



September 21, 2021

Parker, CO
Development Review

Subject: McDonald's Restaurant 005-0785 Parker, CO – Development Review

Job Address: Chambers & Hess, Parker, CO

Project #: TBD

Response Letter

Comments:

No.	Agency Comment	Response to Comment	Sheet No.
	Please indicate what two elements have been included on each of the four facades for the required elements found on page 57 of the Development Design Standards. Additionally, please indicate how the entrance is articulated by the four elements found on page 58 of the Development Design Standards.	<p>Front Elevation: Awnings/Canopies & Tower Elements</p> <p>Non Drive Thru: Awnings/Canopies & Tower Elements</p> <p>Rear: Awnings/Canopies & Gallery</p> <p>Drive Thru: Awnings/Canopies & Gallery</p>	
	Per the Development Design Standards (Page 53) - Buildings less than 100 feet in length shall require a vertical massing break at a distance of 25 feet to front and side building facades. Stepbacks shall be increased based on the massing or architecture of the building and shall be a minimum of 12 inches in horizontal distance.	All Elevations have been updated to include a vertical massing break as well as minimum 12 inch projections.	



	<p>Please provide information to show the required setbacks for all facades have been met. The north and south setbacks are required to be 24 inches minimum (see page 54 of the Development Design Standards).</p>	<p>Due to site constraints we are showing the minimum 12 inch setbacks. Unfortunately 24" setbacks are not feasible on this site while maintaining site and aisle clearances.</p>	
	<p>Per page 59 of the Development Design Standards, The drive-through element of a commercial building (for example: drive-through canopies for banks, restaurants and pharmacies) shall have architecturally integrated drive-through canopies located over drive-through windows (see figure 85). Please see page 59 for more detail</p>	<p>Canopy has been extended to cover the entire drive aisle.</p>	
	<p>Where is this located? What are the dimensions? This is not shown on the site plan.</p>	<p>The Guard Rail is for reference only and will be updated on the Site Plan.</p>	
	<p>Where will the electrical panels be located on the building? This will need to be painted to match the building and screened with landscaping.</p>	<p>Electrical Panels will be on the rear of the building, painted to match. These have now been added to the elevations.</p>	
	<p>Page 55 of the Development Design standards discusses corner elements. Please show the corner elements have been addressed on both fronts of the building.</p>	<p>The rear elevation has now been updated to include a raised corner feature that wraps the corner with backlit glazing, signage and canopy to mimic the front façade.</p>	
	<p>All mechanical roof top mechanical equipment is required to be screened. Please provide information on how the equipment will be screened on all four sides.</p>	<p>Parapets have been raised to screen all Roof Top Equipment.</p>	



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	<p>Please provide additional information on the proposed windows and difference between the window types. Are these all transparent, glazed, back lit, etc.?</p>	<p>The Elevations are updated to include W3 in the legend for windows that will be backlit with artwork.</p>	

Thank you for your assistance on this project. If you have any questions, please feel free to contact me.
Sincerely,



Kelly Teska
Project Manager
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