



# Transportation Department

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September 29, 2008

TO: Hannah Hippely, Staff Planner, Land Use Department  
FROM: Anita Riley, Transportation Planner  
SUBJECT: Docket # SU-08-008: Palmer Multiple Principal Uses SU/SSDP

The Transportation Department has performed a site inspection and has reviewed the above referenced docket. Please note the following:

1. The subject parcel is adjacent to a state highway, therefore requiring that the Colorado Department of Transportation be referred on this docket.
2. The parking area exists, is currently in use, and appears to function adequately. However, since the applicants' proposal involves a more intense use of the site and the parking area is in need of restriping, staff recommends the applicant take this opportunity to reconfigure the parking layout and consider relocating access points in order to improve site circulation. Should the applicant move on this recommendation, lot design considerations would include:
  - a. The applicant, regardless of lot reconfiguration, must increase the number of ADA accessible parking space on the site. 157 parking spaces currently exist on site, therefore requiring six spaces that comply with ADA Accessibility Guidelines, with one space designated as van accessible. Should the applicant reduce parking to below 150 spaces, then five spaces must comply with ADA Accessibility Guidelines, with one space designated as van accessible.
  - b. The applicant should consider parking layouts that reduce auto-pedestrian conflicts.
  - c. The applicant should consider parking layouts that provide adequate space for all truck operations. Potential concerns noted by staff include aisle widths that do not accommodate the turning characteristics of delivery vehicles and parking spaces placed in the turning path of those delivery vehicles.
  - d. Parking spaces are placed too close to the north access point and may interfere with general site circulation and access to the site and/or loading dock.
3. The traffic study must be revised to comply with the criteria for a comprehensive traffic study and resubmitted for review.

This concludes our comments at this time.

Cindy Domenico  
County Commissioner

Ben Pearlman  
County Commissioner

Will Toor  
County Commissioner