



PROJECT COMMENT SHEET

PO Box 580 * Fort Collins, CO 80522
970.221.6750 * 970.224.6134 - fax

DATE: April 4, 2011

TO: Engineering Pavement

PROJECT PLANNER: Steve Olt

MJA110001 Amended CSURF Centre for Advanced Technology ODP – Major Amendment - Type II

Please return all comments to the project planner no later than the staff review meeting:

April 20, 2011

Please Note: Enter comments in Accela V360

Note - Please identify your redlines for future reference

- No Problems
- Problems or Concerns (see below, attached, or Accela)

Name (please print)

CHECK HERE IF YOU WISH TO RECEIVE COPIES OF REVISIONS

- Plat
- Site
- Drainage Report
- Other _____
- Utility
- Redline Utility
- Landscape

Project: Amended CSURF Centre for Advanced Technology Overall Development Plan

Project Description: The entire CSURF Centre for Advanced Technology ODP includes 116.7 acres of property owned and managed by CSURF (Colorado State University Research Foundation). Parcels A, B, C, D, E and F are currently undeveloped. With the adoption of the Land Use Code in 1997, Parcel C was rezoned to E - Employment and MMN - Medium Density Mixed-Use Neighborhood. On October 21, 2010, the P & Z Board approved an Amendment to the ODP, requested by Campus Crest Development (with permission from the owner, CSURF). Fort Collins City Council overturned the P & Z Board approval at an appeal hearing on December 21, 2010, saying that the ODP was required to illustrate that the block size required in the MMN zone district was being met. This request for an amendment to the ODP is in most respects identical to the previous amendment request, the land uses proposed in this Amended ODP proposal have not changed. The following changes are requested with this Amended ODP: 1. The re-alignment of Rolland Moore Drive; To avoid impacts to the wetlands/drainage and floodway, it is proposed to move Rolland Moore Drive parallel with Larimer Canal #2, further to the south than the previous proposal. 2. Elimination of Notherland Drive; With this change, there would be no vehicular connection between the CSURF property and the existing neighborhood to the north. 3. Updating Notes; City Staff requested updated notes on this Amended ODP. 4. Updated Mapping. 5. Removal of Notes Regarding Minimum Floor Area Ratio. 6. Compliance with the Block Size Requirement in the MMN District. Located south of W. Prospect Rd., west of Centre Ave., to the north of and bordering the Larimer County Canal #2 and to the east bordering Care Housing at Windrail Park PUD.

Engineering Development Review's Unresolved Issues:

Made By: Marc Virata

Initial Date: 04/19/2011 **Issue ID:** 1 **Topic:** General **Round:** 1 **Status:** Active

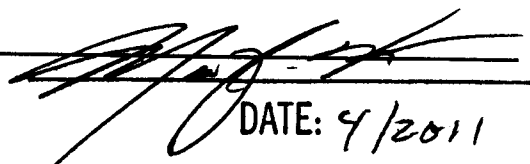
Issue: 04/19/2011: The Master Street Plan refers to only one type of collector roadway (collector 2 lane). As the ODP indicates collector streets as "minor collector" and "2-lane collector", this may imply that there are intended differences between these streets in the master street plan, which isn't necessarily the case. Rather than providing these additional descriptors to the collector streets shown in the ODP, it would be preferred if these streets were all just indicated as Collectors.

Initial Date: 04/19/2011 **Issue ID:** 2 **Topic:** General **Round:** 1 **Status:** Active

Issue: 04/19/2011: The Master Utility Plan sheet should be in black and white with the final version that's archived. Please ensure "scannability" and the ability to discern the items indicated when converted to black and white.

CITY OF FORT COLLINS
ENGINEERING

REVIEWED BY


DATE: 4/2011