

13. Plat - can they plat Tracts A, B+C?

14 Easements to be continued through Tract
B

15 Show easements +

CITY OF FORT COLLINS

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
January 28, 1985

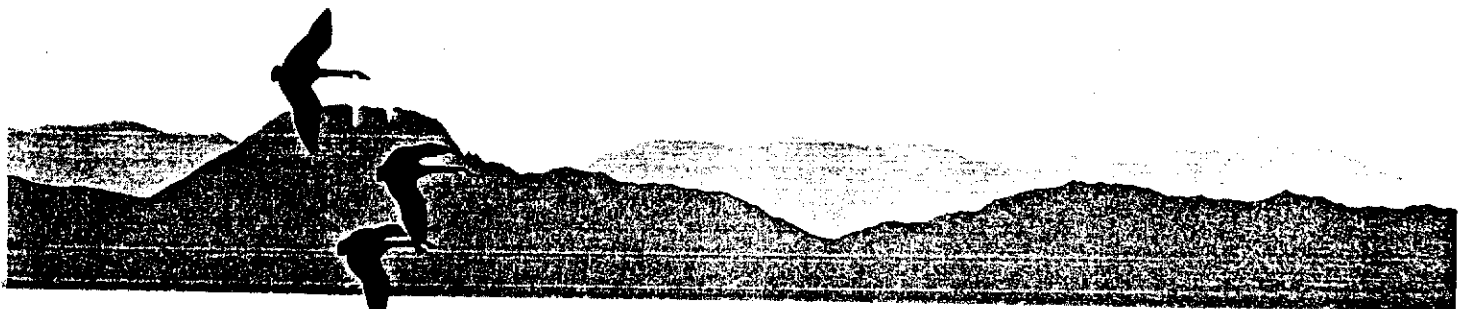
Frank Vaught
ZVFK Architects
11 Old Town Square, Suite 200
Fort Collins, Colorado 80524

Dear Frank:

Staff has reviewed the application for preliminary approval and first phase final approval of the Raintree Commercial PUD and offers the following comments:

PRELIMINARY

1. Staff has some serious concerns regarding traffic circulation. I recommend we meet to discuss these items as soon as possible. In general, the concerns are as follows:
 - a. The design of the main entrance to Raintree Drive in the northeast corner of the project is unacceptable. The applicants need to reevaluate the design of the curb cut in terms of its alignment and width; setback from the future signalized intersection and its relative location to future curb cuts on the other side of Raintree Drive. This curb cut does not appear to be designed to any standard.
 - b. Staff questions the design of the entrance to Raintree Drive in the southwest corner of the project in terms of the transition; location of the median; and distance to the signalized intersection.
 - c. The site plan should show the existing design of the medians in Drake Road and Shields Street. The limited left-turn median improvements in Drake Road will not work with the previously approved location of curb cut to Cimarron Plaza. Staff questions the length of left turn bays indicated in the traffic impact study. Also, northbound left turns at the major entrance to Shields Street will not be allowed in the future. Deceleration lanes for both Drake Road and Shields Street curb cuts should be provided.



OFFICE OF COMMUNITY
DEVELOPMENT

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Mr. Frank Vaught
From: Joe Frank
January 28, 1985
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- d. The interior median design at the Shields Street entrance needs to be redesigned. Some additional signage is recommended for this area.
 - e. The curb cut for the drive-through facility is not justified and should be removed.
 - f. Staff sees some problems with the design of the circulation system for the drive-through facility.
 - g. The design of the Shields Street entrance needs to be reworked.
 - h. Staff questions the location of the other curb cuts on Raintree Drive in terms of future sight distance problems. How will the development of Tract G fit into the overall traffic circulation of the site?
 - i. The Traffic Impact Study mentioned the need for double left turns at the Shields Street/Drake Road intersection. How will this be accomplished?
 - j. Raintree Drive should be designed to City standards.
 - k. The design of Shields Street should follow the plans on file in the City's Engineers Office. The site plan should be revised to reflect these plans.
2. All locations of handicapped ramps should be shown on the site plan.
 3. All driveways should be dimensioned.
 4. A 15 foot utility easement will be required along Shields Street and Drake Road; eight foot easements will be required along all interior streets. Please show all existing and proposed utility easements on the site plan.
 5. The curb cuts shall be concrete to property line. Please indicate on site plan.
 6. Staff questions the design of the loading area north of the 19,000 square foot retail pad.
 7. Location of fire hydrants should be shown on the site plan.
 8. Developer should contact Bob Snow at 224-7473 or Les Thompson at 224-7470 for information on Land Development Agreements and trench requirements for telephone facilities.
 9. A preliminary subdivision plat should be submitted.
 10. Specific use of 4500 square foot "drive-through facility" should be indicated on the site plan. If it is a restaurant, the location of the "menu" board should be identified. The operation and design of the

drive-thru facility is unclear. Please note dimensions of drives in the drive-thru.

11. Loading zone for "drive-thru" use should be indicated on the site plan.
12. Proposed land uses for Tract A and C should be indicated on the site plan. If these uses are for retail or restaurant, loading zones will be required.
13. Staff is unclear as to how future development of Tract G will be incorporated into the rest of the plan. Please provide additional information on this tract.
14. Phase lines are unclear.
15. Planning Objective should be revised to address the items as required in the PUD regulations. Surrounding 150 foot information is incomplete. Please revise. Point Charts justifying the proposed uses should be submitted.
16. There has been considerable interest in a gas station in the area. Staff strongly encourages the applicant to consider the location of a gasoline service station use in this project. The site plan should provide a specific listing of types of "retail uses" being contemplated for the rest of the center.
17. Staff questions the desirability of locating a large parking lot on the corner of Drake Road and Shields Street in terms of its negative visual impact. Please provide evidence to justify the plan design.
18. The plan should provide for a pedestrian connection between the proposed building in Tract C and the main retail center. Sidewalk connection should be provided between Tract A building and public street sidewalk. A sidewalk should be provided along the south edge of the Shields Street entrance. The sidewalk along Raintree Drive should be separated from the curb at least six feet.
19. The site plan should indicate location and fate of existing significant trees. Please revise.
20. The landscape plan should be re-evaluated in terms of the following:
 - a. Provision of evergreens and shrub beds along all streets;
 - b. Additional foundation plantings along both sides of 22,000 square foot retail building; 19,000 square foot retail building and for the drive-through facility;
 - c. Additional landscape screening treatment of all parking lots and drive-through facilities from public streets.

- d. Parking islands should include low lying shrubs in addition to trees.
- e. Providing landscaping in medians in Drake Road and Shields Street.
- 21. Staff questions the location of the tree wells in the pedestrian walkway in Tract D in terms of possible conflict with overhang of cars in parking spaces.
- 22. What is proposed treatment of crosswalk areas. Please provide typical detail of these areas on the site plan.
- 23. Building height of all buildings in feet and stories should be indicated on the site plan.
- 24. Width of greenbelt areas along public streets should be indicated on the site plan.
- 25. The site and parking statistics should also include "total" figures in addition to figures for individual phases or buildings.
- 26. The site plan should provide statement of planning objectives for compatible architectural treatment of buildings in the center.
- 27. Energy conservation measures should be indicated on the site plan.

FINAL PLAN

- 28. Staff has some problems with the traffic circulation plans. I recommend we meet to discuss this item. In general, the problems are as follows:
 - a. All improvements to Drake Road will need to be installed as part of the first phase.
 - b. The design of the median in Drake Road will not work as a result of the location of the curb cut as approved for the Cimarron Plaza PUD.
 - c. The median in the interior drive at the Drake Road entrance needs some improvement.
 - d. The design and location of the Raintree Drive entrance is not acceptable.
 - e. Existing medians in Shields Street should be shown on the site plan. Full left turns will be allowed for the first phase of development. In the future, limited left turns will be permitted. Plans need to be made for handling left turn stacking on Shields Street.
 - f. The Shields Street entrance design needs to be reworked.

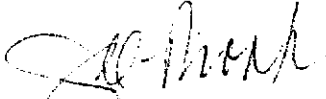
29. Handicapped ramps should be provided at all corners. Please revise.
30. The pedestrian access to Tract C from the mail retail center is poor. A detached sidewalk will be required along Raintree Drive. The plan should provide a sidewalk connection between Raintree Drive sidewalk and sidewalk in front of 9600 sq ft retail building.
31. The plan should include dimensions for all walks, parking aisles, drive cuts and interior radii. Please revise.
32. Staff questions the location of the tree wells in the pedestrian walkway in terms of being hit by overhanging cars in parking spaces. Please provide evidence to justify plan design.
33. All curb cuts and drives must be within the limits of the PUD. Please revise.
34. The plan should include a note addressing the edge of pavement treatment on interior driveway.
35. All curb cuts to be concrete to property line. Please note.
36. The design of Shields Street appears to be incorrect. Please follow design as provided by the City Engineer's Office.
37. The applicant should work with staff to develop a sequence of names for phases of the Raintree PUD that is not confusing.
38. The tracts cannot be platted as lots.
39. The easements to be continued through tract B. Please revise.
40. All easements should be shown on the site plan. Please revise.
41. Two new fire hydrants will be required at the north end of the site. Please show locations of fire hydrants on the site plan. Please indicate where the sprinkler connections will be located on the buildings.
42. Distance of building envelopes to at least two platted property lines should be indicated on the site plan.
43. The proposed use of the 9600 square foot building should be indicated on the site plan. A specific listing of retail uses should also be included on the plan. Please revise.
44. Bicycle parking should be provided for the 6400 square foot retail building.
45. The location of property lines on the site plan are unclear and could present problems at building permit review stage. Please clarify.

46. Staff questions the adequacy of the number of handicapped parking spaces being provided for the grocery store. Please provide evidence to justify the plan.
47. Building height in feet and stories should be indicated on the final site plan.
48. Six foot sidewalks will be required in front of retail building. Please indicate.
49. Staff questions the desirability of locating the trash area for the 6400 square foot retail building next to the arterial street. Please move.
50. Berming and additional plantings should be provided in the buffer area between the grocery store and Raintree Drive.
51. The plant list and the landscape plan should indicate sizes and number of shrub plantings in planting beds. Staff recommends the use of larger than standard plantings at strategic locations in the site.
52. The landscape plan should indicate extent of sod areas along Shields Street and Drake Road to be installed with the first phase.
53. Medians in Drake Road and Shields Street should be indicated. Landscape plans for the medians should also be indicated. I recommend you contact Tim Buchanan for guidance in these areas.
54. The foundation plantings should include some upright plantings such as large shrubs or trees in addition to low growing vegetation. Please revise.
55. The landscape plans should note existing trees to remain.
56. Energy conservation measures should be indicated on the site plan.
57. Exact treatment of pedestrian crossings should be shown on the site plan.
58. Building elevations should be submitted for 6400 square foot retail building. Elevation of north, south and west sides of buildings should be indicated. Elevations should note exterior building materials and colors.
59. Signed mylars of the final subdivision plat, site plan, landscape plan and building elevations should be submitted to me no later than Thursday, February 21, 1985. Also, a signed copy of the Site and Landscape Covenants documents should also be delivered on that date.
60. On Monday, February 18, 1985, 8 1/2" x 11" reductions of all plans and colored renderings of the preliminary and final plans should be submitted to this office. Also on that date, ten full size copies of all plans should be submitted to me.

Mr. Frank Vaught
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January 28, 1985
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I recommend we meet as soon as possible to discuss the above comments. Revisions to the plans should be delivered to this office no later than Monday, February 4, 1985. If you cannot meet the above deadlines, I recommend the item be continued until the March meeting of the Planning and Zoning Board. If you have any questions, please feel free to contact me.

Sincerely,



Joe Frank
Senior City Planner

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

DATE

7 May 85

DEPARTMENT

Erq

ITEM: RAIN TREE COMMERCIAL PUD, Ph 1, Tract B, Preliminary.

COMMENTS

1. Parking was to be lower than surrounding area - locate retaining walls
2. Do not understand reason for 40' radius shown in SE corner
3. Show interior radii

CITY OF FORT COLLINS
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

May 22, 1985

Frank Vaught
ZVFK Architects/Planners
Eleven Old Town Square, Suite 200
Fort Collins, Colorado 80524

Dear Frank:

Staff has reviewed Raintree PUD - Phase 1, Tract B, and has the following comments:

ENGINEERING

1. Parking was to be lower than the surrounding area - need to locate retaining walls.
2. The 40' radius shown in the SE corner should be removed.
3. Need to show exterior radii.

STORM DRAINAGE

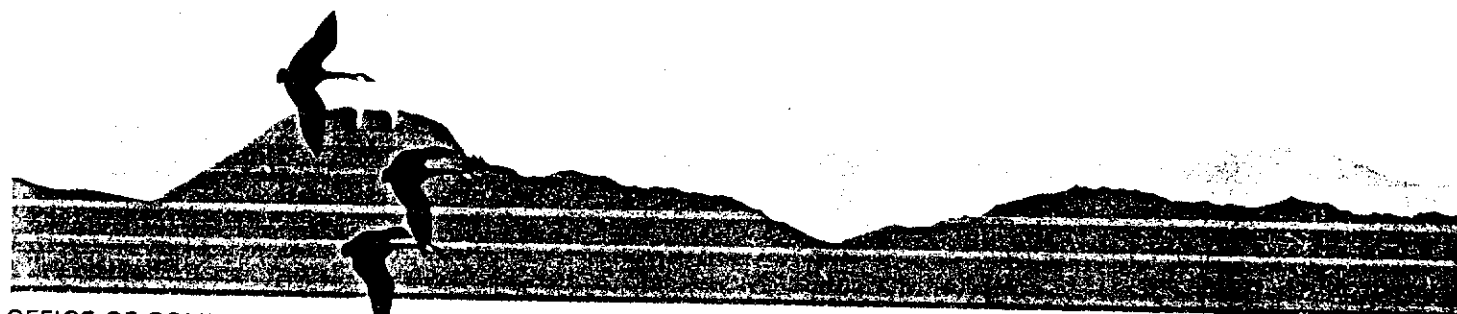
1. There is a potential for water backing up from inlet on Drake Rd. to parking lot, especially if any sediment has built up in the outfall line from the inlet. How will this be addressed?

LIGHT AND POWER

1. Any construction at the corner of Drake and Shields (landscaping, signs, berms, etc.) will need to be coordinated with L & P as there are two large vaults in this area (1 L & P, 1 telephone).

PUBLIC SERVICE

1. Request 15' wide utility easement adjoining the west ROW line of Shields St. and north ROW line of Drake Rd. and 8' wide utility easement adjoining ROW lines on both sides of Raintree Dr.



DATE

28 May 85

DEPARTMENT

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ITEM:

146-79H RAIN TREE COMMERCIAL PUD, PHASE 1 REVIS E D
Revised Preliminary for Tracts A, B,, & C, Final for Tract B (only)

COMMENTS

1. Parking lot was to be sunken
2. Grading plan does not match site plan