



City of Fort Collins

January 21, 1993

Mr. Mike Case
Ojala and Company
6425 West 52nd Avenue
Arvada, CO 80002

Dear Mr. Case:

The Planning Department has completed its review of the Amended C.A.T. P.U.D., Eighth Filing, Replat, for Summit Bio-Technology (Lot 1). The following comments are offered:

1. Enclosed please find a copy of the Hazardous Material Impact Analysis. Summit Biotech may be required to submit an Analysis if hazardous materials exceed quantities listed in Table One.
2. The Final Plat needs to dedicate eight foot wide utility easements adjoining the easterly right-of-way line of Worthington Avenue. The Public Service Company will use this easement to provide natural gas to the buildings. Installation of trees within the eight foot easement must be coordinated with PSCO. No trees will be allowed within four feet of an underground gas line.
3. The existing streetlight on Centre Avenue will need to be relocated to accommodate a new entry into the parking lot. This relocation will be at the expense of the developer. The two-inch caliper street trees on Centre Avenue must be kept a minimum of 40 feet from the streetlight. Within this distance, ornamental trees may be planted but must remain 20 feet from the streetlight.
4. The entry to the building should feature ramps for accessibility for the disabled.
5. The P.U.D. Site Plan should indicate the adjacent land uses, zoning designation, and C.A.T. Filings. (Zoning: I-P, Industrial Park, on the north, east and south, B-P, Planned Business on the west). (Subdivision Filings: C.A.T. 7th on the north, and C.A.T. 3rd & 6th on the east).
6. The Site Plan should also contain a vicinity map of the area surrounding the site within a distance of at least one mile. This can be done by using a portion of the current zoning map.
7. The Site Plan should contain the new legal description.

8. Is the bicycle parking located in front of the building between the two handicap parking stalls? If so, please label. Bicycle racks should be anchored in concrete. Be sure this location does not interfere with a disabled motorist exiting a vehicle or using access ramps.
9. Please indicate that the handicap parking stalls are provided with ramps at the proper locations.
10. The Site Plan should contain an ownership signature block with notarial block, and a City approval block. Examples of these are enclosed.
11. The P.U.D. should contain a note that Lot One is a Final P.U.D. and that Lot Two is a Preliminary P.U.D. only, subject to Final P.U.D. by the Planning and Zoning Board.
12. The number of parking stalls on Lot Two looks excessive, especially compared to Lot One. Why does a smaller building have more parking stalls? Please address the need for excess parking. If not needed, it is strongly suggested that the number of parking stalls be reduced. Reducing the amount of hard surface also reduces the volume needed for stormwater detention and also reduces the amount of land area subject to the Storm Drainage Basin Fee.
13. Please indicate that the screen wall for the dumpster is to be of similar material as the building's exterior, including the "horizontal reveal" character.
14. The Site Plan should contain the explanatory notes that are attached. If there is an issue or unique circumstance that is not addressed by these notes, please call to discuss.
15. What is the triangular portion of the future expansion area? Is this a future loading dock? If so, please indicate.
16. The following comments refer to the landscape plan:
 - A. Enclosed please find standard "Plant Notes" which should be placed on the landscape plan.
 - B. Staff is concerned about the lack of landscaping along the southerly property line. This area should at least match what was approved for the original CommerCentre P.U.D. which indicated six deciduous shade trees in this area. Each site within the C.A.T. must bear some burden to provide landscape material along the property lines. The entire burden should not fall to the future users to the south.
 - C. Staff is also concerned about landscaping along the easterly property line, south of the sodded area. While dryland grass is acceptable as a ground cover, this area

should not be without plant material. Again, the CommerCentre P.U.D. indicated clusters of Pinyon Pine and Common Purple Lilac. This area should, at minimum, also include clusters of plant material at random intervals.

- D. Staff recommends that the various shrub locations feature additional shrub material, to be located in distinct, mulched shrub beds. Several of the shrub locations seem to place an insufficient number of shrubs to create the desired effect. For instance, along the north elevation, flanking the entry, the amount of shrub material should be increased so that the shrub bed is covered at maturity. This softens the entry and foundation and minimizes maintenance.
- E. Similarly, shrubs need to be added to in both planting areas along the west side of the building so that the clusters are large enough to accomplish the purpose of mitigating the large wall and loading dock area. (The plan shows a small "square" in this planting bed. Please indicate what this is. If this is an electrical transformer, then it should be screened with plant material.) It is suggested that more evergreen shrubs be considered in all planting areas for seasonal variety.
- F. The landscaped island separating the parking bay from the loading dock should be widened and treated with a shade tree and shrubs to cover at maturity. A larger island will help both truck drivers (backing up) and drivers identify and separate the parking area from the loading area.
- G. The landscaped island at the corner of the two parking bays should be treated with shrubs to cover at maturity. Why create a difficult place to mow sod?
- H. The landscaped island at the western entry of Centre Avenue should feature three Cranberry Cotoneaster to match the landscaped island at the eastern entry.
- I. Shrub quantities along the east side of the building, within the sodded area, should also be increased so the spacing does not appear haphazard and isolated. For instance, three Compact Burning Bush should be increased in number and clustered for a more dramatic effect. Similarly, the Cranberry Cotoneaster, clustered in groups of three, should be increased in number to groups of four or five, and placed in mulched shrub beds.
- J. The south side of the loading dock area should be landscaped with plant material to help screen this activity area.

- K. Every effort should be made to screen electrical transformers, electrical and gas meters, and other areas appurtenances that are of low visual interest.
17. The following comments refer to the building elevations:
- A. The plans should indicate the color of the painted concrete.
 - B. Please make every effort so that rooftop mechanical equipment will be screened from view from all public streets. The screen wall should be of sufficient height and made of similar architectural material as the building's exterior. This should include the "horizontal reveal" character.
 - C. Staff is concerned about the lack of any architectural feature along the south elevation. Presently, this dimension of 140 feet offers no relief from the strong horizontal line. It is suggested that the roof line feature a parapet wall of varying heights, perhaps in a stairstep fashion, to add an element of interest to minimize the long, straight line.
 - D. Please indicate the dimensions and colors of the medallions.
 - E. Please indicate the dimensions and depth of the reveals.
18. Please include a revision date on all revised plans.

This concludes Planning Staff comments at this time. Under a normal submittal process, the Planning Staff allows two weeks for revisions to be considered and re-submitted. For this particular project, no particular deadline need be given. Please submit three sets of revised plans. Upon review and comment of the forthcoming revised plans, the authorization will be given to finalize the plans on high quality reproducible mylar (no "sticky-backs"), with signatures. These P.U.D. mylars will be recorded when Utility Plans and Development Agreement are also in final form and signed.

Please call if you have any questions regarding these comments or the information contained in the enclosures.

Sincerely:


Ted Shepard
Senior Planner

xc: Sherry Albertson-Clark, Chief Planner
Kerrie Ashbeck, Civil Engineer

Enc.