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August 6, 2025

Amber Wood Hicken
Town of Parker Planning Division
20120 E. Mainstreet
Parker, CO 80138-7335
303-805-3338

RE: Additional Planning Comments Response – Parker Pointe O’Reilly (PK2) – SP25-025.

Amber,

Please find the attached response to the additional planning comments received via email for the third submission of the Parker Pointe O’Reilly Auto Parts Store.

Thank you for your time.

Sincerely,

Steven Bunch, PE
Project Manager
TAIT & Associates, Inc.

Planning Response

1. Page 3 – Steel Bollard Section – include proposed color.

TAIT Response: Added color to bollard detail.

2. Page 5 – East Landscape Island – Code requires a minimum of 162 square feet for landscape islands. The concrete step out can count if this has been removed from the area calculations.

Breckon Response: East parking lot island SF updated to be more accurate to meet city requirements.

3. Page 5 – Site Perimeter Calculations (north, east, west) – 1 tree and 5 shrubs per **30 linear feet** is required for property perimeter landscaping.

Breckon Response: North perimeter landscape requirement table updated and added shrubs to landscape to meet city requirements. East perimeter landscape requirement table updated and added shrubs to landscape to meet city requirements. West perimeter landscape requirement table updated to meet city requirements.

4. Page 9 – Light fixtures need to be setback at least the height of the fixture from property lines. Please include the setbacks.

SGE Response: Please see Sheets US1 and SP1 with relocation of pole more than 25' from property line per city.

5. Page 12/13 – Elevations – For the corner element at the northwest corner of the building – could the stone/brick be extended all the way up the columns on both sides (north and west)?

Timothy M. Guillot Response: Stone on the north and west corners of the building extended all the way up to the top of the parapet, see revised sheets CE1 and A2.1.