



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:

Responses to each redline have been provided later in this resubmittal document.

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:

Responses to remaining comments have been provided with this resubmittal. Where referral agencies provided advisory comments, each are acknowledged and will be taken into consideration as the project moves forward.



3-30-23

Property Owner

Date



3/30/2023

Project Representative

Date

12/5/2022 3:12:50 PM

C:\Users\RyanFaust\OneDrive - BUF Studio\Documents\22038_ANDYS_FROZEN_CUSTARD_PARKER_CO_A_R20_boutillec.rvt

6

5

4

3

2

1

Add title to all pages

Title has been added to all pages.

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

Lighting has been added to elevations.

A different color has been chosen.

Adding red to the canopy is similar to the red mullions in that it will be distracting and competing with the design elements already developed for the project.

Adjusting the percentages of the materials to include more glazing would need to be spandrel glazing to protect the privacy and security of the workers inside the store. We feel the design in concept does work to meet the intent of the code to provide transparency to the front of house spaces, but additional spandrel glazing would look inconsistent and would not provide better to the design of the building. We have added another boxnote to help understand the transparency requirement better for the project.

Red mullions would be a competing and distracting choice from the design elements that have been incorporated in the original design and the additional design elements incorporated as part of the design requirements by the City of Parker Land development code.

Could the mullions also be red?

Design guidelines specify 40% Pg 50

Can the red color be added to this element to create an architectural feature?

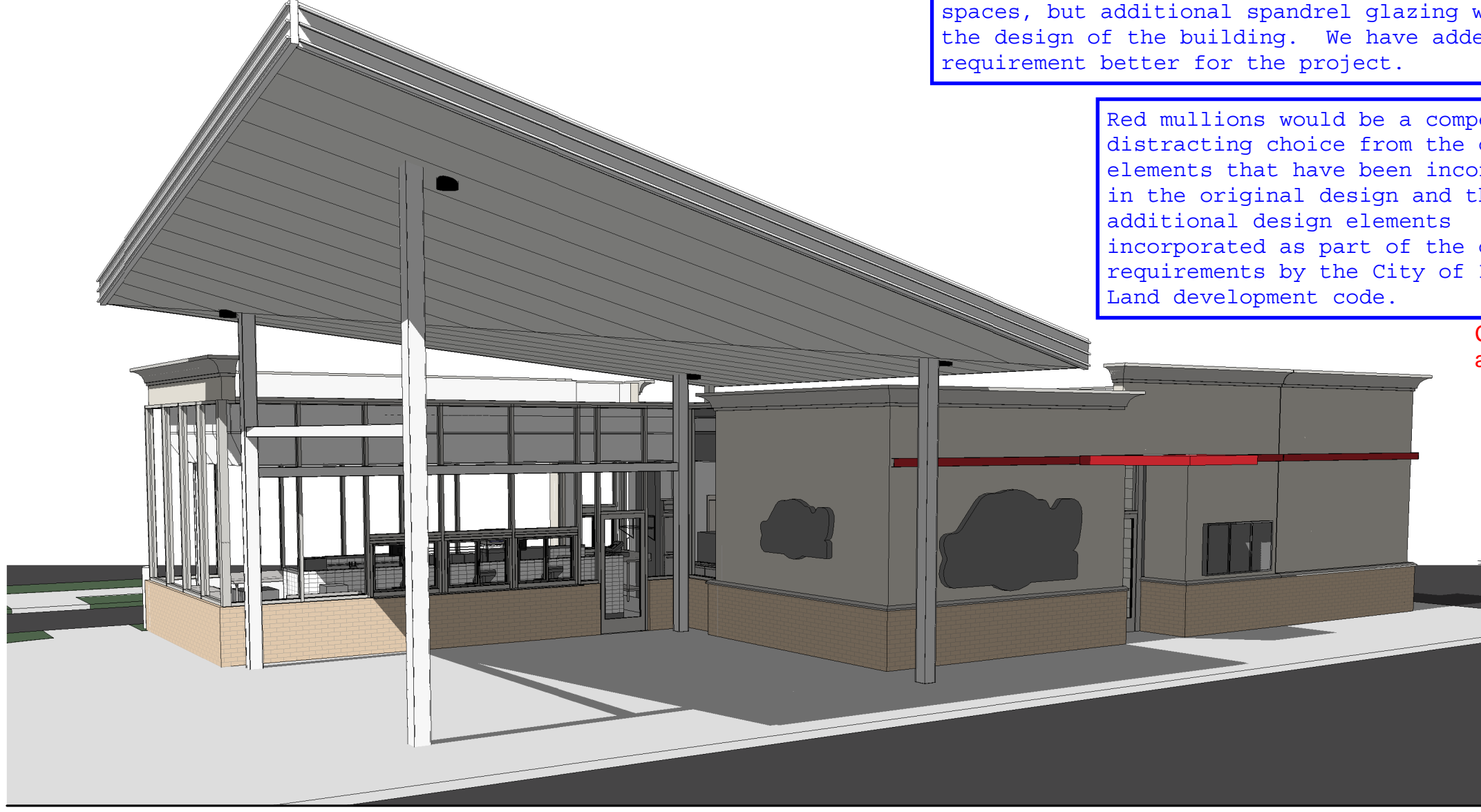


TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

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

X.A.3.a EXTERIOR BUILDING MASS: MULTIPLE BUILDING ROOFLINE CHANGES ALONG FACADE. ON THIS PARTICULAR FACADE THE ROOFLINE HIGHLIGHTS CUSTOMER EXPERIENCE AREA.

PUBLIC ROW BUILDING ELEMENTS: CANOPY OVER DRIVE-THRU INTEGRATED INTO HORIZONTAL DATUM

X.A.3.a EXTERIOR BUILDING MASS: CHANGE IN FACADE MATERIAL AND COLOR WHEN SWITCHING FROM STUCCO TO MASONRY AND ALSO VARIANCE IN COLOR BETWEEN CORNICE AND WATERTABLE TO THE FIELD STUCCO COLOR.

X.A.3.a EXTERIOR BUILDING MASS: CHANGE IN MATERIAL CREATES SHADOW LINE WITH WATERTABLE PROFILE AND VARIED THICKNESS OF STUCCO AND FULL BED MASONRY

X.A.3.a EXTERIOR BUILDING MASS: VERTICAL WALL PLANE RECESSED AT THIS MOMENT CREATING VERTICAL BREAK IN BUILDING MASSING HIGHLIGHTING THE CUSTOMER EXPERIENCE AREA

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

Brick Pilasters have been added to the canopy columns

No such roadway in Parker
This has been corrected.

Per Design Standards pg 59, Use the brick to encase these posts to meet the architectural requirements

The columns have been wrapped at the base.

Design guidelines specify 40% Pg 50

EXTERIOR FINISH SCHEDULE

#	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

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%

Adjusting the percentages of the materials to include more glazing would need to be spandrel glazing to protect the privacy and security of the workers inside the store. We feel the design in concept does work to meet the intent of the code to provide transparency to the front of house spaces, but additional spandrel glazing would look inconsistent and would not provide better to the design of the building. We have added another boxnote to help understand the transparency requirement better for the project.

X.A.3.a EXTERIOR BUILDING MASS: CHANGE IN FACADE MATERIAL AND COLOR WHEN SWITCHING FROM STUCCO TO MASONRY AND ALSO VARIANCE IN COLOR BETWEEN CORNICE AND WATERTABLE TO THE FIELD STUCCO COLOR.

X.A.3.a EXTERIOR BUILDING MASS: CHANGE IN MATERIAL CREATES SHADOW LINE WITH WATERTABLE PROFILE AND VARIED THICKNESS OF STUCCO AND FULL BED MASONRY

X.A.3.a EXTERIOR BUILDING MASS: VERTICAL WALL PLANE RECESSED AT THIS MOMENT CREATING VERTICAL BREAK IN BUILDING MASSING HIGHLIGHTING THE CUSTOMER EXPERIENCE AREA

PUBLIC ROW BUILDING ELEMENTS: CANOPY OVER DOOR INTEGRATED INTO HORIZONTAL DATUM

Vary up this portion of the building with a variety of color, materials, and architectural elements

Greater horizontal articulation (plane breaks) needed

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

Decorative cornice, varied parapet heights, material transition watertable, additional glazing on the non-primary facades to the function of the building, additional recesses/projections on the drive-thru and rear facing fades are all previous additions to the design. We have also added a diamond pattern to the stucco material for additional varied interest on the facades as part of these revisions. We feel that further enhancements or the use of colors over the five already introduced for the size of the building is not recommended.



702 SE 5TH ST STE 30 BENTONVILLE, AR 72712 TEL. 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

CLIENT NAME PLAZA STREET PARTNERS

TENANT ANDY'S FROZEN CUSTARD 211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT 702 SE 5TH ST, SUITE 30, BENTONVILLE, AR 72712 CONTACT: ANDREW FINNEGAN, P.E.

PROTO.REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD PARKER, COLORADO

NOT FOR CONSTRUCTION

Architect Name - RYAN M. FAUST
Architect Number - ARC.00404846

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36 Project #: 22038

Drawn By: PJC Checked By: RMF

Title: PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number: R002

Add title to all pages

Title has been added to all pages.



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%

Decorative cornice, varied parapet heights, material transition watertable, additional glazing on the non-primary facades to the function of the building, additional recesses/projections on the drive-thru and rear facing fades are all previous additions to the design. We have also added a diamond pattern to the stucco material for additional varied interest on the facades as part of these revisions. We feel that further enhancements or the use of colors over the five already introduced for the size of the building is not recommended.

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

A label has been added for the awnings and canopies.

Please label materials for awnings and canopies.

#	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-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.

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%

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

X.A.3.a EXTERIOR BUILDING MASS:
CHANGE IN FACADE MATERIAL AND COLOR WHEN SWITCHING FROM STUCCO TO MASONRY AND ALSO VARIANCE IN COLOR BETWEEN CORNICE AND WATERTABLE TO THE FIELD STUCCO COLOR.

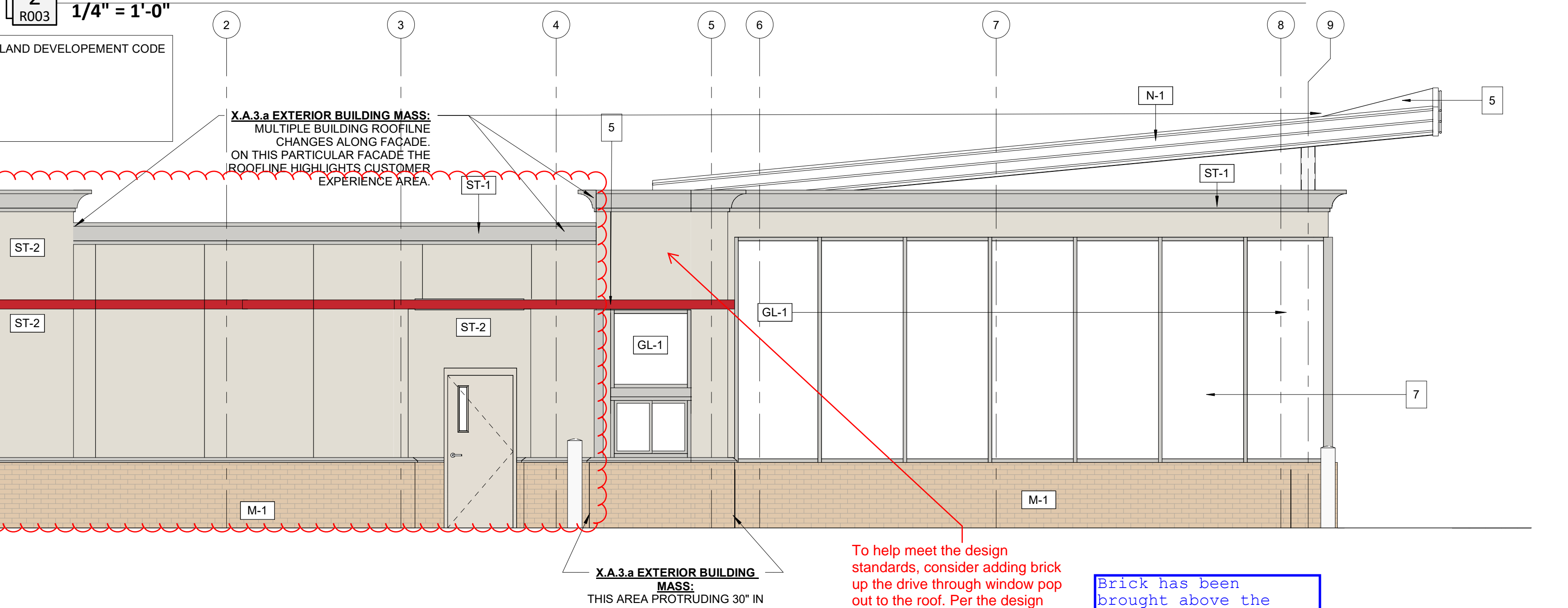
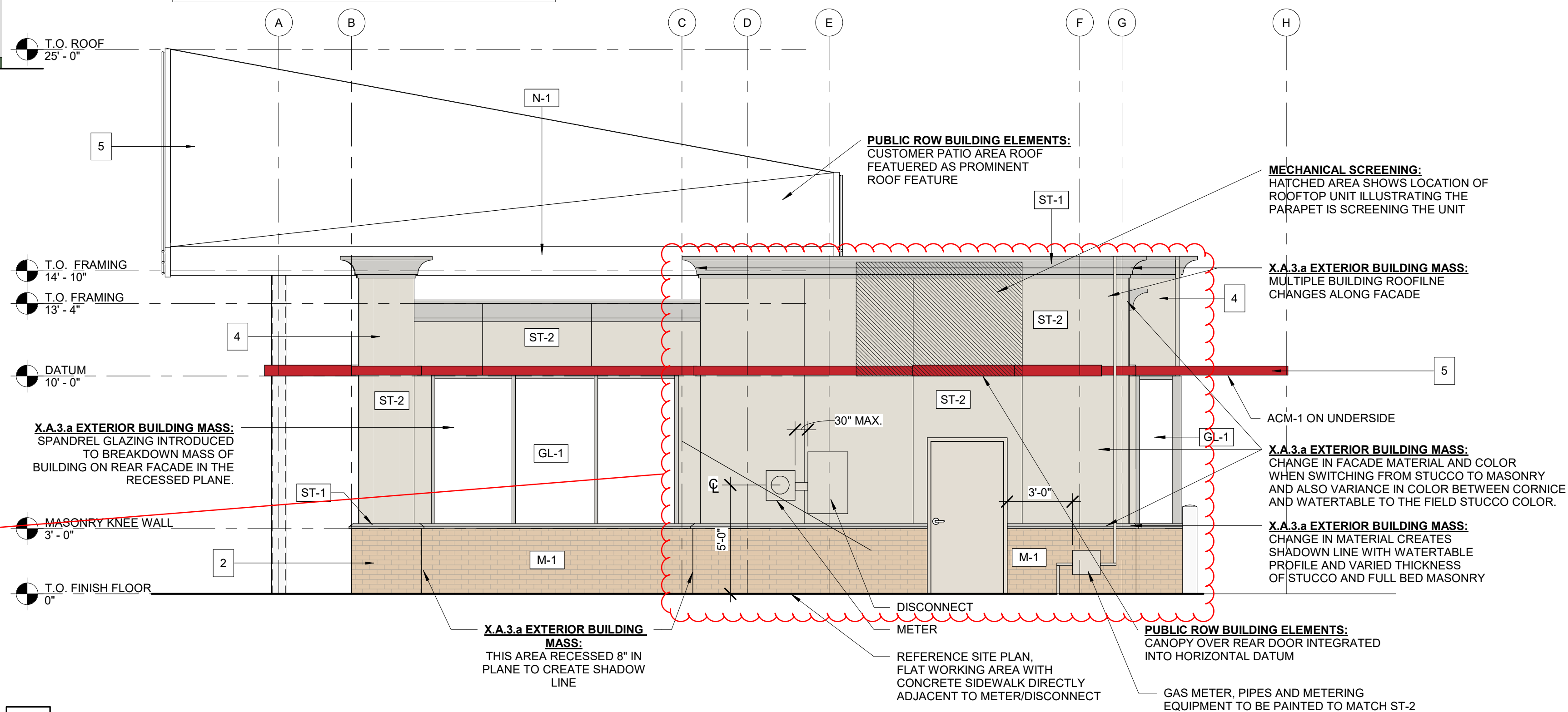
X.A.3.a EXTERIOR BUILDING MASS:
CHANGE IN MATERIAL CREATES SHADOW LINE WITH WATERTABLE PROFILE AND VARIED THICKNESS OF STUCCO AND FULL BED MASONRY

X.A.3.a EXTERIOR BUILDING MASS:
MULTIPLE BUILDING ROOFLINE CHANGES ALONG FAÇADE. ON THIS PARTICULAR FAÇADE THE ROOFLINE HIGHLIGHTS CUSTOMER EXPERIENCE AREA.

X.A.3.a EXTERIOR BUILDING MASS:
THIS AREA PROTRUDING 30" IN PLANE HIGHLIGHTING THE CUSTOMER EXPERIENCE AREA

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.

Brick has been brought above the drive thru window



Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

Contractor is responsible for confirming and correlating dimensions all job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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CLIENT NAME
PLAZA STREET PARTNERS

TENANT
ANDY'S FROZEN CUSTARD
211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
702 SE 5TH ST. SUITE 30,
BENTONVILLE, AR 72712
CONTACT: ANDREW FINNEGAN, P.E.

PROTO.REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
PARKER, COLORADO

NOT FOR CONSTRUCTION

Architect Name - RYAN M. FAUST
Architect Number - ARC.00404846

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REVISIONS	
NO.	DATE

Drawing Size: 24 x 36
Project #: 22038

Drawn By: PJC
Checked By: RMF

Title:
PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R003

Date: 09/12/2022 Store #: XXXXX