



Development Review Division

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

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: November 1, 2021
SUBJECT: Lincoln Professional Park – Preliminary Site Plan
Review Comments 01

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: Stacey Nerger
EMAIL: 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.
 - a. Example: "02 Preliminary Site Plan"

Preliminary Site Plan

The Lincoln Professional Park Annexation Agreement requires the submittal, review and approval of a Preliminary Site Plan for this property prior to the first final plat for the Property. This requirement was added to the Annexation Agreement to make sure that the required north/south and east/west access easements through the property created usable commercial lots as well as provided future access through this site and future sites for redevelopment. The purpose of the preliminary site plan is to establish thirty percent (30%) design for proposed improvements related to development proposals to ensure general compliance with zoning and other regulatory requirements. The preliminary site plan is less detailed and represents the general development on the site.

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No

Response:

2. Please include a cover page that incorporates all the requirements outlined within this memo. On this cover page include a table that breaks down the possible development on the site. An example of a similar table is:

SITE DATA TABLE	OVERALL SITE		LOT 1 (BUILDING A)		LOT 2 (BUILDINGS B & C)		LOT 3 (BUILDING D)		LOT 4		LOT 5 (BUILDING E)		TRACT A (DETENTION POND)	
	SF	AC	SF	AC	SF	AC	SF	AC	SF	AC	SF	AC	SF	AC
PARCEL AREA	351,407	8,067.2	77,813	1,786.3	75,951	1,743.6	44,370	1,018.6	77,366	1,776.1	44,997	1,033.0	21,167	0.4859
BUILDING COVERAGE	57,360	1,361.7	7,392	0.1697	12,969	0.2977	6,975	0.1601	0	0	30,024	0.6892	0	0
PARKING LOT AREA / COVERAGE	69,036	1,584.9	21,157	0.4857	20,620	0.4734	10,903	0.2503	12,538	0.2878	3,819	0.0877	0	0
	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED
PARKING SPACES	374	230	119	37	122	65	35	28 (1 PER 250 GFA)	0*	0	98*	100 (1 PER 300 GFA)	0	0
PARKING LOT LANDSCAPING (10%)	12,329	6,904	4,311	2,116	3,792	2,062	1,607	1,090	2,278	1,254	341	382	0	0
NON-PARKING LANDSCAPING (15%)	64,081	52,711	9,889	11,672	2,156	11,393	9,389	6,656	22,082	11,605	3,124	6,750	17,441	3,175
TOTAL LANDSCAPING	76,410		14,200		5,948		10,996		24,360		3,465		17,441	

*SPACES ON LOT 4 ARE FOR THE USE OF THE LOT 5 BUILDING.

Comment Addressed: Yes No

Response:

3. The Lincoln Professional Park Annexation Agreement requires improvements to both Dransfeldt Road and Lincoln Avenue. Additional sidewalk and streetscape requirements have been identified on the redlines.

Comment Addressed: Yes No

Response:

4. Please show the required setbacks for each lot based on the C-Commercial Zone District standards.

Comment Addressed: Yes No

Response:

5. For lots where you are not sure what use will be built, please include a conceptual plan that shows the minimum landscaping, building area and parking needed. This will also help to demonstrate that the lot sizes proposed are sufficient for commercial use.

Comment Addressed: Yes No

Response:

Parking

1. Please submit a parking breakdown of what the highest and best use for the property could be. Please ensure that the proposed parking meets the requirements outlined within Section 13.06.050.

Comment Addressed: Yes No

Response:

Landscape Plan

2. Pursuant to Section 13.16.020 (c) (5) Preliminary Landscape Plan. Each request for preliminary site plan approval shall be accompanied by a preliminary landscape plan prepared by a qualified professional. An electronic copy of the proposed preliminary landscape plan shall be submitted to the Planning Department with the preliminary site plan submittal. The preliminary landscape plan shall identify landscape screening, buffers, berms and retaining walls, dedication areas, and general planting materials with tree symbols. A plan note shall also be required and notated as "Design shown is conceptual. Final design will be determined at time of Final Site Plan approval". Review of the preliminary landscape plan will be simultaneous with that of the preliminary site plan. Please submit a preliminary landscape plan that shows the following:
- a. Landscaping required as part of the Minor Development Plat (grayed back)
 - b. Each proposed lot can accommodate the required 15% landscaping.

Comment Addressed: Yes No

Response:

3. Pursuant to Section 13.06.070 of the Town of Parker LDO a minimum of 15% of the total site shall be landscaped. This 15% can include the parking lot perimeter, site perimeter and overall site landscaping. This 15% does not include the required streetscape as this is usually offsite (any

streetscape provided on site can count) or the parking lot interior landscaping (landscape islands). In addition, 1 tree and 5 shrubs are required per 1,500 square feet of landscaping. Please ensure the landscaping is provided as listed above.

Comment Addressed: Yes No

Response:

- 4. Pursuant to Section 13.06.070 m. streetscape landscaping is required for all developments. Any trees located within the right-of-way will not count towards the overall property landscaping since they will be located off-site, but any trees located on the property can be counted to meet the overall property landscaping. The streetscape requirement states that the area between the curb and the sidewalk be landscaped to include traditional turf grasses and 1 tree per 40 linear feet of frontage. It looks like the plan meets the minimum trees required, but please add the turf grass to the area in front of the sidewalk. This turf grass will not count towards the maximum allowed traditional turf grass requirement. Most streetscape requirements will be provided as part of the MDP, but this landscaping should be shown on the site plan, but grayed back with a note that this will be provided by others.**

Comment Addressed: Yes No

Response:

- 5. Pursuant to Section 13.06.070 n. parking lot perimeter landscaping is required the buffer auto grillwork where parking is adjacent to roadways, residential uses, no compatible uses and open space. The north and west property lines will need to meet both the site perimeter landscaping requirement as well as the parking lot perimeter landscaping requirement. Additional shrubs and/or ornamental grasses should be added to help screen the cars and headlights from view.**

Comment Addressed: Yes No

Response:

- 6. Pursuant to Section 13.06.070 o. parking lot interior landscaping is required to reduce the scale of surface parking lots and maximize shared areas within the parking lot. A minimum of 10% of the parking lot area is required to be landscaped and is not counted within the overall 15% of the site landscaping. Each landscape island is required to be a minimum of 162 square feet and size and include 1 tree and 5 shrubs per 162 square feet. Additional shrubs are required when islands exceed the 162 square feet minimum. Please include the trees and shrubs required within each island.**

Comment Addressed: Yes No

Response:

- 7. Pursuant to Section 13.06.070 p. of the Parker Land Development Ordinance states that site perimeter landscaping should consist of a minimum of 1 tree and 5 shrubs per 40 linear feet of edge when property shares a boundary with a commercial use. Please ensure the proposed landscaping along the east and south property lines meets this requirement.**

Comment Addressed: Yes No

Response:

- 8. Please provide a landscape table that breaks down the required and provided landscaping.**

Comment Addressed: Yes No

Response:

- 9. Pursuant to Section 13.10.110 all existing trees and shrubs proposed to be removed shall be included within a Tree Conservation Plan. For all trees proposed to be removed, please review Section 13.10.110 to determine the requirements for the tree mitigation plan that will be required for submittal.**

Comment Addressed: Yes No

Response:

- 10. Trees added in excess of the requirements outlined within the LDO can count to reduce the amount of money required for the Tree Mitigation Plan.**

Comment Addressed: Yes No

Response:

Lighting

- 1. A photometric plan is not required as part of a Preliminary Site Plan submittal, but A photometric plan will be required with each Site Plan Submittal which will show the lighting proposed on the property including the luminaires proposed, their heights, colors and a cut sheet of each**

luminaire. Please ensure that a consistent light/luminaire are proposed throughout the entire development to create consistency. Please make sure to read section 13.10.140 of the Town of Parker Land Development Ordinance to ensure all requirements are satisfied with future Final Site Plan submittals.

Comment Addressed: Yes No

Response:

Development Design Standards

1. Pursuant to Section 13.16.020 (c) (6) Preliminary Architecture (building elevations). Each request for preliminary site plan approval shall be accompanied by preliminary architectural elevations of all four sides of all buildings. An electronic copy of the rendering shall be submitted to the Planning Department. These renderings shall indicate generic materials and colors. Perspective renderings showing the building or photographs of similar structures or other similar techniques may be acceptable. Exact renderings to include front, rear, and side elevations accurately depicting the finished building or structure on site shall be determined at time of final site plan approval under Chapter 13.06 of this Title. A plan note shall also be required and notated as "Design shown is preliminary. Final Architecture shall be approved at the time of final site plan approval."

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

1. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Annexation Application:
 - Fire Life Safety
 - IREA
 - Parker Authority For Reinvestment (PAR)
 - Engineering/Public Works Comments – Drainage Plans - Stormwater

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

*Staff Comments 01
SP21-107; Lincoln Professional Park
Preliminary Site Plan
November 1, 2021*

Property Owner

Date

Project Representative

Date

LINCOLN & DRANSFELDT FILING NO. 1

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

PRELIMINARY CONCEPT OVERALL SITE PLAN

This is a prominent corner for this property/development. Getting the buildings as close to this intersection as possible is preferred. Understanding that this is where the detention pond will need to be located, is there anyway to reduce the size of the pond or narrow the pond at this location to give development the opportunity to get closer to the intersection.

This area is currently proposed to be platted entirely as an access easement. Development cannot occur within the easement. Depending on the layout of the access path, having the ability to have parking and landscaping for the development of Lot 2 north of the access could be beneficial.

Required front setbacks are 40 feet. The Development Design Standards will want to push this building closer to the corner and Lincoln Avenue to meet this setback. If the building cannot get closer to the road, an outdoor seating/patio or covered area should be added.

Please consider making this transition more gradual.

LINCOLN AVE
(100' ROW)

TRACT B

PRIVATE DRIVE
(PRIVATE)

Please show what could be constructed on this lot, including building footprint, landscaping and the required parking.

Show the required parking and landscaping needed to meet this proposed development.

Per the Annexation Agreement for the property. A north/south access easement is required through the property. This should be extended to the southern property line. In addition, understanding that access easement from Lincoln Ave. is owned by Walgreens, can this access be straightened to allow better continuous access through the site without changing Walgreens access.

LOT 1
PEASLEE SUBDIVISION
FILING NO. 1
REC NO. 99104313

Continue this east/west connection to the property line.

LOT 1
PEASLEE SUBDIVISION
FILING NO. 2
REC NO. 2005085666

PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
8725509

LOT 1 BLOCK 1 E.T.
TECHNOLOGIES INC.
REC NO. 2002093991

28' PARKER WATER &
SANITATION DISTRICT ESMT
BOOK 342 PG 887

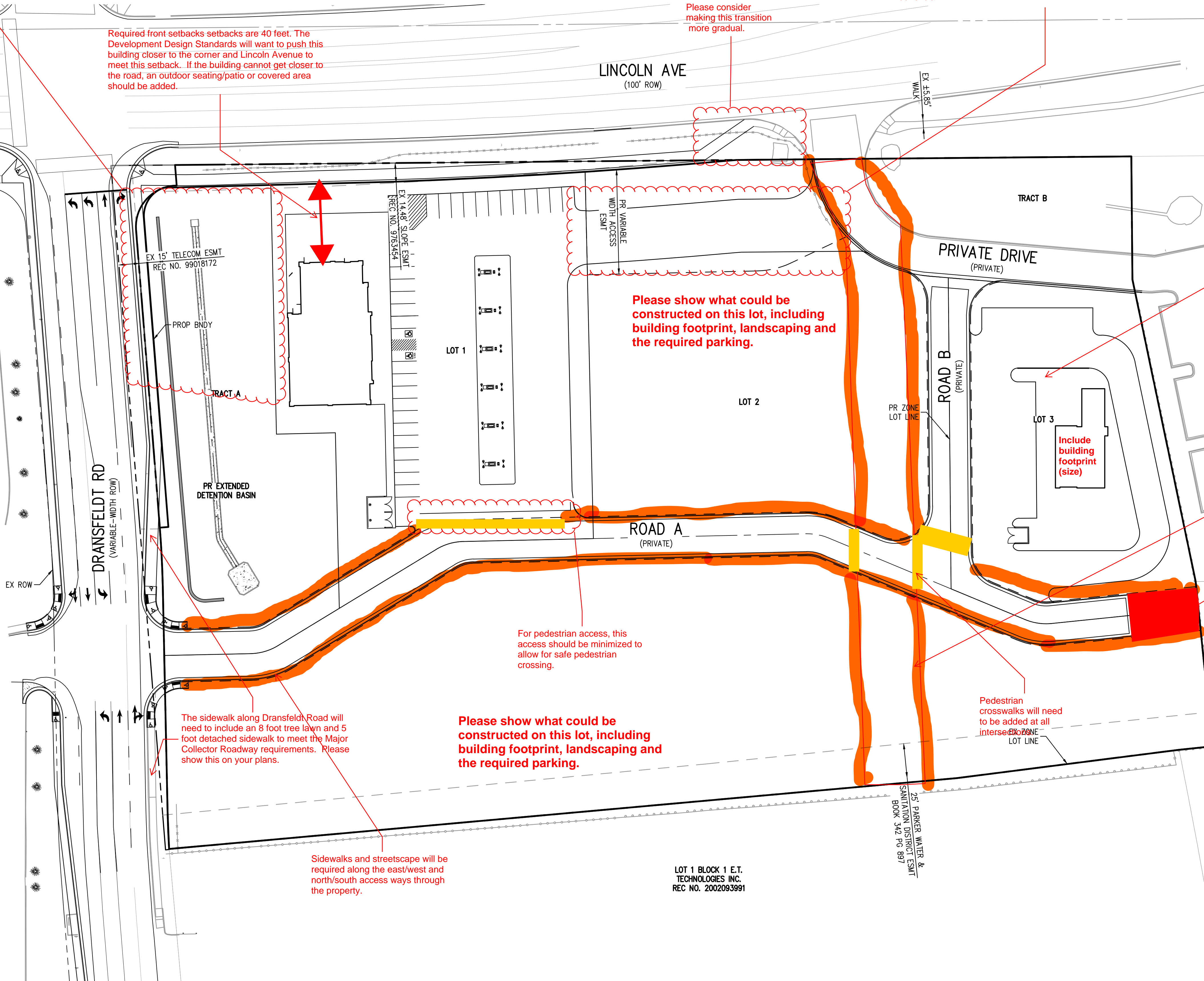
Pedestrian crosswalks will need to be added at all intersections.

For pedestrian access, this access should be minimized to allow for safe pedestrian crossing.

Please show what could be constructed on this lot, including building footprint, landscaping and the required parking.

The sidewalk along Dransfeldt Road will need to include an 8 foot tree lawn and 5 foot detached sidewalk to meet the Major Collector Roadway requirements. Please show this on your plans.

Sidewalks and streetscape will be required along the east/west and north/south access ways through the property.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Filepath: K:\2008\ENGINEERING\SSP - SITE PLANNING Layout\LAYOUT1 - 20080221.dwg
Plotted: THU 03/02/21 10:16:58 AM by: Olivia McCord

PROJECT #: 200829

