



City of Fort Collins

PROJECT COMMENT SHEET

DATE: 31 Oct 89

DEPARTMENT: Eng

ITEM: CALIFORNIA PLAZA PUD - Preliminary & Final

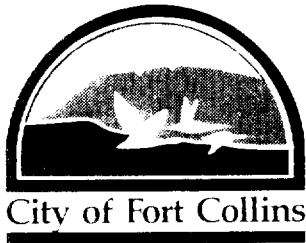
_____ No Problems

_____ Problems or Concerns (see below)

- 17' parking depth okay w curb
- Provide for emergency thru access
20' wide path with 20' min. inside radius
40' outside
- Need utility plan - site plan can be upgraded to a utility plan
Need details & design as per comments on our copy
- Other comments on the plan

Date 11/8/89

Signature M. Berzig



Development Services
Planning Department

November 20, 1989

Mr. Dick Rutherford
Stewart and Associates
214 North Howes Street
Fort Collins, CO. 80521

Dear Mr. Rutherford:

Staff has reviewed the request for Preliminary and Final P.U.D. for the California Plaza parking lot improvement in the R-M zone. The following comments are offered:

1. It would seem to be advantageous to facilitate the conveyance of the west 68 feet of the Remington lots with a replat. Since the request is a P.U.D., there is no additional processing fee for a plat. The review and approval is concurrent with final action by the Planning and Zoning Board. The plat should indicate reciprocal, cross-access easements.
2. A utility plan is needed. The site plan can be upgraded to include the details required. Please consult with Rick Richter and Mike Herzig for the exact details and designs that should be indicated on this utility plan.
3. Emergency access should be provided for with an internal drive aisle that is a minimum of 20 feet wide with minimum inside turning radius of 20 feet and outside turning radius of 40 feet.
4. U.S. West Communications requests rear lot easements to allow service line access to Housing Authority properties and the apartments and the single family house.
5. It is not clear from the submittal what the existing surface conditions are. Is the area of the proposed parking lot gravel, dirt, or pavement? If the impervious surface is being added to, then the drainage submittal requirements must be met. Please contact Susan Hayes, Stormwater Utility, for complete details.
6. The new parking lot will require a handicap parking stall.
7. The Parking Lot Development Code requires a six foot solid fence on all sides unless the landscaping is of sufficient density to block at least 75% of the light from vehicle headlights. As a result, a six foot solid fence will be required on the south side of the lot.

8. The landscape plan for the south side of the lot does not indicate the "shrubbery screening" mentioned in the Planning Objectives.
9. The north end of the parking bay straddling the old property line needs to be converted from two parking stalls to a landscaped island. Since this island will be approximately 36 feet in length, please plant 2 trees and between 12-14 shrubs to cover at maturity.
10. The parking bay straddling the old property line should separate the facing stalls with raised curb. It is not indicated how these stalls will be separated.
11. It is not clear from the narrative or the site plan whether the fence on the north is six foot in height. Please indicate the height of this existing fence.
12. A bike rack should be added adjacent to the building.
13. The P.U.D. should place the title in the lower right corner. Also, please provide a north arrow and scale. The zoning and land use of the surrounding properties to a distance of 150 feet must be indicated. Substitute the words: "and Zoning" instead of "Commission" for Planning and Zoning Certification. The owners signature block should be notarized, please provide a notary signature block.

This concludes Staff comments at this time. Again, please be aware that additional engineering comments will be forthcoming from Rick Richter. In order to stay on schedule for the December 18, 1989 Planning and Zoning Board meeting, please note the following deadlines:

Plan revisions are due November 29, 1989

PMT's, 10 prints, colored renderings are due December 11, 1989.

Final mylars, site and landscape covenants are due December 14, 1989.

As always, please call to discuss these comments at your earliest convenience.

Sincerely:



Ted Shepard,
Project Planner

cc: Joe Frank, Assistant Planning Director
Mike Herzig, Development Engineer