



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 Wedder, Galloway and Company LLC
FROM: Ashley Chasez, Planner I
DATE: March 30, 2023
SUBJECT: Crown Point F1 AMD 20 L4E - Land of Sushi
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: Ashely Chasez

EMAIL: achasez@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"

- 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.
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

Site Plan and Project Details

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No

Response:

Acknowledged

2. Please measure and show setbacks from all sides of the building.

Comment Addressed: Yes No

Response:

Setback measurements added to all sides.

Parking

1. Pursuant to the Development Design Standards (DDS) VII (B)(1), Sidewalks must be at least 5 feet wide. Show that you meet this standard.

Comment Addressed: Yes No

Response:

Sidewalks have all been dimensioned to show compliance.

2. Add crosswalks to points that cross a street or an internal drive.

Comment Addressed: Yes No

Response:

Crosswalk striping has been added to entrance

Landscape Plan

1. Pursuant to the LDO Section 13.06.070 (i)(4), all rock or stone must 2-6 inches in size. Show that you meet this standard.

Comment Addressed: Yes No

Response:

Revised

2. Provide a Landscape Cost Estimate.

Comment Addressed: Yes No

Response:

Provided

3. Pursuant to the LDO Section 13.06.070 (l)(5)(c), a mix of deciduous and evergreen trees is required to provide color and screening in winter months. A minimum of twenty-five percent (25%) and a maximum of fifty percent (50%) shall be evergreen trees. Show your calculations in the Landscape Requirements table that you provided.

Comment Addressed: Yes No

Response:

Provided

4. Pursuant to the LDO Section 13.06.070 (l)(2)(a), at maturity, at least seventy-five percent (75%) of the landscaped area shall have a ground cover of living plant material, including, but not limited to, trees, shrubs, ground cover, turf or seed and other recognized perennial ground covering plant materials. Deciduous tree canopies shall not be included in the calculation. Show your calculations in the Landscape Requirements table that you provided.

Comment Addressed: Yes No

Response:

Provided

5. Pursuant to the LDO Section 13.06.070 (k)(1), property owners must maintain and upkeep all landscaping, including streetscaping landscaping.

Comment Addressed: Yes No

Response:

Acknowledged

6. Pursuant to the LDO Section 13.06.070 (p)(4)(a-b), Each landscape island shall, at a minimum, meet the following standards:
- a. Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet.
 - b. One (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process.

Comment Addressed: Yes No

Response:

Provided

7. Pursuant to the LDO Section 13.06.070 (r)(5), site entryways shall be planted with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers. Planting shall be massed and scaled as appropriate for the entryway size and space. Landscaping should provide detail, color and variety to create visual interest at the entryways into the site.

Comment Addressed: Yes No

Response:

Provided

8. Pursuant to the LDO Section 13.06.070 (o)(3)(a), Parking lots adjacent to a public or private roadway shall:
- a. Provide a buffer a minimum of ten (10) feet in width measured from back of sidewalk or curb, whichever is greater. When hardscape elements, such as walls or other architectural elements, are proposed as a buffering technique, this width may be reduced to no less than six (6) feet, as approved by the Planning Director.

Comment Addressed: Yes No

Response:

Provided

9. Pursuant to the LDO Section 13.06.070 (o)(6), parking lots adjacent to parking lots. Parking lots adjoining another parking lot shall provide a buffer a minimum of eight (8) feet.

Comment Addressed: Yes No

Response:

Provided

Lighting

N/A

Development Design Standards

- 1. Provide color elevations and cut sheets of all sides of the building and of all additional structures i.e., trash enclosures, bike racks, and retaining walls.**

Comment Addressed: Yes No

Response:

Trash Enclosure elevations are now added

- 2. Provide colors and materials board.**

Comment Addressed: Yes No

Response:

Color and material board was dropped off at Town Offices with the first submittal.

- 3. Pursuant to the Development Design Standards (DDS) VIII (D)(2)(a), a building side that fronts a public roadway must meet the same level or architectural detailing and exterior building material requirements as the front of the building.**

Comment Addressed: Yes No

Response:

This has been addressed, the percentages are shown

- 4. Pursuant to the Development Design Standards (DDS) VIII (D)(3)(f), In the case where the building rear is located on publicly accessible open space due to site constraints, the exposed rear building façade shall be equally designed and articulated in a similar manner as the front and sides of the building.**

Comment Addressed: Yes No

Response:

This has been addressed, the percentages are shown

5. Pursuant to the Development Design Standards (DDS) XI (A)(5)(a)(iii), Smooth-faced gray concrete block (CMU). Color CMU may be permitted as an accent material only in the building design.

Comment Addressed: Yes No

Response:

This has been addressed, the percentages are shown

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Cherry Creek Basin Water Quality Authority
- Town of Parker – Building
- Town of Parker – Environmental (Construction Plans)
- Town of Parker – Civil (Construction Plans)
- Town of Parker – Civil (Drainage Report)
- Town of Parker – Civil (Site Plan)
- Town of Parker – Civil (Traffic Impact Study)
- Town of Parker – Stormwater (Drainage Report)
- Town of Parker – Stormwater (Construction Plans)
- Fire, Life & Safety
- IREA
- Douglas County Planning Services
- Public Service Company of Colorado

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

- Centurylink Communications
- Comcast
- Cottonwood Water and Sanitation
- Douglas County Engineering
- Douglas County School District
- E-470 Public Highway Authority
- South Metro Fire

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed: Yes No

Response:

Staff Comments 01
SP23-006; Crown Point
Crown Point F1 AMD 20 L4E - Land of Sushi
March 30, 2023

Property Owner

Date

Project Representative

Date



Project Number: SP23-006

Description: **Crown Point F1 AMD 20 L4E - Land of Sushi**

Applied: **2/7/2023**

Approved:

Site Address: **18704 COTTONWOOD DR**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80138**

Status: **UNDER REVIEW 1**

Applicant: **Galloway and Company LLC**

Parent Project: **SUB14-0019**

Owner: **STRATUS CROWN POINT LLC**

Contractor: **<NONE>**

Details:

The applicant, Galloway and Company, is proposing a site plan for a new 5,680 sq. ft. restaurant with an outdoor patio area. The site is located on the south side of Cottonwood Drive west of E-470.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/9/2023	2/21/2023	2/16/2023	COMPLETENESS REVIEW	Ashley Chasez	COMPLETED	
Notes:						
Review Group: AUTO						
2/7/2023			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
2/7/2023	2/14/2023	2/22/2023	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						



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Review Group: SP 1ST 20

2/21/2023	3/16/2023	3/21/2023	BUILDING 20	Randy Capra	REVISIONS REQUIRED	See notes
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Notes:

While accessible parking has been addressed, it is not clear whether the parking is adequate for the total occupant load (for all three areas... patio, restaurant, and retail restaurant). Address this issue when resubmitting.

See below for additional information:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEPs, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Buildings

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

2/21/2023		3/21/2023	CENTURYLINK COMMUNICATIONS 20	CenturyLink		01 Review 20
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Notes:

2/21/2023	2/21/2023	3/21/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Val Endyk	ADVISORY COMMENTS	See Notes
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Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP23-006, Crown Point F1 AMD 20 L4E - Land of Sushi have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

2/21/2023		3/21/2023	COLORED BUILDING ELEVATIONS 20	Ashley Chasez		01 Review 20
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Notes:



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2/21/2023		3/21/2023	COLORS AND MATERIAL BOARD 20	Ashley Chasez		01 Review 20
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Notes:

2/21/2023		3/21/2023	COMCAST 20	Butch Buster		01 Review 20
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Notes:

2/21/2023	3/9/2023	3/21/2023	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	01 Review 20 - See Engineering Comments and Notes
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Notes:

SP23-006 Crown Point F1 AMD 20 L4E - Land of Sushi - CONSTRUCTION PLANS - ENVIRONMENTAL REVIEW

GENERAL COMMENTS

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add the Subdivision, Filing, Amendment, Lot to the Title Block on the right edge of the sheets, specifically, CROWN POINT F1, AMD 20, LOT 4E.
2. Please add notes stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”, and “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
5. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”
6. Please add a note to the Initial, Interim and Final Erosion Control plan sheets stating: “ANY BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN PRIOR TO INSTALLATION” Please contact Randy Capra at rcapra@parkeronline.org or 303-805-3163 for FLS Permit questions.
7. Please show the appropriate type of Inlet Protection Curb on Sump (IPCOS) for the existing inlets on-site.
8. Please provide the Town of Parker’s Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on the Erosion Control plan sheets. Please use the Town of Parker Keys/Symbols on the plan sheets.
9. Please include within the plan set, immediately after the Interim/Final Erosion Control plan sheet, all 72 pages of the Town of Parker’s CBMP Legend, General Notes & CBMP Details. List in the order of CBMP Legend, General Notes, and CBMP Details, with the CBMP Details in alphabetical order.
10. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”.

INITIAL CBMP PLANS

11. Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.
12. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

13. Show Masonry Work Protection (MWP) on the plans for construction of the building.
14. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
15. Please provide proposed grading contours, label and identify the ratio of all slopes that are 4:1 or steeper, and provide/identify Erosion Control Blanket (ECB) on all slopes 4:1 or steeper.
16. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.



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2/21/2023	3/21/2023	3/21/2023	CONSTRUCTION PLANS - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
2/21/2023	2/27/2023	3/21/2023	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 Review 20
Notes:						
2/21/2023		3/21/2023	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		01 Review 20
Notes:						
2/21/2023	3/2/2023	3/21/2023	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 Review 20
Notes: Addressing Comments: The proposed address for this facility is 18704 COTTONWOOD DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes. Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.						
2/21/2023		3/21/2023	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 Review 20
Notes:						
2/21/2023	3/21/2023	3/21/2023	DRAINAGE REPORT - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
2/21/2023	2/21/2023	3/21/2023	ECONOMIC DEVELOPMENT 20	Weldy Fezell	NO COMMENT	01 Review 20
Notes:						
2/21/2023	3/16/2023	3/21/2023	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: See the four documents uploaded to the application with the March 16, 2023 date... provide a response to the letter and address the issues noted on both the utility and auto turn sheets.						



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2/21/2023	3/21/2023	3/21/2023	FLOODPLAIN DEVELOPMENT PLAN	Michael Walton	NOT APPLICABLE	01 Review 20
Notes:						
2/21/2023	3/20/2023	3/21/2023	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 Review 20
Notes: CORE will require the applicant to make changes to the landscape plan and grading plan to meet CORE requirements. In addition show all easement locations and EUSERC Cabinet location.						
2/21/2023		3/21/2023	LANDSCAPE COST ESTIMATE 20	Ashley Chasez		01 Review 20
Notes:						
2/21/2023	2/21/2023	3/21/2023	PARKER AUTHORITY FOR REINVESTMENT 20	Weldy Feazell	NO COMMENT	01 Review 20
Notes:						
2/21/2023		3/21/2023	PHOTOMETRIC PLAN 20	Ashley Chasez		01 Review 20
Notes:						
2/21/2023	3/21/2023	3/21/2023	PLAT - CIVIL	Michael Walton	NOT APPLICABLE	See Notes
Notes: Revised plat documents were not noted in the submittal. If a revised Plat becomes necessary during the project, please provide a new referral to engineering for said review.						
2/21/2023		3/21/2023	POLICE 20	Greg Epp		01 Review 20
Notes:						
2/21/2023		3/21/2023	PSCO RESIDENTIAL SUBDIVISIONS 20	Xcel Energy		01 Review 20
Notes:						
2/21/2023	3/12/2023	3/21/2023	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
2/21/2023	3/21/2023	3/21/2023	SITE PLAN - CIVIL	Michael Walton	ADVISORY COMMENTS	See Engineering Memo
Notes:						



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2/21/2023	3/21/2023	3/21/2023	SITE PLAN - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
2/21/2023		3/21/2023	SITE PLAN 20	Ashley Chasez		01 Review 20
Notes:						
2/21/2023		3/21/2023	SOUTH METRO FIRE 20	South Metro Fire		01 Review 20
Notes:						
2/21/2023		3/21/2023	SUBDIVISION AGREEMENT 20	Ashley Chasez		01 Review 20
Notes:						
2/21/2023	3/21/2023	3/21/2023	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
2/21/2023	3/15/2023	3/21/2023	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 Review 20
Notes: MHFD has no comments on the referenced project but appreciate the opportunity to work on this referral with you. We do not need to review future submittals for the referenced project.						
Review Group: SP 1ST 20 ADD						
2/21/2023		3/21/2023	COTTONWOOD WATER AND SANITATION DISTRICT 20	Scott Barnett		01 Review 20
Notes:						
2/21/2023		3/21/2023	E-470 PUBLIC HIGHWAY AUTHORITY 20	Peggy Davenport		01 Review 20
Notes:						