



## 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:** Avery Mason, Premier Facility Constructors  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 5/22/25  
**SUBJECT:** Lincoln Professional Park F1 L3, Andy's Custard, Site Plan Adjustment 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:** Amber Wood Hicken

**EMAIL:** ahicken@parkerco.gov

**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 01*  
*SP25-055; Lincoln Professional Park Andy's Custard*  
*Site Plan*  
*5/22/25*

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 send the application for referral without with this naming convention.  
Example: "02" or "Second Submittal"

### **Site Plan and Project Details**

1. Please see the attached redlines for all planning comments.

### **OUTSIDE REFERRAL AGENCY COMMENTS**

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

- IREA (CORE)

These comments are available on eTRAKiT. Please address accordingly.





# Project Reviews Town of Parker

**Project Number: SP25-055**

Description: **Lincoln Professional Park F1 L3 - Andy's Custard**

Applied: **5/14/2025**

Approved:

Site Address: **18900 E LINCOLN AVE**

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **REVISIONS REQD 1**

Applicant: **Premier Facilities Constructors**

Parent Project: **SP22-113**

Owner: **Plaza Street Partners**

Contractor: **Premier Facilities Constructors**

Details:

The applicant, Andy's Custard, is proposing a Site Plan Adjustment to request approval of as built changes from the approved drawings. The site is located on the south side of Lincoln, west of Parker Road.

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ADJUSTMENTS						
5/16/2025		5/23/2025	ADJUSTMENT REVIEW	Amber Wood Hicken		
Notes:						
Review Group: ALL						
5/15/2025	5/16/2025	5/23/2025	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
5/14/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
5/14/2025		5/29/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh		
Notes:						
Review Group: SP GRP 10						
5/16/2025	5/21/2025	5/23/2025	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	REVISE LANDSCAPE Plan
Notes: The applicant will be required to revise landscape plans to meet CORE clearance requirements.						