



Development Review Division

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

M E M O R A N D U M

TO: Mike Schulze, Cobblestone Denver
FROM: Stacey Nerger, Senior Planner
DATE: May 26, 2025
SUBJECT: Parker and Pine Filing No. 1 Lot 4 – Site Plan Amendment
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: 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. 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: “03” or “Third 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.

General Comments

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: Yes No

Response:

NOTED.

2. Please include images of all exterior elements of the site. This includes the bollards, retaining walls, trash cans, etc. Please include all materials and colors for these elements in the plans.

Comment Addressed: Yes No

Response:

SEE BELOW IMAGES AND TABLE OF MATERIALS.

3. The maximum allowed luminance within the site is 12 lumens per square foot. Please see redlines for areas where this is exceeded and amend the lighting. Also, please correct the maximum to minimum ratio to meet code.

Comment Addressed: Yes No

Response:

SEE REVISED DRAWINGS. Light fixture schedule added type "L6" light fixture to ensure 12 lumens per square foot maximum. Site plan modified to achieve 6:1 max/min. Recalculated photometric and revised lighting calculation summary.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Town of Parker Engineering and Stormwater – **Waiting for comments**

Comment(s) Addressed: Yes No

Response:

Mike Schulze

7.17.25

Property Owner

Date

LILY VALENTINE

07/10/2025

Project Representative

Date