



Development Review Division

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

MEMORANDUM

TO: Mark Pierson, RTA Architects
FROM: Paul Workman, Senior Planner
DATE: December 28, 2018
SUBJECT: SP18-081 Site Plan for Medical Office Building at Parker Adventist

Listed below are the Planning Division's comments related to your applications, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:

Paul Workman

EMAIL: pworkman@parkeronline.org

PHONE: 303.805.3327

GENERAL PROJECT COMMENTS:

1. For your reference, any future approvals of this Site Plan are final. The Planning Division will use this plan set to determine compliance at the time of inspection for Certificate of Occupancy. Therefore, any changes to an approved Site Plan need to be reviewed and approved by the Planning Division through the appropriate process prior to inspection.
2. The Planning Division has referenced certain section of the Land Development Ordinance (LDO) and the Commercial, Industrial, and Multi-Family Design Standards (CIMF). A copy of these document are available at:
[LDO](#)
[CIMF](#)
3. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
4. Signage was not reviewed, nor was it approved as part of this review. All signage will need to obtain a separate sign permit for all signage.
5. Please be aware that the Planning Division has the ability to charge an additional review fee for any application that requires more than three review cycles.

SITE PLAN:

General Comment(s):

Comment(s) Based on Revisions

1. Please revise the address based on Douglas County's addressing comments.

Comment Addressed: Yes No

Response:

The address has been changed to "9403 Crown Crest Blvd." per Douglas County's addressing comments.

Sheet 2 of 12 (Site Plan):

Repeat Comment(s)/Redline(s)

1. Please add all specific setbacks to this sheet. Staff will use this information during the future building permit review and Foundation Location Certificate review.

Comment Addressed: Yes No

Response:

Per the Crown Point Center Development Guide (3rd Amendment), the required setbacks for "Commercial/Office/Hotel District" (9.2.1) is noted in Section 9.2.1.3.3 Minimum Setback. The section states in part, "Thirty (30) feet shall be required in areas abutting perimeter and interior public streets and the boundaries of the Planning Area", and "no minimum setback will apply adjacent to property lines which merely separate uses whether or not under separate or different ownerships". The only applicable setback requirement for our project is the Thirty (30) feet for the portion of the property along Crown Crest Blvd., which is an abutting perimeter street. There are no other required setbacks. The required setback has been shown on Sheet 2 of 12.

Comment(s) Based on Revisions

1. For clarity, please add a note identifying the new 5' concrete sidewalk on the northwest side of the site.

Comment Addressed: Yes No

Response:

New sidewalk has been identified on Sheet 2 of 12.

2. Please label the trash receptacles.

Comment Addressed: Yes No

Response:

Trash receptacles have been identified on Sheet 2 of 12.

General Elevation Comment(s):

Comment(s) Based on Revisions

1. It appears that some colors were identified inadvertently. Please remove or label these items.

Comment Addressed: Yes No

Response:

Colored items inadvertently shown on sheets have been removed.

Sheet 4 of 12 (Exterior Elevations):

Comment(s) Based on Revisions

1. **West Elevation. Please label the color of the doors that were added to this elevation.**

Comment Addressed: Yes No

Response:

Doors on West Elevation have color noted.

Sheet 8 of 12 (Landscape Plan):

Repeat Comment(s)/Redline(s)

1. **Please label and provide details for the paving at the east entrance.**

Comment Addressed: Yes No

Response:

Paving at East Entrance (Patio) has been labelled.

Comment(s) Based on Revisions

1. **Please label all of the circles that were added to this sheet (see redlines).**

Comment Addressed: Yes No

Response:

Circles inadvertently shown on sheets have been removed.

2. **Please show the landscaping that will be installed in the revised median.**

Comment Addressed: Yes No

Response:

Median island is now landscaped including irrigated fescue turf and a row of ornamental spring snow crabapple trees. See sheet 8 of 12.

Sheet 9 of 12 (Landscape Notes and Details):

Repeat Comment(s)/Redline(s)

1. **Please provide the seed mixes for the native seed areas to meet the approved mixes of the Town (provided on this sheet).**

Comment Addressed: Yes No

Response:

Native seed mixture has been revised the town's native seen mix (option #3).

Sheet 11 of 12 (Site Lighting Photometric Plan):

Repeat Comment(s)/Redline(s)

1. **The uniformity table does not meet 13.10.140.e.3.b. Please revise for compliance.**

Comment Addressed: Yes No

Response:

Lighting calculations have been revised to comply with the uniformity requirements in 13.10.140.e.3.b.

Comment(s) Based on Revisions

1. **Thank you for adding the foot-candles at the south property line (the drive aisle). The information does not comply with 13.10.140.c.7 (max 1 foot-candle). Please revise.**

Comment Addressed: Yes No

Response:

Lighting calculations have been revised to show conformance with a maximum of 1.0 foot-candles at the lot line per 13.10.140.c.7.

2. **The foot-candles adjacent to the building do not comply with 13.10.140.c.14 (max 12 foot-candles). Please revise.**

Comment Addressed: Yes No

Response:

Lighting fixture D3 has been revised to conform with the maximum 12 foot-candles per 13.10.140.c.14.

PROJECT NARRATIVE

Comment(s) Based on Revisions

1. **Please revise the address based on Douglas County's addressing comments.**

Comment Addressed: Yes No

Response:

The address has been changed to "9403 Crown Crest Blvd." per Douglas County's addressing comments.

CONSTRUCTION PLANS

Comment(s) Based on Revisions

1. **Please note the new 5' concrete sidewalk on the northwest side of the site for clarity.**

Comment Addressed: Yes No

Response:

New sidewalk has been identified in the Construction Plans.

2. **Please show the landscaping that will be installed in the revised median.**

Comment Addressed: Yes No

Response:

Median island is now landscaped including irrigated fescue turf and a row of ornamental spring snow crabapple trees. See sheet 8 of 12 in Site Plan Exhibits.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. At the time this letter was drafted, the following agencies have provided comments for the applicant to address. **It is in the applicant's best interest to continue to monitor the project in TRAKiT as additional comments may be posted after the release of this letter.**

- Town of Parker Building Division
- Cottonwood Water and Sanitation District
- Fire Life Safety
- Intermountain Rural Electric Association (IREA)
- Town of Parker Public Works/Engineering - forthcoming

Comment(s) Addressed: Yes No

Response:

A written response to some of the Outside Referral Agency Comments has been provided in the "20-Civil-Comment Response" spread sheet that is part of the submittal. Additional responses are being provided directly to the agency (Town of Parker Public Works and Engineering, Cottonwood Water and Sanitation District, etc.) along with updated Civil construction drawings.

Parker Adventist Hospital, Jonathan Fisher July 31, 2019

Property Owner Date

RTA Architects, Mark Pierson July 31, 2019

Project Representative Date