

DATE

5 March 85

DEPARTMENT

ESD

ITEM:

65-82E CHARLESTON AT FAIRBROOKE PUD - Preliminary

COMMENTS

1. My copy of the site plan is extremely difficult to read
2. Dimension
 1. Drives at curb cuts + where parallel
 2. Parking is allowed
 3. Interior radii
3. Textured is misspelled a number of
times
4. City std curb cuts
5. Offsite st. imp. - Prospect Rd.
6. Ditch Co. approval req'd at final.

CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

March 14, 1985

Mr. Carr Bieker
ZVFK Architects
Eleven Old Town Square
Fort Collins, Colorado 80524

Dear Carr:

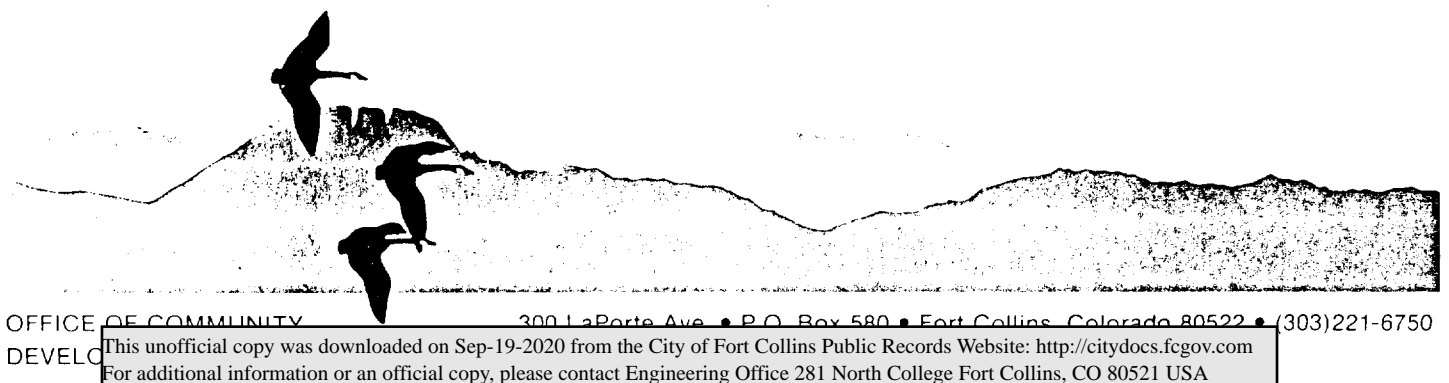
Staff has reviewed Charleston at Fairbrooke PUD, Tract B and offers the following comments:

INCOMPLETE SUBMITTAL

A letter has been sent to you concerning the absence of the modified traffic impact study requested at the February 11, 1985 Conceptual Review meeting. Fairbrooke PUD will be placed on the May Planning and Zoning Board agenda pending the receipt of the traffic study by March 29, 1985, the submittal date for the May meeting.

DOCUMENTS

1. The planning objectives, although adequate for this project, should follow the guidelines stated in the LDGS (page 41).
2. The density chart needs the following additions:
 - a. For criterion (j), please submit calculations as to how you arrived at 5% contiguity.
 - b. For criterion (k), please submit calculations to show justification for the 10% energy credit.
 - c. For criterion (m), the active open space must be dimensioned on the site plan and calculations must be submitted to show the 16% bonus points.



- d. The current total percentage of 82 allows a density of 8.2 DU/Ac. Gross density of the project is 8.6 DU/Ac. You must either show additional points on the density chart or reduce density to the current allowable level.

3. Ditch Company approval is required at final plan.

SITE/LANDSCAPE PLAN

1. Please dimension drives at curb cuts and where parallel parking is allowed. Parallel parking spaces are shown to be 6' wide, a minimum of 8' is required.
2. Please dimension interior radii.
3. The City is in the initial stages of forming an improvement district for improvements to Prospect Rd. Contact Bonnie Tripoli or Mauri Rupel for more information.
4. Curb cuts must meet City standards.
5. The southern-most buildings do not meet fire access requirements.
6. The "identity element" will be a problem if it is raised or otherwise an obstruction to traffic. It is encouraged if it can be placed out of the drives.
7. Show sidewalks at the head-in parking areas and the drives at the east and west entrances to the site. It is not clear on the site plan.
8. Motorcycle parking spaces must be provided exclusive of parking for autos.
9. Buildings need foundation plantings to soften the building-ground edge.
10. Please correct misspellings on the site plan.
11. Are there plans for either treating the canal as an amenity and/or providing a link with future development to the south and west?
12. Building envelope setbacks from rear of sidewalks or curbs as applicable must be 15' minimum to allow for installation and maintenance of front lot utilities (gas, electric, water boxes). This 15' wide space must be dedicated as "utility easement" by the final plat of the project.

Friday is the deadline for comments to be sent to Planning Staff by other City departments. Staff will forward additional comments by next week if they are pertinent to the project. Revisions addressing the above comments are due by noon on May 1, 1985. PMT and colored renderings are due May 10

Charleston at Fair! oke
4/13/85 - Page 3

by 4:30 p.m. If you have any questions concerning these comments or anything else involving the project, please feel free to contact me.

Sincerely,

Steve Ryder

Steve Ryder
City Planner

SR/kb

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

CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

March 18, 1985

Mr. Carr Bieker
ZVFK Architects
Eleven Old Town Square
Fort Collins, Colorado 80524

Dear Carr:

The following comments are supplementary to those sent to you earlier concerning Charleston at Fairbrooke PUD:

1. Please provide a separate plat.
2. Please show easements on the site plan.
3. Please indicate building envelopes and show dimensions of same. Also show distance of envelopes from the property line.
4. All signs must comply with the sign code.

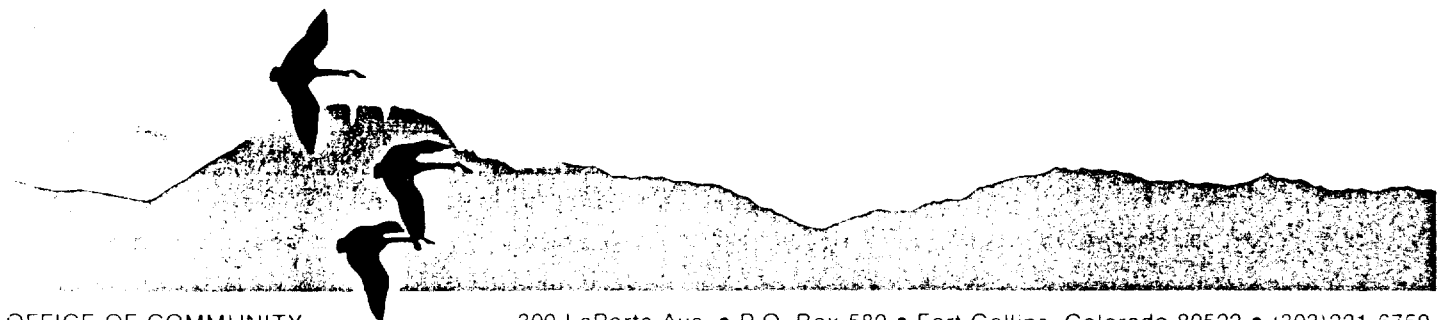
Revisions addressing the all comments are due by noon, May 1, 1985. PMT and colored renderings are due by 4:30 p.m., May 10, 1985. If you have any questions concerning these comments and/or wish to meet and discuss the project, please feel free to contact me.

Sincerely,

Steve Ryder

Steve Ryder
City Planner

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



MEMORANDUM

Bob Snow
Mountain Bell

TO:
FROM: Bonnie Tripoli, Development Coordinator
RE: Subdivision Utility Plans
DATE: April 1, 1985

Submitted for your review and comment are utility plans for:
Charleston at Fairbrooke

Please respond by:

April 12, 1985

No Problems

4-04-85

L Thompson

DATE

7 May 85

DEPARTMENT

PubSer

ITEM:

CHARLESTON AT FAIRBROOKE PUD - Final

65-82F
RECEIVED

MAY 15 1985

COMMENTS

PLANNING
DEPARTMENT

15' WIDE UTILITY EASEMENTS OF NOTE 13
OF SITE PLAN NEED TO BE DRAWN ON FINAL
PCAT.

PUBLIC SERVICE Co. of CO.

Gary Hest

5/13/85

MEMORANDUM

TO: Bob Snow
Mountain Bell

FROM: Bonnie Tripoli, Development Coordinator

RE: Subdivision Utility Plans

DATE: May 7, 1985

Submitted for your review and comment are utility plans for:

CHARLESTON PUD

Please respond by: May 24, 1985

No PROBLEMS.