

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS AND DECISION**

HEARING DATE: January 30, 2014

PROJECT NAME: Cargill Expansion Project Development Plan/Final Plan

CASE NUMBER: FDP130043

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513

OWNER: Cargill
PO Box 5626
Minneapolis, MN 55440-5626
c/o Steve Stadelmaier
2540 East Drake Road
Fort Collins, CO 80525

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for approval of a combined Project Development Plan and Final Plan (PDP/FP) on property located north of the T-intersection of Kansas Drive and Drake Road. The PDP/FP proposes an office building with an attached growth room and warehouse along the Drake Road frontage, plus 2 greenhouses north of the proposed office building. The PDP/FP also includes modification requests to allow vehicle parking in between the building and the right-of-way.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Low Density Mixed-Use Neighborhood (L-M-N)

HEARING: The Hearing Officer opened the hearing at approximately 5:45 p.m. on January 30, 2014, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; (2) application, plans, maps and other supporting documents submitted by the applicant; and (3) written comments from Judith Havnen (the Land Use Code, the Comprehensive Plan and the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Noah Beals

From the Applicant: Cathy Mathis, Ian Shuff

From the Public: N/A

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The PDP/FP complies with the applicable General Provisions contained in Article 1 of the Code.
 - a. The PDP/FP complies with Division 1.6, Existing Limited Permitted Uses, because Sections 1.6.2 and 1.6.5 both have additional limitations for an Existing Limited Permitted Use, and the PDP/FP complies with the additional limitations, and new structures for an Existing Limited Permitted Use must be reviewed by the applicable standards of Article 3 and Article 4.
3. The PDP/FP complies with the applicable General Development Standards contained in Article 3 of the Code.
 - a. The PDP/FP complies with Section 3.2.1, Landscaping and Tree Protection, because: the City Forester approved the tree protection plan; full tree stocking is provided along the building; trees are planted in the parking lot interior and perimeter; and the street trees and their locations were recently approved through a Minor Amendment.
 - b. The PDP/FP complies with Section 3.2.2, Access, Circulation and Parking, because: the public sidewalk along Drake Road was recently approved through a Minor Amendment; a 6' wide sidewalk connection is provided directly from the public sidewalk to the main entrance of the building, with the sidewalk enhanced as it crosses the drive aisle by a raised crossing and color concrete; the PDP/FP does not exceed the maximum number of parking stalls allowed; the sidewalk system contributes to the safety of the development and allows pedestrians to move from building to building on the campus.
 - c. The PDP/FP complies with Section 3.2.3, Solar Access, Orientation and Shading, because: the buildings do not negatively impact the solar access of adjoining properties; the buildings are less than 25' in height; and the buildings are sufficiently set back from the property lines.
 - d. The PDP/FP complies with Section 3.2.4, Site Lighting, because the photometric plan shows a minimum average 1 foot-candle for the parking lot areas, and all the lighting fixtures are down-directional and fully shielded.
 - e. The PDP/FP complies with Section 3.2.5, Trash and Recycling Enclosures, because the trash/recycling enclosure is located on the north side of the warehouse portion of the building, provides required pedestrian walk-in access, and is located on a concrete pad.

- f. The PDP/FP complies with Section 3.4.1, Natural Habitats and Features, because the PDP/FP does not include any natural areas, habitats and features.
 - g. The PDP/FP complies with Section 3.5.3(A) and (B), Building Standards, because the PDP/FP incorporates human-scale urban design through the use of the following: building articulation; identifiable pedestrian entry accommodating bicycle access and parking; landscape areas along the right-of-way; and pedestrian seating for employees visible from the street.
 - h. The PDP/FP complies with Section 3.5.3(D), Variation in Massing, because the use of a variety of building materials and varying setbacks creates differentiating building masses that provide distinct visual changes along a single building façade.
 - i. The PDP/FP complies with Section 3.5.3(E), Character and Image, because: the building has varying setbacks, dividing the building into distinct masses; within each building mass there is a pallet of materials from brick, stucco, and metal reveals; there are differing window patterns on each distinct mass; the main entrance is well-defined and made visible from the public right-of-way by the use of fenestration and a punctuating awning; there is a pedestrian walkway leading from the public sidewalk straight to the main entrance; the building uses an alternating base material with either brick or stucco; and the building top varies at the different building masses, but is still recognizable.
 - j. The PDP/FP complies with Section 3.6.3, Street Pattern and Connectivity Standards, because there are no new public streets or street-like private drives, and the PDP/FP will not prevent the existing connections from the surrounding residential developments from continuing on to the property in the future.
 - k. The PDP/FP complies with Section 3.6.4, Transportation Level of Service Requirements, because the Traffic Operations Department reviewed information based impacts of the vehicles and did waive the need to create a Transportation Impact Study seeing the proposed plans will not create and/or increase any significant impact.
4. The PDP/FP complies with the applicable standards contained in Article 4 of the Code for the L-M-N zone district.
- a. The PDP/FP complies with Section 4.5(A) and (B), Permitted Uses, because the proposed expansion of facilities of a Limited Permitted Use is permitted in the L-M-N District.
 - b. The PDP/FP complies with Section 4.5(E)(2), Development Standards, because: the office building is at a height of 18', exceeding the 1.5 story minimum height and not reaching the 2.5 story maximum height; the building mass is stepped along all four sides creating desired articulation; along the south side of the building the stepped massing has allowed for an outdoor patio area for employees; the stepped building mass includes at least three distinguishable roof planes; outdoor storage is prohibited; the PDP/FP includes three buildings, only one of which will be painted; there are several colors and materials used on the office building; and the use of different materials and colors divides the building mass into smaller proportions, contributing to a legible human scale.

5. The first Modification of Standard (Sections 4.5(E)(2)(b) & (e)) meets the applicable requirements of Section 2.8.2(H) of the Code.

a. The Modification would not be detrimental to the public good.

b. The PDP/FP will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard.

c. The standard does not provide any separation requirement from buildings that meet the maximum of 20,000 square feet each, so two buildings meeting the code could be placed side-by-side and appear as one larger building. Although the PDP/FP proposes one building, it is designed with articulation and distinct building masses to break up the appearance of one large building mass. Further, buildings can exceed 20,000 square feet if used for schools or places of worship or assembly, so some larger buildings are already allowed in the L-M-N District, and this building contributes to the Cargill campus setting, where employees can walk from building to building.

6. The second Modification of Standard (Sections 4.5(E)(2)(f) & 3.5.3(C)(2)) meets the applicable requirements of Section 2.8.2(H) of the Code.

a. The granting of the Modification would not be detrimental to the public good.

b. The PDP/FP will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard.

c. To help screen the vehicle use area the applicant has provided an increase in landscape plantings along the right-of-way, adding to the visual interest and engagement of the site.

d. The PDP/FP only includes a drive aisle in front of the office portion of the building, which drive is delineated from the rest of the vehicle use area with scored and colored concrete, and the sidewalk connection leading to the building entrance is enhanced as it crosses the vehicle drive, which indicates to a driver that there is crossing pedestrian traffic.

7. The third Modification of Standard (Sections 3.5.3(C)(2)(a) & (c)) meets the applicable requirements of Section 2.8.2(H) of the Code.

a. The granting of the Modification would not be detrimental to the public good.

b. The PDP/FP will promote the general purpose of the standard for which the Modification is requested equally well or better than would a plan which complies with the standard.

c. If the building were located at the required 25' setback, this would reduce the landscaping and outdoor patio for employees. The existing fence that runs parallel along

the Drake Road public sidewalk is necessary for security, and the building location allows for additional landscaping to soften the effect of the fence.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The PDP/FP and the three Modifications of Standard are approved as submitted.

DATED this 7th day of February, 2014.



Kendra L. Carberry
Hearing Officer



ITEM NO FDP130043

MEETING DATE January 30th, 2014

STAFF Noah Beals

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Cargill Expansion combined PDP/FP # FDP130043
Modification of Standard to Sections: 3.5.3(C)(1) & (2)(a) & (c),
4.5(E)(2)(b) & (e), and 4.5(E)(2)(f)

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Ave
Berthoud, CO 80513

OWNER: Cargill
PO Box 5626
Minneapolis, MN 55440-5626
C/O
Steve Stadelmaier
2540 E Drake Rd
Fort Collins, CO 80525

PROJECT DESCRIPTION:

This is a request for consideration and approval of a combined Project Development Plan and Final Plan (PDP/FP), Cargill Expansion, FDP130043. The project is located north of the T-intersection of Kansas Drive and Drake Road. The project will plat approximately 10.3 acres of land into 3 lots and 1 tract. The proposed development is located on 2 of the lots to be platted.

The project proposes to build an office building with an attached growth room and warehouse along the Drake Road frontage. It also includes 2 separate greenhouses north of the proposed office building. The current zoning is Low Density Mixed-Use Neighborhood District and the existing office/research/lab use is considered an Existing Limited Permitted Use in this zone district. The proposal also includes modification requests to allow vehicle parking in between the building-face and the right-of-way, to allow the building to sit further back from the right-of-way, and to allow a larger building footprint & massing.

RECOMMENDATION: Staff recommends approval of Cargill Expansion combined Project Development Plan and Final Plan, FDP130043, and Modification of Standard to Sections: 3.5.3(C)(1) & (2)(a) & (c), 4.5(E)(2)(b) & (e), and 4.5(E)(2)(f).

EXECUTIVE SUMMARY:

The approval of Cargill Expansion combined Project Development Plan and Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- Cargill Expansion combined PDP/FP complies with the relevant standards located in Division 1.6 – Existing Limited Permitted Uses.
- Cargill Expansion combined PDP/FP complies with process requirements located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- Cargill Expansion combined PDP/FP is in conformance with the Cargill Overall Development Plan approved by the Planning and Zoning Board on January 9th, 2014.
- The Modification of Standard to Sections 3.5.3(C)(1) & (2)(a) & (c), Sections 4.5(E)(2)(b) & (e), and 4.5(E)(2)(f) that are proposed with this combined PDP/FP meet the applicable requirements of Section 2.8.2(H), and the granting of these Modifications would not be detrimental to the public good.
- Cargill Expansion combined PDP/FP complies with relevant standards located in Article 3 – General Development Standards, provided that Modification of the Standard to Sections 3.5.3(C)(1) & (2)(a) & (c) that are proposed with this project are approved.
- Cargill Expansion combined PDP/FP complies with relevant standards located in Division 4.5, Low Density Mixed-Use District (L-M-N) of Article 4 – Districts, provided that the Modification of Standard to Sections 4.5(E)(2)(b) & (e) and 4.5(E)(2)(f) that are proposed with this project are approved.

COMMENTS:

1. Background:

The subject property was annexed into the City in July 1997 as part of the Timberline Annexation. At the time of annexation Cargill already owned and occupied the site.

This property is a part of the Cargill Overall Development Plan that was approved by the Planning and Zoning Board on January 9th 2014.

Today the property is the campus of Cargill's Seed Division composed of office, research, and lab. In addition the location of the proposed buildings is a large agriculture hay field. All of the existing uses are on un-platted land.

Zoning History (most recent to past):

- The property is currently located in the Low Density Mixed-Use (L-M-N) District. The current L-M-N District zoning was adopted in July of 2006.
- Prior to the adoption of the L-M-N zoning the property was zoned Transition District (T).
- The property was zoned Transition District upon annexation into the city in 1997.

The current surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Use
North	Urban Estate (U-E)	Bucking Horse: Open Space and Detached Single-Family
South	Low Density Mixed-Use (L-M-N)	Rigden Farm: Multi-Family
	Medium Density Mixed-Use (M-M-N)	Rigden Farm: Vacant Lots, Multi-Family
	Neighborhood Commercial (N-C)	Rigden Farm: Multi-Family
East	Neighborhood Commercial (N-C)	Sidehill: Open Space and Detached Single-Family
	Low Density Mix-Use (L-M-N)	Sidehill: Detached Single-Family
West	Urban Estate (U-E)	Bucking Horse: Vacant buildings approved to be converted into Office

2. Compliance with Article 4 of the Land Use Code – Low Density Mixed-Use District (L-M-N):

The project complies with all applicable Article 4 standards as follows:

A. Section 4.5(A) and (B) – Permitted Uses

The proposed expansion of facilities of a Limited Permitted Use is permitted in the L-M-N District. Cargill expansion will continue to support and work in harmony with the surrounding residential uses by:

- Retaining employment opportunities in the neighborhood,
- Enhancing the landscaping along Drake Road, and
- Providing multi-modal access to the site.

B. Section 4.5(E) – Land Use Standards

- 1) Section 4.5(E)(2)(a) requires that all nonresidential buildings meet the standards found in Section 3.5.3. The project complies with the standards in Section 3.5.3, provided that the included requested modifications are approved.
- 2) Section 4.5(E)(2)(c) requires a minimum building height of 1.5 stories and a maximum of 2.5 stories.
 - The Land Use Code definition of story only describes the maximum height of story at 25 feet. Based upon the International Building Code 2009 adopted by the city a minimum story height is defined at 7.5 feet. The proposed office building is at a height of 18 feet exceeding the 1.5 story minimum and not reaching the 2.5 story maximum height.
- 3) Section 4.5(E)(2)(d) requires a flat roof building to have a building massing stepped back and a building over 4,000 square feet to include three roof planes.
 - The proposed building mass is stepped along all four sides creating desired articulation. Further, along the south side of the building the stepped massing has allowed for an outdoor patio area for employees.
 - Associated with the stepped building mass are at least three distinguishable roof planes.
- 4) Section 4.5(E)(2)(g) prohibits outdoor storage.
 - Under the General Notes on the proposed site plan note number 10 reads "OUTDOOR STORAGE IS PROHIBITED", reaffirming compliance with the code.
- 5) Section 4.5(E)(2)(h) requires nonmasonry materials provide variety in colors from building to building and be used to reduce the scale of the building.
 - The proposed project includes three buildings. With two of the buildings being greenhouses, only one of the buildings will be painted. Therefore, variety among the building colors are being achieved.
 - There are a number of colors and materials used on the proposed office building with attached growth room and

warehouse. The use of the different materials and colors contribute to dividing the building mass into smaller proportions contributing to a legible human scale.

3. Compliance with Article 3 of the Land Use Code – General Development Standards

The project complies with all applicable General Development Standards; with the following relevant comments provided that the Modification of Standard Request for Sections 3.5.3(C)(1) & (2)(a) & (c) that accompany this project are approved.

A. Division 3.2 – Site Planning and Design Standards

1) 3.2.1 Landscaping and Tree Protection:

- A detailed tree protection plan is provided with this combined PDP/FP with the coordination and approval of the City Forester.
- “Full Tree Stocking” is provided along the building.
- Trees are planted in the parking lot interior and perimeter.
- The street-trees and their locations were recently approved through a Minor Amendment and no changes are proposed with this project.

2) 3.2.2 Access, Circulation and Parking:

- The public sidewalk along Drake Road was recently approved through a Minor Amendment and no changes are proposed with this project.
- A 6 feet wide sidewalk connection is provided directly from the public sidewalk to the main entrance of the building. This sidewalk is enhanced as it crosses the drive aisle by a raised crossing and color concrete.
- The LUC sets a maximum number of parking stalls based on the square footage of the buildings for the office use and the number of employees for the industrial use. The site plan has illustrated that the number of parking stalls do not exceed the maximum allowed.

- As required, the sidewalk system provided contributes to the safety of the development and does allow pedestrians to move from building to building on the campus.

3) 3.2.3 Solar Access, Orientation, Shading

- The buildings proposed with this project do not negatively impact the solar access of adjoining properties as defined by the standards of this section of the Land Use Code. The buildings are less than the 25ft in height and are setback from the property lines.

4) 3.2.4 Site Lighting:

- A photometric plan was submitted for the project. As proposed, the project complies with standards of the section with a minimum average 1 foot-candle for the parking lot areas. Also all the lighting fixtures are down directional and fully shielded.

5) 3.2.5 Trash and Recycling enclosures

- The project includes a trash/recycling enclosure on the north side of the warehouse portion of the building. The enclosure does comply with a required pedestrian walk-in access and is located on a concrete pad.

B. Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

1) 3.4.1 Natural Habitats and Features

- The Cargill Expansion site does not include any natural areas, habitats and features within its boundaries.

C. Section 3.5.3(A) and (B) – Building Standards

- The Cargill Expansion incorporates human scale urban design through the use of the following: building articulation, identifiable pedestrian entry, accommodating bicycle access and parking, landscape areas along the right-of-way, and pedestrian seating for employees visible from the street.

D. Section 3.5.3(D) – Variation in Massing

- The proposed office/growth/warehouse building's use of a variety of building materials and varying setbacks creates differentiating building masses that provide distinct visual changes along a single building façade.

E. Section 3.5.3(E) – Character and Image

- 1) Section 3.5.3(E)(2) & (3) requires a minimum wall articulation established by architectural features. As mentioned above the proposed building will have varying building setbacks dividing the building into distinct masses. Within each building mass there is a pallet of materials from brick, stucco, and metal reveals. Also, articulating the building façade are differing window patterns on each distinct mass. The combinations of these elements contribute to the building meeting the standard of the section.
- 2) Section 3.5.3(E)(4) requires a clearly defined entrance. The main entrance is well defined and made visible from the public right-of-way by the use of fenestration and a punctuating awning. Further, there is a pedestrian walkway leading from the public sidewalk straight to the main entrance.
- 3) Section 3.5.3(E)(6) requires a building to have recognizable "base" and "top". The proposed building uses an alternating "base" material with either brick or stucco. The "top" also varies at the different building masses, but still recognizable. It is seen in a contemporary form of a straight metal cap along the office portion, to the traditional cornice along warehouse/growth portions of the building.

F. Division 3.6 – Transportation and Circulation

1) 3.6.3 Street Pattern and Connectivity Standards:

- The project is not proposing any new public streets or street-like private drives.
- Also the proposed development is not preventing the existing connections stubbed out from the surrounding residential developments from continuing on to the site in the future.

2) 3.6.4 Transportation Level of Service Requirements:

- The Traffic Operations Department have reviewed information based impacts of the vehicles and did waive the need to create a Transportation Impact Study seeing the proposed plans will not create and/or increase any significant impact.

G. Division 1.6 Existing Limited Permitted Uses

An Existing Limited Permitted Use has additional limitations placed upon it. The applicant provided a response to the limitations outlined in this section and that can be found in the attachments.

- 1) Sections 1.6.2 and 1.6.5 both have a list of additional limitations of an Existing Limited Permitted Use which overlap one another. The limitations deal with: the hours of operation, lighting compliance, trash/recycling enclosures, outdoor storage, traffic impacts, noise levels, encroachments on setbacks, inconsistencies with parking dimensions, hindering of future development compliance, and threats to health, safety, and welfare. After review of the project and the applicant's response, Cargill Expansion is compliant with the additional limitations.
- 2) 1.6.5(B) When an Existing Limited Permitted Use builds new structures such structures are required to be reviewed by the applicable standards of Article 3 and Article 4. This report has illustrated the required review and the projects compliance.

4. Modification of Standards – Division 2.8

There are three requests of modification with this project. Two of the requests involve more than one code section, because the same standard is found within multiple sections of the code. Additionally, code standards can be closely related, in that one section cannot be modified without affecting another.

A. Modification Request

The applicant requests a modification of standard to Sections 4.5(E)(2)(b) & (e) to allow the building to have 42,482 square feet footprint and have a mass greater than 10,000 square feet.

- 1) The Standards

- 4.5(E)(2)(b) No building footprint shall exceed a total of twenty thousand (20,000) square feet, with the exception of schools and places of worship or assembly.
- 4.5(E)(2)(e) No building permitted by this Section shall have a single undifferentiated mass with a footprint over ten thousand (10,000) square feet. No building footprint shall exceed a total of twenty thousand (20,000) square feet.

2) Section 2.8 Code Criteria

The request of approval for this modification is based on the Review Criteria for Modification of Standards found in Section 2.8.2 (H) and 2.8.2(H)(1) in the following ways:

- The granting of the modification would not be detrimental to the public good.
- The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

3) Applicant's Justification

The applicant has provided the following justification for the modification request:

- *The core issue of this modification revolves around whether or not it would be more desirable to have one building footprint at 42,482 sq. ft. or two – 20,000 square foot building footprints that meet the strict application of the Code. The difference between the proposed alternative plan and a plan that meets the code is that this type of facility could not exist and function in two separate buildings for the following reasons:*
 - *The facility would be difficult and inefficient to operate and maintain if it was separated into two buildings as there would be a significant amount of duplication of common programmed spaces to support the needs of the employees.*
 - *Providing one building for all of the employees promotes collaboration and unique shared spaces that does not currently exist on the campus.*

- *Undue operational expenses making the facility financially infeasible*
 - *Employees need to be in close proximity to where they work in the lab, growth room, seed storages and surrounding greenhouse areas.*
- *The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality building materials, building articulation, projections and recesses ensure sensitivity to and compatibility with the surrounding neighborhood.*
- *The proposed alternative plan continues to encourage the development of vacant properties within established areas. The site is surrounded by existing development - a mix of single-family homes, condominiums, a congregate care facility, a school, a neighborhood center and other office and retail uses. A larger footprint is appropriate in this setting, especially if the building is designed to provide a suitable transition between the street activity and the adjacent residential development.*
- *While Cargill is not a corporate franchise, we do feel that this is a unique building to Fort Collins and will be a good fit with the neighborhood. The new building has been designed to be sensitive to the surrounding existing development. The office portion of the building fronts Drake Road with a large portion of the south elevation addressing the street to create a strong entry and presence. The east wing is defined by a recessed connector element which further assists in reducing the overall mass of the south elevation. The north wing also utilizes a similar recessed connector that creates the look of multiple smaller buildings instead one large building.*

4) Staff Finding for the Modification

Staff finds that the request for Modification of Standard to Sections 4.5(E)(2)(b) & (e) is justified by the applicable standards in 2.8.2(H). The granting of the Modifications would not be detrimental to the public good and:

- The request satisfies Criteria 1 (2.8.2(H)(1)) being the request promotes the general purpose of the standard equally well or better than a plan which complies with the standard based on the justification statement provided by the applicant and in addition:
 - The standard does not provide any separation requirement from buildings that meet the maximum of 20,000 square feet each. Therefore, two buildings meeting the code could be placed right next to each and give the same appearance of one larger building. And although with this proposed application the building masses are connected they are designed with articulation and distinct building masses to break up the appearance of one large building mass.
 - Further, the code does have an allowance for buildings to increase 20,000 square feet to an unlimited degree if the building is used for schools and places of worship or assembly. Therefore, there is already a level of allowance for a building of the proposed size in the L-M-N District. And though this is not a school it is a campus setting for Cargill, where employees can arrive to the site and walk from building to building.

B. Modification Request

The applicant requests a modification of standards to Section 4.5(E)(2)(f) & 3.5.3(C)(1) to allow vehicle use area in between the building and public right-of-way.

1) The Standards

- 4.5(E)(2)(f) Building entrances shall face and open directly onto the adjoining local street with parking and any service functions located in side or rear yards and incorporated into the development according to the provisions of this Code.
- 3.5.3(C)(2) Build-to lines based on a consistent relationship of buildings to the street sidewalk shall be established by development projects for new buildings and, to the extent reasonably feasible, by development projects for additions or modifications of existing buildings, in order to form visually continuous, pedestrian-oriented streetfronts with no vehicle use area between building faces and the street.

2) Section 2.8 Code Criteria

The request of approval for this modification is based on the Review Criteria for Modification of Standards found in Section 2.8.2 (H) and 2.8.2(H)(1) in the following ways:

- The granting of the modification would not be detrimental to the public good.
- The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

3) Applicant's Justification

The applicant has provided the following justification for the modification request:

- *The proposed building provides a transition in scale to the residential area by being located mid-block and by providing a softened edge with the use of landscape and changes in building materials. The visual impacts of the parking lot have been reduced by placing the parking predominantly to the sides of the building. All service and trash areas are located behind the building and screened from public view.*
- *The visual impacts of the vehicle use area is greatly reduced by the use of extensive, enhanced landscaping along the frontage of Drake Road, utilizing a combination of shrubs, grasses and trees that will provide adequate screening.*

4) Staff Finding for Modification

Staff finds that the request for Modification of Standard to Sections 4.5(E)(2)(f) & 3.5.3(C)(2) is justified by the applicable standards in 2.8.2(H). The granting of the Modifications would not be detrimental to the public good and:

- The request satisfies Criteria 1 (2.8.2(H)(1)) being the request promotes the general purpose of the standard equally well or better than a plan which complies with the standard based on the justification statement provided by the applicant and in addition:

- To help screen the vehicle use area the applicant has provided an increase in landscape plantings along the right-of-way. This increase landscaping adds to the visual interest and engagement of the site. A plan that complied with the standard may still have the vehicle use area in the proposed location and not have increased the landscape plantings.
- The proposed plan did not include parking but only the drive aisle in front of the office portion of the building. This vehicle drive is further delineated from the rest of the vehicle use area with scored and colored concrete, which is common treatment when a vehicle use area is also intended to be used for pedestrians.
- Further, the sidewalk connection leading to the building entrance that provides direct access to the right of way is enhanced as it crosses the vehicle drive. The raised sidewalk gives indication to a driver that there is crossing pedestrian traffic which has priority.

C. Modification Request

The applicant requests a modification of standard to Sections 3.5.3(C)(2)(a) & (c) to allow the building to setback from the right-of-way an additional 46 feet than required.

1) The Standard

- 3.5.3(C)(2)(a) At least thirty (30) percent of the total length of the building along the street shall be extended to the build-to line area.
- 3.5.3(C)(2)(c) Buildings shall be located at least ten (10) and no more than twenty-five (25) feet behind the street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking

2) Section 2.8 Code Criteria

The request of approval for this modification is based on the Review Criteria for Modification of Standards found in Section 2.8.2 (H) and 2.8.2(H)(1) in the following ways:

- The granting of the modification would not be detrimental to the public good.
- The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

3) Applicant's Justification

The applicant has provided the following justification for the modification request:

- *The intervening drive aisle that separates the southwest corner of the building from Drake Road allows vehicles to circulate through the site. This aisle is upgraded with scored concrete and a wide raised crosswalk, placing the emphasis on the pedestrian. Further enhancements include boulders, seating areas, upgraded landscaping, and an enhanced building entry plaza.*
- *The Cargill campus is a unique development within a zoning district primarily targeted towards residential development. We feel the intent of this code section is intended for a more heavily-traveled facility such as a retail or office building that the general public would access. The only traffic generated by this facility is from employees and the occasional out of town visitor.*
- *The building is tied to the corner with an upgraded primary entrance as an architectural feature and the aforementioned pedestrian plaza. The office portion of the building fronts Drake Road with 30% of the south elevation addressing the street to create a strong entry and presence. The plaza is a significant feature that mitigates the impact of the drive aisle. The purpose of the connecting walkway is to strengthen the relationship between the building and the street and the plaza feature accomplishes this purpose equally well as would a direct connecting walkway with no plaza.*

4) Staff Finding for the Modification

Staff finds that the request for Modification of Standard to Sections 3.5.3(C)(2)(a) & (c) is justified by the applicable standards in 2.8.2(H). The granting of the Modifications would not be detrimental to the public good and:

- The request satisfies Criteria 1 (2.8.2(H)(1)) being the request promotes the general purpose of the standard equally well or better than a plan which complies with the standard based on the justification statement provided by the applicant and in addition:
 - The standard drives to ensure an attractive street front and walkway at a pedestrian scale. The purposed setback of the building does not preclude its ability to provide an attractive street front. If the building were built up to the required 25 feet this would reduce the projects ability to provide a substantial amount of landscaping and outdoor patio for its employees.
 - Not mentioned already the site does have an existing fence that runs parallel along the Drake Road public sidewalk. This fence is necessary in Cargill's ability to provide security to the site. The proposed building location allows for additional area for landscaping that softens the uninviting effect that a fence creates at pedestrian level.

5. Findings of Fact/Conclusion

In evaluating the request for the Cargill Expansion combined Project Development Plan and Final Plan, Staff makes the following findings of fact:

- A. The Modification of Standard to Sections 4.5(E)(2)(b) & (e) regarding footprint/mass that is proposed with this combined PDP/FP would not be detrimental to the public good and the modification meets the applicable requirements of Section 2.8.2(H)(1). The proposed plan will promote the general purpose of the standard equally well or better than a plan which complies with the standard due to the building design and materials that provide articulation and distinct building masses.
- B. The Modification of Standard to Section 4.5(E)(2)(f) & 3.5.3(C)(2) to allow vehicle use area between buildings and the public right of way that is proposed with this combined PDP/FP would not be detrimental to the public good and the modification meets the applicable requirements of Section 2.8.2(H)(1). The proposed plan will promote the general purpose of the standard equally well or better than a plan which complies with the standard due to the extensive landscape buffers provided that are intended to screen parking lots and vehicle use areas.
- C. The Modification of Standard to Section 3.5.3(C)(2)(a) & (c) to allow the building to setback as proposed with this combined PDP/FP would not be detrimental to the public good and the modification meets the applicable

requirements of Section 2.8.2(H)(1). The proposed plan will promote the general purpose of the standard equally well or better than a plan which complies with the standard as the increased setback provides areas for outdoor patio and enhances the landscaping for visual engagement along the public right-of-way.

- D. Cargill Expansion combined PDP/FP complies with the relevant standards located in Division 1.6 – Existing Limited Permitted Uses.
- E. Cargill Expansion combined PDP/FP complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- F. Cargill Expansion combined PDP/FP is in conformance with Cargill Overall Development Plan approved by the Planning and Zoning Board on January 9th, 2014.
- G. Cargill Expansion combined PDP/FP complies with relevant standards located in Article 3 – General Development Standards, provided that Modification of the Standard to Sections 3.5.3(C)(1) & (2)(a) & (c) that are proposed with this project are approved.
- H. Cargill Expansion combined PDP/FP complies with relevant standards located in Division 4.5, Low Density Mixed-Use District (L-M-N) of Article 4 – Districts, provided that the Modification of Standard to Sections 4.5(E)(2)(b) & (e) and 4.5(E)(2)(f) that are proposed with this project are approved

RECOMMENDATION:

Staff recommends approval of Cargill Expansion combined Project Development Plan and Final Plan, FDP130043, and Modification of Standard to Sections: 3.5.3(C)(1) & (2)(a) & (c), 4.5(E)(2)(b) & (e), and 4.5(E)(2)(f).

ATTACHMENTS:

- 1. Statement of Planning Objectives
- 2. Site Plan
- 3. Landscape Plans
- 4. Plat
- 5. Building Elevations
- 6. Email with Neighbors
- 7. Applicant's Modification of Standard Justification
- 8. Applicant's Existing Limited Permitted Use Criteria

October 30, 2013

Cargill Expansion **Statement of Planning Objectives**

This proposal is for a combined PDP/Final Plan submittal for the Cargill Research facility located at 2540 East Drake Road. The proposed expansion would be located to the west of the existing facilities. The entire 30-acre property owned by Cargill will be platted with this PDP proposal. All of the existing buildings and improvements will be placed in Lot 1. The proposal consists of a new office building, growth rooms, laboratory, seed storage, 2 new greenhouses and a new shop, which would take up Lots 2 and 3.

Uses surrounding the property consist of the following:

South: Rigden Farm Ninth Filing – Parkside West
West: Sidehill Subdivision
North: Vacant Land – owned by Cargill
East: Vacant Land – Bucking Horse, Filing Two

Cargill currently operates a research and development center for specialty seeds and oils. The proposed expansion will contain approximately 16,791 sq. ft. of office space, a 7,980 sq. ft. growth room, 16,305 sq. ft. of warehouse, shop and seed storage and 22,464 sq. ft. of greenhouse. The new building will relocate Cargill's existing functions to a more centrally located area of the campus which will provide good proximity and support for the existing and future greenhouse buildings directly to the east and north.

The 6.54-acre site is in the L-M-N zoning district. The area surrounding Cargill contains a mix of single-family homes, condominiums, a congregate care facility, a school, a neighborhood center and other office and retail uses. The site is ideal for this type of use as it provides an expansion to a major employer in Fort Collins. The proposed project is located within walking and biking distance to schools, churches, and a neighborhood shopping center, thus representing a reduction in the amount of cars on the streets. There is an existing transit stop on Timberline Road at Custer Drive.

Main access to the expansion site will utilize a new entrance off of Drake Road located approximately 600' west of the existing access, which will be closed and used for emergency access only. The new drive will be 36' wide to accommodate delivery trucks and Poudre Fire Authority requirements for a fire lane. 85 parking spaces will be provided for employees and visitors on the south, east and west sides of the building. A truck loading dock and trash enclosure are provided on the north end of the main building.

(i) **Statement of appropriate City Plan Principles and Policies achieved by the proposed plan:**

The Cargill Expansion meets the following applicable City Plan Principles and Policies:

Economic Health

Principle EH 4: The City will encourage the redevelopment of strategic areas within the community as defined in the Community and Neighborhood Livability and Neighborhood Principles and Policies.

Policy EH 4.2 – Reduce Barriers to Infill Development and Redevelopment

By expanding their facilities, Cargill will continue to promote and sustain their local business thereby further enhancing the economic health of Fort Collins. This represents business retention for a business that is successful and unique to Fort Collins.

Environmental Health

Principle ENV 19: The City will pursue opportunities to protect and restore the natural function of the community's urban watersheds and streams as a key component of minimizing flood risk, reducing urban runoff pollution, and improving the ecological health of urban streams.

Policy ENV 19.2 – Pursue Low Impact Development

Cargill is implementing LID by incorporating grass bioswales with and without under drains, which will treat runoff from the existing greenhouse building, as well as the new buildings.

Community and Neighborhood Livability

Principle LIV 6: Infill and redevelopment within residential areas will be compatible with the established character of the neighborhood. In areas where the desired character of the neighborhood is not established, or is not consistent with the vision of *City Plan*, infill and redevelopment projects will set an enhanced standard of quality.

**Policy LIV 6.1 – Types of Infill and Redevelopment in Residential Areas
Policy LIV 6.2 – Seek Compatibility with Neighborhoods**

The Cargill Campus is a unique development located within a zoning district primarily targeted towards residential development and similar compatible uses. The current and continued use of this site for office, research, and lab is classified as an Existing Limited Permitted Use.

The area surrounding the property contains a mix of single-family homes, condominiums, a congregate care facility, a school, a neighborhood center and other office and retail uses. The proposed buildings provide a transition in scale to the residential area by being located mid-block and by providing a softened edge with the use of landscape and change in building materials. The visual impacts of the parking lot have been reduced by placing the parking predominantly to the sides of the building. All service and trash areas are located behind the building and screened from public view.

Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.

Policy LIV 14.1 – Encourage Unique Landscape Features

The Cargill Expansion will utilize quality landscape materials throughout the site, including enhanced entryway and parking lot screening.

Principle LIV15: Commercial developments create a powerful impression of the City, both individually and taken together as a whole. While corporate franchises and chain stores will remain vital and recognizable, commercial developments shall be designed to contribute to Fort Collins' distinct visual quality and uniqueness.

Policy LIV 15.2 – Seek Compatibility with Surrounding Development

While Cargill is not a corporate franchise, we do feel that this is a unique building to Fort Collins and will be a good fit with the neighborhood. The new building has been designed to be sensitive to the surrounding existing development. The office portion of the building fronts Drake Road with large portion of the south elevation addressing the street to create a strong entry and presence. The east wing is defined by a recessed connector element which further assists in reducing the overall mass of the south elevation. The north wing also utilizes a similar recessed connector that creates the look of multiple smaller buildings instead one large building.

Transportation

Principle T 9: Enhanced Travel Corridors will contain amenities and designs that specifically promote walking, the use of mass transit, and bicycling.

Policy T 9.1 – Locating Enhanced Travel Corridors

Principle T10: Using transit will be a safe, affordable, easy, and convenient mobility option for all ages and abilities.

Policy T 10.1 – Transit Stops

Policy T 10.6 – High Frequency Transit Service

Principle T11: Bicycling will be a safe, easy, and convenient mobility option for all ages and abilities

The location of this project and its proximity to Drake and Timberline Roads will promote and support the idea of a predominance of the daily trips of the employees of this project utilizing alternative modes of transportation (walking/biking) or public transportation. The on-street bike lanes will help to encourage safe cycling. Timberline Road is designated as an enhanced travel corridor

- (ii) **Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.**

There are no wetlands or significant natural habitats within the boundaries of the site.

- (iii) **Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.**

The project will be owned by Cargill, LLC. All maintenance for common areas, landscape, trash removal, stormwater infrastructure, and snow removal shall be performed by the property owner.

- (iv) **Estimate of number of employees for business, commercial, and industrial uses.**

The number of employees is approximately 55.

- (v) **Description of rationale behind the assumptions and choices made by the applicant.**

Our assumptions are based on the following rationale for each proposed use:

The proposed Cargill Expansion is a new 40,800 S.F. building in the existing Cargill campus, including a 16,800 S.F. central office area with an 8,000 S.F. east wing consisting of growth rooms and lab space and a 16,000 S.F. north wing housing a warehouse, shop and seed storage functions. The new building will relocate these existing functions to a more centrally located area of the campus which will provide good proximity and support for the existing and future greenhouse buildings directly to the east and north. The office portion of the building fronts Drake Road with large portion of the south elevation addressing the street to create a strong entry and presence. The east wing is defined by a recessed connector element which further assists in reducing the overall mass of the south elevation. The north wing also utilizes a similar recessed connector that creates the look of multiple smaller buildings instead one large building. The office entry uses a large vertical wall plane and overhanging roof element to accentuate the entry at the most prominent corner of the building. Repetitive brick masses create a consistent patterned language punctuated with areas of expansive glazing at the entry as well as at the training and break rooms. High windows at the east and north wings of the building provide for natural light and reinforce the facade language around the building. A three-color cement stucco system comprises the balance of the exterior wall materials. Parapet heights within the office area and at the north and east wings are varied in height which also helps to create massing which emulates multiple smaller buildings.

- (vi) **The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.**

At this time the project is not proposing any variance from any City of Fort Collins criteria. See above for applicable criteria.

- (vii) **Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.**

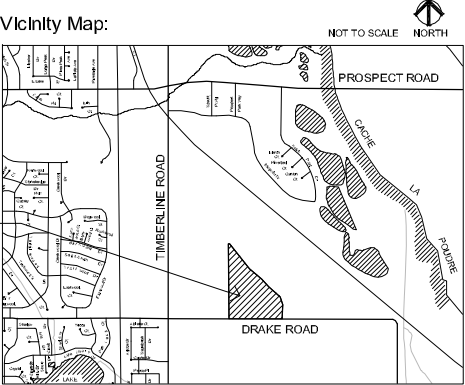
There are not existing wetlands, natural habitats or features currently located on site.

- (viii) **Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.**

There was no neighborhood meeting.

- (ix) **Name of the project as well as any previous name the project may have had during Conceptual Review.**

The project is called Cargill Expansion. The project was referred to as 2540 E. Drake Road – Cargill Expansion at Conceptual Review.



Land-Use Statistics		
EXISTING ZONING:	LMM- LOW DENSITY MIXED-USE NEIGHBORHOOD	
GROSS LAND AREA:	455,990 SF	10,399 AC
NUMBER OF BUILDINGS:	3	
LAND USE:	GREENHOUSE, OFFICE, WAREHOUSE, SHOP	
TOTAL BUILDING GROSS S/F:	89,388 SF	
MAXIMUM BUILDING HEIGHT:	1-1/2 STORIES	
TOTAL STORES:	1	
FLOOR AREA RATIO:	0.04:1 F.A.R.	







GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINTS	64,048	1.491	14.2%
LANDSCAPE AREA	35,203	0.810	7.8%
PAVED DRIVE AND PARKING	63,779	1.464	14.1%
SIDEWALKS/HARDSCAPE	23,559	0.542	5.2%
LOT 1	229,820	5.249	50.8%
RIGHT-OF-WAY	38,773	0.884	8.1%

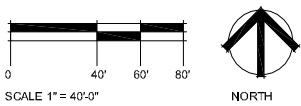
OFF-STREET PARKING		
PER LUG SECTION 3.2.4(9)(a)		
USE:	MAXIMUM	PROVIDED
OFFICE (3 / 1000 = 16,791 X 3)	50	50
INDUSTRIAL (.75 / EMPLOYEE = 35 X .75)	26	25
ACCESSIBLE SPACES	5	5
TOTAL SPACES	81	80

BICYCLE PARKING:	
<u>REQUIRED:</u>	
OFFICE (18,791 / 4,000)	4 SPACES (1 ENCLOSED/3 FIXED)
INDUSTRIAL	4 SPACES
<u>PROVIDED:</u>	
FIXED RACKS	8 SPACES
ENCLOSED	10 SPACES

BUILDING DETAILS:	
OFFICE	16,818 S.F.
GROWTH ROOM	9,823 S.F.
WAREHOUSE/SHOP/SEED STORAGE	20,463 S.F. (INCL. 4,145 S.F. BASEMENT)
<u>GREENHOUSES</u>	<u>22,484 S.F.</u>
TOTAL:	69,398 S.F.

Legend

	HANDICAP PARKING STALL
	EASEMENT LINE
	PROPERTY LINE
	FENCE LINE
	BIKE RACK
	PARKING LOT LIGHT POLE



- ## General Notes:
-
1. ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
 2. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
 3. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
 4. SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED AND SEEDED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
 5. PROTECT EXISTING SURFACES BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
 6. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
 7. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
 8. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATERWAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-962-5187.
 10. OUTDOOR STORAGE IS PROHIBITED.
 11. HOURS OF OPERATION FOR DELIVERIES AND PICKUPS ARE 8 A.M. TO 5 P.M., MONDAY THROUGH FRIDAY.
 12. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPAIRED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPERS EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
 13. ALL BUILDING AND POLE-MOUNTED LIGHT FIXTURES SHALL BE SHIELDED AND DOWN-DIRECTIONAL.
 14. GROUND MOUNTED AND BUILDING MOUNTED HVAC UNITS WILL BE SCREENED FROM VIEW.

Owner's Certification of Approval:

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS DAY OF , 20

(Printed Name)

NOTARIAL CERTIFICATE
STATE OF COLORADO)
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (PRINTED NAME)
THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

(SEAL)

Planning Approval:

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO THIS _____ DAY OF _____, A.D., 20____,

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Legal Description:

LOTS 2 & 3, CARGILL SUBDIVISION

Landscape Notes

1. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND EIGHT (8) FEET FROM ANY DRIVEWAY. NO TREES SHALL BE PLANTED WITHIN TWENTY (20) FEET OF TRAFFIC CONTROL SIGNS AND DEVICES AND SIX (6) FEET FROM WATER AND SEWER SERVICE LINES.
2. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC), NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
3. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
4. ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
5. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTMITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
6. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
8. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSEENED AND TILLE. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSEENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. DO NOT CULTIVATE SOIL WITHIN THE DRIP LINE OF EXISTING TREES TO RETAIN.
9. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
10. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
11. SOD TO BE 100% COLORADO GROWN BLUEGRASS BLEND SPECIFICALLY GROWN FOR LOW WATER AND HIGH TRAFFIC LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
12. ALL TREES SHRUBS AND PERENNIAL SHRUB BEDS OUTSIDE OF IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. PERENNIAL SHRUB BEDS SHALL BE IRRIGATED BY 6" POP-UP SPRAY HEADS. IRRIGATION SYSTEM TO BE DESIGNED AND BUILT BY CONTRACTOR.
13. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED, FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
14. THE DEVELOPER SHALL CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL TREES NEED TO HAVE BEEN INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE. FAILURE TO OBTAIN APPROVAL BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF THE DEVELOPMENT.
15. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANTS SHALL BE A-GRADE OR NO. 1 GRADE, FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
16. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS SHALL BE PROMPTLY REPLACED BASED ON THE REQUIREMENTS OF THE FORT COLLINS LAND USE CODES AND REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
17. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
18. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
19. ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
20. ALL SHRUB BEDS SHALL HAVE MINIMUM 5" DEPTH SHREDDED CEDAR MULCH - NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
21. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH / COBBLE TRANSITIONS.
22. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING IN EACH PHASE SHALL EITHER BE INSTALLED OR THE INSTALLATION SHALL BE SECURED WITH A LETTER OF CREDIT, ESCROW OR PERFORMANCE BOND FOR ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE VALUE OF THE LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
23. HEALTHY, MATURE TREES THAT ARE REMOVED BY THE APPLICANT OR BY ANYONE ACTING ON BEHALF OF OR WITH THE APPROVAL OF THE APPLICANT SHALL BE REPLACED WITH NOT LESS THAN ONE (1) OR MORE THAN SIX (6) REPLACEMENT TREES SUFFICIENT TO MITIGATE THE LOSS OF VALUE OF THE REMOVED TREE. THE APPLICANT SHALL SELECT EITHER THE CITY FORESTER OR A QUALIFIED LANDSCAPE APPRAISER TO DETERMINE SUCH LOSS BASED UPON AN APPRAISAL OF THE REMOVED TREE.
24. LANDSCAPING WITHIN THE R.O.W. IS RESTRICTED TO PLANTS THAT DO NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE STREET FLOWLINE (TREES EXCEPTED). IF THE LANDSCAPING WITHIN THE R.O.W. EXCEEDS THIS HEIGHT OR CREATES A SIGHT DISTANCE CONCERN THE PROPERTY OWNER SHALL BE REQUIRED TO TRIM THE LANDSCAPE MATERIAL.
25. DEVELOPER SHALL ENSURE THAT SITE PLAN AND LANDSCAPE PLAN AND UTILITY PLANS ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
26. ALL LANDSCAPE PLANTINGS INSTALLED WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT SIGHT DISTANCE AND INTERSECTION SIGHT TRIANGLE STANDARDS IN CHAPTERS 7 THROUGH 9 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS. TREE CANOPIES SHOULD NOT OBSTRUCT VISIBILITY OF TRAFFIC RELATED REGULATORY SIGNAGE.

Plant List

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES -		13						
	6	11.5%	HONEYLOCUST, SHADEMASTER	Gleditsia triacanthos inermis 'Shademaster'	40'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	13.5%	OAK, SHUMARD	Quercus shumardii	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES -		11						
	6	11.5%	PINE, AUSTRIAN	Pinus nigra	40'	40'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	5	9.6%	SPRUCE, BAKERI	Picea pungens 'Bakerii'	35'	15'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES -		28						
	5	9.6%	CRABAPPLE, PRARIE FIRE	Malus spp. 'Prairie Fire'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	13.5%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	11.5%	MAPLE, AMUR	Acer ginnala 'Flame'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	6	11.5%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS -		11						
	11	-	PINE, MUGO SLOWMOUND	Pinus mugo 'slowmound'	3'	5'	5 Gallon	18" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS -		249						
	5	-	BUTTERFLY BUSH, COMPACT PURPLE	Buddleja davidii nanthoensis 'Petite Plum'	5'	5'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	CHOKEBERRY, BRILLIANT RED	Aronia arbutifolia 'Brilliantissima'	6'	6'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	56	-	CURRANT, GOLDEN	Ribes aureum	5'	5'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	40	-	DOGWOOD, REDTWIG	Ribes aureum	4'	4'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	25	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibin'	4'	4'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	27	-	SAND CHERRY, WESTERN PAWNEE BUTTES	Prunus besseyi 'Pawnee Buttes'	30"	6"	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	48	-	SPIREA, BLUE MIST	Caryopteris x clandonensis 'Blue Mist'	4'	3'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	32	-	SUMAC, THREE LEAF	Rhus trilobata	5'	5'	5 Gallon	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES -		709						
	99	-	DAYLILY, WHITE	Hemerocallis 'Joan Senior'	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	140	-	GRASS, Avena	Helictotrichon sempervirens	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	195	-	GRASS, GRAMA BLONDE AMBITION GRAMA	Bouteloua gracilis 'Blonde Ambition'	2'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	227	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	48	-	GRASS, RED SWITCH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Tree Protection Notes

1. SEE APPROVED LANDSCAPE PLAN FOR SPECIFIC LOCATIONS OF TREES TO BE REMOVED, AND TREES TO BE PROTECTED.
2. EXISTING TREES MARKED FOR PROTECTION AND PRESERVATION SHALL NOT BE REMOVED OR MITIGATED.
3. HEAVY EQUIPMENT SHOULD NOT BE ALLOWED TO COMPACT OVER THE SOIL OVER THE ROOT ZONE OF EXISTING TREES.
4. AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID DAMAGE.
5. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE, BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
6. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK, FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE HALF (1/2) OF THE DRIP LINE, WHICH EVER IS GREATER, WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
7. PRUNING OF OFF-SITE TREES THAT HAVE CANOPY THAT EXTENDS OVER THE PROJECT SHALL FOLLOW THE RECOMMENDATIONS OF AN ISA CERTIFIED ARBORIST AND OCCUR WITH PERMISSION OF THE ADJACENT PROPERTY OWNER. TREE PRUNING WORK SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST.
8. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
9. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE. WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
10. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.

Irrigation Notes

1. ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED FOR LANDSCAPE SHOWN ON PLAN AND BUILT BY CONTRACTOR UTILIZING EXISTING IRRIGATION SYSTEM. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM.
2. ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
3. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
4. QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLERS SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
5. ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
6. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
7. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Hydrozone Table

ZONE	AREA	WATER USE	GALLONS
HIGH	15,944 SF	18 GAL/SF	286,992 GAL
MODERATE	16,551 SF	10 GAL/SF	165,510 GAL
VERY LOW	102,840 SF	3 GAL/SF	308,520 GAL
TOTAL / AVERAGE	135,335 SF	761,022 GAL	5.6 GAL/SF

Landscape Legend

15,944 S.F. 	NON-IRRIGATED FESCUE SEED MIX DROUGHT TOLERANT FESCUE SEED	 STEEL EDGER, ROUNDED TOP EXISTING TREES
16,551 S.F. 	SMOOTH RIVER COBBLE SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" COBBLE OVER WEED BARRIER FABRIC	
102,840 S.F. 	NON-IRRIGATED NATIVE PRAIRIE MEADOW GRASS MIX ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL	

Parking Lot Area Landscape

PER LUC 3.2.1 (E)(5):		
TOTAL PARKING AREA = 18,824 SF	X 6% =	1,129 SF REQUIRED
PARKING LOT AREA LANDSCAPE =		5,499 SF PROVIDED

Native Grass Seed Mix

NATIVE GRASS - NATIVE PRAIRIE MEADOW GRASS MIX:

1. SEED SHALL BE AS MANUFACTURED BY PAWNEE BUTTE SEED, INC OR ARKANSAS VALLEY SEEDS.
2. SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%	LBS.P.LS./ACRE
SIDEOATS GRAMA	17.5%	2.8
BUFFALOGRASS	36.8%	6.2
BLUE GRAMA	3.7%	0.6
INLAND SALTGRASS	5.6%	0.9
BOTTLEBRUSH SQUIRRELTAIL	11.3%	1.8
PRAIRIE JUNGGRASS	1.2%	0.2
WESTERN WHEATGRASS	20.0%	3.2
ALKALI SACATON	1.9%	0.3

3. DRILLED APPLICATION RATE: 16.0 LBS (PLS) PER ACRE (0.37 LBS / 1000 SF) IN TWO PERPENDICULAR DIRECTIONS.
4. NATIVE SEED AREAS: ADEQUATE TEMPORARY IRRIGATION OR BY WATER TRUCK WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE FOR THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT REPRESENT A FIRE HAZARD NOR BECOME A NUISANCE SITE FOR WATER OR WIND EROSION.

MULCH IN ALL NATIVE SEED AREAS:

1. IMMEDIATELY FOLLOWING THE RAKING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
2. APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
3. WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS 1/4 INCH IN THICKNESS, HAVING DUL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
4. IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
5. WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.

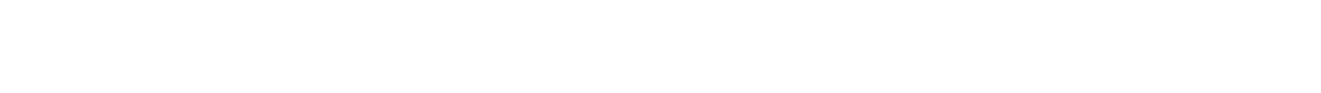
GROUND COVER & SHRUB PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



SEAL

PROJECT TITLE

CARGILL EXPANSION
2540 East Drake Road

Fort Collins, Colorado

PREPARED FOR

REVISIONS DATE

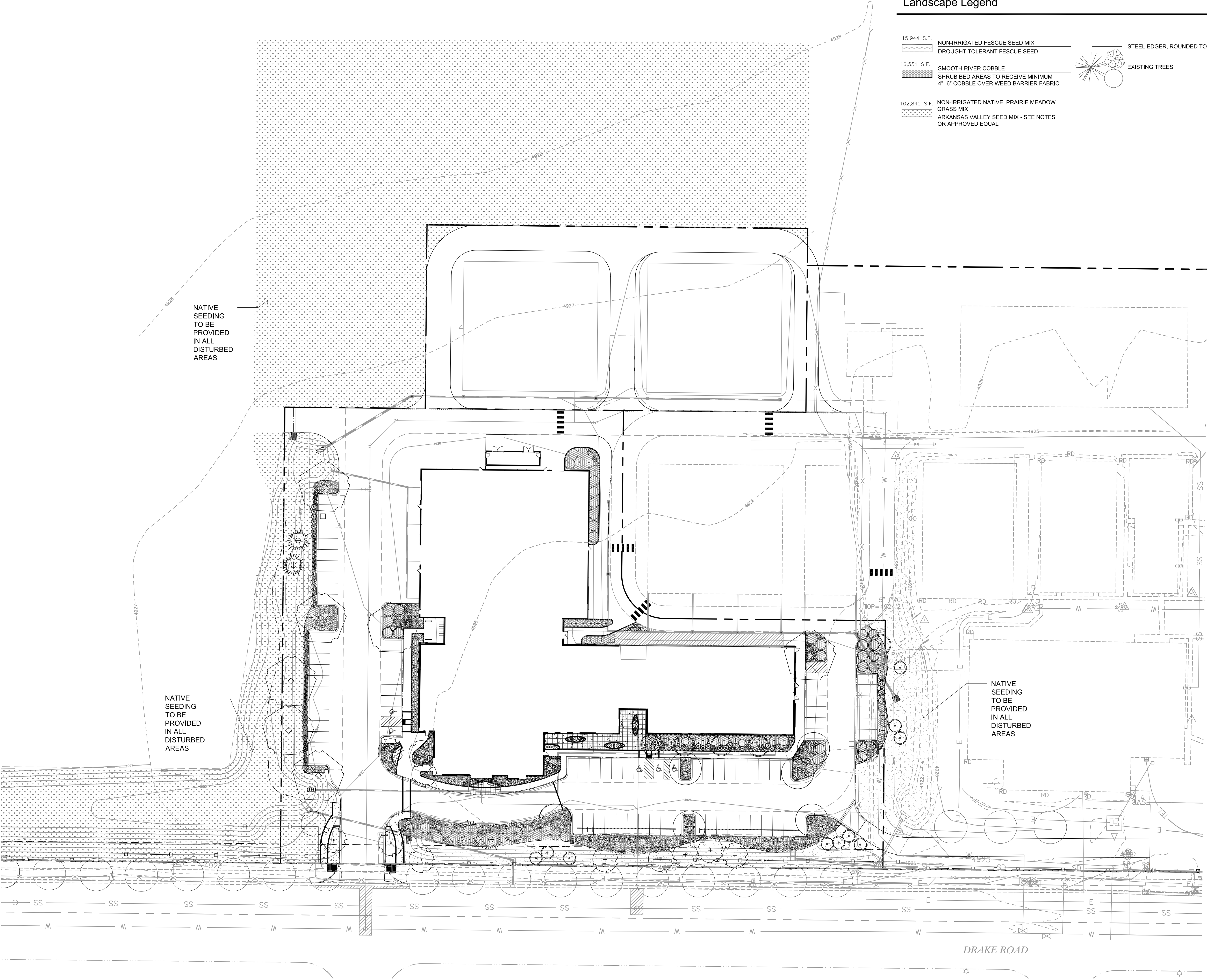
Staff Comments 12.18.13
Staff Comments 1.21.14

DATE
October 30, 2013

SHEET TITLE

Landscape Notes,
Schedules &
Details

SHEET INFORMATION



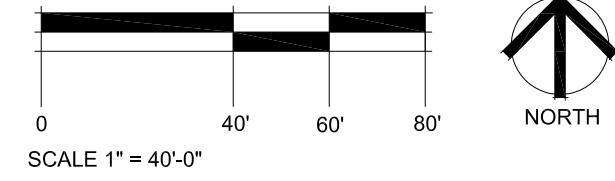
Landscape Legend

- 15,944 S.F. NON-IRRIGATED FESCUE SEED MIX
- DROUGHT TOLERANT FESCUE SEED
- 16,551 S.F. SMOOTH RIVER COBBLE
- SHRUB BED AREAS TO RECEIVE MINIMUM 4"- 6" COBBLE OVER WEED BARRIER FABRIC
- 102,840 S.F. NON-IRRIGATED NATIVE PRAIRIE MEADOW GRASS MIX
- ARKANSAS VALLEY SEED MIX - SEE NOTES OR APPROVED EQUAL
- STEEL EDGER, ROUNDED TOP
- EXISTING TREES

Plant List

KEY	QTY	RATIO	COMMON NAME
SHADE / CANOPY TREES - 13			
	6	11.5%	HONEYLOCUST, SHADEMASTER
	7	13.5%	OAK, SHUMARD
EVERGREEN TREES - 11			
	6	11.5%	PINE, AUSTRIAN
	5	9.6%	SPRUCE, BAKERI
ORNAMENTAL TREES - 28			
	5	9.6%	CRABAPPLE, PRARIE FIRE
	7	13.5%	LILAC, JAPANESE LILAC TREE
	10	11.5%	MAPLE, AMUR
	6	11.5%	PEAR, CHANTICLEER
EVERGREEN SHRUBS - 11			
	11	-	PINE, MUGO SLOWMOUND
DECIDUOUS SHRUBS - 249			
	5	-	BUTTERFLY BUSH, COMPACT PURPLE
	16	-	CHOKEBERRY, BRILLIANT RED
	56	-	CURRANT, GOLDEN
	40	-	DOGWOOD, REDTWIG
	25	-	LILAC, DWARF KOREAN
	27	-	SAND CHERRY, WESTERN PAWNEE BUTTES
	48	-	SPIREA, BLUE MIST
	32	-	SUMAC, THREE LEAF
PERENNIALS / GRASSES - 709			
	99	-	DAYLILY, WHITE
	140	-	GRASS, AVENA
	195	-	GRASS, GRAMA BLONDE AMBITION GRAMA
	227	-	GRASS, FEATHER REED
	48	-	GRASS, RED SWITCH

Landscape Plan:



landscape architecture | planning | illustration

444 Mountain Ave. | TEL 970.532.5891
Berthoud CO 80513 | WEB TBGroup.us

SEAL

PROJECT TITLE

CARGILL EXPANSION
2540 East Drake Road

Fort Collins, Colorado

PREPARED FOR

REVISIONS

DATE

October 30, 2013

SHEET TITLE

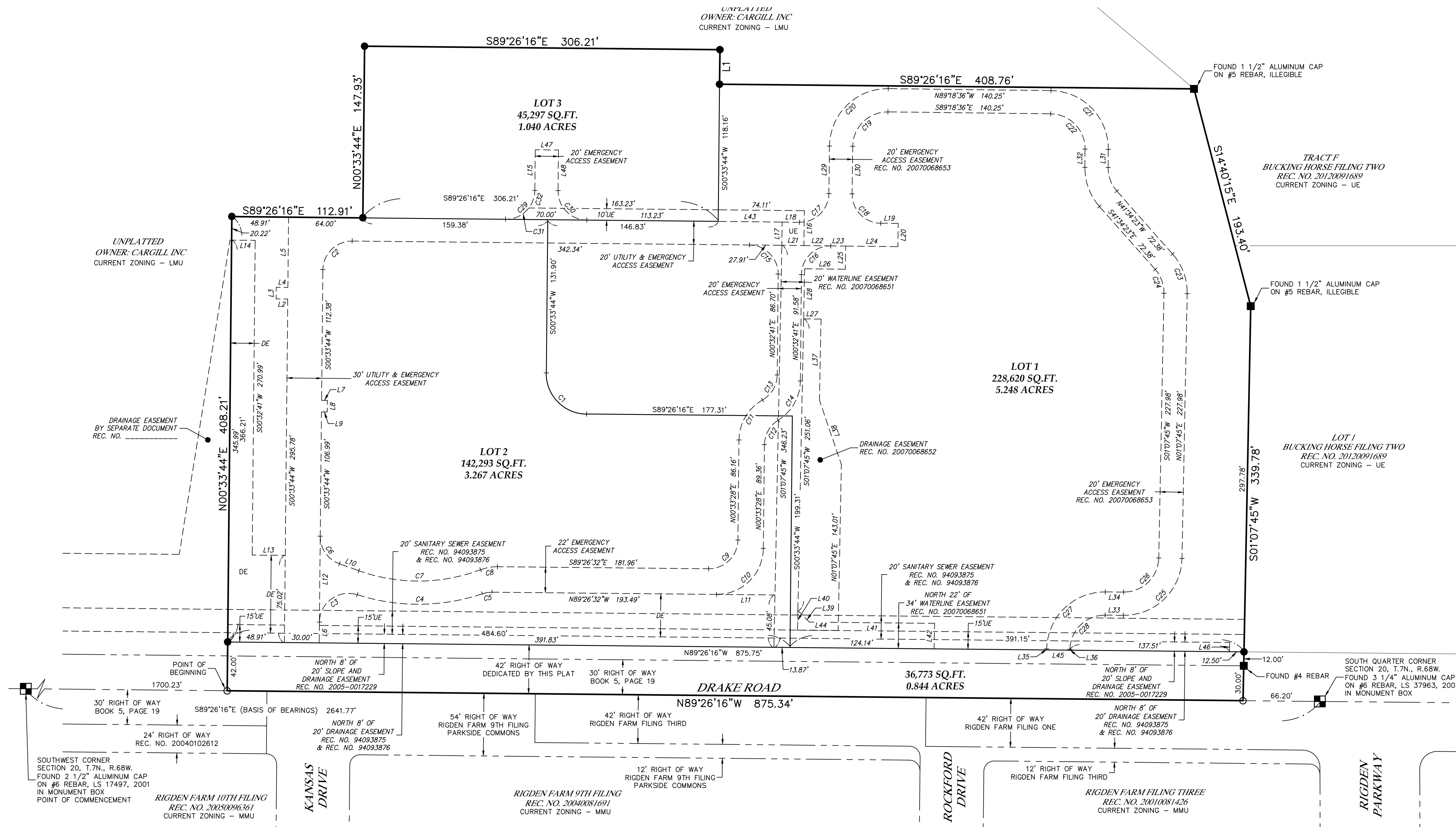
Landscape Plan

SHEET INFORMATION

SHEET 2 OF 2

CARGILL SUBDIVISION

Situate In The Southwest Quarter Of Section 20, Township 7 North, Range 68 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'44\"W	29.77'
L2	S89°26'32\"E	10.00'
L3	S00°33'44\"W	10.00'
L4	S89°26'32\"E	10.00'
L5	N00°33'44\"E	60.43'
L6	S00°33'44\"W	17.85'
L7	N89°26'32\"W	5.00'
L8	N00°33'44\"E	10.00'
L9	S89°26'32\"E	5.00'
L10	S70°17'58\"E	17.71'
L11	N89°26'32\"W	50.37'
L12	S00°33'44\"W	73.98'
L13	S89°27'19\"E	28.49'
L14	S89°27'19\"E	20.33'
L15	N00°33'44\"E	35.17'
L16	N00°41'24\"E	30.04'
L17	N00°41'24\"E	20.00'
L18	S89°18'36\"E	15.00'
L19	S89°18'36\"E	15.00'
L20	S00°41'24\"W	20.00'

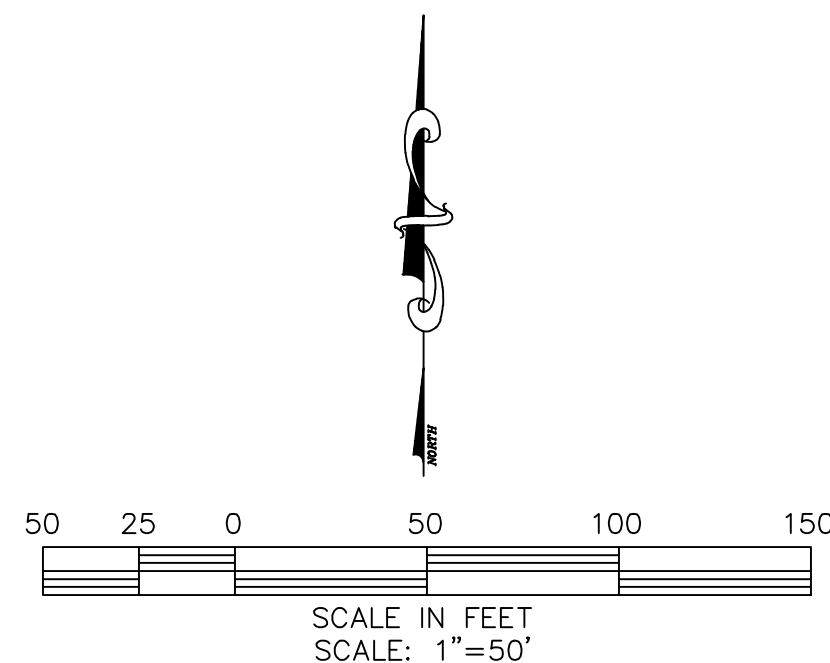
LINE TABLE		
LINE	BEARING	LENGTH
L21	S89°18'36\"E	19.00'
L22	N01°07'45\"E	22.00'
L23	S89°18'36\"E	12.86'
L24	S89°18'36\"E	45.00'
L25	N01°07'45\"E	20.00'
L26	S89°18'36\"E	35.00'
L27	S89°26'16\"E	15.00'
L28	N01°07'45\"E	43.17'
L29	N00°41'24\"E	40.97'
L30	S00°41'24\"W	40.97'
L31	N00°41'24\"E	15.68'
L32	N00°41'24\"E	15.68'
L33	S89°26'16\"E	15.79'
L34	N89°26'16\"W	15.79'
L35	S01°07'45\"W	0.99'
L36	N01°07'45\"E	0.80'
L37	N01°07'45\"E	70.00'
L38	S18°55'10\"E	58.34'
L39	S44°26'16\"E	14.07'
L40	S01°07'45\"W	16.95'

LINE TABLE		
LINE	BEARING	LENGTH
L41	S89°26'16\"E	107.96'
L42	N01°07'45\"E	22.00'
L43	S89°26'16\"E	55.08'
L44	S89°26'16\"E	35.00'
L45	N89°26'16\"W	20.00'
L46	N01°07'45\"E	8.00'
L47	S89°26'16\"E	20.00'
L48	S00°33'44\"W	35.17'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C1	54.98'	35.00'	90°00'00"	49.50'	S44°26'16\"E	
C2	39.27'	25.00'	90°00'00"	35.36'	S45°33'44\"W	
C3	46.79'	25.00'	107°14'04"	40.25'	S54°10'47\"W	
C4	109.61'	172.00'	36°30'51"	107.77'	N89°32'23\"E	
C5	8.41'	25.00'	19°16'30"	8.37'	S80°55'13\"W	
C6	30.92'	25.01'	70°49'35"	28.99'	S34°52'07\"E	
C7	107.13'	152.00'	40°23'00"	104.93'	N89°30'32\"E	
C8	14.83'	40.00'	21°14'26"	14.74'	S79°56'15\"W	
C9	39.27'	25.00'	90°00'00"	35.36'	N45°33'28\"E	
C10	62.83'	40.00'	90°00'00"	56.57'	N45°33'28\"E	
C11	41.87'	40.00'	59°58'45"	39.99'	S30°32'50\"W	
C12	25.27'	25.00'	57°55'21"	24.21'	S29°31'08\"W	
C13	26.18'	25.00'	59°59'32"	25.00'	N30°32'27\"E	
C14	40.45'	40.00'	57°56'08"	38.75'	N29°30'45\"E	
C15	39.26'	25.00'	89°58'57"	35.35'	N44°26'47\"W	
C16	39.33'	25.00'	90°08'43"	35.40'	S45°37'03\"W	
C17	39.27'	25.00'	90°00'00"	35.36'	N45°41'24\"E	
C18	39.27'	25.00'	90°00'00"	35.36'	S44°18'36\"E	
C19	47.12'	30.00'	90°00'00"	42.43'	S45°41'24\"W	
C20	78.54'	50.00'	90°00'00"	70.71'	S45°41'24\"W	

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING	
C21	78.54'	50.00'	90°00'00"	70.71'	N44°18'36\"W	
C22	47.12'	30.00'	90°00'00"	42.43'	N44°18'36\"W	
C23	37.26'	50.00'	42°42'08"	36.41'	N20°13'19\"W	
C24	22.36'	30.00'	42°42'08"	21.84'	N20°13'19\"W	
C25	78.05'	50.00'	89°28'00"	70.36'	N45°50'44\"E	
C26	46.83'	30.00'	89°28'00"	42.22'	N45°50'44\"E	
C27	78.05'	50.00'	89°28'00"	70.36'	S45°50'44\"W	
C28	46.83'	30.00'	89°28'00"	42.22'	S45°50'44\"W	
C29	39.27'	25.00'	90°00'00"	35.36'	N45°33'44\"E	
C30	39.27'	25.00'	90°00'00"	35.36'	S44°26'16\"E	
C31	23.18'	25.00'	53°07'48"	22.36'	N63°59'50\"E	
C32	16.09'	25.00'	36°52'12"	15.81'	N18°59'50\"E	

LEGEND	
---	EASEMENT
---	SECTION LINE
---	RIGHT-OF-WAY
---	PROPERTY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
●	SET 24\" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 38348
○	CALCULATED POSITION



Steven A. Lund-On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE:
10/30/2013
FILE NAME:
2013068SUB
SCALE:
1\"=50'
DRAWN BY:
CSK
CHECKED BY:
SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE:
REVISIONS:

CARGILL SUBDIVISION
FOR
CARGILL, INC
2540 E. DRAKE ROAD
FORT COLLINS, CO 80525

PROJECT #:
2013068

2
SHEET 2 OF 2



CARGILL EXPANSION
2540 E. DRAKE RD.
FORT COLLINS, CO



ARCHITECTS

P.C.

712 WHALERS WAY SUITE, B-100
FORT COLLINS, CO 80525
(970) 223-1820
www.aller-lingle-massey.com

NOT FOR CONSTRUCTION

BUILDING ELEVATIONS

PROJECT 1314
DATE 1.22.14
DRAWN ksj

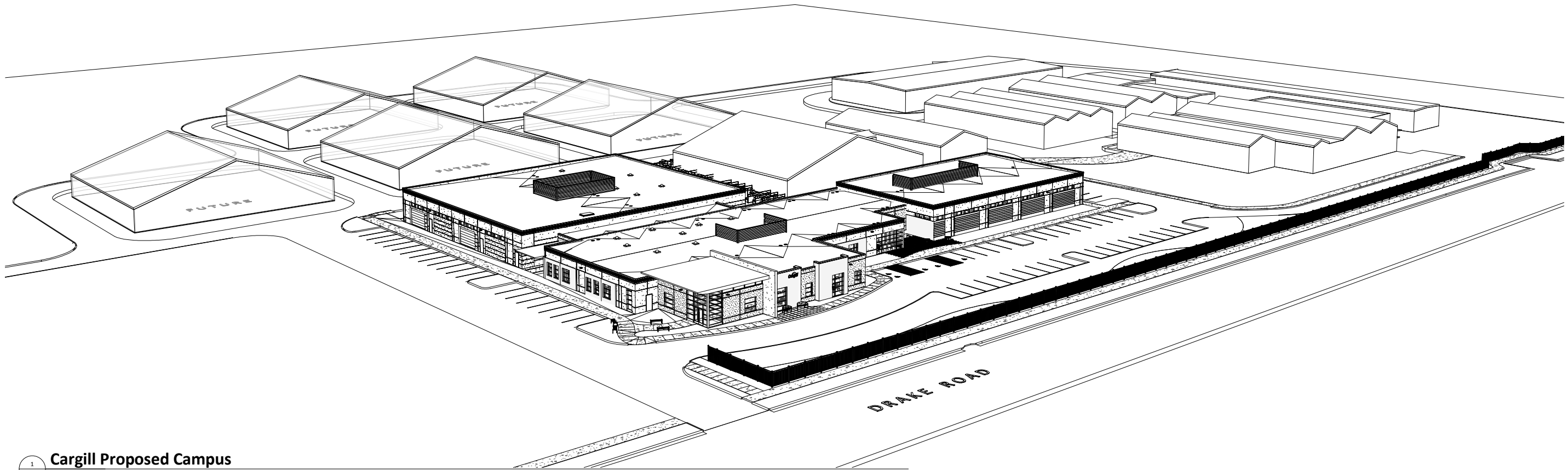
EL1

TIME NAME: 0000 Problem 5.0 out of 5.0

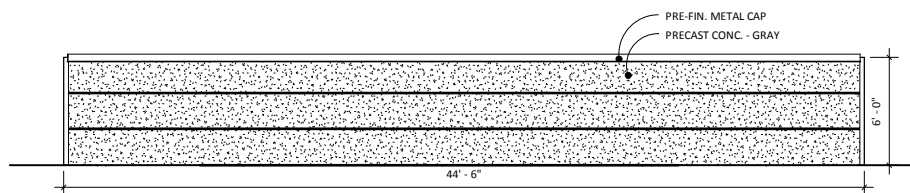
PRINTED 1/27/2014 8:54:22 PM



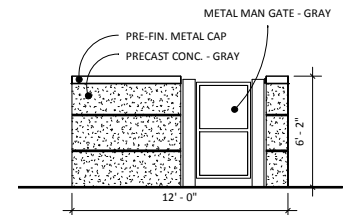
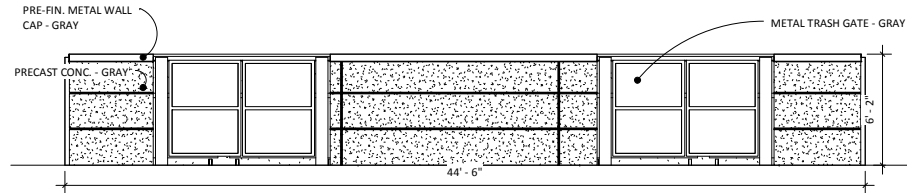
5
EL2
Street View from SW (B&W)
SCALE:



1
EL2
Cargill Proposed Campus
SCALE:



2
EL2
TRASH ENCLOSURE ELEVATIONS
SCALE: 3/16" = 1'-0"



CARGILL EXPANSION
2540 E. DRAKE RD.
FORT COLLINS, CO



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P.C.

712 WHALERS WAY SUITE, 8-100
FORT COLLINS, CO 80525
(970) 223-1820
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Building Views and Trash
Enclosure

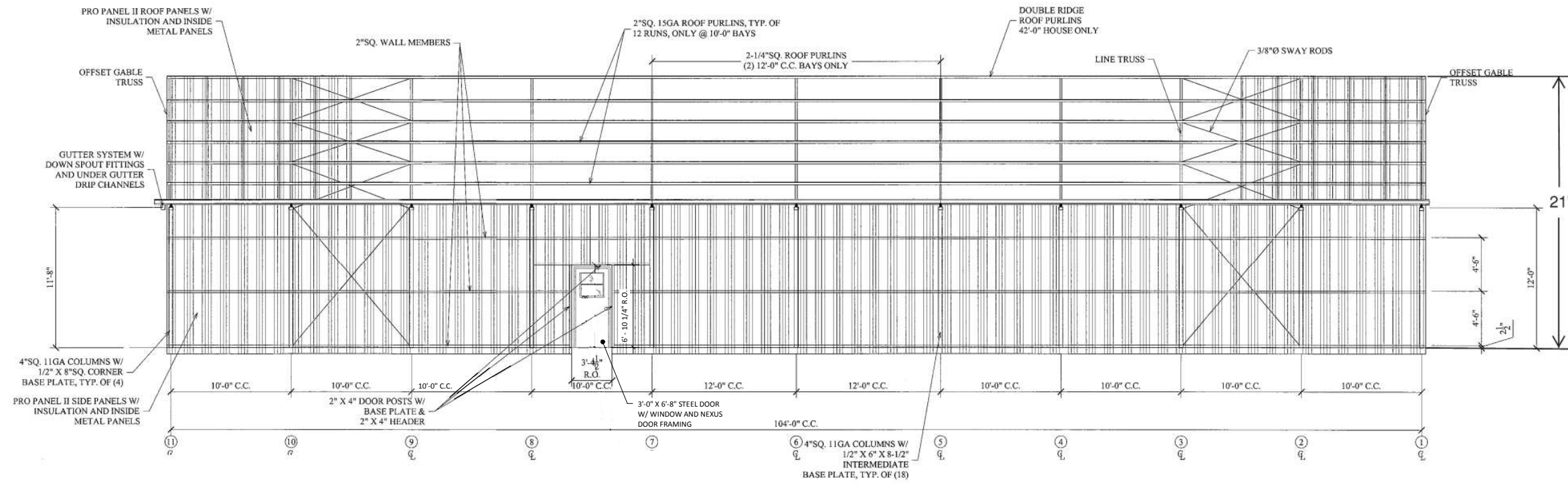
PROJECT 1314
DATE 1.22.14
DRAWN KSJ

EL2

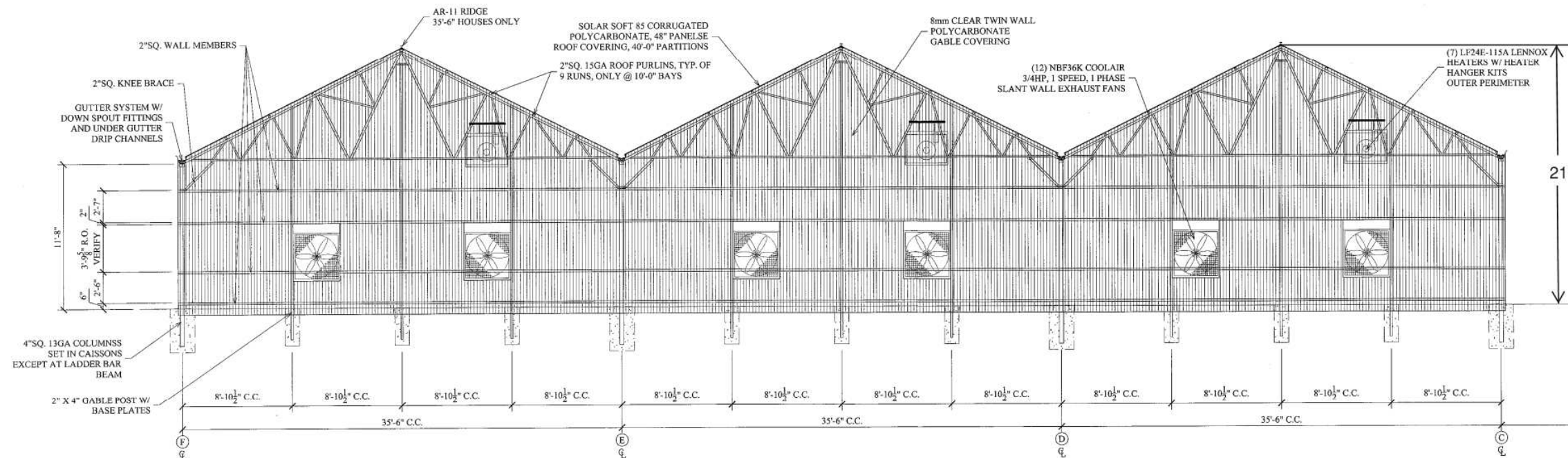
NOT FOR CONSTRUCTION

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PRINTED 1/22/2014 4:54 PM
FILE NAME 10000 Project 1314.rvt



1
EL3
SCALE: 3/16" = 1'-0" RE: /
Greenhouse Front Elevation Typical



2
EL3
SCALE: 3/16" = 1'-0" RE: /
Greenhouse Side Elevation Typical

CARGILL EXPANSION
2540 E. DRAKE RD.
FORT COLLINS, CO



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Greenhouse Elevations

NOT FOR CONSTRUCTION

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PROJECT 1314
DATE 1.22.14
DRAWN

EL3



FILE NAME: 1000-170411-1504

PRINTED 1/22/2014 4:54 PM

Noah Beals

From: Noah Beals
Sent: Friday, January 10, 2014 3:50 PM
To: 'CST@W2T.DE'
Subject: Cargill Expansion
Attachments: Cargill Site Plan -12-18-13.pdf; Cargill Elevations.pdf

Christian,

Thanks for being involved in the development review process. Attached are the latest submittal of what is being proposed at 2540 E Drake (Cargill).

You should be getting another letter about the public hearing concerning this development project.

Please let me know if you have any questions.

Sincerely,

Noah Beals
[City Planner](#)
[City of Fort Collins](#)
[970 416-2313](#)
[970 224-6134 Fax](#)

Noah Beals

From: Noah Beals
Sent: Wednesday, January 22, 2014 5:10 PM
To: 'JUDITHLOC@aol.com'
Cc: Sarah Burnett; 'Cathy Mathis'
Subject: RE: Expansion of Cargill

Judith,

Thank you for taking the time to get involved in the Development Review process. I apologize for the response time to your email. Monday was a holiday and I was not in the office yesterday, therefore I am getting back to you today.

To address the item of the increased traffic I petitioned the City's Traffic Engineer, Ward Stanford. In his response, found below, the main point, in regards to the Cargill Expansion, is the number of employees for this site does not increase with this development. The expansion allows Cargill to consolidate its current employees under one building, therefore not increasing the traffic in the area. Additionally, some of the parking spaces in front of the existing buildings will be removed and new spaces will be provided with this development proposal. All this said Cargill Expansion does not warrant any further traffic mitigation to the area.

The Cargill proposal was to add additional office space , greenhouses and seed storage space. They will not be adding any additional employees. Currently they have about 45 employees, 10 of which are seasonal.

Traffic has been growing on this leg of Drake over the past number of years. It is partly due to growth in the area as well as general growth in town. As with any unsignalized access to an arterial street during the rush hours it is more difficult to make left turns or to cross the arterial street. Unfortunately in the interest of maintaining a reasonably high level of traffic flow and mobility traffic signals need to be installed where they meet federal warrants for their installation. This assures there is a real need for the signal and that it is an asset instead of a degradation to the street.

Currently there is not a location identified for a new traffic control signal in that area but as traffic increases there is an expectation one could be installed in the future. Traffic engineers try not to install traffic signals if at all possible. The more control utilized on a street the lower the overall traffic flow performance becomes. Traffic signals do help traffic flow once it reaches certain levels of volume but they also degrade a roadways ability flow maximum volumes of traffic. They can help attain access to a high volume street but that is really only needed for a couple hours a day, the rush hours. Outside of rush hours traffic signals cause greater delay to side street commuters now having to wait on the signal to let them move onto the arterial street. Before the signal installation a motorist can move onto the arterial street, during non-rush hour periods, rather freely. Only waiting for a gap in the lower volume traffic. After the signal is installed they will now have to wait for the signal each and every time they come to the intersection. So there are trade-offs to traffic signals many people don't realize until after they have been installed.

Please let me know if you have any other questions concerning this response or other concerns. I have included Sarah Burnett, the City's Neighborhood Liaison and Cathy Mathis, the applicant for Cargill Expansion in this email. Feel free to contact any us.

Sincerely,

Noah Beals
City Planner
City of Fort Collins
970 416-2313
970 224-6134 Fax

From: JUDITHLOC@aol.com [<mailto:JUDITHLOC@aol.com>]

Sent: Monday, January 20, 2014 11:31 AM

To: Noah Beals

Subject: Expansion of Cargill

Dear Mr. Beals,

Thank you so much for the information on this proposed project. I can see that this might open the door for more employees unless they are coming from another Cargill location. I do not want to stand in their way of making their business more productive and hopefully, increasing their employee needs. So with that in mind I am in agreement with their need to expand.

The negative would be the increased traffic. We have a building explosion on our hands at the corner of Timberline and Drake and down Drake to Ziegler. Traffic will be horrendous!! With the traffic control of cement centers prohibiting taking a turn in the direction of choice, along with the gust of traffic coming from the round-about at Horsetooth and Ziegler toward Drake, the ability to turn into traffic or cross traffic is quite difficult during rush hours. With the addition of over 1600 new apartments, condos, town homes, and single family dwellings and now Cargill, it feels as if we are being engulfed with traffic and hazards. Driving has been at your own risk for quite awhile. IF you feel that these issues of traffic are well controlled and you truly have a remedy for adding more to this area, I am still in favor of Cargill's expansion. I have noticed that with the steady stream of traffic from the round-about heading west the opposite direction picks up its heaviest as that subsides. There aren't lights to coordinate flow.

Thank you for asking for my input and for reading and considering all the concerns had by me with this development.

Most sincerely,
Judith Havnen

Noah Beals

From: Noah Beals
Sent: Thursday, January 23, 2014 8:43 AM
To: 'JUDITHLOC@aol.com'
Subject: RE: Expansion of Cargill

Judy,

There are new spots associated with the new buildings. So, some go away around the existing building and new spots are created near the new building.

Sincerely,

Noah Beals
City Planner
City of Fort Collins
970 416-2313
970 224-6134 Fax

From: JUDITHLOC@aol.com [<mailto:JUDITHLOC@aol.com>]
Sent: Wednesday, January 22, 2014 8:08 PM
To: Noah Beals
Subject: Re: Expansion of Cargill

Dear Mr. Beals,

Thank you so much for your response to my email. I appreciate the thoroughness of that response. I do not object to this new development for Cargill. It is amazing that no more employees will be added. Where do they all park now? 😊 They have been good neighbors. I thank you again.
Most sincerely,
Judy Havnen

December 18, 2013

Administrative Hearing Officer
c/o City of Fort Collins
Current Planning Department
281 North College Ave.
Fort Collins, CO 80524

Re: Cargill Expansion

Please accept this request for a Modification of Standards to **Sections 3.5.3(C)(1)(2) and 4.5(E)(2)(b)(e) and (f)** of the Land Use Code.

Background

The proposed project is for the Cargill Research facility located at 2540 East Drake Road. The proposed expansion would be located to the west of the existing facilities. A portion of the 30-acre property owned by Cargill will be platted with this PDP proposal. All of the existing buildings and improvements will be placed in Lot 1. The project consists of a new office building, growth rooms, laboratory, seed storage, 2 new greenhouses and a new shop, which would take up Lots 2 and 3.

Cargill currently operates a research and development center for specialty seeds and oils. The proposed expansion will contain approximately 16,791 sq. ft. of office space, a 9,386 sq. ft. growth room, 16,305 sq. ft. of warehouse, shop and seed storage and 22,464 sq. ft. of greenhouse. The new facilities are intended to condense the existing operations located within the current campus.

The 4.27-acre site is in the L-M-N zoning district. The area surrounding Cargill contains a mix of single-family homes, condominiums, a congregate care facility, a school, a neighborhood center and other office and retail uses. The site is ideal for this type of use as it provides an expansion to a major employer in Fort Collins. The proposed project is located within walking and biking distance to schools, churches, and a neighborhood shopping center, thus representing a reduction in the amount of cars on the streets. There is an existing transit stop on Timberline Road at Custer Drive.

Main access to the expansion site will utilize a new entrance off of Drake Road located approximately 600' west of the existing access, which will be closed and used for emergency access only. The new drive will be 36' wide to accommodate delivery trucks and Poudre Fire Authority requirements for a fire lane. 81 parking spaces will be provided for employees and visitors on the south, east and west sides of the building. A truck loading dock and trash enclosure are provided on the north end of the main building.

The modifications are requested in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code as follows:

Modification to Section 3.5.3(C)(1) and (2)(a)(c)

Code Language: Section 3.5.3(C) *Relationship of Buildings to Streets, Walkways and Parking* states the following:

(1) *Orientation to a Connecting Walkway.* At least one (1) main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. Any building which has only vehicle bays and/or service doors for intermittent/infrequent nonpublic access to equipment, storage or similar rooms (e.g., self-serve car washes and selfserve mini-storage warehouses) shall be exempt from this standard. See Figure 10.

(2) *Orientation to Build-to Lines for Streetfront Buildings.* Build-to lines based on a consistent relationship of buildings to the street sidewalk shall be established by development projects for new buildings and, to the extent reasonably feasible, by development projects for additions or modifications of existing buildings, in order to form visually continuous, pedestrian-oriented streetfronts with no vehicle use area between building faces and the street.

and

(a) To establish "build-to" lines, buildings shall be located and designed to align or approximately align with any previously established building/sidewalk relationships that are consistent with this standard. Accordingly, at least thirty (30) percent of the total length of the building along the street shall be extended to the build-to line area. If a parcel, lot or tract has multiple streets, then the building shall be built to at least two (2) of them according to (b) through (d) below, i.e. to a street corner. If there is a choice of two (2) or more corners, then the building shall be built to the corner that is projected to have the most pedestrian activity associated with the building.

(c) Buildings shall be located at least ten (10) and no more than twentyfive (25) feet behind the street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking.

A connecting walkway is defined as:

"Connecting walkway shall mean (1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route."

Requested Modification: We request that the proposed building have a vehicle use area between the building face and the street, to be located more than 25 feet behind the street right-of-way, and to have the connecting walkway cross a driveway.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) in the following ways:

1. The plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel that the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested for the following reasons:

- The intervening drive aisle that separates the southwest corner of the building from Drake Road allows vehicles to circulate through the site. This aisle is upgraded with scored concrete and a wide raised crosswalk, placing the emphasis on the pedestrian. Further enhancements include boulders, seating areas, upgraded landscaping, and an enhanced building entry plaza.
- The Cargill campus is a unique development within a zoning district primarily targeted towards residential development. We feel the intent of this code section is intended for a more heavily-traveled facility such as a retail or office building that the general public would access. The only traffic generated by this facility is from employees and the occasional out of town visitor.
- The building is tied to the corner with an upgraded primary entrance as an architectural feature and the aforementioned pedestrian plaza. The office portion of the building fronts Drake Road with 30% of the south elevation addressing the street to create a strong entry and presence. The plaza is a significant feature that mitigates the impact of the drive aisle. The purpose of the connecting walkway is to strengthen the relationship between the building and the street and the plaza feature accomplishes this purpose equally well as would a direct connecting walkway with no plaza.

Modification to Section 4.5(E)(2)(b) and (e)

Code Language: Section 4.5(E)(2)(b) and (e) LMN District Development Standards related to building size and massing for non-residential buildings states the following:

(b) **Maximum Size.** No building footprint shall exceed a total of twenty thousand (20,000) square feet, with the exception of schools and places of worship or assembly.

(e) **Building Massing.** No building permitted by this Section shall have a single undifferentiated mass with a footprint over ten thousand (10,000) square feet. No building footprint shall exceed a total of twenty thousand (20,000) square feet.

Requested Modification: We request that the building be permitted to have a 42,482 square foot building footprint and have a massing of greater than 10,000 square feet.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) and (2) in the following ways:

1. The plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel that the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested for the following reasons:

- The core issue of this modification revolves around whether or not it would be more desirable to have one building footprint at 42,482 sq. ft. or two – 20,000 square foot building footprints that meet the strict application of the Code. The difference between the proposed alternative plan and a plan that meets the code is that this type of facility could not exist and function in two separate buildings for the following reasons:
 - The facility would be difficult and inefficient to operate and maintain if it was separated into two buildings as there would be a significant amount of duplication of common programmed spaces to support the needs of the employees.
 - Providing one building for all of the employees promotes collaboration and unique shared spaces that does not currently exist on the campus.
 - Undue operational expenses making the facility financially infeasible.
 - Employees need to be in close proximity to where they work in the lab, growth room, seed storages and surrounding greenhouse areas.
- The proposed alternative plan continues to improve the design, quality and character of new development by exceeding the building standards set forth in Section 3.5. The use of high quality building materials, building articulation, projections and recesses ensure sensitivity to and compatibility with the surrounding neighborhood.
- The proposed alternative plan continues to encourage the development of vacant properties within established areas. The site is surrounded by existing development - a mix of single-family homes, condominiums, a congregate care facility, a school, a neighborhood center and other office and retail uses. A larger footprint is appropriate in this setting, especially if the building is designed to provide a suitable transition between the street activity and the adjacent residential development.

- While Cargill is not a corporate franchise, we do feel that this is a unique building to Fort Collins and will be a good fit with the neighborhood. The new building has been designed to be sensitive to the surrounding existing development. The office portion of the building fronts Drake Road with a large portion of the south elevation addressing the street to create a strong entry and presence. The east wing is defined by a recessed connector element which further assists in reducing the overall mass of the south elevation. The north wing also utilizes a similar recessed connector that creates the look of multiple smaller buildings instead one large building.

Modification to Section 4.5(E)(2)(f)

Code Language: Section 4.5(E)(2)(f) LMN District Development Standards related to building orientation states the following:

(f) **Orientation.** Building entrances shall face and open directly onto the adjoining local street with parking and any service functions located in side or rear yards and incorporated into the development according to the provisions of this Code.

Requested Modification: We request that a portion of the parking area be located between the building and the street.

Modification Criteria

The request of approval for this modification complies with the standards per Review Criteria 2.8.2 (H)(1) in the following ways:

1. The plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested.

Further, We feel that the granting of the modification would **not be detrimental to the public good**.

Justification

We feel that the plan as submitted will promote the general purpose of the standard for which the modification is requested **equally well or better than** would a plan which complies with the standard for which a modification is requested for the following reasons:

- The proposed building provides a transition in scale to the residential area by being located mid-block and by providing a softened edge with the use of landscape and changes in building materials. The visual impacts of the parking lot have been reduced by placing the parking predominantly to the sides of the building. All service and trash areas are located behind the building and screened from public view.
- The visual impacts of the vehicle use area is greatly reduced by the use of extensive, enhanced landscaping along the frontage of Drake Road, utilizing a combination of shrubs, grasses and trees that will provide adequate screening.

We look forward to working with you during this process and will be happy to answer any questions you may have.

Sincerely,

A handwritten signature in dark ink, reading "Cathy Mathis". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

Cathy Mathis, APA
Project Manager, The Birdsall Group

December 18, 2013

Cargill Expansion Existing Limited Permitted Uses Criteria

Section 1.6.2(1) through (5) and Section 1.6.5(A)(1) through (7)

The following addresses **Section 1.5.1 Continuation of Use:**

(1) The hours of operation of a nonconforming use may not be extended into the hours between 10:00 p.m. and 7:00 a.m.

Hours for building operation and for deliveries are between 8 a.m. and 5 p.m. Monday through Friday

(2) The nonconforming use shall not be converted from a seasonal to a multiseasonal operation.

There is not a nonconforming use associated with this development.

(3) Light intensity and hours of illumination shall not be changed except in compliance with the site lighting standards contained in Section 3.2.4 of this Code.

The lighting for the property complies with Section 3.2.4. There is a note on the Site Plan stating that all building and pole-mounted light fixtures shall be shielded and down-directional.

(4) Any proposals for the addition of trash receptacles and/or the relocation of existing trash receptacles shall comply with the location and design standards in Section 3.2.5 and subsection 3.5.1(I) of this Code.

The loading/trash area complies with Section 3.2.5 and Section 3.5.1(I). The enclosure is designed for both trash and recycling receptacles. The enclosure will be constructed on a concrete pad and will have both gates and walk-in access. The enclosure is located on the north side of the building and will be screened from public view. The trash and loading area is not located near a public street or sidewalk

(5) Outdoor storage areas shall not be expanded, nor shall they be relocated closer to any adjoining residential use.

There is no outdoor storage for the project. A note has been placed on the Site Plan stating that outdoor storage is prohibited.

The following addresses **Section 1.6.5 Enlargement of Building and Expansion of Facilities, Equipment or Structures:**

(1) Additional traffic generated by an enlargement, expansion or construction must be incorporated into the neighborhood and community transportation network without creating safety problems, or causing or increasing level of service standard deficiencies.

Since there will be no additional employees or daily operational traffic generated with the expansion, the TIS was waived.

(2) The noise and vibration levels that may be generated by the use shall not be increased beyond the levels that existed prior to the enlargement, expansion or construction that is under consideration.

Any noise or vibration generated by the facilities will not be increased over what existed before.

(3) The outdoor storage areas shall not be expanded or located any closer to an adjoining residential development as a result of the enlargement, expansion or construction.

There are no outdoor storage areas with this expansion.

(4) The enlargement, expansion or construction shall not further encroach upon any nonconforming setback.

The new site plan improvements do not encroach on any setback.

(5) The enlargement, expansion or construction shall not increase or amplify any inconsistency with the parking standards contained within this Code.

The expansion meets the land use code standards for parking.

(6) The enlargement, expansion or construction shall not hinder the future development of surrounding properties in accordance with this Code.

The expansion does not hinder future development, in fact, the proposed layout of the site allows for future building expansions and vehicular circulation.

(7) The enlargement, expansion or construction shall not present a threat to the health, safety or welfare of the City or its residents.

The proposed expansion does not present a threat to the City or its residents.