

# CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: March 11, 1985

ITEM: Wagon Wheel 3rd

APPLICANT: Al Hauser, Architecture One, 107 W. 29th, Suite 200, Loveland,  
Colorado 80537

## LAND USE DATA:

66 units on 10 acres located on the southeast corner of Hickok Drive and Seneca Drive

## COMMENTS:

1. There are existing sewer lines and easements on the site. For instance, there is an existing sewer line along the east property line of the site. These easements and utility lines need to be planned for.
2. The 20 foot private streets may present fire access problems.
3. Traffic Impact Study will be required. The study should review, among other things, impact on existing streets and need for extension of Seneca Street to Horsetooth Road.
4. The applicant will need to look at how the rest of the "future" multi-family area is going to work.
5. Parking analysis will need to be provided.
6. More detail is needed on how parking, fire access, and circulation will work.
7. The neighborhood has been very concerned with the development of this property. A neighborhood meeting will be required. (See attached guidelines.)
8. On-site detention of storm water will be required.
9. There will need to be at least a 40 foot setback between parking and public streets.
10. The entire Wagon Wheel subdivision has only one access. A second point of access is needed.
11. Certain off-site street improvements will be required. If the proposed SID proceeds, this requirement may be satisfied.
12. At a minimum, a temporary turnaround will be required at east end of Laredo Lane. The Traffic Impact Study may require improvement of Laredo Lane to Casa Grande.

13. Casa Grande needs to be enlarged to collector street standards. This has not been done as of yet.
14. A replat of the subdivision will be required. Any location of ROW or easements will require City Council approval.
15. The distance between buildings and parking in some areas appear to be very tight.
16. Would recommend that the setbacks between buildings and streets be increased.
17. Would recommend breaking up 8 unit and six unit buildings along Seneca Drive and Hickok Drive.
18. March 29th is the submittal date for the May Planning and Zoning Board hearing.
19. The driveways and parking will need to be buffered from adjacent uses.
20. Would strongly recommend that the entire multi-family tract be planned for at this time. A preliminary plan may be submitted for entire property with final plans submitted in phases.
21. Landscaping, open space and berming between proposed and single family should be further studied.

# CONCEPTUAL REVIEW STAFF COMMENTS

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MEETING DATE: March 25, 1985

ITEM: Wagonwheel 3rd PUD

APPLICANT: Leo Schuster, C/O John Freeman, Architecture One, 107 W. 29th,  
Fireside Square #200, Loveland, CO 80537

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## LAND USE DATA:

134 multiple family units on 20 acres located on the southwest corner of Shields Street and Casa Blanca Road

## COMMENTS:

1. Revised cost estimates for electrical service is available from John St. John at the Light and Power Utility.
2. Water and sewer mains are in place to service the property.
3. A full parking space (19 feet) should be provided between front of garage and driveway. If not, a maximum of 2-3 foot space should be provided.
4. Some of the buildings do not appear to meet fire access requirements. All first stories of all buildings must be within 150 feet of a fire accessway. Interior radius must be at least 20 feet inside and 40 feet outside.
5. The City would like to explore joint programs for elderly using the proposed community building. Please contact Nancy Lutthrop at 221-6640.
6. Major curb cuts need to be separated by at least 200 feet. Three curb cuts appear to be in conflict with this requirement.
7. 90° intersections are recommended for interior drives.
8. Streets need to be designed to City standards.
9. Preliminary utility plans will be required with preliminary PUD submittals.
10. Utility Coordinators Committee meeting is recommended. Please contact Bonnie Tripoli at 221-6750 to set up a meeting.
11. Would recommend that Laredo Lane be fully installed with first phase.
12. Traffic Impact Study will be required.

13. Neighborhood meeting will be required.
14. Would question why the west half of property is being developed first. From a marketing and public improvement standpoint, the east half of the property makes more sense to develop first.
15. Seneca Street needs to be enlarged to collector street standards.
16. On-site detention will need to be provided.
17. The 20 feet setback may be appropriate for one-story units. Larger setbacks are recommended for two-story units., One-story units are recommended along exterior public streets.
18. Larger setbacks are recommended along Shields Street.

RECEIVED

MAY 13 1985

MEMORANDUM

PLANNING  
DEPARTMENT

Bob Snow  
Mountain Bell

TO:

FROM: Bonnie Tripoli, Development Coordinator

RE: Subdivision Utility Plans

DATE: May 7, 1985

Submitted for your review and comment are utility plans for:

CASA GRANDE PUD

Please respond by: May 24, 1985

OK

Ed Heinz

DATE 7 May 85

DEPARTMENT

*Mr Bell*

ITEM: WAGONWHEEL THIRD - CASA GRANDE PUD - Preliminary & Final 203-79D

COMMENTS *OK*

*Ed Heine*

DATE 7 May 85

DEPARTMENT

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ITEM:

WAGONWHEEL THIRD - CASA GRANDE PUD - Preliminary & Final 203-79D

RECEIVED

MAY 10 1985

COMMENTS

PLANNING DEPARTMENT

ALL EASEMENTS ADJOINING STREET RIGHT OF WAY LINES NEED TO BE 8 FT. WIDE RATHER THAN 6 FT. WIDE AS PRESENTLY PLATTED. THESE FRONT LOT EASEMENTS NEED TO EXTEND ALL THE WAY THROUGH TRACTS 3 & 4.

IN TRACT 1 <sup>FRONT</sup> BUILDING ENVELOPE SETBACKS NEED TO BE 15' FROM REAR OF SIDEWALKS O/R CURBS AS APPLICABLE TO ALLOW FOR INSTALLATION & MAINTENANCE OF TRADITIONAL FRONT LOT UTILITIES (POWER, NATURAL GAS, WATER BOXES).

PUBLIC SERVICE Co of CO

Greg Hackett  
5/13/85

DATE 7 May 85

DEPARTMENT

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ITEM:

WAGONWHEEL THIRD - CASA GRANDE PUD - Preliminary & Final

203-79D

## COMMENTS

1. Plat is lacking chord bearing data - must have ASAP
2. Garages must have 0' or 18' in front (nothing in between)
3. Ped. access ramps at all corners
4. Cereals have to be completed with the first phase
- RICK ⇒ 5. Seneca is to be a collector. & additional fut req'd
6. HICKOCK should be spelled HILKOK
7. W+S need min 30' easement when combined
8. Need soils report.
9. <sup>ADD NOTE:</sup> Any existing e.g. + w that is damaged shall be replaced
- RICK ⇒ 10. 25 MPH Design speed okay?
11. Drainage easements not shown



13. plat envelopes on plat to be shown as LOTS & to be tied to pty lines
14. med atty cut on site plan
15. Dimension driveways parking stalls walks ~~to~~ FL flow etc (on + off site)  
interior radii
14. 40' min setback FL to aisle

CITY OF FORT COLLINS  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

May 21, 1985

Mr. John Freeman  
107 W. 29th St.  
Loveland, CO 80537

Dear John,

The staff has reviewed the application for preliminary and final PUD and subdivision plat approval of the Casa Grande P.U.D. and offers the following comments:

1. The plat is lacking chord bearing data. This information is needed immediately. The area of each tract needs to be indicated. Unless the envelopes are also to be separate lots, please do not indicate envelopes on the subdivision plat. Rather, the location of the envelopes are to be tied down on the site plan. If building envelopes are also lots, then the area of these lots should be indicated on the subdivision plat.
2. Pedestrian ramps will be required at all corners and at important pedestrian crossings. Please indicate on site plan.
3. The ultimate width of Seneca Street needs further discussion. I would recommend we meet to discuss this issue. The applicants should provide justification for the use of 25 mph design speed for Laredo Lane. There appears to be a problem with the location of some garages in terms of backing of vehicles out into the entrances of the driveways to public streets. Please resolve.
4. 30 foot utility easements will be required when water and sewer lines are combined in one easement. Drainage easements have not been shown. Eight foot utility easements will be required along public streets. Other easements may be required interior to the site for utility installation and maintenance. The location of garages on the driveways may create costly solutions for the installation of utilities. Any existing easements or ROW which needs vacation will require separate City Council approval. Please check with Bonnie Tripoli for further information on easements.



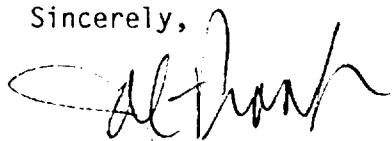
130 RM FR

5. Soils report will be required. The Storm Drainage Engineers have several comments on the proposed handling of storm drainage on the site. I would recommend that your engineers contact Bonnie Tripoli for details of these comments.
6. A note should be added to the site plan indicating that any damaged curb, gutter or sidewalk will be replaced by the owners.
7. Four of the buildings do not appear to meet the 150 foot fire access requirements (~~one~~ six-plexes and two eight-plexes located on an east-west axis). Adequate fire access needs to be provided for these units. The accessway for the units south of Laredo Lane must be looped or a turn around provided at the end of the driveway for fire access. All fire access roads will need to be signed for "no parking". The water system in the area may need upgrading to meet fire flow requirements.
8. The Police Department has reviewed the plans and have several comments. Please see me for details.
9. The site and landscape plans and other documents need to be clarified as to the final plan portions.
10. Some additional information is needed on the site plan as follows:
  - a. Dimensions of flowlines and ROW of public streets;
  - b. Interior radii of parking areas (a minimum 40' outside and 20' inside radius is required for fire access);
  - c. Surrounding 150' information is incomplete. Please see PUD regulations for details;
  - d. Dimensions of active open space areas (no dimension is to be less than 50 feet);
  - e. Dimensions of envelopes. Final plan should indicate distance to at least two different platted property lines. All structures should be located within a building envelope. Also, the plan should indicate distance between adjacent envelopes;
  - f. Deck details including fencing thereof;
  - g. Detailed energy conservation measures being used in the project;
  - h. Typical dimensions of parking spaces, and;
  - i. Future improvements to Shields Street need to be indicated.
11. All signs must comply with sign code.

12. The staff questions some of the points taken on the Density Chart. A detailed energy calculation needs to be provided to justify energy credits. The applicants need to indicate how many "type A" and "type B" handicapped units are being provided. Also, the site plan should include notes as to the provision of handicapped units. Garages are not counted as credit for Criterion U.
13. The applicants should provide a letter addressing each of the neighborhood concerns as stated at the neighborhood meeting.
14. The landscape plan in general is not to the standards expected of new planned development projects in Fort Collins. The sizes of new vegetation do not meet City requirements. The design concept of landscape plan is very weak and/or difficult to interpret. The staff recommends that the applicants utilize a professional landscape designer who is familiar with the City's requirements to prepare the landscape plan for this project.
15. The setback of parking from flowline of public streets needs to be at least forty feet in width. Please indicate these dimensions on the site plan. The setback of parking from the driveway aisle needs to be either 19 feet or 0 feet. Please revise.
16. The site plan needs to indicate location of one and two story units. The staff would recommend that a combination of one and two story elements be provided in those units facing the public streets to provide more variety in the streetscape. The staff is concerned that there are only two different building types being proposed and there appears to be no variety in color and materials between building types and building clusters. The staff is also concerned about the orientation of the six-plex with the parking side facing Shields Street. The Shields Street exposure will probably be the most widely viewed of the project yet the plan turns the least visually appealing portions of the building and parking toward this view. The use of wood fences along this area is not an acceptable solution to this problem. This property was originally planned as part of the overall Wagonwheel project. The applicants needs to consider and document how the architecture and site planning are "blend" with the design of that project. Lastly, the staff would recommend that more variety in setback be provided between individual units in four, six and eight unit clusters.
17. On Friday, June 14th, 8 1/2" x 11" PMT reductions of all plans and colored renderings of the site and building elevations will be due. On Monday, June 17th, ten (10) full size copies of the site, landscape and building elevations should be submitted. No later than noon Thursday, June 20th, signed mylars of the site, landscape, building elevations and subdivision plat should be submitted. Also on that date, a signed "Site and Landscape Covenants" document should be provided (sample copies are available from this office).

I would recommend we meet as soon as possible to discuss the above comments. Revisions to the plans (five copies) should be delivered to this office no later than Wednesday, June 5th. It is important that the above deadlines be followed if the item is to be considered at the June meeting of the Planning and Zoning Board. If you should have any questions, please feel free to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Frank". The signature is fluid and cursive, with a large initial "J" and "F".

Joe Frank  
Senior City Planner

CC: Sam Mutch, Planning Director  
Bonnie Tripoli, Development Coordinator

CITY OF FORT COLLINS  
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

June 25, 1985

John Freeman  
107 W. 29th. St.  
Loveland, CO 80537

Dear John,

On June 24, 1985, the Planning and Zoning Board approved the preliminary plan of the Casa Grande PUD, Wagon Wheel 3rd, with the following conditions:

1. That the final landscape plan address the landscape concerns as expressed in the staff report (attached), including the use of a qualified landscape architect or designer in its preparation.
2. That the applicants provide for a variety of compatible building styles in the project to the extent possible, including evidence on the final plans as to how this variety will be implemented and guaranteed.
3. That the applicants reevaluate the plan in terms of staggering the buildings.
4. That the applicants examine increasing the separation between buildings.
5. That the quantity and quality of landscaping be significantly increased.

These items should be addressed in the preparation of the final plans. The final plans of the first and second phase of the Casa Grande PUD will be considered by the Planning and Zoning Board at their July 22nd meeting. In order to allow sufficient time for staff review, any revisions or new information must be submitted (three copies) no later than July 3rd. Also, on July 15, 1985, 8 1/2" x 11" PMT reductions of all plans, colored renderings of the site and building elevations and ten (10) full size



copies of the site, landscape and building elevations should be submitted to me. Signed mylars of all plats and plans including a signed "Site and Landscape Covenants" document should be submitted no later than noon on July 18th.

It is extremely important that the above deadlines be followed if the item is to be heard at the July meeting. If this schedule cannot be followed, please let me know as soon as possible. If you should have any questions, or require additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Frank", written over a circular scribble.

Joe Frank  
Senior City Planner

CC: Linda Hopkins, Acting Community Development Director  
Bonnie Tripoli, Development Coordinator