



## Development Review Division

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

### MEMORANDUM

**TO:** Kurt Maes, 3K1 Consulting Services, LLC., Applicant  
**FROM:** Jeremiah Fettig, Associate Planner  
**DATE:** September 12, 2022  
**SUBJECT:** SP20-118; Parker and Pine F1 L4 - Car Wash  
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:** Jeremiah Fettig

**EMAIL:** [jfettig@parkeronline.org](mailto:jfettig@parkeronline.org)

**PHONE:** 303.805.3336

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO), the Development Design Standards, and Modified Commercial Zoning District. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)  
[Douglas 234 Planned Development](#)
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 includes a comprehensive detailing of comments.
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.**

#### Site Plan and Project Details

##### 1. Site Plan Review:

- a. Photometrics not resubmitted. Please address comments from first review and resubmit.
- b. For parking spaces adjacent to landscaping please include either 10-foot-wide spaces or 18-inch concrete curb for vehicle occupants to exit onto. **Code reference: 16.06.050 - Off-street parking and internal circulation.**

- c. Originally submitted site plan document not resubmitted. Site plan set missing sheets, indexes, tables, etc. Plan to be a comprehensive plan set, inclusive of architectural, photometric, landscaping, plus sheets originally submitted in document **31672 Site Plan ApplicationPKG**. Please revise the previously submitted site plan document per these comments and previously submitted review comments. Applicant continues to resubmit preliminary site plan document for review.
- d. General note, staff is acknowledging that the landscape and architectural sheets have been revised since the first review, after not being resubmitted with the second submittal.
- e. Next review (4<sup>th</sup> review) will be subject to additional fees. Fees must be paid prior to sending application out for referral.

**2. Please reference the redlines for all comments/clarification.**

Comment Addressed:       Yes       No

Response:

**OUTSIDE REFERRAL AGENCY COMMENTS**

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

- Cherry Creek Basin Water Quality Authority
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Stormwater (Construction Plans)
- Town of Parker – Stormwater (Site Plan)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Fire/Life Safety Division
- Parker Water and Sanitation District
- Xcel Energy – Utility

*Please keep an eye out in eTRAKiT for the comment to the following reviews:*

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

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:       Yes       No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date