

February 16, 1996

Eldon Ward
Cityscape Urban Design, Inc.
3555 Stanford Road, Suite 105
Fort Collins, CO. 80525

Dear Eldon,

Staff has reviewed your documents for the **Carrabba's Italian Grill PUD, Final** that were submitted to the City on January 22, 1996, and would like to offer the following comments:

1. A copy of the comments received from **U.S. West** is enclosed with this letter.
2. The **Zoning Department** has offered the following comments:
 - a. Please consider ramping from the driveway into the bicycle rack area, for ease of movement.
 - b. Building dimensions should be shown on the Site Plan.
 - c. Show the distance from the building envelope to the north lot on the Site Plan. The 80' distance shown is the required setback from future edge of pavement on Harmony Road to the building, as set forth in the Harmony Corridor Plan.
 - d. This site is not in the Residential Neighborhood Sign District; therefore, the signage content or location does not need to be, and should not be, shown on the Building Elevation Plan.
3. A copy of the comments received from the **Building Inspection Department** is enclosed with this letter.
4. The **Poudre Fire Authority** has offered the following comments:
 - a. A fire sprinkler system must be provided or the building must be fire contained into areas of less than 5,000 square feet in size.
 - b. A fire alarm system may be required, depending on the occupancy classification.

- c. A "Knox" Box may be required if there is a fire sprinkler or fire alarm system in the building.
5. The **Water/Wastewater Department** has indicated that their comments have been forwarded to Drexel Barrell on a red-lined set of utility plans and to Cityscape on a red-lined Landscape Plan (enclosed with this letter).
6. A copy of the comments received from the **Stormwater Utility** is enclosed with this letter.
7. The **Engineering department** has offered the following comments:

Final Site Plan

- a. An access easement will be required for the sidewalk in the setback area.
- b. Need to insure that there exists a shared access easement/agreement for all of the shared drive lanes and entrances.

Utility Plans - Cover Sheet

- a. Revise Title and Notes as shown on the plans.

Utility Plans - Sheet 2/4

- a. See comments 1 & 2, Final Site Plan (red-lined plan enclosed with letter to Cityscape).
- b. Add signature block (throughout the plan set).
8. The **Natural Resources Division** has asked that you please urge the applicants to design the waste collection site so that they can include recycling, especially cardboard.
9. The **Transportation Department** has asked if parking is going to be an issue? The amount of parking appears to be low. There are 66 parking spaces shown, which is just over 10 parking spaces per 1,000 square feet of building floor area for the restaurant. Understandably, this is the ratio suggested in the parking lot guidelines used by the City. Will there be the potential for conflict between the Marriott and Carrabba's?
10. Comments relating to the Site Plan:
 - a. The "service entrance" to the building is located on the south side. It appears that this area blends in fairly well, without being blatantly obvious.
 - b. The line work appears not to be complete along Oakridge Drive, adjacent to the Marriott.

- c. General Notes 6 & 9 are related and unnecessary. The "administrative change" is an integral part of the Land Development Guidance System/Planned Unit Development process that is available for any approved PUD; however, Note 6 suggests that the building entries can be changed arbitrarily on-site during construction, without any further review, which is not correct. Both Notes 6 & 9 should be removed from the plan.
 - d. General Note 14, concerning the lack of need for a traffic report and citing a specific individual, is inappropriate and should be removed.
 - e. Where are the parking lot light poles located? General Note 11, concerning site lighting, specifies 24' high poles with a 400 watt metal halide light source. What lighting sources and pole heights are on the two adjacent sites? The wattage seems appropriate but is not a high pressure sodium source more frequently used?
 - f. The sidewalk and handicapped ramp in the connection between Carrabba's and the Marriott, and in the landscaped island on the Carrabba's site, narrows down to where it is too narrow for a wheelchair to maneuver safely.
 - g. General Note 8 - will the mechanical units, with decking structures, be above any exterior walls or will they actually be recessed down below and behind a parapet wall, for instance?
 - h. Where will the meters be on the building and will they be adequately screened from view?
11. Comments relating to the Landscape Plan:
- a. The number of deciduous trees could/should be increased around the north and east sides of the building.
12. Comments relating to the Building Elevations:
- a. Only one security light is shown on the exteriors of the building, and that being on the south elevation above the trash enclosure. It should have a cutoff shield to direct the light downward to minimize light spillage. And is this, in fact, the only security light on the building?
 - b. Could you please elaborate a little more on the note stating "all piers to be scored on all sides".
 - c. The Exterior Finishes Note E-10 should be expanded to state that the awnings will not be internally illuminated.

- d. What is the base color of the building and how does it relate to the stucco finish of the Marriott Hotel?
- e. Would Carrabba's consider including some brick along the base of the building to tie it somewhat into the Harmony Medical Center?
- f. The building is attractive; however, three sides have elements that break up the very vertical nature of the architectural elements, leaving just the east side that has significant surfaces without some sort of horizontal articulation.
- g. Where will the meters be on the building and will they be adequately screened from view?

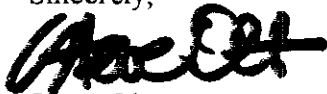
This completes the review comments at this time. Additional comments may be forthcoming as the various departments and reviewing agencies continue to review this request. Please be aware of the following dates and deadlines to assure your ability to stay on schedule for the March 25, 1996 Planning and Zoning Board hearing:

Plan revisions are due no later than the end of the working day, March 6, 1996. Please contact me for the number of folded revisions required for each document.

PMT's (photo reduction of Site Plan, Landscape Plan, Building Elevations to 3.5" x 11"), rendering (one each colored full-size Site or Landscape Plan and Building Elevations), and 8 folded copies of the final full-size Site Plan, Landscape Plan, and Building Elevations revisions (for the Planning and Zoning Board members packets) are due on March 18, 1996.

Please contact me at 221-6750 if you have questions or concerns related to these comments. I would like to schedule a meeting with you as soon as possible, if necessary, to discuss these comments.

Sincerely,



Steve Olt
Project Planner

xc: Ward Stanford
Stormwater Utility
Transportation
Drexel Barrell
Stuart MacMillan
Project File