



Development Review Division

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

MEMORANDUM

TO: Jeanne Shaffer, Groundwork Entitlement Services, LLC
FROM: BrieAnna Simon, Associate Planner
DATE: December 12, 2019 (**APPLICANT RESPONSE TO COMMENTS February 26, 2020**)
SUBJECT: SP19-061, Site Plan, Horseshoe Ridge Block 1 Lot 1 – Learning Center Review Comments v2

Listed below are the Planning Division’s comments related to your application, 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: BrieAnna Simon
EMAIL: bsimon@parkeronline.org
PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

- The Planning Division has referenced certain sections of the Town Master Plan (TMP). A copy of this document is available at:
[Commercial Design Standards](#)
[Land Development Ordinance](#)
- 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.

PROJECT NARRATIVE

General Comment(s):

- Building Materials: Please indicate the type of EIFS being used in the narrative. You put it in the comment response but can you please add this to the narrative for added clarification.**

Comment Addressed: Yes No

Response:

Detailed information about the EIFS has been added to the project narrative.

Commercial Design Standards

General Comments

1. **Site Data Table: Remove all +/- and provide exact dimensions throughout the site plan including the cover page.**

Comment Addressed: Yes No

Response:

+/- HAVE BEEN REMOVED FROM DATA TABLE

2. **Site Data Table: The provided bicycle parking on the cover page does not match the proposed site plan review page. Please check numbers.**

Comment Addressed: Yes No

Response:

BICYCLE PARKING UPDATED AND MATCHES COVER SHEET.

3. **Site Data Table: Please update the Site Data Table to include required bicycle parking and provided.**

Comment Addressed: Yes No

Response:

REQUIRED BICYCLE PARKING HAS BEEN ADDED TO THE TABLES. HOWEVER, THERE IS NO REQUIREMENTS FOR DAYCARE FACILITY. REQUIREMENTS WERE BASED ON ELEMENTARY SCHOOL AT 3 PER CLASSROOM. WE FIND THIS TO BE A LITTLE EXTREME SO WE ARE PROVIDING 12 STALLS SINCE MOST KIDS WILL BE AT THE AGE WHERE THEY WILL NEED TO BE DROPPED OFF AND NOT RIDE THEIR BIKES TO DAYCARE. THE 12 STALLS WOULD COVER AT LEAST 1 PER CLASSROOM.

III.1.A. Adjacent Sensitivity:

4. **Please indicate the two different types of fences on the site plan with different symbols.**

Comment Addressed: Yes No

Response:

Labels have been added indicating the two different fence types. Details for each fence are included on the architectural elevations.

5. **Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Please adjust accordingly.**

Comment Addressed: Yes No

Response:

RETAINING WALL ALONG THE NORTH PROPERTY LINE HAS BEEN ADJUSTED TO 4' IN HEIGHT.

6. Please more clearly show all easements on the property. Please shade the utility 30-foot utility easement or clearly show the utility easement extents on the site plan. No structures, including retaining walls can be located within a utility easement.

Comment Addressed: Yes No

Response:

THE EASEMENT REFERENCED IS FOR A SANITARY STUB PROVIDED TO THIS PROJECT. THIS STUB CAN NOT BE USED DUE TO THE ELEVATION AND GRADING RESTRICTIONS OF THE SITE. WE ARE PROPOSING TO VACATE THIS EASEMENT AND REMOVED/CAP THE PROPOSED STUB.

III.1.D. Pedestrian Access:

7. Extend awning across the south elevation. All public entrances are required to have weather protection per the Design Standards Commercial - Section III.1.D. Pedestrian Access. Adding this element also enhances this elevation to appear as "front of house".

Comment Addressed: Yes No

Response:

We worked with staff after the 2nd referral and prior to this submittal to work towards an acceptable solution. Based on this communication with staff, awnings have been added over the doors on all elevations. On the south side of the building, the awnings are extended to sides of the brick pilasters to create a consistent look with the multi-tenant building. The awnings on the north, east, and west sides do not extend to the brick pilasters as this didn't look aesthetically correct, was not necessary to accomplish the requirement of providing weather protection to the egress doors, and conflicted with downspouts and the playground layout. We feel we have addressed staff's concern with the awnings and believe we have provided an appropriate solution that meets the code requirement.

8. Any entrance utilized by the public (i.e., anyone but employees) needs to have weather protection. Please provide weather protection for these doorways. Staff suggests extending the existing awnings to cover all doorways in each section.

Comment Addressed: Yes No

Response:

Awnings have been extended over all exterior doors. On the north sides, awnings were not extended to the sides of the brick pilasters to avoid conflicts with roof downspouts and the required playground layout.

9. A minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access. Please adjust accordingly.

Comment Addressed: Yes No

Response:

The 8' clearance is required on the south side of the building and on the west side along the parking lot according to the land use code. The site plan has been adjusted to meet this requirement. The walkways connecting the classroom doors on the east and west of the building to the playground are not public sidewalks and do not need to be 8 feet wide, nor does the code require this.

10. An 8-foot minimum walkway clearance between the building and curb is required. The column must be outside of the 8-foot walkway or additional sidewalk around the column needs to be provided (i.e., the closest parking spot to be used as sidewalk but note this would need to be replaced elsewhere on the site to meet the parking requirements). Please adjust accordingly.

Comment Addressed: Yes No
Response:

8' CLEARANCE HAS BEEN PROVIDED.

III.2.C. Building Materials:

11. Please show electrical cabinets on the provided elevations. Cabinets must be painted to match the building.

Comment Addressed: Yes No
Response:

Electrical cabinet location is now shown on the west building elevation. Note has been added to paint the cabinets to match with the building.

12. Masonry columns on the fence should be close enough to stop a vehicle. Please provide more frequent masonry posts. One wood post maximum between each brick post. This will enhance the appearance and provide increased safety along the public right-of-way.

Comment Addressed: Yes No
Response:

Masonry columns have been adjusted such that there is one vinyl fence post between two brick posts. Please see proposed North elevation.

Land Development Ordinance

Section 13.06.050 – Parking Regulations:

13. All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the parking space width and depth. Please update all measurements.

Comment Addressed: Yes No
Response:

MEASUREMENTS HAVE BEEN UPDATED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT.

Section 13.06.050 – Bicycle Parking Regulations:

14. Please provide a bicycle parking detail in order to determine if the proposed structure meets the requirements outlined in Section 13.06.060.

Comment Addressed: Yes No
Response:

BICYCLE PARKING DETAIL HAS BEEN ADDED TO PLAN SET.

15. Only 43 parking stalls are provided on site per the site plan review page. Handicap stalls are included in the standard parking stall count provided. Please adjust the Site Data Table accordingly.

Comment Addressed: Yes No

Response:

PARKING NUMBERS CORRECTED.

Section 13.06.070 – Landscape Regulations:

16. The provided landscape plan shows existing blue grass turf grass on site. This needs to be included in this calculation and irrigated. Otherwise please remove the shown turf grass on site. Please provide the total percentage of turf grass being used for on-site landscaping.

Comment Addressed: Yes No

Response:

The turf grass shown in the ROW is existing and maintained by others. A note has been added to the table

17. Please provide a square footage of the lot area not covered by a building or required parking only. This is the square footage used for the calculations outlined in Section 13.06.070. The required trees and shrub calculations will be check once this square footage is provided.

Comment Addressed: Yes No

Response:

Table has been updated

18. Per Section 13.06.070 required trees and shrub calculation is based on the square footage of the lot area not covered by a building or required parking only. The required number of plants and shrubs will be higher based on the square footage. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Table has been updated to show plant material exceeds requirements

19. Per Section 13.06.070(I)(5)(c) A mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees. Please updated required percentages. Add the required percentages to the description. Add the number of trees to the required column.

Comment Addressed: Yes No

Response:

Table has been updated

20. The provided numbers within the Plant Requirement Table for shade trees does not match the plant schedule found on the landscape plan. Please adjust accordingly and updated any required calculations based on updated numbers.

Comment Addressed: Yes No

Response:

Plant counts and table has been updated

21. Perimeter landscaping (internal to the site) and street trees (ROW) are two separate regulations that need to be met. The trees located in the right-of-way (street trees) cannot count towards any required landscaping on site. Please provide an additional table or add a row to the existing tables with the required number of street trees (1 per 40 feet) and the number of street trees provided. Add a note that states these street trees are existing to that portion of the table.

Comment Addressed: Yes No

Response:

Additional table has been added.

22. Per Section 13.06.070(q) for Commercial, public, institutional and civic lots 1 tree and 5 shrubs for each 40 lineal feet of edge is required. Please add the required shrubs to this table and show the provided landscaping.

Comment Addressed: Yes No

Response:

Table has been updated to show plan material exceeds requirements.

23. South lot line must be added into perimeter landscaping requirements table and meet the required perimeter landscaping. Due to the shared drive, staff recommends adding in an "active" use (i.e, table, benches, etc.) or additional landscaping at the corner of the building to count towards this requirement.

Comment Addressed: Yes No

Response:

Benches have been added to active use area. Island on neighboring property has been widened to 8' and additional plant material has been added. The 7 trees required on the south property line cannot be accommodated because of the shared drive aisle. We've done what we can to incorporate trees along the south property line as well as add the benches requested at the SE corner as well as some additional landscaping. Overall, the site meets the landscaping requirements, including the number of trees.

24. Plant material shall be located at building corners and along all commercial building sides. Please adjust accordingly. Please enhance building entryways with ornamental plant material.

Comment Addressed: Yes No

Response:

We discussed this comment with Planning Staff and the added benches at the SE corner, along with landscaping, meet this requirement. Landscaping is provided along all sides and corners of the building.

25. Staff is unable to wave any landscaping requirements. Please adjust accordingly and show all landscaping requirements have been met.

Comment Addressed: Yes No

Response:

Please reference the updated tables. The tables on the landscape plan now accurately show the proposed landscaping on site and that it meets or exceeds requirements. They now show there is no need for a waiver request.

26. Plant Notes #2: Will ground cover be mulch or river rock? The provided site plan shows both mulch and river rock being used. Please update note accordingly.

Comment Addressed: Yes No

Response:

Plant notes have been updated

27. Plant Notes #3: Please provide an irrigation page that meets the regulations outlined in Section 13.06.070(i) in the Land Development Ordinance.

Comment Addressed: Yes No

Response:

Irrigation plan has been provided

Section 13.06.090 – Screening Regulations:

28. Please use taller shrubs around the trash enclosure to provide additional screening. Four-foot minimum height is recommended for the shrubs closest to the enclosure instead of the JSBR shrubs. Please note the taller shrubs closer to the transformer may not meet IREA requirements. Please check with IREA.

Comment Addressed: Yes No

Response:

Taller shrubs have been added. No conflict with IREA was found.

29. Check IREA standards to ensure the landscaping meets the spacing requirements.

Comment Addressed: Yes No

Response:

Plant material in question are perennial plants that do not have setback requirements with IREA. All other material meets or exceeds setback requirements for mechanical equipment

Section 13.10.140 – Lighting Regulations:

30. Per Section 13.10.140 for parking lots with vehicular traffic, medium activity the maximum Uniformity Ratio is 10:1. Please adjust accordingly. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Ratio has been amended to 9.11

31. Please provide all light levels at the property line. Section 13.10.140(c)(7): A maximum of one (1) foot-candle is allowed at the lot line of any site. Please adjust accordingly.

Comment Addressed: Yes No

Response:

Levels have been added.

32. Provide a note on the plan to indicate why the light levels may exceed the required level at the property line for the shared access isle only. All other areas must meet the lighting regulations.

Comment Addressed: Yes No

Response:

A note has been provided at the shared access drive identifying necessity for the increased light levels.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Fire Life Safety

Comment(s) Addressed: Yes No

Response:

The applicant shall provide a fire hydrant at the n/w entrance to the site; this issue shall be addressed when resubmitting. *Not satisfied; applicant has not addressed with current submittal.*

RESPONSE – FIRE HYDRANT HAS BEEN ADDED ALONG THE NW CORNER OF THE BUILDING. THE FIRE HYDRANT WILL BE SUPPLIED BY A 6” LINE, OFF THE PROPOSED 8” LOOPED MAIN.

The applicant had indicated that the UFL and the fire hydrant are to share a dead end water main; the applicant shall revisit the submittal and place the fire hydrant on its own tap. The UFL and the fire hydrant are not allowed to share the same line.

RESPONSE – A LOOPED 8” WATER MAIN IS NOW BEING PROPOSED THROUGHOUT THE tle AND RETAIL SITES. ALL FIRE HYDRANT LATERALS AND FIRE SERVICE LINES WILL BE SUPPLIED BY THEIR OWN SEPARATE TAP.

- Parker Water and Sanitation

Comment(s) Addressed: Yes No

Response:

See attached comment responses on the redlined plans PWSD provided for 2nd review.

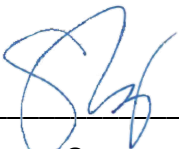
- Plumbing plans will be submitted to PWSD when the building construction plans are created for the project.
- 8” gate valves are added to the design per the comments
- 1.5” curb stop valve on proposed 1.5” water service line called out (callouts added)
- Irrigation tap has been added and called out.
- The hydrant easement pocket has been updated to 20 feet
- The 8” water main profile sheet has been added.
- Water main is now being looped with the retail building to the south
- Addresses have not yet been assigned by the town, when they are assigned, all addresses can be provided to PWSD.
- Water detail 3.10, W5.11, and W5.18 have been added.
- Legal descriptions and exhibits for easements will be drawn up at the time PWSD accepts the proposed line work in the plant set.
- In regards to the SIA, Letter of Credit, wet stamps, fees, etc., please let us know what fees are due at this time and how/when we pay them. We assume this takes place once all plans are complete, with no further edits, and are ready to be approved.

- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Environmental (Construction Plans)

Comment(s) Addressed: Yes No

Response:

See attached comment response letter responding to the engineering, drainage, traffic study, construction plan comments from the engineering group above.



Property Owner

02/26/2020

Date



Project Representative

2/26/2020

Date