



Development Review Division

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

MEMORANDUM

TO: David Brehm, Plan West

FROM: Carolyn Parkinson, Planner 1
Stacey Nerger, Senior Planner

DATE: July 28, 2021

SUBJECT: Compark Village South Major Amendment-Belford Ave and Bridge (SP21-028)

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: Carolyn Parkinson & Stacey Nerger

EMAIL: cparkinson@parkeronline.org
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. 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: "02 Belford CDs" or "Second Submittal Belford CDs"

Staff Comments 02

Compark Village South Major Amendment [Planning Case No. SP21-028]

Site Plan

July 28, 2021

General Notes

1. Please see the attached redlines for additional changes to the Landscape Plans.

Complied: Yes No

Response: Attached redlines have been addressed with revised landscape plans.

2. Any changes to the approved landscape plans for Filing No. 1 including the bridge over Green Acres needs to be included in the revisions to the landscape plans. All pages need to match. Please ensure all changes are included in the landscape set.

Complied: Yes No

Response: All revised plans are included with the resubmittal package.

OUTSIDE REFERRAL AGENCY COMMENTS

1. Please address all outside referral agency comments with a written response. These comments are available on etrakit. Please note that there are two locations where referral comments may be found. First on the review tab in your dashboard, but also in attachments. Please be sure to check both locations to avoid delays.

Complied: Yes No

Response: All landscape comments have been addressed.

Property Owner

Date

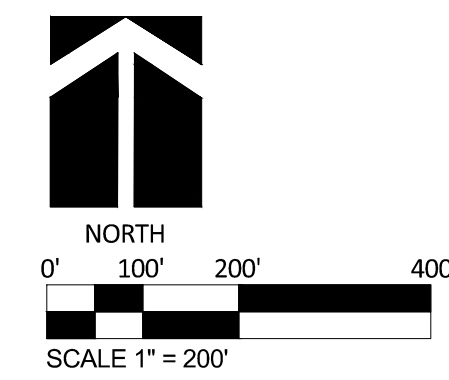
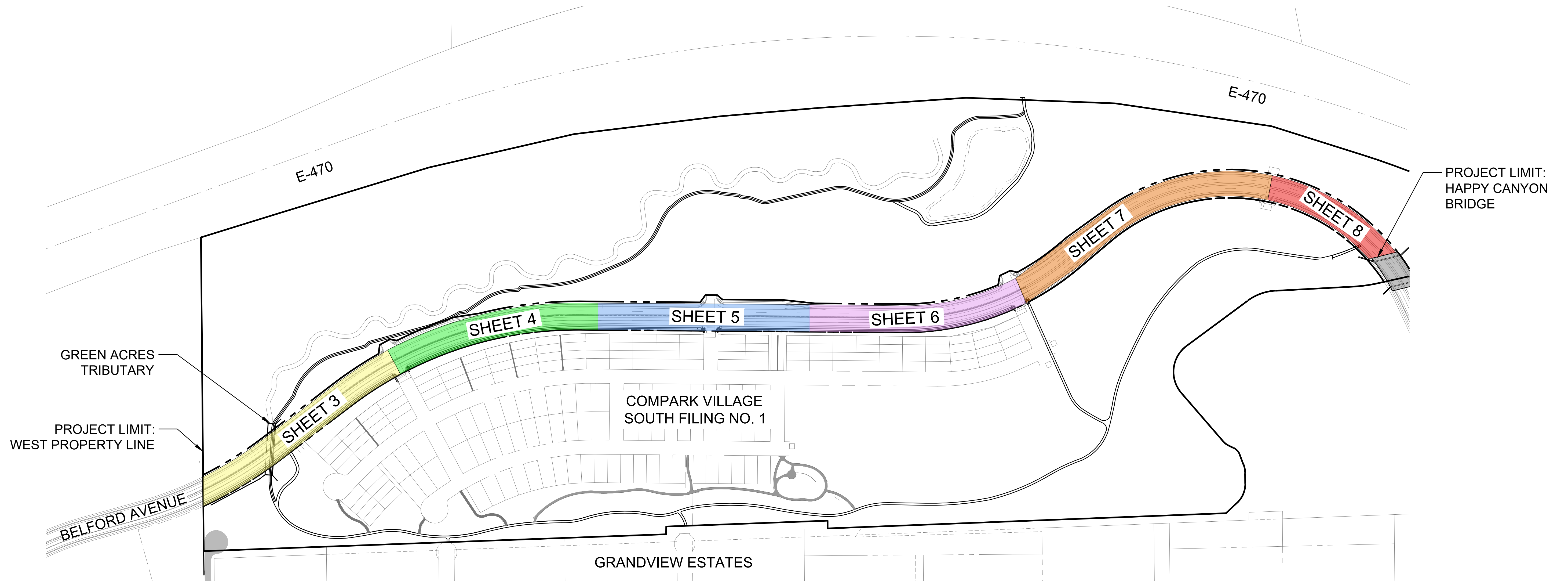
Project Representative

Date

COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



Belford Avenue Streetscape Project Limits

Site Improvement Plan Amendment No. 1

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
Denver, CO 80246
(303) 964-8800



Job No: 2020-09
Date: 03-17-2021
06-17-2021

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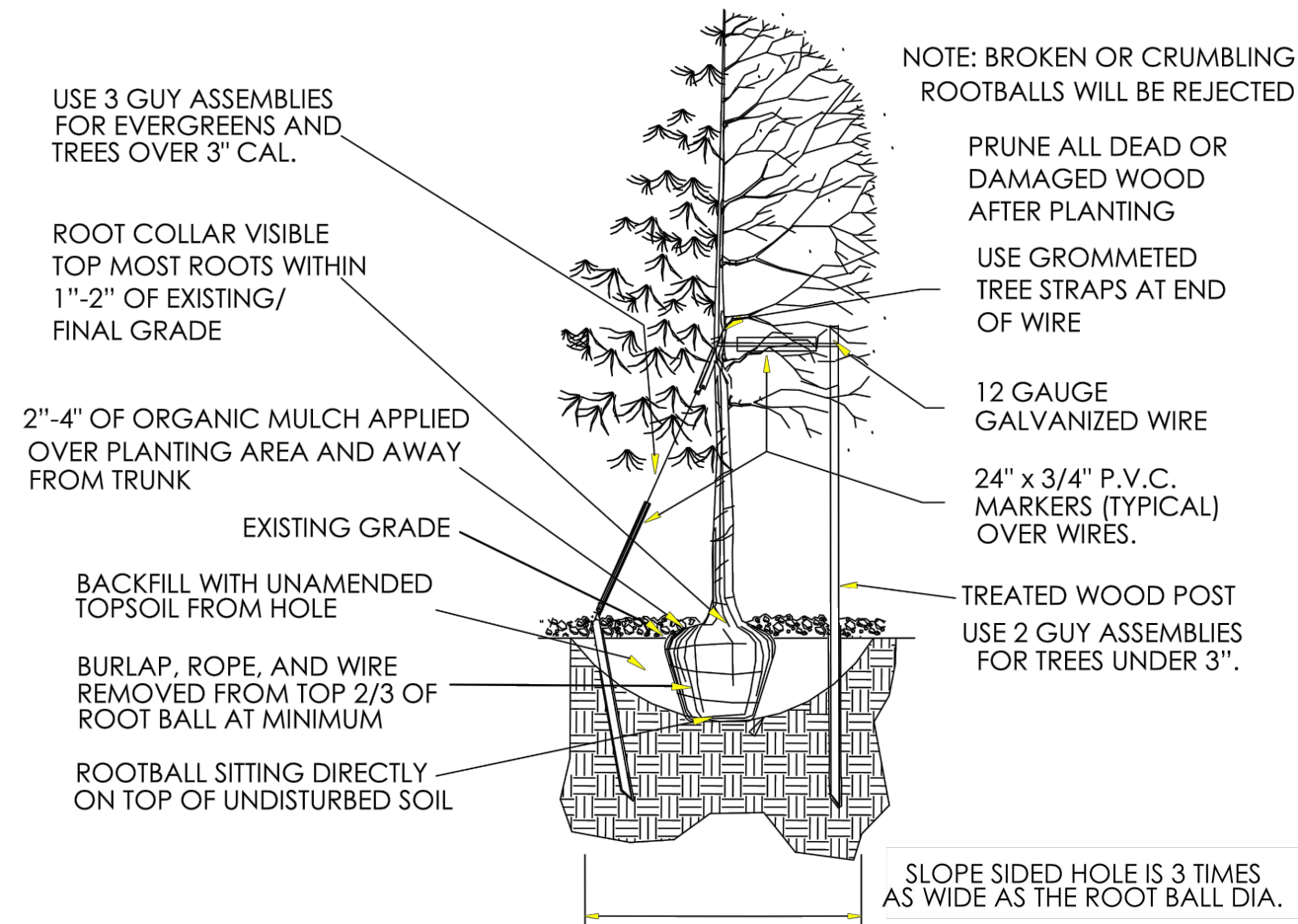
**PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE**

SHEET: 01 of 09

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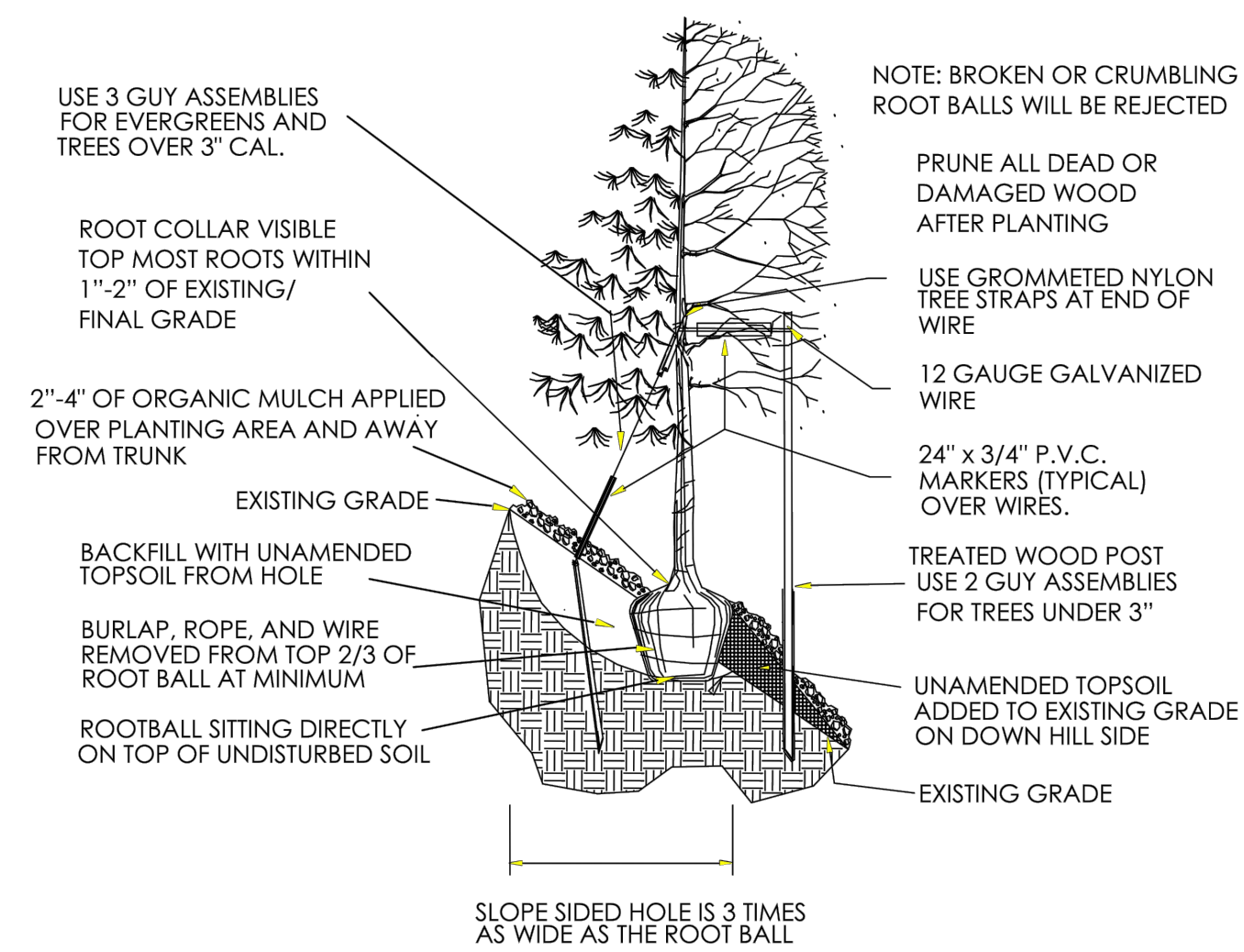
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LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE

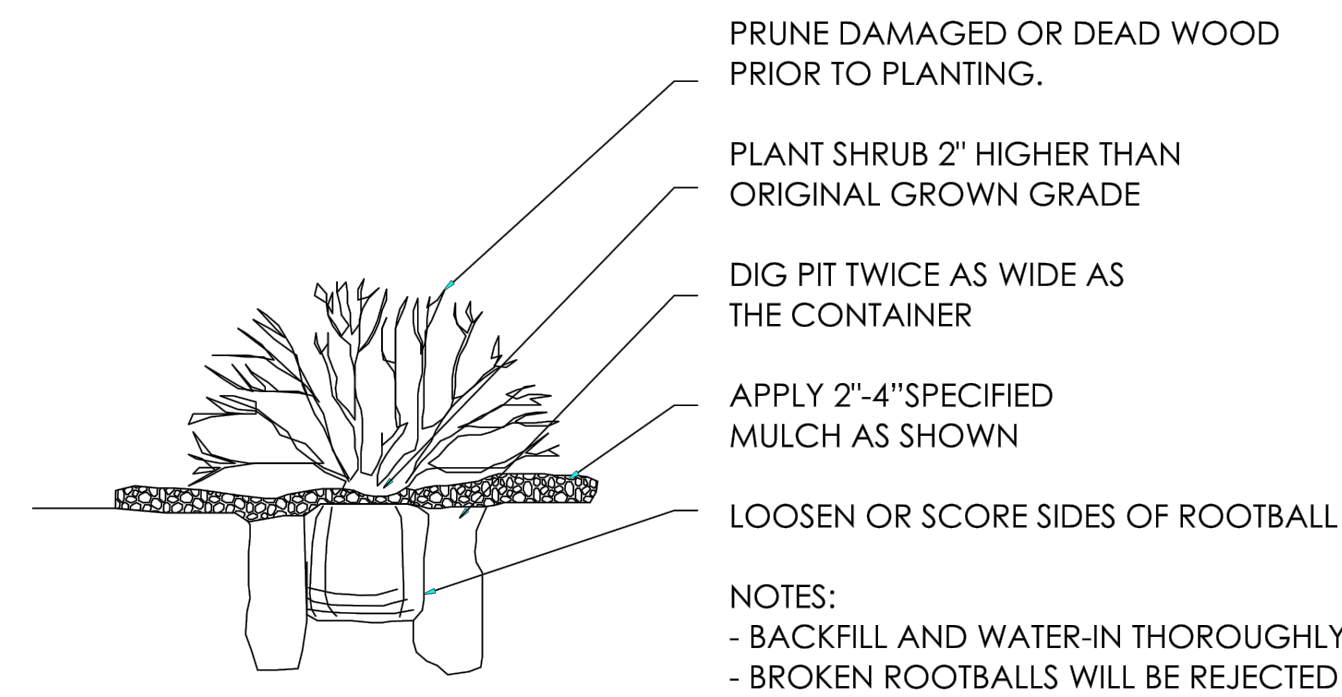


- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom 1/4 of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.

1 TOWN OF PARKER TREE DETAIL NOT TO SCALE



2 TOWN OF PARKER TREE DETAIL ON SLOPE NOT TO SCALE



3 TOWN OF PARKER SHRUB DETAIL NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT x WIDTH
	CO	20	Common Hackberry	<i>Celtis occidentalis</i>	B & B	2.5"Cal	60' x 40'
	TR	23	Redmond American Linden	<i>Tilia americana 'Redmond'</i>	B & B	2.5"Cal	50' x 40'
	UN	36	New Harmony American Elm	<i>Ulmus americana 'New Harmony'</i>	B & B	2.5"Cal	60' x 40'
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	MATURE HEIGHT x WIDTH
	CV	12	Winter King Hawthorn	<i>Crataegus viridis 'Winter King'</i>	B & B	2"Cal	30' x 20'
	KP	16	Golden Rain Tree	<i>Koelreuteria paniculata</i>	B & B	2"Cal	30' x 25'
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	AP	86	Panchito Manzanita	<i>Arctostaphylos x 'Panchito'</i>	5 gal	2' x 4'	
	CC	99	Dark Knight Bluebeard	<i>Caryopteris x clandonensis 'Dark Knight'</i>	5 gal	3' x 3'	
	CS	254	Variegated Redtwig Dogwood	<i>Cornus sericea 'Ivory Halo'</i>	5 gal	5' x 5'	
	JS	286	Sea Green Pfitzer Juniper	<i>Juniperus x pfitzeriana 'Sea Green'</i>	5 gal	5' x 6'	
	PO	275	Dwarf Ninebark	<i>Physocarpus opulifolius 'Little Devil' TM</i>	5 gal	4' x 4'	
	PP	94	Pawnee Buttes Sand Cherry	<i>Prunus besseyi 'P011S' TM</i>	5 gal	1.5' x 5'	
	VB	171	Mini Man Dwarf Manchurian Viburnum	<i>Viburnum burejaeticum 'P017S' TM</i>	5 gal	4' x 4'	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	HS	153	Blue Oat Grass	<i>Helictotrichon sempervirens</i>	5 gal	24-36" x 24-36"	
	MS	261	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	5 gal	24-36" x 24-36"	
	MC	118	Regal Mist Pink Muhly Grass	<i>Muhlenbergia capillaris 'Lenca' TM</i>	5 gal	18-30" x 18-30"	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	MATURE HEIGHT x WIDTH	
	HP	287	Purple De Oro Daylily	<i>Hemerocallis x 'Purple De Oro'</i>	1 gal	15-20" x 12-18"	
	LS	174	Snow Lady Shasta Daisy	<i>Leucanthemum x superbum 'Snow Lady'</i>	1 gal	12" x 15"	
	RF	192	Indian Summer Coneflower	<i>Rudbeckia fulgida 'Indian Summer'</i>	1 gal	12-15" x 36-48"	

PROPOSED PROGRAM

- LARGE SHADE TREES SPACED AT 35' O.C. TO CREATE A CONTINUOUS CANOPY AND STRONG EDGE TO THE STREET
- ORNAMENTAL POCKETS OF SHRUBS AND ORNAMENTAL GRASSES ADD INTEREST AND CREATE DIVERSE BUFFERING ALONG BELFORD AVENUE
- ACCENT SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS ADD INTEREST AND COLOR TO INTERSECTIONS
- PLANTS ARE SELECTED FROM PARKER'S APPROVED STREET TREE LIST AND RECOMMENDED PLANT LIST.

Belford Avenue Streetscape Notes & Details

Site Improvement Plan Amendment No. 1

Town of Parker, CO

OWNER
Belford Avenue North Metropolitan District
4100 East Mississippi Avenue, Suite 500
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(303) 964-8800



Job No: 2020-09
Date: 03-17-2021
06-17-2021

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PLANNING
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SHEET: 02 of 09

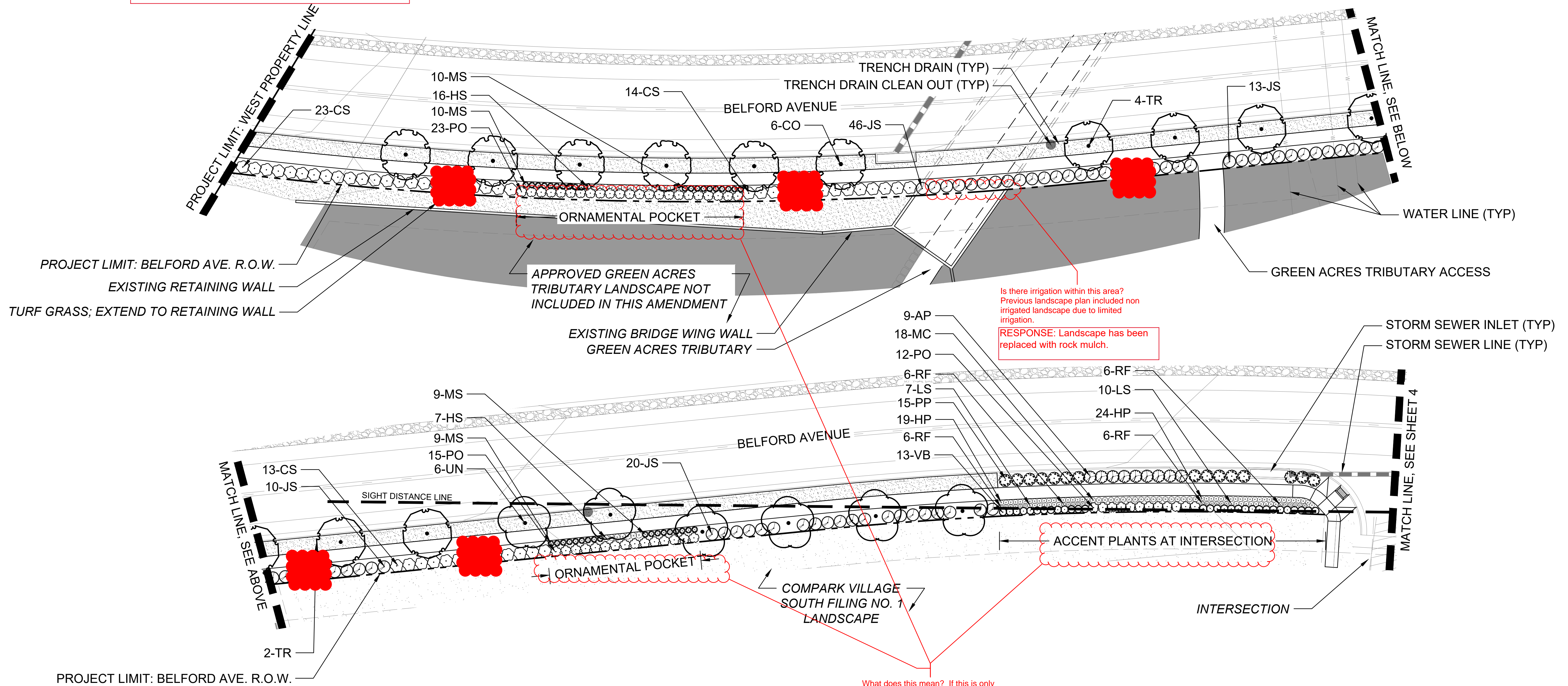
COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE

Please add additional trees at these locations to help meet the intent of the previous approved plan. In addition, the original landscape plan included 29 trees. The current plan within these areas only has 18. The addition of these trees can help meet the original, plus the intent.

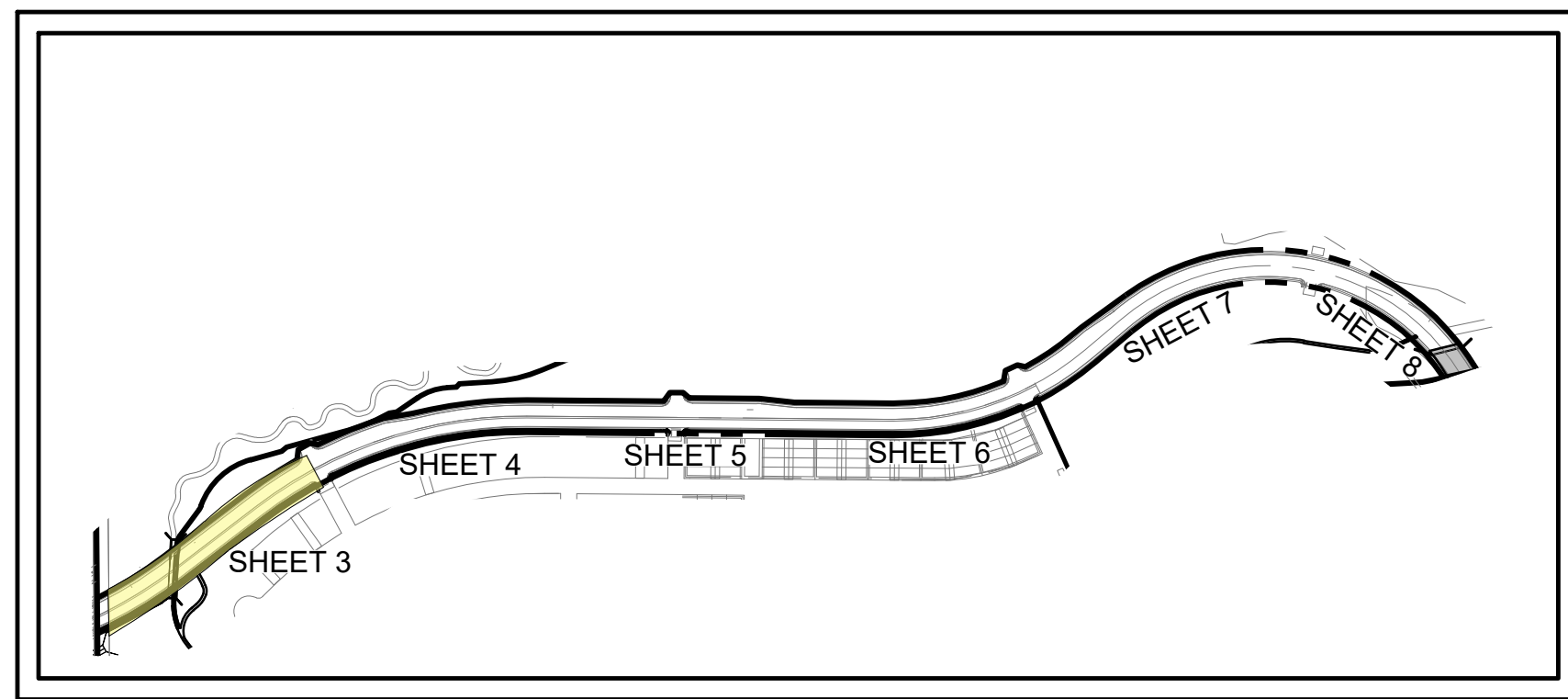
RESPONSE: Additional trees have been added to the landscape bed between the sidewalk and ROW line along entire stretch of Belford Avenue to better meet the intent of the approved plan.



Is there irrigation within this area? Previous landscape plan included non irrigated landscape due to limited irrigation.
RESPONSE: Landscape has been replaced with rock mulch.

What does this mean? If this is only describing what is being planted, please remove to avoid confusion. If this is for additional landscaping, all landscaping needs to be a part of this plan and shown or grayed back and stated part of a different plan. Adding this wording is not an option.

RESPONSE: Additional labels removed from all sheets to prevent confusion.



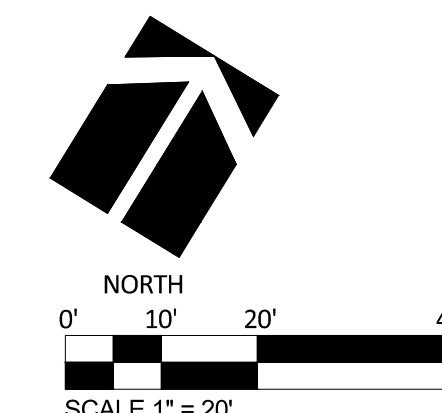
KEY MAP

SCALE: 1" = 300'

Belford Avenue Streetscape Conceptual Planting Design

Site Improvement Plan Amendment No. 1

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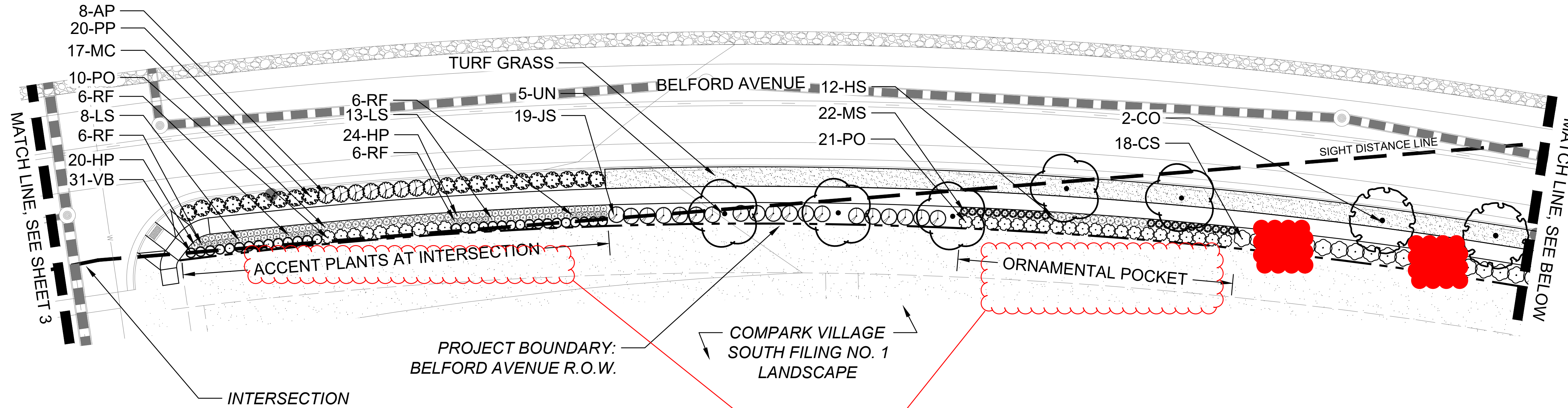
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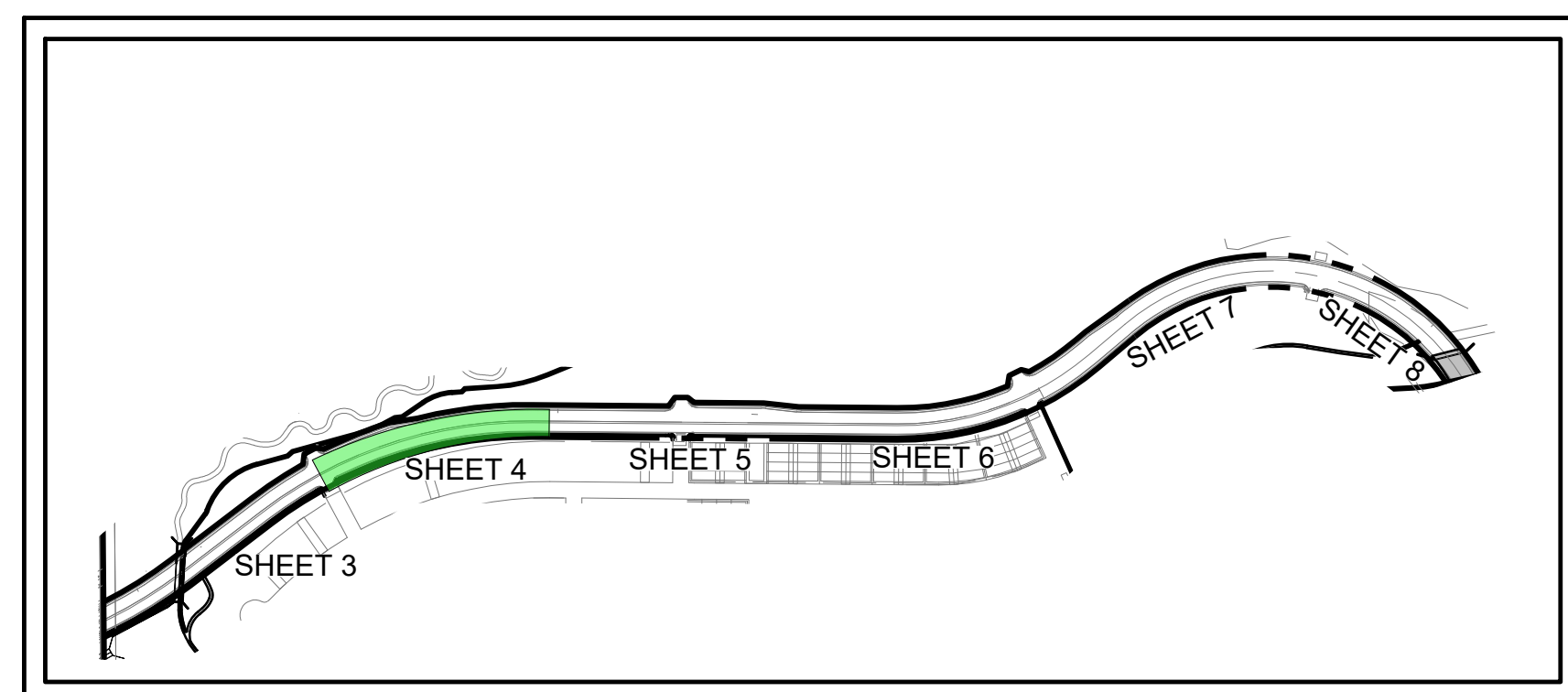
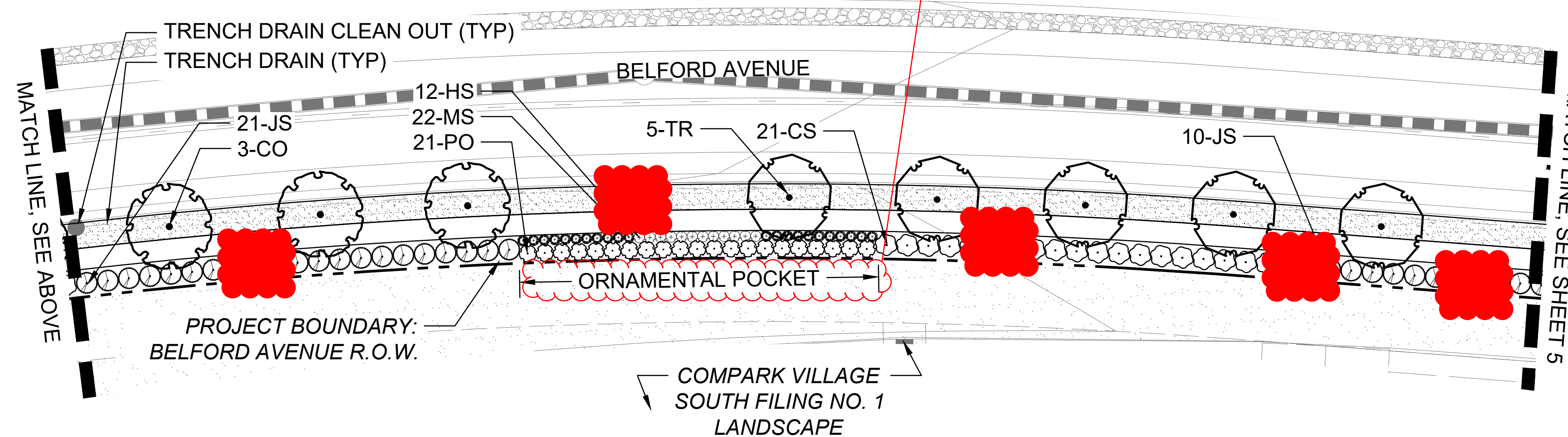
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See previous page for why additional trees should be added at these locations.

RESPONSE: Additional trees have been added to the landscape bed between the sidewalk and ROW line along entire stretch of Belford Avenue to better meet the intent of the approved plan.



See previous page comments on these notes.
RESPONSE: Additional labels removed from all sheets to prevent confusion.

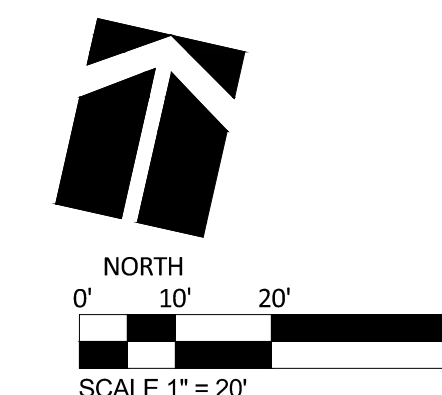


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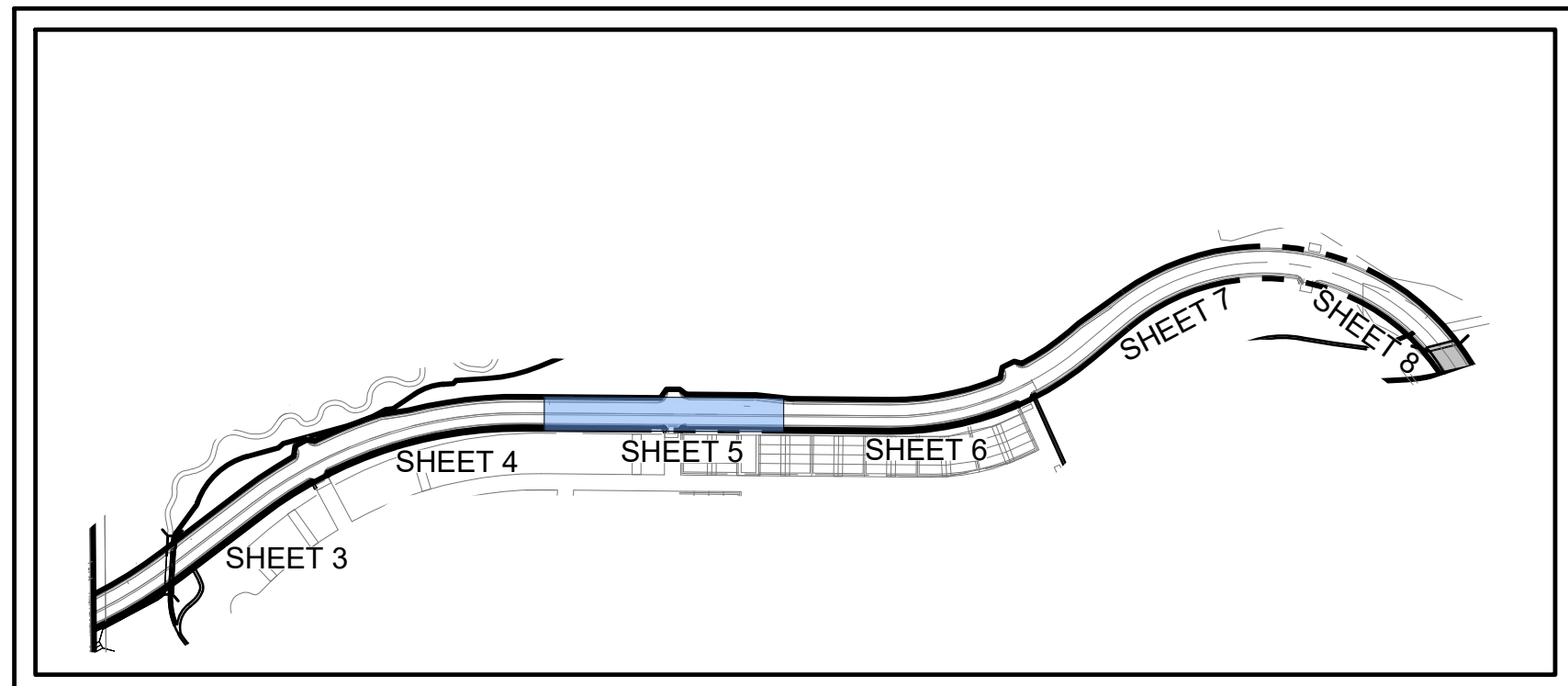
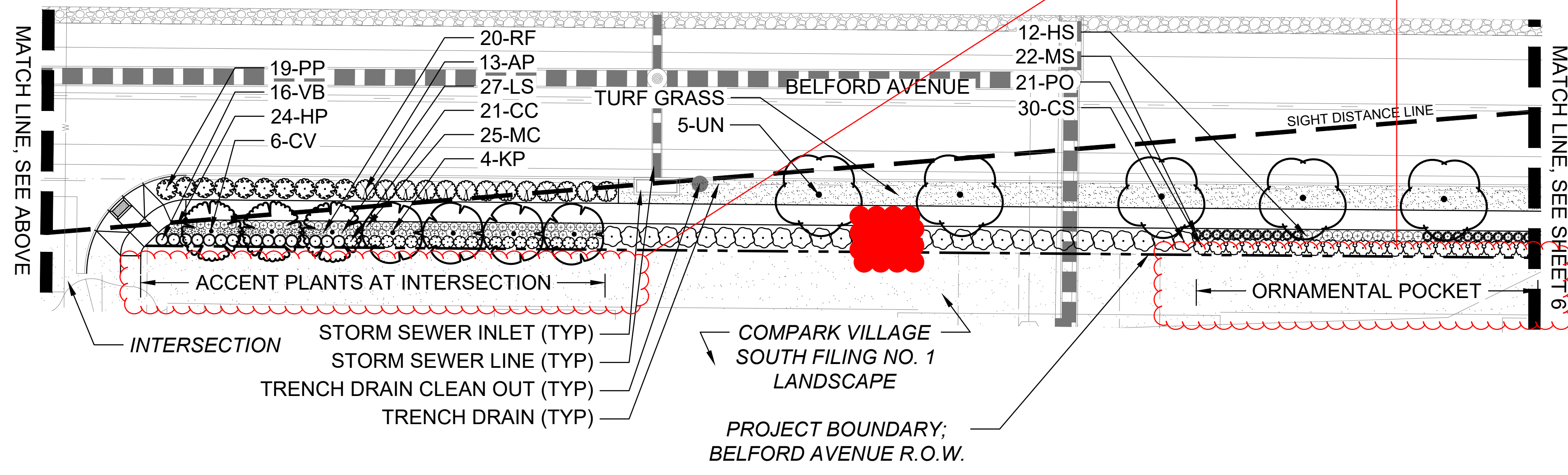
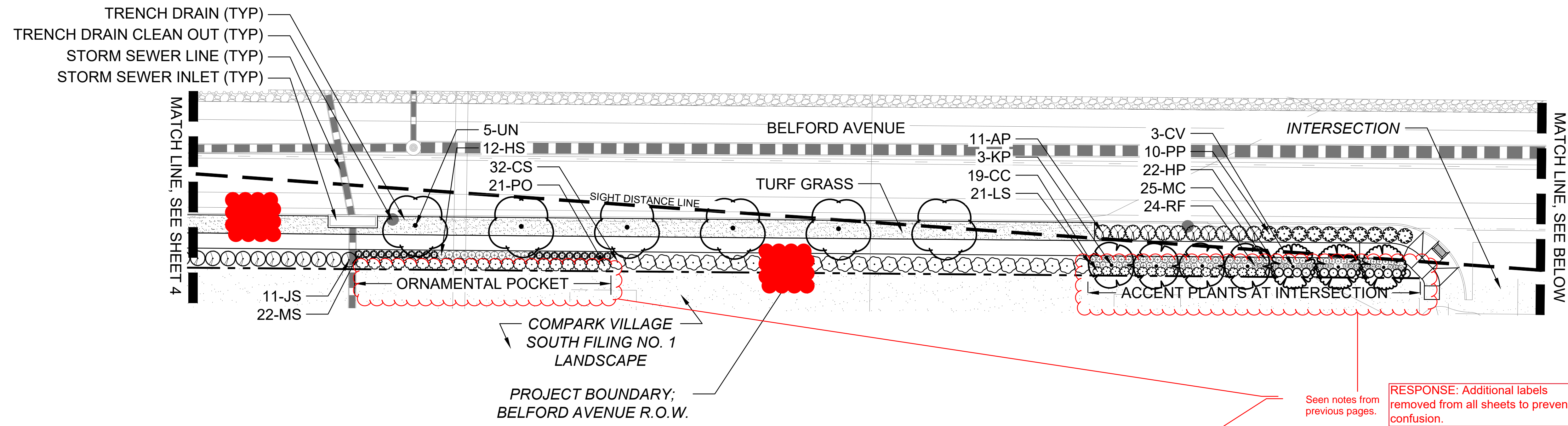
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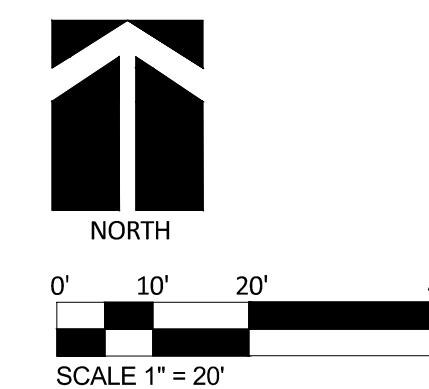


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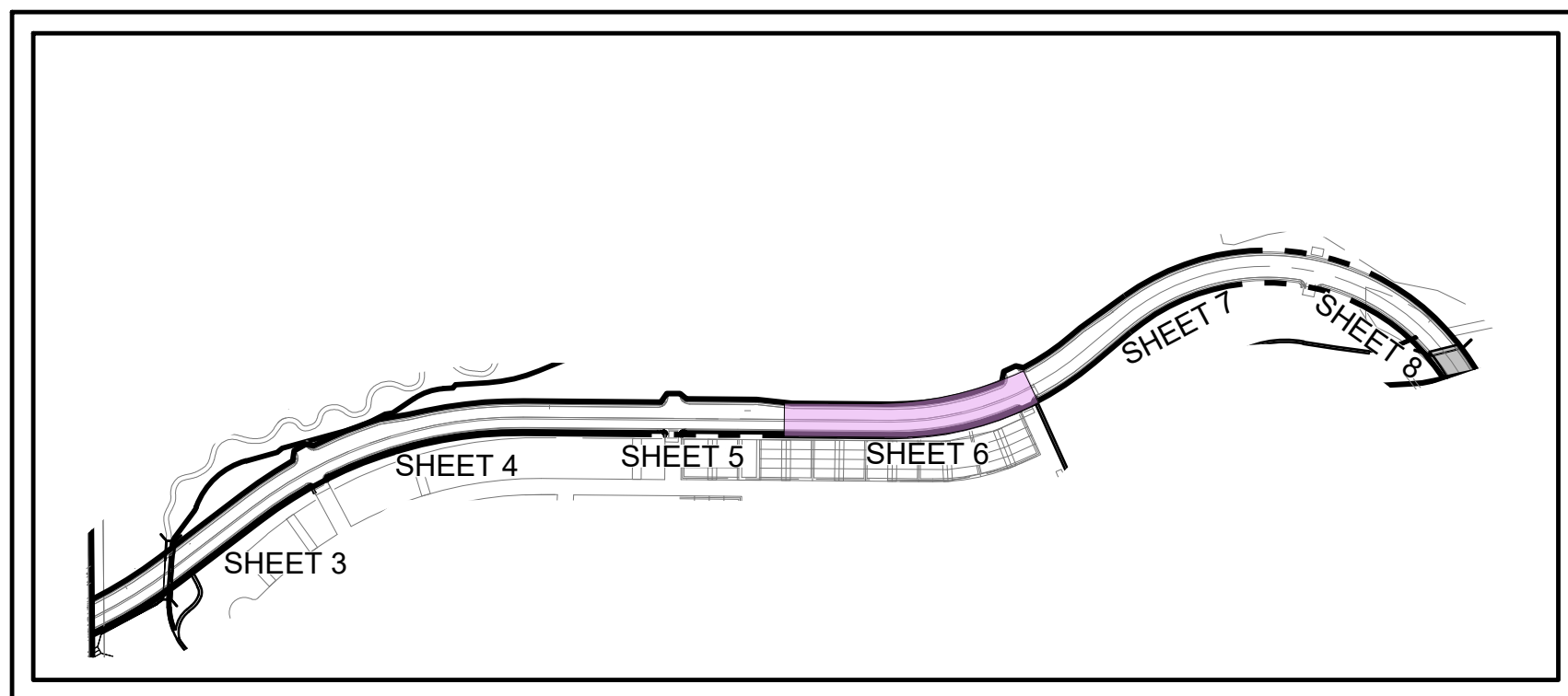
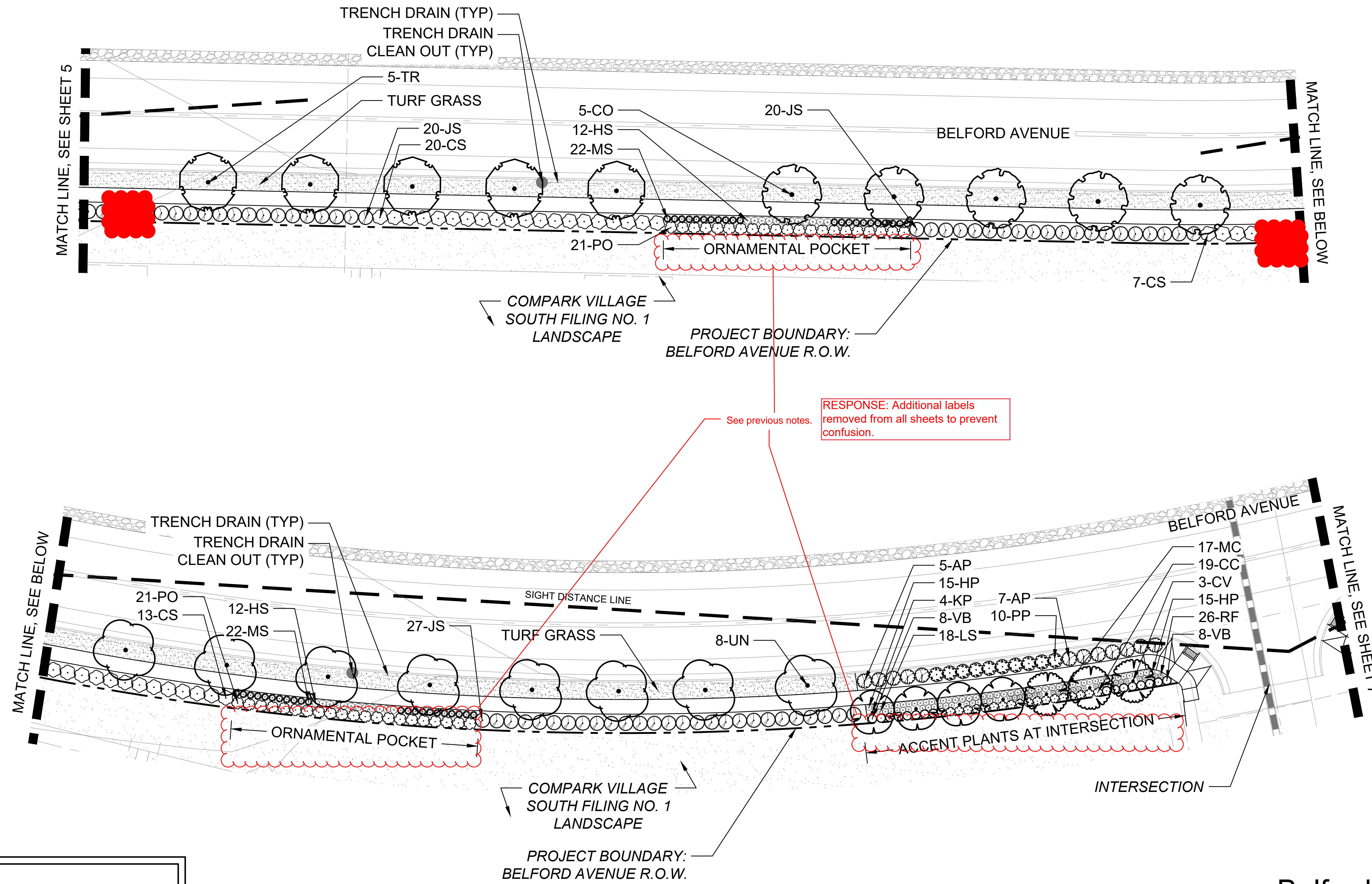
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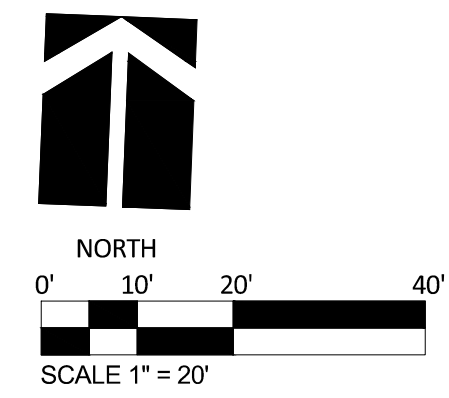
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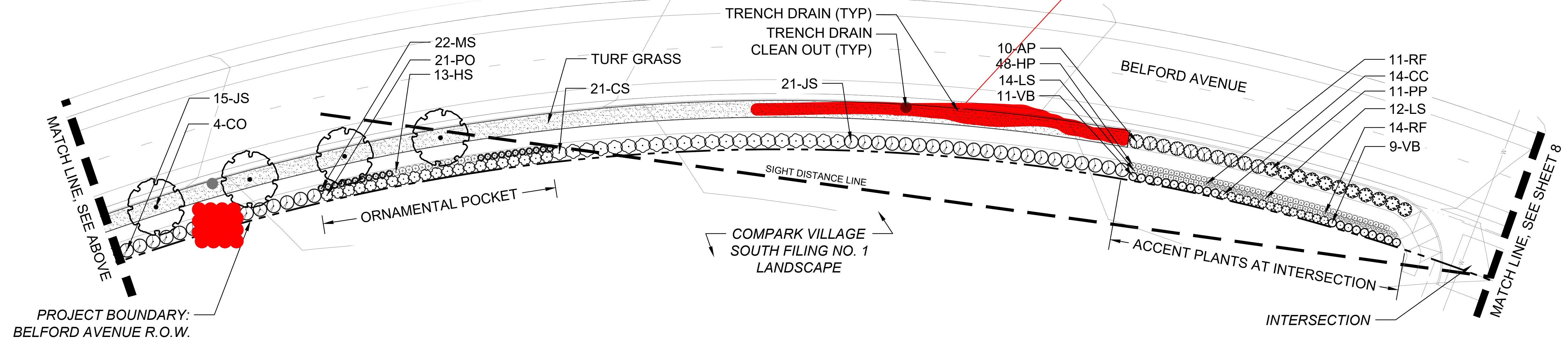
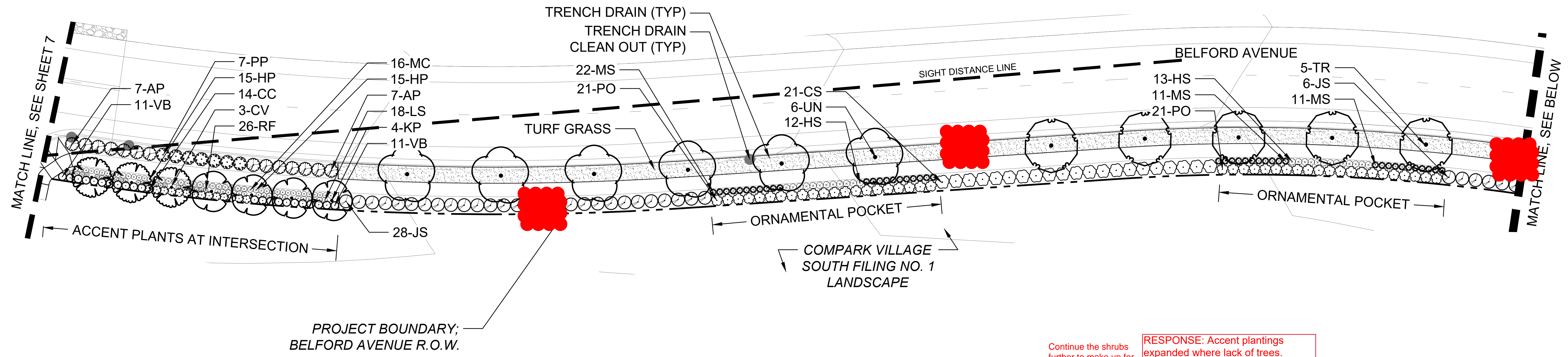
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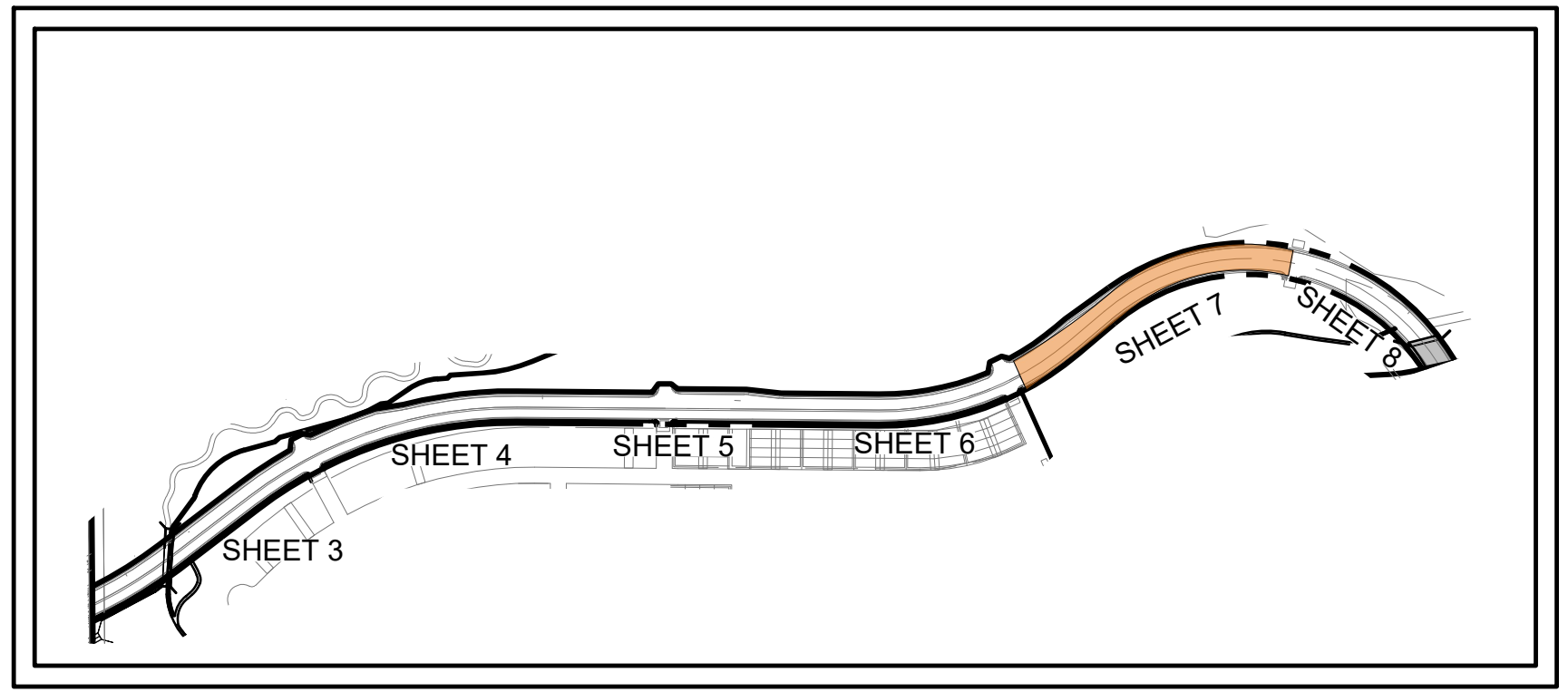
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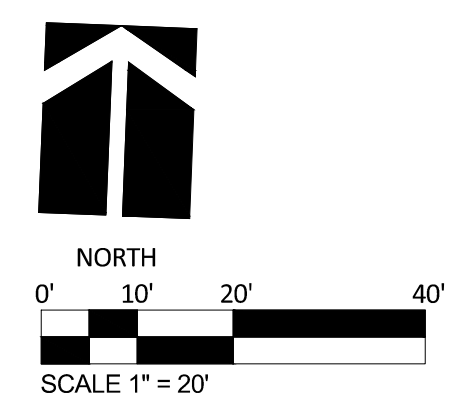
Continue the shrubs further to make up for the lack of trees.
RESPONSE: Accent plantings expanded where lack of trees.



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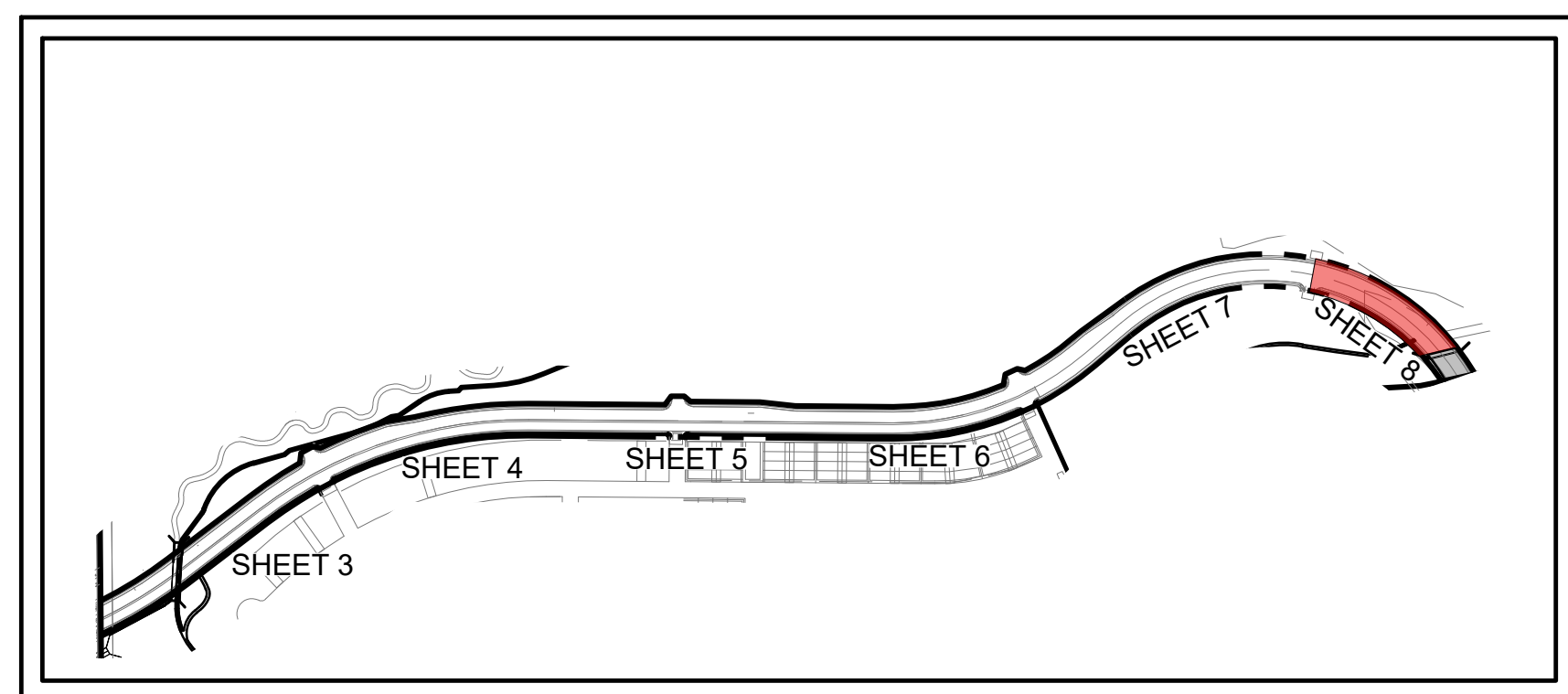
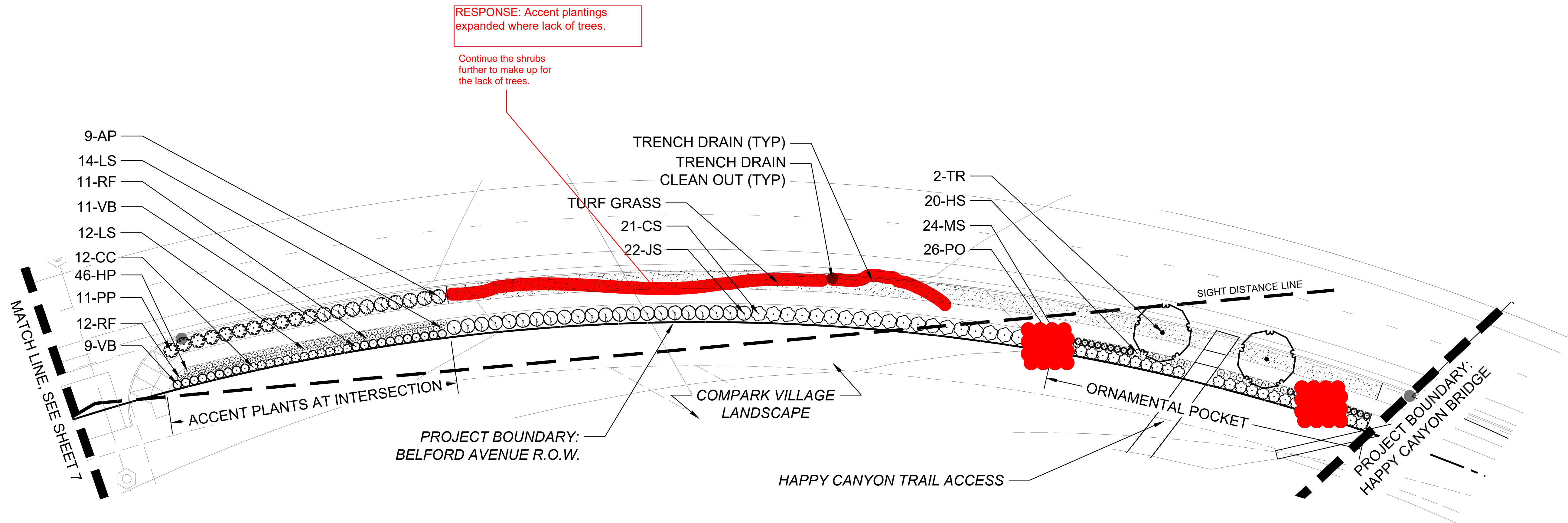
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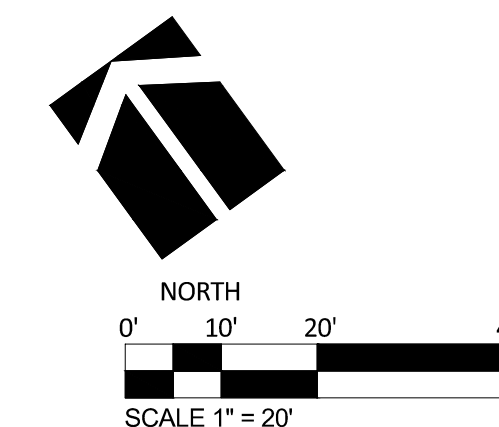
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COMPARK VILLAGE SOUTH

SITE IMPROVEMENT PLAN - AMENDMENT NO. 1

LIMITED TO THE SOUTH SIDE OF BELFORD AVENUE



NATIVE SEED NOTES:

- NATIVE SEED PROPOSED WITHIN THE NORTH HALF OF BELFORD AVENUE ROW AND THE LIMIT OF DISTURBED AREA FROM BELFORD AVENUE CONSTRUCTION WILL BE INCLUDED WITH THE EROSION CONTROL PLANS
- NATIVE SEED IRRIGATION WILL BE PROVIDED WITH THE BELFORD AVENUE STREETScape LANDSCAPE AND IRRIGATION PLANS

Add an additional note that states that the native seed is to re-vegetate disturbed area during construction and that future development will be required to meet the Landscaping requirements of the Town LDO.

RESPONSE: Native seed and future development note added.

Belford Avenue Streetscape Limit of Irrigated Native Seed - Distrubed Area Site Improvement Plan Amendment No. 1

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