



Development Review Division

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

MEMORANDUM

TO: Jeff Weeder, Galloway and Company
FROM: Amber Wood Hicken, Planner I
DATE: 1/26/23
SUBJECT: Lincoln Professional Park L3 – Andy’s Custard, Site Plan 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: Amber Wood Hicken
EMAIL: ahicken@parkeronline.org
PHONE: 303.805.3338

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”

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.

Site Plan and Project Details

1. Please see the attached redlines for all comments.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Const plans – environmental
- Const plans – civil
- Drainage report – stormwater
- Master Landscape and Street Tree Plan
- Parker Water and Sanitation
- Subdivision Agreement

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

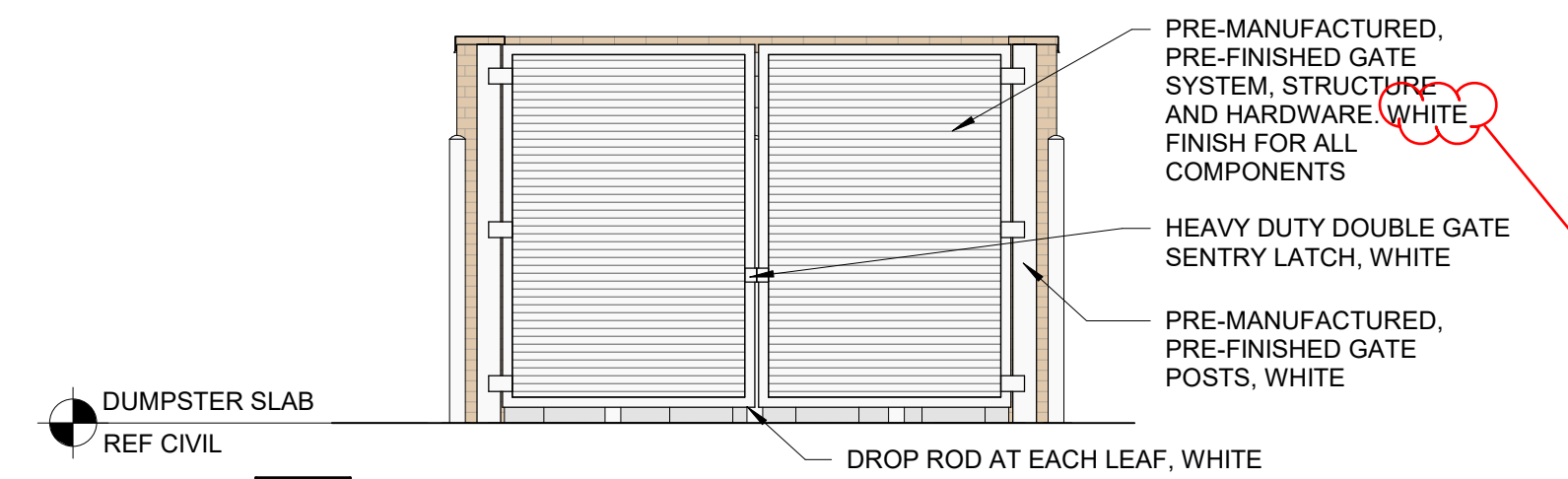
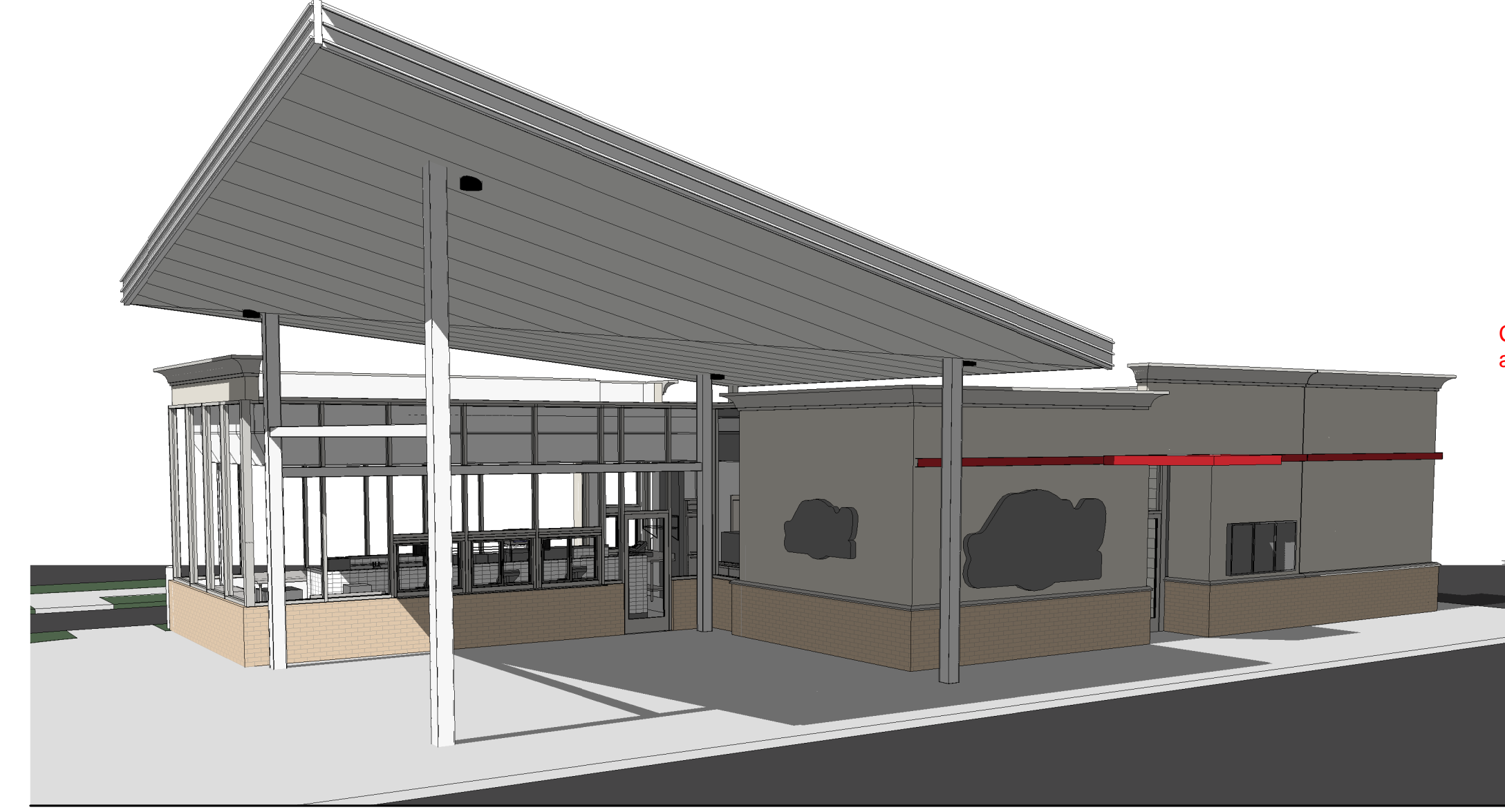
Date

Project Representative

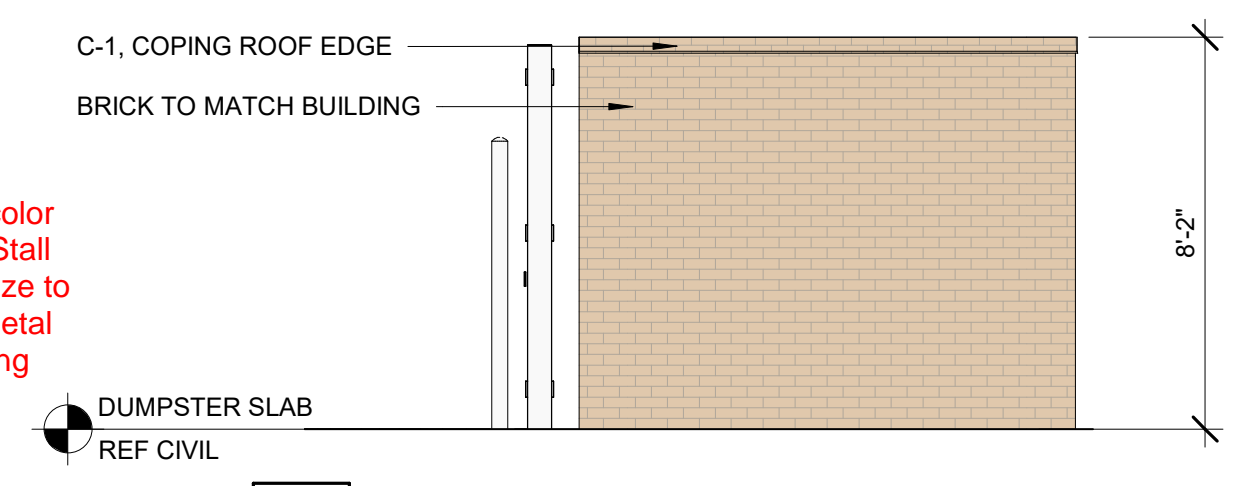
Date

Add title to all pages

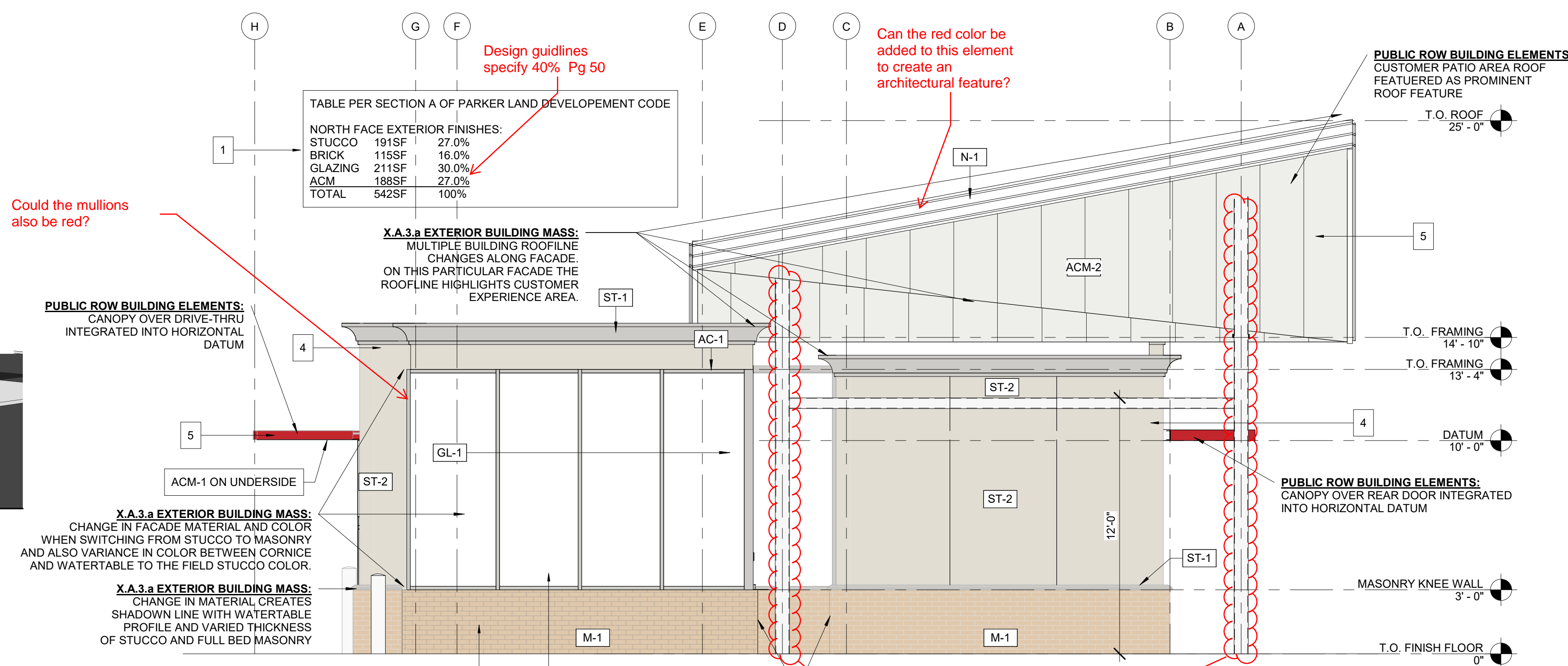
Exterior lighting must be shown on the elevations 13.06.030 (c)(6)(b)



4 DUMPSTER ELEVATION - GATES 1/4" = 1'-0"



3 DUMPSTER ELEVATION - SIDE 1/4" = 1'-0"

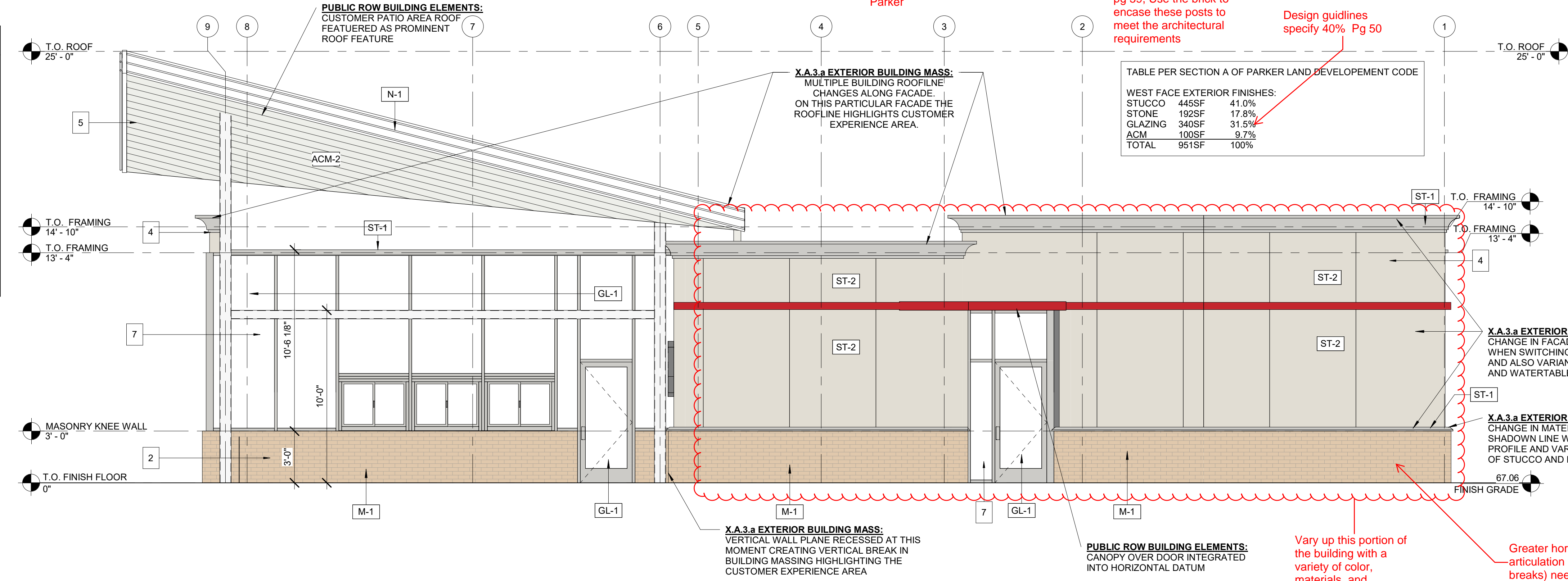


2 BUILDING ELEVATION - NORTH FACE (E. 40TH AVE) 1/4" = 1'-0"

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1, COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2: PVDF/KYNAR 500, BONE WHITE.
C-1	COPING/ROOF EDGE TYPE 1: PRE-FINISHED ALUMINUM CAP AND SILL FLASHING AT MASONRY VENEER AND, TYP. COLOR: MATCH ST-1 COLOR
C-2	COPING/ROOF EDGE TYPE 2: ANODIZED ALUMINUM CAP AND SILL FLASHING AT STOREFRONT, TYP. COLOR: MATCH STOREFRONT FRAMING
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PEWTER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA & NEON LIGHTING: BY SIGNAGE VENDOR. ANODIZED ALUM. FASCIA W/ NEON LIGHTING
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2850 - CHELSEA GREY OR EQUIVALENT)
ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

ELEVATION KEYNOTES

- SECTION A, 2-C-I OF PARKER LAND DEVELOPMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
- SECTION A, 3-A OF PARKER LAND DEVELOPMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
- SECTION A, 3-C OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
- SECTION A, 3-D OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
- SECTION C, 1-A OF PARKER LAND DEVELOPMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
- SECTION C, 2 OF PARKER LAND DEVELOPMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
- SECTION C, 3 OF PARKER LAND DEVELOPMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS.



1 BUILDING ELEVATION - WEST FACE (ROAD B) 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:	
STUCCO	191SF 27.0%
BRICK	115SF 16.0%
GLAZING	211SF 30.0%
ACM	188SF 27.0%
TOTAL	542SF 100%

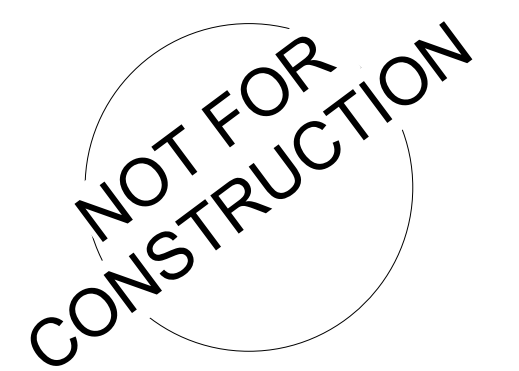
TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

WEST FACE EXTERIOR FINISHES:	
STUCCO	445SF 41.8%
STONE	192SF 17.8%
GLAZING	340SF 31.5%
ACM	100SF 9.7%
TOTAL	951SF 100%

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION



REVISIONS table with columns NO., DATE, DESCRIPTION

Drawing Size: 24 x 36 Project #: 22038

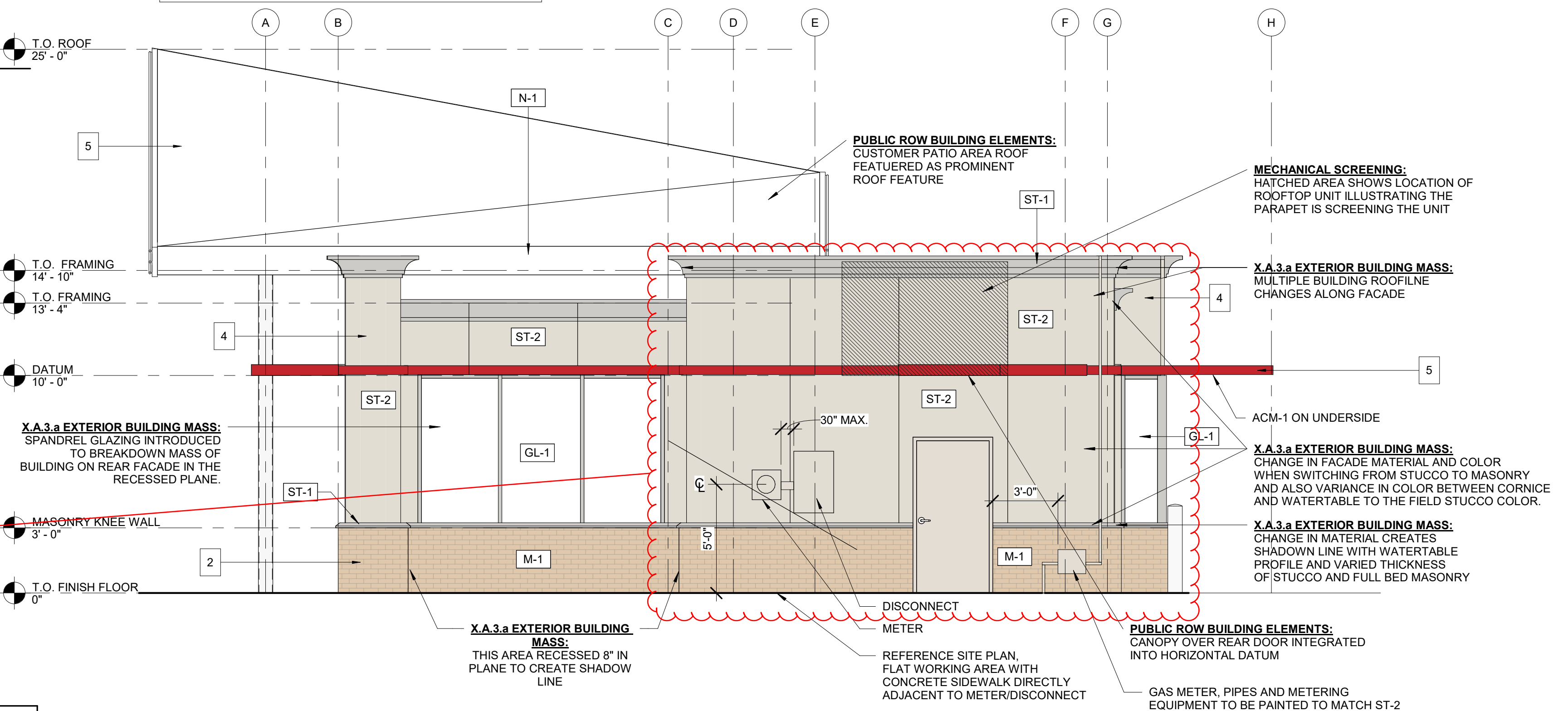
Drawn By: PJC Checked By: RMF

Title: PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number: R003



TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE SOUTH FACE EXTERIOR FINISHES: STUCCO 288SF 60.0%, BRICK 104SF 21.0%, GLAZING 93SF 19.0%, TOTAL 485SF 100%

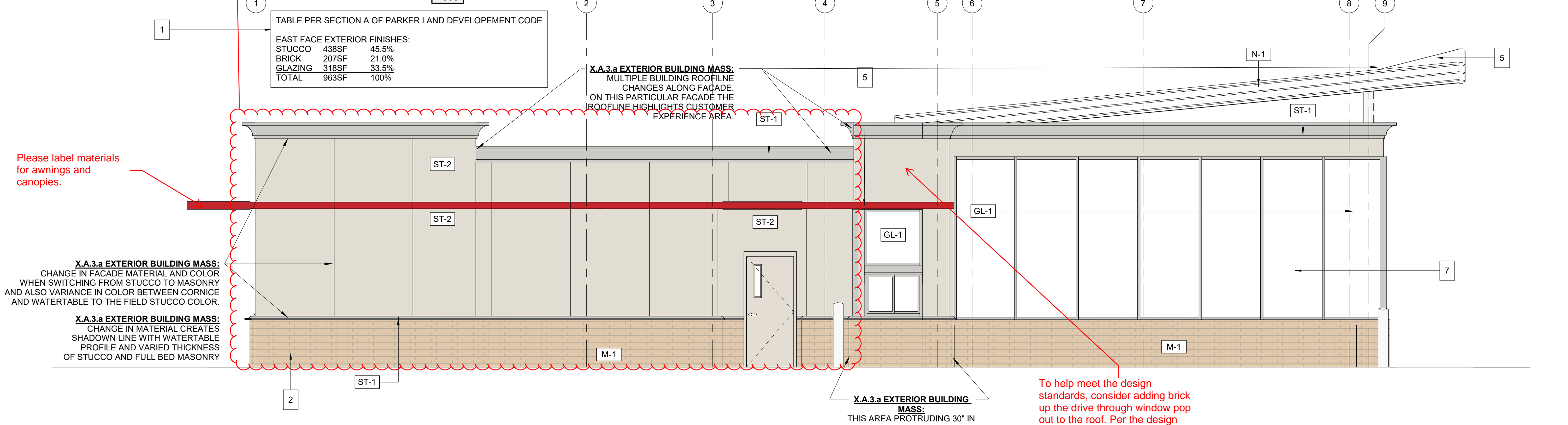


Vary up this portion of the building with a variety of color, materials, and architectural elements. Greater horizontal articulation (plane breaks) are also needed.

EXTERIOR FINISH SCHEDULE table with columns #, DESCRIPTION

2 BUILDING ELEVATION - FACING SOUTH FACE (ROAD A) 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE EAST FACE EXTERIOR FINISHES: STUCCO 438SF 45.5%, BRICK 207SF 21.0%, GLAZING 318SF 33.5%, TOTAL 963SF 100%



Please label materials for awnings and canopies.

To help meet the design standards, consider adding brick up the drive through window pop out to the roof. Per the design standards, 3 elements are needed to provide vertical mass relief. The three can be found on page 53. This building is not meeting the intent of the 1st element, regarding changes in plane.

1 BUILDING ELEVATION - EAST FACE 1/4" = 1'-0"

- ELEVATION KEYNOTES: SECTION A. 2-C1 OF PARKER LAND DEVELOPMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS. SECTION A. 3-A OF PARKER LAND DEVELOPMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS. SECTION A. 3-C OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A. 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A. 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V. SECTION A. 3-D OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS. SECTION C. 1-A OF PARKER LAND DEVELOPMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING. SECTION C. 2 OF PARKER LAND DEVELOPMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES. SECTION C. 3 OF PARKER LAND DEVELOPMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS.