

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: July 22, 1985

ITEM: Collindale West PUD

APPLICANT: Ron Bachman, C/O Dengler Associates, 760 Whaler's Way Bldg. E.,
Fort Collins, CO 80525

LAND USE DATA:

64 apartments and 16 townhomes on 6.8 acres located 1/4 mile south of Horse-tooth Road east of Lemay Avenue and west of Collindale Golf Course.

COMMENTS:

1. A utility coordination meeting is recommended.
2. Lemay Avenue water line installation is occurring as part of an S.I.D. You should consider coordinating with this.
3. Sewer service may be difficult to extend. Service from the cul-de-sac in Golden Meadows may be an option or from Harbor Walk Estates across Lemay.
4. Turning radii should meet City emergency service standards.
5. At least two fire hydrants should be provided.
6. Storm drainage must be designed to City standards.
7. Areas in front of garages should be 19 feet long or not at all to avoid parking in drives.
8. Two breaks in the median will not be permitted for this proposal.
9. A Traffic Impact Study is required. Trip generation information should be included but a detailed analysis of affected intersections is not necessary. Contact Rick Ensdorff with questions on this.
10. Continuation of the buffer started by Golden Meadows between development and the golf course should be provided. Split rail fencing and landscaping are recommended. Views from the golf course are a concern.
11. Parking setback from the golf course should be provided.
12. Landscape buffering between this development and Golden Meadows should be given special attention. Use of evergreens and berming is suggested.

13. Staff encourages a creative approach to fencing where it occurs.
14. Transition between the adjacent single family neighborhood and this higher density is a concern.
15. A neighborhood meeting is required. Please provide mailing labels 3 weeks prior to when you wish to have the meeting. Staff will schedule the meeting for you.
16. Please provide a cross section at two locations adjacent to the golf course.

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: 12/16/85

ITEM: Collindale 85 PUD

APPLICANT: Bartran Homes, C/O Robb & Brenner, P.O. Box 251, Fort Collins, CO
80522

LAND USE DATA: 4 single family and 95 multiple family units on 12 acres located on the northeast corner of Horsetooth Road and Carlton Avenue.

COMMENTS:

1. There may be some problem installing utilities due to closeness of building to streets. This needs to be resolved in submittal.
2. A repay is due for water line in Horsetooth Road.
3. Traffic Impact Study will be required. Please check with Rick Ensdorff for details of this study and further comments on circulation.
4. Applicant will need to justify timing of improvements to Horsetooth Road in terms of traffic impact.
5. Access to a few of the garage units may be a problem because of orientation of garage.
6. Neighborhood meeting will be required prior to formal submittal.
7. A permit will be required for removal of "cat-tail" area.
8. Sound attenuation measures along railroad tracks should be provided at time of preliminary submittal.
9. Would recommend relocation 2 1/2 story building located along Horsetooth Road to interior of site.
10. Would recommend that applicant carefully consider the treatment of detention area in terms of providing visual relief from an otherwise potentially bleak storm drainage facility.
11. Rick Ensdorff should be contacted for further comments on traffic circulation.

date: 6 Feb 86

department:

ESM

ITEM:

11-86 COLLINDALE 85 PUD Preliminary

COMMENTS:

1) must be 24 x 36 !!!

~~1) must be 24 x 36 !!!~~

3) Ask Rick on Horsetooth Rd improvements, fencing

2) Drainage Report, see comments

4) P/C's on south side, too close to Horsetooth Road's sideslopes.

5) Move FH from Island to green belt.

6) Will need 10' easement on North side of lot 23 for existing San Sewer.

7) Move San Sewer on south side into asphalt drive.

Ask Tom: ^{Prelim} drainage review of ~~Final Report~~

Ask Warren: Are we going to have backing on Garage setbacks

date:

6 Mar 86

department:

Eng

ITEM: 11-86A COLLINDALE '85 PUD - Final

COMMENTS:

- 1) Final Plat does not show bldg envelopes nor tract 'd' as easement, doesn't show new drainage easements, access, nor utility easements
- 2) Repay on waterline in Horsetooth
- 3) Street improvements to Horsetooth Rd and Carlton need to be done with this project
- 4) Trees not to be planted ^{with - 20' of} in sewer line btwn m H'S 1 + 2
- 5) Curb cuts will be concrete to P.L.
- 6) Need Owners, names on plat.