

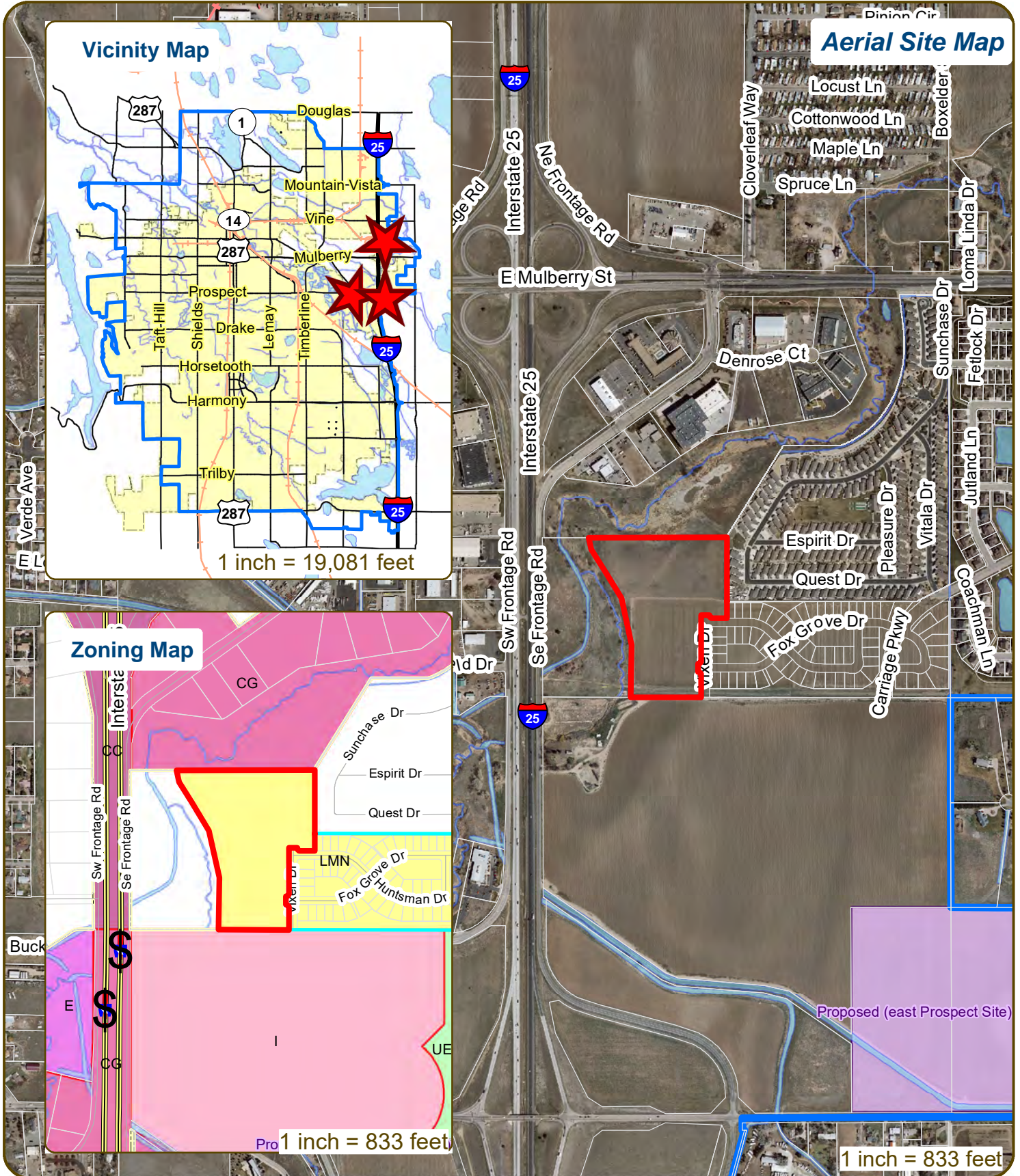
Conceptual Review Agenda

Schedule for 12/06/18
281 Conference Room A

Thursday, December 6, 2018

Time	Project Name	Applicant Info	Project Description	Planner	DRC
9:30	Fox Grove Phase 2	Klara Rossouw 970-224-5828	This is a request to build 49 single-family detached homes as part of the second phase of the Fox Grove Subdivision located southeast of E Mulberry St and Interstate 25 (parcel #871220001). Access is taken from Vixen Drive and Fox Grove Drive to the east, connecting phase one and phase two. The proposed project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and will be subject to Administrative (Type 1) Review.	Planner	Jason Holland
	CDR180088	klara@ripleydesigninc.com		DRC	Tenae Beane
10:15	South Timberline	Josh Guernsey 970-218-2331	This is a request to annex, zone, subdivide, and plat approximately 35.25 acres of property contiguous to the City Limits along S Timberline Rd north of E Trilby Rd (parcel #8607400003). The proposed project would seek to rezone the property with 13 acres of MMN and the remaining 22.25 acres to LMN. The applicant anticipates the MMN to contain a Memory Care, Assisted Living or Multi-Family Use. The LMN zoned area would could contain single family or town home uses. Access is taken from S Timberline Rd to the east. Proposed access from the north will be taken from Weeping Willow Dr, Red Willow Drive, and Corona Dr. The proposed project will be annexed, zoned, subdivided and platted and will be subject to Planning and Zoning Board (Type 2) Review.	Planner	Ted Shepard
	Mixed Use	jguernsey@waypointre.com		DRC	Todd Sullivan
11:00	Growth Leasing	Tom Orfanos 505-570-7745	This is a request to build a 7,000 sq ft marijuana manufacturing facility at 1237 Red Cedar Circle (parcel #9701213017). This will be a secure site for manufacturing only, no sales or distribution on site. The immediate area surrounding the building will be fenced with metal security fencing. Access to the site is taken from Red Cedar Circle to the east and a back alley to the west. Thirteen parking spaces will be provided for employees. The proposed project is located in the Industrial (I) zone district and will be subject to Basic Development Review.	Planner	Kai Kleer
	Marijuana Manufacturing	torfanos@growthleasing.com		DRC	Brandy BH
	CDR180090				

Fox Grove Phase 2 Single-Family



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At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Klara Rossouw - Consultant

Business Name (if applicable) Ripley Design Inc.

Your Mailing Address 419 Canyon Avenue, Suite 200

Phone Number 970.224.5828 Email Address klara@ripleydesigninc.com

Site Address or Description (parcel # if no address) Parcel number: 8715220001

Description of Proposal (attach additional sheets if necessary) _____

Application to precede Fox Grove Phase 2 PDP. See attachment for detailed narrative.

Proposed Use LMN Residential Existing Use LMN Residential

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions Varies -

Age of any Existing Structures N/A SEE PLAN

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then what risk level? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

The flood plain touches a few lots to the north. Will discuss risk level at concept review Increase in Impervious Area N/A S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



land planning ▫ landscape architecture ▫ urban design ▫ entitlement

November 13th, 2018

Fox Grove Phase 2

Concept Review

Project Narrative

The Fox Grove project is located in the Lee-MLD subdivision, Lot 2, east of I-25 and south of E. Mulberry Street. Fox Grove ODP was approved in 2014, and Phase 1 is currently under construction. The land is owned by Imago Enterprises, Inc., Les Kaplan, 140 Palmer Dr. Fort Collins, Colorado, 80525. This project will contribute to Fort Collins' high standards of development through consideration of existing landscapes, improving circulation, and following City Plan Principles and Policies.

Phase 2 comprises of 10.3 acres of land zoned as Low-Density Mixed Use (LMN) neighborhood. Three modifications were approved with the Fox Grove OPD. They are listed below:

- 1. Modification of Density to LUC 4.5.D(1)(a) – The modification allows a minimum density of 3 dwelling units per acre.*
- 2. Modification to Mix of Housing Types for LUC 4.5(D)(2) – a modification was approved to allow one housing type.*
- 3. Modification of Distance of Single-Family to I-25 LUC 3.9.2(A) – the modification slows for single-family to be closer than 1,320 ft from the interstate.*

Fox Grove Phase II proposes to comply with the ODP. The remaining 49 single-family detached lots will be constructed as shown on FUTURE on the Phase 1 PDP submittal. There is a variation among the lots sizes which range generally between 50' to 60' in width. In addition, this second phase offers access to open space and is within close proximity of the active park spaces provided in Phase 1.

With this submittal you will find the Proposed Site Plan and the approved ODP.

Utility Service and Demand

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

This filing was considered in the Fox Grove Overall Development Plan (ODP). The general concept has not changed. All water and sewer demand assumptions are in compliance with the ODP.

Generally, this filing will expand upon the infrastructure built with the original Fox Grove Subdivision.

Water service will be provided by East Larimer County Water District (ELCO Water). Infrastructure connections for the entire Fox Grove ODP area were provided with the original Fox Grove Subdivision. The Fox Grove Subdivision provided waterline connections to the ELCO facilities in the Frontage Road and at Carriage Parkway. This created a looped system and multiple connections for the entire ODP area.

Sewer service will be provided by Boxelder Sanitation District (BSD). Existing BSD facilities are located along the southern boundary of Fox Grove. Connections to this sewerline were installed with the original Fox Grove Subdivision. This filing is planned to tie into the Fox Grove Subdivision sewer network.

Drainage and Floodplain

This filing was considered in the Fox Grove Overall Development Plan (ODP). The general concept has not changed.

This filing of the Fox Grove Subdivision is proposed to expand the existing detention pond built with the original Fox Grove Subdivision. This existing pond is located in the southwest corner of the property. This planned pond extension will detain the 100-year storm event to the approved release rate as shown in the Fox Grove Subdivision drainage report. Additionally, water quality and Low Impact Development will be provided throughout the site by City approved facilities.



At the time of the platting for the original Fox Grove Subdivision, the Boxelder 100-year floodplain and floodway encumbered the western quarter of the project site. A floodplain map revision was pursued by the Boxelder Stormwater Authority. Just recently the floodplain map revision was approved. This floodplain map revision has removed the majority of the site from the Boxelder floodplain. As of this concept submittal, the floodplain encumbers a sliver of the site along the northern boundary. This concept seeks to limit any lotting within this sliver of floodplain. Any lots placed within the boundary will be subject to building restrictions as designated by the City of Fort Collins and FEMA.

FOX GROVE PHASE 2 SITE PLAN

11.13.2018



LEGEND

-  50' WIDE LOT
25 TOTAL
-  60' WIDE LOT
24 TOTAL

I-25

FRONTAGE ROAD

PROPERTY LINE

OLD FEMA FLOODWAY

BOXELDER CREEK

DETENTION

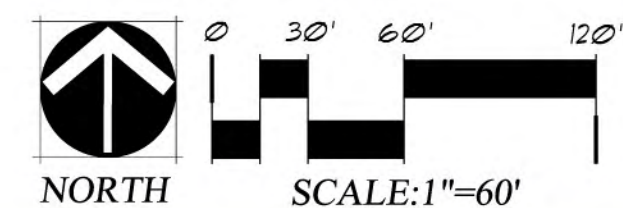
SUNFLOWER ACTIVE ADULT COMMUNITY

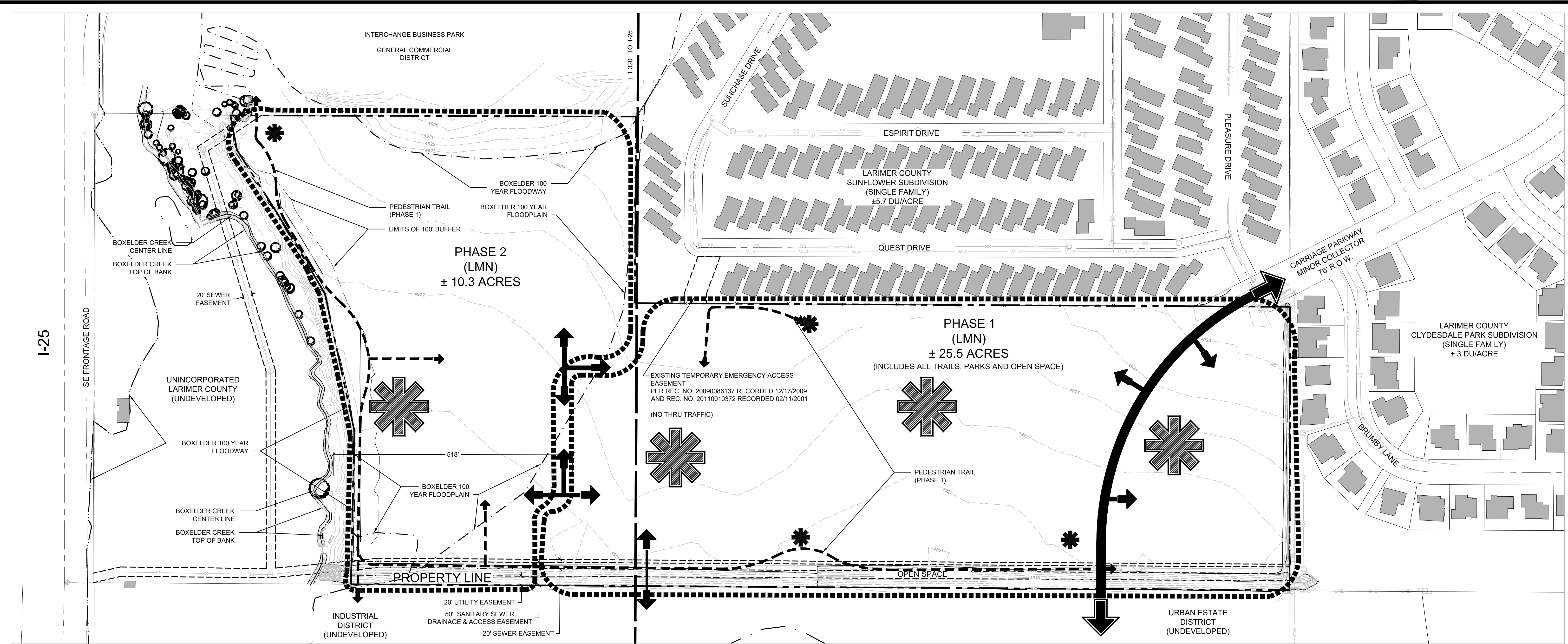
OPEN SPACE

PLAYGROUND

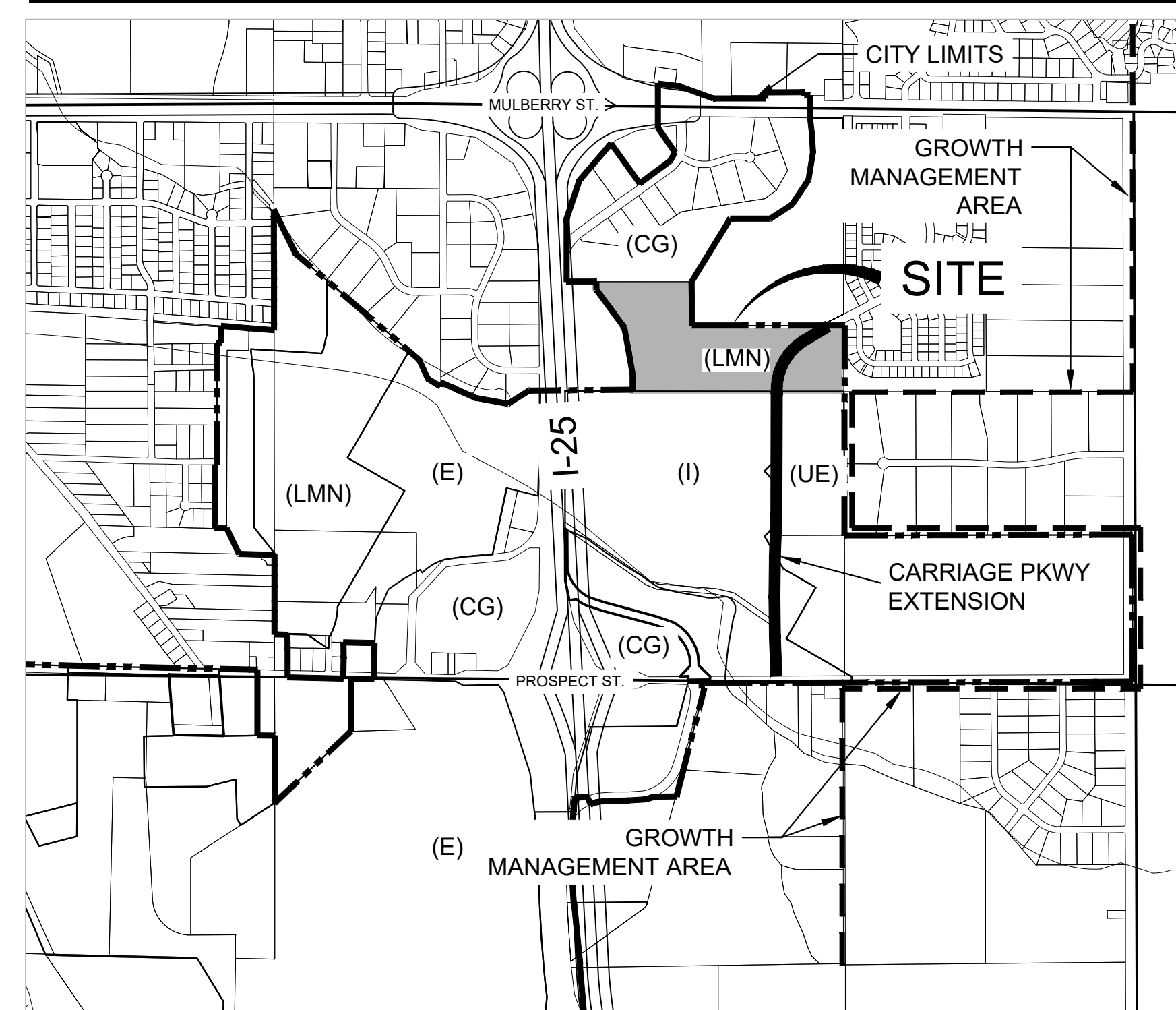
PHASE 1

OPEN SPACE





VICINITY MAP

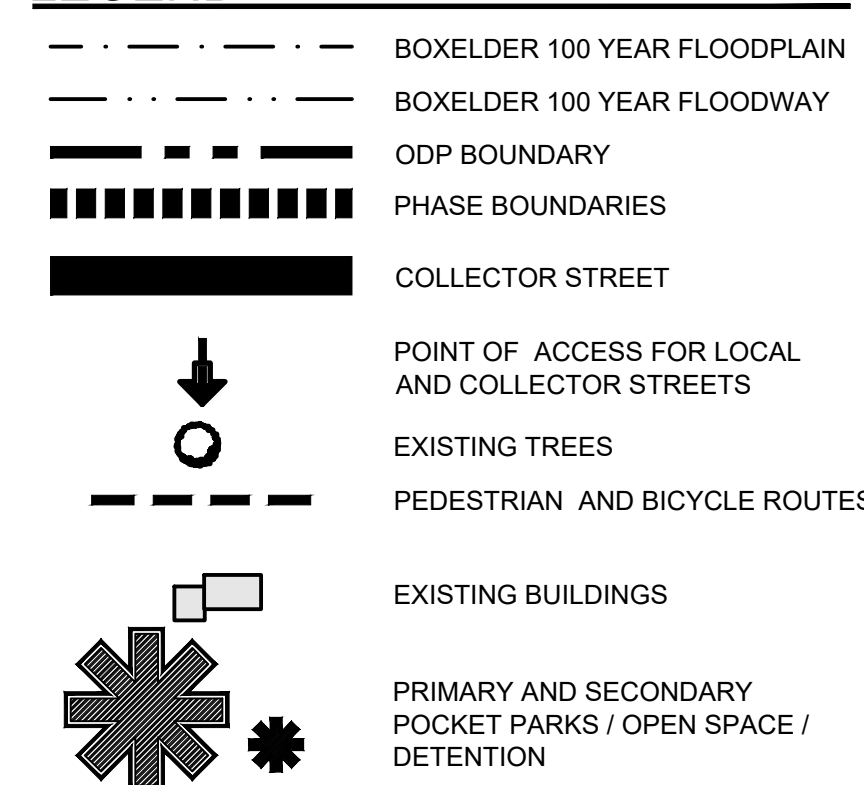


LAND USE TABLE*

PHASE	AREA (ACRES)	% OF TOTAL AREA
PHASE 1 (LMN)	18.9	52%
SMALL NEIGHBORHOOD PARKS	3.8	11%
OPEN SPACE	2.8	8%
PHASE 2		
PHASE 2 (LMN)	7.1	20%
OPEN SPACE	3.2	9%
TOTAL GROSS AREA COVERAGE	35.8	100%
PHASE 1 DWELLING UNITS		
SINGLE FAMILY DETACHED	66	
PHASE 2 DWELLING UNITS		
SINGLE FAMILY DETACHED	49	
TOTAL	115	

* QUANTITIES ARE AN ESTIMATE BASED ON CONCEPTUAL SITE PLAN DESIGN. THEY ARE SUBJECT TO CHANGE DURING THE PDP PROCESS.

LEGEND



NOTES

- THE PURPOSE OF THE OVERALL DEVELOPMENT PLAN IS TO ESTABLISH GENERAL PLANNING AND DEVELOPMENT CONTROL PARAMETERS, FOR PROJECTS THAT WILL BE DEVELOPED IN PHASES WITH MULTIPLE SUBMITTALS, WHILE ALLOWING SUFFICIENT FLEXIBILITY TO PERMIT DETAILED PLANNING IN SUBSEQUENT SUBMITTALS. APPROVAL OF AN OVERALL DEVELOPMENT PLAN DOES NOT ESTABLISH ANY VESTED RIGHT TO DEVELOP PROPERTY IN ACCORDANCE WITH THE PLAN.
- MODIFICATIONS TO THE LAND USE CODE FOR DENSITY, HOUSING TYPES, AND SINGLE FAMILY HOME DISTANCE TO I-25, HAVE BEEN APPROVED WITH THIS ODP.
- THE 100' BUFFER LINE FROM BOXELDER CREEK IS A ROUGH ESTIMATE ONLY. THE BUFFER ZONE SHOWN MAY BE ENLARGED OR REDUCED BY THE DECISION MAKERS DURING THE PDP PROCESS. REFERENCE SECTION 2.3.2(H)(3)(I).
- PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITATS BUFFER ZONE.
- AT THE TIME OF THIS ODP, THE DRAINAGE BASIN MASTER PLAN HAD NOT BEEN UPDATED FOR THIS DRAINAGE BASIN. THEREFORE, FEMA FLOODPLAIN AND FLOODWAY LOCATIONS ARE SUBJECT TO CHANGE. ANY DEVELOPMENT WITHIN THE FLOODPLAIN OR FLOODWAY SHALL COMPLY WITH ALL FLOODPLAIN REGULATIONS AT THE TIME OF THE PDP.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN THE FEMA-REGULATORY 100-YEAR BOXELDER CREEK FLOODWAY AND HIGH-RISK FLOOD FRINGE.
- ALL DEVELOPMENT WITHIN THE FLOODPLAIN MUST COMPLY WITH THE FLOODPLAIN REGULATIONS OF CHAPTER 10 OF CITY OF FORT COLLINS MUNICIPAL CODE.
- CONSTRUCTION OF RESIDENTIAL STRUCTURES IS NOT ALLOWED IN THE 100-YEAR FLOODWAY.
- RESIDENTIAL STRUCTURES ARE ALLOWED IN THE 100-YEAR FLOOD FRINGE PROVIDED THEY MEET ALL ELEVATION REQUIREMENTS OF CHAPTER 10 OF CITY MUNICIPAL CODE.
- NON-STRUCTURAL DEVELOPMENT (FENCES, DETENTION PONDS, HARD SURFACE PATHS, FILL, DRIVEWAYS, PARKING AREAS, VEGETATION ETC.) IS ALLOWED WITHIN THE 100-YEAR FLOODWAY, PROVIDED THE DEVELOPMENT WILL NOT CAUSE A RISE IN THE BASE FLOOD ELEVATION OR CHANGE OR A CHANGE TO THE FLOODWAY OF FLOODWAY FRINGE BOUNDARIES. NON-STRUCTURAL DEVELOPMENT IS NOT RESTRICTED IN THE FLOOD FRINGE.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY Poudre FIRE AUTHORITY STANDARDS.
- WATER AND WASTEWATER SERVICES ARE PROVIDED BY ELCO WATER DISTRICT AND BOXELDER SANITATION DISTRICT.
- ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS. EXACT LOCATION OF ACCESS POINTS AND CERTAIN STREET ALIGNMENTS WILL BE DETERMINED WITH THE SUBMITTAL AND REVIEW OF PDP.
- THE PROPOSED BOUNDARY CONNECTIONS WILL CONFORM TO MINIMUM STREET ACCESS REQUIREMENTS UNLESS MODIFICATIONS, ALTERNATIVE COMPLIANCE AND OR VARIANCES ARE APPROVED. FURTHER INTERNAL CONNECTIONS TO MAJOR COLLECTOR STREETS, MINOR COLLECTOR STREETS, AND CONNECTOR STREETS SHALL BE REVIEWED IN ACCORDANCE WITH THE LAND USE CODE SECTION 3.6.3 AT THE TIME OF THE PROJECT DEVELOPMENT PLAN. ACCESS POINTS ARE SUBJECT TO ADJUSTMENTS AT TIME OF PDP.
- ALL PARKS AND COMMON OPEN SPACE AREAS SHALL BE MAINTAINED BY THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION OR ASSIGNS, UNLESS OTHERWISE ACCEPTED BY THE CITY OF FORT COLLINS FOR MAINTENANCE.

LEGAL DESCRIPTION

LOT 2, LEE M.L.D. NO. 04-S2309, LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) _____ DATE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ A.D., 20____ BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____ ADDRESS _____

PLANNING & ZONING CERTIFICATE

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO

ON THIS _____ DAY OF _____, 20____.

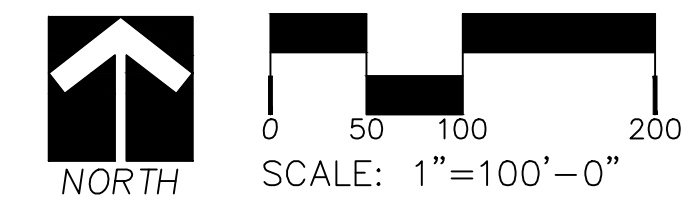
SECRETARY OF THE PLANNING AND ZONING BOARD.

IN ASSOCIATION WITH:

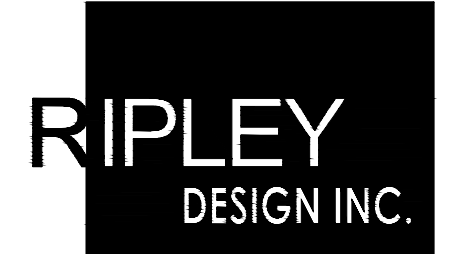
DEVELOPER / APPLICANT
IMAGO ENTERPRISES INC
LESTER KAPLAN
140 PALMER DR.
FORT COLLINS, CO 80525
970.226.6819

SITE ENGINEER AND SURVEYOR
NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE. SUITE 100
FORT COLLINS, CO 80524
970.221.4158

TRAFFIC
ELB ENGINEERING, LLC
ERIC L. BRACKE, P.E., P.T.O.E.
5401 TAYLOR LANE
FORT COLLINS, CO 80528
970.688.7551



FOX GROVE ODP
LOT 2, LEE MLD
FORT COLLINS, COLORADO

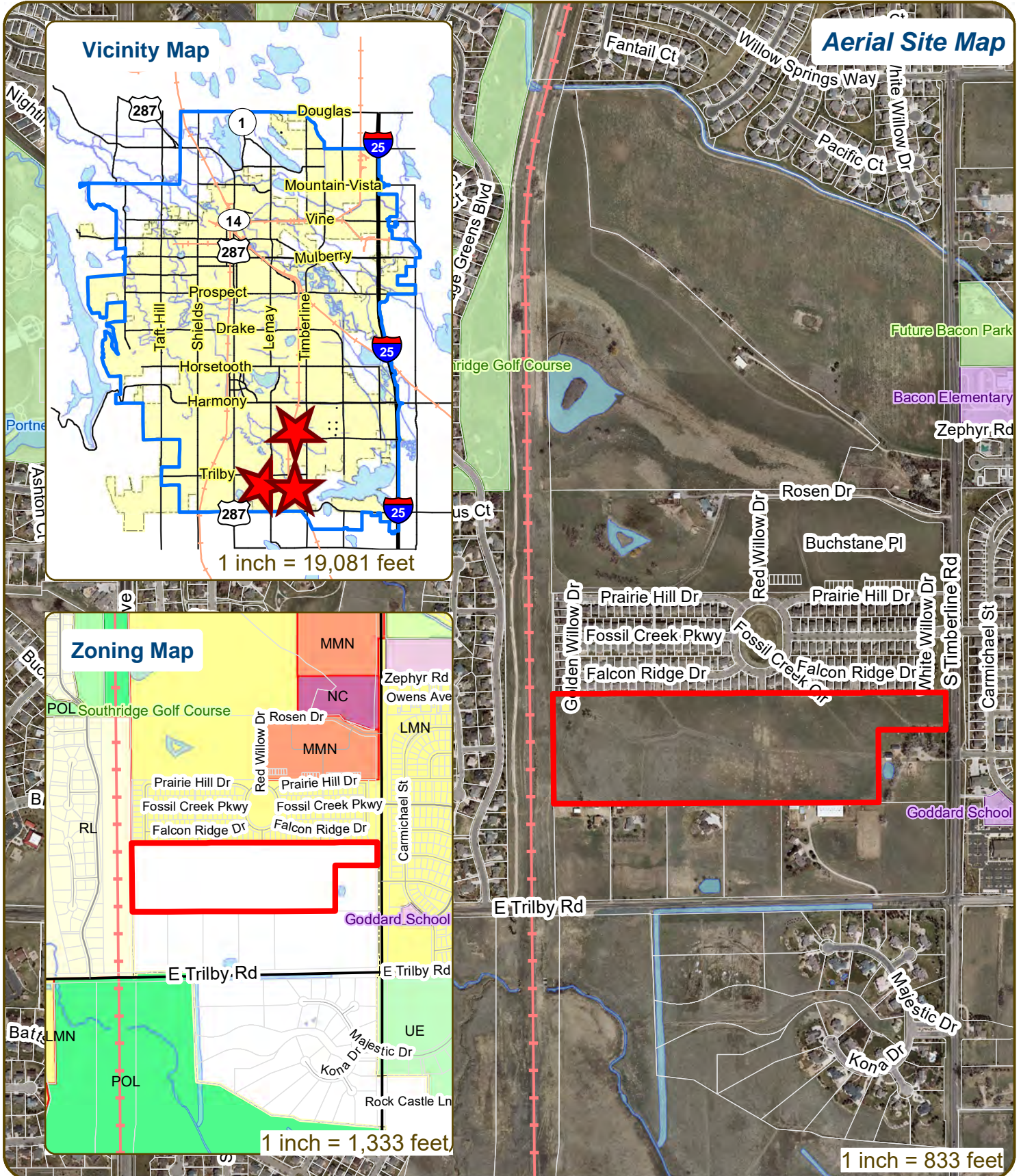


land planning ■ landscape architecture ■ urban design ■ entitlement

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax: 970/224.1662 phone: 970/224.5828 website: www.ripleydesigninc.com
stephanie.sigler@ripleydesigninc.com

ISSUED		
No.	DESCRIPTION	DATE
1	OVERALL DEVELOPMENT PLAN	05.12.14
REVISIONS		
No.	DESCRIPTION	DATE
1		
PROJECT No.:	R13-007	
DRAWN BY:	SS	
REVIEWED BY:	LR	

South Timberline Mixed Use



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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodptains.

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

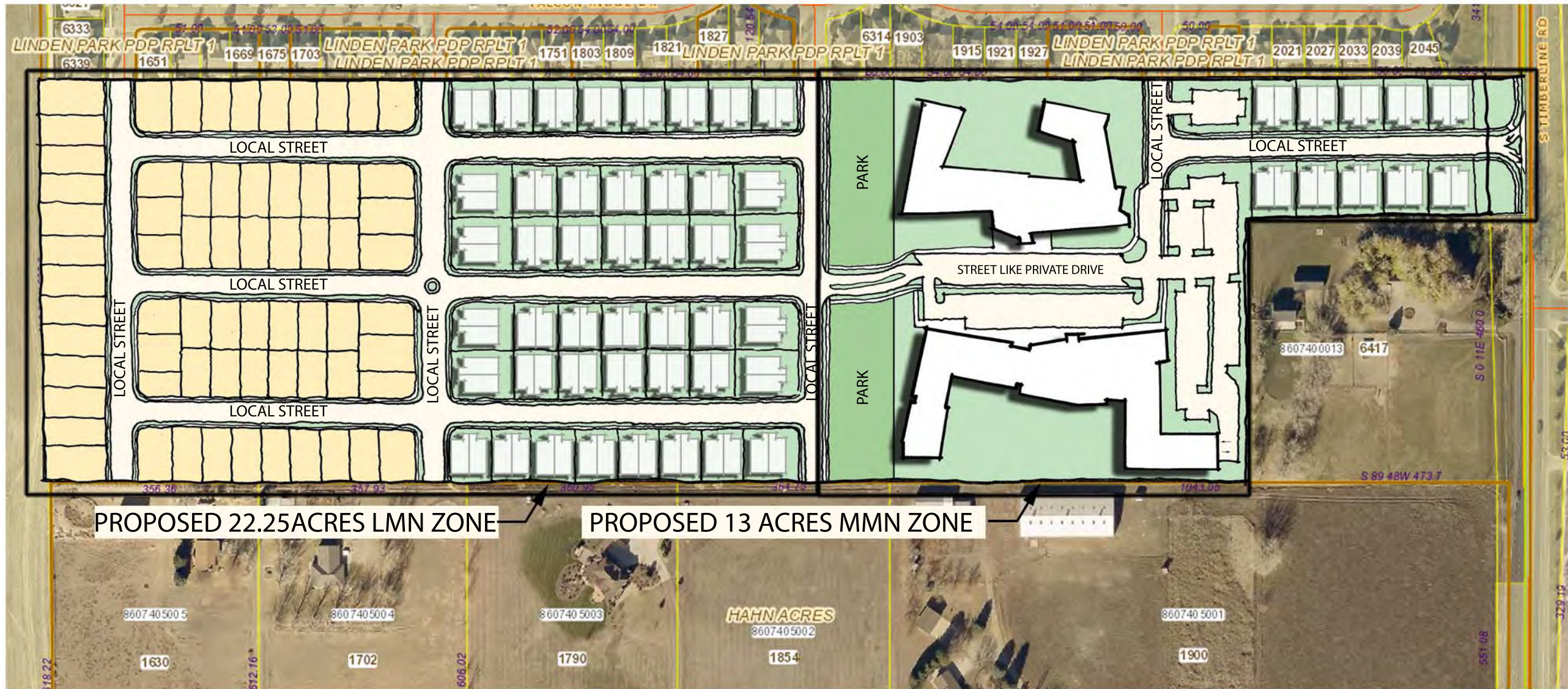
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

**SOUTH TIMBERLINE MIXED USE
EXHIBIT A
“PROJECT DESCRIPTION AND QUESTIONS”**

Facilitate the annexation, zoning, subdivision and platting of approximately 35.25 acres of property contiguous to the City Limits of Fort Collins. The property is situated in the southern part of Fort Collins on South Timberline Road. Project would seek to rezone the property with +/- 13 acres of MMN and the remaining +/-22.25 acres to LMN. We are anticipating the MMN to contain a Memory Care, Assisted Living or Multi-Family Use. The LMN zoned area would could contain single family, paired housing or town home uses. See Exhibit B for Concept Plan.

Questions for Staff:

1. Could we achieve a right in/right out access on Timberline?
2. Did the construction improvements during the Temple Development improve Timberline and West Trilby to a configuration to accommodate this project?
3. Will additional right of way along Timberline need to be dedicated?
4. What improvements would be the responsibility of this development?
5. Are there any repayments to any water, sewer, stormwater or street improvements done by others or by the City?
6. Does the City anticipate the need for any more road connections to the South to adjacent properties?
7. Does the City anticipate any issue with our proposed zoning requests?
8. Are water and sewer services in this area provided by the City?
9. Does the City know if there are any water or sewer capacity/service issues in the area?
10. Can the City provide exhibit(s) of surrounding utilities with sizing?
11. Does the City have any plans for regional detention on this property?
12. Does the City have any plans for any public or regional parks on this property?



LMN ZONE - +/-22.25 ACRES (7 DU/ACRE)

 67 SINGLE FAMILY LOTS (6 ALLEY LOADED) - 50'X85' SMALLEST LOT SIZE

 88 SINGLE FAMILY ATTACHED UNITS

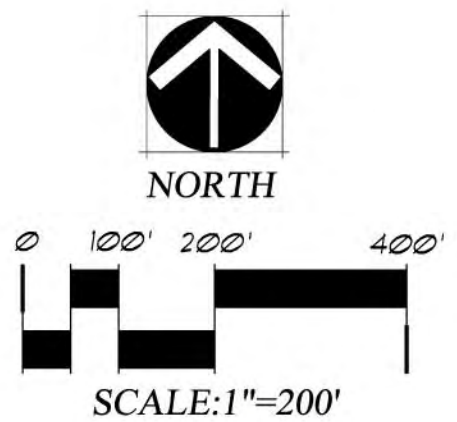
MMN ZONE - +/-13 ACRES

 SENIOR LIVING LONG TERM CARE FACILITY

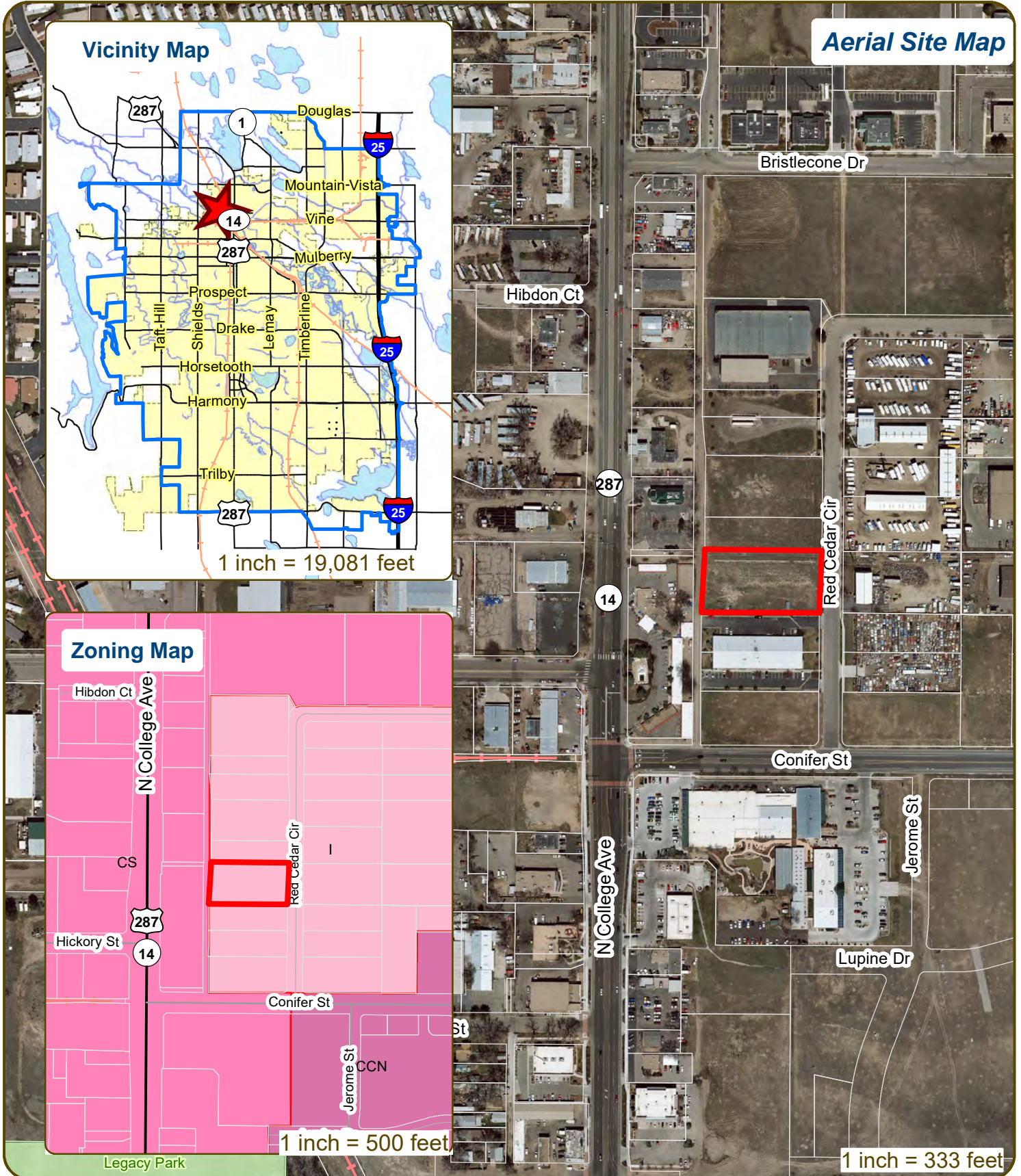
 20 SENIOR SINGLE FAMILY ATTACHED UNITS



VICINITY MAP



Growth Leasing Marijuana Manufacturing



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All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 12:00pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Tom Orfanos, Owners Representative Executive Vice President of Corporate Development

Business Name (if applicable) Growth leasing LLC

Your Mailing Address 3019 Duportail Street, #177, Richland, WA 99352

Phone Number 505-570-7745 Email Address torfanos@growthleasing.com

Site Address or Description (parcel # if no address) 1237 Red Cedar Circle, Lot 17 Block 3 of Replat of Evergreen Park, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Development of a +/-1.10 Industrial Site

Proposed Use Marijuana Manufacturing Existing Use Vacant

Total Building Square Footage +/-7,000 S.F. Number of Stories 1 Lot Dimensions 300' x 159'

Age of any Existing Structures NA

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area +/-15,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

**PRELIMINARY DESIGN REVIEW APPLICATION
FOR GROWTH LEASING INDUSTRIAL SITE AT 1237 RED CEDAR CIRCLE**

PROJECT NARRATIVE

Proposed Use – The approximately 1.10 acre site located in north Fort Collins is zoned industrial and proposed as a manufacturing facility to process marijuana infused products. This will be a secure site for manufacturing only, no sales or distribution on site. The applicant, Growth Leasing LLC, will remain the landlord for the property, not the licensee.

Existing improvements – None, undeveloped green field site.

Site Design, Circulation and Architecture – Site will consist of a +/-7000 square foot building placed on the site to allow for required setbacks, parking, circulation, detention and utilities. The applicant intends to build a pre-engineered metal building, however, they continue to research other building materials for the best product for the site and building program. The immediate area surrounding the building will be fenced with metal security fencing to meet the requirements of Code section 3.8.11. Similar to adjacent properties, there will be a small parking lot for employees with sidewalks for internal circulation (see site plan for more detail). The applicant prefers to keep all circulation internal to the site as there will be no public access to the facility.

Compatibility with surrounding area – The surrounding area contains metal buildings similar in form and layout for industrial use.

Drainage, Detention and Runoff – The consultant team includes Northern Engineering who is currently completing a survey to determine existing grades and drainage patterns which will determine the size and location of required detention. There is approximately 0.33 acres (or more) available on the site with the current layout to accommodate detention (see site plan). All runoff will be channelized along the drainage swales as well as the parking lot curb and gutter, detained and released at historic rates to the existing storm sewer infrastructure.

Natural Features – To our knowledge, there are no natural features on the site that would be affected by the development.

Fire Sprinklers – The facility will utilize fire suppression in critical areas as required by code.

Landscape and Lighting – There are no existing trees on site that would be impacted by the development. Street trees, parking lot landscape and perimeter landscape will be designed to meet the requirements of code section 3.2.1 Landscaping and Tree Protection. Site lighting will be provided for safety and security per code section 3.2.4.

SPECIFIC QUESTIONS FOR STAFF:

1. Will a connection to the public sidewalk be required since this is intended as a secure facility with no public access?
2. Per code section 4.28 – Industrial District, subsection E(2)(a) regarding building design, it appears that industrial manufacturing facilities are exempt from section 3.5.3 – building standards. Can you please confirm what building improvements will be required for the site?

