than is required. The Town wishes to avoid overparking as a 'sea' of parking is not only unsightly but an inefficient use of a limited resource, land. Please provide evidence that the excess parking is warranted by the proposed use. Please see redline.

Please clarify.

Complied: Yes No

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Response: Site Data Table updated, with parking requirements updated to reflect anticipated uses. Parking overages are caused primarily by Lot 4, and the low parking requirements associated with a 'tunnel style' carwash with few employees. Parking stalls include 'vacuum' stalls necessary for operations.

5. The parking analysis provided in the site data table is incorrect and does not reflected what is described on the site plan.

For example; Lot 1 shows 47 spaces on the site plan, but 58 are shown on this table.

Additionally, this table does not accurately reflect the minimum off street parking requirements.

For example; Lot 3, 'Fast Food' requires 1 per 100 sf if drive thru/carry out only. Is this structure only 700 sf and does it have no dine in component?

Adequate parking is an important component of this preliminary site plan exercise as one of the main goals is to establish a 'fit test' for each lot and use. Please review parking requirements per Schedule 13.06.050A and revise accordingly. Please see redline.

Please amend.

Complied: Yes No

Response: Site data table has been updated to reflect minimum off street parking requirements for the different uses. Notes have also been added below the table to clarify parking requirements.

SITE PLAN SHEET 3 of 6

6. Parking space width has been provided but length has not. Access aisles have not been dimensioned. These dimensions are needed for proper 'lot fit' analysis. Please provide.

Please see redline.

Please amend.

Complied: Yes No

Response: Parking space widths and access aisle widths have been added to the preliminary site plan.

7. Several previous requests have been made for a buffer on the south side of the proposed carwash. This comment remains unanswered. Some additional buffering will be required to screen the entrances and exits of the carwash as well. Please provide proposed buffering and a note regarding additional screening at final site plan.

Please see redline.

Please amend.

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Complied: Yes No

Response: Buffer along the south side of Lot 4 has been called out on the preliminary site plan. A note has also been added regarding the proposed buffering at final site plan.

8. Setbacks for proposed buildings are needed to ensure a proper 'fit test'. Only some have been provided. Please see redline.

Please amend.

Complied: Yes No

Response: Building corner dimensions have been added to the preliminary site plan to show compliance with the called-out building setbacks.

9. Pedestrian access has not been provided for lot 4. The missing corner treatment noted on the redline could provide this. Please see redline.

Please amend.

Complied: Yes No

Response: A sidewalk connection to Parker Road has been added for pedestrian access around the development.

10. Direct pedestrian access to and between lots 1, 2 and 4 is needed for to satisfy pedestrian circulation requirements. Please see redline.

Please amend.

Complied: Yes No

Response: Additional crosswalks and sidewalks have been added to the preliminary site plan to address pedestrian access to and between lots 1, 2, and 4.

11. Lot 1 indicates a connection to the street that is heavy duty asphalt. This is not adequate for a sidewalk connection at such a prominent location. Please provide a better concept for this important corner. Please see redline.

Please amend.

Complied: Yes No

Response: Lot 1 connection to the street has been revised to a concrete stairway with landscape planter beds along the sides. Additional landscaping will be added to this prominent corner.

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12. Lot 1 contains a very large expanse of concrete. Some relief is needed. Please show some planter beds ect. to soften this hardscape. Additionally, this hatch does not appear on the legend. Please see redline.

Please amend.

Complied: Yes No

Response: Per discussions with Town Staff, it is now understood that this area will be a patio and fully detailed out at the time of final site plan approval.

13. Lot 1 does not appear to provide required bicycle parking. Please see redline.

Please amend.

Complied: Yes No

Response: Bicycle parking has been added to Lot 1 on the preliminary site plan.

14. Please provide sidewalk/walkway and tree lawn dimensions to ensure proper 'lot fit' analysis.

Please amend.

Complied: Yes No

Response: Sidewalk, walkway and tree lawn dimensions have been added to the preliminary site plan.

15. Parking as shown on some lots does not meet requirement per 13.06.050 (n)(4)(b). No more than 10 spaces in a single row without a peninsula or island. Please see redline.

Please amend.

Complied: Yes No

Response: Parking rows have been updated to no more than 10 spaces in a single row without a peninsula or island.

16. Orientation of the structure on lot 6 does not relate to either of the two adjacent streets. The structure should be reversed, and the corner should provide the prominence needed and required by the Design Standards. Please see redline.

Please amend.

Complied: Yes No

Response: Per discussions with Town Staff, Lot 6 building orientation has been rotated to have a stronger presence along Pine Lane. Site layout does not function with a reversed building orientation.

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17. Access for lot 6 needs to be established with this preliminary site plan, including pedestrian access, to ensure a proper 'fit test'. Please see redline.

Please amend.

Complied: Yes No

Response: Access for Lot 6 has been added to the preliminary site plan. Pedestrian access has been served with a sidewalk connection to Pine Lane.

18. Please add notes regarding future access to lot 7 as shown on the redline.

Please amend.

Complied: Yes No

Response: Notes have been added to the preliminary site plan.

19. Head in parking as shown on lots 1 and 3, that is accessed from off-site and directly from the access road is not acceptable for safety reasons. Please reconfigure to remove access directly from the access aisle. Please see redline.

Please amend.

Complied: Yes No

Response: Per discussions with Town Staff, it has been agreed upon that Lot 3 head in parking will be removed and Lot 1 head in parking will remain.

20. Lot 3 contains an area that is not clearly defined. This area may be an outside patio. Please identify on site plan.

Please clarify.

Complied: Yes No

Response: Lot 3 outside patio has been called out on the preliminary site plan.

21. Please note comments regarding vacuum locations for carwash on redline and add note as directed.

Please amend.

Complied: Yes No

Response: Lot 4 layout has been updated and a note has been added to preliminary site plan.

22. Please add concrete hatch to legend. Please see redline.

Please amend.

Complied: Yes No

Response: Concrete hatch has been added to legend.

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23. Please note changes and additions to notes on this sheet. Please see redline.

Please amend.

Complied: Yes No

Response: Note section has been updated per redlines.

24. A trail connection to Baldwin Gulch must be provided. This has been requested by staff several times. Staff walked the property and several locations are viable. The area noted on the redline is gently sloped and there is a flat area near the existing trail which could provide for a possible off site amenity to help the applicant meet Park Dedication requirements for the future Multi Family. It is understood by staff that final location will be determined at final site plan for Lot 7, but the requirement for a connection must be clear and certain on the preliminary site plan. Please see redline.

Please amend.

Complied: Yes No

Response: A trail connection to Baldwin Gulch has been provided. A note has been added that the final location will be determined during the final site plan process for Lot 7.

SITE PLAN SHEET 6 of 6

25. This preliminary site plan landscape sheet should establish that minimum overall landscape requirements can be met on a lot by lot basis. Specific information regarding species or number of plants will be addressed at final site plan for each lot. Some overall landscape requirements however, must be provided on this preliminary site plan to ensure that each lot can provide the minimum landscape requirements.

Please demonstrate that each lot can meet the 15% overall requirement and the required perimeter buffers.

Common area landscaping such as streetscape and development entryways will be required as part of a master landscape plan as part of the subdivision plat. (SUB18-020)

Please amend.

Complied: Yes No

Response: Acknowledged. Table added to landscape plan detailing the required (15%) and provided landscaping per lot. Common area landscaping will be included on landscape plan construction documents.

26. Please note changes to legend per redline. Please remove and combine Native Seed and Turf into one category. Native seed and turf locations will be limited and will be reviewed at time of final site

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plan. Also, re define 'shrubs' as planter beds. Requirements related to shrubs, grasses, etc. will be determined at time of final site plan. Please see redline.

Please amend.

Complied: Yes No

Response: Legend updated.

27. Please add note as directed on redline. Please see redline.

Please amend.

Complied: Yes No

Response: Noted added.

28. Streetscape will be reviewed as a master landscape plan and a part of the subdivision application. Please note however, some trees as shown will likely need to be relocated or removed because of conflicts with site triangle requirements. Please see redline.

Please amend.

Complied: Yes No

Response: Acknowledged. Trees in conflict removed.

29. Per previous comments;

Please note that additional landscaping enhancements will be required at site plan for the corner of lot 1 as noted on redline. Please provide a note on the preliminary site plan that states; 'Additional landscaping will be required at the main entrance point at the NE corner on Lot 1 to activate and connect this prominent entryway to the public realm.'

Please see redline.

Please amend.

Complied: Yes No

Response: Note added to landscape plan.

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OUTSIDE REFERRAL AGENCY COMMENTS

30. Please address all outside referral agency comments with a written response. These comments are available on etrakit.

Complied: Yes No


Response: All outside referral agency comments addressed.



Property Owner

March 11, 2020

Date



Project Representative

03/11/2020

Date