



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 Skeehan, Kimley Horn
FROM: Stacey Nerger, Senior Planner
DATE: May 12, 2021
DESIGN TEAM RESPONSE DATE: MAY 27, 2021
SUBJECT: Parker and Pine Filing No. 2 Lots 1 – 3 – Site Plan
Review Comments 04

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. Based on the number of parking spaced drawn on the Site Plan, Lot 1 is still short one parking space.

Comment Addressed: Yes No

Response:

AS DISCUSSED ON 05/25/21 THE STALL COUNT FOR LOT 1 IS 55 WITH THE ADDITION OF THE 3RD PARALLEL PARKING STALL NEAR THE CENTER OF LOT 1.

Landscaping

1. 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 the total parking lot area to show that the minimum parking lot landscape area is satisfied.

Comment Addressed: Yes No

Response:

TOTAL PARKING LOT AREA HAS BEEN ADDED TO THE PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS TABLE ON SHEET 27 OF 49 AND SHEET 28 OF 49 AS REQUESTED.

2. Please verify the numbers listed throughout the Site Plan package along with 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:

QUANTITIES PROVIDED THROUGHOUT THE SITE PLAN PACKAGE AND LANDSCAPE REQUIREMENT TABLE HAVE BEEN UPDATED TO BE CORRECT AND TO ALIGN AS REQUESTED.

3. Pursuant to Section 13.10.110 a Tree Conservation Plan will be required showing the existing trees on the property, labeling which ones will remain and which ones will be removed. In addition, all trees proposed to remain shall be protected during construction.

Comment Addressed: Yes No

Response:

AS DISCUSSED, EXISTING TREES ON-SITE HAVE BEEN PROVIDED BY THE MASTER DEVELOPER ALONG SOME OF THE NEW ROADWAYS. **NONE OF THE TREES SHALL BE REMOVED OR RELOCATED AS A PART OF THIS PROJECT.** THESE TREES AND SHRUBS ARE SHOWN (GRAYED BACK) ON THE LANDSCAPE PLANS. CIVIL PLANS HAVE BEEN UPDATED TO INCLUDE THE EXISTING TREES AND A TREE PROTECTION DETAIL HAS BEEN PROVIDED ON THE CIVIL PLANS AS REQUESTED.

4. Pursuant to Section 13.10.110 a Tree Conservation Plan will be required showing the existing trees on the property, labeling which ones will remain and which ones will be removed. This section states "Credit for relocated trees/shrubs. Trees and shrubs proposed for relocation shall be credited at fifty percent (50%) of the replacement plant requirement. Relocated trees shall be maintained by the landowner for a period of two (2) years after relocation, at which time the Town shall view the vitality of the tree or shrub species following relocation. If the tree or shrub is determined by the Parks, Recreation and Open Space Director or designee to be more than fifty percent (50%) deceased, it will be subject to the replacement schedule of this Section following application of the fifty-percent-relocation credit."

Comment Addressed: Yes No

Response:

AS DISCUSSED, EXISTING TREES AND SHRUBS ON-SITE HAVE BEEN PROVIDED BY THE MASTER DEVELOPER ALONG SOME OF THE NEW ROADWAYS. **NONE OF THE TREES OR SHRUBS SHALL BE REMOVED OR RELOCATED AS A PART OF THIS PROJECT.** THESE TREES AND SHRUBS ARE SHOWN (GRAYED BACK) ON THE LANDSCAPE PLANS. CIVIL PLANS HAVE BEEN UPDATED TO INCLUDE THE EXISTING TREES AND A TREE PROTECTION DETAIL HAS BEEN PROVIDED ON THE CIVIL PLANS AS REQUESTED.

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. Based on the Town's new Parks Dedication Standards the following items are required for all neighborhood parks: landscaping, tables/seating, open turf play areas, universal and inclusive play elements, dog waste stations, trash receptacles and a small shelter.

Based on your parks plan all required elements have been provided excluding the open turf play area.

Comment Addressed: Yes No

Response:

AS DISCUSSED, AN ARTIFICIAL TURF/OPEN TURF PLAY AREA HAS BEEN PROVIDED IN THE GULCH AS REQUESTED.

2. The entire area of the park space within the Town's open space should be programed. This area can include the required open turf play area (artificial) or another element.

Comment Addressed: Yes No

Response:

AS DISCUSSED, A DECOMPOSED GRANITE FITNESS LOOP WITH 2 FITNESS STATIONS WRAPPING AN STRETCHING/YOGA LAWN (**ARTIFICIAL TURF/OPEN TURF PLAY AREA**) HAS BEEN PROVIDED IN THE GULCH AS REQUESTED.

3. 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. This maintenance schedule will be reviewed and included, most likely, in the License Agreement for the town property.

Comment Addressed: Yes No

Response:

AS DISCUSSED, A PRELIMINARY MAINTENANCE SCHEDULE HAS BEEN PROVIDED ON SHEET 12 OF 49. A MAINTENANCE SCHEDULE SHALL BE FINALIZED BASED ON FEEDBACK FROM THE PARK'S DEPARTMENT AND PROVIDED WITH THE LICENSE AGREEMENT.

Lighting

1. The provided uniformity ratios do not meet the outlined ratios. Please amend the lighting plan to meet the following ratios:
Parking Lots: Average to Minimum Luminance ratio shall be 4:1 and the Maximum to Minimum Luminance Ratio shall be 6:1.

Please adjust the ratio to meet the average to minimum ratio of 4:1.

Comment Addressed: Yes No

Response:

LIGHT FIXTURE ADJUSTMENTS AND ASSOCIATED UNIFORMITY RATIOS HAVE BEEN UPDATED. SEE SHEET 7 OF 49.

2. A maximum of 1-foot candle is permitted at the property lines. An exception can be made where there is an adjacent internal road. Please see the attached redlines for areas that need to be adjusted.

Comment Addressed: Yes No

Response:

LIGHT FIXTURE ADJUSTMENTS AND ASSOCIATED UNIFORMITY RATIOS HAVE BEEN UPDATED. SEE SHEETS 6 AND 7 OF 49.

Building Elevations

Staff has no additional comments on the elevations.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies are currently completing their review:

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 Skeehan, P.E.

Project Representative

5/27/2021

Date