



Development Review Division

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

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: February 12, 2021
SUBJECT: Lincoln Professional Park – Annexation, Zoning and UBSR
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: 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. 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.
 - a. Example: "02 Annexation Plat"

Annexation Plat

1. Please see the attached redlines on the Annexation Map for additional information.

Comment Addressed: ☒ Yes ☐ No

Response:

The annexation map has been updated in response to this comment and the attached redlines. Please see the attached redline responses to the Annexation map.

2. There is a gap at the southern edge of the property that has been identified. This means that there should be a gap also in the contiguity. Attached to this memo is a previous Annexation Plat that was processed but never finalized. They chose to include the entire gap within their proposed Annexation. You can choose to do this or only what you are showing, but the map should be updated to show that there is a gap in the contiguity.

Comment Addressed: ☒ Yes ☐ No

Response:

The gap at the southern edge of the property has been included in the proposed Annexation. The legal description containing the gap was included in the Annexation Petition. Therefore, there no longer is a gap in the contiguity.

Zoning Plat

1. Please see the attached redlines on the zoning map for additional information.

Comment Addressed: ☒ Yes ☐ No

Response:

The zoning map has been updated in response to this comment and the attached redlines. Please see the attached redline responses to the Zoning map.

2. If you change the amount of property annexed with regards to the gap, you will need to update the zoning map to match.

Comment Addressed: ☒ Yes ☐ No

Response:

The zoning map has been updated in response to this comment.

3. Please add the following Planning Commission Certificate to the first page of the map:

PLANNING COMMISSION CERTIFICATE

THIS ZONING MAP WAS REVIEWED AND RECOMMENDED FOR APPROVAL BY THE TOWN OF PARKER PLANNING COMMISSION FOLLOWING A PUBLIC HEARING ON _____.

**COMMUNITY DEVELOPMENT DIRECTOR ON BEHALF
OF THE PLANNING COMMISSION**

Comment Addressed: ☒ Yes ☐ No

Response:

The zoning map has been updated in response to this comment.

4. Please add the following Planning Commission Certificate to the first page of the map:

TOWN COUNCIL CERTIFICATE

THIS ZONING MAP WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PARKER ON THIS ____ DAY OF _____, 2021, FOR THE PROPERTY DESCRIBED HERERON. THE ZONING INFORMATION SHOWN HEREON WAS CONFIRMED WITH THE ADOPTION OF ORDINANCE NO. _____.

MAYOR, TOWN OF PARKER

ATTEST:

TOWN CLERK

Comment Addressed: ☒ Yes ☐ No

Response:

The zoning map has been updated in response to this comment.

Use by Special Review

Staff has no comments on the Use by Special Review.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Aztec
- Douglas County Assessor's Office
- Douglas County
- IREA
- Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☒ Yes ☐ No

Staff Comments 01
ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park
Annexation, Zoning and UbsR
February 12, 2021

Response:

See attached.

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

- Aztec
- Douglas County Assessors
- Douglas County

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☒ Yes ☐ No

Response:

See attached.

3. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Use by Special Review Application:

- Parker Authority for Reinvestment
- Public Service Company of Colorado

We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☒ Yes ☐ No

Response:

See attached.

DocuSigned by:



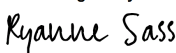
A563A19G73E9462...

3/17/2021

Property Owner

Date

DocuSigned by:



61F68A395C8B48D...

3/19/2021

Project Representative

Date

*Staff Comments 01**ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park**Annexation, Zoning and UBSR**February 12, 2021***Response:**

See attached.

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Comment(s) Addressed: ☒ Yes ☐ No

Response:

See attached.

3. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Use by Special Review Application:

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We are still waiting for comments to be uploaded from the following agencies:

- Engineering/Public Works Comments

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☒ Yes ☐ No

Response:

See attached.

DocuSigned by:

Steven Sawyer Trustee Leila May Residuary Trust

10C95C21415D43C...

3/17/2021

Property Owner

Date

DocuSigned by:

Ryenne Sass

61F68A395C8B48D...

3/19/2021

Project Representative

Date

March 19th, 2021

Stacey Nerger, Senior Planner
Community Development Department
Town of Parker
20120 E. Mainstreet
Parker, Colorado 80138

Re: Lincoln Professional Park – Annexation, Zoning and UBSR
Review Comments 01

Dear Stacey,

Our team is in receipt of your February 12, 2021 memorandum containing a compilation of comments received during the initial referral period for the above referenced Applications. As requested, we provided responses to the matters raised by the Planning Division directly in the memorandum.

We provided responses to the referral agency comments below. We have organized our responses in sequence with the items raised in your memorandum.

We look forward to our continued cooperation in connection with the Applications. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,



Ryanne Sass
on behalf of Plaza Street Partners

Project #ANX20-006

Aztec Comments on Project #ANX20-006

1. *Redline revisions to the Town Council Certificate on the Annexation Plat.*

Response. The Annexation Plat has been revised to include the Town Council Acceptance.

Douglas County Assessor's Office Comments on Project #ANX20-006

2. *Please add the surveyed description/measurements as shown on the sheet 2 exhibit as an AKA description to the property description on sheet 1. I submitted comments for ANX20-006 based on a review of the annexation plat labeled "13. Annexation Plat_1.pdf." It appears that another version of the annexation plat was uploaded under the name of "Parker CO (Lincoln Darnsfeldt)_Annexation Plat_1-13-21.pdf. The comments I made that were based on "13. Annexation Plat_1.pdf" were addressed by the 1.13.21 file. However, since I have no idea which document is the one intended for recording/approval, I submitted comments on the one that I had concerns about. If the 1.13.21 file is the one intended to be recorded, I have no further comments and my original comments can be disregarded.*

Response. The version of the Annexation Plat intended for recording and approval is "Parker CO (Lincoln Darnsfeldt)_Annexation Plat_1-13-21.pdf." No action is required at this time.

Douglas County Comments on Project #ANX20-006

3. *Addressing Comments: Upon recordation of the annexation and rezoning and/or demolition of the residences, the existing addresses will be deleted.*

Response. The Applicant has taken note of this comment. No action is required at this time.

4. *Engineering Comments: No Comments*

Response. No response needed.

5. *Planner Comments: No Comments*

Response. No response needed.

IREA Comments on Project #ANX20-006

6. *The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments: The Association is requesting the Town of Parker notify the undersigned after approval of the proposed annexation has been finalized. This notification will allow our mapping department to make the necessary changes to keep our mapping system and Town of Parker franchise agreement updated.*

Response. The Applicant has taken note of this comment. No action is required at this time.

Public Service Company of Colorado Comments on Project #ANX20-006

7. *Please be advised that Public Service Company has an existing natural gas service line within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

8. *The Town of Parker must send us notification after approval of the proposed annexation has been finalized.*

Response. The Applicant has taken note of this comment. No action is required at this time.

9. *The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

10. *As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.*

Response. The Applicant has taken note of this comment. No action is required at this time.

Engineering/Public Works Comments on Project #ANX20-006

11. *The property owner will be required to construct all public improvements necessary to support proposed development on the property, as determined through the Town-approved Traffic Study, Drainage Study, and Construction Plans for the development. Specific obligations will be codified in the Annexation Agreement for the property.*

Response. The Applicant will comply with Town requirements pertaining to the construction of public improvements. No action is required at this time.

12. *The ultimate widening of Lincoln Avenue adjacent to the site will require the construction of an additional eastbound auxiliary lane. The Town will ask that the Property dedicate*

the additional right-of-way needed to accommodate this lane along with the ultimate sidewalk location.

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

13. *The property owner shall dedicate to the Town the right-of-way necessary to accommodate all improvements required to Dransfeldt Road.*

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

14. *Please provide discussion regarding potential mitigation for the Dransfeldt/Lowe's intersection (LOS F). A traffic signal may not be appropriate at this intersection due to the lack of spacing from Lincoln Avenue.*

Response. The Traffic Study has been updated to include a discussion of potential mitigation options for the Dransfeldt/Lowe's intersection.

15. *Because the recommendation for a second westbound left turn lane at Lincoln/Dransfeldt is being driven by the site generated traffic, the developer will be responsible for installing or funding this improvement. It is anticipated that this can be accomplished within the existing pavement width through restriping and signal/signage modifications.*

Response. The Traffic Study has been updated to include a discussion of this potential turn lane.

16. *The high number of anticipated southbound left turns into the site are concerning from a queueing/turn bay storage perspective in the long term as background traffic on Dransfeldt increases. The Town anticipates that an additional southbound lane (three total) may be needed long term on Dransfeldt to allow for two through lanes and one full southbound left between Lincoln and the Lowe's access. While this is a potential long-term improvement that will be completed by the Town if needed, the Town may ask that a portion of the right-of-way needed for this lane be dedicated by the developer.*

Response. The Applicant will comply with Town requirements pertaining to the right-of-way expansion. The Applicant will continue working with the Town to dedicate the appropriate amount of right-of-way, as needed.

Project #Z20-017

Aztec Comments on Project #Z20-017

17. *Redline revision: Add Planning Commission Certificate to the Zoning Plat.*

Response. The Zoning Plat has been revised in response to this comment.

18. *Redline revision: Add Town Council Acceptance to the Zoning Plat.*

Response. The Zoning Plat has been revised in response to this comment.

19. *Redline revision: Add Owner Acceptance to the Zoning Plat.*

Response. Please provide the correct language for the Owner Acceptance for inclusion, previous recent zoning plats have not included this acceptance block. Once provided, the Applicant will add the Owner Acceptance to the Zoning Plat.

Douglas County Assessor's Office Comments on Project #Z20-017

20. *Several approval signatures appear to be missing on the zoning exhibit.*

Response. The Zoning Plat has been revised in response to this comment.

Douglas County Comments on Project #Z20-017

21. *Addressing Comments: Upon recordation of the annexation and rezoning and/or demolition of the residences, the existing addresses will be deleted.*

Response. The Applicant has taken note of this comment. No action is required at this time.

22. *Engineering Comments: No Comments*

Response. No response needed.

23. *Planner Comments: No Comments*

Response. No response needed.

Engineering/Public Works Comments on Project #Z20-017

Response. See response above to comments on Project #ANX20-006.

Project #Z20-019

Comprehensive Planning 20 Comments on Project #Z20-019

24. *This property is located in the Central Commercial Character Area as described in the Parker 2035 Master Plan. Recommended uses in this area include retail, commercial services, entertainment and lodging. This use is generally compatible with the surrounding commercial uses (existing and proposed). Since the site is to be located on an important corner of Lincoln and Dransfedlt, architecture and site layout are important and will need to comply with the Town's Development Design Standards.*

Response. The Applicant has taken note of this comment. The Applicant will comply with the Town's Development Design Standards. No action is required at this time.

Parker Authority for Reinvestment Comments on Project #Z20-019

25. *It is the opinion of P3 that the use proposed, "Gas Station with Convenience Store" is not a use compatible with the surrounding area. The proposed use is not the highest and best use for this corner.*

Response. The development of a gas station and convenience store on a portion of the Property is compatible with the character of the surrounding area. The Property subject to the Application is located in an automobile-oriented area at the intersection of two major arterials, Lincoln Avenue and Dransfeldt Road. The area surrounding the Property is predominantly commercial and includes an auto parts store, used car dealership, and tire store, a pharmacy with a drive-thru component, and big-box commercial uses, among the other automobile-oriented uses. The intersection at which this Property is located is bounded by a car wash, a large church, and the back side of a retail store. There is demand for a gas station and convenience store in this area. As such, the proposed use is compatible with the surrounding area, and offers an opportunity to improve the character of the surrounding area, as it will incorporate architectural design in conformance with the Town's updated design standards.

Moreover, although market conditions for retail sales and restaurant uses are currently challenging, because of the strong demand for the gas station/convenience store use, the gas station will be able to provide necessary infrastructure improvements and anchoring to support additional retail and restaurant development on the remainder of the Property.

Public Service Company of Colorado Comments on Project #Z20-019

26. *The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to the existing natural gas service line via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.*

Response. The Applicant has taken note of this comment. No action is required at this time.

27. *As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.*

Response. The Applicant has taken note of this comment. No action is required at this time.

Conclusion

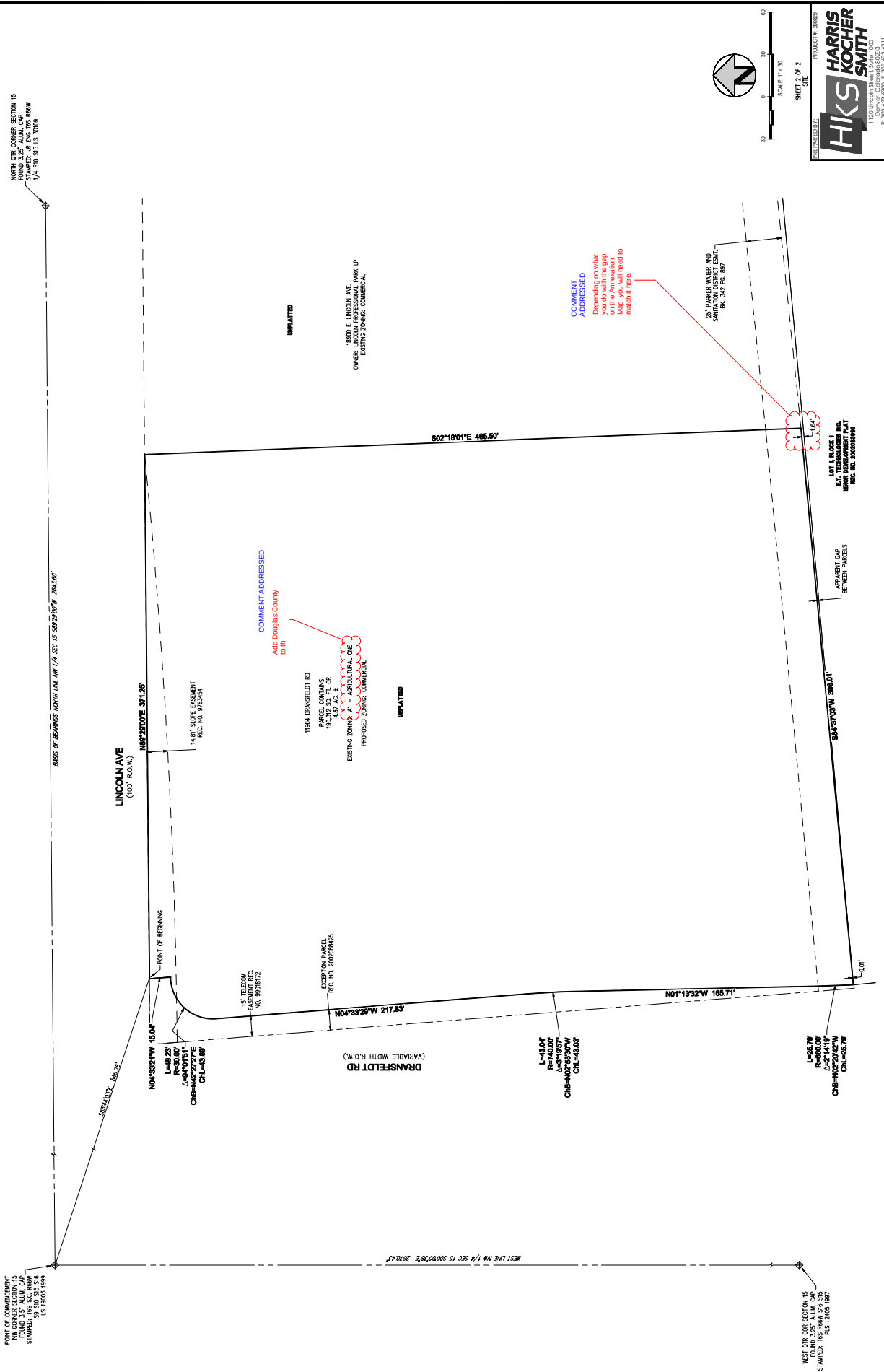
Consistent with the foregoing responses, with this letter, we have supplied revised documentation reflecting the above-referenced revisions to the Application. We look forward to continuing to work with you and other members of Town staff toward a successful completion of the Project.

APPLICANT'S RESPONSES TO PLANNING REDLINES

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2



PREPARED BY
HKS
HARRIS
KOCHER
SMITH

PROJECT # 2005
SITE
SHEET 2 OF 2
1120 Lincoln Street, Suite 202
P.O. Box 1000
Douglas, CO 80620
harris@hks-smith.com

**APPLICANT'S RESPONSES TO
AZTEC REDLINES OF ANNEXATION
PLAT**

**APPLICANT'S RESPONSES TO
AZTEC REDLINES OF ZONING PLAT**

LINCOLN PROFESSIONAL PARK ZONING MAP

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

POINT OF COMMENCEMENT
NW CORNER SECTION 15
TOWNSHIP 6 SOUTH, RANGE 66 WEST
STAMPED: 185 500 255 518
1/4 SEC 15 S05 R66W

NORTH QTR CORNER SECTION 15
TOWNSHIP 6 SOUTH, RANGE 66 WEST
STAMPED: 185 500 255 518
1/4 SEC 15 S05 R66W

BASE OF BEARING NORTH LINE NW 1/4 SEC 15 S05 R66W 184.00'

S024°02' 58.3" 84.3'

LINCOLN AVE
(100' R.O.W.)

POINT OF BEGINNING

N04°32'11"W 15.04'

L=40.29'
R=30.00'
Δ=84°01'51"
CH=142.2727'E
CH=43.88'

15' TELECOM
EASEMENT
REC. NO. 8901672

EXCEPTION PARCEL
REC. NO. 20035945

N04°33'29"W 217.85'

DRAWSFELDT RD
(VARIABLE WIDTH R.O.W.)

1194 DRAWSFELDT RD
PARCEL CONTAINS
190,443 SQ. FT. OR
4.38 AC. ±
EXISTING ZONING: A1 - AGRICULTURAL ONE
PROPOSED ZONING: COMMERCIAL

UNPLATTED

UNPLATTED

1860 E LINCOLN AVE
PARCEL CONTAINS
190,443 SQ. FT. OR
4.38 AC. ±
EXISTING ZONING: COMMERCIAL

S02°18'01"E 487.18'



SCALE 1" = 30'

SHEET 2 OF 2

PREPARED BY
HARRIS KOCHER SMITH

PROJECT # 2008

1120 LINCOLN STREET, SUITE 100
DENVER, CO 80202

P: 303.733.0000 F: 303.733.0311

harris@hksmith.com

LOT 1, BLOCK 1
EAST LINCOLN AVE
MAP DEVELOPMENT PLAT
REC. NO. 20035945

L=48.79'
R=740.09'
Δ=27°41'18"
CH=102.2042'W
CH=35.78'

WEST QTR COR SECTION 15
TOWNSHIP 6 SOUTH, RANGE 66 WEST
STAMPED: 185 500 255 518
1/4 SEC 15 S05 R66W

PLANNED BY HARRIS KOCHER SMITH
DESIGNED BY HARRIS KOCHER SMITH
DRAWN BY HARRIS KOCHER SMITH
CHECKED BY HARRIS KOCHER SMITH
DATE: 10/11/2008