



Development Review Division

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

MEMORANDUM

TO: Jessica McCallum, Kimley-Horn
FROM: Amber Wood Hicken, Planner I
DATE: 8/6/24
SUBJECT: Parker Pointe F1 Lot 2A, McDonald's – Site Plan, SP23-070
Review Comments 04

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.**

Staff Comments 04
SP23-070; McDonald's
Site Plan
8/6/24

- 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. **Include in next submittal: image of the MSE block walls (knee wall, retaining wall), color elevations, trash enclosure elevations, and bike rack spec (color, materials) for final planning stamp.**
- 2. **Please coordinate with Parker Water and Sanitation regarding their review of the landscape irrigation plans for this site plan and to address all other comments from PWSD.**

OUTSIDE REFERRAL AGENCY COMMENTS

The following agencies have "Advisory Comments" or "Revisions Required" listed in eTRAKiT:

- Parker Water and Sanitation

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Town comments have been addressed. We are coordinating with PWSD to wrap up their final comments.

DocuSigned by:
Kortney Pedigo
D9398A8CA4D94BF

9/18/2024

Property Owner

Date

Jessica McCallum

09/17/2024

Project Representative

Date

September 26, 2024

Amber Wood Hicken
Town of Parker Planning Development
20120 East Mainstreet
Parker, CO 80138

**RE: Parker Pointe F1 Lot 2A – McDonald's Site Plan SP23-070
Review Comments 03 Comment Response Letter**

Dear Ms. Hicken,

Thank you for the comments on August 6, 2024 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Site Plan, we have summarized your comments and our responses below.

PLANNING DEPARTMENT

Amber Hicken / 303-805-3338 / ahicken@parkeronline.org

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
 - *Response: Noted. Thank you.*
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.
 - *Response: Noted. Thank you.*
3. Please contact the referral agencies if you have questions regarding their review comment(s).
 - *Response: Noted. Thank you.*
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
 - *Response: Noted. Thank you.*
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.
 - *Response: Noted. Thank you.*
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"

- *Response: Noted. Thank you.*

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.

- *Response: Documentation from the Seller that was filed with their grading permit was included with the previous submittal. The prairie dog affidavit is not required as part of site plan submittals.*

SITE PLAN AND PROJECT DETAILS

1. Include in next submittal: image of the MSE block walls (knee wall, retaining wall), color elevations, trash enclosure elevations, and bike rack spec (color, materials) for final planning stamp.

- *Response: MSE block walls (knee wall and retaining wall) will match the building's stone and brick finishes per the color elevations included in the site plan set. Wall details in the site plan set and construction documents have been updated accordingly to reference these elevations and finishes. Color elevations for the building and trash enclosure have been added to the site plan set. The bike rack detail has been updated in the construction documents set. The bike racks will be 'inverted U' shaped, stainless steel, 1-7/8" round tubing.*

2. Please coordinate with Parker Water and Sanitation regarding their review of the landscape irrigation plans for this site plan and to address all other comments from PWSD.

- *Response: Noted. Thank you. We are coordinating with PWSD on their remaining comments and close out documents.*

We appreciate your review and approval of these plans. Please contact me at 719-284-7275 or Jessica.McCallum@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jessica McCallum, PE
Project Manager