Development Review Division

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

M E M O R A N D U M

TO: **Jeanne Shaffer, Groundwork Entitlement Services, LLC**

FROM: **BrieAnna Simon, Associate Planner**

DATE: **December 16, 2019 (APPLICANT RESPONSE TO COMMENTS FEBRUARY 26, 2020)**

SUBJECT: **SP19-062, Site Plan, Horseshoe Ridge Block 1 Lot 2 - Multi-Tenant Commercial 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:

1. 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

2. 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):

1. **Site Plan Request: Numbers provided in narrative do not match those shown on the proposed site plan. Please adjust accordingly.**
   Comment Addressed: ☒ Yes ☐ No
   Response:

The numbers in the project narrative now correspond to the SPR plan set.

Landscaping: Please update the parking lot layout information in the narrative per the new lot layout shown in the site plan.

Comment Addressed: ☒ Yes ☐ No

Response:

The layout information has been clarified.

2. **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:

The EIFS is drainable and this statement has been added to the narrative under "Building Materials".

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:

RESPONSE - +/- HAS BEEN REMOVED FROM ALL AREAS.

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

Comment Addressed: ☒ Yes ☐ No

Response:

RESPONSE – BICYCLE PARKING ADDED TO THE SITE DATA TABLE.

3. **Site Data Table: The "Stalls Next to Landscape" dimensions do not match the size shown on page two the proposed site plan (e.g., 8' x 9' in size). Please check numbers.**

Comment Addressed: ☒ Yes ☐ No

Response:

RESPONSE – ALL DIMENSIONS HAVE BEEN UPDATED WITH THE MOST RECENT SITE CHANGES.

4. **Site Data Table: The "retail building size" in the Site Data Table does not match the dimensions shown on page two the proposed site plan (e.g., 3,356 sqft vs 3,213 sqft). Please check numbers and adjust parking calculations as needed.**

Comment Addressed: ☒ Yes ☐ No

Response:

RESPONSE – NUMBERS HAVE BEEN CORRECTED.

III.1.A. Adjacent Sensitivity:

5. **Where is the drive through menu board going to be located? Will there be over head covering? Please provide a detail.**

   Comment Addressed: ☒ Yes ☐ No

   Response:

   RESPONSE – NO MENU BOARD IS REQURIED, IT'S A CALL A HEAD PICK UP WINDOW (PIZZA HUT)

III.1.D. Pedestrian Access:

6. **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:

   RESPONSE – SITE HAS BEEN UPDATED TO MEET THE 8' CONTINOUS WALK.

7. **Egress doors for the public or employees cannot open to landscaping beds. This landscaping will not survive. There needs to be a sidewalk provided where employees or the public can exit the building. Please adjust accordingly.**

   Comment Addressed: ☒ Yes ☐ No

   Response:

   RESPONSE – ALL DOORS HAVE BEEN PROVIDE A CONCRETE WALK IN STEAD OF LANDSCAPE

III.2.C. Building Materials:

8. **These south elevation of the building should be enhanced in order to meet the 360-degree architecture requirement. Since the South elevation fronts Hess Road, this elevation should not have a "rear" appearance. There are a number of options to meet this requirement. Please work with staff to determine the best path forward.**

   Comment Addressed: ☒ Yes ☐ No

   Response:

   To enhance this side of the building, storefront windows and doors have been added along with awnings to match the front (north) side of the building.

9. **Extend the screen wall to screen the rear appearance along Hess Road.**

   Comment Addressed: ☒ Yes ☐ No

   Response:

   Our planner stated that the intent of this comment was to provide more year-round screening for the drive thru and that more evergreen plantings could be considered instead of the screen wall. Five 6-foot tall junipers have been added to provide the desired screening.

Land Development Ordinance

Section 13.06.050 – Parking Regulations:

1. **Please check the required parking calculations. Please note all parking calculations should be rounded up per the rounding rule as defined in Section 13.06.050(e)(1)(d).**
   Comment Addressed: ☒ Yes ☐ No
   Response:
   REVIEWED AND CORRECTED.

2. **Per Section 13.06.050(f)(1) Parking spaces adjacent to landscape islands shall be ten (10) feet in width. Please adjust according.**
   Comment Addressed: ☒ Yes ☐ No
   Response:
   UNDERSTOOD. ALL STALLS ALONG LANDSCAPING ARE NOW 10 WIDE.

3. **Per Section 13.06.050(g)(2)(e) Drive-through lanes shall be designed to be eleven (11) feet in width. Please adjust accordingly.**
   Comment Addressed: ☒ Yes ☐ No
   Response:
   DRIVE THROUGH LANE IS AT A MINIMUM OF 11' WIDE

4. **Per Section 13.06.050(g)(2)(a) When two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width. Please adjust the internal drive widths accordingly.**
   Comment Addressed: ☒ Yes ☐ No
   Response:
   UNDERSTOOD, ALL TWO-WAY ROADWAYS ARE A T A MINIMUM OF 24' WIDE.

5. **Per Section 13.06.050(g)(2)(a) when two-way traffic is proposed, the drive shall be designed to be between twenty-four (24) and twenty-six (26) feet in width. Additionally, per Section 13.06.050(g)(2)(c) no pedestrian crossing of an internal private drive may exceed twenty-six (26) feet. Please adjust the drive lane width to accommodate the pedestrian connection between the two lots.**
   Comment Addressed: ☒ Yes ☐ No
   Response:
   UNDERSTOOD, ALL TWO-WAY ROADWAYS ARE A T A MINIMUM OF 24' WIDE.

6. **Parking lots adjoining another parking lot shall provide a buffer a minimum of eight (8) feet. Please adjust accordingly.**
   Comment Addressed: ☒ Yes ☐ No
   Response:

AN 8' LANDSCAPE ISLAND HAS BEEN ADDED BETWEEN THE TWO LOTS.

Section 13.06.050 – Bicycle Parking Regulations:

7. **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 RACK DETAILS HAVE BEEN ADDED TO THE PLAN SET.

Section 13.06.070 – Landscape Regulations:

8. **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 to include this calculation.

9. **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 these numbers accurately.

10. **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 to show we meet the requirement

11. **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:

Table has been updated. The ROW trees are not counted in the tables (other than in the ROW table) but are listed in the plant list and are not counted towards overall landscaping requirements.

12. **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:

Two separate tables have been added and the ROW trees are not factored into any perimeter or internal tree planting requirements.

13. **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

14. **North 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:

Additional landscape has been added to the north east corner of the building. Benches have been added to patio area located at the south west corner of the building as suggested by staff to offset the requirements on the north lot line that can't be met because of the shared drive aisle.

15. **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:

> 13.06.070 (r)(3) – Reads exactly "Plant material shall be located at building corners and along all commercial and multiple-family residential building sides, except where building sides are covered by an overhang, porch or other weather protection features" The entire north elevation is covered by an overhang/awning that protect main customer entrances so landscaping is not required along this building side. The landscaping is provided on the south and east building facades even though there are overhangs in these locations to enhance these non-primary facades. The only other portion of building façade without landscaping is a small portion of the west façade where the bike rack is located. Benches have been added to the SW corner of the building and additional landscaping has been added to the NE corner of the building

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

Comment Addressed: ☒ Yes ☐ No

Response:

> The landscape tables have been updated and show that the project meets or exceeds the landscape requirements. No waivers are requested.

17. **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, both will be used.

18. **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 added to the plan set.

Section 13.06.090 – Screening Regulations:

19. **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 CxC shrubs and PAH perennials.**

Comment Addressed: ☒ Yes ☐ No

Response:

> Plant material has been updated.

Section 13.10.140 – Lighting Regulations:

20. **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:

This has been adjusted to 9.0.

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:

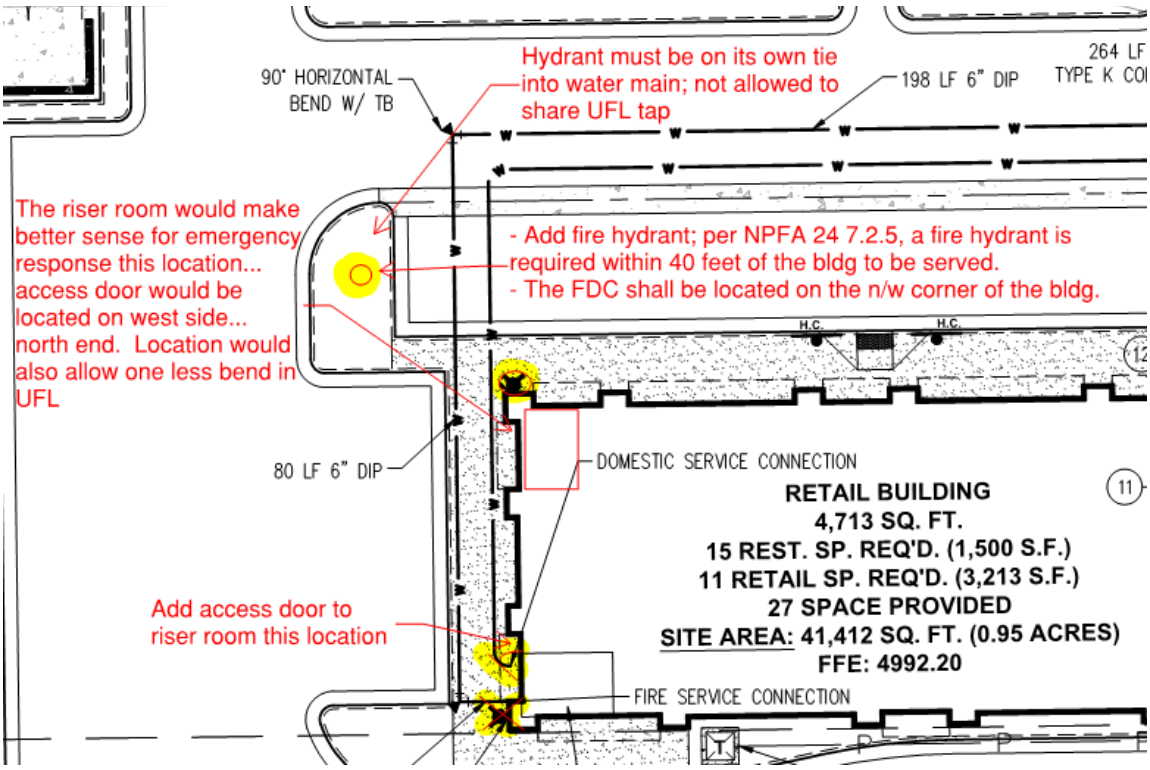
The applicant shall provide a fire hydrant, locating in the median, at the n/w corner of the building. Note – the fire hydrant and fire line are not allowed to share the same tap (see snapshot below):

RESPONSE – FIRE HYDRANT ADDED TO THE MEDIAN AT THE NW CORNER OF THE BUILDING. THE WATER MAIN IS NOW LOOPED BETWEEN THE TWO SITES.

A better location for the riser room would be the n/w corner of the building with the access door to the riser room being located on the west side of the building. (see snapshot below):
RESPONSE – RISER ROOM HAS BEEN MOVED TO THE NW CORNER OF THE BUILDING.

The applicant shall locate the FDC to the north side of the building… west end (see snapshot below):
RESPONSE – FCD LOCATED AT THE NORTH WEST CORNER OF THE BUILDING ALONG THE NORTH FACE.

The applicant shall provide a man door into the fire sprinkler control valve room on the west side of the building (see snapshot below):
RESPONSE – MAN DOOR ADDED TO THE FIRE RISER ROOM AT THE NW CORNER OF THE BUILDING ALONG THE W FACE.



- Parker Water and Sanitation

Comment(s) Addressed: ☒ Yes ☐ No

Response:

Please reference the attached PSWD CD redlines for comment responses directly on the plans. The responses to comments in the PWSD letter are listed below.

- Updated cost estimate has been added to the submittal package with the water improvements added.
- An Industrial Waste Permit application is in process.
- Plumbing plans will be provided once complete, closer to the building permit submittal, once those submittal documents are prepared.
- Please provide the SIA agreement and we will execute when PWSD requires
- Easements have been added to the plans, we will provide legals and descriptions upon approval of the attached line work
- Water main profile has been added to the plan
- Irrigation meter has been added to the redlined location
- Water main is now designed to loop between the two lots.
- Addresses will be provided once assigned by the Town.
- Water detail 3.10, W5.11, and W5.18 have been added to the plan set
- We understand the last comment about final documents, fees, etc. Please let us know if there is a fee we need to pay now for the 3rd review of the plan sets.

- Town of Parker – Civil (Construction Plans)
- 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)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☒ Yes ☐ No

Response:

Please see the response to engineering comments letter attached for your review.

_____ 02/26/2020

Property Owner Date

Jeanne M Shaffer 2/26/2020

Project Representative Date