

CITY OF FORT COLLINS

OFFICE OF PLANNING AND DEVELOPMENT

new joint access

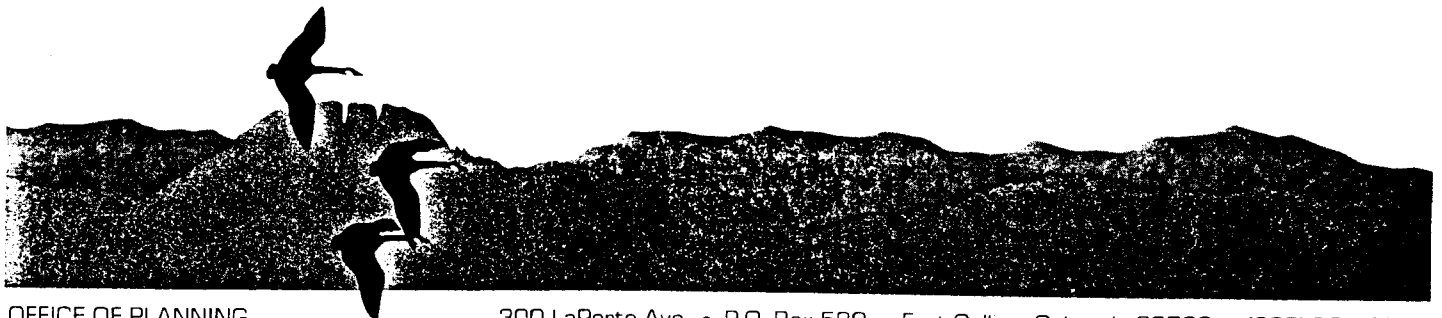
March 23, 1984

Mr. Frank Vaught
ZVFK
218 West Mountain
Fort Collins, Colorado 80521

Dear Frank:

Staff has reviewed the application for preliminary/final PUD approval of the Willow Grove PUD and offers the following comments:

1. The easement area between the sidewalks and adjacent buildings does not appear to be adequate in size for the installation and maintenance of utilities. The applicant should provide evidence to justify the plan design. A minimum of an eight foot easement is required along all public streets. Please revise site plan.
2. A repay agreement exists on the water line in Shields Street. Please contact Webb Jones, Water and Sewer Utility, for more information.
3. The sidewalk along Richmond Drive should be detached from the curb. Please revise.
4. The future improvements to Shields Street should be indicated on the site plan including sidewalk, pavement and curb and gutter.
5. The median at the Cunningham Drive entrance should be setback a minimum of 20 feet from the flowline of the public street. Please revise.
6. Location of handicapped ramps should be shown.
7. Certain off-site street improvements will be required. Please note these improvements on the site plan.
8. The oversized ROW of Richmond Drive should begin tapering down on the east side of the Cunningham/Richmond Drive intersection rather than on the west side. Please revise.



OFFICE OF PLANNING
AND DEVELOPMENT

300 LaPorte Ave. • P.O. Box 580 • Fort Collins, Colorado 80522 • (303) 221-6750

Mr. Frank Vaught
From: Joe Frank
March 23, 1984
Page Two

9. The curb cut to the recreation facility should be centered on the street pavement of Cunningham Drive. This curb cut should be designed to allow for joint use with the future multiple family area to the east.
10. Staff believes access to Richmond Drive should be emphasized from the project. Staff questions why the driveway access to Cunningham Drive is designed with a greater width and median, while the curb cuts to Richmond are narrower and do not include the median? Staff recommends the curb cut to Richmond be downsized to an ordinary driveway access.
11. Type III barricades will be required at the end of Richmond Drive. Please indicate on site plan.
12. Staff suggests the internal pedestrianways connect to the public sidewalks. In some locations, it appears the connections are not made. Certain additional sidewalk connections are recommended.
13. Building envelopes and building footprints should be clearly indicated. Distance of building envelopes to at least two platted property lines should be shown.
14. The site plan should be revised to indicate dimensions of parking spaces, and driveways.
15. A bike rack should be provided in the recreation area.
16. Clubhouse, pool, tennis and volleyball courts must be within a building envelope. Please show dimensions of the envelope and distance to two platted property lines.
17. The height and type of fencing of pool/tennis area should be indicated on the site plan.
18. The dimensions of certain open space and landscaping areas should be indicated on the site plan. See me for details.
19. Staff questions whether adequate setback has been provided between the buildings and Shields Street and between the building in the southeast corner of the project and Cunningham Drive and Richmond Drive. Staff recommends the applicant re-evaluate the plan in terms of increasing the setbacks in these areas.
20. All existing significant trees and vegetation should be shown on the site plan including their fate.
21. The surrounding 150 foot information is incomplete. Please review requirements of PUD regulations for details.

Mr. Frank Vaught
From: Joe Frank
March 23, 1984
Page Three

22. The limits of the active open space on this project should be clearly delineated.
23. The plan should include the note that Richmond Drive will be connected to the east with development of this phase.
24. A note should be added that the recreation facilities will be constructed after the 11th building or 76th unit of the Chestnut Village PUD per our agreements on that phase.
25. A note should be added to the site plan detailing the improvements that will be made to the detention area per master plan agreement. The applicant will need to update the Master Plan to reflect the new phasing of the overall PUD.
26. The site plan should note the installation of handicapped units in the project per points taken on the Density Chart. The note should include that these units will meet the criteria of the LDGS for the type of handicapped unit being provided.
27. Note number 6 of the site plan is irrelevant to this phase of the project. Please delete.
28. The title of the project should be Willow Grove at Cunningham Corners.
29. The location map for this project is outdated and therefore confusing. I recommend it be revised to more clearly indicate the location of the proposal.
30. Additional screening between the parking areas and the public street should be provided. Also, additional street tree planting and berming should be provided along Shields Street.
31. Plantings around foundation of buildings should be indicated. The number of shrubs and ground cover plantings in beds should be indicated on the landscape plan. Also, the plan should indicate the minimum size of the plantings in these beds.
32. Low lying shrubs in addition to trees should be provided in parking islands.
33. Additional screening materials should be provided along the east side of the tennis courts.
34. Lined areas in landscape plan should be identified.
35. Pinion pines should be a minimum of 5-6 feet in height rather than 3-4 feet. Please revise. Minimum size of all shrubs should be five gallon.

Mr. Frank Vaught
From: Joe Frank
March 23, 1984
Page Four

36. Height of berms should be indicated on the landscape plan.
37. Staff recommends the applicant incorporate the use of lilacs into the landscape plan along Shields Street.
38. Building elevations should indicate color and exterior materials.
39. Staff questions the points you have taken on the Density Chart and the space heating analysis for energy conservation credits.
40. Signed mylars of the subdivision plat, site plan, landscape plan, and building elevations; signed Site and Landscape Covenants; 8½"x11" reductions of all plans and plats; colored renderings of the site plan and building elevations; and ten 24"x36" copies of the site plan and landscape plan, should be delivered to this office no later than Monday, April 16, 1984.

I recommend we meet as soon as possible to discuss the above comments. Revisions to the plans should be submitted no later than Monday, April 2, 1984. If you have any questions, please do not hesitate to contact me.

Sincerely,



Joe Frank
Senior City Planner

JF:ro

cc: Bonnie Tripoli, Development Coordinator
Mauri Rupel, Development Center Director