

# CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

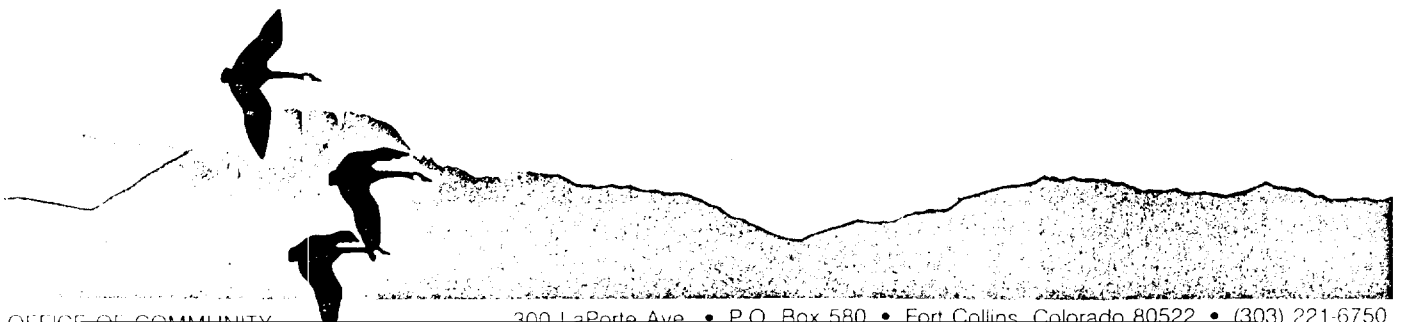
June 17, 1986

Linda Ripley or Ed Zdenek  
ZVFK Architects/Planners  
11 Old Town Square, Suite 200  
Fort Collins, CO. 80524

Dear Linda and Ed:

Staff has reviewed your submittal for Circle K PUD, Preliminary and Final and offers the following comments:

1. All signs must comply with the sign code. The sign system shown on the building elevations totals 529.5 square feet which greatly exceeds the sign allowance and will not be allowed. The total sign allowance for this site is 161.08 sq. ft. for Taft Hill and 146.52 sq. ft. for W. Elizabeth - 307.6 sq. ft. total. The site signs (free standing) in addition to building signs and canopy signs must come from this total. Colored banding is considered signage.
2. There must be a designated motorcycle parking space.
3. Shared access points with the Terraces PUD must be dedicated access easements.
4. Is there to be a canopy over the gas pumps? The Plan needs to be labeled, if this is the case. Canopy height must provide 13'6" clearance, and should be designed to be non-obtrusive. We need to see elevations.
5. There must be a fire hydrant within 400 feet of the building on the north side of Elizabeth and west of Taft Hill.
6. The north driveway must line up with the driveway across the access aisle.
7. A seven (7) foot walk is required along Elizabeth if attached. Ramps must be designed to City standards.



8. Underground tanks are not allowed in easements. The plat needs to be revised. Gasoline tankers must be able to fill underground tanks on the property.

9. The project will not achieve adequate points on the locational point chart for Auto-related and Roadside Commercial uses, standing alone. The only way it will achieve 50% of the possible points is to fully address the issues of being a "functional part of a center", or addressing energy conservation as an issue in the locational point chart. The "functional part of a center" clause has been interpreted in the past to not only address circulation, access, and parking, but also architectural design and overall project appearance.

If the applicant addresses joint access, and architectural compatibility to create an impression of being a part of the overall center (the Terraces), staff can support awarding points for being part of a planned center, and for being located on a site of two acres or more. This would give the 50% required on the locational point chart.

At the current time, the applicant for the Terraces project is proposing architecture similar to that used at Riverside Junction Shopping Center, and Park Central Shopping Center. The materials proposed are decorative block, with a metal roof and metal facia.

The proposed project does not fit with the architecture proposed for the Terraces, and therefore staff does not feel it can be treated as functionally part of a center. It should be noted as well, that one of the All Development Criteria (#2) requires that the development be compatible with and sensitive to the immediate environment of the site and neighborhood, relative to architectural design; scale, bulk and building height; identity and historical character; disposition and orientation of buildings on the lot; and visual integrity. Staff does not feel the building achieves this as proposed.

10. Recalculate detention release rates and detention volume using the gross area. The adjacent street surface must be accounted for with each development. Please make orifice detail more specific to the curb opening - not enough information on the plans to build a unique structure now. The city will required pond volume cross sections and key drainage system verification prior to C.O. release:

- A) Orifice installed per plan at correct elevation.
- B) Surveyed cross sections and calculations verifying detention volume.
- C) Cover letter by Professional Engineer with seal.

11. The city is not responsible for landscaping in the street right-of-way.

12. Existing trees and shrubs should be saved. Adjust grading plan if necessary. All existing major vegetation should be shown on the plan.

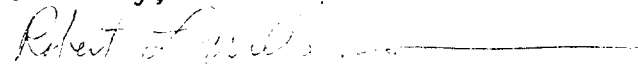
13. Staff is concerned with the appearance of the north and west facades of the store, from the adjacent project. This concern should be addressed by the applicant by architectural treatment, or by landscaping (climbing vines, espalier?).

14. The islands of plantings at the base of the pole signs should be expanded to the west and north, to provide screening of the parking areas (some evergreen shrubs would help with the screening.)

This is the extent of staff's comments at this time. Please contact me if you have questions, or would like to set up a meeting to discuss these concerns.

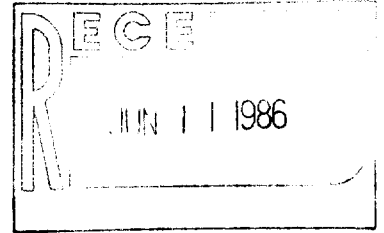
Revisions are due July 9, 1986. PMT's, colored renderings, and 10 blueprint copies for the P&Z Board are due July 18. Final documents are due July 24.

Sincerely,



Bob Wilkinson  
City Planner

CC: Tom Peterson, Planning Director  
Bonnie Tripoli, Development Coordinator



MEMORANDUM

TO: Bob Snow  
Mountain Bell -Engineering  
124 W. Magnolia  
Fort Collins, CO 80521

FROM: Bonnie Tripoli, Development Coordinator

RE: Subdivision Utility Plans

DATE: June 6, 1986

Submitted for your review and comment are utility plans for:

Circle K PUD

Please respond by: June 20, 1986

*No Problems*  
*6-10-86*  
*LJT*

date: 6 Jun 86

department: Engineering

ITEM: #43-86A CIRCLE K PUD - Preliminary & Final

COMMENTS:

1. <sup>North</sup> Driveway must line up w/ driveway across aisle
2. 7' Walk way'd above Eliz if attached
3. Ramps designed to City std
4. Total 100' Right of way way way'd on Eliz + Taft Hill (I need to check this)
5. Underground tanks are not allowed in easements - Plat needs to be revised