



## 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:** April 8, 2021  
**SUBJECT:** Lincoln Professional Park – Annexation, Zoning and UBSR  
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](mailto: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

Staff has no additional comments on the Annexation Plat. Once all outside referral agencies have completed their comments, if no additional comments, you can create one mylar for recordation.

### Zoning Plat

1. Please see the attached redlines on the zoning map for additional information. If there is enough room, both pages could be combined on one.

Comment Addressed:  Yes  No

Response:

The zoning map has been updated in response to this comment and the attached redline.

### Use by Special Review

Staff has no comments on the Use by Special Review.

### OUTSIDE REFERRAL AGENCY COMMENTS

1. P Please address all outside referral agency comments with a written response. We are still waiting for comments to be uploaded from the following agencies:
  - Aztec
  - Douglas County Assessor's Office
  - Engineering/Public Works Comments - Traffic

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

Received a response of "No Comment" from AzTec Consultants and Douglas County Assessors Office. No additional response needed.

2. Please address all outside referral agency comments with a written response. We are still waiting for comments to be uploaded from the following agencies:
  - Aztec
  - Engineering/Public Works Comments - Traffic


These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

Received a response of "Approved" from Engineering/Public Works regarding revised Traffic Impact Study. No additional response needed.

*Staff Comments 02  
ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park  
Annexation, Zoning and UbsR  
April 8, 2021*

DocuSigned by:  
  
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4/9/2021

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Property Owner

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Date

Ryanne Sass  
Digitally signed by Ryanne Sass  
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4/10/2021

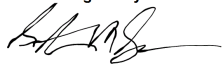
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Project Representative

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Date

*Staff Comments 02  
ANX20-006, Z20-017 & Z20-019; Lincoln Professional Park  
Annexation, Zoning and UBSR  
April 8, 2021*

DocuSigned by:  
  
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4/9/2021

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Property Owner

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Date

**Ryanne Sass** Digitally signed by Ryanne Sass  
Date: 2021.04.10 14:15:37 -05'00'

4/10/2021

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Project Representative

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Date