

DATE: 8-8-88 DEPARTMENT: Eng. <sup>TED</sup>

ITEM: Centre for Advanced Technology  
Support Services FUD - Qual. & Final  
#53-857

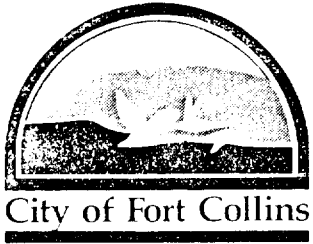
\_\_\_\_\_ No Problems

\_\_\_\_\_ Problems or Concerns (see below)

- SITE PLAN NEEDS A LEGEND
- OFFSITE ACCESS, UTILITY & DRAINAGE EASEMENTS  
NEEDED FOR ENTRANCE ROAD, WATER  
LINE AND DETENTION POND.
- IF OFFSITE EASEMENTS ARE  
SHOWN ON PLAT, NO SEPARATE  
DEDICATION NEED TO BE DONE
- CAN'T TELL WHAT'S PROPOSED & WHAT'S  
EXISTING ON THE PLAN

Date

Signature



Development Services  
Planning Department

---

August 19, 1988

Mr. James Gefroh and Ric Hattman  
Gefroh - Hattman, Inc.  
145 West Swallow Road  
Fort Collins, CO. 80525

Dear Gentlemen,

Staff has reviewed the request for preliminary and final P.U.D. for Centre for Advanced Technology, Support Services, 10th Filing and offers the following comments:

1. The Master Plan for the overall C.A.T. needs to be updated to reflect the proposed auto related uses on Tract R. Currently, Tract R is designated as retail.
2. The front lot utility easement appears adequate as proposed but the planting of trees within the easement must be coordinated with the Public Service Company in order to maintain proper separation from the buried gas line. Usually, 6 foot separation between the tree and the gas line is sufficient.
3. There are existing utility mains in Centre Avenue which can be tapped to provide service to the Sales Building and the Retail Building. A new water main and sewer main must be built to provide service to the car wash. A Master Utility Plan must be submitted for the southwest portion of the C.A.T. (Tract R) and the new utility mains should conform to this M.U.P.
4. The handicap ramp for the sales building is located directly in front of the stall. This ramp, therefore, would be inaccessible when a vehicle is parked in the stall.
5. An off-site access easement will be required for that portion of the entrance drive that is not platted. If the entire width of the entrance drive is shown on the plat, then an off-site access easement would not be necessary.
6. Similarly, utility and drainage easements must be provided for the water line and the detention pond.
7. A legend should be provided on the site plan to explain the abbreviations.

8. A sidewalk should be provided on the north side of the entrance drive.
9. The site plan should clearly delineate the public improvements that are existing and those that are proposed.
10. Bicycle and motorcycle parking must be designated.
11. It would seem logical that employees in the retail building would be customers of the sales building. The site plan should show a pedestrian connection across the parking lot in order to safely facilitate these pedestrian movements.
12. Since the C.A.T. was master planned as a high quality park, and since Tract R is the most visible parcel, Staff is concerned about the architectural character of the proposal. In particular, staff feels the sales building should employ brick rather than facing block as proposed. In addition, the 6 foot trash enclosure should be specified as brick. There is no indication as to how rooftop mechanical equipment will be screened from view. Also, the elevations should indicate that there will no signage on the gas canopy including logo and gas prices.
13. The elevation of the sales building from Centre Avenue, while softened by the landscaping, still appears stark. Please investigate the use of fenestration or alternate brick patterns to add interest to this wall.
14. As it was made clear at the neighborhood meeting, the carwash has potentially significant impact on residential property owned by Mrs. Jane Davis, 2500 South Shields. Staff suggests a meeting with Mrs. Davis in the near future to discuss in detail the proposed design and buffering. Since the carwash is so close to the Davis property, please be prepared to discuss exterior lighting and hours of operation and noise mitigation. Staff is willing to facilitate this meeting.
15. It is not clear whether the proposed sign will be part of the 6 foot brick wall or detached. If the sign is detached such as a ground mounted sign, then Staff recommends shrub plantings to complement the sign. Also, it is not clear what the dimensions of the sign will be.
16. Wall signage is not indicated on the sales building. Staff cautions the use of excessive signage on the building facade and recommends this signage be kept to a minimum. Please indicate your intent for wall signage on all the buildings.
17. Foundation plantings should be provided on the east side of the retail building.
18. In general, Staff cautions that the Planning and Zoning Board is sensitive as to how the design of this P.U.D. will relate to the balance of Tract R. The concept of a "center" is to establish a design character and to avoid the appearance of a haphazard, strip center. Please be prepared to address this issue.

This concludes staff comments at this time. In order to stay on schedule for the September 26, 1988 Planning and Zoning Board hearing, please note the following deadlines:

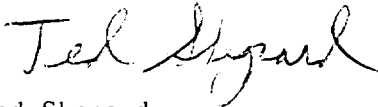
**Plan revisions are due September 7, 1988.**

**PMT's, colored renderings, and 10 prints are due September 19, 1988.**

**Final documents are due September 22, 1988.**

Please note that there will be engineering comments submitted to the consulting engineer under separate cover. I suggest we meet to discuss these items at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Ted Shepard".

Ted Shepard  
City Planner

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



City of Fort Collins

# PROJECT COMMENT SHEET

DATE: 3 April 1990

DEPARTMENT: Eng

ITEM: 53-85AA CAT PUD, 10th Filing - Amended Final

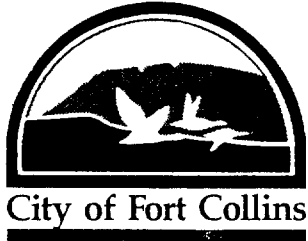
No Problems

Problems or Concerns (see below) *& storm drainage report approved*

- will need utility plans revised prior to beginning construction
- Plat needed for vacating easements

Date 4/6/90

Signature *[Handwritten Signature]*



Development Services  
Planning Department

---

File

April 19, 1990

Mr. Frank Vaught  
Vaught-Frye Architects  
2900 South College Avenue  
Fort Collins, CO. 80525

Dear Frank:

Staff has had the opportunity to review the amended P.U.D. for C.A.T. Support Services, 10th Filing. The following comments are offered:

1. The existing utility plans should be revised to show any changes to what has already been approved. It is anticipated that these changes would be minor and only affect certain sheets. Also, if any easements are to be vacated, a replat is recommended.
2. A letter from the engineer should be provided to the Stormwater Utility regarding the impact of the amendment on the runoff amounts and patterns.
3. Prior to final approval of this amendment, the detention pond that serves the site must be brought to completion. Outstanding improvements include installation of the orifice plate, enkamat, and seeding. Please contact Susan Hayes at the Stormwater Utility for details on these issues.
4. U.S. West has pointed out that if the access road is serving as the utility easement, there may not be sufficient area for any above ground structures. Please contact Rich Stiverson of U.S. West, 221-7472, about the possibility of an easement on east side of the access road for any potential structures.
5. The Poudre Fire Authority will need the 24 foot access road completed at the time of certificate of occupancy, otherwise, the building must be equipped with an approved fire extinguishing system.
6. The original P.U.D. document was approved for a carwash. Since the proposed use is for a tune-up facility, please provide a note that indicates there will be no outside storage of materials. Suggested language is similar to the absolute criteria number 2 under the Auto Related and Roadside Commercial point chart:

"There will be no painting or body work associated with this land use. All activities, including storage of refuse and vehicular parts, will take place within an enclosed structure."

7. The original P.U.D. also addressed strict operating hours for the carwash. Please add a note indicating the anticipated hours of operation for both weekday and weekends, if different.
8. Note number 15 should be revised so it is not assumed that the P.U.D. is more permissive than the Sign Code. Perhaps the note could read: "... unless otherwise noted to more restrictive than the Sign Code as indicated on this P.U.D."
9. Is there a handicap ramp for access to the office area?
10. Please specify on the architectural sheet that the awning will not be internally illuminated.
11. Will this project be sharing the existing transformer or will a new transformer be installed. If a new transformer is warranted, Staff recommends that it not be placed on the arterial frontage. The internal access road area would be a preferred location than the Shields streetscape.
12. The site plan specifies the wall signage to be "illuminated sign boxes". Staff recommends that the sign cabinet be treated in such a way so that the plexiglass surface area that does not contain the letters is textured to match the color of the building's exterior. This technique is becoming popular in neighborhood areas. Please check "The Women's Clinic" at the Fort Collins Medical Center at the northeast corner of Prospect and Lemay Avenue. These letters appear as if they are individual letters mounted on the wall. In fact, the sign is a cabinet sign with textured surface area.
13. The architectural sheet does not indicate that the proposed exterior materials will match the color of the existing convenience store. The color should be specified.

This concludes staff comments at this time. In order to stay on schedule for the May 21, 1990 Planning and Zoning Board hearing, please note the following deadlines:

Revised plans are due May 2, 1990  
P.M.T.'s, colored renderings, 10 prints, are due May 14, 1990  
Final documents are due May 17, 1990.

As always, please feel free to call or arrange a meeting to discuss these comments at your earliest convenience.

Sincerely:



Ted Shepard  
City Planner

cc: Sherry Albertson-Clark, Senior Planner  
Mike Herzig, Development Engineer