

April 14, 2022

BrieAnna Simon
Associate Planner
Parker, CO Development Review Division
20120 East Mainstreet
Parker, CO 80138

**RE: Douglas 234 F6 AMD 1 L3 – McDonalds (SP21-067)
Review Comments v4**

Dear Ms. Simon,

Thank you for the comments on April 1st, 2022 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the construction plans, we have summarized your comments and our responses below.

GENERAL PROJECT COMMENTS

BrieAnna Simon / 303-805-3338 / bsimon@parkeronline.org

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](#)
 - *Response: Noted. Thank you.*
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.
 - *Response: Noted. Thank you.*
3. Please contact the referral agencies if you have questions regarding their review comment(s).
 - *Response: Noted. Thank you.*
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
 - *Response: Noted. Thank you.*
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.**
 - *Response: Noted. Thank you.*
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: "02" or "Second Submittal"*

- *Response: Noted. File naming convention was followed.*

- 7. Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 – Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

- *Response: The Prairie Dog affidavit was submitted with the last submittal.*

SITE PLAN REDLINES

Sheet 6

1. Per Section 13.10.140 for pedestrian safety and orientation, medium activity lots the maximum Uniformity Ratio (average to minimum) is 3:1.

- *Response: The photometric plan was updated to provide a line item for Parking Lot Area and Pedestrian Area and the average to minimum is below 3:1. The property line readings are not applicable for the Parking Lot Area and Pedestrian Area 3:1 requirement.*

Sheet 11

1. West property line is residential, therefore, 1 tree and 5 shrubs for each 25 lineal feet of edge is required. More landscaping is provided that meets this requirement. Please update the required column.

- *Response: The Landscape code chart was updated to show residential along the West property line and the property numbers of plants required.*

Sheet A2.0

Elevations

1. Per the Development Design Standards, spandrel glass is not a permitted material. Please put these back to W1 windows.

- *Response: Please reference the Architectural Comment Response Letter.*

Sheet A2.1

Elevations

1. Please provide information on the back lit windows. The colored elevations and information in the site plan do not reflect the living wall discussed in previous emails. What will be shown in these windows on all elevations?

- *Response: Please reference the Architectural Comment Response Letter.*

2. What changes are being made in this bubbled area?

- *Response: Please reference the Architectural Comment Response Letter.*

Rendering Sheet

Elevations

1. See black and white elevations for comments on the windows.

- *Response: Please reference the Architectural Comment Response Letter.*

2. Please show all material types in the legend.

- *Response: Please reference the Architectural Comment Response Letter.*

3. Can you add "flat" to legend on both the colored and b/w elevations?
 - *Response: Please reference the Architectural Comment Response Letter.*
4. Please add all labels to the legend. It looks like there are other labels not included in the table.
 - *Response: Please reference the Architectural Comment Response Letter.*

We appreciate your review and approval of these plans. Please contact me at 719-284-7275 or Jessica.McCallum@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, P.E.
Project Manager