

PROPERTY DESCRIPTION

APPLICANT: Foster Lumber Company
c/o Les Kaplan, 528 S. Howes

Prospect - Timberline P.U.D., Preliminary Plan.
Proposal for a commercial P.U.D. zoned H-B,
Highway Business, at the northeast corner of
East Prospect Street and Timberline Road.

SUBMISSION DATES

9/15/78 Planning Office

10/9/78 P & Z Board

11/21/78 City Council

ACTION REQUESTED:

<u>ISSUE CHECKLIST</u>	<u>NO PROBLEM</u>	<u>PROBLEM SOLVED</u>	<u>CONDITIONAL RECOMMENDATION</u>	<u>UNRESOLVED PROBLEM</u>
Water & Sewer				
Light & Power				
Engineering			4	
Traffic			2	
Police			5	
Fire				
Parks & Rec			4	
Legal				
Planning			1,3,4,6	
Other				

PLANNING STAFF RECOMMENDATION Conditional Approval

PLANNING & ZONING BOARD RECOMMENDATION : Conditional Approval

The Board voted unanimously to recommend approval of the proposal subject to the staff comments (as discussed below).

Concerning the proposed lumberyard use, the Boards finding was that this proposal met the conditions of "similar environmental impact" established by the H-B zone as a criteria for uses not specifically listed in the zone. (See minutes, attached)

The Board also expressed concern (not related to this proposal) with the railroad crossing on East Prospect Street between Riverside Avenue and Timberline Road.

CITY MANAGER'S RECOMMENDATION

11-21-78
Council

ISSUES DESCRIPTION

Background

This is a proposal for a retail home improvement store with adjacent lumberyard. (See attached statement of planning objectives submitted by applicant)

Land Use Breakdown

Total area

Gross	- - - - -	5.1 ac	
Net	- - - - -	4.6 ac	(200,000 sq.ft.)

Building floor area

Retail building	- - - - -	14,000 sq.ft.
Storage buildings	- - - - -	31,300 sq.ft.
Total	- - - - -	45,300 sq.ft.

FAR - - - - - .23

Coverage (net)

Building	- - - - -	23%	45,492 sq.ft.
Paving	- - - - -	12%	23,020 sq.ft.
Landscaping	- - - - -		
Storage and assembly area			

Parking

Standard requirement	- - - - -	70+ spaces
Proposed	- - - - -	67 spaces

Staff Comments

1. Zoning. It might be argued that the proposed use is not permitted in the H-B, Highway Business zone inasmuch as "Builders supplyyards and lumberyards" are not specifically listed as a permitted use until the C-Commercial zone. However the staff does feel that the proposed use would be an appropriate one at this location. Moreover given the retail sales characteristics of this specific proposal, we feel that it would qualify as a permitted use in the H-B zone which allows "other business uses which have environmental influences similar to its' listed uses. Uses such as warehousing and automobile or mobile home sales are permitted in H-B if part of a P.U.D. (The above does not necessarily mean that any lumberyard proposal would be permitted in H-B.)
2. Access. Driveway entrance on E. Prospect should be located 400 feet east of the arterial intersection. Also, turning radius of drive should be designed for anticipated truck traffic.
3. Peripheral treatment. Landscaped area along E. Prospect should be increased to establish a significant boulevard treatment at this "entrance" to the city. The staff would suggest a dimension of 30' to 40' from the curb for this landscaped area (which would also include standard sidewalk).
4. Spring Creek. The area of the Spring Creek Flood Easement adjacent to this site on the west side of the creek should be included on the subdivision plat as well as the site and landscape plans. This means that the engineering and landscape treatment of this area should be addressed at this time. Plat should provide for the recreational trail easement along Spring Creek.

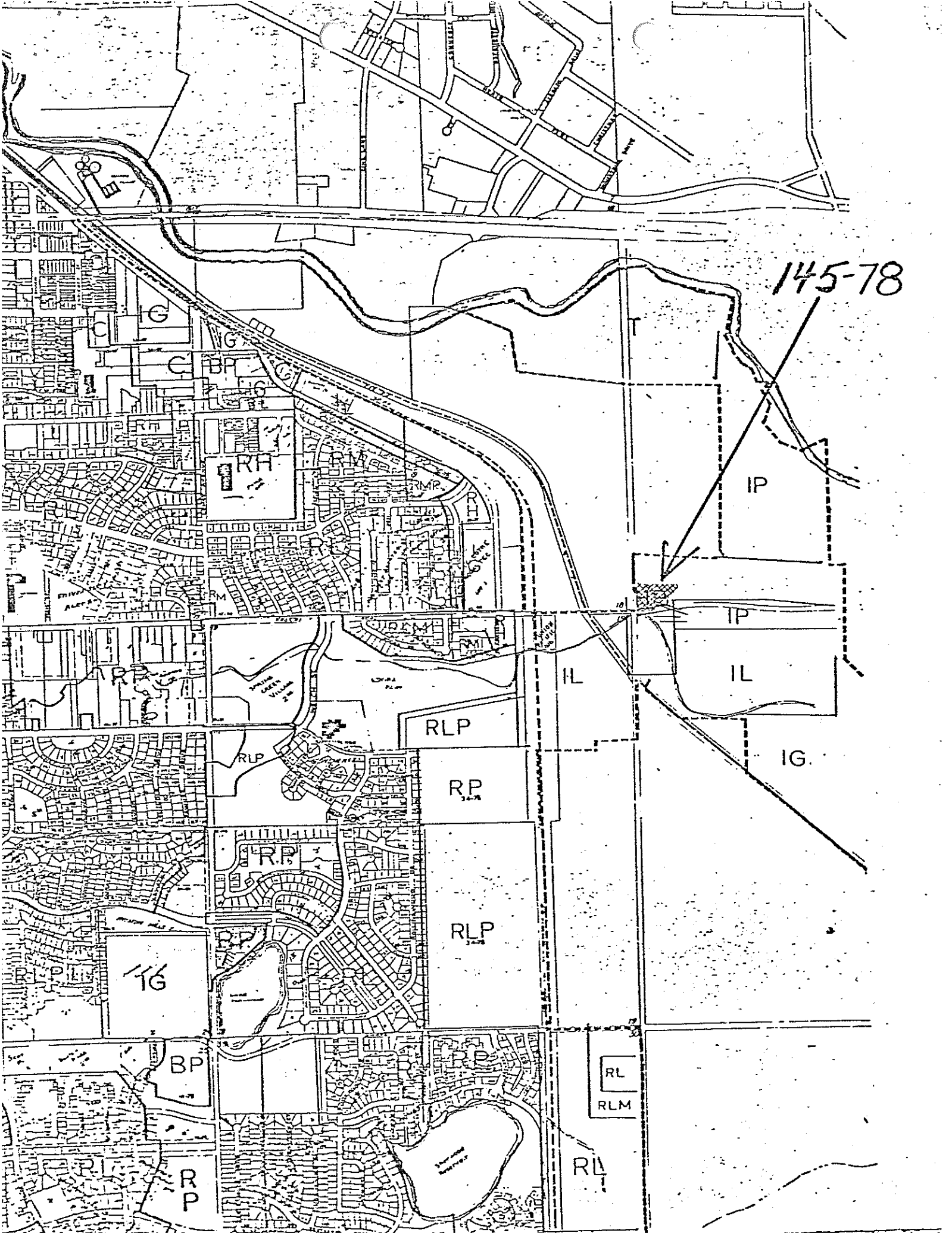
ISSUES-DESCRIPTION

5. Security. This site will receive relatively infrequent police patrol surveillance and stringent on-site security (lighting, alarm, etc.) should be taken.
6. Building perspectives should be submitted prior to approval of preliminary plan.

Recommendation

Approval, subject to above comments.

145-78



145-78

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34-78

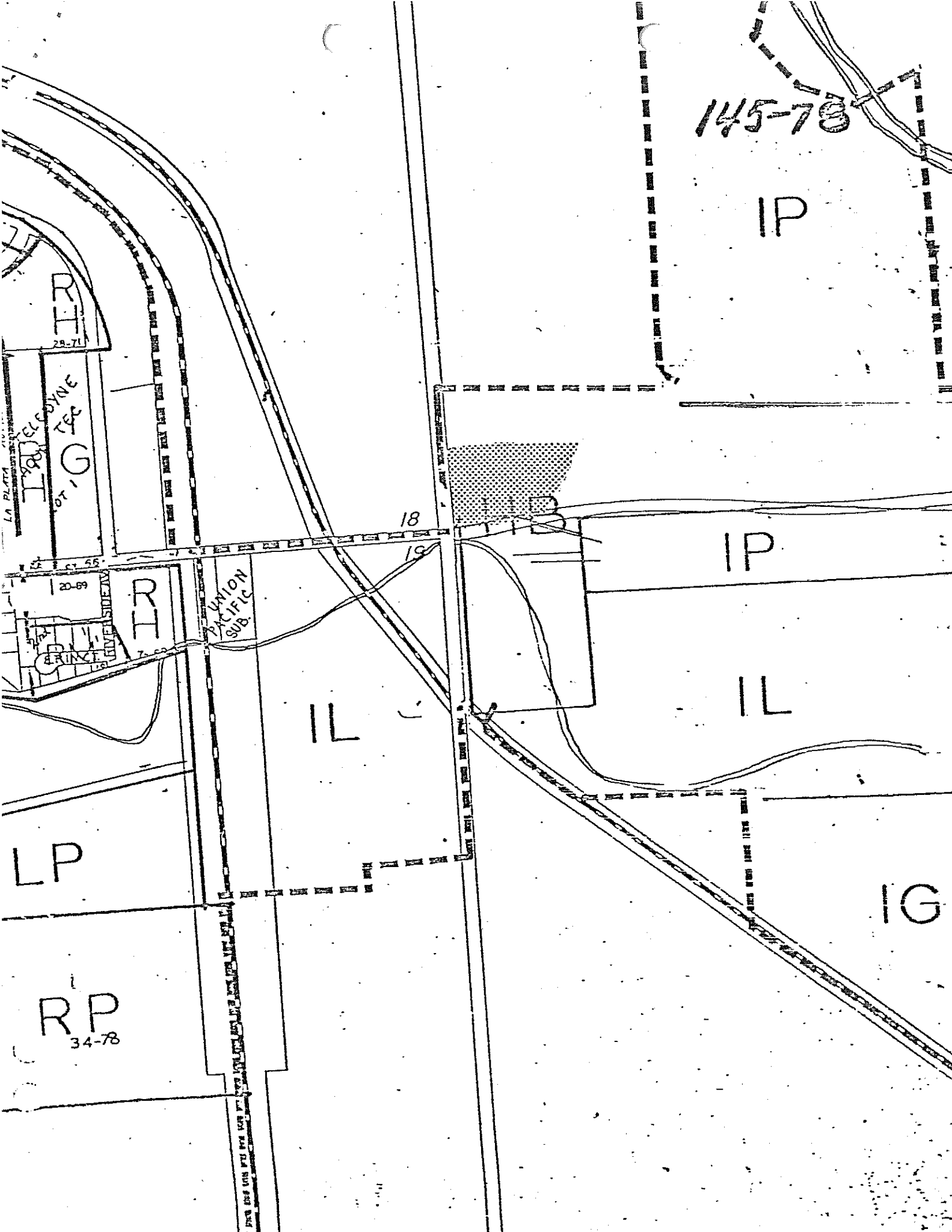
28-71

20-89

LA PLATA

TELEPHONE
CO. - G
SEC

BRIDGE



Guy McCabe

11-8-78

PROSPECT - TIMBERLINE SUBDIVISION

Sheet 1 of 3

- ✓ 1. Change "Director of Engineering Services" to "Director of Public Works"
- ✓ 2. ISN'T THIS a PUD ?
- ✓ 3. PLAT SHOULD ~~HERE~~ INCLUDE 1/2 SPRING CREEK AND RECREATIONAL TRAIL EASEMENTS.
- ? 4. Delineate Flood Plain from FIA Report.

Sheet 2 of 3

- ✓ 1. No curb cut note on Timberline NONE PROVIDED
- ✓ 2. curb cut location for Prospect St.
- 27 } OR
65 } OVERLAY
65 } OF EXIST
3. WHERE IS Soils Test TO VERIFY STREET DESIGN (The centerpoint test is for the main Street (Midpoint Rd) WHICH IS 6-700' South of this location.)
- DONE } ~~Suggest~~ Cores of Prospect and Timberline (one each) at DEVELOPER'S Expense
- ✓ 4. Add fire hydrant @ East end of Subd. including valve & Tee.
- ✓ 5. North Arrow

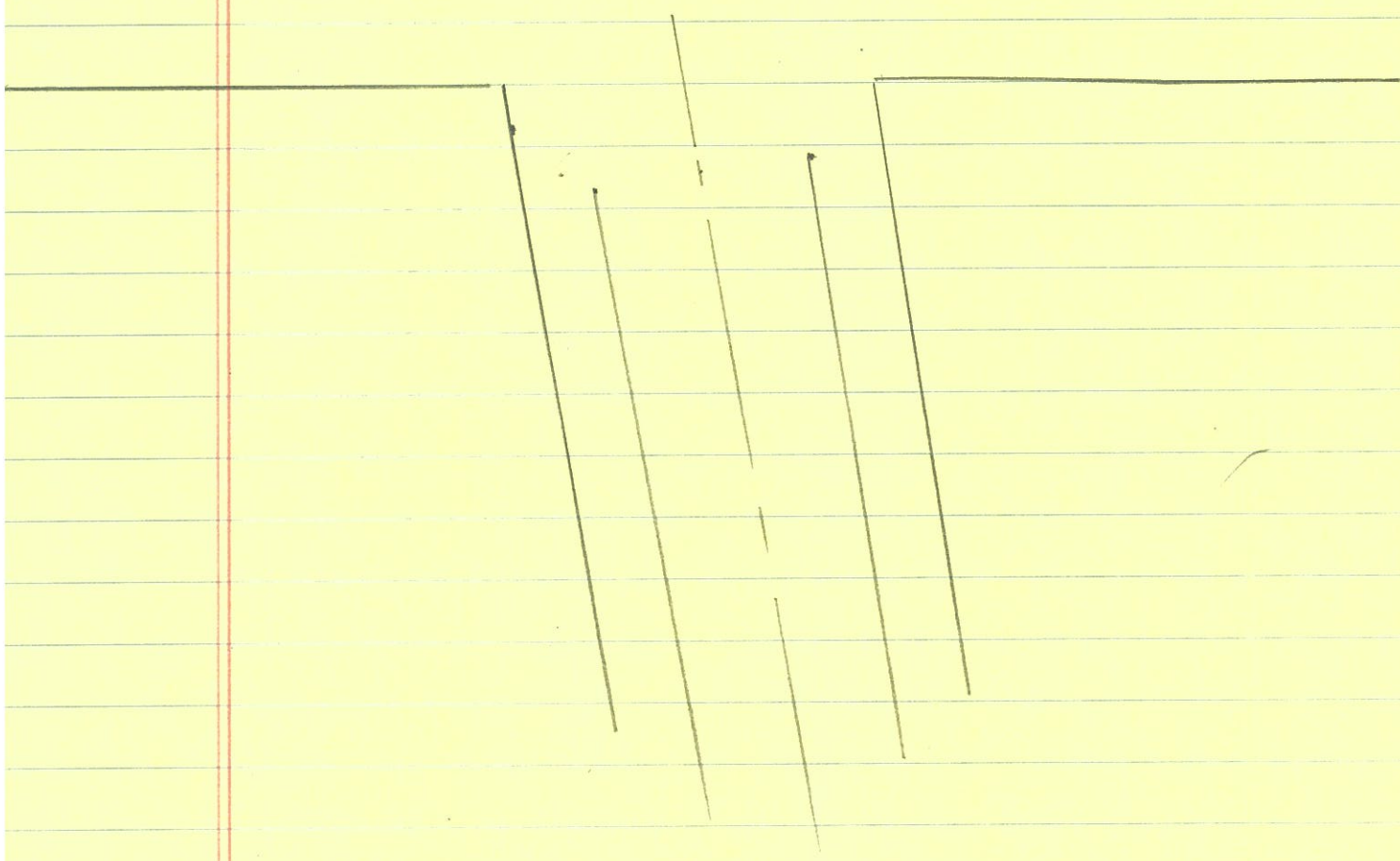
Sheet 3 of 3

- ✓ 1. INDICATE Scales ON PROFILES.
- ✓ 2. Show Tees & indicate pipe for Fire Hydrants.
- ✓ 3. INDICATE M.O.'s for Vert Curves.
- ✓ 4. Cross Section indicator holding elev. of Timberline & Prospect intersection. Design of Timberline indicates 1% slope from intersection to P.T.

Please return this set with resubmittal.

PROSPECT - TIMBERLINE

- ① INCREASE RADIUS TO 40'
- ② Util. Agreement - Pay later for extending @B Sidewalk East along Prospect to P.C. STA. 5100+
- ③ Ask Bob about flooring intersection
- ④ Util. Agreement -
Developer to participate in the cost of the bridge over Spring creek on a pro rata basis ~~to~~ based on the width requirement for a local street.
- ⑤ INDICATE ELEV. 4904 AS BEING LIMIT OF FLOOD PLAIN IN ACCORDANCE W FIA REPORT OF 1978



→

TO: Doug Martine, Light and Power Department

FROM: Marc Engemoen, Engineering Services (MAURI RUPEL)

RE: Subdivision Utility Plans

DATE: 10-31-78

Submitted for your review and comment are utility plans for _____

PROSPECT TIMBERLINE SUBDIVISION - 1ST FILING

Please respond at your earliest convenience.

MAURI,
EASEMENTS & STREETLIGHTS AS SHOWN

[Handwritten signature]

Rec'd in Eng'g
11-9-78
MER

TO: Tom Hays, Water and Sewer Utility Department

FROM: Marc Engemoen, Engineering Services (Mauri Zupel)

RE: Subdivision Utility Plans

DATE: 10-31-78

Submitted for your review and comment are utility plans for _____
PROSPECT - TIMBERLINE SUBDIVISION - 1ST FILING

Please respond at your earliest convenience.

- ① DEVELOPER WILL BE REQUIRED TO PARTICIPATE IN WATER LINE TO NORTH ON TIMBERLINE @ LATER DATE
- ② 6" AUXILIARY VALVE @ F.H.
- ③ 10' IN LIEU OF 20' SEPERATION BETWEEN WATER + SEWER.

TO: Don Hisam, Fire Prevention Bureau

FROM: Marc Engemoen, Engineering Services (Mauri Ropel)

RE: Subdivision Utility Plans

DATE: 10-31-78

Submitted for your review and comment are utility plans for

PROSPECT - TIMBERLINE SUBDIVISION - 1ST FILING.

Please respond at your earliest convenience.

Nov. 1, 1978

1 Fire Hydrant As Shown Is
OK. However Should Have
2 Fire Hydrants Available
For Coverage - No Existing
On Other Fire Hydrants
Shown. I believe some
has planned for development
on S. of Prospect which could
possibly help this area.

D. Hisam
Fire Chief.