



March 9, 2022

Parker Colorado Development Review Division
 Community Development Department: Town Hall
 20120 East Mainstreet
 Parker, CO 80138
 Attn: BrieAnna Simon, Associate Planner

Subject) – McDonald’s Brighton, CO - 1st Preliminary Review Comments
Job Address: 16098 E Tall Timber Ln, Parker, CO
Reviewed by: BrieAnna Simon, Associate Planner

Response Letter

Roof Forms & Materials Review Comments:

No.	Agency Comment	Response to Comment	Sheet No.
1.	R1.3: Please provide all measurements on all sides of the building so staff can determine if the massing break requirements have been met.	Reference Plan R1.3 revised to include all measurements on all sides of the building.	R1.3
2.	R1.3: Per page 54 of the Development Design Standards, buildings over 00 feet in length shall require a vertical massing break at a distance of 25 to 50 feet on front and sides. Stepbacks shall be increased based on the massing or architecture of the building and shall be a minimum of 24 inches in horizontal distance. Please adjust accordingly.	Depth of setbacks on Non-Drive-Thru side revised to the minimum 24 inches to for required vertical massing breaks at a distance of 25 to 50 feet	R1.3
3.	A2.0 & A2.1: Show the entire elevation in one section.	Entire elevation provided.	A2.0, A2.1



4.	A2.1: Electrical Service Equipment painted what color?	Electrical Service Equipment painted to match building.	A2.1
5.	A2.2: Show exact dimension. The approval of the site plan is the final plan. Changes cannot be made following the site plan approval without an additional planning review. Please remove this note.	Acknowledge. Exact dimensions of trash enclosure provided.	A2.2
6.	A2.2: Please provide additional information on the proposed windows and difference between the window types. Are these all transparent, glazed, back lit, etc.	Please see elevations. All glazing is labeled in the elevations and specified in the key notes. W1 – tempered glass, W2 – Drive-Thru window, W3 – tempered glass with back lighting, and SP – spandrel glass.	A2.0, A2.1, A2.2
7.	Rendering: Materials need to be brought all the way to the ground. Please be show and be sure all materials are brought to the base of the building	Materials will be brought all the way to the ground. Rendering revised to show clear ground line and distinguish between building material and curb.	
8.	Rendering: Show all sides of the trash enclosure on the colored elevations as well.	Rendering updated to show all four sides of the trash enclosure.	
9.	Rendering: To meet the corner element, please increase this to be a difference of 3-3.5 feet.	Upper Parapet raised to 25'-0 ½" on all side to meet the minimum 3'-0" height difference	A2.0, A2.1
10.	Rendering: The proposed mural behind the windows would count as signage. Please adjust accordingly. All murals need to be approved through the site plan process. Please provide additional information on what mural is being proposed.	Murals have been removed. Windows will have painted gyp only with lighting as requested	
11.	Rendering: Per page 69 of the Development Design Standards, all exterior elements of the building that are metal, such as flues, and flashings shall	The metal coping is provided in a flat color "weather zinc," by the manufacturer, Metal Era.	



	be painted a flat color that is compatible with the building and not be left nor allowed to become bare metal. The proposed material needs to be flat, not shiny or bare metal. Please update plans with a new material and provide a new material sample to staff.		
12.	Rendering: Please add labels used on the drawings next to the appropriate material.	Labels used on the drawing, added to the Material Legend.	

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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