



Development Review Division

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

MEMORANDUM

TO: Dan Skeeahan, Kimley Horn
FROM: Stacey Nerger, Senior Planner
DATE: April 9, 2021
DESIGN TEAM RESPONSE DATE: APRIL 20, 2021

SUBJECT: Parker and Pine Filing No. 2 Lots 1 – 3 – Site Plan
Review Comments 03

Listed below are the Planning Division's comments related to your land use 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: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development 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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District must be exactly the same as the approved Site Plan set.
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.

Example: "04 Parker and Pine Multifamily Site Plan" or "Second Submittal Parker and Pine Multifamily Site Plan"

General Comments

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

ALL RECEIVED COMMENTS HAVE BEEN ADDRESSED.

Parking

1. Pursuant to Section 13.06.050 (d) (1) d. "Fractions. In calculating the required number of parking spaces, any fraction of a parking space more than 1/2 shall be equal to one (1) space. Fractions less than 1/2 of a parking space shall not be counted as a parking space." We have agreed that each lot needs to include the minimum number of parking spaces to park the residents that live there based on the unit number and type of units. Based on the above code any fraction greater than 1/2 shall equal 1 space. Please adjust the parking calculations accordingly.

Comment Addressed: Yes No

Response:

PARKING CALCULATED UPDATED.

2. Pursuant to Section 13.06.050 (f):
(f) Parking space size. (1) Each off-street parking space, other than parallel spaces, shall be nine (9) feet in width and eighteen (18) feet in length, with an unobstructed front-end overhang. Parking spaces adjacent to landscape islands shall be ten (10) feet in width or a concrete strip, at least eighteen (18) inches wide, shall be provided on the adjacent side of the island for pedestrians to step out of the car.

Based on the Site Plan it looks as if some of the spaces next to the landscaped islands meet this, but it is certain they all do (based on the note). If the parking spaces adjacent to the landscape islands are no 10 feet in width please make sure that the 18 inch wide concrete strip is located within the landscaped island. Please add a note to the plan set that outlines this.

Comment Addressed: Yes No

Response:

PARKING SPACES UPDATED AS NEEDED AND ADDITIONAL LABELS ADDED.

Landscaping

1. Please expand the required and provided landscape table to include the required and provided Parking Lot Perimeter Landscaping and Site Perimeter Landscaping.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN EXPANDED TO INCLUDE REQUIRED AND PROVIDED PARKING LOT PERIMETER LANDSCAPING AND SITE PERIMETER LANDSCAPING.

2. Per Section 13.06.070 m. Streetscape landscaping is required along all public and private roads to create a uniform street landscape character. 1 tree is required per 40 linear feet of roadway. Please fix the landscape table to state that the landscaping along Twenty Mile and the east west internal access road will be provided by the master developer. Also include the streetscape provided along the other internal roads if you will be installing this. This can be broken down by Lot 2 east/west internal road, Lot 2 north/south road, etc.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN UPDATED TO INCLUDE AND CLARIFY THE STREETScape THAT WILL BE INSTALLED BY THE MASTER DEVELOPER AND THE STREETScape THAT WILL BE INSTALLED AS A PART OF THIS PROJECT.

3. Per Section 13.06.070 o. Parking lot perimeter landscaping is required for all parking areas that contain 5 or more parking spaces. Please add this information to the landscape table. Based on the landscape plans it looks like most of the parking lot perimeter landscaping requirements are satisfied. There are still two areas that need additional landscaping:
- a. Lot 1 North parking lot perimeter: Please add additional shrubs and or grasses to fill in the gaps directly adjacent to the parking stalls.
 - b. Lot 3 South parking lot perimeter: We have agreed that this buffer can be reduced to 10 feet with excess landscaping to include a mix of evergreen and deciduous trees and shrubs. Please see redlines for additional landscaping to be added.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN UPDATED TO INCLUDE PARKING LOT PERIMETER LANDSCAPING. GRASSES HAVE BEEN ADDED TO LOT 1 NORTH PARKING LOT PERIMETER AS REQUESTED. SHRUBS HAVE BEEN PROVIDED AT THE LOT 3 SOUTH PARKING LOT PERIMETER TO SATISFY THE PERIMETER LANDSCAPING REQUIREMENT. THERE IS ONLY 6.5' BETWEEN THE BACK OF CURB AND THE RETAINING WALL ADJACENT TO THE PROPERTY LINE IN THIS LOCATION. THIS LANDSCAPE AREA IS TOO SMALL TO PROVIDE ADEQUATE GROWING SPACE FOR DECIDUOUS TREES. LOW GROWING EVERGREEN/CONIFEROUS TREE BRANCHES WOULD IN TIME GROW OVER THE CURB AND NEED TO BE TRIMMED (NOT IDEAL). THE ROOT SYSTEMS OF EITHER TYPE OF TREE WOULD GROW INTO THE RETAINING WALL AND COULD AFFECT THE STRUCTURAL INTEGRITY OF THE WALL. PER SECTION 13.06.070 LANDSCAPE REGULATIONS (o) PARKING LOT PERIMETER LANDSCAPING, BUFFERING TECHNIQUES MAY INCLUDE TREES, SHRUBS, OTHER PLANT MATERIALS, WALLS, FENCES, EARTHEN BERMS OR A COMBINATION OF THESE ELEMENTS. **THE INTENT OF THE REQUIREMENT IS TO MINIMIZE THE VISUAL IMPACT OF PARKING LOTS, ESPECIALLY FROM THE GRILLS AND HEADLIGHTS OF VEHICLES PARKED ALONG THE ROADWAY.** THE SHRUBS SPECIFIED ON THE PLANTING PLAN WILL MEET THIS REQUIREMENT, ESPECIALLY SINCE USERS IN THE GULCH BELOW WILL BE AT LEAST 10' LOWER THAN THE PARKING LOT.

4. Per Section 13.06.070 p. Parking lot interior landscaping (landscape islands) is required for all multi-family development requiring more than 20 parking spaces. A minimum of 10% of the parking lot area shall be provided as parking lot interior landscaping to include 1 tree and 5 shrubs per 162 square feet. Please provide a table stating the amount of parking lot interior landscaping with the number of trees and shrubs. Please provide an exhibit that shows what landscaping is being used to meet the minimum requirements for parking lot interior landscaping. Some applicants number each island to demonstrate that the minimums are satisfied. This is helpful and an example can be provided if you would like to also do this.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN UPDATED TO INCLUDE PARKING LOT INTERIOR LANDSCAPING REQUIRED AND PROVIDED TREES AND SHRUBS. THE LANDSCAPE ISLANDS HAVE BEEN NUMBERED ON THE PLANTING PLANS AND SQUARE FOOTAGES OF EACH LANDSCAPE ISLAND HAS BEEN PROVIDED FOR REFERENCE.

5. Per Section 13.06.070 q. Site perimeter landscaping requirements are required for all multi-family development as outlined below. Please add this information to the table. Please see the redlines for locations for additional trees and shrubs.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN UPDATED TO INCLUDE SITE PERIMETER LANDSCAPING REQUIREMENTS. TREES AND SHRUBS HAVE BEEN ADDED TO THE PLANTING PLANS AS REQUESTED TO MEET THE SITE PERIMETER LANDSCAPING REQUIREMENTS.

6. Please verify the numbers listed within the landscape requirement table to ensure the numbers listed as provided are correct. Based on the table, the quantities listed and the table do not align. Please correct.

Comment Addressed: Yes No

Response:

LANDSCAPE TABLE ON SHEET 27 OF 49 HAS BEEN UPDATED TO REFLECT THE TOWN'S LANDSCAPE REQUIREMENTS AND THE PLANTING PLAN PROVIDED.

Parks Requirements

1. Based on the number of residential units provided on site, a total of 2.363 acres of park space is required. This 2.363 acres can be included within the open space/landscaping. The bike racks proposed to be counted towards the minimum park acreage does not meet the intent of park space. Bicycle racks are required within the parking requirement for multi-family units. Please remove these areas from the calculation. To make up for this lost area, the Town would like to see the entire area south of Lot 3 included in the parks areas (avoid the gap). This area should include amenities and will count towards the park dedication requirements.

Comment Addressed: Yes No

Response:

BIKE RACKS HAVE BEEN REMOVED FROM THE MINIMUM PARK ACREAGE CALCULATIONS. THE GAP SOUTH OF LOT 3 HAS BEEN FILLED AND COUNTED TOWARDS THE PARK DEDICATION REQUIREMENTS.

2. The Town has agreed to allow a portion of the detention pond tract be used to meet the minimum open space/landscaping requirement. If the above inclusion of the gap on the Town's opens space property exceeds the minimum park space, please remove the base of the detention pond as this really doesn't meet the intent of the parks code.

Comment Addressed: Yes No

Response:

THE BASE OF THE DETENTION POND (TO ELEV. 5780) HAS BEEN REMOVED FROM THE PARK SPACE CALCULATIONS.

3. Per the new Town of Parker Parks Dedication standards, an open turf play area is a required element of all neighborhood parks. Please consider adding an artificial turf area within the Town Open Space. This can be located on the slope for a running, rolling, etc. hill for exercise.

Comment Addressed: Yes No

Response:

AN OPEN TURF PLAY AREA HAS BEEN PROVIDED WITHIN THE GULCH PARK AREA. ARTIFICIAL TURF HAS NOT BEEN PROVIDED IN THIS AREA DUE TO COST AND MAINTENANCE ENCUMBRANCES.

4. Please provide a maintenance schedule for the park amenities located on Town Property to be reviewed and approved. This maintenance schedule should include the emptying of trash on a weekly basis and the monitoring of play equipment for safety.

Comment Addressed: Yes No

Response:

MAINTENANCE SCHEDULE HAS BEEN PROVIDED ON SHEET 12 OF 49. PLEASE NOTE THE APPLICANT IS HAPPY TO WORK WITH TOWN STAFF TO FURTHER DEVELOP A MAINTENANCE PLAN TO SATISFY THE NEEDS OF THE APPLICANT AND THE TOWN.

5. All amenities located along the trail shall be located on concrete pads. In addition, all benches, trash cans, fitness stations, etc. will need to include a paved access path from the trail to the amenity to meet ADA requirements.

Comment Addressed: Yes No

Response:

THE PLANS HAVE BEEN UPDATED TO INCLUDE CONCRETE PADS AT ALL AMENITIES LOCATED ALONG THE TRAIL. A PAVED ACCESS PATH FROM THE TRAIL HAS BEEN PROVIDED TO ADJACENT AMENITIES INCLUDING BENCHES, TRASH CANS, FITNESS STATIONS, ETC.

6. All amenities located along the trail will need to be setback a minimum of 5 feet from the trail to allow for the Town to maintain the trail. The Town will continue to move a 60 inch strip adjacent to the trail. Anything added or within the parks area for this application will be the responsibility

of the HOA.

Comment Addressed: Yes No

Response:

THE PLANS HAVE BEEN UPDATED TO PROVIDE A MINIMUM OF 5 FEET BETWEEN THE EXISTING TRAIL AND NEW AMENITIES.

Lighting

1. The provided uniformity ratios do not meet the outlined ratios. Please amend the lighting plan to meet the following ratios:

Walkways: Average to Minimum Luminance ratio shall be 3:1 and the Maximum to Minimum Luminance Ratio shall be 6:1.

Parking Lots: Average to Minimum Luminance ratio shall be 4:1 and the Maximum to Minimum Luminance Ratio shall be 6:1.

For walkways and parking lots, the lighting shall be in the above ratios. All other ratios included on the photometric Plan can be removed.

Comment Addressed: Yes No

Response:

PARKING CALCULATED UPDATED.

2. The photometric plan shall include the foot candles to at a minimum the property lines for each lot. Please expand the photometric plan to include the foot candles to each property line. A maximum of 1-foot candle is permitted at the property lines. An exception can be made where there is an adjacent internal road.

Comment Addressed: Yes No

Response:

PARKING SPACES UPDATED AS NEEDED AND ADDITIONAL LABELS ADDED.

Building Elevations

1. Please add a note to the elevation plan set that states that the elevations are in compliance with the Parker and Pine Mixed-Use Development Design Standards.

Comment Addressed: Yes No

Response:

NOTE ADDED TO ALL BUILDING ELEVATION PLAN SHEETS.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Parker Water and Sanitation
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Environmental (Construction Plans)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

ALL RECEIVED COMMENTS HAVE BEEN ADDRESSED.

Property Owner

Date

Dan Skeeahan, P.E.

4/20/2021

Project Representative

Date