



## Development Review Division

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

### M E M O R A N D U M

**TO:** Robert Davis, Studio DH Architecture

**FROM:** Carson Byerhof, Planner I

**DATE:** March 10, 2022  
(Responses - March 21, 2022)

**SUBJECT:** SP21-100; L4A, Olde Town at Parker NO. 1A, Amendment 2  
Review Comments 02

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:** Carson Byerhof

**EMAIL:** cbyerhof@parkeronline.org

**PHONE:** 303.805.3331

#### 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. 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.**
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"

**Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to manage any prairie dogs on site as a condition of the land use application approval and site development. The applicant and developer will be required to acknowledge this code section and provide certification of required management efforts. Management should begin as early as possible during the review process. Please coordinate with staff. **The Developer will provide certification of required management efforts and has been in communication with Mr. Byerhof to coordinate compliance with section 13.10.250.**

### Site Plan and Project Details

1. **Sheet 5: No landscaping revisions necessary, please change tabular information per redlines. Add note on bottom of table explicitly explaining relationship between enhanced vegetation and chosen site layout. The tabular data table has been revised and the enhanced vegetation note added. See revised Sheet 5 of 17.**
2. **Anywhere where signage is called out in these site plan exhibits, please add note that all signage will be applied for via separate sign permit. Please see new Note E-15, added to Sheets 8, 9, 10 & 11 of the Building Elevations.**
3. **Please revise elevation dimensions on elevations. The elevation dimensions on Sheets 8, 9, 10 & 11 of the Building Elevations are now correct.**
4. **All Exterior Elevations now correctly reflect the actual finish grades shown on the Grading Plan, Sheet 3.**
5. **The Exterior Elevations now show the electrical switchgear required by CORE Electric Cooperative.**

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- Parker Water and Sanitation District
- Town of Parker – Site Plan (Planning)
- Town of Parker – Traffic Impact Study (Civil)

Please see the following advisory comments:

- Cherry Creek Basin Water Quality Authority
- Public Service Company of Colorado

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

- Comcast

All comments are available on eTRAKiT. Please address accordingly.

Comment Addressed:  Yes  No

Response:

Please see revised Sheets 1 through 17, all sheets have been revised to comply with the red-mark comments on the individual sheets.

\_\_\_\_\_  
Dr. Shawn Seibel - Property Owner

\_\_\_\_\_  
Date



\_\_\_\_\_  
Robert Davis - Project Representative

\_\_\_\_\_  
2/24/22

\_\_\_\_\_  
Date