

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: October 5, 1987

ITEM: Nursing Home Facility in the Centre For Advanced Technology

APPLICANT: The Everitt Company, c/o Jim Gefroh, Gefroh-Hattman, Inc., 135 W. Swallow Drive, Fort Collins, CO 80525

LAND USE DATA: 120 bed full care nursing home facility on 3.9 acres located south of the New Mercer Ditch and northeast of the approved office park (C.A.T. 3rd Filing). Building would be 30,000 square feet.

COMMENTS:

1. There is currently no electrical service to the site. Service is being planned and may be available later this Fall. All typical development charges would apply. Please contact Light and Power in order to coordinate the location of facilities.
2. The Building Department would expect the building to be fully sprinklered and equipped with all the necessary life safety items such as smoke alarms, number of exits, fire alarms, etc.
3. The Utility Plan will need to be signed off by the New Mercer Ditch Company.
4. The variance handout is enclosed if a radius less than 240 on the loop street is requested.
5. Storm Drainage will be an issue. On-site detention will be required as will a drainage report signed by a licensed engineer. There will need to be coordination with the planned detention on the office park area.
6. The existing Traffic Impact Analysis will have to be amended or updated so that the proposed use is accounted for in the analysis. Please submit a letter from the traffic consultant which indicates that the original study for the master plan is sufficient and that the proposal is in compliance with the existing study.
7. Please be aware that the access points that are granted today will become factors in determining future access points to future parcels. It may be a good idea to consider the eastern access point to someday become a dual access which could also serve area #2.

8. The parking bay on the east side of the site leaves very little room for anything but a fence for buffering or screening. This would encumber area #2 to provide the buffering treatment. Perhaps this could be investigated and more area or treatment be devoted to screening the parking lot.

9. The site plan will need to include handicap, motorcycle, and bicycle parking.

10. Since there are significant trees along the New Mercer Ditch, it would be a good idea to incorporate a variety of landscape plantings to promote a "backyard habitat". This would attract a number of different species of birds which could become a valuable asset to the residents of the facility.

11. The overall concept of the Centre for Advanced Technology seems to be evolving. This would be an appropriate time to officially amend the master plan. The current master plan on file is becoming obsolete.

12. A neighborhood meeting will not be required. However, it strongly encouraged that the Prospect-Shields Neighborhood Association be contacted to be kept abreast of the proposal.

DATE: 30 Oct 87

DEPARTMENT: Eng

ITEM: 2789 Greenfield FUD Prel. & Final
~~53-85G CENTRE FOR ADVANCED TECHNOLOGY, MASTER PLAN AMENDED~~

 No Problems

 Problems or Concerns (see below)

- Need New Mercer Ditch Co approval for work that crosses their easement & facilities.
- Show standard ^{access} ramps at driveways
- Change street name ~~to~~ from Worthington Court to Worthington Circle.
- Utility easement is not on the Plat as is shown on the Site Plan.
- Easements shown on the Site Plan are not shown on the utility plans. Coordinate.
- Change name of Worthington Court on CAT 2 plans to Worthington Circle

Date 11/2/87

Signature *[Handwritten Signature]*

CITY OF FORT COLLINS

OFFICE OF DEVELOPMENT SERVICES, PLANNING DEPARTMENT

November 16, 1987

Mr. James Gefroh
c/o Gefroh-Hattman, Inc.
135 West Swallow Drive
Fort Collins, CO. 80525

Dear Mr. Gefroh:

The Planning Staff has reviewed the request for preliminary and final PUD approval for the Greenfield Nursing Care Facility at the Centre For Advanced Technology, 5th filing, and offers the following comments:

1. The appropriate point chart would be "Residential Uses", point chart H of the L.D.G.S.
2. Unless energy conservation points are needed (item k of the Density Chart), it appears Note #7 would be redundant. Please delete this note if energy points are unnecessary.
3. The driveway access easement on the east side of the site should also include the portion of the driveway west of the property line.
4. The permission of the ditch company must be obtained on the utility plans to authorize the proposed work in the area of the ditch easement.
5. The suffix of "Court" may be inappropriate since Worthington will have two intersections with Centre Avenue. The U.S. Post Office may require that the suffix be changed to "Circle". Please contact Mr. Mike Spurgin at the U.S.P.O. at 482-2837 to discuss in detail.
6. If there are any existing trees on the south side of the ditch, please indicate on the landscape plan.
7. When selecting the groundcover mixture for the detention pond, please consider grasses that would respond well to periodic inundation.
8. Two fire hydrants are required. One at the front of the site and the other at the rear.



9. The eight foot wide utility easement adjoining the northerly R.O.W. line of Worthington Court that is shown on the site plan is not shown on the plat. This easement needs to also be shown on the plat.

10. Please indicate raised concrete curbing around the parking lot landscaping.

11. It would be to the developer's advantage to use raw ditch water to provide irrigation rather than treated water. If this option is viable, the City Water and Sewer Department may be able to assist in the distribution. Please contact Mr. Webb Jones of the Water and Sewer Department at 221-6681.

12. The signature block on the plat for the Planning and Zoning Board is missing the signature line.

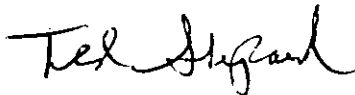
13. There has been discussion regarding the future bike path that would serve the entire Centre for Advanced Technology. It is recognized that at some point in the phasing of development, provisions will have to be made to accommodate this amenity. Also, the developer should be aware that a similar nursing home facility has been proposed on the adjacent parcel to the north. Good planning, therefore, would dictate that any future bicycle/ pedestrian path make some effort to connect the two facilities since the residents are unlikely to drive.

This concludes staff comments at this time. In order to keep both the preliminary and final aspects of the request on schedule, please note the following deadlines for the December 14, 1987 Planning and Zoning Board Hearing:

Plan revisions are due November 25, 1987. (6 copies)
PMT's, colored renderings, and 10 prints are due December 7, 1987.
Final signed mylars, and the development agreement are due 12-10-87.

Please feel free to call if there are any questions or concerns.

Sincerely,



Ted Shepard
City Planner

cc: Joe Frank, Assistant Planning Director