

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: 12/16/85

ITEM: Two Lot Subdivision

APPLICANT: WJM Associates, C/O Dave Knox, 155 W. Harvard, Fort Collins, CO 80525

LAND USE DATA: Proposal for a two lot subdivision located at 800 South Lemay. Existing building is a print shop; proposed uses are a future commercial building and a car wash. The area is zoned C-Commercial.

COMMENTS:

1. Light and Power will require some development fees for this site. Please work closely with them for specific requirements and information.
2. Water and sewer services are located in Lemay Avenue. Development on this site should try to minimize street cuts when tapping these lines.
3. There may be emergency access problems with the car wash design. Please work closely with the fire authority.
4. A subdivision plat is required to be submitted for Planning and Zoning Board approval. Right-of-way of 50 feet from the center line of Lemay Ave. will be requested by the City. On-site detention of storm water will be required. Any curb, gutter and/or sidewalk damaged is to be replaced.
5. The traffic engineer is concerned about any curb cuts on Lemay Ave. and how circulation affects this arterial. Joint access needs to be explored in this area. Some type of traffic study information will be required - please contact the traffic engineer's office for specifics. The traffic engineer has concerns with the proposed design of the car wash - it must not affect the operation of Lemay Avenue.
6. The zoning ordinance requires five stacking spaces in front of a car wash entrance per bay and one space at each exit. The Zoning Board of Appeals would have to vary this requirement for the plan presented.
7. The landscaping required through the zoning ordinance should adequately buffer the use from adjacent properties and Lemay Avenue.

date: 7 Jan 86

department:

Eng

ITEM: #3-86 800 LEMAY PROPERTIES

COMMENTS:

- 1) Lemay Ave ROW dedication.
- 2) Show Existing Bldg.
- 3) Provide easement for fire turnaround
- 4) Need 50' of ROW on Lemay
- 5) if ^{existing} Building gets razed lot 1 will dedicate full 50' ROW on Lemay, note to be added on plat
- 6) Perimeter easements
- 7) locate W + SS services on lots 1 + 2

CITY OF FORT COLLINS
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
January 22, 1986

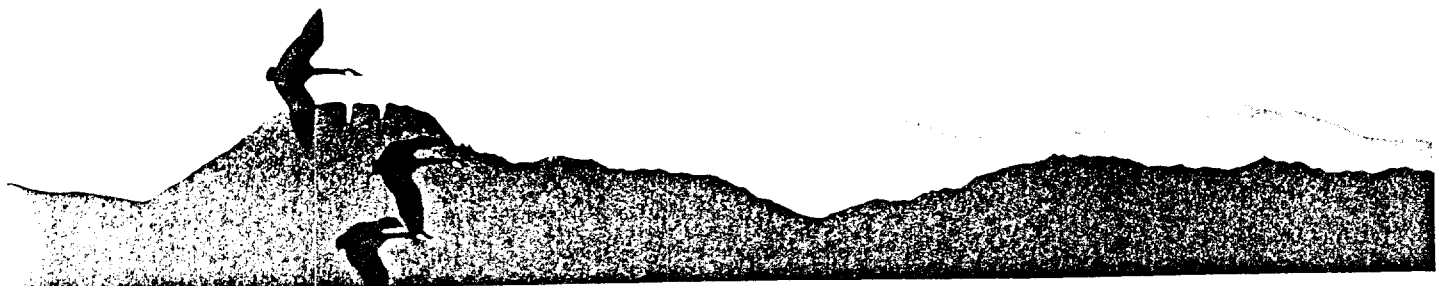
David Knox
WJM Associates
149 W. Harvard, Suite 302
Fort Collins, Colorado 80526

Re: 800 Lemay Properties (Case #3-86)

Dear David:

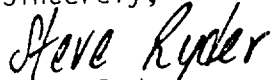
Staff has reviewed the above-referenced project and offers the following comments:

1. For your information, the 8" sewer in Lemay Avenue is only three or four feet deep at this location.
2. The Light and Power Utility is requesting a twelve foot easement along Lemay Avenue. Mountain Bell can also work within this easement by joint trench as long as the developer coordinates these activities.
3. The City is requesting a 50 foot (from the center line) right-of-way on Lemay Avenue. A note on the plat should state that if the existing building is razed, Lot 1 will dedicate full right-of-way on Lemay Avenue.
4. Please show the location of the existing building on the plat.
5. Please provide an easement for an emergency access turnaround.
6. Please locate water and sewer services on the supplemental information plan.
7. A City standard sidewalk will need to be installed along Lemay Avenue.
8. For your information, all buildings built on lots must conform to access and water supply standards of the Poudre Fire Authority.
9. The City is requesting a five foot ^{non vehicular} public access easment along Lemay Avenue. The intent of this easement is to control curb cuts along this arterial.



Revisions addressing these comments are due in this office by February 5, 1986 at noon. PMT's and ten copies of the plat and supplemental information plan are due in this office by February 12, 1986 at noon. Final documents are due by February 20, 1986. If you have questions regarding these comments, please contact myself or Bonnie Tripoli. A meeting is usually scheduled to discuss the comments. If I can be of further assistance, please let me know.

Sincerely,



Steve Ryder
City Planner

cc: Linda Hopkins, Acting Community Development Director
Joe Frank, Acting Planning Director
Bonnie Tripoli, Development Coordinator