

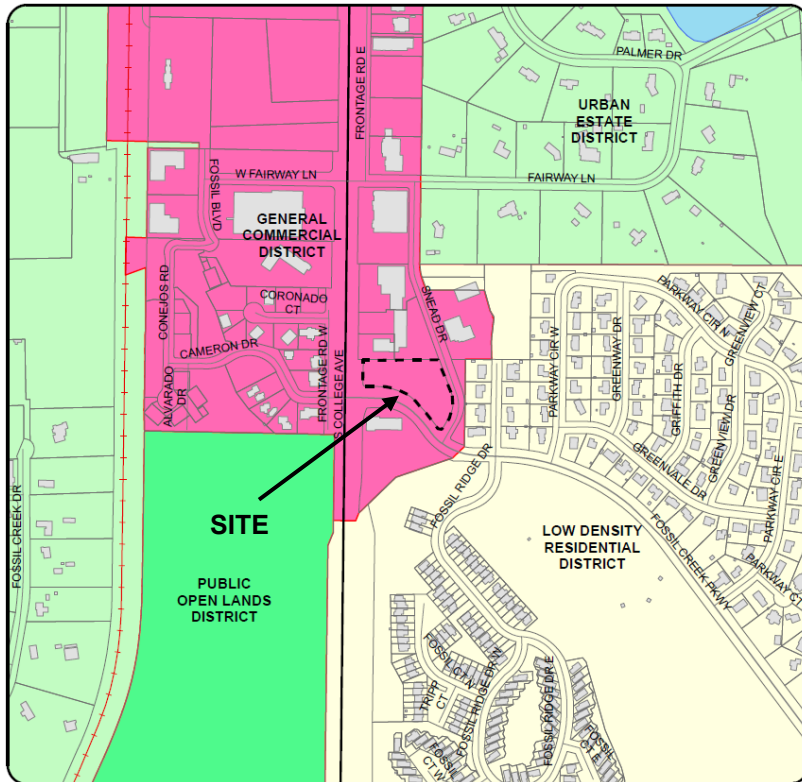
Planning and Zoning Board Hearing: March 11, 2021

### Guardian Self Storage, PDP190020

#### Summary of Request

This is a request for a Project Development Plan (PDP) to develop a four-story 119,300 sq. ft. enclosed mini-storage facility on 2.2 acres. The project is located within the General Commercial (C-G) zone district and requires a Type 2 review.

#### Zoning Map (ctrl + click map to follow link)



#### Next Steps

If approved by the decision maker, the applicant will be eligible to submit a Final Development Plan. Subsequent rounds of review will be required to finalize site engineering and corrections to the plan before the applicant can apply for site and building permits.

#### Site Location

The site is located on the northeast corner of South College Avenue and Fossil Creek Parkway in Fort Collins.

#### Zoning

General Commercial (C-G) zone district.

#### Property Owner

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#### Staff Recommendation

Approval of Project Development Plan

## 1. Project Introduction

### A. PROJECT DESCRIPTION

- This is a request for a Project Development Plan (PDP) to develop a four-story, 119,300 sq. ft. enclosed mini-storage facility at the northeast corner of S College Ave and Fossil Creek Parkway (parcel #9601335001). Access is taken from Snead Dr to the east and Fossil Creek Parkway to the south. The property will need to be re-platted to accommodate the proposed site plan and to establish the necessary easements.
- The corner parcel is irregularly shaped, with the perimeter boundaries fronting three public streets and a private drive, with slightly sloping hillside topography and wetlands on the lower east side of the property.
- The proposal includes six off-street vehicular parking spaces and five bicycle parking spaces.
- The P.D.P. is within the Transit-Oriented Development (TOD) Overlay Zone and the South College Corridor Plan area.
- The property is within the General Commercial (CG) zone district and is subject to Planning & Zoning Board (Type 2) Review.

### B. SITE CHARACTERISTICS

#### 1. Development Status/Background

The P.D.P. is part of the 1985 Fossil Creek 3<sup>rd</sup> Annexation. The proposed development is comprised of 2 parcels of land within the Discount Tire Fossil Creek Subdivision First Replat; Lot 1 is approximately 1.85 acres in size located west of the existing City ROW of Snead Drive, and Tract A is 0.29 acres in size located east of the existing City ROW of Snead Drive.

#### 2. Surrounding Zoning and Land Use

|                 | North   | South                                 | East   | West                                  |
|-----------------|---|---------------------------------------|--|---------------------------------------|
| <b>Zoning</b>   | General Commercial<br>(C-G)   | General Commercial<br>(C-G)           | Residential Low Density<br>(R-L)                               | General Commercial<br>(C-G)           |
| <b>Land Use</b> | Existing Commercial,<br>Good Shepard Chapel,<br>Moxi Yoga Works, Carpet<br>Exchange | Existing Commercial,<br>Discount Tire | Existing Single Family<br>Residential, Fossil Creek<br>Meadows | Existing Commercial,<br>Redtail Ponds |

### C. OVERVIEW OF MAIN CONSIDERATIONS

The plan has gone through four rounds of submittals and review with City staff, with extensive explorations of issues between iterations. Major issues that required clarification and exploration throughout the review process have included:

- Protection and mitigation of existing trees and wetlands with the development.
- Construction of Snead Drive.
- Building and project compatibility.
- On and off-stie storm drainage improvements.
- Two requests for Modifications of Standards.

## 2. Comprehensive Plan

### A. SOUTH COLLEGE CORRIDOR PLAN (2009)

In 2009, City Council adopted the *South College Corridor Plan*, an element of *City Plan*, which offers the following relevant policy guidance:

*“Policy LU 3.4 - Building Character and Orientation. The character, massing, and orientation of multi-story buildings will play a critical role in defining this area. In general, fronting the edges of buildings at the sidewalk is encouraged to create a comfortable pedestrian environment. Providing interesting building details at a human scale also creates visual interest.” (p 41)*

*“Policy CAD 1.3 - Architectural Character. The overall image will continue to be defined by unique storefronts in individual buildings. While quality materials will continue to be important, creative building forms and a mixture of materials may be introduced to provide an eclectic ambience.” (P 54)*

*“Policy T 1.3 - Reduce the Impact of Parking. When possible, locate buildings toward the street and parking to the side and rear of buildings. Where this is not possible, reduce the impact of parking by adding pedestrian amenities and landscaping between the street and parking spaces.” (P 50)*

*“Policy T 3.2 - Pedestrian Access to Businesses and Neighborhoods. Create pedestrian connections between the highway and businesses, and from building to building. Capitalize on opportunities to connect existing neighborhoods to South College businesses with short bicycle and pedestrian path segments.” (P 51)*

Staff finds that the Guardian Self Storage P.D.P. fulfills the vision of the Plan in the following manner:

- The P.D.P. provides a multi-use sidewalk along South College Avenue and pedestrian sidewalk and on-street bike lanes on the Fossil Creek Parkway and Snead Drive frontages.
- The P.D.P. includes the construction of Snead Drive and storm drainage improvements in the area.
- The building is four stories, including height reductions for portions of building, architectural design articulation, and a transition buffer to achieve compatibility with neighborhood.
- The building incorporates similar building materials, finishes, architectural design and colors with adjacent existing commercial buildings and residential, and the height, mass and scale are mitigated by a variety of architectural elements and details.

## 3. Public Outreach

### A. NEIGHBORHOOD MEETING

Pursuant to *Section 2.2.2 – Step 2: Neighborhood Meetings*, a neighborhood meeting is required for Planning and Zoning Board (Type 2) projects. A neighborhood meeting was held for this project on November 7, 2019.

#### Public Comments:

Any communication received between the public notice period and hearing will be forwarded to the Planning and Zoning Board to be considered when making a decision on the project. Staff prepared a summary of comments from the neighborhood meeting attached to this report. The following key comments are highlighted below:

- Concern of compatibility of the proposed self-storage building with existing single-family homes to the east, including building design, noise, privacy, lighting and transition and buffer.
- Impacts of construction on existing homes in area, including noise, dust, and traffic.
- Required parking for the site.

- Impacts of storm drainage in area.
- Traffic and access to site from Snead Drive.

## 4. Land Use Code Article 2 – Applicable Standards

### A. BACKGROUND

This project was submitted on December 13, 2019. The project required four rounds of staff review following the initial plan submittal.

### B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

#### 1. Conceptual Review - PDR190055

A conceptual design review meeting was held on July 11, 2019.

#### 2. First Submittal - PDP190020

The first submittal of this project was completed on December 13, 2019.

A request for a 120-day extension was approved on October 8, 2020.

#### 3. Neighborhood Meeting

Applicable pursuant to 2.2.2 – *Step 2: Neighborhood Meetings*.

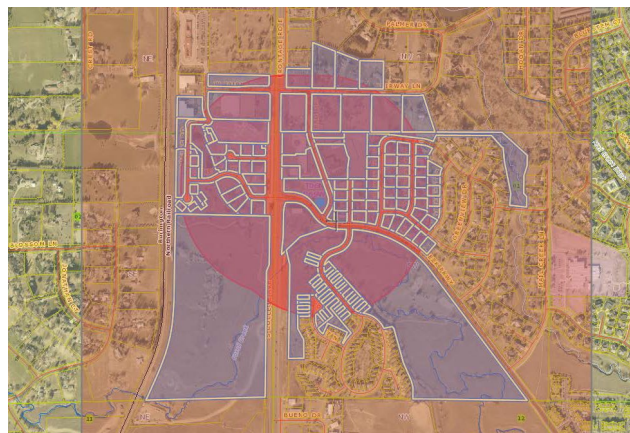
A neighborhood meeting was held on November 7, 2019.

#### 4. Notice (Posted, Written and Published)

Posted Notice: October 25, 2019, Sign # 609

Written Hearing Notice: February 25, 2021, 316 addresses mailed (See Map Below for Notice Area).

Published Coloradoan Hearing Notice: Sunday, February 28, 2021, Confirmation #0004622333.



APO Distribution Map (1,000 Ft.)

### C. DIVISION 2.8 – MODIFICATION OF STANDARDS

The applicant requests two modifications of standards, as described in detail below.



The Land Use Code is adopted with the recognition that there will be instances where a project would support the implementation of City Plan, but due to unique and unforeseen circumstances would not meet a specific standard of the Land Use Code as stated. The modification process and criteria in Land Use Code Division 2.8.2(H) provide for evaluation of these instances on a case-by-case basis, as follows:

**Land Use Code Modification Criteria:**

*“The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and that:*

*(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; or*

*(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or*

*(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or*

*(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

*Any finding made under subparagraph (1), (2), (3) or (4) above shall be supported by specific findings showing how the plan, as submitted, meets the requirements and criteria of said subparagraph (1), (2), (3) or (4).*

**1. Modification to 3.10.2(A) – Development Standards for the Transit Oriented Development (TOD) Overlay Zone – Permitted Uses.**

**Overview**

While the General Commercial (C-G) zoning permits the enclosed mini-storage use, this standard specifically prohibits ground-floor enclosed mini-storage in the TOD area. Enclosed mini-storage is permitted either below grade or on upper levels of a building. The TOD area is delineated on a map in Article 5, Definitions, in the Land Use Code. This site is located at the far southern boundary of the TOD Overlay Zone.

The modification is requested to allow the entire building, including the ground floor, to comprise enclosed mini-storage, except for a leasing office for the storage business.

**Applicant Justification**

The applicant's request provides justification based on numbered criterion 2.8.2H(2), (3) and (4) on page 5 above – “result in a substantial benefit to the city, “physical hardship,” and “nominal and inconsequential.” Key points include:

- Criterion (2): The Guardian Storage Facility represents a much-needed service for the south-central region of the Fort Collins Community.
- Criterion (3): The Guardian Storage property sits at the most southern edge of the TOD district and is surrounded by commercial development to the north and south and a residential community to the east. The subject property has an 11' elevation difference sloping from the northwest to the southeast corner of the site. There is also the existing Snead Drive ROW that bisects the site on the eastern edge of the site. In using the site's elevational challenges to create a basement level that is partially exposed along the south elevation of the building thus provides access to the Guardian Storefront Office that faces out to Fossil Creek Parkway. The proposed development will use the area east of Snead Drive (Tract A) as wetland mitigation and natural area to create a significant landscape buffer between the Guardian property and the residential neighborhood to the east.
- Criterion (4): The applicant believes that the granting of this Modification allowing for a minimal amount of Ground-Floor Enclosed Mini-Storage is inconsequential when considered from the perspective of the building as a whole.

### Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (1) and (3) in subsection 2.8.2(H).

**Not a detriment to the public good.** Staff's finding is based on the following considerations:

- The ground floor storage is compatible with the context of this particular area along South College Avenue/Hwy. 287.
- The plan provides benefits to the area by extending Snead Drive to connect an existing gap with vehicle and pedestrian connectivity northward from Fossil Creek Parkway; adding a new detached sidewalk along Fossil Creek Parkway as a link in the pedestrian network leading to the South Transit Station; and provides a benefit to the area by improving long-standing storm drainage deficiencies in the neighborhood with on-site and off-site improvements.
- The impacts of the proposed building and associated land use on the TOD area and adjacent residential neighborhood are mitigated and reduced by building design enhancements, landscape screening, and setbacks.
- The storage use provides a benefit to the TOD and southwest Fort Collins market area, which has limited storage facilities to meet needs in the area.

**Criterion (1), “equally well or better than.”** Staff's finding is based on the following considerations:

- The *South College Corridor Plan* (SCCP) identifies this location for commercial uses and part of the TOD Overlay area. The general purpose of the TOD Overlay is to encourage land uses, densities and design that enhance and support transit stations; allow for a mix of goods and services within convenient walking distance of transit stations; encourage the creation of stable and attractive residential and commercial environments; and provide for a desirable transition to the surrounding existing neighborhoods. The plan is consistent with the policy guidance of the SCCP and general purposes of the TOD in providing a neighborhood-serving commercial use, building orientation to the street, architectural detailing to support human scale and visual interest, link to pedestrian network, and provide a transition to the adjacent residential neighborhood.

- The proposed enclosed mini-storage building, which includes ground floor storage and office space without other uses, represents a less intensive commercial use than a multi-story mixed-use building. This type of storage operation does not generate high levels of vehicular traffic, pedestrian activity, or need for a large parking lot on site. Customers using the storage facility access the site infrequently and turn-over of the storage units is also less frequent. With limited pedestrian activity on College Avenue and Fossil Creek Parkway frontages, this type of use is appropriate for this southern end of the TOD area.
- East of College Avenue there is not an established development pattern or established pattern of architectural building design. Lacking an established pattern, the proposed storage building reflects an enhanced level of architectural design. The building has a clearly defined base and top treatment, incorporating quality materials, finishes, window treatments, compatible colors, and roof projections. Store front glass is extended two levels along the south and east facades to accentuate the primary building entrance and leasing office.
- In comparison to more active and intensive commercial uses, the proposed less intensive enclosed storage use within the entire building acts as a better transition between existing commercial uses north of this site and College Avenue corridor, and the existing residential neighborhood to the east. The site includes minimal parking, no outside storage, no cut-thru traffic, and the storage building has no visible storage units on the east and west elevations. Snead Drive bisects the site and provides additional separation between the building location and homes to the east. In addition, the proposed landscape buffer between the building and neighborhood exceeds minimum setbacks and maximizes screening for the project.

**Criterion (3), “physical hardship.”** Staff’s finding is based on the following considerations:

- This feasibility for locating other more intense pedestrian oriented uses on the ground floor, with enclosed mini-storage below and/or above the ground floor in the same building is a significant hardship for this location. Not only from a land use and marketing standpoint, but also for accommodating required access, parking, storm drainage and other improvements, while at the same time providing a desirable transition and buffer to the existing residential neighborhood adjacent to the east.
- Staff has assessed that the east side of South College Avenue between Fossil Creek Parkway and Harmony Road represents a development pattern not conducive or supportive of transit or pedestrian oriented development, but predominantly reflecting auto-oriented, one to two story commercial uses. Except for one building oriented to the street, the remaining buildings are set back with parking between the buildings and street, street sidewalks have gaps, and the area is lacking vertical mixed-uses fronting the street. This portion of SH 287/South College Avenue near the site has a 55 MPH speed limit (traffic often exceeds this limit) and high traffic volumes, which diminishes the viability of locating pedestrian oriented uses close to the street to support an active street front environment. In addition, the SH 287 corridor acts as a significant barrier between the east side frontages and west side, with further separation for pedestrian access to the South Transit Station. The proposed ground floor storage and office space is compatible with the context of this particular area because the area does not consist of active ground floor uses oriented to pedestrians, but rather is characterized by uses oriented to vehicular access along S. College Avenue/Hwy 287. Near the intersection of Fossil Creek Parkway and College Avenue, this area is also not conducive to an active pedestrian street front.
- The purpose of the TOD standard (3.10.2(A) is twofold: 1) to prohibit single-story enclosed mini-storage use, and 2) to support other ground floor uses if combined with enclosed mini-storage either below or above this street level in a multi-story building to support an active street front. Due to the site topography and building cut into slope, the ground floor of the building is accessed from two levels, further restricting the ability to locate storage uses in the building below or above other uses. With this new multi-story enclosed mini-storage building prototype, ground floor access is required for convenient access to the leasing office and storage access into the building. Eliminating all ground floor storage use is infeasible from an operational standpoint, and the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue

hardship upon the owner. Staff has determined the TOD section of the Land Use Code warrants consideration of an amendment to provide additional direction for this type of use and design options for this type of multi-story building in the TOD area.

- Approval of this modification requires a finding that the difficulties or hardship are not caused by the act or omission of the applicant. While the proposed ground-floor storage use is caused by the act of the applicant in formulating the development program for the overall project, the constraints noted above are not. The extent and implications of the constraints were discovered and clarified during four iterations of City staff review in the development review process.
- Staff is supporting this modification because the project meets the general purposes of TOD and the SCCP and is an appropriate use for this location on South College Avenue. The project provides several benefits including: needed enclosed self-storage within this area of Fort Collins; enhanced level of building design; new extension of Snead Drive; needed storm drainage improvements in the area; sidewalk links to the pedestrian network connecting to the South Transit Center; and viable transition and buffer between the commercial development along South College Avenue and existing residential neighborhood to the east.

## 2. Modification to Section 3.10.4 (C) – Development Standards for the Transit Oriented Development (TOD) Overlay Zone – Off-Street Parking.

### Overview

This standard requires that parking lots be located behind, above, within or below street-facing buildings to the maximum extent feasible, and to avoid parking between the street and the building. This standard is related to Section 3.5.3, which addresses relationship of buildings to streets in essentially the same way but with different wording.

This project provides the primary building orientation and entrance to Snead Drive, with no intervening parking.

The Modification is needed because the plan includes six parking spaces between the building and Fossil Creek Parkway.

### Applicant Justification

The applicant's request provides justification based on numbered criterion 2.8.2H(4) on page 5 above – "nominal and inconsequential." The request is linked below. Key points include:

- The applicant believes that the granting of this Modification of Standard allowing for a minimal amount of off-street parking which includes one Accessible and five Customer/Employee parking spaces is inconsequential when considered from the perspective of the entire development plan.
- The six off-street parking spaces in question have been designed to be in close proximity to the Leasing Office/Shop to maximize customer convenience and accessibility.
- As a result of the parking layout and design the landscape area provided between the six off-street parking spaces and the public ROW, which varies from 40' to over 140', the applicant believes the parking will be adequately buffered from the public ROW and surrounding neighborhood.

### Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (3) and (4) in Section 2.8.2(H).

**Not a detriment to the public good.** Staff finds no detriment to the public good in approving this modification request because the small parking lot is internal to the site behind a generous landscape setback from the street, providing landscape screening from the street and adequate pedestrian interest.

**Criterion (3) “physical hardship”** Staff finds that the request satisfies this criterion is based on the following considerations:

- The property is irregularly shaped, with sloping topography, existing wetlands, and utility easements. The site includes frontage on three streets, and no vehicular access to the site is permitted along the South College Avenue or Fossil Creek Parkway. The only vehicular access is from Snead Drive. Due to the sloping topography of the site, parking can only be located south of the building, to be near the leasing office and storage units at the ground level. The combined site constraints limit the options for building placement, orientation, and access on site, and ability to locate parking behind, above, within or below street-facing buildings. The six parking spaces are near the registration office and to the side of the street fronting portion of the building, oriented to Snead Drive. The building location on the site is not built to or oriented towards Fossil Creek Parkway to the south, yet the small parking lot is between the building and this street, but generously setback from the sidewalk by extensive landscaping.
- Approval of this modification requires a finding that the difficulties or hardship are not caused by the act or omission of the applicant. While the required number of parking spaces and location is caused by the act of the applicant in formulating the development program for the site, the constraints noted above are not. The extent and implications of the constraints were discovered and clarified during four iterations of City staff review in the development review process.

**Criterion (4) “nominal and inconsequential.”** Staff’s finding that the request satisfies this criterion is based on the following considerations:

- This standard generally supports a pedestrian-oriented street front environment, encouraging building placement closer to the street with pedestrian space and landscaping between sidewalks and buildings. In this case the small size of the parking lot and generous landscaping allow for adequate pedestrian interest and visual quality.
- The property is surrounded on three sides by public streets with a single access drive from Snead Drive. The building office entrance is oriented to this street with no intervening parking.

For these reasons staff finds that the parking has nominal and inconsequential effects from the perspective of the whole plan.



**5. Land Use Code Article 3 – Applicable Standards**

**A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS**

| Applicable Code Standard                                 | Summary of Code Requirement and Analysis   | Staff Findings  |
|--|--|-----------------|
| <p><b>3.2.1 – Landscaping and Tree Protection</b></p>    | <p>The intent of this standard is to demonstrate a comprehensive approach to landscaping that enhances the appearance and function of the neighborhood, buildings, and pedestrian environment. The proposed plan provides the following:</p> <ul style="list-style-type: none"> <li>• Street Trees. The site fronts three public streets and one private drive. The plan provides approximately 30 trees at the appropriate spacing, size, diversity, and species in accordance with Larimer County Urban Area Street and Land Use Code Standards.</li> <li>• 84 trees consisting of deciduous and coniferous species, distributed within the site parking areas, trees in building foundation planting, and streetscape.</li> <li>• Mulched planting beds with ornamental grasses, coniferous and deciduous shrubs, and perennials.</li> <li>• 27 trees removed with 39 mitigation trees provided.</li> </ul> | <p>Complies</p> |
| <p><b>3.2.1 (D) (2) – Street Trees</b></p>               | <p>Wherever the sidewalk is separated from the street by a parkway, canopy shade trees must be planted at thirty-foot to forty-foot spacing (averaged along the entire front and sides of the block face) in the center of all such parkway areas. Such street trees shall be placed at least eight (8) feet away from the edges of driveways and alleys.</p> <ul style="list-style-type: none"> <li>• The plan provides 30 street parkway trees to combine with 6 existing street trees, along S. College Ave, Fossil Creek Parkway, and Snead Drive (30’ – 40’ spacing).</li> </ul>  | <p>Complies</p> |
| <p><b>3.2.1(D)(3) Minimum Species Diversity</b></p>      | <p>The intent of this standard is to avoid extensive monocultures and prevent uniform insect and disease susceptibility on a development site, based on the number of trees on the site.</p> <ul style="list-style-type: none"> <li>• The plan provides fourteen tree species, and none exceed 30% of the 74-total number of new trees.</li> </ul>   | <p>Complies</p> |
| <p><b>3.2.1(D)(4) Tree Species and Minimum Sizes</b></p> | <p>This standard requires minimum tree and shrub sizes included in the landscape plan. The minimum sizes are:</p> <p>Canopy shade tree - 2” caliper<br/>           Evergreen tree – 8’ height<br/>           Ornamental tree – 1.5” caliper<br/>           Shrubs – 5 gal.</p> <ul style="list-style-type: none"> <li>• All minimum required tree and shrub sizes are met.</li> </ul>  | <p>Complies</p> |

|   |   |                  |
|---|---|------------------|
| <p><b>3.2.1(E)(2) – Landscape Area Treatment</b></p>    | <p>Landscape area treatment pertains to all areas of the site not covered by buildings, structures, paving or impervious surface. Further, high use areas are required to be planted with irrigated turf grass, exposed sections of building walls must be planted to achieve at least fifty percent coverage of such wall.</p> <ul style="list-style-type: none"> <li>• The plan provides irrigated turf grass within the streetscape parkways, and adjacent to these high use areas.</li> <li>• The plan provides mulched planting beds with ornamental grasses, coniferous and deciduous shrubs, and perennials for building foundation area, edge of pavement areas, and within drainage detention ponds.</li> <li>• Wetland and buffer zone beds are planted with upland native seed mix and other buffer zone planting.</li> </ul>  | <p>Complies.</p> |
| <p><b>3.2.1(E)(3) – Water Conservation</b></p>          | <p>Landscape plans should be designed in a way to employ water efficient techniques, such as using low water use plants, limiting high water-use turf to areas of high traffic, efficient irrigation design and use of mulch to conserve moisture. When deploying the previously mentioned techniques, landscape plans may not exceed an average of fifteen gallons per square foot of landscape.</p> <p>The project proposes an annual water use of 551,595 gallons which equates to 10.6 gallons per square foot and complies with the standard. A detailed irrigation design/plan will be required at time of building permit.</p>   | <p>Complies</p>  |
| <p><b>3.2.1(E)(4) (5) - Parking Lot Landscaping</b></p> | <p>The parking lot perimeters should be landscaped in setback areas by meeting the following minimum standards:</p> <ol style="list-style-type: none"> <li>1. 1 tree per 25 lineal feet along a public street</li> <li>2. 1 tree per 40 lineal feet along a side lot line</li> <li>3. Screening from residential uses by a 6-foot fence or wall in combination with plant material.</li> <li>4. Screening from the street using elements such as walls, fences, planters, earthen berms, plant material or combination of such elements, to create a minimum height of 30 inches. Such screening is required to cover at least 70 percent the overall length of any boundary that abuts the street.</li> </ol> <ul style="list-style-type: none"> <li>• The Guardian Self-Storage small 6-space parking lot is located to the front and side of the building registration office and setback from Snead Drive and Fossil Creek Parkway with full landscape screening.</li> <li>• The temporary staging areas located in the south and north sides of the building are also generally screened from view from the adjacent streets.</li> </ul> | <p>Complies</p>  |
| <p><b>3.2.1(F) – Tree Mitigation</b></p>                | <p>This intent of this standard is to provide on-site mitigation in the form of a defined number of replacement trees if existing significant trees are removed. The number of mitigation trees is determined by City Forestry staff based off existing tree species, breast diameter, and health/condition.</p> <p>The development currently complies with the inventory and mitigation requirements outlined by the standards. In summary, the Tree Preservation and Mitigation Plan demonstrates the following:</p> <ul style="list-style-type: none"> <li>• Most of the trees were already removed as part of a stockpile permit, and that the mitigation accounts for the trees removed at that time and with PDP.</li> <li>• 27 trees removed with 39 mitigation trees provided, and 66 mitigation shrubs required with 147 mitigation shrubs provided.</li> </ul>  | <p>Complies</p>  |

|  |   |                 |
|--|---|-----------------|
| <p><b>3.2.2 – Access, Circulation and Parking</b></p>                              | <p>The intent of this standard is that development projects accommodate the movement of vehicles, bicycles, pedestrians, and transit throughout the project and to and from surrounding areas safely and conveniently and contribute to the attractiveness of the neighborhood. In compliance, the PDP includes the following:</p> <ul style="list-style-type: none"> <li>• The plan provides on-site walkways, curb-cuts, sidewalk ramps, emergency access, and a clearly delineated parking lot layout in compliance with standards.</li> <li>• Snead Drive is constructed to extend to Fossil Creek Parkway as a new local street.</li> </ul>  | <p>Complies</p> |
| <p><b>3.2.2(C)(4)(b) – Bicycle Parking Space Requirements</b></p>                  | <p>Bike parking is required based on the proposed non-residential use. In calculating the required minimum number of bicycle parking spaces, the proposed use of enclosed mini-storage is not listed in the use category table. A similar use was identified as general office (900 sf) and used for calculating the required number of bicycle spaces, requiring a minimum of 4 spaces.</p> <ul style="list-style-type: none"> <li>• The proposed P.D.P. provides 5 spaces (1 enclosed/4 fixed racks).</li> </ul>  | <p>Complies</p> |
| <p><b>3.2.2(C)(7) – Off-Site Access to Pedestrian and Bicycle Destinations</b></p> | <p>Two prominent external destinations are the Fossil Creek multi-use regional trail, and South Transit Center.</p> <p>Compliance with this standard is achieved by the connection of public bike lanes and sidewalk into the existing pedestrian network crossing Fossil Creek Parkway and South College Avenue.</p>   | <p>Complies</p> |
| <p><b>3.2.2(J) – Parking Lot Setbacks</b></p>                                      | <p>Parking lots containing six or more spaces along a nonarterial street shall be set back from the street a minimum average landscape setback of 10 feet.</p> <ul style="list-style-type: none"> <li>• The P.D.P. complies with setback standards by providing a 30-foot setback from Snead Drive ROW.</li> </ul>  | <p>Complies</p> |
| <p><b>3.2.2(K)(2) – Non-Residential Parking Requirements</b></p>                   | <p>Non-residential uses must provide a minimum number of parking spaces based on the use. In calculating the required minimum number of non-residential off-street vehicle parking spaces, the proposed use of enclosed mini-storage is not listed in the use category table. A similar use was categorized as general office, not including the enclosed storage portion of building. A small 900 sf office space is in the southeast corner of the building requiring a minimum of 1-2 spaces and maximum of 3-4 spaces. The Guardian Storage will employ 1 full-time and 1 part-time staff person, requiring 1 space per employee.</p> <ul style="list-style-type: none"> <li>• The proposed P.D.P. is providing 6 spaces, including 1 handicap space. This amount of parking is like other self-storage facilities in the City and region, with on-site parking limited to staff and customers checking in for leasing on an infrequent basis.</li> </ul> | <p>Complies</p> |
| <p><b>3.2.3 - Solar Access, Orientation and Shading</b></p>                        | <p>Impacts of shading on adjacent lots not applicable for projects in the TOD overlay district.</p>   | <p>NA</p>       |
| <p><b>3.2.4 – Site Lighting</b></p>  | <p>This code section requires that exterior lighting does not adversely affect the properties, neighborhood, or natural features adjacent to the development. The standard requires exterior lighting to be examined in a way that considers the light source, level of illumination, hours of illumination and need.</p> <ul style="list-style-type: none"> <li>• The plan includes lighting fixtures attached to the building, site areas, and within the parking lot. The photometric plan demonstrates compliance with minimum and maximum lighting levels. All proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less.</li> </ul>  | <p>Complies</p> |

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| <p><b>3.2.5 – Trash and Recycling Enclosures</b></p> | <p>Trash and recycling enclosures outside must be provided in convenient locations and allow for walk-in access without having to open the main service gate. Additionally, standards require: 50/50 distribution of recycling and trash, concrete pad, and enclosures to be constructed of durable, high quality material that compliments the material and architecture of the building that it is required for.</p> <ul style="list-style-type: none"> <li>• The plan provides adequately sized trash and recycling containers to accommodate the collection, separation, storage and pickup of trash and recyclable materials for the office use only, not for customer use. Trash and Recycling containers will be stored inside the proposed building and put outside for pickup and removal on the designated trash collection day.</li> <li>• For customer storage, if the tenant has given notice that they have moved out, and there are items left in their unit, office staff will first check with the tenant to make sure that they no longer want the items. If the items are in decent shape, staff will typically auction along with other units that are in the lien process in accordance with Colorado state statutes. If the unit does not sell, we will either donate or dispose of the items.</li> </ul> | <p>Complies</p> |
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**B. DIVISION 3.3 – ENGINEERING STANDARDS**

| <p><b>Applicable Code Standard</b></p>                              | <p><b>Summary of Code Requirement and Analysis</b></p>   | <p><b>Staff Findings</b></p> |
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| <p><b>3.3.1(C) – Public Sites, Reservations and Dedications</b></p> | <p>This standard requires the applicant to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such rights-of-way to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code. The PDP complies with this standard by:</p> <ul style="list-style-type: none"> <li>• Constructing and dedicating the extension of Snead Drive to provide access to the site and connect to Fossil Creek Parkway.</li> <li>• The plat will be updated to include a single lot for Guardian Storage and ROW for Snead Drive that bisects the parcel, ROW for Fossil Creek Parkway and South College Avenue.</li> <li>• The project will dedicate both onsite and offsite easements prior to final plan approval.</li> </ul> | <p>Complies</p>              |
| <p><b>3.3.2 – Development Improvements</b></p>                      | <p>Approval of final plat by the City Engineer is completed at Final Development Plan.</p>   | <p>NA</p>                    |
| <p><b>3.3.3 – Water Hazards</b></p>                                 | <p>NA</p>  | <p>NA</p>                    |
| <p><b>3.3.4 - Hazards</b></p>                                       | <p>NA</p>  | <p>NA</p>                    |
| <p><b>3.3.5 – Engineering Design</b></p>                            | <p>NA</p>  | <p>NA</p>                    |

**C. DIVISION 3.4 – ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS ENGINEERING STANDARDS**

| Applicable Code Standard | Summary of Code Requirement and Analysis | Staff Findings |
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| <p><b>3.4.1(E) – Natural Habitats and Features</b></p> | <p>The General Standard in this section requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community by: (1) directing development away from sensitive resources; (2) minimizing impacts and disturbance through the use of buffer zones; (3) enhancing existing conditions; or (4) restoring or replacing the resource value lost to the community when a development will result in the disturbance of natural habitats or features.</p> <p>b. Section 3.4.1(E)(1)(a-i) Buffer Zone Performance Standards allow the decision maker [Planning and Zoning Board] to determine buffer zones that may be multiple and noncontiguous. The general buffer zone distance for each natural habitat or feature is established in the quantitative buffer zone table, but the Planning and Zoning Board may reduce or enlarge any portion of the general buffer zone distance to ensure qualitative performance standards are achieved.</p> <p><b>Background:</b> The Ecological Characterization Study (ECS) was completed by AloTerra Restoration Services in November 2019, prior to the Project Development Plan submittal. The report highlights several resources on the property that warrant protection or mitigation, including: three wetlands and native shrubs and trees along a wetland swale. Other than these features, the site is dominated by non-native grasses (smooth brome, crested wheatgrass) and invasive weeds (kochia, bindweed, prickly lettuce, and Canada thistle).</p> <p><b>Wetlands:</b> Wetlands are located in isolated pockets around the site that total 0.12-acre in size.</p> <ul style="list-style-type: none"> <li>• Wetland A (0.01-acre): isolated wetland likely created by leaking municipal water supplies, and of poor quality with low structural and species diversity.</li> <li>• Wetland B (0.1-acre): a wetland swale that is likely supported by stormwater runoff from surrounding developments and is of low to moderate quality with little species diversity but moderate structural diversity.</li> <li>• Wetland C (0.01-acre): isolated wetland likely created by leaking municipal water supplies and of poor quality with low structural and species diversity.</li> </ul> <p>The primary functions associated with the wetlands are wildlife habitat and sediment entrapment. As these wetlands do not provide significant use by waterfowl or shorebirds, the buffer standards are applied by the size of wetland. According to the Land Use Code Section 3.4.1(E), for wetlands less than 1/3 acre in size a 50' buffer is applied. All three wetlands are below the 1/3 acre threshold and require a 50' buffer. However, this buffer can vary if qualitative performance standards are met. All wetlands are considered non-jurisdictional (not regulated by the US Army Corps of Engineers).</p> <p><b>Development Proposal:</b></p> <p>The development proposal will impact all wetlands present. The alignment of Snead Drive overlaps Wetland C, while the other small, isolated wetlands will be removed for the storage building. Proposed onsite mitigation would create an overall ecological uplift of the site and enhance the quality of plant communities and connectivity of habitat for wildlife. The site contains a total of 0.12-acre of low-quality wetlands, which will be replaced with 0.15-acre of higher quality facultative wetlands. Because the site is predominately covered in invasive species, the value to wildlife is not significant due to minimal structure and function. Mitigation on the eastern side of the Guardian Storage Facility site will allow for enhanced connectivity for wildlife within the Fossil Creek corridor, as well as increased value of native plant species, which will provide better forage, structure, and function for the surrounding community. The Natural Habitat Buffer Zone around the sand filter proposes additional native plantings for visual screening and improved habitat.</p> <p>The loss of habitat value from the removal of trees and shrubs along Wetland B will be mitigated through a combination of shrubs and trees to provide structural and species diversity. A total of 147 native shrubs and 39 mitigation trees will be provided.</p> | <p>Complies</p> |
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**Performance Standards:** The applicant proposes to vary from the 50' buffer standard while meeting LUC 3.4.1 (E) natural habitat buffer zone performance standards, which are as follows:

- (a) *The project shall be designed to preserve or enhance the ecological character or function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.*
  - The existing site contains a total of 0.12-acre of low quality wetlands and 15,500 sf of buffer zones. The development proposes the creation of 0.15-acre higher quality wetlands and 19,864 sf of buffer zones. The resultant buffer zone will be of higher quality than what exists today through weed mitigation, species diversity, and structural diversity.
- (b) *The project, including, by way of example and not by way of limitation, its fencing, pedestrian/bicycle paths and roadways, shall be designed to preserve or enhance the existence of wildlife movement corridors between natural habitats and features, both within and adjacent to the site.*
  - The proposed wetlands are located along the eastern side of the development and will allow for enhanced connectivity for wildlife within the Fossil Creek corridor, as well as increased value of native plant species which will provide better forage, structure, and function for the surrounding community.
- (c) *The project shall be designed to preserve existing trees and vegetation that contribute to the site's ecological, shade, canopy, aesthetic, habitat, and cooling value. Notwithstanding the requirements of Section 3.2.1(F), all trees and vegetation within the Limits of Development must be preserved or, if necessary, mitigated based on the values established by the Ecological Characterization Study or the City Environmental Planner. Such mitigation, if necessary, shall include trees, shrubs, grasses, or any combination thereof, and must be planted within the buffer zone.*
  - Vegetation within wetlands will be mitigated through a combination of shrubs and trees for improved structural and species diversity, and the understory will be replaced with native seed.
- (d) *The project shall be designed to protect from adverse impact to species utilizing special habitat features such as key raptor habitat features, including nest sites, night roosts and key feeding areas as identified by the Colorado Parks and Wildlife Division ("CPW") or the Fort Collins Natural Areas Department ("NAD"); key production areas, wintering areas and migratory feeding areas for waterfowl; heron rookeries; key use areas for wading birds and shorebirds; key use areas for migrant songbirds; key nesting areas for grassland birds; fox and coyote dens; mule deer winter concentration areas as identified by the CPW or NAD; prairie dog colonies one (1) acre or greater in size; key areas for rare, migrant or resident butterflies as identified by the NAD; areas of high terrestrial or aquatic insect diversity as identified by the NAD; remnant native prairie habitat; mixed foothill shrubland; foothill ponderosa pine forest; plains cottonwood riparian woodlands; and wetlands of any size.*
  - The existing site is low-quality throughout and the Natural Habitat Buffer Zones will result in greater ecological function and habitat value than exists today.
- (e) *The project shall be designed so that the character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting, and similar potential development impacts shall minimize the degradation of the ecological character or wildlife use of the affected natural habitats or features.*

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|                                   | <ul style="list-style-type: none"> <li>• This project will result in greater impacts to natural resources from traffic generation, noise, and lighting because Snead Drive will be constructed along the alignment of Wetland B. However, the proposed mitigation strives to minimize adverse impacts through additional plantings for screening from traffic, lighting, and noise.</li> <li>(f) <i>The project shall be designed to integrate with and otherwise preserve existing site topography, including, but not limited to, such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines, and scenic topographic features.</i></li> <li>• The project recreates topographical variations that will result in facultative wetlands.</li> <li>(g) <i>The project shall be designed to enhance the natural ecological characteristics of the site. If existing landscaping within the buffer zone is determined by the decision maker to be incompatible with the purposes of the buffer zone, then the applicant shall undertake restoration and mitigation measures such as regrading and/or the replanting of native vegetation.</i></li> <li>• All buffers will be restored to native vegetation. Additionally, weed mitigation and enhancement plantings will be incorporated to improve the natural ecological characteristics of the site.</li> <li>(h) <i>The project may be designed to provide appropriate human access to natural habitats and features and their associated buffer zones to serve recreation purposes, provided that such access is compatible with the ecological character or wildlife use of the natural habitat or feature.</i></li> <li>• The proposed pedestrian walkways along Snead Drive provide access to the wetland areas to the east.</li> <li>(i) <i>Fencing associated with the project shall be designed to be compatible with the ecological character and wildlife use of the natural habitat or feature.</i></li> <li>• No fencing is being proposed near the proposed wetland.</li> </ul> <p><b>Summary:</b> The mitigation results in nearly 0.45-acres of Natural Habitat Buffer Zone (NHBZ). Emphasis is placed on replacing, combining, and expanding the low-quality wetlands into one riparian area. A native seed mix, weed mitigation, and additional native plantings throughout other areas of the site will further enhance the ecological character and habitat value of the site.</p> |           |
| <p><b>3.4.2 – Air Quality</b></p> | <p>NA</p>  | <p>NA</p> |

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| <p><b>3.4.3 – Water Quality</b></p>                   | <p>The Project is required to be designed so that precipitation runoff flowing from the site is treated in accordance with the criteria set forth in the <i>Stormwater Criteria Manual</i>.</p> <p>The proposed Guardian Storage project will meet the City’s stormwater drainage criteria with 2 variances, described as follows:</p> <ul style="list-style-type: none"> <li>• The Guardian site will provide water quality treatment for 100% of the onsite impervious areas with a sand filter Low Impact Development (LID) facility. It was agreed that the new Snead Drive impervious area would not be possible to collect and treat; as a trade-off, the project will instead provide additional treatment for offsite flows that enter the site from the northwest.</li> <li>• The proposed sand filter design will include an additional permanent dewatering system to hold ground water levels below the bottom of the sand filter media. This permanent dewatering system (underdrain) is private and will be located around the perimeter of the sand filter area. The underdrain pipe will connect to the public storm system in Snead Drive and will require an encroachment permit from Engineering. City Stormwater has agreed to a variance reducing minimum vertical separation between the groundwater levels and the sand filter bottom. The standard is 24-inches of vertical separation; with the installation of the permanent dewatering system, Stormwater has agreed to 12-inches of vertical separation. Based on the geotechnical information supplied by the design team, this dewatering system will reduce the groundwater levels in the vicinity of the sand filter, by approximately 2-feet.</li> <li>• Because this site receives significant offsite flows from the north, the project is proposing to collect and route these flows around the site in an underground storm system on each side of the site. These flows will be routed to Fossil Creek through an improved crossing pipe under Fossil Creek Parkway. The applicant has already negotiated and recorded an offsite drainage easement from the property owner south of Fossil Creek Parkway (Fossil Creek Meadows HOA) for the construction of this additional outfall.</li> <li>• This project has applied for a second variance to not provide “quantity detention” (major storm detention) on this site. This is allowed under the ‘beat-the-peak’ section of the stormwater criteria manual. To support this, the applicant has updated the City’s watershed hydrology model for Fossil Creek to include this development site with no detention (‘free-release’ of 100-yr flowrates). The results of this analysis show no impact to downstream facilities, regulatory flow rates (100-yr or 1% annual chance flow), or floodplain water surface elevations. Based on this analysis, City Stormwater has agreed to this variance request with the stipulation that this site must convey all addition runoff to Fossil Creek without damages to the adjacent properties. The additional storm pipe under Fossil Creek Parkway will provide this conveyance.</li> </ul> | <p>Complies</p> |
| <p><b>3.4.4 – Noise &amp; Vibration</b></p>           | <p>NA</p>   | <p>NA</p>       |
| <p><b>3.4.5 – Hazardous Materials</b></p>             | <p>NA</p>   | <p>NA</p>       |
| <p><b>3.4.6 – Glare and Heat</b></p>                  | <p>NA</p>   | <p>NA</p>       |
| <p><b>3.4.7 – Historic and Cultural Resources</b></p> | <p>NA</p>   | <p>NA</p>       |

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| <b>3.4.8 – Parks and Trails</b> | NA | NA |
| <b>3.4.9 – Health Risks</b>     | NA | NA |

**D. 3.5 – BUILDING STANDARDS**

| <b>Applicable Code Standard</b>                     | <b>Summary of Code Requirement and Analysis</b>  | <b>Staff Findings</b> |
|---|--|-----------------------|
| <b>3.5.1(B)– Building Project and Compatibility</b> | <p>The intent of this standard is for new developments in or adjacent to existing developed areas to be compatible with the established architectural character of such areas by using complementary design strategies. In areas where the existing architectural character is not definitively established or is not consistent with the purposes of this Code, the architecture of new development shall set an enhanced standard of quality for future projects or redevelopment in the area.</p> <p>Staff finds that the project complies with the compatibility requirements of this section (See sections C, E and F below for more information).</p> <ul style="list-style-type: none"> <li>• The overall design pattern of existing buildings and sites along the South College Avenue frontages south of Harmony Road varies, lacking established architectural character in the area.</li> <li>• The architectural design of the Building has been developed to relate to the surrounding context of existing commercial buildings along South College Avenue, with an enhanced level of design.</li> <li>• The proposed building incorporates architectural design elements and landscape buffer transitions to be more compatible with the existing neighborhood to the east.</li> </ul> | Complies              |



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| <p><b>3.5.1 (C) - Building Size, Height, Bulk, Mass, Scale.</b></p> | <p>Buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures, if any, on the same block face, abutting or adjacent to the subject property, opposing block face or cater-corner block face at the nearest intersection.</p> <ul style="list-style-type: none"> <li>• The proposed building incorporates similar architectural massing that is proportional to the mass and scale of other commercial and residential structures along South College Avenue, which range in height between 1 and 4 stories. The existing commercial building adjacent to this site to the north is approximately 2.5 stories in height, and the existing commercial building across Fossil Creek Parkway to the south is 1.5 stories. The proposed building is a combination of 4 stories (S/E elevations) and 3 stories (N/W elevations).</li> <li>• The building is over 42 feet in height, requiring a light and shadow analysis for buildings over 40 feet. The shadow analysis for the site and building does not show a substantial adverse impact on the adjacent neighborhood to the east. The shadows portrayed at winter solstice do not preclude the functional use of solar energy technology, creating glare such as reflecting sunlight or artificial lighting at night, contributing to the accumulation of snow and ice during the winter on adjacent property and shading of windows or gardens for more than three (3) months of the year.</li> <li>• The proposed building mitigates the potential impacts of a larger commercial development adjacent to the existing residential neighborhood, using architectural design elements such as horizontal façade treatments, second level building setback and step-back of the east façade at the second level.</li> <li>• A minimum 25-foot landscape buffer is provided between the building and east property line abutting the existing neighborhood. This landscape setback width ranges between 37 feet to 71 feet. The site and building are further separated from the neighborhood by the Snead Drive ROW (58'), which includes parkway street tree planting.</li> </ul> | <p>Complies</p> |
| <p><b>3.5.1(E) – Building Materials</b></p>                         | <p>This intent of this standard is that building materials be similar to the materials being used in the neighborhood or, if dissimilar, other characteristics such as scale and proportions, form, architectural detailing, color, and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.</p> <p>The PDP proposes the use of the following types of material consistent with those being used in the existing neighborhood:</p> <ul style="list-style-type: none"> <li>• The building's architecture integrates a variety of materials including split face, polished and ground masonry block, storefront glass, and insulated metal panels and steel, reflective of modern contemporary development. Exterior finish colors, textures and materials will be varied and patterned.</li> </ul>  | <p>Complies</p> |

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| <p><b>3.5.1(F) – Building Color</b></p>  | <p>The intent of this standard is that color shades should be used to facilitate blending into the neighborhood and unifying the development and further, should draw from the range of color shades that already exist on the block or in the adjacent neighborhood.</p> <p>Staff finds that the plan complies with this standard, with one exception.</p> <ul style="list-style-type: none"> <li>Staff directed the design of the building to remove the bright orange and blue colors within the banding, with a palette of colors consistent with the neighborhood context. The building elevations incorporate a range of earth-tone colors consistent with the existing commercial buildings and residential homes to the east, except for the blue banding.</li> </ul> <p>Staff has determined that the blue banding located on the south and east building facades still shown on plans should be replaced with a more compatible color, and is recommending the following condition of approval:</p> <p><b>Condition #1 - Prior to Final Plan approval, the building elevations shall be revised to change the blue banding color to a more compatible earth tone color. The blue color behind the two signage areas and the storage doors are not included with this condition.</b></p> <p>This standard is similar to the building color standard in Section 3.10.5(C) – Materials and Colors (see below), which includes the same condition of approval.</p>   | <p><b>Condition of Approval</b></p> |
| <p><b>3.5.2 – Residential Building Standards</b></p>                             | <p>NA</p>  | <p>NA</p>                           |
| <p><b>3.5.3(C) – Relation of Buildings to Streets, Walkways, and Parking</b></p> | <p>The general purpose for commercial buildings is to promote the design of an urban environment that is built to human scale, provides significant architectural interest, and shall not have a single, large, dominant building mass. The street level shall be designed to comport with a pedestrian scale to establish attractive street fronts and walkways. Buildings shall be designed with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.</p> <p>Staff finds that the plan complies with these standards.</p> <p>C) Relation of Buildings to Streets. The intent of this standard is that at least one (1) main entrance of any commercial or mixed-use building should face and open directly onto a connecting walkway with pedestrian frontage.</p> <ul style="list-style-type: none"> <li>The existing development pattern along the South College Avenue east frontages does not include an established and continuous pattern of buildings oriented to the street or pedestrian-oriented street fronts. The frontage of Fossil Creek Parkway also lacks a continuous and established pattern supporting an active street front. The building complies with the build-to-line at South College Avenue ROW; however, as a 4-lane arterial with high traffic volumes and speeds, it is not conducive to supporting pedestrian-oriented street fronts.</li> <li>The site is surrounded by three public streets and a private drive, with the only site vehicular access from Snead Drive on east. The building is oriented to this street with parking to the side and the office entrance facing and opening onto a connecting walkway to Snead Drive.</li> </ul> | <p>Complies</p>                     |
| <p><b>3.5.3(D) – Variation in Massing</b></p>                                    | <p>The intent of this standard is to ensure that a single, large, dominant building mass shall be avoided in new buildings.</p> <ul style="list-style-type: none"> <li>The building massing and scale is designed to relate to entrances, integral structure, and organization of interior spaces. The mass and scale are reduced by incorporating vertical elements for change in height, projecting and recessed elements. The building levels are further articulated using material, finishes and colors within horizontal/vertical layers related to the different levels and entrances, including façade setbacks and step backs. The south and north building facades are further divided with window treatments, entry doors and changes in material and colors.</li> </ul>  | <p>Complies</p>                     |

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| <b>3.5.3(E) – Character and Image</b>      | <p>The intent of this standard is that building design should contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.</p> <ul style="list-style-type: none"> <li>• On a portion of the south and east building elevations, the primary building entrance and office space incorporates storefront glass, masonry materials and finishes to the second level to support pedestrian activity on Snead Drive.</li> <li>• All three building facades that face a street incorporate wall or bay articulation elements to break up the mass and scale of the overall façade using fenestration patterns, setbacks, step backs, and variation of materials and colors to provide visual interest and relate to human scale.</li> <li>• The building facades include a recognizable base and top treatment using such design elements as thicker walls and ledges, integrally textured materials and colors, cornice treatments, setbacks, and roof parapets.</li> </ul> | Complies |
| <b>3.5.4 – Large Retail Establishments</b> | NA   | NA       |
| <b>3.5.5 – Convenience Shopping Center</b> | NA   | Na       |

### E. 3.6 TRANSPORTATION AND CIRCULATION

| <b>Applicable Code Standard</b>      | <b>Summary of Code Requirement and Analysis</b>  | <b>Staff Findings</b> |
|--------------------------------------|--|-----------------------|
| <b>3.6.1(D) – Master Street Plan</b> | <p>The purpose of this standard is to provide for or accommodate the streets and transportation facilities identified on the Master Street Plan that are within the Limits of Development.</p> <ul style="list-style-type: none"> <li>• The P.D.P. includes existing frontage to South College Avenue (4-lane arterial) and Fossil Creek Parkway (two-lane collector), with improvements including detached 6' sidewalks, parkway strip landscaping and new striping that are aligned with what has been done on adjacent properties.</li> <li>• Snead Drive will be constructed to provide access to the site and extend to connect to Fossil Creek Parkway to the south, to include a complete street cross section, detached sidewalk, parkway landscaping and storm drainage improvements.</li> <li>• The P.D.P. demonstrates overall compliance with Master Street Plan and provides safe and convenient access.</li> </ul> | Complies              |

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|---|---|---------------------------------------|
| <p><b>3.6.2 (K) – Streets, Streetscapes, Alleys and Easements</b></p> | <p>The streetscape parkway design needs to conform with the <i>Larimer County Urban Area Street standards</i>.</p> <ul style="list-style-type: none"> <li>• The Plan provides a primary vehicular access point from Snead Drive and secondary access from the private drive to the north. The extension of Snead Drive includes detached sidewalks with ADA accessible sidewalk ramps.</li> <li>• The parkway landscape strip includes irrigated turf grass and street trees located at 40' spacing.</li> <li>• Staff has had a discussion with Xcel to understand their thoughts with their existing facility in the existing Public Service Easement located on north edge of site and how the development would impact this. Xcel is OK with the project going to a public hearing but would need to work out with the applicant on how their existing easement will be vacated &amp; rededicated and the utility relocated accordingly. There is an existing 12' utility, access, and drainage easement directly north that would appear to be a physical location, however the easement is a private easement not dedicated to the City and the City would not claim that Xcel has a right to relocate in that existing private easement as a result.</li> </ul> <p><b>Condition (2) Prior to Final Plan approval, the exclusive gas line easement and gas facility located on the north edge of site needs to be coordinated with Xcel Energy to meet their requirements. The existing easement would need to be vacated by Xcel Energy and the gas line relocated into a new easement outside of the retaining wall to comply with all Land Use Code requirements for this area.</b></p> | <p><b>Complies with Condition</b></p> |
| <p><b>3.6.3 – Street Pattern and Connectivity</b></p>                 | <p>The intent of this standard is that the local street system be designed to be safe, efficient, convenient, and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians, and emergency vehicles). The street configuration within each parcel should also contribute to the street system of the neighborhood.</p> <ul style="list-style-type: none"> <li>• The local street system will accommodate all modes. The local street system contributes to the larger neighborhood network to the maximum extent feasible through the extension of Snead Drive connecting to Fossil Creek Parkway and providing access to the site from the east.</li> </ul>  | <p>Complies</p>                       |

|  |   |                 |
|--|---|-----------------|
| <p><b>3.6.4 – Transportation Level of Service Requirements</b></p> | <p>This standard requires that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or includes appropriate mitigation of impacts, for all travel modes.</p> <p>Traffic Operations and Engineering Departments have reviewed the plan’s Traffic Memorandum (October 11, 2019) that addresses the impact of the proposal and provided information so staff could identify required mitigation measures to meet Level of Service (LOS) standards.</p> <p><b>Vehicular Traffic:</b></p> <p>The following mitigation is required for the project to meet the City’s LOS standards:</p> <ul style="list-style-type: none"> <li>• The extension of Snead Drive connecting from Fairway Lane to Fossil Creek Parkway is required to meet the City’s LOS and access standards.</li> <li>• The proposal is anticipated to have a nominal impact on the adjacent roadway system, and the access type, location, and streets have been designed to meet City standards for all modes of travel.</li> <li>• The projected volumes used for this analysis include the trips generated by the proposed site, as well as the adjacent businesses that will use the proposed Snead Drive extension.</li> <li>• Based on this analysis, the site is not anticipated to generate a significant number of trips on the adjacent streets or negatively impact intersections in the area.</li> <li>• The addition of an exclusive left turn lane for eastbound Fossil Creek Parkway was evaluated but not required at this time based on criteria outlined in the Larimer County Urban Area Street Standards.</li> </ul> <p>There were several other concerns raised by residents regarding transportation in the area, including the impacts of increased vehicle and truck traffic on Snead Drive and Fossil Creek Parkway. These issues were reviewed and analyzed as part of the traffic study.</p> <p><b>Multi Modal Level of Service (Bikes and Pedestrians)</b></p> <p>Bike and pedestrian levels of service were evaluated, and the project is required to construct complete bike and pedestrian facilities that meet LOS standards within its site.</p> <ul style="list-style-type: none"> <li>• The connecting walkway from the Snead Drive to the registration office on site, including the public sidewalks along the new extension of Snead Drive and sidewalk along South College Avenue frontage, will be constructed to fully accommodate all pedestrians per the Americans with Disabilities Act (ADA).</li> <li>• Bicycle and pedestrian connections to external destinations beyond the site are provided utilizing the existing sidewalk network on Fossil Creek Parkway and South College Avenue.</li> </ul> <p>Regarding transportation, the proposal complies with Section 3.6.4 as well as Larimer County Urban Area Street Standards and the City of Fort Collins Multi-Modal Transportation Level of Service Manual.</p> | <p>Complies</p> |
| <p><b>3.6.5 – Bus Stop Design</b></p>                              | <p>NA</p>   | <p>NA</p>       |
| <p><b>3.6.6 – Emergency Access</b></p>                             | <p>The purpose of this standard is to provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services. All emergency access ways, easements, rights-of-way, or other rights required to be granted pursuant to the Uniform Fire Code must include not only access rights for fire protection purposes, but also for all other emergency services.</p> <p>The project has been reviewed by Poudre Fire Authority (PFA) and currently meets the needs and requirements of PFA regulations.</p>  | <p>Complies</p> |



### F. 3.7 COMPACT URBAN GROWTH

| Applicable Code Standard           | Summary of Code Requirement and Analysis   | Staff Findings |
|------------------------------------|--|----------------|
| 3.7.1 - General                    | NA   | NA             |
| 3.7.2 - Contiguity                 | NA   | NA             |
| 3.7.3 – Adequate Public Facilities | <p>The purpose of the adequate public facilities (APF) management system is to establish an ongoing mechanism that ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.</p> <p>This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <ul style="list-style-type: none"> <li>The project is located within the City of Fort Collins Light and Power and Stormwater Districts, Poudre Fire Authority, and the Fort Collins Loveland Water and South Fort Collins Sanitation Districts.</li> <li>Each entity has commented on the project and has found that the existing infrastructure can serve the proposed project.</li> </ul> | Complies       |

### G. 3.10 DEVELOPMENT STANDARDS FOR THE TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY ZONE

The purpose of this Section is to modify the underlying zone districts south of Prospect Road to encourage land uses, densities and design that enhance and support transit stations along the Mason Corridor. These provisions allow for a mix of goods and services within convenient walking distance of transit stations; encourage the creation of stable and attractive residential and commercial environments within the TOD Overlay Zone south of Prospect Road; and provide for a desirable transition to the surrounding existing neighborhoods.

| Applicable Code Standard                              | Summary of Code Requirement and Analysis  | Staff Findings  |
|---|---|---|
| 3.10.2(A) – Permitted Uses                            | <p>Enclosed mini-storage. Ground-floor enclosed mini-storage shall be prohibited. Enclosed mini-storage shall be allowed either below grade or on upper levels of a building.</p> <ul style="list-style-type: none"> <li>The proposed building is four stories and includes ground floor as enclosed mini-storage and office uses.</li> <li><b>See Section C-1 above for information on Modification of Standard Requested.</b></li> </ul>  | Modification of Standard Requested                        |
| 3.10.3(A) – Building Orientation                      | <p>Primary commercial and residential building entrances shall face streets, connecting walkways, plazas, parks, or similar outdoor spaces, but not parking lots. Buildings shall face all street frontages to the maximum extent feasible, with highest priority given to east-west streets that lead from transit stations to destinations.</p> <ul style="list-style-type: none"> <li>The building meets the build-to-line to South College Ave and Snead Drive. The primary entrance of the proposed building faces and is oriented to a connecting walkway to frontage on Snead Drive.</li> <li>The south façade of the building also faces Fossil Creek Parkway but is not oriented to this street sidewalk because the site is surrounded by three streets, has an irregular shape, and is limited by existing topography.</li> </ul>  | Complies  |
| 3.10.4(A)(C) - Streetscape and Pedestrian Connections | <p>Streetscape. Developments should provide formal streetscape improvements, which shall include sidewalks having street trees in sidewalk cutouts with tree grates, planters, or other appropriate treatment for the protection of pedestrians and shall provide seating and pedestrian light fixtures. Specific design details shall be subject to approval by the City Engineer in accordance with the design criteria for streets.</p> <ul style="list-style-type: none"> <li>The P.D.P. includes the construction of Snead Drive between Fairway Lane to Fossil Creek Parkway. This new segment of local street includes sidewalks, parkway streetscape landscaping and lighting on both sides of the street.</li> </ul> <p>Off-street Parking. Off-street parking shall be located behind, above, within or below street-facing buildings to the maximum extent feasible. No parking will be allowed between the street and the front or side of a building.</p> <ul style="list-style-type: none"> <li>The proposed building includes a build-to-line and primary entrance that opens and faces a connecting walkway to Snead Drive. With this building orientation, the parking lot is to the side.</li> <li>The south façade of the building also faces Fossil Creek Parkway, that includes the parking lot between the building and street ROW.</li> <li><b>See Section C-2 above for information on Modification of Standard Requested.</b></li> </ul> | Modification of Standard Requested for Off-Street Parking |

|   |  |   |
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| <p><b>3.10.5(A)(B)(C)<br/>(E)(F)(G) -<br/>Character and<br/>Image</b></p> | <p>(A) Articulation. The intent of this standard is to ensure that exterior building walls be subdivided and proportioned to human scale, using projections, overhangs, and recesses in order to add architectural interest and variety and avoid the effect of a single, massive wall with no relation to human size.</p> <ul style="list-style-type: none"> <li>The proposed building exterior walls are proportioned to the human scale using the following architectural design elements: storefront glass, ribbed banding between levels, breaks in materials, finishes, and colors between wall panels, window treatments, setbacks, and step-backs.</li> </ul> <p>(B) Rooflines. Flat-roofed buildings should feature three-dimensional cornice treatment or accent roof elements or towers on all walls facing streets or connecting walkways, used to provide articulation of the building mass.</p> <ul style="list-style-type: none"> <li>The proposed building includes a three-dimensional cornice treatment on all walls facing the street or connecting walkway. The building roof incorporates accent roof parapet elements used to provide articulation of the building mass.</li> </ul> <p>(C) Materials and Colors. Predominant exterior building materials should be high quality materials, including, but not limited to, brick, sandstone, other native stone, tinted/textured concrete masonry units, stucco systems, stone veneer, corrugated metal, wood and/or equivalent accent material in a manner that highlights the articulation of the massing or the base and top of the building. Predominant or field colors for facades shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, black or fluorescent colors shall be prohibited.</p> <ul style="list-style-type: none"> <li>The proposed building includes storefront glass, stone veneer, nichia wood, textured split face block, aluminum wrapped cornice, and metal wall panels.</li> <li>The building colors reflect a range of earth tone colors, except for the blue banding shown on the south and east building elevations. Staff has determined that the blue banding needs to be replaced with a more compatible earth tone color and is recommending the following condition of approval:</li> </ul> <p><b>Condition #3 - Prior to Final Plan approval, the south and east building elevations shall be revised to change the blue banding color to a more compatible earth tone color. The blue color behind the two signage areas and the storage doors are not included with this condition.</b></p> <p>(E) Walls and Fences. Walls, fences, and planters should be designed to match or be consistent with the quality of materials, style, and colors of the development.</p> <ul style="list-style-type: none"> <li>The proposed site includes retaining walls that use the same textured split face block and color as the building foundation material.</li> </ul> <p>(F)(1)(2) Building Height, Base and Upper Portions. All buildings should have a minimum height of twenty (20) feet and be limited to the maximum height allowed in the underlying zone district. Buildings should also have a base portion consisting of one (1) or two (2) stories, be clearly defined by a prominent, projecting cornice or roof, fenestration, step backs, different material, and different color from the remainder of the building in supporting pedestrian scale and compatibility of nearby buildings.</p> <ul style="list-style-type: none"> <li>The proposed building is four stories in height. The building base varies between one and two stories, clearly defined by using different materials and colors, window treatment, and fenestration. The upper portions of the building are differentiated from the base using set back and revealed banding for those portions of the building that front a street. The building facades facing a sidewalk including South College Avenue, Fossil Creek Parkway, and Snead Drive incorporate enhanced pedestrian scale design.</li> <li>Existing commercial building heights vary along the South College corridor, ranging from 1-4 stories, without a continuous or established pattern along these frontages. The existing building to the north is 2.5 stories in height and the existing building south across Fossil Creek Parkway is 1.5 stories. The Red Tail Ponds permanent supportive housing building west of College Avenue is 4 stories. The proposed 4-</li> </ul> | <p><b>Complies<br/>with<br/>Condition</b></p> |
|---|--|---|

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|  | <p>story building includes four levels on a portion of the south and east elevations, and three levels on the west and north elevations due to change in topography. The east elevation includes a building setback to 2-stories and series of building step backs to break up overall wall plane.</p> <ul style="list-style-type: none"> <li>The extent of the upper floor step-backs at the second level in establishing the building base and top treatments are designed to support pedestrian scale for the facades facing a street and to ensure greater compatibility with the existing neighborhood to the east. The primary entrance portion of the building is 2 stories in height, reducing the building mass and scale for the building facade facing east.</li> </ul> <p>(G) Windows. Standard storefront window and door systems may be used as the predominant style of fenestration for nonresidential buildings if the building facade visually establishes and defines the building stories and establishes human scale and proportion. Projects functionally unable to comply with this requirement shall mitigate such noncompliance with ample, enhanced architectural features such as a change in massing or materials, enhanced landscaping, trellises, arcades, or shallow display window cases.</p> <ul style="list-style-type: none"> <li>The proposed building includes standard door and window treatments on all four facades to establish and define building stories and human scale. The primary building entrance and office portion of the building incorporates store front glass to the second level to support pedestrian activity on site.</li> </ul> |  |
|--|--|--|

**6. Land Use Code Article 4 – Applicable Standards:**

**A. DIVISION 4.21 – GENERAL COMMERCIAL (C-G) ZONING DISTRICT**

The General Commercial District is intended to be a setting for development, redevelopment, and infill of a wide range of community and regional retail uses, offices and personal and business services. Secondly, it can accommodate a wide range of other uses including creative forms of housing. While some General Commercial District areas may continue to meet the need for auto-related and other auto-oriented uses, it is the City's intent that the General Commercial District emphasize safe and convenient personal mobility in many forms, with planning and design that accommodates pedestrians.

| Applicable Code Standard                | Summary of Code Requirement and Analysis  | Staff Findings                            |
|---|---|---|
| <b>4.21(B)(2) – Permitted Uses</b>      | The proposed uses include enclosed mini-storage. Enclosed mini-storage is a permitted use subject to Type 2 review.   | Complies                                  |
| <b>4.21(D) – Land Use Standards</b>     | <p>The maximum building height permitted within this district is four stories.</p> <ul style="list-style-type: none"> <li>The proposed enclosed mini-storage building is four stories for a portion of the south and east elevations, and three stories at remaining elevations on site.</li> <li>The total building height is 42'-8".</li> </ul> | Complies                                  |
| <b>4.21 (G) – Development Standards</b> | <p>Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.</p> <ul style="list-style-type: none"> <li>See Section 3.10.2 above for additional requirements within the TOD Overlay Zone.</li> </ul>   | <b>Modification of Standard Requested</b> |

## 7. Findings of Fact/Conclusion

In evaluating the request for the Guardian Self-Storage Project Development Plan, PDP190020, staff makes the following findings of fact:

1. The Project Development Plan complies with the policy direction of the *South College Corridor Plan*.
2. The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
3. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards, with two Modifications of Standards and a condition of approval.
4. Staff recommends a **Condition of Approval (1)** regarding compliance with 3.5.1(F) – Building Colors and to 3.10.5 (C) – Materials and Colors, to provide a more compatible mix of earth tone building colors. These two conditions included in the staff report are the same and combined into one condition in staff recommendation.
5. Staff recommends a **Condition of Approval (2)** regarding compliance with Section 3.6.2 (K) - Easements, to vacate, rededicate and relocate the Excel gas line located on north edge of site for the project to be in compliance with all applicable standards.
6. Staff supports the request for **Modification of Standards** to Section 3.10.2(A) to allow the entire building including the ground floor to comprise enclosed mini-storage, except for a leasing office for the storage business.

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (1) and (3) in subsection 2.8.2(H). Staff finds that the plan is not a detriment to the public good because the storage use in the entire building provides needed neighborhood-serving commercial storage in the area, extending Snead Drive, adding detached sidewalks, and improving long-standing storm drainage deficiencies in the neighborhood. Staff's finding for criterion (1), "equally well or better than," is based on the following considerations: The plan is consistent with the policy guidance of the SCCP and general purposes of the TOD in providing a neighborhood-serving commercial use, building orientation to the street, architectural detailing to support human scale and visual interest, link to pedestrian network, and provide viable transition to existing residential. The proposed building with storage use represents a less intensive commercial use than a multi-story mixed-use building with other uses, provides less traffic and parking, provides a more viable transition to the existing neighborhood, and includes an enhanced level of architectural building design visible from the public streets. Staff's finding for criterion (3), "physical hardship," is based on the following considerations: This feasibility for locating other more intense pedestrian-oriented uses on the ground floor, with enclosed mini-storage below and or above the ground floor in the same building is a significant hardship for this location. The east side of South College Avenue between Fossil Creek Parkway and Harmony Road represents a development pattern not conducive or supportive of transit or pedestrian-oriented development, but more auto-oriented uses lacking an active street front due to high traffic volumes and speed limit along these frontages. The proposed ground floor storage and office space is compatible with the context of this area. With this new multi-story enclosed mini-storage building prototype, ground floor access is required for convenient access to leasing office and storage access into the building. Eliminating all ground floor storage use is infeasible from an operational standpoint, and the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner.

7. Staff supports the request for **Modification of Standards** to Section 3.10.4(C) to allow six parking spaces between the building and Fossil Creek Parkway. Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criteria (3) and (4) in Section 2.8.2(H). Staff finds no detriment to the public good in approving this modification request because the small parking lot is internal to the site behind a generous landscape setback from the street, providing landscape screening from the street and adequate pedestrian interest. Staff's finding for criterion (3), "physical hardship," is based on the following considerations: The property is irregularly shaped, with sloping topography, existing wetlands, and utility easements. The site includes frontage on three streets, and no vehicular access to the site is permitted along

the South College Avenue or Fossil Creek Parkway. The only vehicular access is from Snead Drive. Due to the sloping topography of the site, parking can only be located south of the building, to be near the leasing office and storage units at the ground level. The combined site constraints limit the options for building placement, orientation, and access on site, and ability to locate parking behind, above, within or below street-facing buildings. The six parking spaces are near the registration office and to the side of the street fronting portion of the building, oriented to Snead Drive. The building location on the site is not built to or oriented toward Fossil Creek Parkway to the south, yet the small parking lot is between the building and this street, but generously set back from the sidewalk by extensive landscaping. Staff's finding for criterion (4), "nominal and inconsequential," is based on the following considerations: in this case the small size of the parking lot and generous landscaping allow for adequate pedestrian interest and visual quality. The property is surrounded on three sides by public streets with a single access drive from Snead Drive. The building office entrance is oriented to this street with no intervening parking. For these reasons staff finds that the parking has nominal and inconsequential effects from the perspective of the whole plan.

8. The Project Development Plan complies with relevant standards located in Division 4.21, General Commercial (C-G) of Article 4.

## 8. Recommendation

Staff recommends approval of the two requests for Modifications of Standards and approval of the Guardian Self-Storage Project Development Plan, PDP190020, subject to the following two conditions:

1. Prior to Final Plan approval, the south and east building elevations shall be revised to change the blue banding color to a more compatible earth tone color. The blue color behind the two signage areas and the storage doors are not included with this condition.
2. Prior to Final Plan approval, the exclusive gas line easement and gas facility located on the north edge of site needs to be coordinated with Xcel Energy to meet their requirements. The existing easement would need to be vacated by Xcel Energy and the gas line relocated into a new easement outside of the retaining wall to comply with all Land Use Code requirements for this area.

ATTACHMENTS:

- 1 Vicinity Map
- 2 Applicant Statement of Planning Objectives
- 3 Remote Hearing Request
- 4 Planning Set
- 5 Plat
- 6 Traffic Memo
- 7 Modification Request-Use
- 8 Modification Request-Parking
- 9 Neighborhood Meeting Summary (11-7-2019)
- 10 Staff Presentation

## 9. Links

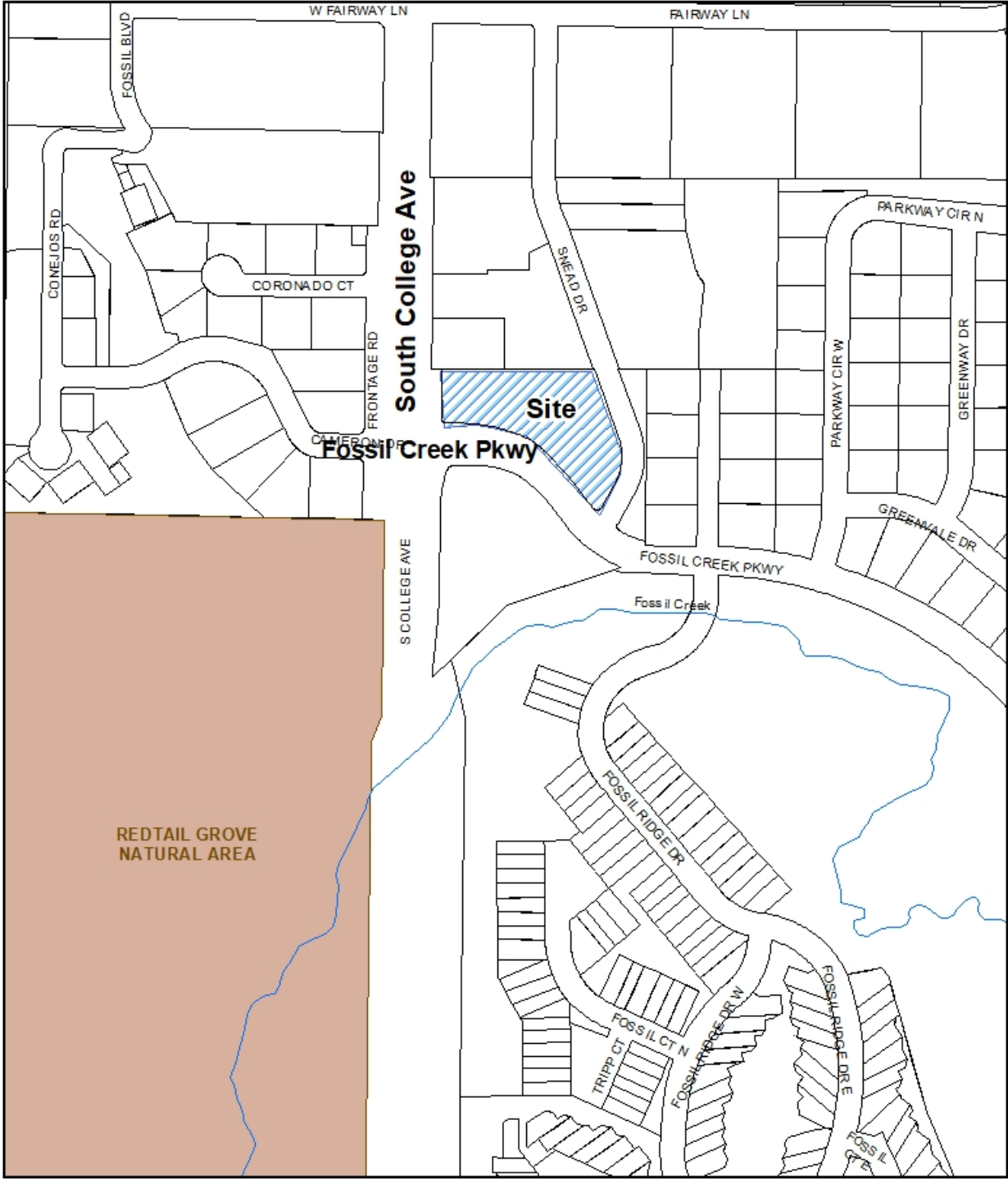
The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

Project file documents WebLink: <http://records.fcgov.com/WebLink>

Once opened, select Planning and Development Project Number Search to enter project number to access the following files.

1. Utility Plan
2. Drainage Report
3. Traffic Memo
4. Supp. Traffic Memo
5. PFA Turning Movement Plan





Guardian Self Storage - Vicinity Map

1 inch = 300 feet



**STATEMENT OF PLANNING OBJECTIVES: GUARDIAN STORAGE**

Guardian Storage Fort Collins, LLC

12-6-2019

**Guardian Storage Site Context & Introduction:**

The Guardian Storage Development is generally located on the northeast corner of College Avenue and Fossil Creek Parkway. The proposed development is comprised of 2 parcels of land within the Discount Tire Fossil Creek Subdivision First Replat, Lot 1 being approximately 1.85 acres in size located west of the existing City ROW of Snead Drive and Tract A being approximately 0.29 acres in size located east of the existing City ROW of Snead Drive. Both parcels are Zoned CG – General Commercial and are also located within and at the most southerly end of the Transit-Oriented Development (TOD) Overlay Zone. Currently the site is vacant, however located along the west side of the site is an existing Private Access Easement dedicated to the owner of the Carpet One Retail Outlet which is located just north of the Guardian Storage property. This Private Access Easement however is typically used by the general public to gain access to the existing retail development to the north and to access the existing Snead Drive that currently terminates at the northeast corner of the proposed development. The Private Access Easement states that the easement will be vacated once Snead Drive is fully constructed and accepted by the City. Guardian Storage plans to develop Lot 1 as the Guardian Storage Facility and Tract A will be utilized as Wetland Mitigation and Natural Area Restoration for the existing wetlands located primarily within the City's existing Snead Drive ROW. Tract A has the added intent of serving as a natural area landscape buffer between the proposed Guardian Storage development and the existing residential neighborhood to the east. Guardian Storage will also construct approximately 400 lineal feet Snead Drive from where Snead Drive currently ends at the northeast corner of the Lot 1 to the intersection of Fossil Creek Parkway. Snead Drive, Lot 1 and Tract A will all be developed in a continuous and simultaneously manner with the Snead Drive construction being completed prior to the completion of the Guardian Storage Facility in order to open Snead Drive for public use as soon as it has been accepted by the City of Fort Collins.

As mentioned above the subject property is currently annexed to the City of Fort Collins and is Zoned CG – General Commercial. The CG District states that "Mini-Storage" is permitted in the CG Zoning District, as a Type I Administrative Review but due to the total square footage of the Storage Facility exceeding 50,000 square feet the proposed project is subject to a Type II Planning and Zoning Board review. Additionally the property is also located within and at the most southerly end of the Transit-Oriented Development (TOD) Overlay Zone.

**Property Ownership, Developer & Applicant:**

The current owner of Lots 1 and Tract A is Stanley Scott a long time Resident and Developer in Fort Collins.

Guardian Storage Fort Collins, LLC is the Applicant for the proposed development and will be both the Developer and Owner of Lot 1 and Tract A once the project has been approved by the City of Fort Collins.

### The Need for Self-Storage in South Fort Collins:

Self-storage properties typically have both residential and commercial customers. Self-storage tenants prefer their storage space to be easily accessible from their home or work. Guardian has found the majority of tenants in its existing portfolio or storage properties are within 3-miles or a 5-10-minute drive of the property. Without discounting for many of the older, first-generation properties in the market, nor accounting for future population and business growth, there is currently 5.13 square feet per capita, or approximately 412,000 rentable square feet of self-storage supply within 3-miles of the proposed project. This is significantly lower than the Colorado average of 8 square feet per capita. Using the 3-mile population of 80,231 and applying the Colorado average of 8 square feet per capita, yields a total demand number of 642,000 square feet of self-storage supply. With the existing 3-mile supply at 412,000 square feet, this results in a significant undersupply of 230,000 square feet in the marketplace.

It should be noted that with the explosive growth of multi-family development, and as living units become smaller in size, self-storage is no longer a place for residents to "store their stuff". Instead, it has become an important extension of the home; a closet, basement or garage not available to them in their current living situation. Thus, the majority of self-storage tenants now rely on self-storage to store seasonal items, clothes, household goods and equipment that they do not have the room for in their apartments or small homes. For small businesses, self-storage is a cost effective way to store inventory, files and supporting business equipment.

### Development Schedule:

Guardian Storage Lot 1, Tract A and Snead Drive shall be constructed as one single phase of development. If approved construction is expected to begin in the 3<sup>rd</sup> Quarter of 2020 and begin operating in the 2<sup>nd</sup> Quarter of 2021.

Lot 1 - Block 1 being approximately 1.85 acres will include the development of the Guardian Storage facility which is proposed as 3 story building with a basement. The Multi-Story Guardian Storage Facility is approximately 119,300 Square Feet in size. Given the unique and significant topography of the property which slopes approximately 11' from the northwest to southeast corner of the site a portion of the basement level will be exposed along the south elevation of the building thus allowing for access to the storage facilities office and retail store, customer access and parking and the loading and unloading areas of the building.

Tract A - Block 2 being approximately 0.29 acres will be utilized for Wetland Mitigation and Natural Area Restoration with the added intent of serving as a natural buffer between the proposed development and the existing residential area to the east. Tract A will be designed to serve as wetland and natural area mitigation zone thus replacing the existing Non-Jurisdictional Wetlands which are primarily located within the existing Snead Drive Public Right of Way and which will be required to be removed in order to construct Snead Drive.

Guardian Storage will also construct approximately 400 lineal Feet Snead Drive from where Snead Drive currently ends at the northeast corner of the Lot 1 to the intersection of Fossil Creek Parkway. The Existing Snead Drive ROW is 54' wide. With the approval of this project 4'

of additional ROW will be dedicated along the western edge of the existing ROW in order to build Snead Drive as a 36' wide Connector Local Street with curb and gutter, 5' detached sidewalks and 6' tree lawns on each side.

Open Space areas within Lot 1, Tract A will be fully landscaped per the City's Landscape Development Standards and the adjacent City ROW Tree Lawns of College Avenue, Fossil Creek Parkway and Snead Drive will be landscaped with street trees and drought tolerant turf.

Site access to Guardian Storage will be provided from two locations. The primary access to the site will be via Snead Drive. Site access located on the south side of the facility will provide access to a small customer parking area, Guardians leasing and management office and minor retail store, basement level loading and unloading areas and basement level interior storage. Additional access to the site will be provided on the north side of the building via an existing private drive and existing access easement. This will provide customers access to the second floor of the building and to additional loading and unloading areas located on the second level of the Guardian Storage Facility.

The Guardian Storage site construction will include paved private drives and on-site parking with curb and gutter, water and sewer services, storm drainage infrastructure and LID storm drainage improvements, and extensive site landscape and irrigation. There will be no perimeter security fencing instead Guardian Storage will utilize the latest technology in computerized access, individual door security (alarms and/or automatic locking system) for each storage unit, a full building intercom system with video and audio surveillance. Access to the units will be provided via keypads and automated sliding doors.

#### Overall Planning Concept & Site Design:

The Guardian Storage Facility will be owned and operated by Guardian Storage Fort Collins, LLC and represents a much needed service for the south central Fort Collins Community. The lack of sufficient Self-Storage space in the south Fort Collins region requires that Fort Collins residences travel outside the City in order to find self-storage rental opportunities. It is expected that the current "Economic Leakage" which Fort Collins is currently experiencing in the self-storage market place will be reversed by the Guardian Storage development.

The Guardian Storage store will be a state-of-the-art development, incorporating the latest advances for customer service in the self-storage industry. With approximately 85,000 leasable square feet of climate-controlled storage the facility will be the premier source for self-storage services, catering to small businesses and residential clients and bringing a much needed quality storage option to a vastly underserved market in south central Fort Collins. The vast majority of the existing self-storage supply in the south Fort Collins market today is dated and fails to deliver the amenities that businesses and residential clients desire in a redeveloping and dynamic market like the one in Fort Collins.

The Guardian Storage project will generate minimal traffic and be a low impact to City services. Traffic studies for a self-storage building of this size typically indicate approximately 1 visitor during the peak am/pm hours per 100 occupied units of storage. Therefore, when fully

occupied, the project is expected to generate approximately 5 to 6 visitors during the peak am/pm business hours and thus will offer itself as a quiet and low traffic generating neighbor to the nearby residences located east of the subject property. In addition, the very nature of self-storage lends itself to a minimal impact on City and District Services, including water, sewer, gas and electric utilities. Based on comments and concerns presented at the Neighborhood Meeting, held on November 7<sup>th</sup> that indicated the neighborhood was concern with 24 hour access to the facility the developer has committed to limiting hours of operation from 6am to 10pm daily, thus allowing for safe and secure yet convenient access for their tenants.

Guardian Storage will design, construct and operate its development in an environmentally responsible manner, where possible. Among the considerations for development will be a photovoltaic solar system, the purchase of Renewable Energy Credits (RECs) to offset electricity usage, low water consumption landscaping, recycled materials including steel and cabinetry, construction waste segregation, low E glass, low VOC paints and motion detector LED building mounted down lighting.

The buildings architecture will integrate a variety of materials including split face, polished and ground masonry block, storefront glass, insulated metal panels and steel to create a modern contemporary development with the look and feel of a high quality commercial/retail development. Exterior finish colors, textures and materials will be varied and patterned throughout the building elevations to achieve a look consistent with the type of architecture found in contemporary commercial and retail buildings in the marketplace today.

The building's leasing office and store will front Fossil Creek Parkway and will include a 2-story atrium space and feature a pedestrian friendly entrance and landscape design that is inviting and creates an aesthetically pleasing streetscape. The west and south facing elevations of the building will also include an abundance of ground level and upper story storefront glass allowing for visibility into the active interior of the building much like you would see in a multi-story commercial/office building.

By offering climate-controlled self-storage units, Guardian will be able to provide for a variety of storage users. Services such as a free moving truck, on site conference room, receipt of packages directly into units, box disposal and recessed covered loading areas, the store will appeal to local resident the many small businesses in the area seeking a quality and affordable storage option to support their homes and business operations. As a result of its business friendly offerings, Guardian Storage was recently named Superior Colorado's 2019 Business of the Year by the Superior Chamber of Commerce for its property in that market.

The facility will be electronically secured utilizing computerized access, individual door security (alarms and/or automatic locking system) for each storage unit, a full building intercom system with video and audio surveillance. Access to the units will be provided via keypads and automated sliding doors located throughout the project. In order to successfully mitigate sound Guardian Storage will have two recessed and covered loading areas one on the north and south sides of the building which are located far from the existing residential neighborhood to the east. Additionally there will be moving carts located at each entrance of the store for tenants to transport their items to their storage unit.

All units will be constructed of fire-resistant materials. Hallways will be carpeted and constructed using flush steel panels with glossy white factory painted finishes to create a bright and comfortable atmosphere for its tenants. Interior hallway lighting will be accomplished using motion sensors providing safety, security and convenience. A full site intercom system allows for two-way communication between tenants in the facility and the store's employees.

Guardian Storage will also develop much needed new public facilities adjacent to its development including ADA accessible pedestrian walks along College Avenue, Fossil Creek Parkway and Snead Drive, landscaped tree lined streetscapes and the completion of Snead Drive which will provide vehicle and pedestrian access to onsite parking and the store's office directly from the Public Right-of-Way.

Guardian Storage will also extend the existing Snead Drive roadway which currently ends at the property's northeast corner to Fossil Creek Parkway at the southeast corner of the site. Additionally the developer will remove the existing temporary drive access immediately east of the intersection of College Avenue and Fossil Creek Parkway. The existing temporary access driveway separation with the intersection of College Avenue is currently substandard and the traffic from Fossil Creek Parkway making an eastbound left onto the temporary access drive often creates unsafe movements and stopping distances at the intersection of Fossil Creek Parkway and South College Avenue. This current inadequate separation causes unsafe vehicle to vehicle and vehicle to pedestrian interactions.

Snead Drive currently exists as a 54' R.O.W. through the eastern portion of the site and there is currently a 36' roadway constructed to the northeast corner of the site. The applicant is proposing maintain the existing Snead Drive Right-of-Way and dedicating an additional 4' of Right-of-Way on the west side giving a proposed ultimate Right-of-Way width of 58' thus providing for a 36' of roadway to tie into the existing roadway, additionally there will be 6' tree lawns and 5' sidewalks on each side of Snead Drive.

By "Anchoring" Guardian Storage at the Fossil Creek and Snead Drive intersection with the store's leasing office retail store and by providing a pedestrian scale storefront along the south elevation of the building coupled with the addition of street trees, extensive shrub beds and natural grass plantings, and by strategically placing customer parking and pedestrian space adjacent to the Snead Drive and Fossil Creek Parkway Right-of-Way Guardian Storage will greatly improve the visual quality and character of the existing neighborhood as viewed from College Avenue and Fossil Creek Parkway for both pedestrians and vehicles passing by.

The Guardian Storage facility will encourage the use of alternative and multi modal transportation given its location within the TOD Overlay district and proximity to the MAX Transit Corridor and will capitalize on the existing businesses operating nearby. Additionally by providing new, safe and high-tech Storage space to the Fort Collins market the residents of Fort Collins will no longer be required to travel outside the City limits to find available self-storage space thus reducing vehicle miles traveled and reducing air pollution.

### Snead Drive Variance Request:

A variance from the Larimer County Urban Area Street Standards (LCUASS) maximum grade break, and horizontal minimum centerline radius for a Commercial Local Street, is being requested for the proposed completion of Snead Drive at Fossil Creek Parkway, given the following justification. The proposed development and continuation of Snead Drive would eliminate the existing unsafe temporary access drive that is just east of the College Avenue and Fossil Creek Parkway intersection. The proposed development plans to maintain the existing Snead Drive R.O.W. horizontal alignment, which does not meet the minimum centerline radius requirement. The proposed development will also dedicate 4' of additional R.O.W. along the west side, providing a total of 58' of R.O.W., a 36' roadway to tie into the existing roadway at the northeast corner of the subject property, 6' of tree lawn and 5' of sidewalks on each side of the road. The proposed vertical profile for Snead Drive ties into existing Snead Drive to the north, Fossil Creek Parkway to the south as well as a low point in the road to match existing grade along the existing residential lots to the east. In order to achieve the desired low point location, minimum curve lengths and k-values, a 1.00% grade break is being requested at the northern tie in location to existing Snead Drive. With the low speeds that are anticipated for this section of Snead Drive the horizontal and vertical alignment will be safe for travelers. A detailed Variance Request is included with the PDP Submittal.

### Storm Water & Reginal Drainage Solutions:

The Guardian Storage site in general drains from the northwest to the southeast corner at slopes ranging from 0.7%-15% and accepts a large amount of offsite drainage flow from College Avenue, Snead Drive and other developments to the north. Currently the site collects offsite drainage runoff from 3 locations: the northwest corner, the northeast corner and the southwest corner. These offsite flows will be collected in inlets and piped through the site to the outfall location, an existing 30"x42" HERCP in the southeast corner of the site that drains directly into Fossil Creek. The offsite flows will be routed through the site separately from any onsite runoff and will be piped directly to this outfall location, no detention or water quality will be provided for the offsite runoff. Any onsite runoff from the site development and Snead Drive will be collected in curb and gutter or inlets and piped to the proposed sand filter which will provided LID treatment and water quality for onsite runoff only.

Additionally there is no detention proposed for the site only water quality in the form of a proposed LID sand filter. Given the sites proximity to Fossil Creek, it is a candidate for a "Beat the Peak" analysis which would eliminate the need for onsite detention. The "Beat the Peak" analysis, evaluates the timing of a hydrograph from the development site relative to the hydrograph of the nearby Fossil Creek basin. A preliminary "Beat the Peak" analysis was completed using UD SWMM and it was found that while the peak runoff for the basin increased, there was essentially no increase to the peak flow rate in Fossil Creek and downstream elements. Therefore, given the hydrologic results, a variance request for no detention is being submitted with the drainage report.

The site is not located within a FEMA regulated floodway, but the eastern portion of the site is located within the City of Fort Collins Fossil Creek Floodplain. The City of Fort Collins is in the



process of reanalyzing and updating the Fossil Creek Floodplain and the Base Flood Elevations (BFE) for Fossil Creek near the site. The revised BFE at the out outfall location was estimated to be 4945.00 and as such the lowest building finished floor elevation is set at least 18" above that at 4946.60. A no-rise certification memo will also be completed to show that the proposed development does not increase the BFE in Fossil Creek.

#### Vehicular, Pedestrian & Bicycle Site Access:

Transportation Impact Study – Based on a discussions with the City's Transportation Department it was determined that the proposed development would be required to submit a Transportation Impact Memorandum which has been included with this PDP submittal. Based on the projected traffic volumes, the site does not generate a significant number or trips to the adjacent streets and is not anticipated to negatively impact the intersections in the area, and it was found that an exclusive left turn lane for eastbound Fossil Creek Parkway onto Snead Drive is not needed.

Vehicular Site Access – Site access to Lots 1 shall be provided via a private access drive connecting to Snead Drive and shall be located approximately 225 feet from the Fossil Creek Parkway intersection so as to maximize the separation distance between the proposed access drive and the Fossil Creek Parkway. The on-site private vehicular drive has been designed to be safe, efficient, convenient and attractive, considering the use by all modes of transportation that will enter the site.

Emergency Vehicle Access – To ensure that emergency vehicles can gain access and maneuver within lot 1, and so that emergency personnel can provide fire protection and emergency services, Lot 1 will dedicate a provide a 26' wide unobstructed Emergency Access Easement, along the south side of the building. There is also an existing 32' Access Easement within the existing private drive along the northern edge of the site.

On-Site Parking – All required parking for Guardian Storage based on its proposed land uses as self-storage will be met on-site. Parking required has been based on three specific factors first being that Guardian Storage will employ 1 full time on-site staff person during designated hours of operation, second given the 900 SF office/retail space, and third being an analysis of five (5) recently constructed storage facilities of a similar size located in Fort Collins and Loveland. Notwithstanding the on-site parking provided for Guardian Storage Snead Drive is designed as a Connector Local Street which allows for on-street parking on each side of the road as well. Parking lot drive lanes, Emergency Vehicle Access, moving truck ingress/egress and turnaround and parking space layout have been designed in order to provide for a well-defined circulation system for vehicles, pedestrians and bicyclists.

Trash and Recycling – Trash and Recycling containers shall be provided to accommodate the collection, separation, storage and pickup of trash and recyclable materials. Trash and Recycling containers for Lot 1 shall be stored inside the proposed building and shall be put outside for pickup and removal on the designated trash collection day.

Pedestrian Access and Walks – Walkways within the site development area are located and aligned to directly and continuously connect points of pedestrian origin and destination to the site and to entrances to the building. Walkways will link street sidewalks with building entries and parking areas. Pedestrian access from the public right of ways of College Avenue, Fossil Creek Parkway and Snead Drive have been provided at several locations as shown on the PDP Site Plan.

Access to Pedestrian and Bicycle Destinations and Bike Parking – On-site pedestrian and bicycle circulation is designed to provide, and allow for, safe and direct connections to pedestrian and bicycle destinations. Given the nature of the proposed development the number of required fixed rack outdoor bicycle parking spaces and enclosed bike parking spaces for employees meets the City's requirements.

#### Architectural Design Concept:

Building and Project Compatibility – Section 3.5.1 of the City's Land Use Code requires that the physical and operational characteristics of the proposed buildings and their uses be compatible with the context of the surrounding area. The proposed development, we believe can be determined to be compatible based upon the existing commercial and residential uses in close proximity to the site.

Existing Architectural Character – Other than the existing older commercial and warehouse retail buildings to the north and south of the subject property, the architectural character of the neighborhood is defined by predominantly 2 and 2-1/2 story height warehouse retail uses with synthetic stucco exterior facades, flat roofs and accent towers with standing seam metal roofs. The buildings to the north also include several large overhead doors that provide access to warehouse storage space within the building and face east towards the existing residential area and the retail area. To the south is an existing auto tire facility with synthetic stucco exterior facades, flat roofs and an accent towers with a standing seam metal roof. Along the south facing elevation are four (4) large overhead doors facing south that provide access to the auto service bays and which typically remain open throughout the business day. The service bays and overhead doors are also highly visible as viewed from the north bound lane of College Avenue. The existing residential neighborhood to the east is defined by older and well-kept 1 and 2 story residential structures with vertical and horizontal siding, some masonry and asphalt roofs.

Building Size, Height, Bulk, Mass and Scale – The proposed building's size, height, mass, and scale of the Guardian Storage building are intended to enhance the overall character and quality of the existing neighborhood. The proposed building use and resulting interior function are the driving factors regarding the size and massing of the structure. However, special architectural considerations are always taken to ensure that the design, style, and size of the Self-Storage building is compatible with it's' surroundings and community.

The buildings architecture will integrate a variety of materials including split face, polished and ground masonry block, storefront glass, insulated metal panels and steel to create a modern contemporary development with the look and feel of a high quality commercial/retail

development. Exterior finish colors, textures and materials will be varied and patterned throughout the building elevations to achieve a look consistent with the type of architecture found in contemporary commercial and retail buildings in the marketplace today.

The building structure is articulated both vertically and horizontally to break up the overall mass of the building so that it fits into the smaller scale of the surrounding neighborhood. The 1<sup>st</sup> floor is comprised of chocolate colored Split faced CMU block which creates the stronger, heavier base or pediment of the structure. This same masonry block is also used to depict where the building's interior vertical circulation is located, i.e. stair towers, and carries the soft tone of the chocolate block up from the base of the building which helps to break up the other exterior materials and finishes. The upper floors are clad with a combination of wood toned cementitious fiber board, metal cladding, and clear glazing areas. All of these materials are highly durable, do not weather over time, and create an aesthetically pleasing and contemporary look. The color palette was derived from hues and tints of the surrounding community with a focus on more organic natural colors. There are also accent areas, panels, and strips on the façade which bring in brighter more bold colors to give the building added visual interest and depth. These accents are strategically placed to have the greatest visual impact while not becoming overly dominant architectural features.

There are two designated loading and unloading areas, one located on the north and one on the south facades of the building. The loading and unloading areas are positioned to be as far from the existing residential area as possible so as not to be visible from the adjacent residential homes located to the east of the subject property. Both are recessed into the structure so that they do not protrude out from the principal building structure additionally the recessed design will aid in reducing ambient noise from loading and unloading activities. They will also be well lit for safe operational use with lighting designed so as not to spill beyond the buildings footprint of the principal structure.

Located at the southeast corner of the building is the Guardian Storage Leasing Office and Store that will front onto Fossil Creek Parkway. Both the southeast and southwest corners of the building have been designed as tower element which helps to break up the mass of the building. The southeast tower denotes the main entrance into the Guardian Storage facility with a 2-story atrium space Office and Store featuring large areas of storefront glass and a pedestrian friendly entrance. Both the west and south facing elevations of the building will also include an abundance of ground level and upper story storefront glass allowing for visibility into the active interior of the building much like you would see in a multi-story commercial/office building. Storefront Glazing has been incorporated into key areas of the building to show off the active interior hallways, allow for natural light into the facility, and to give a bright open and airy feel to the Leasing Office and Store. The glazing is non-reflective and has been located to be visible predominantly from College Avenue and Fossil Creek Parkway but is also strategically placed so as to reduce ambient light spillage towards the neighboring residential area to the east.

The selected building materials will not create excessive glare. No highly reflective building materials are proposed, such as aluminum, unpainted metal or highly reflective glass.

Building colors are intended to be predominantly neutral with material colors drawing from the range of color and shades that already exist in the adjacent community and with a focus on more organic and natural colors.

Building Height – The height of the proposed building will comply with the City's allowed building height in the CG Zoning District. The impact of this project on access to sunlight and on desirable views has been considered and no undesirable effects are anticipated by the proposed height and placement of the building.

#### Landscape Design Concept:

Tree Planting Standard – The project will provide City required streetscaping along College Avenue, Fossil Creek Parkway and Snead Drive as well as in parking lot islands and surrounding the building. Tree planting as per City standards shall be met in order to add to the urban tree canopy of the immediate area. Trees will be interspersed throughout the site to provide scale to the building and screening where needed, but outside of easements and away from utility lines.

Landscape Standards – Guardian Storage landscaping shall meet or exceed the City's standards for building, site, streetscape and parking lot landscaping. All areas that are landscaped shall be irrigated with a permanent automatic underground irrigation system unless they are intended to be non-irrigated. Any areas identified on the Landscape Plan to be non-irrigated shall be irrigated with a temporary above ground or below ground temporary irrigation system and irrigated until such time that proper establishment of landscaped and seeded areas has been achieved or a minimum of two growing season.

Tree Protection and Replacement – There are currently several existing trees within the area of the development that will need to be removed to accommodate the proposed site and building improvements. One large cottonwood along College Avenue will be protected during construction. Additionally there were a number of on-site trees that were allowed to be removed as part of an earlier Soil Stockpiling Permit Application that was approved by the City in October of 2017. The Guardian Storage PDP submittal includes a Tree Mitigation Plan completed under the direction of the City Forester which accurately identify the trees species and the location of all trees removed in 2017 with their necessary Mitigation Values as well as other currently existing trees located in the existing public ROW which also identifies the necessary Mitigation Value for each tree to be removed. The total number of mitigation trees required as a result of the Tree Analysis is 48. Total Mitigation Trees being provided is 48 trees as noted on the Landscape Plan.

Guardian Storage plans to develop Tract A as Wetland Mitigation and Natural Area Restoration in order to replace the existing non-jurisdictional wetlands located primarily within the City's existing Snead Drive ROW. Tract A has the added intent of serving as a significant natural area landscape buffer between the proposed Guardian Storage development and the existing residential neighborhood to the east. Initial wetland plant and seed mixes are shown on the Landscape Plan.

Concept Review Meeting & Neighborhood Meeting Response to Comments:

A Concept Review Meeting was conducted with City's Development Review Staff on July 11, 2019. Responses to many of the City's comments have been provided with this PDP Submittal. Additionally a Neighborhood Meeting was conducted on November 7, 2019, at College America. Approximately twenty (20) neighbors from the notification area attended the meeting. Questions and concerns were addressed by the applicant's consultant at this meeting.

Several of the Key Issues that were discussed at the Neighborhood Meeting included the following:

- Q: Will Guardian Storage be open 24/7

*Response: Guardian Storage is committed to being a valued addition to the neighborhood and to that end Guardian has stated that they will have limited hours of operation from 6:00am to 10:00pm daily.*

- Q: Will there be any increase in storage building sf over time? I have seen large containers parked in Denver storage facilities.

*Response: There will no expansion of the storage operation beyond what is currently being proposed. There will be No Outdoor Storage allowed and no parking of temporary storage containers outside the building.*

- Q: Will the development be fenced?

*Response: The Guardian Storage will not be fenced. Guardian will incorporate the latest in storage technology allowing the facility to be electronically secured utilizing computerized access, individual door security (alarms and/or automatic locking system) for each storage unit, a full building intercom system with video and audio surveillance. Access to the units will be provided via keypads and automated sliding doors located throughout the project.*

- Q: I am concerned over the monolithic design of the building; it might meet zoning but would like reassurance that it will fit with surrounding area. I would like to see building elevations from east and northeast because that is what we will be seeing.

*Response: Based on several comments made at the Neighborhood Meeting Guardian Storage has undergone a redesigned the building which has resulted in a 45' reduction in the overall length of the east facing building elevation and a reduction in the total square footage of the building of approximately 2400 square feet. We believe the building redesign of the east facing building elevation will address many of the concerns and will greatly improve compatibility with the surrounding commercial and residential neighborhood.*

- Q: Will there be lights on the exterior of building?

*Response: All On-site lighting will be provided by the use of building mounted LED down lights. This will eliminate the need for any pole mounted light fixtures and will greatly reduce any spillage of light onto adjacent properties.*

- Q: How will you take care of runoff? The property east of this project has a groundwater problem, will there be mitigation to keep groundwater out?

*Response: There is a significant amount of off-site tributary storm water that flows onto and across the subject property to the east with the development of the property the off-site storm flows will be captured in storm inlets and piping and will be routed around the site into an existing culvert located in Fossil Creek Parkway that discharges directly into Fossil Creek.*

- Q: What are the standards for Snead for crosswalk, sidewalk, lighting etc, especially the entire road from Fossil Creek Blvd. to Fairway Drive?

*Response: Snead Drive will be extended from where it ends at the northeast corner of the subject property to the intersection of Fossil Creek Parkway. Snead Drive will be designed as a 36' wide Connector Local Street with curb and gutter, 5' wide walks and 6' tree lawns on each side of the road. Street lighting will be provided per the City's local street standard which includes pole lights with down lighting and cutoff shields.*



Community Development &  
Neighborhood Services  
281 N. College Ave  
Fort Collins, CO 80524  
970.221.6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## VIRTUAL PUBLIC HEARING REQUEST

February 16, 2021

Ken Merritt  
JR Engineering  
2900 S College Ave Suite 3D  
Fort Collins, CO 80525

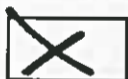
Dear Ken:

You are receiving this letter because you have an item required to be heard by the Planning & Zoning Board, the Landmark Preservation Commission, an Administrative Hearing Officer, the Building Review Board, or City Council.

Council previously adopted an ordinance allowing for quasi-judicial decision items to be heard using remote technology, which applies to various planning, development, building and historic preservation topics.

As an applicant of a Development Review project seeking a quasi-judicial decision from City Council, a City board or commission, or an administrative hearing officer, under the City Code or the City's Land Use Code, we are required to notify you in writing of the intention to conduct a Quasi-Judicial Hearing using Remote Technology. You are entitled to request that the Quasi-Judicial Hearing be delayed until such time as the Hearing can be conducted in person.

Please sign below acknowledging the receipt of this notice. Please also answer YES or NO by the statement pertaining to how you prefer your quasi-judicial decision item to be heard.



I request that my quasi-judicial decision item be heard using remote technology and not be delayed until a time when hearings are conducted in person.

Project: Guardian Storage

Name: Kenneth Merritt

Signature: Kenneth Merritt

Sincerely,

Tenae Beane  
970-224-6119  
[tbeane@fcgov.com](mailto:tbeane@fcgov.com)



# PRELIMINARY PROJECT DEVELOPMENT PLAN

## GUARDIAN STORAGE FORT COLLINS

A REPLAT OF LOT 1 AND TRACT A, DISCOUNT TIRE AT FOSSIL CREEK  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**APPLICANT**

GUARDIAN STORAGE FORT COLLINS LLC  
ATTN: KEVIN COHEN  
1535 SOUTH 76TH STREET  
SUPERIOR, CO 80027  
P-305.250.2059

**PLANNER/LANDSCAPE ARCHITECT**

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**ENGINEER**

JR ENGINEERING, LLC  
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**SURVEYOR**

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**TRAFFIC ENGINEER**

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EFARNLEY@JRENGINEERING.COM

**ARCHITECT**

DESMONE ARCHITECTS  
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PITTSBURG, PA 15101  
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JMICHELSON@DESMONE.COM

**ENVIRONMENTAL CONSULTANT**

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FORT COLLINS, CO 80522  
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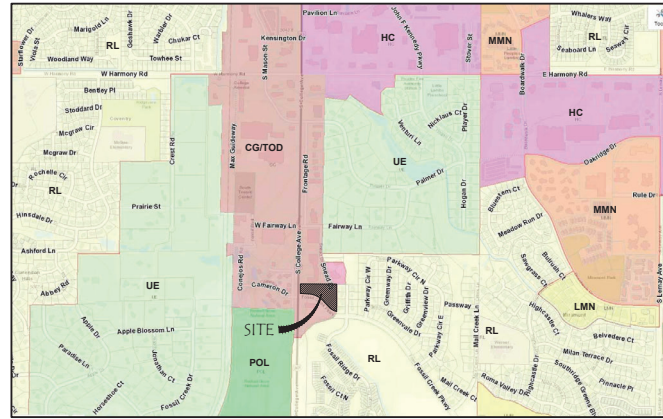
**LANDSCAPE ARCHITECT**

OUTSIDE L.A.  
ATTN: SANDI GIBSON  
P-303.517.9256  
OSLA@ME.COM

**LAND USE DATA**

| EXISTING ZONING DISTRICT                                    | CG - GENERAL COMMERCIAL/TOP - TRANSIT OVERLAY |               |
|---|---|---------------|
| GROSS LAND AREA (LOT 1 & TRACT A)                           | 2,149 AC                                      | 95,620 SF     |
| LOT 1   | 1,857 AC                                      | 80,985 SF     |
| TRACT A   | 0,292 AC                                      | 12,740 SF     |
| ADDITIONAL PUBLIC RIGHT-OF-WAY DEDICATION REQUIRED          | 0,054 AC                                      | 1,478 SF      |
| NET LAND AREA (AFTER ROW DEDICATION)                        | 2,116 AC                                      | 92,192 SF     |
| EXISTING LAND USE   | VACANT  |               |
| PROPOSED LAND USE   | MULTI-STORY SELF-STORAGE BUILDING             |               |
| PROPOSED NUMBER OF LOTS                                     | 1 LOT   |               |
| - LOT 1 : GUARDIAN STORAGE (AFTER ROW DEDICATION)           | 1,825 AC                                      | 79,408 SF     |
| - TRACT A : OPEN SPACE (WETLAND MITIGATION NATURAL AREA)    | 0,292 AC                                      | 12,740 SF     |
| TOTAL BUILDING SQUARE FOOTAGE (5 STORY BLDG W/BASEMENT)     | 119,300 SF                                    |               |
| -OFFICE   | 118,400 SF                                    |               |
| -OFFICE/RETAIL  | 900 SF  |               |
| FLOOR AREA RATIO (BASED ON LOT 1 - 1825AC)                  | 0.38 FAR                                      |               |
| TOTAL SITE COVERAGE (LOT 1 & TRACT A), AFTER ROW DEDICATION | 2,115 AC                                      | 92,148 SF     |
| - BUILDING FOOTPRINT AREA                                   | 0.685 AC                                      | 32.4% OF SITE |
| - LANDSCAPE OPEN SPACE AREA (INCLUDES TRACT A)              | 0.958 AC                                      | 45.3% OF SITE |
| - PAVED DRIVES & PARKING AREA                               | 0.434 AC                                      | 20.5% OF SITE |
| - SIDEWALKS (EXCLUDES WALKS WITHIN ROW)                     | 0.038 AC                                      | 1,638 SF      |
| TOTAL OFF-STREET PARKING SPACES PROVIDED *                  | 6 SPACES                                      | 1.8% OF SITE  |
| - STANDARD SPACES   | 5 SPACES                                      |               |
| - ACCESSIBLE SPACES   | 1 SPACES                                      |               |
| TOTAL BICYCLE PARKING                                       | 5 SPACES                                      |               |
| - FIXED OUTDOOR BIKE RACK                                   | 4 SPACES                                      |               |
| - INDOOR BIKE PARKING                                       | 1 SPACES                                      |               |

\* PARKING SPACES PROVIDED ARE BASED ON THREE FACTORS AS FOLLOWS:  
1. OFFICE AREA OF 900 SF. = CITY CODE REQUIRES 1-2 SPACES MIN OR 3-4 SPACES MAX.  
2. GUARDIAN STORAGE WILL EMPLOY 1 FULL TIME & 1 PART TIME STAFF PERSON = CITY CODE REQUIRES 1 SPACE PER EMPLOYEE  
3. PARKING PROVIDED WAS BASED ON THE ANALYSIS OF FIVE (5) RECENTLY CONSTRUCTED STORAGE FACILITIES OF A SIMILAR SIZE LOCATED IN FORT COLLINS AND LOVELAND. = OUR REVIEW DETERMINED THAT BETWEEN 5-7 PARKING SPACES WERE PROVIDED FOR EACH OF THESE FACILITIES.



VICINITY MAP

**LEGAL DESCRIPTION**

GUARDIAN STORAGE FORT COLLINS  
A REPLAT OF LOT 1 AND TRACT A, DISCOUNT TIRE AT FOSSIL CREEK, LOCATED IN THE SW QUARTER OF SECTION 1,  
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF  
COLORADO

**GENERAL SITE PLAN NOTES**

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDENSATE, WATER AND EXHAUSTING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL INTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 5.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED PUBLIC FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1/48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- ANY DAMAGED CURB, GUTTER OR SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURB AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO LOT 1 & TRACT A.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S) OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF RECREATIONAL LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), GOLF-CONTROLLED COMPOST RINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER OR SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURB AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- THE FIRE LANE MARKING A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THERE IS REQUIRED BY THE FIRE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS "NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND PUBLIC FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND.
- TRASH: TRASH SHALL BE LOCATED INSIDE THE STORAGE FACILITY AND WHEELED OUT ON THE DAY OF PICKUP.

**SHEET INDEX**

|    |                                       |
|----|---------------------------------------|
| 1  | COVER SHEET                           |
| 2  | EXISTING CONDITIONS SURVEY            |
| 3  | TREE MITIGATION PLAN                  |
| 4  | SITE PLAN                             |
| 5  | LANDSCAPE PLAN                        |
| 6  | PLANT LIST & LANDSCAPE NOTES          |
| 7  | LANDSCAPE DETAILS                     |
| 8  | ARCHITECTURAL ELEVATIONS              |
| 9  | ARCHITECTURAL PERSPECTIVES            |
| 10 | ARCHITECTURAL SHADE & SHADOW ANALYSIS |
| 11 | PHOTOMETRIC PLAN & LIGHT DETAILS      |

**OWNERS CERTIFICATION**

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

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

(PRINT NAME) \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_

**PLANNING AND ZONING CERTIFICATION**

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

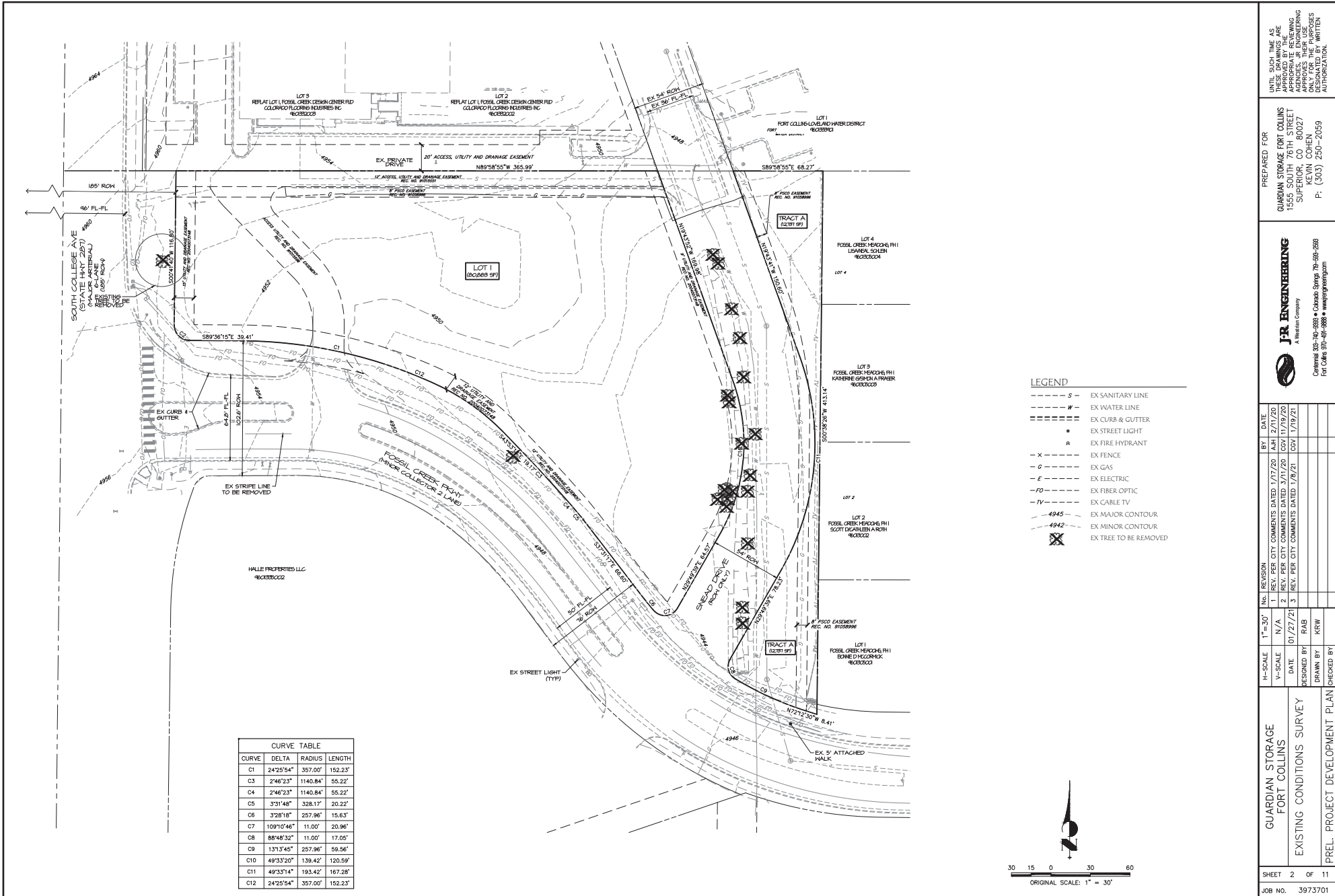
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES DIRECTOR \_\_\_\_\_

COVER SHEET  
GUARDIAN STORAGE FORT COLLINS  
JOB NO. 5973701  
SUBMITTAL DATE: 01/27/21  
RESUBMITTAL DATE: 02/18/20  
REVISION PER CITY COMMENTS DATED 05/11/20  
SHEET 1 OF 11

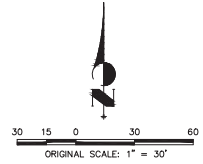
City of Fort Collins, Colorado  
PDP REVIEW  
CHECKED BY: \_\_\_\_\_ Environmental Planner \_\_\_\_\_ Date \_\_\_\_\_

**JR ENGINEERING**  
A Western Company  
Engineers Planners Landscape Architects Surveyors  
Central 970-740-8988 • Colorado Springs 719-593-2590  
Fort Collins 970-491-9888 • www.jrengineering.com



| CURVE TABLE |             |          |         |
|-------------|-------------|----------|---------|
| CURVE       | DELTA       | RADIUS   | LENGTH  |
| C1          | 24°29'54"   | 357.00'  | 152.23' |
| C3          | 2°48'23"    | 1140.84' | 55.22'  |
| C4          | 2°48'23"    | 1140.84' | 55.22'  |
| C5          | 3°31'48"    | 328.17'  | 20.22'  |
| C6          | 3°28'18"    | 257.96'  | 15.63'  |
| C7          | 1°09'10'46" | 11.00'   | 20.96'  |
| C8          | 88°48'32"   | 11.00'   | 17.05'  |
| C9          | 13°13'45"   | 257.96'  | 59.56'  |
| C10         | 49°33'20"   | 139.42'  | 120.59' |
| C11         | 49°33'14"   | 193.42'  | 167.28' |
| C12         | 24°29'54"   | 357.00'  | 152.23' |

- LEGEND**
- S --- EX SANITARY LINE
  - W --- EX WATER LINE
  - SL --- EX CURB & GUTTER
  - SL --- EX STREET LIGHT
  - EX FIRE HYDRANT
  - F --- EX FENCE
  - G --- EX GAS
  - E --- EX ELECTRIC
  - FO --- EX FIBER OPTIC
  - TV --- EX CABLE TV
  - 4945 --- EX MAJOR CONTOUR
  - 4942 --- EX MINOR CONTOUR
  - ✕ EX TREE TO BE REMOVED



UNIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING OFFICIALS. THESE DESIGATIONS BY AUTHORIZATION.

PREPARED FOR: GUARDIAN STORAGE FORT COLLINS  
1555 SOUTH 76TH STREET  
FORT COLLINS, CO 80527  
P: (970) 250-2059

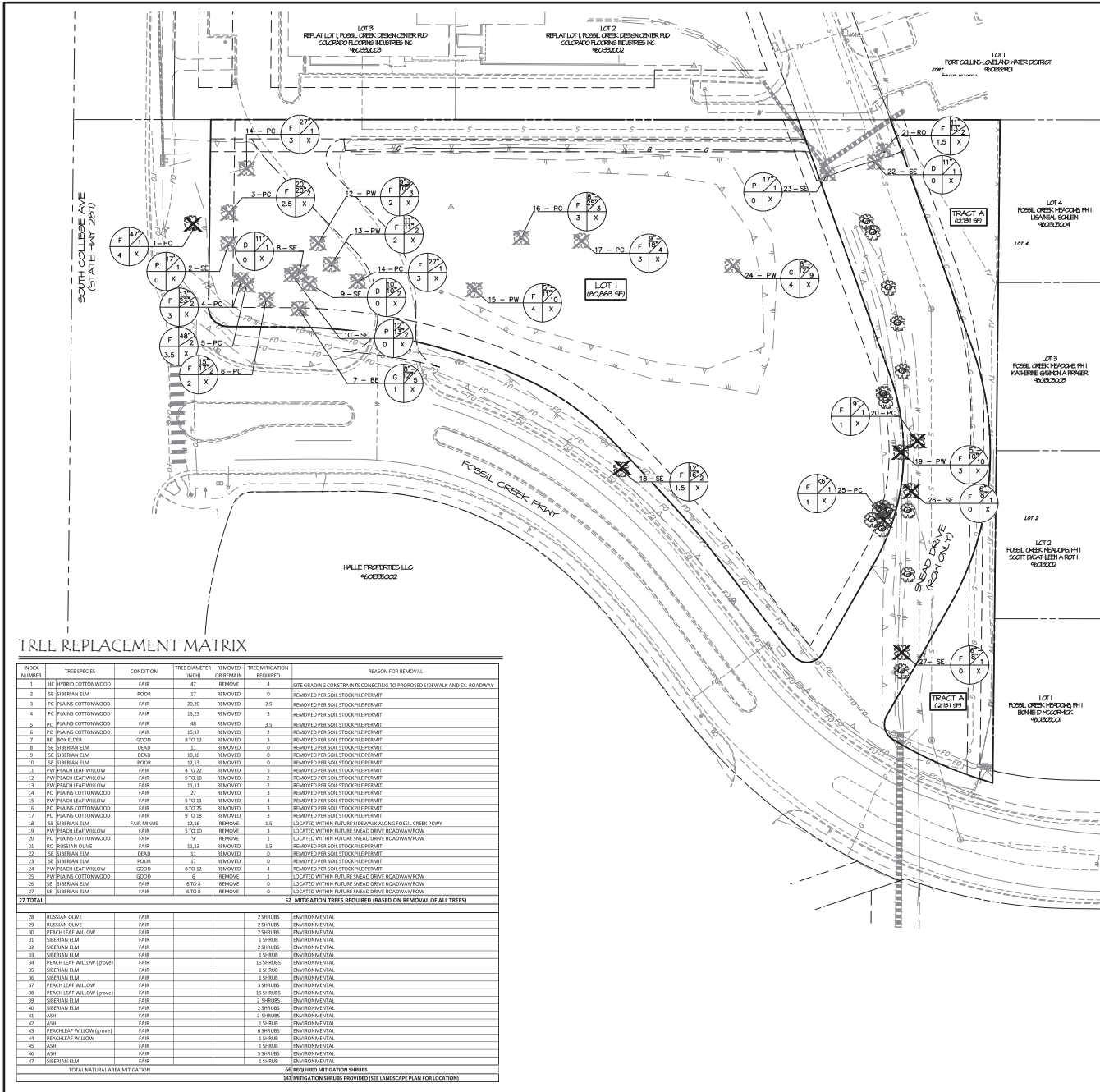
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Fort Collins: 970-499-9888 • www.jrengineering.com

| NO. | REVISION                             | DATE    | BY |
|-----|--------------------------------------|---------|----|
| 1   | REV. PER CITY COMMENTS DATED 1/17/20 | 2/11/20 |    |
| 2   | REV. PER CITY COMMENTS DATED 3/11/20 | 3/11/20 |    |
| 3   | REV. PER CITY COMMENTS DATED 7/8/21  | 7/19/21 |    |

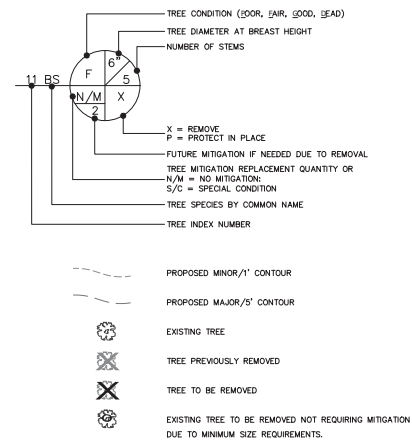
| H-S      | SCALE | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY |
|----------|-------|----------|-------------|----------|------------|
| 1" = 30' | N/A   | 01/27/21 | RAB         | KRW      |            |

GUARDIAN STORAGE FORT COLLINS  
EXISTING CONDITIONS SURVEY  
PREL. PROJECT DEVELOPMENT PLAN

SHEET 2 OF 11  
JOB NO. 3973701



LEGEND



TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- 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.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION BARRIERS SHALL BE ERRECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION PERIOD, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND 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.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERRECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (6)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FUTURE REQUIRINGS EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BANK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

| TREE DIAMETER AT BREAST HEIGHT (INCHES) | AUGER DISTANCE FROM FACE OF TREE (FEET) |
|---|---|
| 0-2                                     | 3-4                                     |
| 3-4                                     | 5-6                                     |
| 5-6                                     | 10-14                                   |
| 10-14                                   | 15-18                                   |
| OVER 14                                 | OVER 14                                 |

4. ALL TREE REMOVAL SHOWN SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 30) OR CONDUCT A SURVEY OF TREES ENSURING NO ACTIVE NESTS IN THE AREA.

TREE REPLACEMENT MATRIX

| NO. NUMBER                    | TREE SPECIES              | CONDITION  | TREE DIAMETER (INCH) | REMOVED OR REMAIN | TREE MITIGATION REQUIRED | REASON FOR REMOVAL   |
|-------------------------------|---------------------------|------------|----------------------|-------------------|--------------------------|--|
| 1                             | HC HYBRID COTTONWOOD      | FAIR       | 47                   | REMOVED           | 4                        | SITE GRADING CONSTRAINTS CONCERNING TO PROPOSED SIDEWALK AND EX. ROADWAY |
| 2                             | SE SIBERIAN ELM           | POOR       | 37                   | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 3                             | PC PLAINS COTTONWOOD      | FAIR       | 20.30                | REMOVED           | 2.5                      | REMOVED PER SOIL STOCKPILE PERMIT  |
| 4                             | PC PLAINS COTTONWOOD      | FAIR       | 13.23                | REMOVED           | 3                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 5                             | PC PLAINS COTTONWOOD      | FAIR       | 46                   | REMOVED           | 3.5                      | REMOVED PER SOIL STOCKPILE PERMIT  |
| 6                             | PC PLAINS COTTONWOOD      | FAIR       | 15.17                | REMOVED           | 2                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 7                             | M IRIX ELDER              | GOOD       | 8.10-12              | REMOVED           | 3                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 8                             | SE SIBERIAN ELM           | DEAD       | 11                   | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 9                             | SE SIBERIAN ELM           | DEAD       | 30.10                | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 10                            | SE SIBERIAN ELM           | POOR       | 12.13                | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 11                            | PW PEACH LEAF WILLOW      | FAIR       | 4.70-7.2             | REMOVED           | 5                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 12                            | PW PEACH LEAF WILLOW      | FAIR       | 9.10-10              | REMOVED           | 2                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 13                            | PW PEACH LEAF WILLOW      | FAIR       | 13.11                | REMOVED           | 2                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 14                            | PC PLAINS COTTONWOOD      | FAIR       | 37                   | REMOVED           | 3                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 15                            | PW PEACH LEAF WILLOW      | FAIR       | 5.10-11              | REMOVED           | 4                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 16                            | PC PLAINS COTTONWOOD      | FAIR       | 8.10-25              | REMOVED           | 3                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 17                            | PC PLAINS COTTONWOOD      | FAIR       | 9.10-18              | REMOVED           | 3                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 18                            | SE SIBERIAN ELM           | FAIR/MINUS | 13.06                | REMOVE            | 1.5                      | LOCATED WITHIN FUTURE SIDEWALK ALONG FOSSIL CREEK PKWY                   |
| 19                            | PW PEACH LEAF WILLOW      | FAIR       | 5.10-10              | REMOVE            | 3                        | LOCATED WITHIN FUTURE SHED DRIVE ROADWAY/ROW                             |
| 20                            | PC PLAINS COTTONWOOD      | FAIR       | 6                    | REMOVE            | 3                        | LOCATED WITHIN FUTURE SHED DRIVE ROADWAY/ROW                             |
| 21                            | RU RUSSIAN OLIVE          | FAIR       | 13.13                | REMOVED           | 1.5                      | REMOVED PER SOIL STOCKPILE PERMIT  |
| 22                            | SE SIBERIAN ELM           | DEAD       | 11                   | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 23                            | SE SIBERIAN ELM           | POOR       | 37                   | REMOVED           | 0                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 24                            | PW PEACH LEAF WILLOW      | GOOD       | 8.10-12              | REMOVED           | 4                        | REMOVED PER SOIL STOCKPILE PERMIT  |
| 25                            | PC PLAINS COTTONWOOD      | GOOD       | 6                    | REMOVE            | 1                        | LOCATED WITHIN FUTURE SHED DRIVE ROADWAY/ROW                             |
| 26                            | SE SIBERIAN ELM           | FAIR       | 6.10-8               | REMOVE            | 0                        | LOCATED WITHIN FUTURE SHED DRIVE ROADWAY/ROW                             |
| 27                            | SE SIBERIAN ELM           | FAIR       | 6.10-8               | REMOVE            | 0                        | LOCATED WITHIN FUTURE SHED DRIVE ROADWAY/ROW                             |
| 27 TOTAL                      |                           |            |                      |                   | 52                       | MITIGATION TREES REQUIRED (BASED ON REMOVAL OF ALL TREES)                |
| 28                            | RUSSIAN OLIVE             | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 29                            | RUSSIAN OLIVE             | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 30                            | PEACH LEAF WILLOW         | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 31                            | SIBERIAN ELM              | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 32                            | SIBERIAN ELM              | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 33                            | SIBERIAN ELM              | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 34                            | PEACH LEAF WILLOW (grove) | FAIR       |                      |                   | 15 SHRUBS                | ENVIRONMENTAL  |
| 35                            | SIBERIAN ELM              | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 36                            | SIBERIAN ELM              | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 37                            | PEACH LEAF WILLOW         | FAIR       |                      |                   | 3 SHRUBS                 | ENVIRONMENTAL  |
| 38                            | PEACH LEAF WILLOW (grove) | FAIR       |                      |                   | 15 SHRUBS                | ENVIRONMENTAL  |
| 39                            | SIBERIAN ELM              | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 40                            | SIBERIAN ELM              | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 41                            | ASH                       | FAIR       |                      |                   | 2 SHRUBS                 | ENVIRONMENTAL  |
| 42                            | ASH                       | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 43                            | PEACH LEAF WILLOW (grove) | FAIR       |                      |                   | 6 SHRUBS                 | ENVIRONMENTAL  |
| 44                            | PEACH LEAF WILLOW         | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 45                            | ASH                       | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| 46                            | ASH                       | FAIR       |                      |                   | 5 SHRUBS                 | ENVIRONMENTAL  |
| 47                            | SIBERIAN ELM              | FAIR       |                      |                   | 1 SHRUB                  | ENVIRONMENTAL  |
| TOTAL NATURAL AREA MITIGATION |                           |            |                      |                   | 66                       | REQUIRED MITIGATION SHRUBS   |
|                               |                           |            |                      |                   | 147                      | MITIGATION SHRUBS PROVIDED (SEE LANDSCAPE PLAN FOR LOCATION)             |

UNTIL SUCH TIME AS THE APPROVED BY THE APPROPRIATE REVIEWING SUPERVISOR, THESE PLANS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR: GUARDIAN STORAGE FORT COLLINS 1555 SOUTH 76TH STREET FORT COLLINS, CO 80527 SUPERVISOR: JEFF COOPER (303) 250-2059

FR ENGINEERING A Westland Company Central 833-742-8888 • Colorado Springs 761-592-2888 Fort Collins 970-491-8888 • www.fr-engineering.com

| DATE     | BY  | REVISION | NO.                                   | REVISION | NO.                                   | REVISION | NO.                                   | REVISION | NO.                                   |
|----------|-----|----------|---------------------------------------|----------|---------------------------------------|----------|---------------------------------------|----------|---------------------------------------|
| 2/11/20  | AJM | 1        | REV. PER CITY COMMENTS DATED 1/17/20  | 1        | REV. PER CITY COMMENTS DATED 1/17/20  | 1        | REV. PER CITY COMMENTS DATED 1/17/20  | 1        | REV. PER CITY COMMENTS DATED 1/17/20  |
| 11/19/20 | GOV | 2        | REV. PER CITY COMMENTS DATED 11/19/20 | 2        | REV. PER CITY COMMENTS DATED 11/19/20 | 2        | REV. PER CITY COMMENTS DATED 11/19/20 | 2        | REV. PER CITY COMMENTS DATED 11/19/20 |
| 7/9/21   | GOV | 3        | REV. PER CITY COMMENTS DATED 7/9/21   | 3        | REV. PER CITY COMMENTS DATED 7/9/21   | 3        | REV. PER CITY COMMENTS DATED 7/9/21   | 3        | REV. PER CITY COMMENTS DATED 7/9/21   |

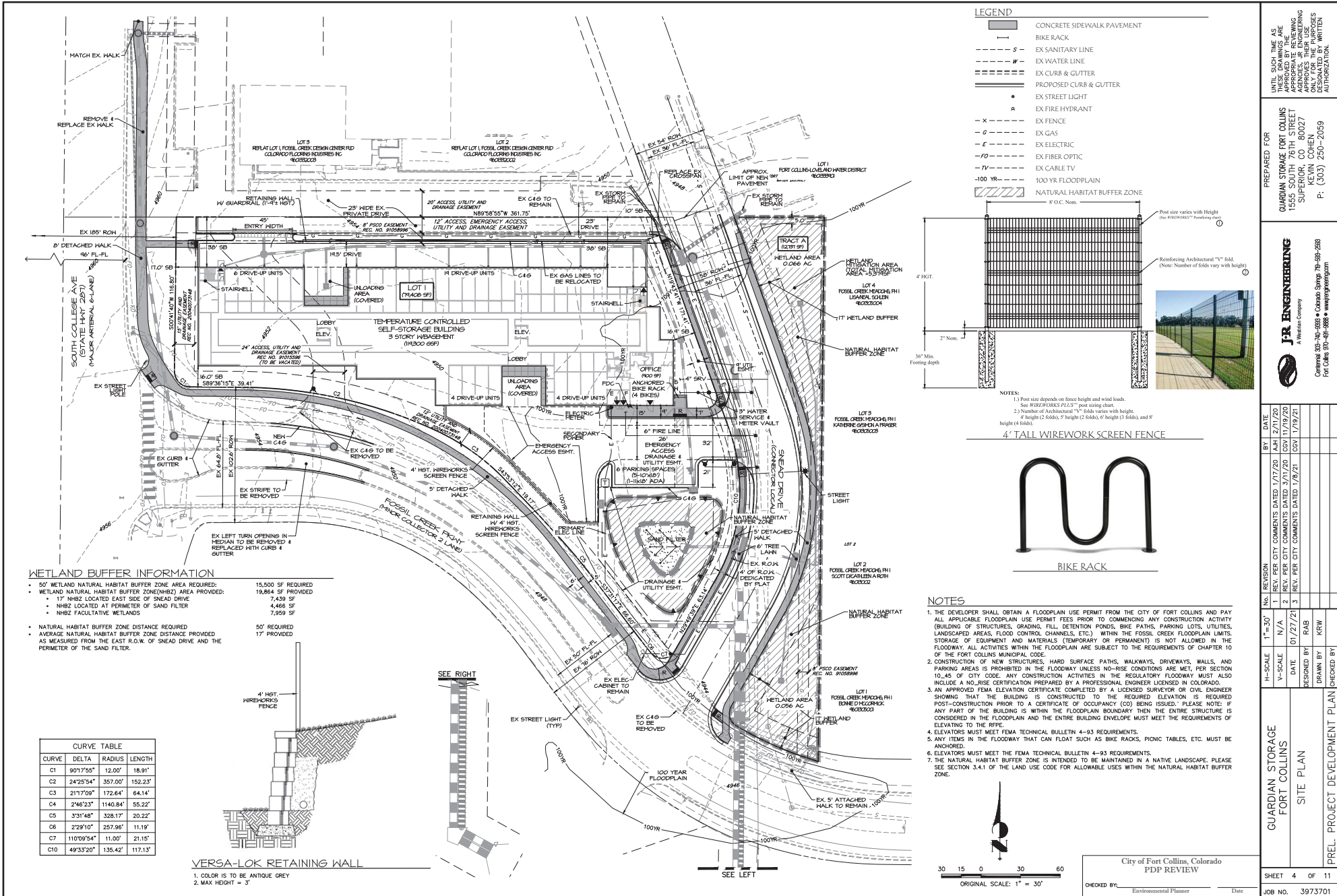
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V-SCALE: 1/4"=10'

DESIGNED BY: DATE: 01/27/21  
DRAWN BY: RAB  
CHECKED BY: KRW

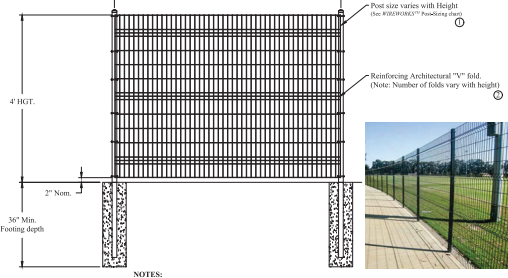
GUARDIAN STORAGE FORT COLLINS TREE MITIGATION PLAN PREL. PROJECT DEVELOPMENT PLAN

SHEET 3 OF 11  
JOB NO. 3973701





PREPARED FOR  
**GUARDIAN STORAGE FORT COLLINS**  
 1555 SOUTH 76TH STREET  
 SUPERIOR, CO 80027  
 PREPARED BY  
**FR ENGINEERING**  
 A Westcon Company  
 Central 303-742-8888 • Colorado Stamp 74-598-2888  
 Fort Collins 970-491-8888 • www.frengineering.com



| NO. | REVISION                             | DATE | BY          |          | DATE |      |
|-----|--------------------------------------|------|-------------|----------|------|------|
|     |                                      |      | DESIGNED BY | DRAWN BY | DATE | DATE |
| 1   | REV. PER CITY COMMENTS DATED 7/17/20 | AJM  | 2/11/20     |          |      |      |
| 2   | REV. PER CITY COMMENTS DATED 7/17/20 | GVJ  | 11/19/20    |          |      |      |
| 3   | REV. PER CITY COMMENTS DATED 7/8/21  | GVJ  | 1/19/21     |          |      |      |

| H-SCALE | V-SCALE | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY | DATE |
|---------|---------|----------|-------------|----------|------------|------|
|         |         |          |             |          |            |      |
| 1"=50'  | N/A     | 01/27/21 | RAB         | KRW      |            |      |

**HYDROZONE WATER USAGE**

THE FORT COLLINS CITY CODE REQUIRES THAT NO MORE THAN 15 GALLONS OF WATER PER SQUARE FOOT ARE USED ON AVERAGE OVER THE SITE DURING THE IRRIGATION SEASON. THE FOLLOWING TABLE SHOWS THE PROJECTED WATER USAGE FOR THE PROJECT. AREAS OF VERY LOW WATER USE CORRESPOND DIRECTLY TO NATURAL HABITAT BUFFER ZONES.

| HYDROZONE CATEGORIES                         | AREA (SQ. FT.)    | WATER USAGE (GAL/SEASON)  | IRRIGATED/ NON-IRRIGATED* |
|--|-------------------|---------------------------|---------------------------|
| HIGH WATER USE (18 GAL/S.F/SEASON)           | 85,693            | 468,474                   | IRRIGATED                 |
| MEDIATE WATER USE (10 GAL/S.F/SEASON)        | 7,155             | 71,550                    | IRRIGATED                 |
| LOW WATER USAGE (3 GAL/S.F/SEASON)           | 5,857             | 17,571                    | IRRIGATED                 |
| VERY LOW WATER USE (0 GAL/S.F/SEASON)        | 13,406            | 0                         | NON-IRRIGATED*            |
| <b>TOTALS</b>                                | <b>112,111 SF</b> | <b>551,595 GAL/SEASON</b> |                           |
| AVERAGE WATER USE PER SQUARE FOOT PER SEASON |                   | 10.6 GAL/SEASON           |                           |

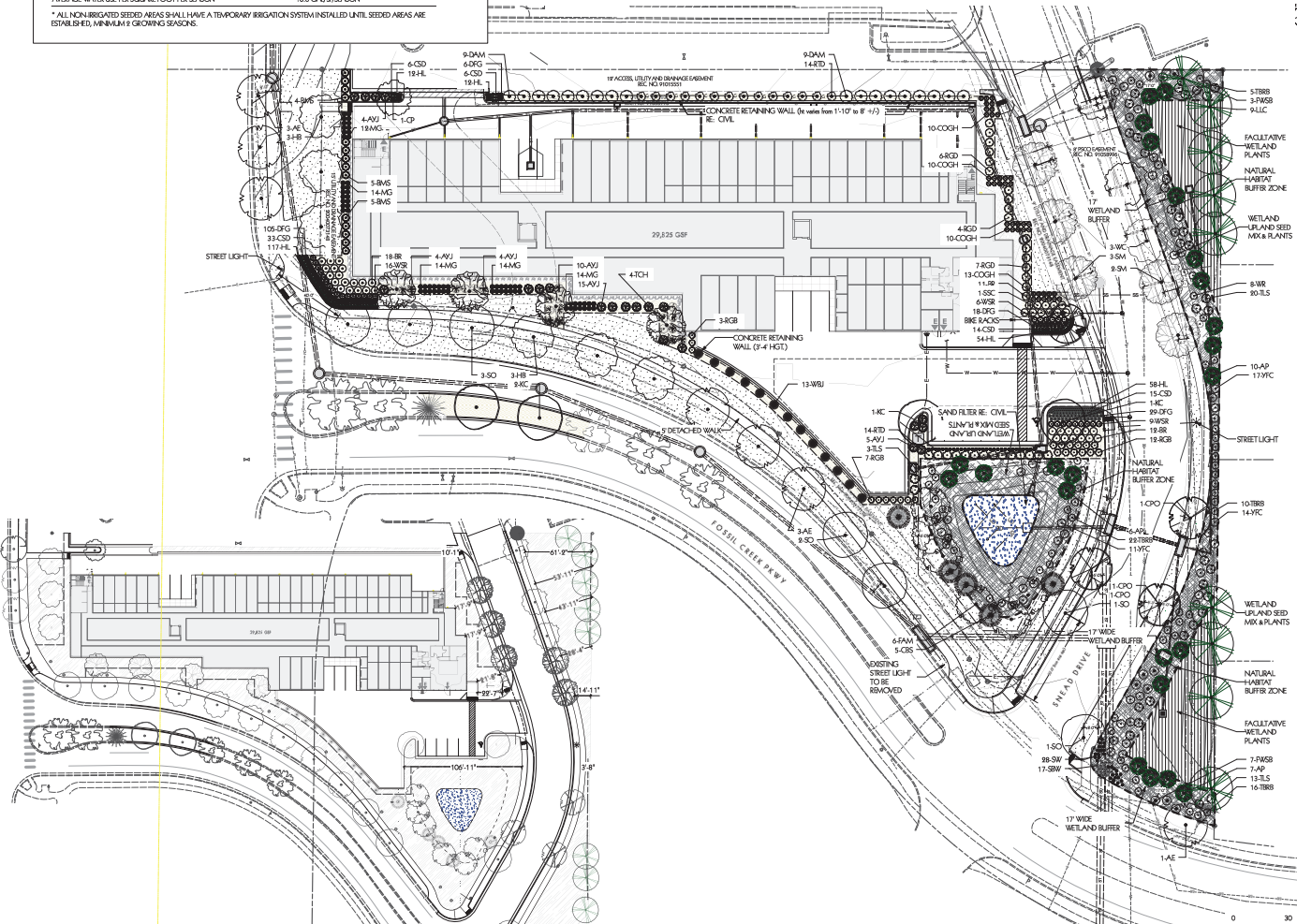
\* ALL NON-IRRIGATED SEEDING AREAS SHALL HAVE A TEMPORARY IRRIGATION SYSTEM INSTALLED UNTIL SEEDING AREAS ARE ESTABLISHED. MINIMUM 9 GROWING SEASONS.

**WETLAND BUFFER INFORMATION**

- 50' WETLAND NATURAL HABITAT BUFFER ZONE AREA REQUIRED: 15,500 SF REQUIRED
- WETLAND NATURAL HABITAT BUFFER ZONE (NHZ) AREA PROVIDED: 19,864 SF PROVIDED
  - 17' NHZ LOCATED EAST SIDE OF SNEAD DRIVE 7,439 SF
  - NHZ LOCATED AT PERIMETER OF SAND FILTER 4,466 SF
  - NHZ FACULTATIVE WETLANDS 7,959 SF
- NATURAL HABITAT BUFFER ZONE DISTANCE REQUIRED: 50' REQUIRED
- AVERAGE NATURAL HABITAT BUFFER ZONE DISTANCE PROVIDED AS MEASURED FROM THE EAST R.O.W. OF SNEAD DRIVE AND THE PERIMETER OF THE SAND FILTER: 17' PROVIDED

**LEGEND**

- EXISTING OFF-SITE DECIDUOUS TREE TO BE PRESERVED
- EXISTING OFF-SITE DECIDUOUS TREE TO BE REMOVED
- PROPOSED MINORITY CONTOUR
- PROPOSED MAJORITY CONTOUR
- STREET HEADER
- NATURAL HABITAT BUFFER ZONE (NHZ)
- MITIGATION CONTIGUOUS TREE, #1 HGT.
- DECIDUOUS STREET SHADE TREE TREE #1 CALIF.
- MITIGATION ORNAMENTAL TREE, #1 CALIF. SIZE
- DECIDUOUS 9-RUB. 5 GALLON CONTAINER
- CONIFEROUS 9-RUB. 5 GALLON CONTAINER
- PERENNIAL ORNAMENTAL GRASSES 1 OR 5 GALLON CONTAINER
- TURF TYPE A TURF TYPICAL RESCUE SOG (3/4" MIN. L/C) OR APPROVED EQUIV.
- GRAVEL MULCH: GRAVEL MULCH SHALL BE A MINIMUM OF 3" LAYER OF MULCH OVER WEED BARRIER. GRAVEL MULCH SHALL BE A MIX OF: 70% #10 CRUSHED GRANITE AND 30% #4-8 WASHED RIVER COBBLES.
- WOOD MULCH: WOOD MULCH SHALL BE A MINIMUM OF 3" LAYER OF SHEDDED PINE BARK OR WEED BARRIER. 5 GALLON AND LARGER TREES, SHRUBS & ORNAMENTAL GRASSES ARE PLANTED. 5 GALLON WEED BARRIER AREAS PLANTED WITH 1 GALLON PERENNIALS AND IN ALL TREE PLANTING RINGS.
- NATIVE SEED DETENTION POND
- WETLAND UPLAND BUFFER
- FACULTATIVE WETLAND PLANTS
- SAND FILTER RE. CIVIL DRINGS



**LANDSCAPE SCREENING DIAGRAM**  
SCALE: 1"=50'-0"

**EXISTING TREE REMOVAL NOTE**

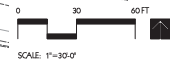
NO TREES SHALL BE REMOVED DURING THE CONCRETE/NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS OR EGGS ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

**STREET TREE NOTE**

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT OF WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIAN AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO SECTION 91.311 AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

**HABITAT BUFFER NOTE**

THE NATURAL HABITAT BUFFER ZONE IS INTENDED TO BE MAINTAINED IN A NATIVE LANDSCAPE. PLEASE SEE SECTION 9.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.



PREPARED FOR:  
**GUARDIAN STORAGE FORT COLLINS**  
1555 SOUTH 76TH STREET  
SUNNYVALE, CO 80241  
P: (303) 240-9059

**JR ENGINEERING**  
A Wetland Company  
Central Office: 740-3-8883 Colorado Springs  
719-560-2583 Fort Collins 970-461-9888  
www.jrengineering.com

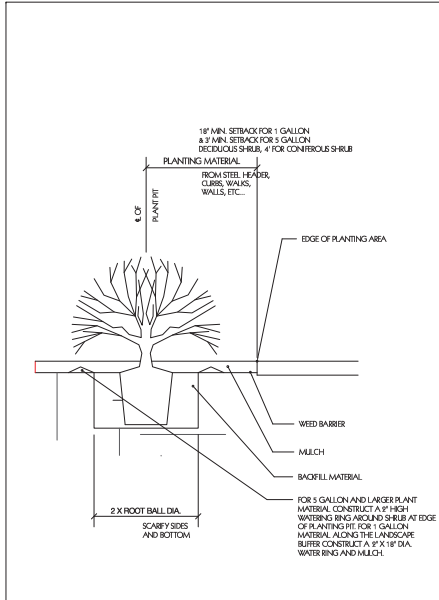
| DATE       | BY  | REVISION | No.                                 | DESCRIPTION |
|------------|-----|----------|-------------------------------------|-------------|
| 02/11/2020 | oak | 1        | PRE-STATE COMMENTS                  |             |
| 10/09/2019 | oak | 2        | PRE-STATE COMMENTS DATED 10/9/2019  |             |
| 10/09/2019 | oak | 3        | PRE-STATE COMMENTS DATED 02/20/2021 |             |
|            |     |          | 4                                   |             |
|            |     |          | 5                                   |             |
|            |     |          | 6                                   |             |
|            |     |          | 7                                   |             |
|            |     |          | 8                                   |             |
|            |     |          | 9                                   |             |
|            |     |          | 10                                  |             |

GUARDIAN STORAGE FORT COLLINS  
LANDSCAPE PLAN  
PREL. PROJECT DEVELOPMENT PLAN

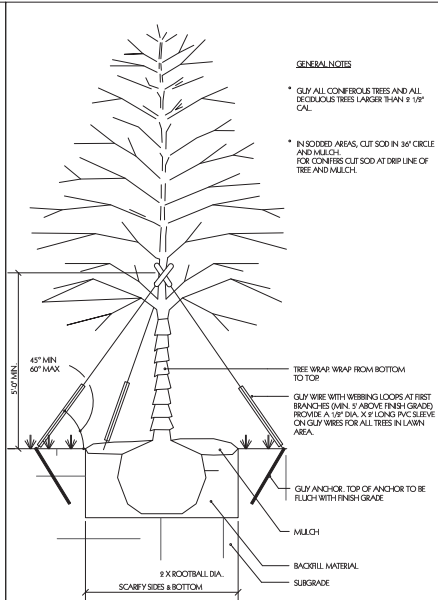
City of Fort Collins, Colorado PDP Review  
Checked By: \_\_\_\_\_  
Environmental Planner Date



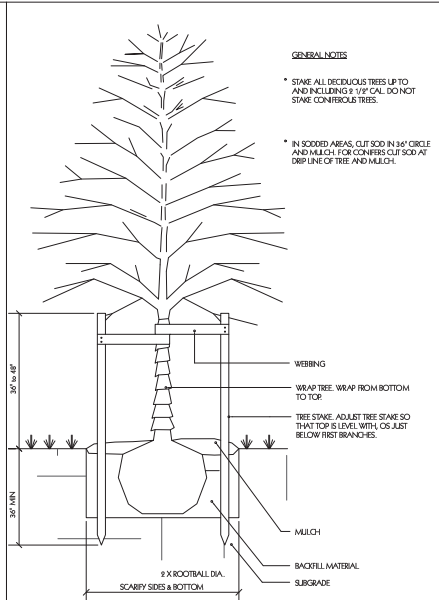




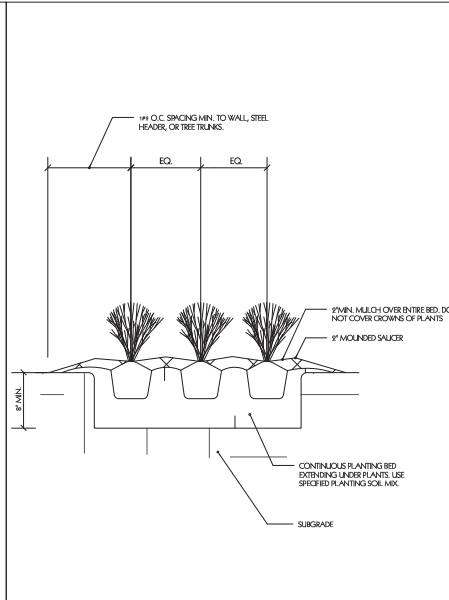
A SHRUB PLANTING



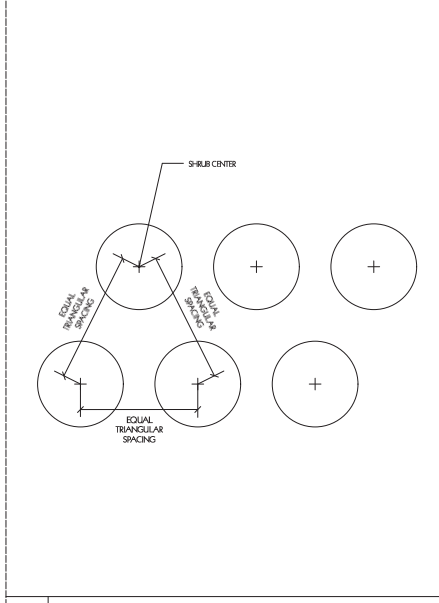
B TREE PLANTING AND GUYING



C TREE PLANTING AND STAKING



D PERENNIAL PLANTING



E TRIANGULAR SHRUB SPACING

**EXISTING TREE REMOVAL NOTE**

NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS OCCURRING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF ACTIVE NESTS ARE FOUND, THE CITY WILL COORDINATE WITH RELEVANT STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

**STREET TREE NOTE**

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN 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 THE PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION SECTION 27.3.1 AND MAY ALSO RESULT IN REMOVING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

|                          |             |  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
|--------------------------|-------------|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| DATE                     |             | 10/20/19   | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            |
| BY                       |             | oak  | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 |
| REVISION                 | No.         | 1  | 2                                   | 3                                   | 4                                   | 5                                   | 6                                   | 7                                   | 8                                   |
|                          | DATE        | 10/20/19   | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            | 10/20/19                            |
|                          | DESCRIPTION | PRE STATE COMMENTS DATED 10/19/2019  | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 | PRE STATE COMMENTS DATED 10/19/2019 |
| SCALE                    |             | N/A  | N/A                                 | 5/8"                                | 5/8"                                | 5/8"                                | 5/8"                                | 5/8"                                | 5/8"                                |
| DRAWN BY                 |             | oak  | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 |
| CHECKED BY               |             | oak  | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 | oak                                 |
| PROJECT                  |             | GUARDIAN STORAGE FORT COLLINS  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| SHEET                    |             | 8 OF 10  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| JOB NO.                  |             | 3973701  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| PREPARED FOR             |             | GUARDIAN STORAGE FORT COLLINS<br>1555 SOUTH 76TH STREET<br>DENVER, CO 80207<br>P: (303) 540-9059 |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| DRAWN BY                 |             | J.R. ENGINEERING<br>A Wharton Company<br>www.jrengineering.com                                   |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| CHECKED BY               |             | J.R. ENGINEERING<br>719-562-2583 Fort Collins 970-461-9888<br>www.jrengineering.com              |                                     |                                     |                                     |                                     |                                     |                                     |                                     |
| PROJECT DEVELOPMENT PLAN |             | LANDSCAPE DETAILS  |                                     |                                     |                                     |                                     |                                     |                                     |                                     |





3 Exterior Presentation Elevation - South Copy 1  
1/16" = 1'-0"



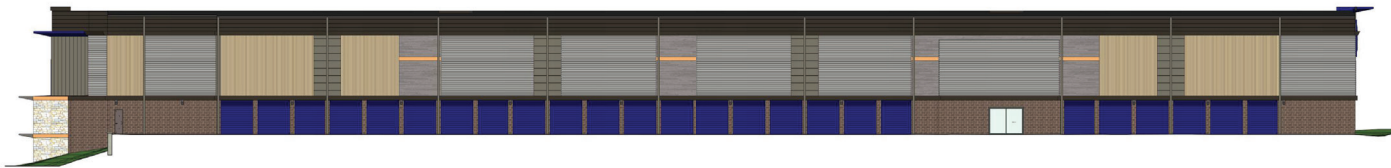
4 Exterior Presentation Elevation - West Copy 1  
1/16" = 1'-0"



1 Exterior Presentation Elevation - East Copy 1  
1/16" = 1'-0"

Exterior Materials

1. TLC-2 Metal Wall Panel - Mistique Plus (Vertical)
2. TLC-2 Metal Wall Panel - Guardian Blue (Horizontal)
3. IC72 Metal Wall Panel - Metallic Silver (Horizontal)
4. IC72 Metal Wall Panel - Guardian Blue (Horizontal)
5. T10-B Metal Wall Panel - Champagne Metallic (Vertical)
6. Break Metal at Storefront System - Guardian Blue (Vertical)
7. Stacked Limestone Vener
8. Nishiha - VintageWood - Ash (Horizontal)
9. Lampus Split Face Block - Chocolate w/ White Mortar
10. Break Metal Panels - Metallic Copper
11. Aluminium Storefront System - Anodized Aluminium
12. TLC-2 Metal Wall Panel - Dark Bronze (Horizontal)
13. Aluminium Wrapped Cornice - Guardian Blue
14. Break Metal Frieze - Dark Bronze



2 Exterior Presentation Elevation - North Copy 1  
1/16" = 1'-0"

|   |   |
|---|---|
| UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ARCHITECTS, ARCHITECTS, JR. ENGINEERING APPROVES THE DRAWINGS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION. |   |
| PREPARED FOR<br>GUARDIAN STORAGE FORT COLLINS<br>1505 BROADWAY STREET<br>SUITE 100<br>FORT COLLINS, CO 80521<br>KEVIN COLLINS<br>P. (303) 250-0050                        | PROJECT NO.<br>DATE<br>DRAWN BY<br>CHECKED BY   |
| JR ENGINEERING<br>A WALTER COMPANY<br>Centennial 303-742-8893 Colorado Springs 719-588-2889 Fort Collins 979-491-8889 www.jrengineering.com                               | NO.   REVISION<br>1"=0'-0"<br>1"=0'-0"<br>DATE 02/17/20<br>DRAWN BY JDM<br>CHECKED BY |
| GUARDIAN STORAGE FORT COLLINS<br>ARCHITECTURAL ELEVATIONS   | SHEET 5 OF 11<br>JOB NO. 39737.01   |



View 1



View 2



View 3



View 4



View 5



UNLESS SPECIFIED OTHERWISE, THESE DRAWINGS ARE PREPARED FOR THE ARCHITECT'S USE. APPROPRIATE REVIEW AGENCIES, INCLUDING THE CITY OF FORT COLLINS, COLORADO, MUST REVIEW AND APPROVE THESE DRAWINGS. ANY CHANGES TO THESE DRAWINGS MUST BE WRITTEN AND APPROVED BY THE ARCHITECT.

PREPARED FOR:  
GUARDIAN STORAGE FORT COLLINS  
1017 764 STREET  
FORT COLLINS, CO 80521  
SUBMITTED BY:  
KEVIN COHEN  
P. (303) 250-0059



JR ENGINEERING  
A WesTek Company  
Central 303-742-0330 • Colorado Springs 719-595-2368 Fax  
Colorado 970-491-6885 www.jrengineering.com

| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
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|---|-------------|----------|
| GUARDIAN STORAGE FORT COLLINS<br>ARCHITECTURAL PERSPECTIVES | PROJECT NO. | 156      |
|   | DATE        | 02/21/20 |
| SHEET 3 OF 11   | DRAWN BY    | JDM      |
|   | CHECKED BY  |          |
| DR. NO. 30737.01  |             |          |





UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEW AGENCIES, OR ENGINEERING APPROVES FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
GUARDIAN STORAGE FORT COLLINS  
1505 BUCKINGHAM STREET  
SILVER SPRING, CO 80221  
BY: KEVIN COLLINS  
P: (303) 250-0059

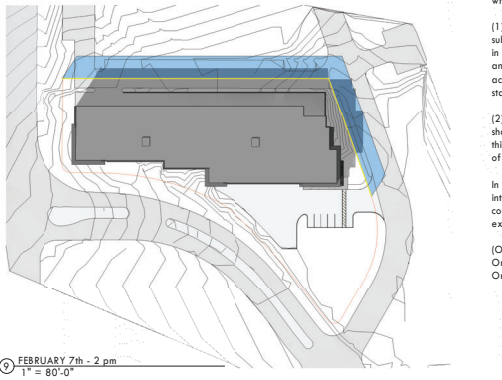
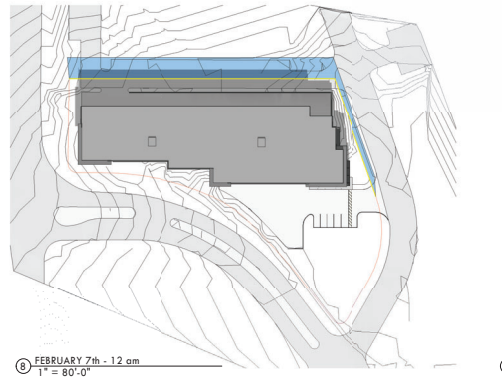
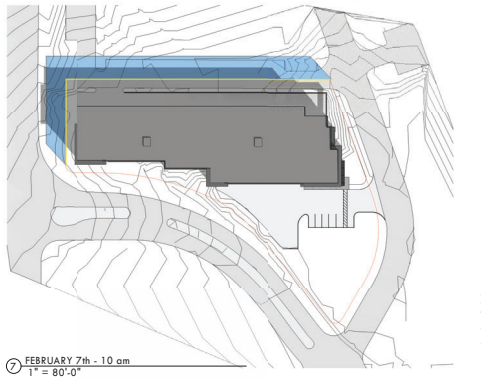
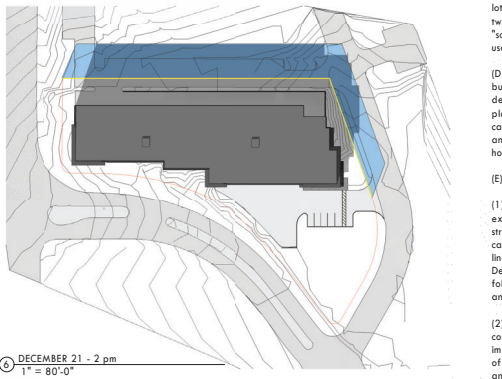
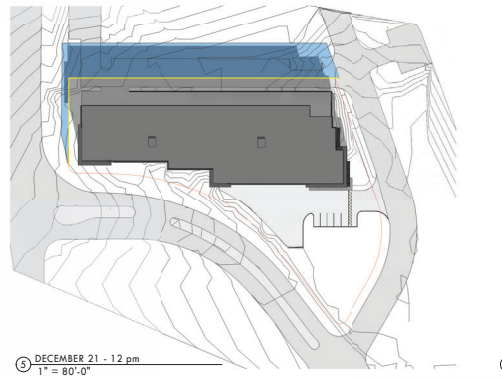
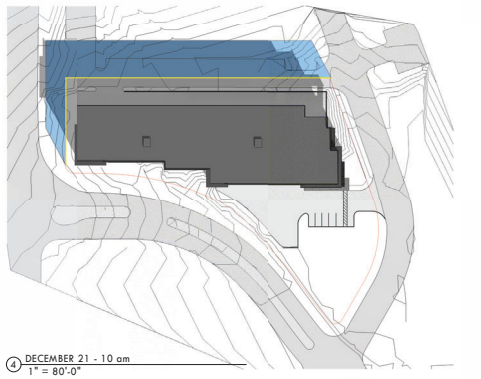
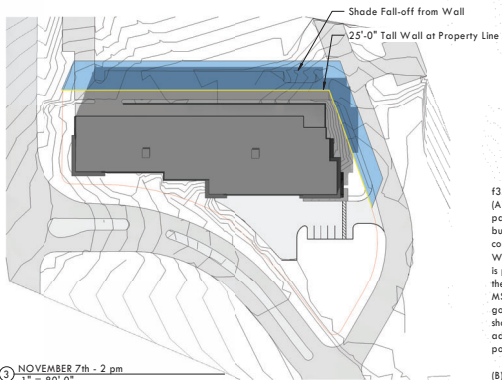
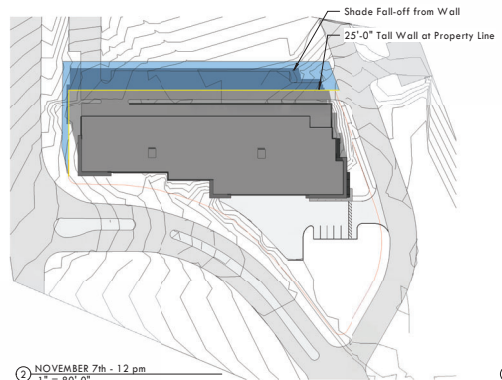
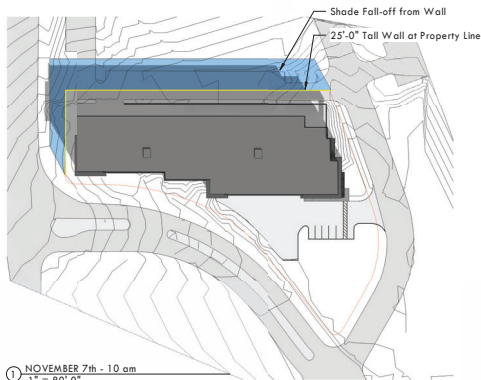
BY: JR ENGINEERING  
A Wetzel Company  
1505 BUCKINGHAM STREET  
SILVER SPRING, CO 80221  
P: (303) 250-0059  
WWW.JRENGINEERING.COM

| NO. | REVISION | DATE | BY |
|-----|----------|------|----|
|     |          |      |    |
|     |          |      |    |
|     |          |      |    |
|     |          |      |    |

| H-SCALE | V-SCALE | TITLE                                 | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|---------------------------------------|----------|-------------|----------|------------|
| 1"=40'  | 1"=80'  | ARCHITECTURAL SHADE & SHADOW ANALYSIS | 02/17/20 | JDM         | JDM      | JDM        |

GUARDIAN STORAGE FORT COLLINS  
ARCHITECTURAL SHADE & SHADOW ANALYSIS

SHEET 10 OF 11  
JOB NO. 39737.01



**f3.2.3 - Solar Access, Orientation, Shading**  
**(A) Purpose.** It is the City's intent to encourage the use of both active and passive solar energy systems for heating air and water in homes and businesses, as long as natural topography, soil or other subsurface conditions or other natural conditions peculiar to the site are preserved. While the use of solar energy systems is optional, the right to solar access is protected. Solar collectors require access to available sunshine during the entire year, including between the hours of 9:00 am and 3:00 pm, MST, on December 21, when the longest shadows occur. Additionally, a goal of this Section is to ensure that site plan elements do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners. Thus, standards are set forth to evaluate the potential impact of shade caused by buildings, structures and trees.

**(B) General Standard.** All development shall be designed throughout to accommodate active and/or passive solar installations to the extent reasonably feasible.

**(C) Solar-Oriented Residential Lots.** At least sixty-five (65) percent of the lots less than fifteen thousand (15,000) square feet in area in single- and two-family residential developments must conform to the definition of a "solar-oriented lot" in order to preserve the potential for solar energy usage.

**(D) Access to Sunshine.** The elements of the development plan (e.g., buildings, circulation, open space and landscaping) shall be located and designed, to the maximum extent feasible, to protect access to sunshine for planned solar energy systems or for solar-oriented rooftop surfaces that can support a solar collector or collectors capable of providing for the anticipated hot water needs of the buildings in the project between the hours of 9:00 a.m. and 3:00 p.m. MST, on December 21.

**(E) Shading.**  
 (1) The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a twenty-five-foot hypothetical wall located along the property lines of the project between the hours of 9:00 am and 3:00 pm, MST, on December 21. This provision shall not apply to structures within the following high-density zone districts: Downtown, Community Commercial, and Transit-Oriented Overlay District.  
 (2) The impact of trees shall be evaluated on an individual basis considering the potential impacts of the shading and the potential adverse impacts that the shading could create for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens and similar spaces benefiting from access to sunlight. Shading caused by deciduous trees can be beneficial and is not prohibited.

**(F) Alternative Compliance.** Upon request by an applicant, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

**(1) Procedure.** Alternative compliance plans shall be prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.

**(2) Review Criteria.** In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood continuity and connectivity, fosters nonvehicular access, and preserves existing natural or topographic conditions on the site.

(Ord. No. 165, 1999 §16, 11/16/99; Ord. No. 087, 2002 §5, 6/4/02; Ord. No. 091, 2004 §10, 6/15/04; Ord. No. 025, 2013 §1, 2/26/13; Ord. No. 086, 2014 §32, 7/1/14)



Next Step Energy Solutions

UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES THEIR USE IS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
GUARDIAN STORAGE FORT COLLINS  
1555 SOUTH 76TH STREET  
SUPERIOR, CO 80027  
FOR FORT COLLINS  
P: (303) 250-2059

**FR ENGINEERING**  
A Western Company  
Central 888-742-8888 • Colorado Springs 761-569-2888  
Fort Collins 970-491-8888 • www.frengineering.com

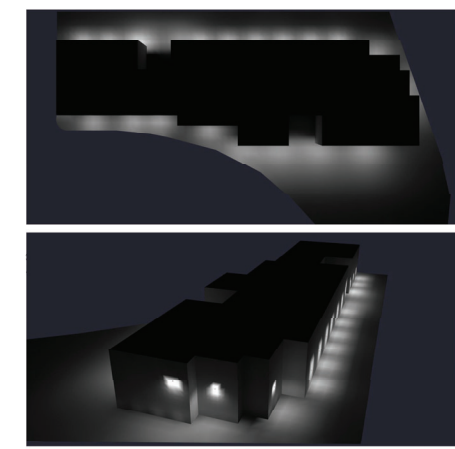
| H-SCALE  | V-SCALE                              | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY |
|----------|--------------------------------------|----------|-------------|----------|------------|
| 1" = 30' | N/A                                  | 01/27/21 | RAB         | KRW      |            |
| No.      | REVISION                             | DATE     | BY          | DATE     | DATE       |
| 1        | REV. PER CITY COMMENTS DATED 1/17/20 | 1/17/20  | AJM         | 2/11/20  |            |
| 2        | REV. PER CITY COMMENTS DATED 3/11/20 | 3/11/20  | GVJ         | 11/19/20 |            |
| 3        | REV. PER CITY COMMENTS DATED 7/8/21  | 7/8/21   | GVJ         | 11/19/21 |            |

GUARDIAN STORAGE  
FORT COLLINS  
PHOTOMETRIC PLAN & LIGHT  
DETAILS

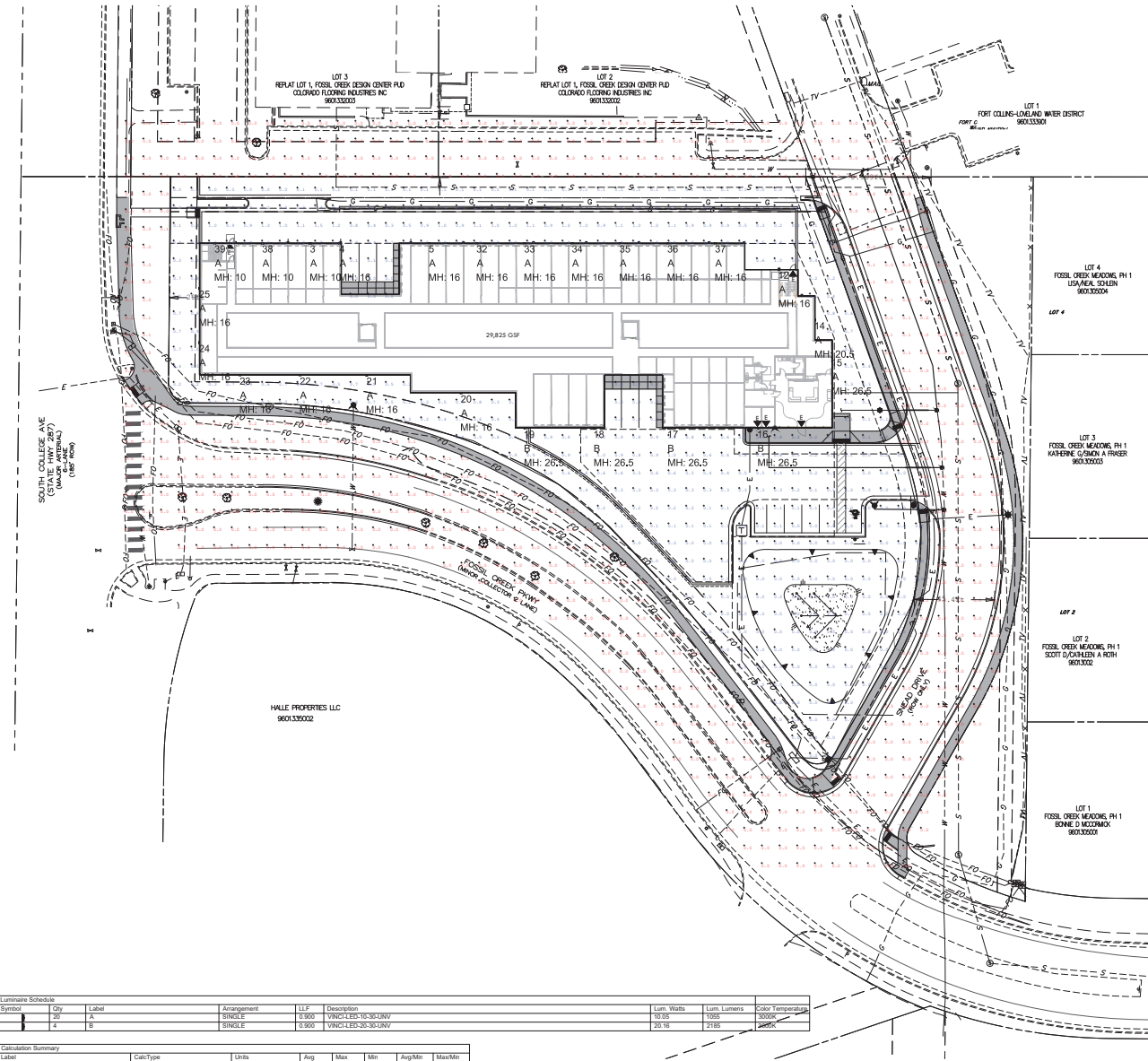
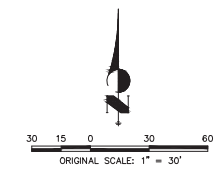
SHEET 11 OF 11  
JOB NO. 3973701



BUILDING MOUNTED LIGHT FIXTURE (TYPE A & B)



NIGHT LIGHTING EXHIBIT



| Symbol | Qty | Label | Arrangement | LF    | Description         | Lum. Watts | Lum. Lumens | Color Temperature |
|--------|-----|-------|-------------|-------|---------------------|------------|-------------|-------------------|
| 1      | 4   | A     | SINGLE      | 0.900 | VINCI-LED-16-30-UNV | 1035       | 1095        | 3000K             |
| 2      | 4   | B     | SINGLE      | 0.900 | VINCI-LED-20-30-UNV | 2016       | 2185        | 4000K             |

| Label         | CalcType    | Units | Avg  | Max | Min | AvgMin | MaxMin |
|---------------|-------------|-------|------|-----|-----|--------|--------|
| PROPERTY LINE | Illuminance | FC    | 0.91 | 0.2 | 0.0 | N/A    | N/A    |
| BYE           | Illuminance | FC    | 0.33 | 1.7 | 0.0 | N/A    | N/A    |

# DISCOUNT TIRE AT FOSSIL CREEK FILING TWO

A REPLAT OF LOT 1 AND TRACT A, DISCOUNT TIRE AT FOSSIL CREEK  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**STATEMENT OF OWNERSHIP AND SUBDIVISION.**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNER(S) OF THE FOLLOWING DESCRIBED LAND:  
 LOT 1 AND TRACT A, DISCOUNT TIRE AT FOSSIL CREEK, RECORDED UNDER RECEPTION NUMBER 20040073148 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

THE ABOVE DESCRIBED TRACTS CONTAIN 93,624 SQUARE FEET OR 2.1493 ACRES, MORE OR LESS

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST GUARDIAN STORAGE FORT COLLINS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE CITY OF FORT COLLINS HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS DISCOUNT TIRE AT FOSSIL CREEK FILING TWO, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THE PLAT SHALL RUN WITH THE LAND.

**CERTIFICATE OF DEDICATION.**

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND THE "EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS; IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED. THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

**MAINTENANCE GUARANTEE.**

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

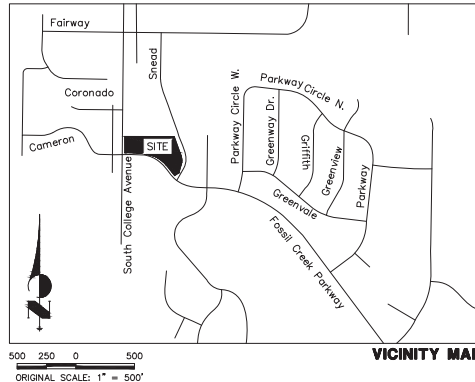
**REPAIR GUARANTEE.**

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE OWNER FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

**NOTICE OF OTHER DOCUMENTS:**

ALL PERSONS TAKE NOTICE THAT THE OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE OWNER AND/OR SUCCESSOR OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT, ALONG WITH THE OBLIGATIONS UNDER THIS PLAT, RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.



**GENERAL NOTES:**

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY, COLORADO.
- THERE IS 1 LOT AND 1 TRACT ON THIS REPLAT.
- PER C.R.S. 38-61-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR PROPERTY UNLESS MODIFIED BY THE SUBDIVISION IMPROVEMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT TO ENTER SAID PROPERTY FOR THE PURPOSES OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS SHALL BE ASSESSED TO THE PROPERTY OWNER. THE MAINTENANCE COSTS SHALL INCLUDE ALL COSTS FOR LABOR, EQUIPMENT AND MATERIALS, AND SHALL BE CHARGED AT 1.25 TIMES THE ACTUAL COST.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, JR ENGINEERING RELIES UPON COMMITMENT TITLE INSURANCE NO. FC025164641-2, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY-NCS HAVING AN EFFECTIVE DATE OF APRIL 11, 2019 AT 5:00 P.M.
- BASES OF BEARING: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A 3.25" ALUMINUM CAP STAMPED "LS 20676" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A 2.5" ALUMINUM CAP STAMPED LS 17664 1985 IN A RANGE BOX, BEARING N00°38'26"E. AS REFERENCED TO COLORADO STATE PLANE NORTH ZONE.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120 - 12-122 OF THE CITY CODE.
- THIS SITE IS WITHIN THE CITY OF FORT COLLINS HIGH RISK 100 YEAR FLOODWAY/FLOODPLAIN INFORMATION WAS OBTAINED FROM THE CITY OF FORT COLLINS.

**ATTORNEY'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(F) OF THE LAND USE CODE.

ATTORNEY: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_

**APPROVED AS TO FORM, CITY ENGINEER.**

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO  
 THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF \_\_\_\_\_ A.D., . REGISTRATION NUMBER: \_\_\_\_\_

CITY ENGINEER

**PLANNING APPROVAL**

BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES  
 OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY \_\_\_\_\_ OF \_\_\_\_\_ A.D.,

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

**EASEMENT APPROVAL**

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND HEREBY APPROVED.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 BOX ELDER SANITATION DISTRICT

**SURVEYOR'S CERTIFICATE:**

I, DEREK LEE VAGAS, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



DEREK LEE VAGAS  
 LICENSED COLORADO LAND SURVEYOR  
 COLORADO P.L.S. NO. 38578  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

**APPLICANT**

GUARDIAN STORAGE FORT COLLINS LLC  
 ATTN: KEVIN COHEN  
 1555 SOUTH 76TH STREET  
 SUPERIOR, CO 80027  
 P-303.250.2059

**ENGINEER**

JR ENGINEERING, LLC  
 ATTN: REBECCA BRUSH, PE  
 2900 S ALTON WAY, SUITE 400  
 CENTENNIAL, CO 80112  
 P-303.740.9393  
 F-303.287.6189  
 RBRSU@RENGINEERING.COM

**SURVEYOR**

JR ENGINEERING, LLC  
 ATTN: DEREK LEE VAGAS, PLS  
 7200 S ALTON WAY, SUITE 400  
 CENTENNIAL, CO 80112  
 P-303.740.9393  
 DVAGAS@RENGINEERING.COM

**OWNERSHIP CERTIFICATION.**

GUARDIAN STORAGE FORT COLLINS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NOTARY PUBLIC  
 SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.  
 COUNTY OF \_\_\_\_\_ )  
 ) SS:  
 STATE OF \_\_\_\_\_

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE

ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
 AS \_\_\_\_\_ OF \_\_\_\_\_, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_ 20\_\_\_\_

**TRACT TABLE:**

| TRACT | AREA (SF) | AREA (AC) | USE   | OWNERSHIP                          | MAINTENANCE                        |
|-------|-----------|-----------|---|------------------------------------|------------------------------------|
| A     | 12,740    | 0.2925    | D=DRAINAGE EASEMENT<br>L=LANDSCAPE EASEMENT<br>U=UTILITIES EASEMENT | GUARDIAN STORAGE FORT COLLINS, LLC | GUARDIAN STORAGE FORT COLLINS, LLC |

**NOTICE**

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

FINAL PLAT  
 DISCOUNT TIRE AT FOSSIL  
 CREEK FILING TWO  
 JOB NO. 39737.01  
 DECEMBER 4, 2020  
 SHEET 1 OF 2

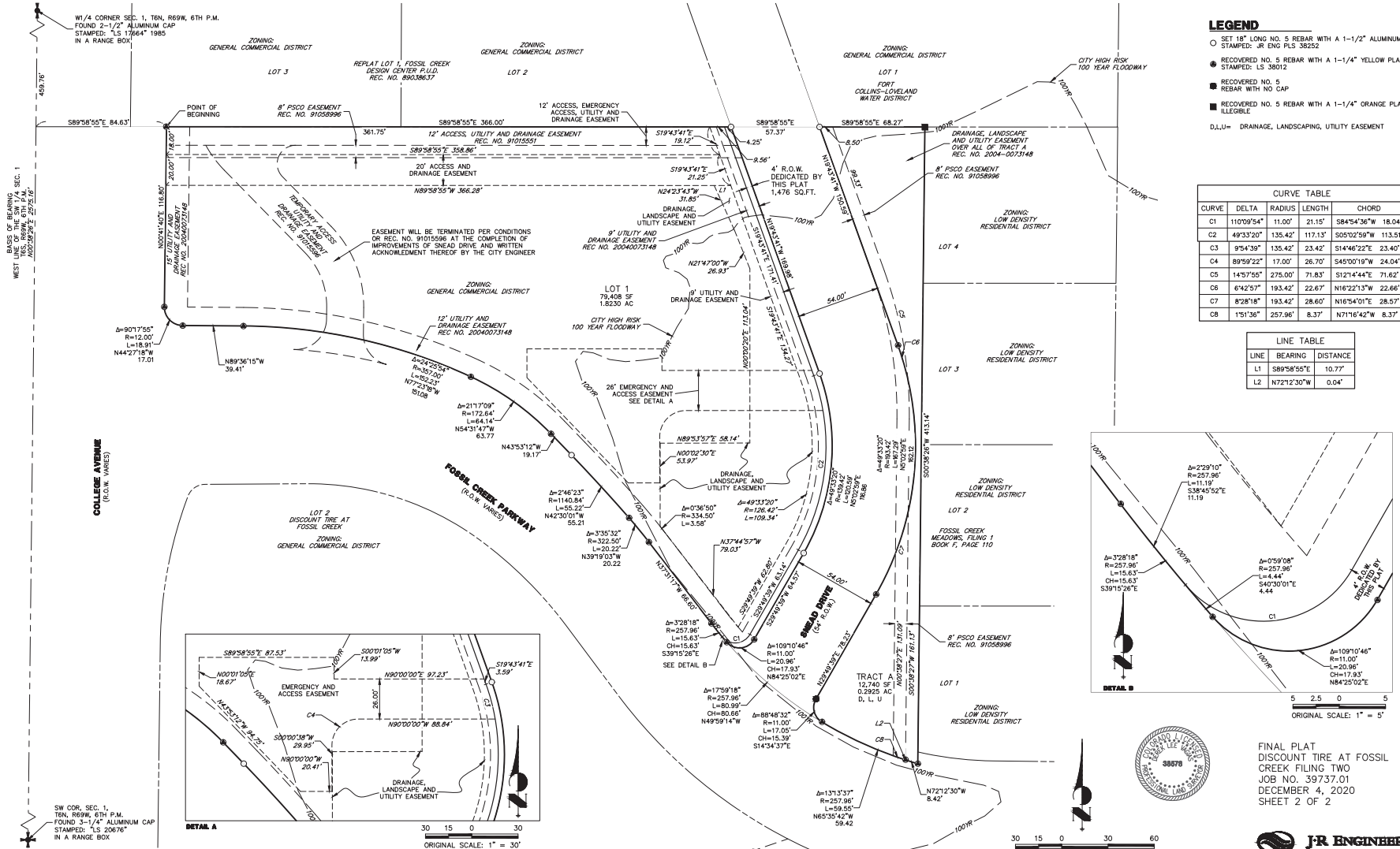


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# DISCOUNT TIRE AT FOSSIL CREEK FILING TWO

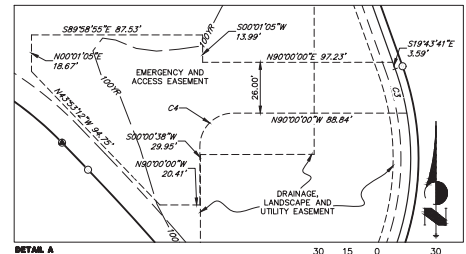
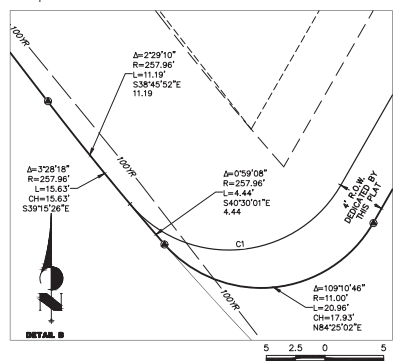
A REPLAT OF LOT 1 AND TRACT A, DISCOUNT TIRE AT FOSSIL CREEK  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



- LEGEND**
- SET 18" LONG NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED: JR ENG PLS 38252
  - RECOVERED NO. 5 REBAR WITH A 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 38012
  - RECOVERED NO. 5 REBAR WITH NO CAP
  - RECOVERED NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP ILLIGIBLE
  - D,L,U= DRAINAGE, LANDSCAPING, UTILITY EASEMENT

| CURVE TABLE |            |         |         |             |         |
|-------------|------------|---------|---------|-------------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | CHORD       |         |
| C1          | 110°09'54" | 11.00'  | 21.15'  | 584'54'36"W | 18.04'  |
| C2          | 49°33'20"  | 135.42' | 117.13' | S05°02'59"W | 113.51' |
| C3          | 9°54'39"   | 135.42' | 23.42'  | S14°46'22"E | 23.40'  |
| C4          | 89°59'22"  | 17.00'  | 26.70'  | S45°00'19"W | 24.04'  |
| C5          | 14°57'55"  | 275.00' | 71.83'  | S121°44'4"E | 71.62'  |
| C6          | 6°42'57"   | 193.42' | 22.67'  | N16°22'13"W | 22.66'  |
| C7          | 8°28'18"   | 193.42' | 28.60'  | N16°54'01"E | 28.57'  |
| C8          | 1°51'36"   | 257.96' | 8.37'   | N71°16'42"W | 8.37'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S89°58'55"E | 10.77'   |
| L2         | N72°12'30"W | 0.04'    |



FINAL PLAT  
 DISCOUNT TIRE AT FOSSIL CREEK FILING TWO  
 JOB NO. 39737.01  
 DECEMBER 4, 2020  
 SHEET 2 OF 2



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# TECHNICAL MEMORANDUM

**J·R ENGINEERING**

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**To:** Kevin Cohen, Guardian Storage Fort Collins LLC

**From:** Eli Farney, PE, PTOE

**Date:** October 11, 2019

**Subject:** Guardian Storage Fort Collins – Traffic Memorandum

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## Introduction – Purpose and Need

JR Engineering (JR) has completed a traffic analysis to determine the traffic volume generated by the proposed site. JR also analyzed the need to install an exclusive left turn lane for eastbound traffic on Fossil Creek Parkway turning north onto the proposed Snead Drive extension. The proposed Snead Drive extension is part of the Guardian Storage project. Refer to **Appendix A** for a vicinity map showing the proposed Snead Drive extension as well as the project site location. This analysis included the determination of the traffic impact at the proposed intersection of Fossil Creek Parkway and Snead Drive for both existing, opening day, and future conditions. The trips generated by the proposed development were included in this analysis, as well as the trips generated by the adjacent business that will use the proposed Snead Drive extension.

## Traffic Data

In order to determine the existing westbound and eastbound peak hour traffic counts along Fossil Creek Parkway at the proposed Snead Drive access, JR used the traffic counts taken June 21, 2018 at the intersection of South College Avenue and Fossil Creek Parkway. These counts are available online on the City of Fort Collins GIS site. Refer to **Appendix B** for the existing peak hour traffic counts at South College Avenue and Fossil Creek Parkway.

## Projected Traffic Volumes

To determine the future traffic volumes, JR assumed a 0.5% growth rate along Fossil Creek Parkway. JR based this assumption on the Fossil Creek Parkway peak hour traffic counts calculated from the traffic data available online for the South College Avenue intersection. The westbound and eastbound traffic volumes along Fossil Creek Parkway were calculated assuming:

- Eastbound traffic (along Fossil Creek Parkway) = Southbound Left + Northbound Right + Eastbound Through (at the South College Avenue intersection)

- Westbound traffic = Westbound Right + Westbound Through + Westbound Left

Table 1 includes the peak hour counts for each year that the City's online GIS has traffic data.

| Year | AM        |           | PM        |           |
|------|-----------|-----------|-----------|-----------|
|      | Eastbound | Westbound | Eastbound | Westbound |
| 2009 | 88        | 207       | 186       | 146       |
| 2011 | 73        | 135       | 147       | 117       |
| 2014 | 111       | 192       | 219       | 180       |
| 2015 | 106       | 203       | 217       | 175       |
| 2018 | 72        | 167       | 196       | 147       |

Since traffic counts have decreased from 2014 to 2018, JR assumed a 0.5% growth rate to be conservative. JR used this growth rate to project the traffic counts for year 2020 (opening day) and 2040, as shown in **Appendix B**.

### Site Generated Traffic

To determine the volume of traffic that will use the Snead Drive access, JR calculated the traffic generated by the proposed storage facility and the existing adjacent businesses using the *ITE Trip Generation Manual 10<sup>th</sup> Edition*. JR included the traffic generated from the existing adjacent businesses (strip mall, chapel, and water district building) because the traffic to these businesses will likely use the proposed Snead Drive access. Refer to **Appendix C** for the traffic generated by each business per the assumed land uses. JR separated the site generated traffic into two groups, north and south, for assignment of site generated traffic purposes. As shown in **Appendix D**, JR assumed that the traffic volume traveling to and from the site would be distributed as follows:

- 50% north along South College Avenue
- 44% south along South College Avenue
- 6% east along Fossil Creek Parkway

JR based these percentages on the ratio of traffic traveling on each leg of the intersection of South College Avenue and Fossil Creek Parkway during the 2018 AM and PM peak hours. As previously mentioned, this data is available on the City's online GIS site.

Based on the volume of traffic generated by the site and the distribution of this traffic, the counts for the left turn movement from Fossil Creek Parkway onto Snead Drive are 15 and 4, for AM and PM, respectively, as shown in **Appendix B**.

### Roadway Classification

The *City of Fort Collins Master Street Plan* classifies Fossil Creek Parkway as a 2-lane collector. The posted speed limit along Fossil Creek Parkway in the project area is 25 MPH as of May 2018.



## Left Turn Lane Warrant

According to the *Urban Area Street Standards*, Section 8.2.5.B, an exclusive left turn lane “may be required at approaches to intersections for which the combination of through, left, and opposing volumes exceeds warrants shown in **Figure 8-1.**” Refer to **Appendix E** for Figure 8-1, which JR marked to show the worst-case volumes (year 2040 PM). The graph in Figure 8-1 indicates that a left turn lane is not warranted due to the low traffic volumes along Fossil Creek Parkway.

Additionally, JR analyzed the intersection using Synchro software to check the 2010 Highway Capacity Manual (HCM) level of service (LOS). For each scenario (opening day and 2040 AM and PM), the eastbound left and eastbound through movements have a LOS A, which verifies that the turning movement does not experience significant delays from opposing traffic. Refer to **Appendix F** for the Synchro reports for each scenario.

## Conclusion

Based on the projected traffic volumes along Fossil Creek Parkway and the County standards, JR does not recommend the addition of an exclusive left turn lane for eastbound Fossil Creek Parkway to the proposed Snead Drive extension. The projected volumes used for this analysis include the trips generated by the proposed site, as well as the adjacent businesses that will use the proposed Snead Drive extension. Furthermore, based on this analysis, the site does not generate a significant number of trips to the adjacent streets and is not anticipated to negatively impact the intersections in the area.

Please feel free to contact me at [efarney@jrengineering.com](mailto:efarney@jrengineering.com) or 303-267-6183 if you have any questions or comments.

## Appendix

- Appendix A – Vicinity Map
- Appendix B – Peak Hour Traffic Counts
- Appendix C – Trip Generation Summary
- Appendix D – Directional Distribution of Site Generated Traffic
- Appendix E – *Urban Area Street Standards* Figure 8-1
- Appendix F – HCM 2010 LOS Reports
- Appendix G – Assignment of Site Generated Traffic

## APPENDIX A – VICINITY MAP

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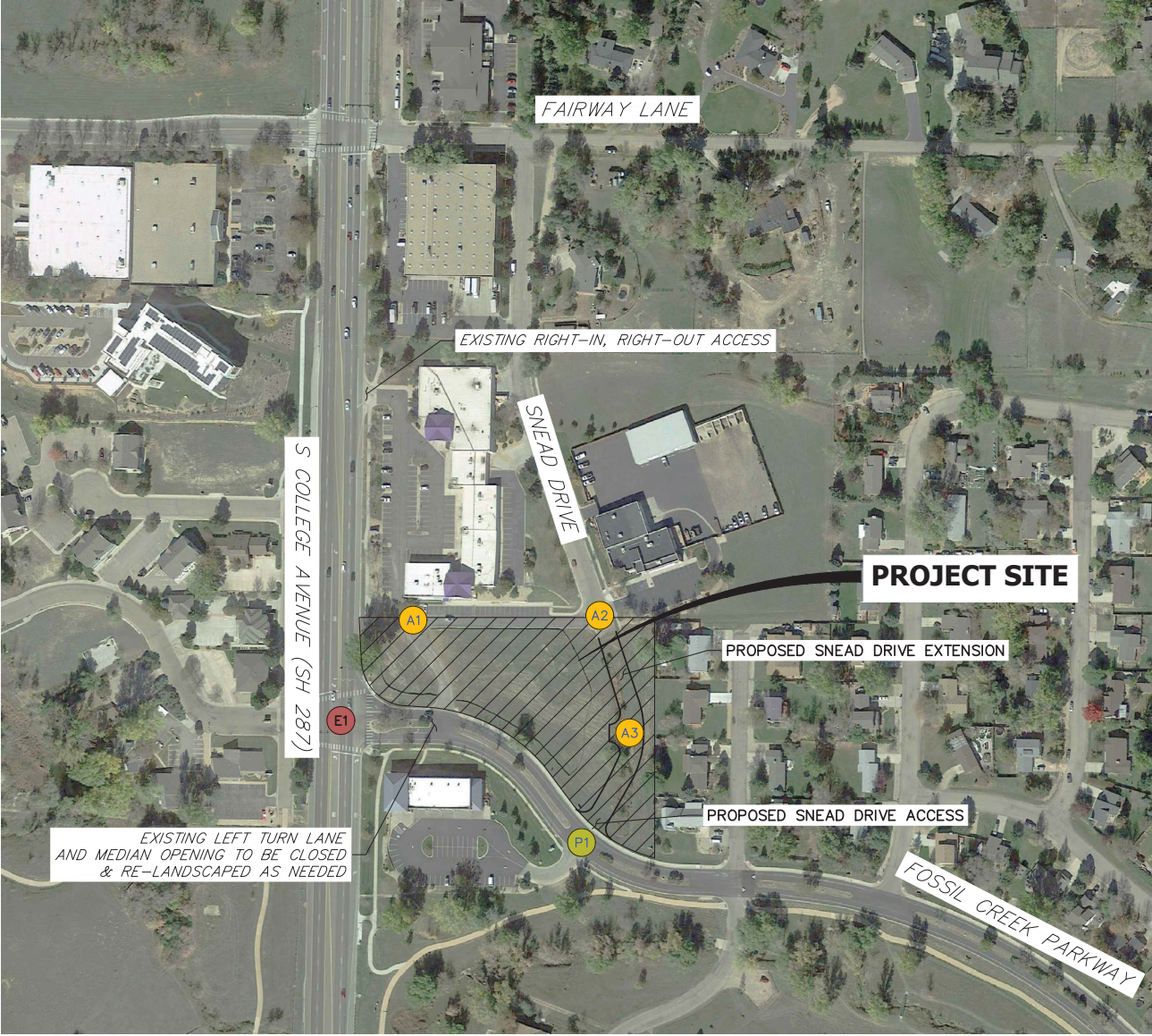
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5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593 • Fax 303-921-7320





2900 South College Avenue, Suite 3D  
Fort Collins, CO 80525  
970-491-9888 • Fax 303-921-7320

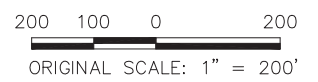
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X:\Temp\Project Files\39737\_01\Drawings\Sheet Drawings\Traffic\3973701\_TrafficExhibits.dwg, VicinityMap, 10/02/2019 11:06:45 AM, CS



**LEGEND**

-  PROJECT SITE
-  PROPOSED INTERSECTION
-  EXISTING INTERSECTION
-  PROPOSED ACCESS



VICINITY MAP  
GUARDIAN STORAGE  
JOB NO. 39737.01  
10/08/19  
APPENDIX A



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## APPENDIX B – PEAK HOUR TRAFFIC COUNTS

---

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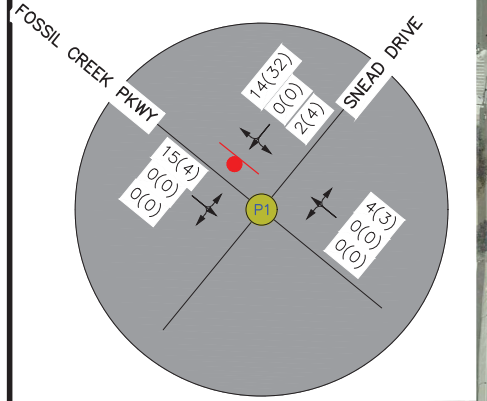
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593 • Fax 303-921-7320

2900 South College Avenue, Suite 3D  
Fort Collins, CO 80525  
970-491-9888 • Fax 303-921-7320

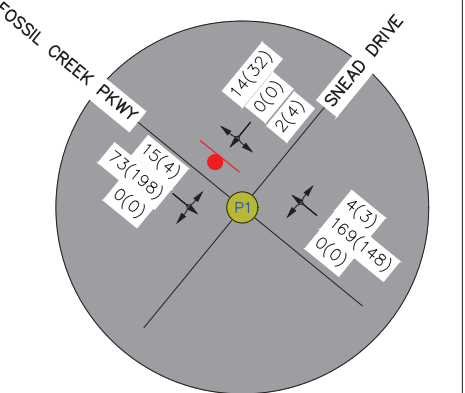
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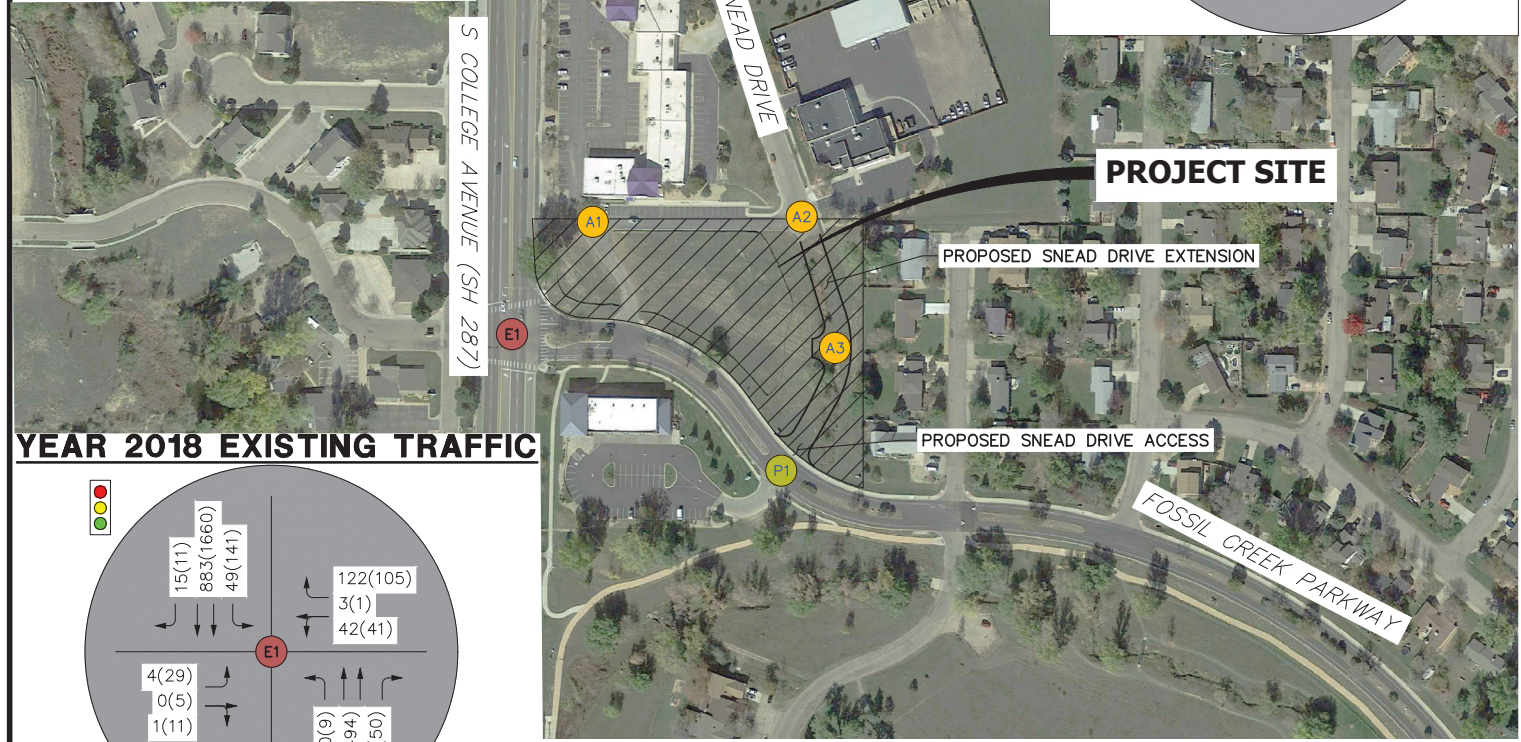
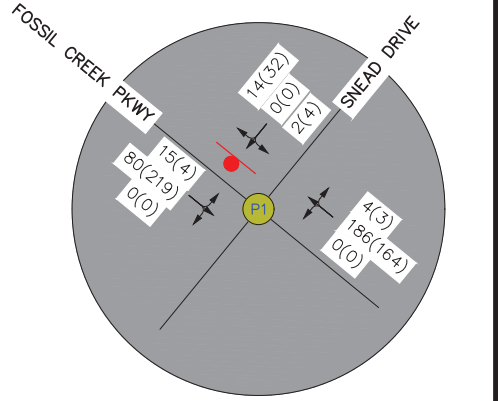
**SITE GENERATED TRAFFIC**



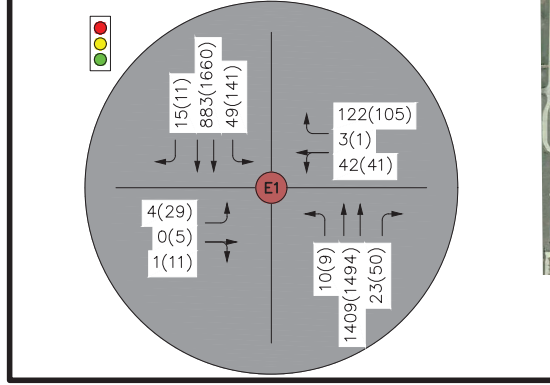
**YEAR 2020 OPENING DAY TOTAL TRAFFIC**



**YEAR 2040 TOTAL TRAFFIC**

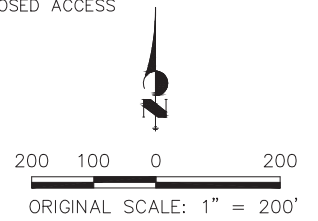


**YEAR 2018 EXISTING TRAFFIC**



**LEGEND**

- PROJECT SITE
- XX(XX)** AM(PM) PEAK HOUR TRIP DISTRIBUTION
- STOP SIGN CONTROL
- SIGNAL CONTROL
- PROPOSED INTERSECTION
- EXISTING INTERSECTION
- PROPOSED ACCESS



PEAK HOUR TRAFFIC COUNTS  
 GUARDIAN STORAGE  
 JOB NO. 39737.01  
 10/08/19  
 APPENDIX B



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## APPENDIX C – TRIP GENERATION SUMMARY

---

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### Trip Generation Summary

Alternative: North Group

Phase:

Open Date: 10/4/2020

Project: Guardian Storage

Analysis Date: 10/4/2019

| ITE                              | Land Use                                | Weekday Average Daily Trips |       |      | Weekday AM Peak Hour of Adjacent Street Traffic |   |       | Weekday PM Peak Hour of Adjacent Street Traffic |       |   |       |      |       |
|----------------------------------|---|-----------------------------|-------|------|---|---|-------|---|-------|---|-------|------|-------|
|                                  |   | *                           | Enter | Exit | Total   | * | Enter | Exit  | Total | * | Enter | Exit | Total |
| 151                              | MWAREHOUSE 1<br>61 1000 Sq. Ft. GFA     |                             | 46    | 46   | 92  |   | 4     | 2   | 6     |   | 5     | 5    | 10    |
| 560                              | CHURCH 1<br>5 1000 Sq. Ft. GFA          |                             | 18    | 17   | 35  |   | 1     | 1   | 2     |   | 1     | 1    | 2     |
| 820                              | CENTERSHOPPING 1<br>36 1000 Sq. Ft. GLA |                             | 680   | 679  | 1359  |   | 21    | 13  | 34    |   | 66    | 71   | 137   |
| Unadjusted Volume                |   |                             | 744   | 742  | 1486  |   | 26    | 16  | 42    |   | 72    | 77   | 149   |
| Internal Capture Trips           |   |                             | 0     | 0    | 0   |   | 0     | 0   | 0     |   | 0     | 0    | 0     |
| Pass-By Trips                    |   |                             | 0     | 0    | 0   |   | 0     | 0   | 0     |   | 23    | 23   | 46    |
| Volume Added to Adjacent Streets |   |                             | 744   | 742  | 1486  |   | 26    | 16  | 42    |   | 49    | 54   | 103   |

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

**TRIP GENERATION 10, TRAFFICWARE, LLC**

### Trip Generation Summary

Alternative: South Group

Phase:

Open Date: 10/4/2020

Project: Guardian Storage

Analysis Date: 10/4/2019

| ITE                              | Land Use                            | Weekday Average Daily Trips |       |      | Weekday AM Peak Hour of Adjacent Street Traffic |   |       | Weekday PM Peak Hour of Adjacent Street Traffic |       |   |       |      |       |
|----------------------------------|-------------------------------------|-----------------------------|-------|------|---|---|-------|---|-------|---|-------|------|-------|
|                                  |                                     | *                           | Enter | Exit | Total   | * | Enter | Exit  | Total | * | Enter | Exit | Total |
| 151                              | MWAREHOUSE 2<br>61 1000 Sq. Ft. GFA |                             | 46    | 46   | 92  |   | 4     | 2   | 6     |   | 5     | 5    | 10    |
| 170                              | UTILITY 1<br>12 1000 Sq. Ft. GFA    |                             | 80    | 79   | 159   |   | 22    | 6   | 28    |   | 5     | 22   | 27    |
| Unadjusted Volume                |                                     |                             | 126   | 125  | 251   |   | 26    | 8   | 34    |   | 10    | 27   | 37    |
| Internal Capture Trips           |                                     |                             | 0     | 0    | 0   |   | 0     | 0   | 0     |   | 0     | 0    | 0     |
| Pass-By Trips                    |                                     |                             | 0     | 0    | 0   |   | 0     | 0   | 0     |   | 0     | 0    | 0     |
| Volume Added to Adjacent Streets |                                     |                             | 126   | 125  | 251   |   | 26    | 8   | 34    |   | 10    | 27   | 37    |

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.



## **APPENDIX D – DIRECTIONAL DISTRIBUTION OF SITE GENERATED TRAFFIC**

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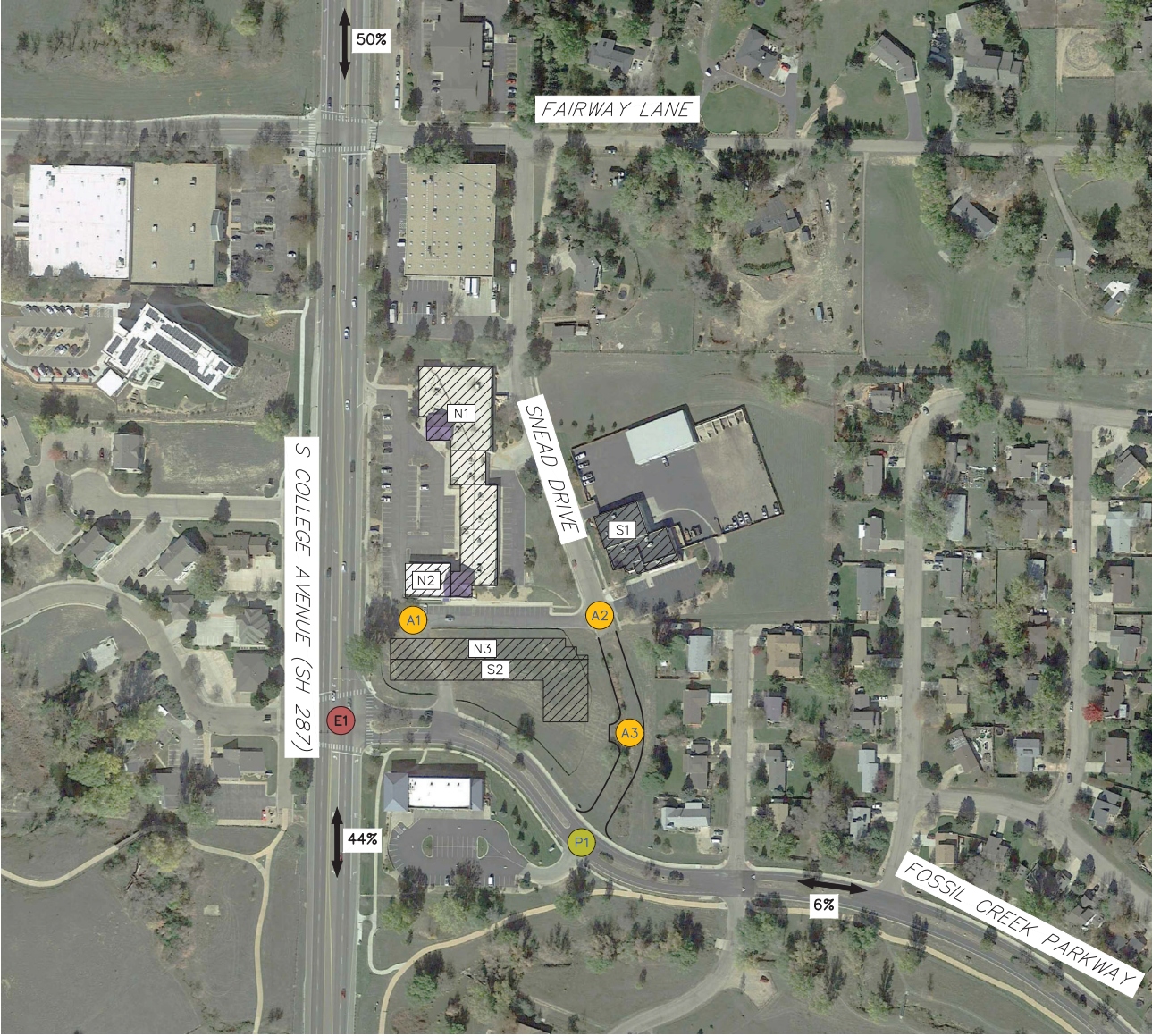
7200 South Alton Way, Suite C400  
Centennial, CO 80112  
303-740-9393 • Fax 303-921-7320

5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593 • Fax 303-921-7320

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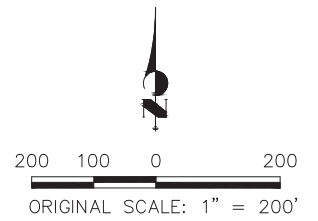
X:\Temp\Project Files\39737\_01\Drawings\Sheet\Drawings\Traffic\3973701\_TrafficExhibits.dwg, Distribution, 10/8/2019 11:07:28 AM, CS



**LEGEND**

- X% PERCENTAGE OF SITE GENERATED TRAFFIC
- AREA CONTRIBUTING TO SITE GENERATED TRAFFIC
- PROPOSED INTERSECTION
- EXISTING INTERSECTION
- PROPOSED ACCESS

| TRIP GENERATION DATA |          |                 |           |
|----------------------|----------|-----------------|-----------|
| ID                   | ITE CODE | LAND USE        | AREA [SF] |
| N1                   | 820      | SHOPPING CENTER | 36,000    |
| N2                   | 560      | CHURCH          | 5,000     |
| N3                   | 151      | MINI WAREHOUSE  | 61,000    |
| S1                   | 170      | UTILITY BLDG    | 12,000    |
| S2                   | 151      | MINI WAREHOUSE  | 61,000    |



DIRECTIONAL DISTRIBUTION  
OF SITE GENERATED TRAFFIC  
GUARDIAN STORAGE  
JOB NO. 39737.01  
10/08/19  
APPENDIX D



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## **APPENDIX E – *URBAN AREA STREET STANDARDS* FIGURE 8-1**

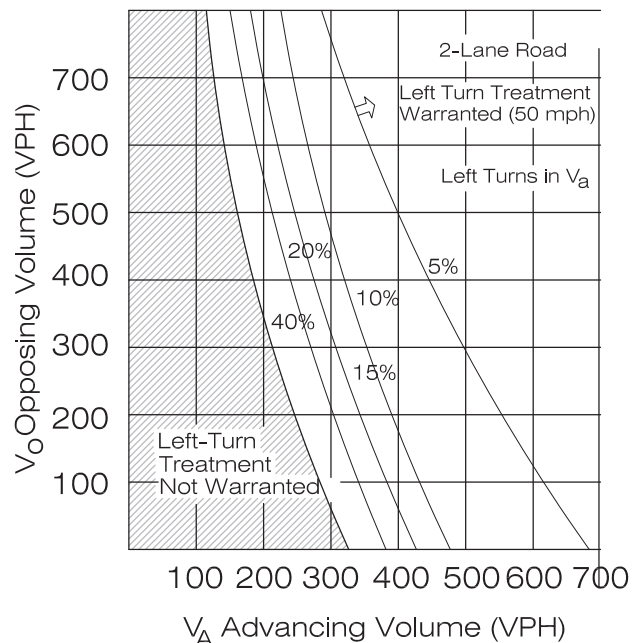
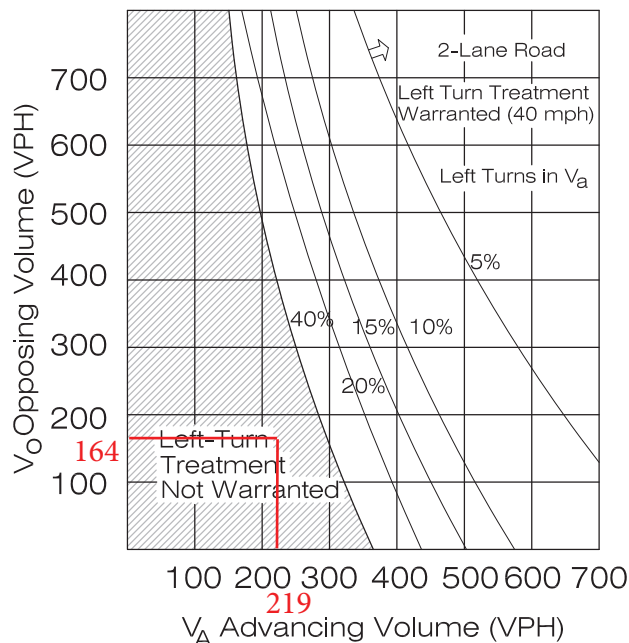
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5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593 • Fax 303-921-7320

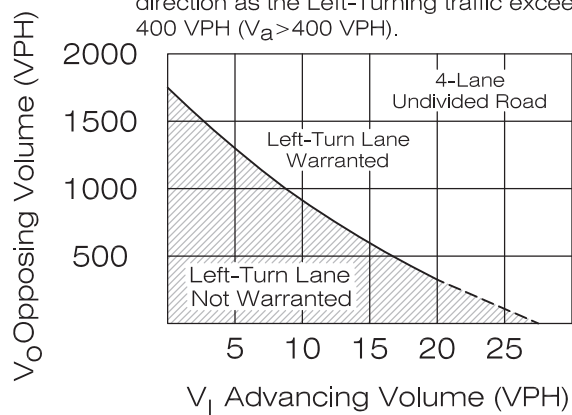
2900 South College Avenue, Suite 3D  
Fort Collins, CO 80525  
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**LEFT TURN NOT WARRANTED VOLUMES FROM WORST CASE SCENARIO (2040 PM)**

NOTE: When  $V_o < 400$  VPH (dashed line). A Left-Turn Lane is not normally warranted unless the advancing volume ( $V_a$ ) in the same direction as the Left-Turning traffic exceeds 400 VPH ( $V_a > 400$  VPH).



Notes: 1. Left turn lanes are required at all intersections and all-movement accesses on arterial roadways except where roundabouts are provided.

**VOLUME WARRANTS FOR LEFT TURN LANES AT UNSIGNALIZED INTER.**

LARIMER COUNTY  
URBAN AREA  
STREET STANDARDS

DESIGN  
FIGURE

REVISION NO:  
DATE: 12/14/00

FIGURE  
8-1

## APPENDIX F – HCM 2010 LOS REPORTS

---

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719-593-2593 • Fax 303-921-7320

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---

# Lanes, Volumes, Timings

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019



| Lane Group                 | EBL  | EBT   | WBT   | WBR   | SBL   | SBR   |
|----------------------------|------|-------|-------|-------|-------|-------|
| Lane Configurations        |      |       |       |       |       |       |
| Traffic Volume (vph)       | 24   | 73    | 169   | 3     | 1     | 13    |
| Future Volume (vph)        | 24   | 73    | 169   | 3     | 1     | 13    |
| Ideal Flow (vphpl)         | 1900 | 1900  | 1900  | 1900  | 1900  | 1900  |
| Lane Util. Factor          | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Frt                        |      |       | 0.998 |       | 0.874 |       |
| Flt Protected              |      | 0.988 |       |       | 0.997 |       |
| Satd. Flow (prot)          | 0    | 1840  | 1859  | 0     | 1623  | 0     |
| Flt Permitted              |      | 0.988 |       |       | 0.997 |       |
| Satd. Flow (perm)          | 0    | 1840  | 1859  | 0     | 1623  | 0     |
| Link Speed (mph)           |      | 25    | 25    |       | 25    |       |
| Link Distance (ft)         |      | 488   | 574   |       | 1247  |       |
| Travel Time (s)            |      | 13.3  | 15.7  |       | 34.0  |       |
| Peak Hour Factor           | 0.92 | 0.92  | 0.92  | 0.92  | 0.92  | 0.92  |
| Adj. Flow (vph)            | 26   | 79    | 184   | 3     | 1     | 14    |
| Shared Lane Traffic (%)    |      |       |       |       |       |       |
| Lane Group Flow (vph)      | 0    | 105   | 187   | 0     | 15    | 0     |
| Enter Blocked Intersection | No   | No    | No    | No    | No    | No    |
| Lane Alignment             | Left | Left  | Left  | Right | Left  | Right |
| Median Width(ft)           |      | 0     | 0     |       | 12    |       |
| Link Offset(ft)            |      | 0     | 0     |       | 0     |       |
| Crosswalk Width(ft)        |      | 16    | 16    |       | 16    |       |
| Two way Left Turn Lane     |      |       |       |       |       |       |
| Headway Factor             | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Turning Speed (mph)        | 15   |       |       | 9     | 15    | 9     |
| Sign Control               |      | Free  | Free  |       | Stop  |       |

### Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 27.6% ICU Level of Service A

Analysis Period (min) 15



# HCM 2010 TWSC

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019

| Intersection             |        |        |        |      |       |       |
|--------------------------|--------|--------|--------|------|-------|-------|
| Int Delay, s/veh         | 1.1    |        |        |      |       |       |
| Movement                 | EBL    | EBT    | WBT    | WBR  | SBL   | SBR   |
| Lane Configurations      |        | ↕      | ↕      |      | ↕     |       |
| Traffic Vol, veh/h       | 24     | 73     | 169    | 3    | 1     | 13    |
| Future Vol, veh/h        | 24     | 73     | 169    | 3    | 1     | 13    |
| Conflicting Peds, #/hr   | 0      | 0      | 0      | 0    | 0     | 0     |
| Sign Control             | Free   | Free   | Free   | Free | Stop  | Stop  |
| RT Channelized           | -      | None   | -      | None | -     | None  |
| Storage Length           | -      | -      | -      | -    | 0     | -     |
| Veh in Median Storage, # | -      | 0      | 0      | -    | 0     | -     |
| Grade, %                 | -      | 0      | 0      | -    | 0     | -     |
| Peak Hour Factor         | 92     | 92     | 92     | 92   | 92    | 92    |
| Heavy Vehicles, %        | 2      | 2      | 2      | 2    | 2     | 2     |
| Mvmt Flow                | 26     | 79     | 184    | 3    | 1     | 14    |
| Major/Minor              | Major1 | Major2 | Minor2 |      |       |       |
| Conflicting Flow All     | 187    | 0      | -      | 0    | 317   | 186   |
| Stage 1                  | -      | -      | -      | -    | 186   | -     |
| Stage 2                  | -      | -      | -      | -    | 131   | -     |
| Critical Hdwy            | 4.12   | -      | -      | -    | 6.42  | 6.22  |
| Critical Hdwy Stg 1      | -      | -      | -      | -    | 5.42  | -     |
| Critical Hdwy Stg 2      | -      | -      | -      | -    | 5.42  | -     |
| Follow-up Hdwy           | 2.218  | -      | -      | -    | 3.518 | 3.318 |
| Pot Cap-1 Maneuver       | 1387   | -      | -      | -    | 676   | 856   |
| Stage 1                  | -      | -      | -      | -    | 846   | -     |
| Stage 2                  | -      | -      | -      | -    | 895   | -     |
| Platoon blocked, %       |        | -      | -      | -    |       |       |
| Mov Cap-1 Maneuver       | 1387   | -      | -      | -    | 662   | 856   |
| Mov Cap-2 Maneuver       | -      | -      | -      | -    | 662   | -     |
| Stage 1                  | -      | -      | -      | -    | 829   | -     |
| Stage 2                  | -      | -      | -      | -    | 895   | -     |
| Approach                 | EB     | WB     | SB     |      |       |       |
| HCM Control Delay, s     | 1.9    | 0      | 9.4    |      |       |       |
| HCM LOS                  |        |        | A      |      |       |       |
| Minor Lane/Major Mvmt    | EBL    | EBT    | WBT    | WBR  | SBLn1 |       |
| Capacity (veh/h)         | 1387   | -      | -      | -    | 838   |       |
| HCM Lane V/C Ratio       | 0.019  | -      | -      | -    | 0.018 |       |
| HCM Control Delay (s)    | 7.6    | 0      | -      | -    | 9.4   |       |
| HCM Lane LOS             | A      | A      | -      | -    | A     |       |
| HCM 95th %tile Q(veh)    | 0.1    | -      | -      | -    | 0.1   |       |

# Lanes, Volumes, Timings

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019



| Lane Group                 | EBL  | EBT   | WBT   | WBR   | SBL   | SBR   |
|----------------------------|------|-------|-------|-------|-------|-------|
| Lane Configurations        |      |       |       |       |       |       |
| Traffic Volume (vph)       | 18   | 198   | 148   | 4     | 5     | 42    |
| Future Volume (vph)        | 18   | 198   | 148   | 4     | 5     | 42    |
| Ideal Flow (vphpl)         | 1900 | 1900  | 1900  | 1900  | 1900  | 1900  |
| Lane Util. Factor          | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Frt                        |      |       | 0.997 |       | 0.878 |       |
| Flt Protected              |      | 0.996 |       |       | 0.995 |       |
| Satd. Flow (prot)          | 0    | 1855  | 1857  | 0     | 1627  | 0     |
| Flt Permitted              |      | 0.996 |       |       | 0.995 |       |
| Satd. Flow (perm)          | 0    | 1855  | 1857  | 0     | 1627  | 0     |
| Link Speed (mph)           |      | 25    | 25    |       | 25    |       |
| Link Distance (ft)         |      | 488   | 574   |       | 1247  |       |
| Travel Time (s)            |      | 13.3  | 15.7  |       | 34.0  |       |
| Peak Hour Factor           | 0.92 | 0.92  | 0.92  | 0.92  | 0.92  | 0.92  |
| Adj. Flow (vph)            | 20   | 215   | 161   | 4     | 5     | 46    |
| Shared Lane Traffic (%)    |      |       |       |       |       |       |
| Lane Group Flow (vph)      | 0    | 235   | 165   | 0     | 51    | 0     |
| Enter Blocked Intersection | No   | No    | No    | No    | No    | No    |
| Lane Alignment             | Left | Left  | Left  | Right | Left  | Right |
| Median Width(ft)           |      | 0     | 0     |       | 12    |       |
| Link Offset(ft)            |      | 0     | 0     |       | 0     |       |
| Crosswalk Width(ft)        |      | 16    | 16    |       | 16    |       |
| Two way Left Turn Lane     |      |       |       |       |       |       |
| Headway Factor             | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Turning Speed (mph)        | 15   |       |       | 9     | 15    | 9     |
| Sign Control               |      | Free  | Free  |       | Stop  |       |

### Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 32.8% ICU Level of Service A

Analysis Period (min) 15



HCM 2010 TWSC  
1: Fossil Creek Pkwy & Snead Drive

10/07/2019

| Intersection             |        |        |        |      |       |       |
|--------------------------|--------|--------|--------|------|-------|-------|
| Int Delay, s/veh         | 1.4    |        |        |      |       |       |
| Movement                 | EBL    | EBT    | WBT    | WBR  | SBL   | SBR   |
| Lane Configurations      |        | ↕      | ↕      |      | ↕     |       |
| Traffic Vol, veh/h       | 18     | 198    | 148    | 4    | 5     | 42    |
| Future Vol, veh/h        | 18     | 198    | 148    | 4    | 5     | 42    |
| Conflicting Peds, #/hr   | 0      | 0      | 0      | 0    | 0     | 0     |
| Sign Control             | Free   | Free   | Free   | Free | Stop  | Stop  |
| RT Channelized           | -      | None   | -      | None | -     | None  |
| Storage Length           | -      | -      | -      | -    | 0     | -     |
| Veh in Median Storage, # | -      | 0      | 0      | -    | 0     | -     |
| Grade, %                 | -      | 0      | 0      | -    | 0     | -     |
| Peak Hour Factor         | 92     | 92     | 92     | 92   | 92    | 92    |
| Heavy Vehicles, %        | 2      | 2      | 2      | 2    | 2     | 2     |
| Mvmt Flow                | 20     | 215    | 161    | 4    | 5     | 46    |
| Major/Minor              | Major1 | Major2 | Minor2 |      |       |       |
| Conflicting Flow All     | 165    | 0      | -      | 0    | 418   | 163   |
| Stage 1                  | -      | -      | -      | -    | 163   | -     |
| Stage 2                  | -      | -      | -      | -    | 255   | -     |
| Critical Hdwy            | 4.12   | -      | -      | -    | 6.42  | 6.22  |
| Critical Hdwy Stg 1      | -      | -      | -      | -    | 5.42  | -     |
| Critical Hdwy Stg 2      | -      | -      | -      | -    | 5.42  | -     |
| Follow-up Hdwy           | 2.218  | -      | -      | -    | 3.518 | 3.318 |
| Pot Cap-1 Maneuver       | 1413   | -      | -      | -    | 591   | 882   |
| Stage 1                  | -      | -      | -      | -    | 866   | -     |
| Stage 2                  | -      | -      | -      | -    | 788   | -     |
| Platoon blocked, %       |        | -      | -      | -    |       |       |
| Mov Cap-1 Maneuver       | 1413   | -      | -      | -    | 582   | 882   |
| Mov Cap-2 Maneuver       | -      | -      | -      | -    | 582   | -     |
| Stage 1                  | -      | -      | -      | -    | 852   | -     |
| Stage 2                  | -      | -      | -      | -    | 788   | -     |
| Approach                 | EB     | WB     | SB     |      |       |       |
| HCM Control Delay, s     | 0.6    | 0      | 9.6    |      |       |       |
| HCM LOS                  |        |        | A      |      |       |       |
| Minor Lane/Major Mvmt    | EBL    | EBT    | WBT    | WBR  | SBLn1 |       |
| Capacity (veh/h)         | 1413   | -      | -      | -    | 836   |       |
| HCM Lane V/C Ratio       | 0.014  | -      | -      | -    | 0.061 |       |
| HCM Control Delay (s)    | 7.6    | 0      | -      | -    | 9.6   |       |
| HCM Lane LOS             | A      | A      | -      | -    | A     |       |
| HCM 95th %tile Q(veh)    | 0      | -      | -      | -    | 0.2   |       |

# Lanes, Volumes, Timings

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019



| Lane Group                 | EBL  | EBT   | WBT   | WBR   | SBL   | SBR   |
|----------------------------|------|-------|-------|-------|-------|-------|
| Lane Configurations        |      |       |       |       |       |       |
| Traffic Volume (vph)       | 24   | 80    | 186   | 3     | 1     | 13    |
| Future Volume (vph)        | 24   | 80    | 186   | 3     | 1     | 13    |
| Ideal Flow (vphpl)         | 1900 | 1900  | 1900  | 1900  | 1900  | 1900  |
| Lane Util. Factor          | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Frt                        |      |       | 0.998 |       | 0.874 |       |
| Flt Protected              |      | 0.989 |       |       | 0.997 |       |
| Satd. Flow (prot)          | 0    | 1842  | 1859  | 0     | 1623  | 0     |
| Flt Permitted              |      | 0.989 |       |       | 0.997 |       |
| Satd. Flow (perm)          | 0    | 1842  | 1859  | 0     | 1623  | 0     |
| Link Speed (mph)           |      | 25    | 25    |       | 25    |       |
| Link Distance (ft)         |      | 488   | 574   |       | 1247  |       |
| Travel Time (s)            |      | 13.3  | 15.7  |       | 34.0  |       |
| Peak Hour Factor           | 0.92 | 0.92  | 0.92  | 0.92  | 0.92  | 0.92  |
| Adj. Flow (vph)            | 26   | 87    | 202   | 3     | 1     | 14    |
| Shared Lane Traffic (%)    |      |       |       |       |       |       |
| Lane Group Flow (vph)      | 0    | 113   | 205   | 0     | 15    | 0     |
| Enter Blocked Intersection | No   | No    | No    | No    | No    | No    |
| Lane Alignment             | Left | Left  | Left  | Right | Left  | Right |
| Median Width(ft)           |      | 0     | 0     |       | 12    |       |
| Link Offset(ft)            |      | 0     | 0     |       | 0     |       |
| Crosswalk Width(ft)        |      | 16    | 16    |       | 16    |       |
| Two way Left Turn Lane     |      |       |       |       |       |       |
| Headway Factor             | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Turning Speed (mph)        | 15   |       |       | 9     | 15    | 9     |
| Sign Control               |      | Free  | Free  |       | Stop  |       |

### Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 28.8% ICU Level of Service A

Analysis Period (min) 15

# HCM 2010 TWSC

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019

| Intersection             |      |      |      |      |      |      |
|--------------------------|------|------|------|------|------|------|
| Int Delay, s/veh         | 1    |      |      |      |      |      |
| Movement                 | EBL  | EBT  | WBT  | WBR  | SBL  | SBR  |
| Lane Configurations      |      | ↕    | ↕    |      | ↕    |      |
| Traffic Vol, veh/h       | 24   | 80   | 186  | 3    | 1    | 13   |
| Future Vol, veh/h        | 24   | 80   | 186  | 3    | 1    | 13   |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | 0    | -    |
| Veh in Median Storage, # | -    | 0    | 0    | -    | 0    | -    |
| Grade, %                 | -    | 0    | 0    | -    | 0    | -    |
| Peak Hour Factor         | 92   | 92   | 92   | 92   | 92   | 92   |
| Heavy Vehicles, %        | 2    | 2    | 2    | 2    | 2    | 2    |
| Mvmt Flow                | 26   | 87   | 202  | 3    | 1    | 14   |

| Major/Minor          | Major1 | Major2 | Minor2 |       |       |
|----------------------|--------|--------|--------|-------|-------|
| Conflicting Flow All | 205    | 0      | 0      | 343   | 204   |
| Stage 1              | -      | -      | -      | 204   | -     |
| Stage 2              | -      | -      | -      | 139   | -     |
| Critical Hdwy        | 4.12   | -      | -      | 6.42  | 6.22  |
| Critical Hdwy Stg 1  | -      | -      | -      | 5.42  | -     |
| Critical Hdwy Stg 2  | -      | -      | -      | 5.42  | -     |
| Follow-up Hdwy       | 2.218  | -      | -      | 3.518 | 3.318 |
| Pot Cap-1 Maneuver   | 1366   | -      | -      | 653   | 837   |
| Stage 1              | -      | -      | -      | 830   | -     |
| Stage 2              | -      | -      | -      | 888   | -     |
| Platoon blocked, %   | -      | -      | -      | -     | -     |
| Mov Cap-1 Maneuver   | 1366   | -      | -      | 640   | 837   |
| Mov Cap-2 Maneuver   | -      | -      | -      | 640   | -     |
| Stage 1              | -      | -      | -      | 813   | -     |
| Stage 2              | -      | -      | -      | 888   | -     |

| Approach             | EB  | WB | SB  |
|----------------------|-----|----|-----|
| HCM Control Delay, s | 1.8 | 0  | 9.5 |
| HCM LOS              |     |    | A   |

| Minor Lane/Major Mvmt | EBL   | EBT | WBT | WBR | SBLn1 |
|-----------------------|-------|-----|-----|-----|-------|
| Capacity (veh/h)      | 1366  | -   | -   | -   | 819   |
| HCM Lane V/C Ratio    | 0.019 | -   | -   | -   | 0.019 |
| HCM Control Delay (s) | 7.7   | 0   | -   | -   | 9.5   |
| HCM Lane LOS          | A     | A   | -   | -   | A     |
| HCM 95th %tile Q(veh) | 0.1   | -   | -   | -   | 0.1   |

# Lanes, Volumes, Timings

## 1: Fossil Creek Pkwy & Snead Drive

10/07/2019



| Lane Group                 | EBL  | EBT   | WBT   | WBR   | SBL   | SBR   |
|----------------------------|------|-------|-------|-------|-------|-------|
| Lane Configurations        |      |       |       |       |       |       |
| Traffic Volume (vph)       | 18   | 219   | 164   | 4     | 5     | 42    |
| Future Volume (vph)        | 18   | 219   | 164   | 4     | 5     | 42    |
| Ideal Flow (vphpl)         | 1900 | 1900  | 1900  | 1900  | 1900  | 1900  |
| Lane Util. Factor          | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Frt                        |      |       | 0.997 |       | 0.878 |       |
| Flt Protected              |      | 0.996 |       |       | 0.995 |       |
| Satd. Flow (prot)          | 0    | 1855  | 1857  | 0     | 1627  | 0     |
| Flt Permitted              |      | 0.996 |       |       | 0.995 |       |
| Satd. Flow (perm)          | 0    | 1855  | 1857  | 0     | 1627  | 0     |
| Link Speed (mph)           |      | 25    | 25    |       | 25    |       |
| Link Distance (ft)         |      | 488   | 574   |       | 1247  |       |
| Travel Time (s)            |      | 13.3  | 15.7  |       | 34.0  |       |
| Peak Hour Factor           | 0.92 | 0.92  | 0.92  | 0.92  | 0.92  | 0.92  |
| Adj. Flow (vph)            | 20   | 238   | 178   | 4     | 5     | 46    |
| Shared Lane Traffic (%)    |      |       |       |       |       |       |
| Lane Group Flow (vph)      | 0    | 258   | 182   | 0     | 51    | 0     |
| Enter Blocked Intersection | No   | No    | No    | No    | No    | No    |
| Lane Alignment             | Left | Left  | Left  | Right | Left  | Right |
| Median Width(ft)           |      | 0     | 0     |       | 12    |       |
| Link Offset(ft)            |      | 0     | 0     |       | 0     |       |
| Crosswalk Width(ft)        |      | 16    | 16    |       | 16    |       |
| Two way Left Turn Lane     |      |       |       |       |       |       |
| Headway Factor             | 1.00 | 1.00  | 1.00  | 1.00  | 1.00  | 1.00  |
| Turning Speed (mph)        | 15   |       |       | 9     | 15    | 9     |
| Sign Control               |      | Free  | Free  |       | Stop  |       |

### Intersection Summary

Area Type: Other

Control Type: Unsignalized

Intersection Capacity Utilization 34.7% ICU Level of Service A

Analysis Period (min) 15

HCM 2010 TWSC  
1: Fossil Creek Pkwy & Snead Drive

10/07/2019

| Intersection             |      |      |      |      |      |      |
|--------------------------|------|------|------|------|------|------|
| Int Delay, s/veh         | 1.3  |      |      |      |      |      |
| Movement                 | EBL  | EBT  | WBT  | WBR  | SBL  | SBR  |
| Lane Configurations      |      | ↕    | ↕    |      | ↕    |      |
| Traffic Vol, veh/h       | 18   | 219  | 164  | 4    | 5    | 42   |
| Future Vol, veh/h        | 18   | 219  | 164  | 4    | 5    | 42   |
| Conflicting Peds, #/hr   | 0    | 0    | 0    | 0    | 0    | 0    |
| Sign Control             | Free | Free | Free | Free | Stop | Stop |
| RT Channelized           | -    | None | -    | None | -    | None |
| Storage Length           | -    | -    | -    | -    | 0    | -    |
| Veh in Median Storage, # | -    | 0    | 0    | -    | 0    | -    |
| Grade, %                 | -    | 0    | 0    | -    | 0    | -    |
| Peak Hour Factor         | 92   | 92   | 92   | 92   | 92   | 92   |
| Heavy Vehicles, %        | 2    | 2    | 2    | 2    | 2    | 2    |
| Mvmt Flow                | 20   | 238  | 178  | 4    | 5    | 46   |

| Major/Minor          | Major1 | Major2 | Minor2 |   |             |
|----------------------|--------|--------|--------|---|-------------|
| Conflicting Flow All | 182    | 0      | -      | 0 | 458 180     |
| Stage 1              | -      | -      | -      | - | 180 -       |
| Stage 2              | -      | -      | -      | - | 278 -       |
| Critical Hdwy        | 4.12   | -      | -      | - | 6.42 6.22   |
| Critical Hdwy Stg 1  | -      | -      | -      | - | 5.42 -      |
| Critical Hdwy Stg 2  | -      | -      | -      | - | 5.42 -      |
| Follow-up Hdwy       | 2.218  | -      | -      | - | 3.518 3.318 |
| Pot Cap-1 Maneuver   | 1393   | -      | -      | - | 561 863     |
| Stage 1              | -      | -      | -      | - | 851 -       |
| Stage 2              | -      | -      | -      | - | 769 -       |
| Platoon blocked, %   |        | -      | -      | - |             |
| Mov Cap-1 Maneuver   | 1393   | -      | -      | - | 551 863     |
| Mov Cap-2 Maneuver   | -      | -      | -      | - | 551 -       |
| Stage 1              | -      | -      | -      | - | 837 -       |
| Stage 2              | -      | -      | -      | - | 769 -       |

| Approach             | EB  | WB | SB  |
|----------------------|-----|----|-----|
| HCM Control Delay, s | 0.6 | 0  | 9.7 |
| HCM LOS              |     |    | A   |

| Minor Lane/Major Mvmt | EBL   | EBT | WBT | WBR | SBLn1 |
|-----------------------|-------|-----|-----|-----|-------|
| Capacity (veh/h)      | 1393  | -   | -   | -   | 814   |
| HCM Lane V/C Ratio    | 0.014 | -   | -   | -   | 0.063 |
| HCM Control Delay (s) | 7.6   | 0   | -   | -   | 9.7   |
| HCM Lane LOS          | A     | A   | -   | -   | A     |
| HCM 95th %tile Q(veh) | 0     | -   | -   | -   | 0.2   |

## APPENDIX G – ASSIGNMENT OF SITE GENERATED TRAFFIC

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7200 South Alton Way, Suite C400  
Centennial, CO 80112  
303-740-9393 • Fax 303-921-7320

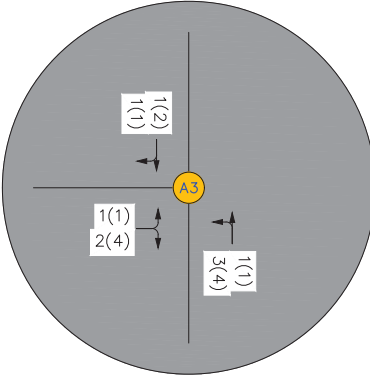
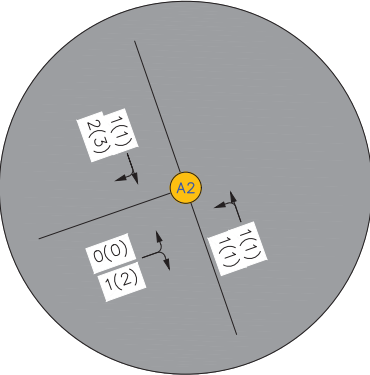
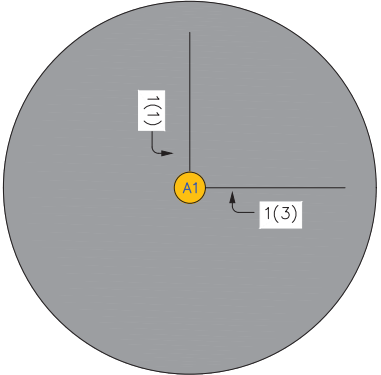
5475 Tech Center Drive, Suite 235  
Colorado Springs, CO 80919  
719-593-2593 • Fax 303-921-7320

2900 South College Avenue, Suite 3D  
Fort Collins, CO 80525  
970-491-9888 • Fax 303-921-7320





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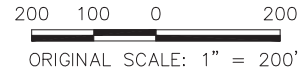


**PROPOSED STORAGE FACILITY SITE GENERATED TRAFFIC**



**LEGEND**

-  PROJECT SITE
-  PROPOSED INTERSECTION
-  EXISTING INTERSECTION
-  PROPOSED ACCESS



ASSIGNMENT OF SITE  
 GENERATED TRAFFIC  
 GUARDIAN STORAGE  
 JOB NO. 39737.01  
 10/08/19  
 APPENDIX G



Centennial 303-740-9933 • Colorado Springs 719-593-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com



December 6, 2019



Planning & Zoning Board  
c/o City of Fort Collins  
Current Planning Department  
281 North College Ave.  
Fort Collins, CO 80524

Re: Guardian Storage Modification of Standard Request

Please accept this request for a Modification of Standards to Section 3.10.2(A) of the City of Fort Collins Land Use Code.

### **Development Proposal & Background**

This development proposal is for the Guardian Storage property which is generally located on the northeast corner of College Avenue and Fossil Creek Parkway. The proposed development is comprised of 2 parcels of land within the Discount Tire Fossil Creek Subdivision First Replat, Lot 1 being approximately 1.85 acres in size located west of the existing City ROW of Snead Drive and Tract A being 0.29 acres in size located east of the existing City ROW of Snead Drive. Both parcels are Zoned CG – General Commercial and are also located within and at the most southerly extent of the Transit-Oriented Development (TOD) Overlay Zone. Currently Lot 1 and Tract A are vacant. Guardian Storage plans to develop Lot 1 as the Guardian Storage Facility and Tract A will be utilized for Wetland Mitigation and Natural Area Restoration for the existing non-jurisdictional wetlands being removed with the construction of Snead Drive and which are located primarily within the City’s Existing Snead Drive Public ROW. Tract A will have the added benefit of serving as a wetland natural area and landscape buffer between the proposed Guardian Storage development and the existing residential neighborhood to the east. Guardian Storage will also construct approximately 400 lineal Feet Snead Drive from where Snead Drive currently ends at the northeast corner of the Lot 1 to the intersection of Fossil Creek Parkway. Snead Drive, Lot 1 and Tract A will all be developed in a continuous and simultaneously manner with the Snead Drive construction being completed prior to the completion of the Guardian Storage Facility in order to open Snead Drive for public use as soon as it has been accepted by the City of Fort Collins.

### **Modification Request to Section 3.10.2(A)**

As mentioned above, the subject property is currently Zoned CG – General Commercial. The CG District states that “Mini-Storage” is a Permitted Use in the CG Zoning District and based on the total square footage of the proposed Guardian Storage Facility being approximately 119,300 square feet the approval process will be subject to a Type II Planning and Zoning Board review. Additionally the property is located within and at the most southerly extent of the Transit-Oriented Development (TOD) Overlay Zone, refer to Exhibit C.

The City's Land Use Code Language states: ***Division 3.10 – Development Standards for the Transit Oriented Development (TOD) Overlay Zone; Section 3.10.2 - Permitted Uses; (A) Enclosed Mini-Storage - Ground-floor enclosed mini-storage shall be prohibited. Enclosed Mini-storage shall be allowed either below grade or on upper levels of a building.***

### **Justification**

The modification requested is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code states as follows: *The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and the decisions makers must also find that the Modification meets one of the following four criteria as described in the Land Use Code.*

The applicant respectfully presents that the proposed development meets the following criteria for approval of the Modification and the case presented below demonstrates that approval of the Modification would not be detrimental to the public good.

#### **Criteria #1**

*(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;*

#### **Criteria #1 is Not Applicable**

#### **Criteria #2**

*(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible;*

The Guardian Storage Facility represents a much needed service for the south central region of the Fort Collins Community. The lack of sufficient Self-Storage space requires that Fort Collins residences travel outside the City in order to find self-storage rental opportunities. It is expected that the current "Economic Leakage" which Fort Collins is currently experiencing in the self-storage market will be reversed by the Guardian Storage development.

The vast majority of the existing self-storage supply in the south Fort Collins market today is dated and fails to deliver the amenities that businesses and residential clients desire in a redeveloping and dynamic market like the one in Fort Collins. The Guardian Storage will incorporate the latest advances for customer service in the self-storage industry. With approximately 85,000 leasable square feet of climate-controlled storage the facility will be the premier source for self-storage services, catering to small businesses and residential clients and



bringing a much needed high quality storage option to a vastly underserved market in south central Fort Collins.

Self-storage properties typically have both residential and commercial customers. Self-storage tenants prefer their storage space to be easily accessible from their home or work. Guardian has found that the majority of tenants in their existing portfolio of properties are within 3-miles or a 5-10-minute drive of the property. Without discounting for many of the older, first-generation properties in the market, nor accounting for future population and business growth, currently there is 5.13 square feet of self-storage per capita, or approximately 412,000 rentable square feet of self-storage supply within 3-miles of the proposed project. This is significantly lower than the Colorado average of 8 square feet per capita. Using the 3-mile population of 80,231 and applying the Colorado average of 8 square feet per capita, yields a total demand number of 642,000 square feet of self-storage supply. With the existing 3-mile supply at 412,000 square feet, this results in a significant undersupply of 230,000 square feet in the Fort Collins marketplace.

It should be noted that with the explosive growth of multi-family development, and as living units become smaller and smaller, self-storage is no longer a place for residents to “store their stuff”. Instead, it has become an important extension of the home; a closet, basement or garage not available to them in their current living situation. Thus, the majority of self-storage tenants now rely on clean, safe and easily accessible self-storage to store seasonal items, clothes, household goods and equipment that they do not have the room for in their apartments or small homes. For small businesses, self-storage is a cost effective way to store inventory, files and supporting business equipment.

### Criteria #3

*(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;*

The proposed Guardian Storage development will eliminate a significant traffic safety concern created by the existing private access easement crossing the site. The elimination of this left turning movement so close to the College Avenue intersection will benefit to the City, and public safety or the community. Additionally given the existing physical challenges of the site and the constraints imposed on this or any proposed development of the property, meeting the requirements of the TOD Overlay District would at best be difficult for any developer to achieve. The proposed Guardian Storage development will eliminate unsafe traffic movements, improve the conveyance of off-site store drainage to Fossil Creek, provide for the completion of Snead Drive, and provides a viable development that merges the intent of the TOD district with the context of the existing surrounding commercial and residential neighborhood.

Improvement to the existing public safety is a significant benefit achieved by the Guardian Storage development. Currently there is an existing temporary access drive immediately east of the intersection of College Avenue and Fossil Creek Parkway. The existing temporary access drive separation with the intersection at College Avenue is currently substandard and the traffic turning onto Fossil Creek Parkway making a left turn onto the temporary drive often creates unsafe movements and stopping distances at the intersection of Fossil Creek Parkway and South College Avenue. This current inadequate separation causes unsafe vehicle to vehicle and vehicle to pedestrian interactions. Should this Modification of Standard be approved, construction of Snead Drive will allow this unsafe temporary commercial drive to be removed and provide a benefit to the surrounding neighborhood with the completion of Snead Drive.

The Guardian Storage property sits at the most southern edge of the TOD district and is surrounded by commercial development to the north and south and a residential community to the east. The subject property has an 11' elevation difference sloping from the northwest to the southeast corner of the site. There is also the existing Snead Drive R.O.W. that bisects the site on the eastern edge of the site. The Guardian site provides significant physical and topographic challenges that would be difficult for any development proposal to overcome while still attempting to meet all of the requirements of the TOD district. The proposed development merges the intent of the TOD district with the existing framework of the other surrounding developments by using the sites elevational challenges to create a basement level that is partially exposed along the south elevation of the building thus providing access to the Guardian Storefront Office that faces out to Fossil Creek Parkway. There is also second level access on the north side of the building that will be significantly screened, as viewed from the public ROW of College Avenue, by the existing commercial and retail buildings located just north of the proposed Guardian Storage development. The proposed development will use the area east of Snead Drive (Tract A) as wetland mitigation and natural area in order to create a significant landscape buffer between the Guardian property and the residential neighborhood to the east. The Guardian building has also been designed with architectural details and storefront glass that creates the appearance of an active and modern structure achieving a look consistent with the type of architecture found in contemporary commercial and retail buildings in today's marketplace. The building's leasing office that front Fossil Creek Parkway, will include a 2-story atrium office and store and will feature a pedestrian friendly entrance and landscape design that is inviting and creates an aesthetically pleasing streetscape. The west and south facing elevations of the building will also include an abundance of ground level and upper story storefront glass allowing for visibility into the buildings active interior much like you would see in a multi-story commercial building.

#### Criteria #4

*(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in [Section 1.2.2](#).*

The applicant believes that the granting of this Modification allowing for a minimal amount of Ground-Floor Enclosed Mini-Storage is inconsequential when considered from the perspective

of the building as a whole. Furthermore the granting of the Modification will continue to advance many of the Goals of the Land Use Code as contained in Section 1.2.2 as follows:

- (C) fostering the safe, efficient and economic use of the land, the city's transportation infrastructure, and other public facilities and services.*
- (D) facilitating and ensuring the provision of adequate public facilities and services such as transportation (streets, bicycle routes, sidewalks and mass transit), water, wastewater, storm drainage, fire and emergency services, police, electricity, open space, recreation, and public parks.*
- (E) avoiding the inappropriate development of lands and providing for adequate drainage and reduction in flood damage.*
- (F) encouraging patterns of land use which decrease trip length of automobile travel and encourage trip consolidation.*
- (H) reducing energy consumption and demand.*
- (J) improving the design, quality and character of new development.*
- (L) encouraging the development of vacant properties within established areas.*

We appreciate your thoughtful consideration of this proposed modification and look forward to your favorable response and to working with you during this important Development Review process.

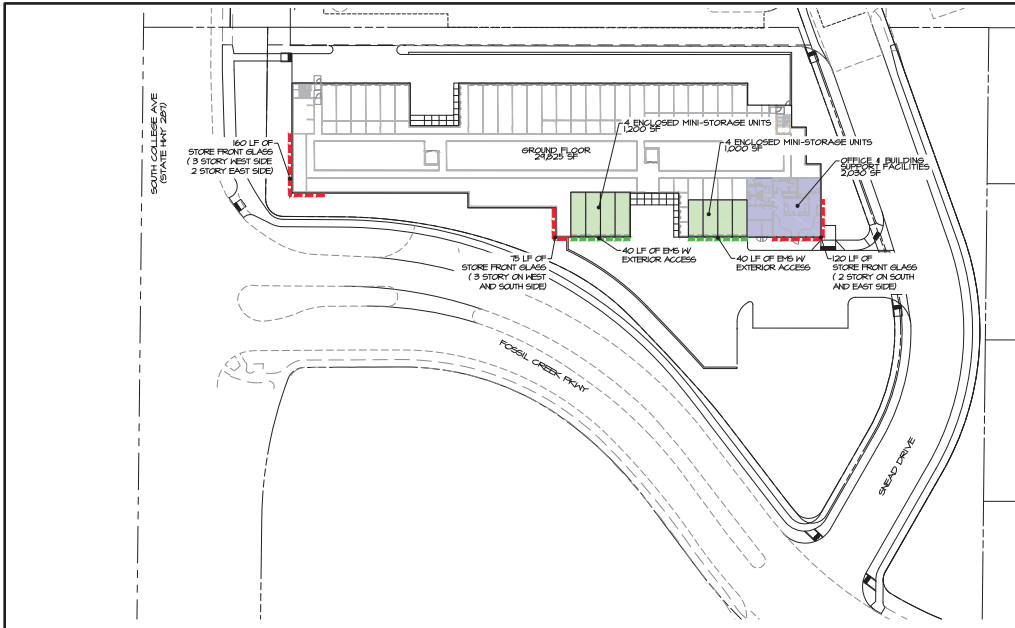
Sincerely,



Ken Merritt, RLA, APA  
Director of Planning  
JR Engineering

Enclosure:  
Exhibit A & B  
Exhibit C





**LEGEND**

- OFFICE & BUILDING SUPPORT FACILITIES
- ENCLOSED MINI-STORAGE WITH EXTERIOR ACCESS
- ENCLOSED MINI-STORAGE FRONTAGE
- STOREFRONT GLASS

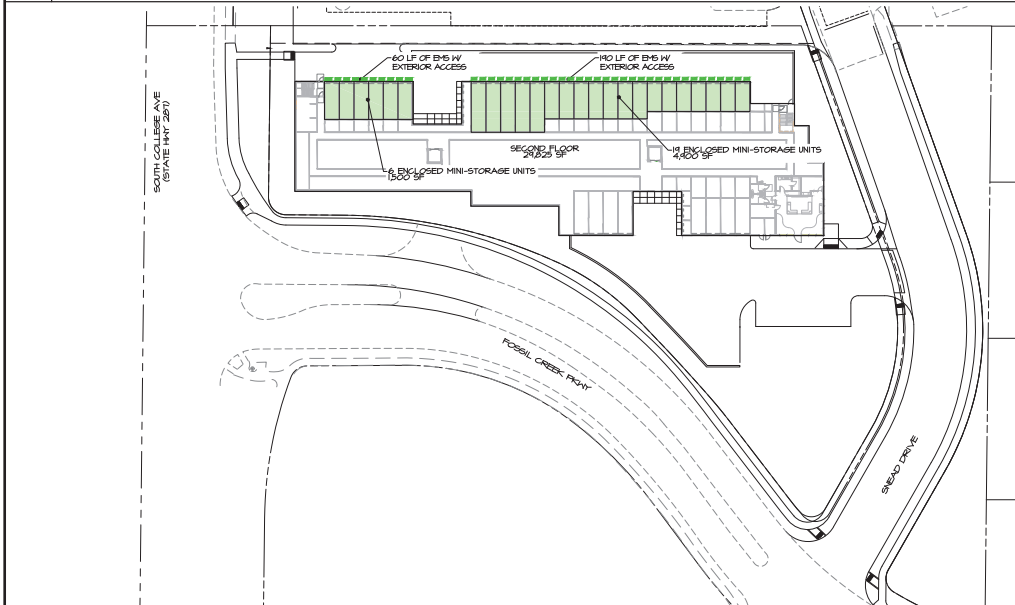
**GROUND-FLOOR ENCLOSED MINI-STORAGE WITH EXTERNAL ACCESS**

|   |                                 |
|---|---------------------------------|
| NUMBER OF GROUND-FLOOR ENCLOSED MINI-STORAGE UNITS                | 8 UNITS                         |
| <b>TOTAL GROUND-FLOOR BUILDING AREA</b>                           |                                 |
| -TOTAL AREA OF ENCLOSED MINI-STORAGE W/ EXTERIOR ACCESS           | 2,200 SF (7.4% OF TOTAL GFA)    |
| -TOTAL AREA OF OFFICE & BUILDING SUPPORT FACILITIES               | 2,080 SF                        |
| <b>TOTAL BUILDING PERIMETER</b>                                   |                                 |
| -TOTAL LINEAR FOOTAGE OF ENCLOSED MINI-STORAGE W/ EXTERIOR ACCESS | 80 LF (7.6% OF TOTAL PERIMETER) |
| <b>TOTAL LINEAR FOOTAGE OF STOREFRONT GLASS</b>                   |                                 |
|   | 355 LF                          |

|   |                   |
|---|-------------------|
| <b>TOTAL BUILDING SQUARE FOOTAGE</b>                    | <b>119,300 SF</b> |
| <b>TOTAL ENCLOSED MINI-STORAGE WITH EXTERNAL ACCESS</b> | <b>8,600 SF</b>   |
| <b>PERCENT OF TOTAL BUILDING AREA</b>                   | <b>7.2%</b>       |

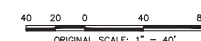


**A** GROUND-FLOOR ENCLOSED MINI- STORAGE (EXTERIOR ACCESS)



**SECOND FLOOR ENCLOSED MINI-STORAGE WITH EXTERNAL ACCESS**

|   |                                   |
|---|-----------------------------------|
| NUMBER OF SECOND FLOOR ENCLOSED MINI-STORAGE UNITS                | 25 UNITS                          |
| <b>TOTAL SECOND FLOOR BUILDING AREA</b>                           |                                   |
| -TOTAL AREA OF ENCLOSED MINI-STORAGE W/ EXTERIOR ACCESS           | 6,400 SF (21.5% PF TOTAL GFA)     |
| <b>TOTAL BUILDING PERIMETER</b>                                   |                                   |
| -TOTAL LINEAR FOOTAGE OF ENCLOSED MINI-STORAGE W/ EXTERIOR ACCESS | 250 LF (23.8% OF TOTAL PERIMETER) |



**B** SECOND FLOOR ENCLOSED MINI- STORAGE (EXTERIOR ACCESS)

UNIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. THEIR USE IS DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**GUARDIAN STORAGE FORT COLLINS**  
1555 SOUTH 76TH STREET  
FORT COLLINS, CO 80527  
TEL: (970) 250-2059  
P: (303) 250-2059

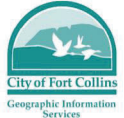
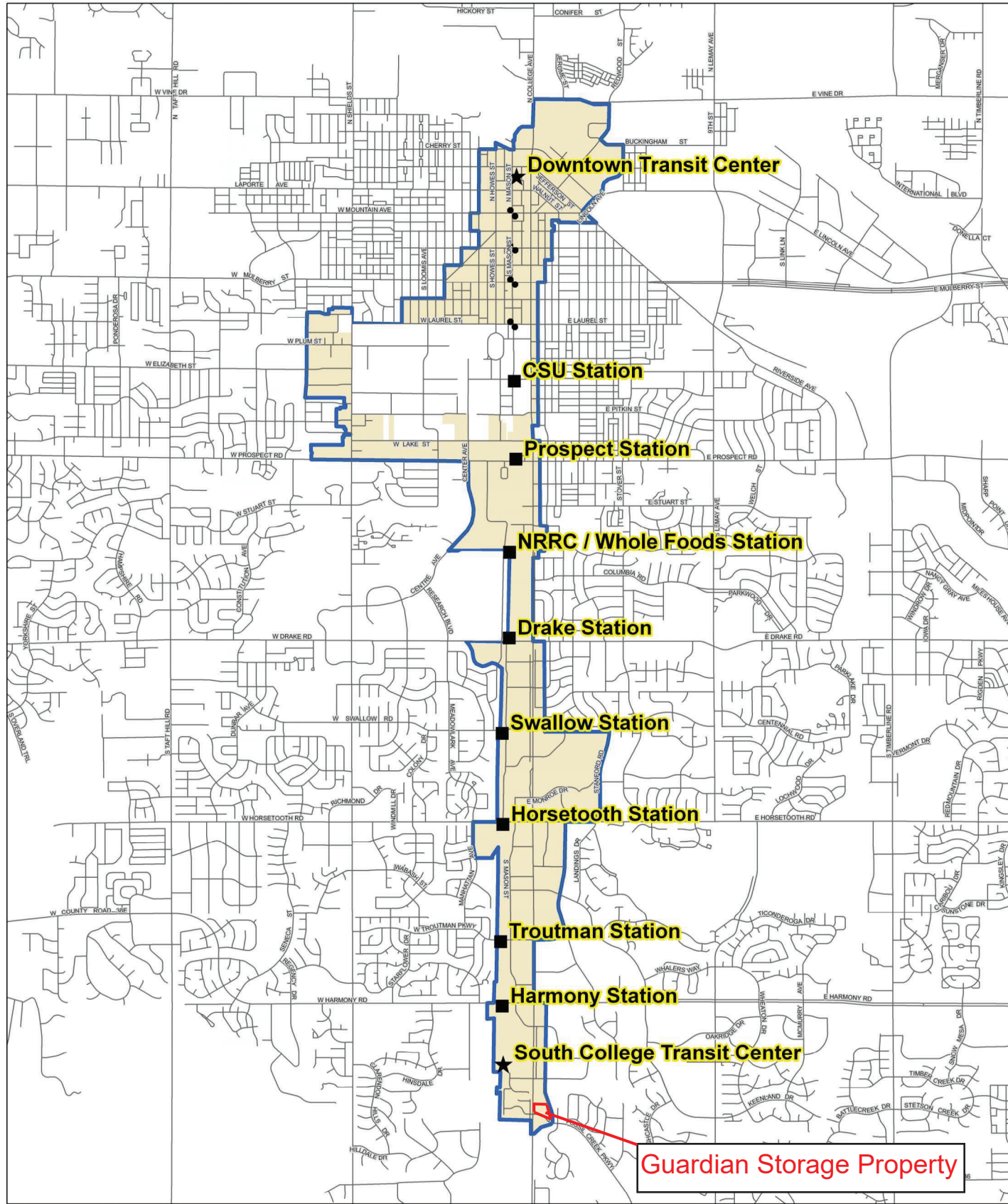
A WASHINGTON COMPANY  
Central 833-740-8888 • Colorado Springs 761-599-2688  
Fort Collins 970-491-8888 • www.jrengineering.com

| H-SCALE | V-SCALE | DATE    | DESIGNED BY | DRAWN BY | CHECKED BY | REVISION |      |
|---------|---------|---------|-------------|----------|------------|----------|------|
|         |         |         |             |          |            | No.      | DATE |
| 1"=40'  | N/A     | 12/3/19 | RAB         | KRW      |            |          |      |

**GUARDIAN STORAGE FORT COLLINS**  
MODIFICATION OF STANDARD EXHIBIT A & B

SHEET 1 OF 1  
JOB NO. 3973701

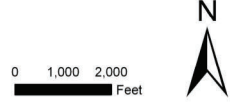
# TOD Overlay



**Legend**

- TOD Stops & Stations
- Stop
- Station
- ★ Transit Center

**Exhibit C**





February 14, 2020

Planning & Zoning Board  
c/o City of Fort Collins  
Current Planning Department  
281 North College Ave.  
Fort Collins, CO 80524

Re: Guardian Storage Modification of Standard Request

Please accept this request for a Modification of Standards to Section 3.10.4(C) of the City of Fort Collins Land Use Code.

### **Development Proposal & Background**

The Guardian Storage property is generally located on the northeast corner of College Avenue and Fossil Creek Parkway. The proposed development is comprised of 2 parcels of land within the Discount Tire Fossil Creek Subdivision First Replat, Lot 1 being approximately 1.85 acres in size located west of the existing City ROW of Snead Drive and Tract A being 0.29 acres in size located east of the existing City ROW of Snead Drive. Both parcels are Zoned CG – General Commercial and are also located within the Transit-Oriented Development (TOD) Overlay Zone. Guardian Storage plans to develop Lot 1 as the Guardian Storage Facility and Tract A will be utilized for Wetland Mitigation and Natural Area Buffer for the existing non-jurisdictional wetlands being removed due to the construction of Snead Drive.

### **Modification Request to Section 3.10.4(C)**

As mentioned above the subject property is currently Zoned CG – General Commercial. Additionally the property is located within and at the most southerly extent of the Transit-Oriented Development (TOD) Overlay Zone.

The City's Land Use Code Language states in the Development Standards for the Transit Oriented Development (TOD) Overlay Zone, ***Division 3.10.4(C) Off-street Parking - Off-street parking shall be located behind, above, within or below street-facing buildings to the maximum extent feasible. No parking will be allowed between the street and the front or side of a building.***

### **Justification**

The modification requested is in accordance with the review procedures set forth in Section 2.8.2(H) of the Land Use Code states as follows: *The decision maker may grant a modification of standards only if it finds that the granting of the modification would not be detrimental to the public good, and the decision makers must also find that the Modification meets one of the following four criteria as described in the Land Use Code.*

The applicant respectfully presents that the proposed development meets the following criteria for approval of the Modification and the case presented below demonstrates that approval of the Modification would not be detrimental to the public good.

**Criteria #1**

*(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;*

**Criteria #1 is Not Applicable**

**Criteria #2**

*(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible;*

**Criteria #2 is Not Applicable**

**Criteria #3**

*(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant;*

**Criteria #3 is Not Applicable**

**Criteria #4**

*(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

- The applicant believes that the granting of this Modification of Standard allowing for a minimal amount of off-street parking which includes 1 Accessible & 5 Customer/Employee parking spaces is inconsequential when considered from the perspective of the entire development plan. Furthermore the granting of the Modification will continue to advance many of the Goals of the Land Use Code in terms of enhanced architecture, building articulation, site landscaping and visual buffering from the public ROW.
- The 6 off-street parking spaces in question have been designed to be in close proximity to the Leasing Office/Shop to maximize customer convenience and accessibility. In addition the parking has been designed to be at an angle to both the Fossil Creek

Parkway and Snead Drive in order to increase the landscape area and maximize the visual buffering as viewed from the public ROW. As a result of the parking layout and design the landscape area provided between the 6 off-street parking spaces and the public ROW which varies from 40' to over 140' we believe the parking will be adequately buffered from the public ROW and surrounding neighborhood.

- The requested Modification of Standard and the alternative parking layout will ensure sensitivity to the surrounding neighborhood and traveling public by placing the parking a significant distance from the ROW thus maximized the landscape area between the off-street parking and the public ROW.

We appreciate your thoughtful consideration of this proposed modification and look forward to your favorable response.

Sincerely,



Ken Merritt, RLA, APA  
Director of Planning  
JR Engineering



Community Development and  
Neighborhood Services

Planning Services

281 North College Ave.  
P.O. Box 580  
Fort Collins, CO 80522

970.221.6750

970.224.6134 - fax

[fcgov.com/developmentreview](http://fcgov.com/developmentreview)

## Guardian Self Storage Neighborhood Meeting Summary (11-7-19)

### Overview

#### City Staff:

Pete Wray, Senior City Planner and Project Planner  
Sylvia Tatman-Burruss, Development Review Liaison  
Kelly Smith, Senior Environmental Planner  
Matthew Simpson, Civil Engineer III

#### Applicant:

Kevin Cohen (client/owner)  
Ken Merritt and Becky Brush (JR Engineering)

Neighborhood Meeting Date: Monday August 26, 2019

### Proposed Project Review Process

- Purpose of meeting is to share conceptual plans at an early stage in process and gather feedback from neighbors for inclusion in record.
- A formal application of the project has not been submitted to the City
- A project development plan submittal will start a formal review by staff, with each round of review comprising three weeks
- Staff will determine when the project is ready for hearing
- Type 2 review and hearing, with the Planning and Zoning Board with Project Development Plan with Board acting decision maker.
- Residents who receive this meeting notice will also receive a letter for the Planning and Zoning Board Hearing

### Applicant Presentation

- The project has completed the conceptual review stage and a PDP application has not been submitted to the City
- The project includes a request to build a three story 121, 650 SF enclosed mini-storage facility located at the NW corner of S. College Ave/Fossil Creek Parkway.
- The buildings leasing office will front Fossil Creek Parkway to include a two-story atrium.
- Access to the storage units will be provided via keypads and automated sliding doors, as well as via the store's two-story covered loading docks.
- A request for modification of the Transit Overlay District standards for ground floor uses was identified.
- 9 parking spaces will be provided on site.
- Site provides a landscape buffer to the existing ditch corridor west of project and full site landscape design.
- Primary access to the site is from Snead Drive to the east and Fossil Creek Parkway on south.

## Questions/Comments and Answers

### General

Question: You mentioned that there is a notification area, how many letters went out?

Staff Answer: 119 which is 1000 feet of the site, since the proposed building is large than 50,000 square feet in size.

Question: Concern over the business going bankrupt and what happens then?

Answer: The developer has performed a market analysis to determine feasibility so there has been due diligence by developer to determine market feasibility.

### Building/Site Design

Question: For the building signage, will signs be illuminated on south and north sides?

Applicant Answer: Not sure about northwest side; will have signage on the south side and east side; will be internally lit. It will have to meet signage code requirements in terms of size and lighting.

Staff Response: Sign standards will be reviewed and approved by a separate process.

Question: How much of existing soil will be removed to accommodate building height?

Applicant Answer: A soil project has been approved previously to dry soil by stockpiling. The C-G zoning allows 4 stories. Some soil will have to be removed.

Question: How much higher is proposed building to existing buildings in surrounding area?

Answer: Discount tire might be 25' tall; to north adjacent buildings are probably around 40'. The proposed storage building is between 35' – 47' in height, so the development is comparable to surrounding commercial development.

Q: The previous conceptual plan included a 2-story building, and another slightly higher building, and there was supposed to be a shadow analysis.

A: Exactly the same as what you are seeing today; always 3 stories with an exposed 4<sup>th</sup>. story. Since our building is 47' in overall height, the project is required to perform a shadow analysis.

Q: Is the owner going to clean up the area; we have mounds of dirt and plastic fencing and construction equipment on the site. The current state of the site looks very trashy. It would be nice if the owner of the property could clean up the property until a decision is made to build or not; i.e. the "coming in 2018 sign", trashy plastic fence, dirt mounds etc. How many more months, or years, will the property be in its current state?

A: When the project occurs, there will be a significant amount of improvements that take place with the construction phase. Dust mitigation is required for any project.

Q: Will it be open 24/7?

A: This facility will not allow access 24/7 here operationally. Even for those that are roll up doors on exterior of building.

Question: Will the development be fenced?

Answer: No, but final decision hasn't been made. May not need it; 90% of building can be accessed from within building; most units are internally accessed.

Question: I am concerned over the monolithic design of the building; it might meet zoning but would like reassurance that it will fit with surrounding area. I would like to see building elevations from east and northeast because that is what we will be seeing.

Answer: TOD district provides greater requirements for compatibility and zoning requires articulation of building; the strip of blue shown on elevation is Guardian's corporate identity which is why that is being used. The project submittal will include all building elevations along with perspectives as well.

Question: Will perspectives include the context? Would like to know how the building will sit within its context.

Answer: I will have to investigate that.

Q: Will there be any increase in storage building sf over time? I have seen large containers parked in Denver storage facilities.

A: There will be no outdoor storage or increase in building sf. The city won't allow that.

Q Will there be lights on the exterior of building?

A: There will be downlighting and the city has specific lighting requirements. We will not have any pole lights in standard parking lot lights to reduce glare.

Q: What about color of doorways?

A: the doorways might be blue, but there are not many of them.

Question: Are you sure the design is a good fit for the area? It is industrial looking like a factory. The look of the proposed building, the large windows that show the units themselves on the southwest corner, brightly colored access doors, and the company's huge logo graphics are a big concern.

Answer: Design wise we will be reviewing landscape requirements around building and buffer areas; also looking at building design for architectural quality. Looking at overlay district on top of CG requirements.

Question: Everyone from south will have a view of 4 story building; it will take years for trees to establish and they won't come close to screening the size of this building.

Answer: there will be trees surrounding the development and along frontage

## **Storm Drainage/Flood Plain**

Question: How will you take care of runoff? The property east of this project has a groundwater problem, will there be mitigation to keep groundwater out?

Answer: The city has a rigorous process to ensure water quality and management. We have been successful in getting water out of the soil. Because of our success with soil we have to pay close attention to where the water will go and how it will be treated. We will capture water in a large pipe on the north of the building, we will have a couple of catch basins on the east side of Snead, and we will have a LID water quality pond; all water will pass through and go into ditch. Matt with stormwater: all projects must pass FTC city requirements on water quality and water runoff management.

Question: At the SE corner of the site, there has been a natural spring that produces reeds and cattails. What are you doing about the natural spring? Previous applicants have been required to provide a water report, will you also be doing the same thing? The CDC has determined that we are in a high-risk area for West Nile and we don't want water sitting on site that will attract mosquitos. But the homeowners across the way are running sump pumps 24/7 because they have significant water collecting in crawl spaces. If you are drying out soils, where is water going?

Answer: It is not a natural spring; it is a site that has become so saturated by surrounding developments and because the soil is so alluvial that there is water running through the ditch. We will provide a stormwater report and erosion control report. There will be a water quality pond that will treat water prior to outfall off site, and it will all get piped out. With the type of pond being proposed, the water won't be sitting for very long.

Question: Who is going to handle the condition of the Fossil Creek drainage way with all of the stormwater runoff going into the creek?

Answer: Yes, there will be more runoff; for 99% of projects to reduce flow through detention; but this project will require additional analysis to determine if the project will increase flow rates downstream. If the analysis determines the project will result in increased flow rates, then the applicant will have to modify plans. The city of Fort Collins regulates the floodplain throughout Fossil Creek and the landowners are responsible for the upkeep of Fossil Creek. The site will mitigate the majority of problems on site but the drainage and high-water table that exists to the east will not be affected by this project. We will have a roof drain system, we will have an underdrain system around building, the soils we are drying should help in the area.

## **Transportation/Traffic**

Question: What is the alignment of Snead Drive and will trucks be accessing the road? There is a concern of people backing into Discount Tire.

Answer: The alignment of Snead Drive was decided years ago during when site was annexed. Once Snead is connected, it will likely see some increase in traffic - more due to the connection than traffic to/from the storage units.



Question: Traffic is now parking on Fossil Creek Parkway; it is congested. I am trying to understand where will the parking be and will parking overflow just like for Discount Tire?

Answer: Fossil Creek is a collector without on-street parking, so people are parking illegally. (There is no plan to add parking to Fossil Creek.) On our site, there will be 7-8 parking spots to the south. There will be one full time and two part time employees. Pete: we base parking requirements on sf of building and number of employees.

Applicant: the city asked us to perform an analysis of 6-8 similar facilities to determine how many parking spots comparable facilities had and how they were being used. There will be no outdoor storage on paved areas within the site, and with this type of facility, we do not anticipate the need for any additional parking since customers come and go for storage only.

Question: What are the standards for Snead for crosswalk, sidewalk, lighting etc, especially the entire road from Fossil Creek Blvd. to Fairway Drive?

Answer: The street cross-section for Snead drive has been around since 2002 when the property was annexed. This project is responsible for their frontage of this street and the new extension of Snead Drive will include detached sidewalks, streetscape landscaping and lighting. In this case since the property extends on both sides of street a full street cross-section will be constructed. Other existing portions of Snead Drive to the north will not be changed with this proposal, but could be improved concurrent with new development along that frontage. Parking is allowed on a local street.

Question: Will there be any control over how much semi-truck traffic access Snead Drive? Doesn't look like there is enough room for Snead to have semi traffic.

Answer: Snead Drive will be a commercial local collector street. Truck traffic on a public street can't be prohibited, unless it does not meet weight standards.

Q: Fossil Creek isn't designed to accommodate semi traffic; concerned about Fossil Creek, semis drive over medians.

A: The only improvements this project will make to Fossil is to close the median immediately across where the old road that will be closed. The intersection of Fossil Creek and Snead Drive will need to be designed to accommodate truck traffic.

Q: Concern over the crossing at Fossil Ridge bridge crossing for traffic going south of Fossil Creek Blvd.

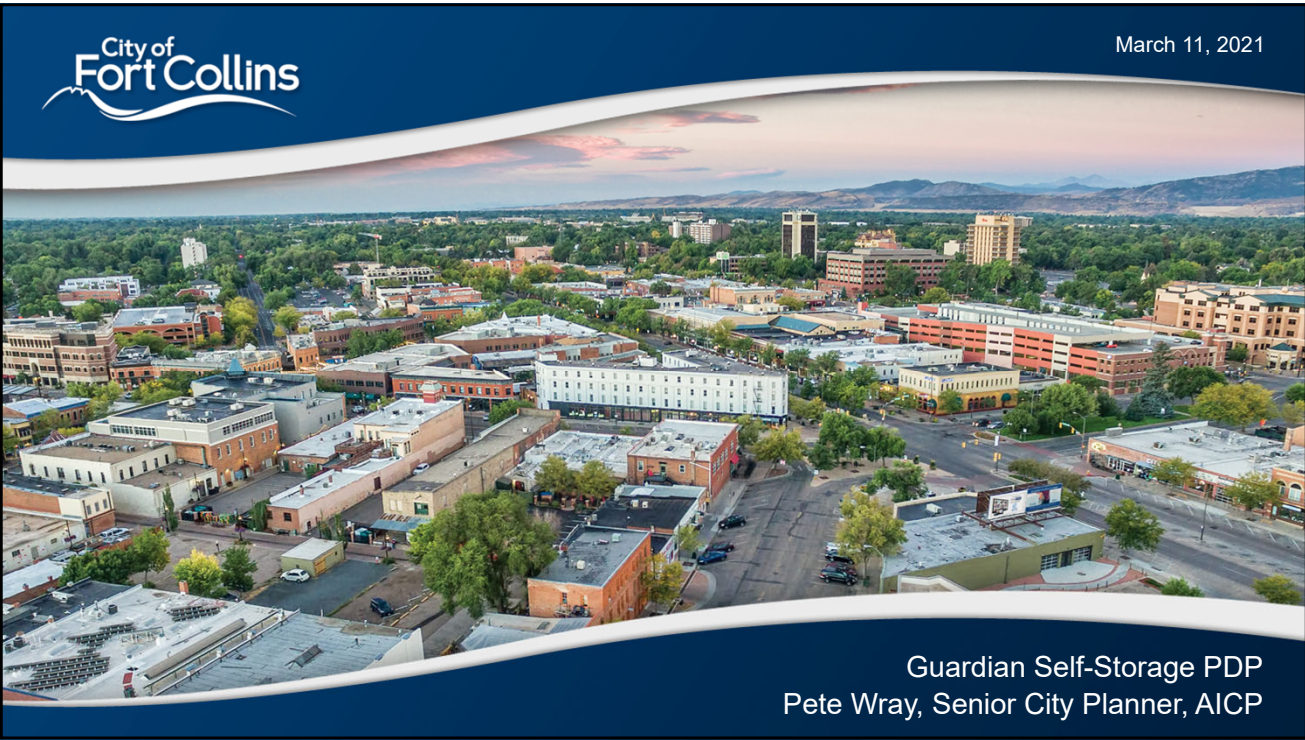
A: That bridge is not part of this project for determining potential off-site mitigation.

## **Process/Next Steps**

Question: Will presentation be available online?

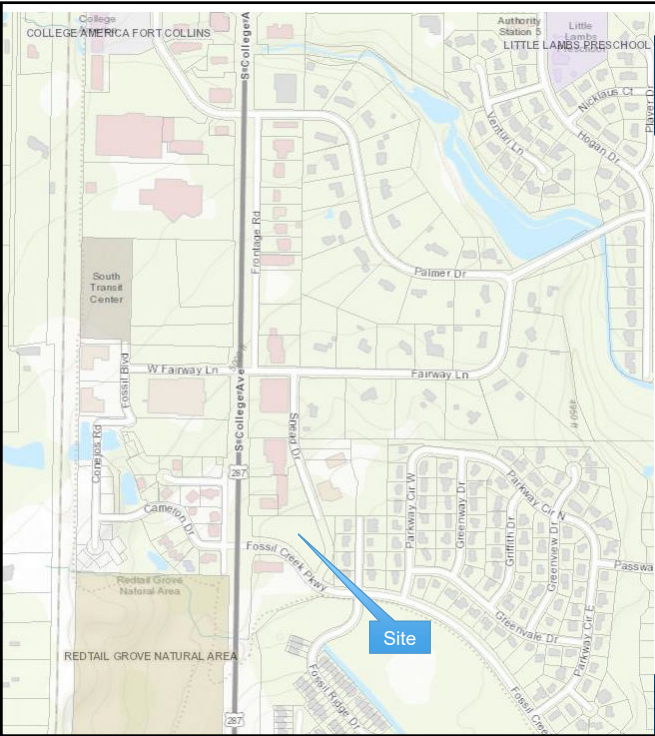
Answer: The conceptual application is available online, and with the formal project submittal those plans will be as well. It might not make sense to put this online because plans may change but we can certainly help you find the conceptual plans online.

Sylvia: Thanks for attending tonight. The conversation will be summarized and available as public record. Residents that received notice of this meeting will also be notified of hearing. The next step in the development review process is for the applicant to consider refinements to the project design in preparation of a formal project submittal and review by City staff.



Guardian Self-Storage PDP  
Pete Wray, Senior City Planner, AICP

1



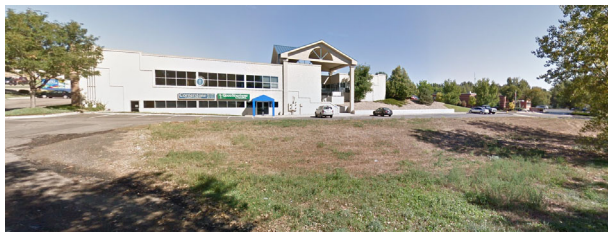
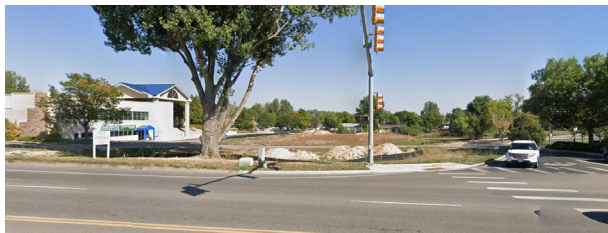
### Area Context

- 2.1-acre site located on NE corner of S College Ave and Fossil Creek Parkway
- Existing commercial development to north and south
- Fossil Creek Meadows neighborhood adjacent to east
- South Transit Station approximately .4 miles from site

2

2





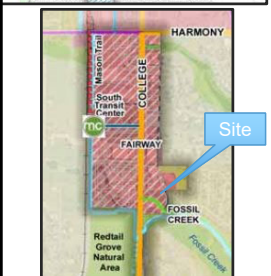
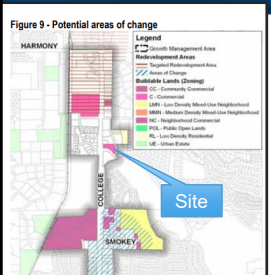
Guardian Self-Storage PDP – Overall Plan



- Proposed four-story enclosed mini-storage building includes 118,400 sf. self-storage, and 900 sf. office space
- 6 vehicular parking spaces and 5 bicycle spaces
- Project in General Commercial C-G zone and Transit Oriented Development (TOD) Overlay
- Two Modifications of Standards to LUC proposed, with two conditions of approval



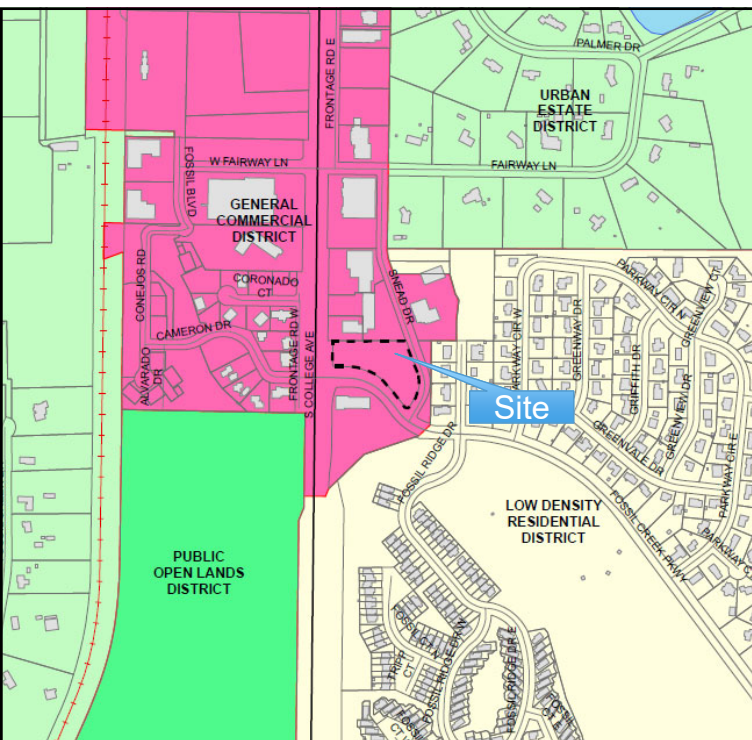
# South College Corridor Plan (2009)



P.D.P consistent with the general policy direction of the SCCP and purpose of the TOD Overlay in the following manner:

- P.D.P. completes sidewalks along three fronting streets.
- P.D.P. includes the construction of Snead Drive and storm drainage improvements in the area.
- The 4-story building height, mass and scale mitigated by a variety of architectural elements and details.
- The building incorporates similar building materials, finishes, architectural design and colors compatible with context of area.
- P.D.P provides transition buffer to achieve compatibility with neighborhood.

5



## Zoning Context

**Zoning:**  
General Commercial (C-G)

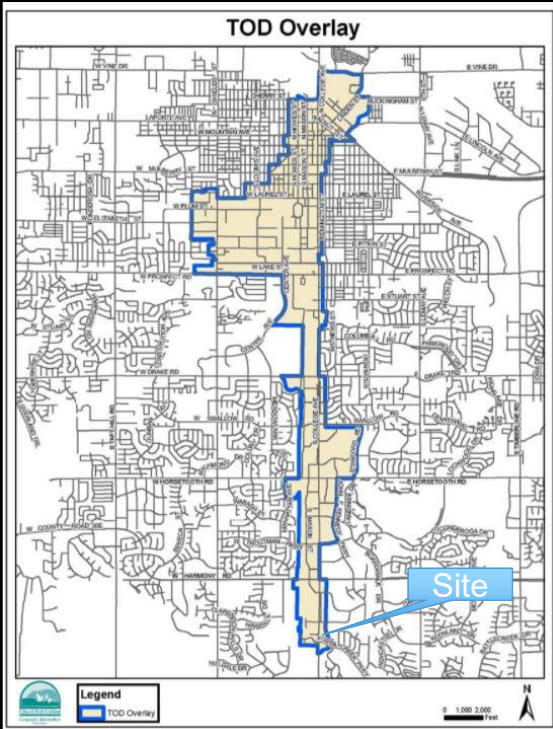
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### Section 4.21 – CG Zoning

- Enclosed mini-storage - permitted use, subject to Type II Review
- Maximum Building Height – 4-Stories, Proposed Bldg. (4-stories, with 2-story stepdown)
- Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.

7



### Transit Oriented Development Overlay(TOD)

- Sidewalks fronting site link to pedestrian network connecting to South Transit Station.
- Building reflects enhanced level of design and oriented to street.
- Streetscape and site landscaping provide pedestrian interest, shade and screening.
- Project provides viable transition to existing neighborhood.

8





Modification Request: 3.10.2 (A) – Permitted Uses

**Modification Request to Standard 3.10.2 (A) – Development Standards for the Transit Oriented Development (TOD) Overlay Zone – Permitted Uses.**

*“Ground-floor enclosed mini-storage shall be prohibited. Enclosed mini-storage is permitted either below grade or on upper levels of a building.”*

**Modification Requested:**

The modification is requested to allow the entire building including the ground floor to comprise enclosed mini-storage except for a leasing office for the storage business.



Modification Request: 3.10.2 (A) – Permitted Uses

**Staff Findings:**

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (1) and (3) in subsection 2.8.2(H).

**Not a detriment to the public good.** Staff’s finding is based on the following considerations:

- Ground floor storage is compatible with the context of this particular area along S. College Avenue/Hwy. 287.
- Storage use provides neighborhood-serving commercial service
- Plan provides benefits to area including enhanced building design, extension of Snead Drive and sidewalk connections, and transition to neighborhood





## Modification Request: 3.10.2 (A) – Permitted Uses

**Criterion (1), “equally well or better than.”** Staff’s finding is based on the following considerations:

- Plan consistent with SCCP policies and general purposes of TOD
- E College frontage lacks established development pattern with active street front
- Storage use represents a less intensive commercial use than a multi-story mixed-use building, appropriate for this portion of TOD area
- Storage building reflects enhanced level of architectural design
- Plan provides extension of Snead Drive and sidewalk connections to pedestrian network
- Plan provides viable transition to neighborhood

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## Modification Request: 3.10.2 (A) – Permitted Uses

**Criterion (3), “physical hardship”** Staff’s finding is based on the following considerations:

- Locating other more intense uses on the ground floor, with enclose mini-storage below and or above in the same building is a significant hardship for this location.
- Ex. Development pattern on College and Fossil Creek Parkway not conducive or supportive of transit or pedestrian oriented design, but more auto-oriented.
- S College/SH 287 corridor significant deterrent for establishing an active pedestrian street front environment - ground floor storage and office space is compatible with the context of this particular area.
- Enclosed mini-storage access and office leasing required at the ground level – eliminating all ground floor storage use is infeasible and strict application of standard results in exceptional practical difficulties and undue hardship upon owner.

12

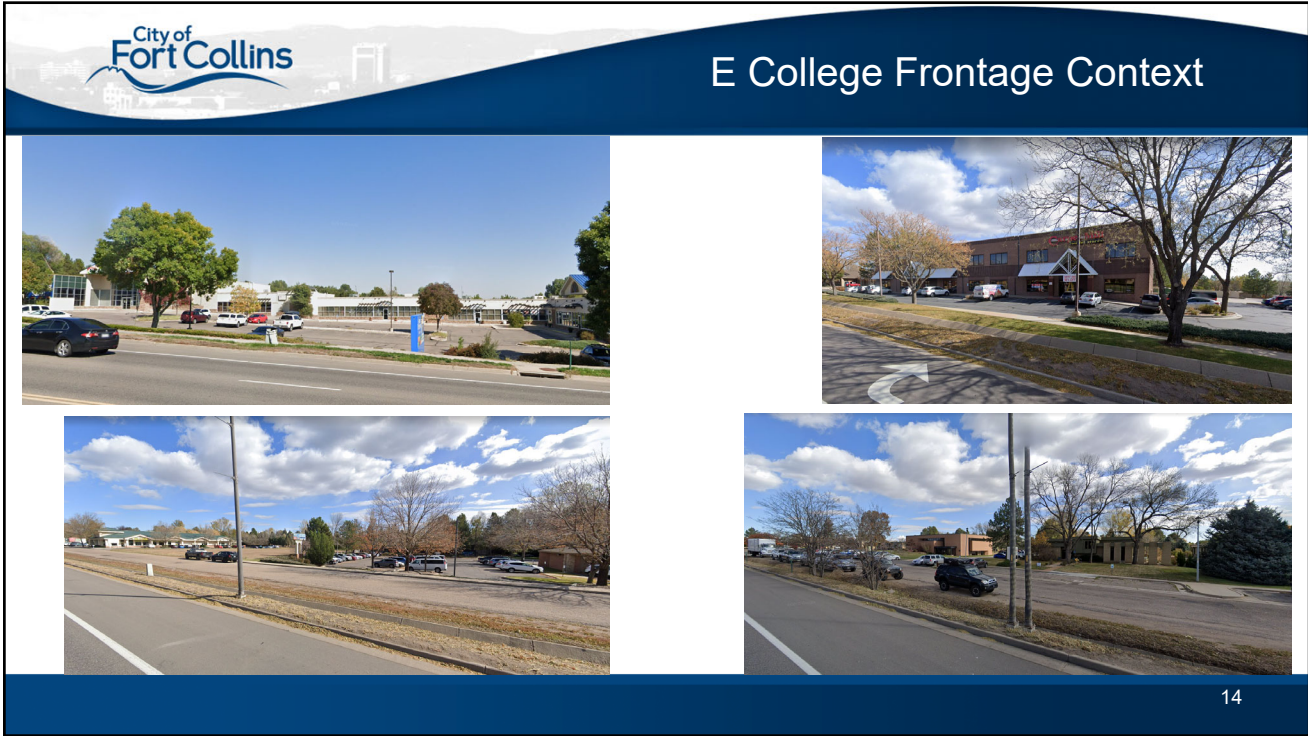
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## E College Frontage Context

**Development pattern between Harmony-Fossil Creek Parkway east frontages:**

- Build-to-line not established
- Parking in front of most buildings
- Sidewalk gaps
- High traffic volumes/speed limits inhibit active pedestrian street front and act as barrier to Transit Station on west side
- No mixed-use buildings with active street front



## E College Frontage Context







### E College Frontage Context

#### Distance to S. Transit Station:

- Direct line (.25 miles)
- Pedestrian sidewalk route (.4 - .7 miles)



## TOD Ground Floor Use Comparison



- Enclosed storage use is similar to structured parking
- Both uses require ground floor access, preferably from two sides
- Enclosed storage also needs leasing office space
- TOD Section 3.10.4 (D) allows options and flexibility for parking structure ground floor uses, but not for multi-story mini-storage use.
- This example Downtown next to the transit station in the TOD meets 3.10.4 (D) but would not meet 3.10.2 (A).
- Staff finds a LUC change is needed to consider design and locational standards for mini-storage in review of this project.

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Modification Request: 3.10.2 (A) – Permitted Uses

**Staff is supporting this modification:**

Project meets the general purposes of TOD and the SCCP and is an appropriate use for this location.

- Benefits of Plan:
  - provides needed neighborhood-serving self-storage in this area
  - enhanced level of building design
  - new extension of Snead Drive
  - addresses storm drainage improvements in the area
  - sidewalk links to pedestrian network connecting to the South Transit Center
  - viable transition and buffer to existing residential neighborhood to the east



Modification Request: 3.10.4 (C) – Off-Street Parking

**Modification Request to Standard 3.10.4 (C) – Development Standards for the Transit Oriented Development (TOD) Overlay Zone – Off-Street Parking.**

*“parking lots be located behind, above, within or below street-facing buildings to the maximum extent feasible, and to avoid parking between the street and the building.”*

**Modification Requested:**

The modification is requested because the plan includes six parking spaces between the building and Fossil Creek Parkway.



## Modification Request: 3.10.4 (C) – Off-Street Parking

### **Staff Findings:**

Staff finds that the granting of the modification would not be detrimental to the public good and that the request satisfies criterion (3) and (4) in subsection 2.8.2(H).

**Not a detriment to the public good.** Staff's finding is based on the following considerations:

- Small parking lot is internal to the site behind a generous landscape setback from the street.
- Parking is conveniently located close to leasing office
- Landscape setback provides adequate screening and pedestrian interest.

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## Modification Request: 3.10.4 (C) – Off-Street Parking

**Criterion (3), “physical hardship”** Staff's finding is based on the following considerations:

- Site is irregularly shaped, with sloping topography, existing wetlands, and utility easements, with single point of access from Snead Drive.
- Site constraints limit the options for building placement, orientation, and access on site, and ability to locate parking behind, above, within or below street-facing buildings.
- Building is oriented to Snead Drive with parking to side.
- The small 6-space parking lot is setback from Fossil Creek Parkway with adequate landscape screening.

20

20



## Modification Request: 3.10.4 (C) – Off-Street Parking

**Criterion (4), “nominal and inconsequential”** Staff’s finding is based on the following considerations:

- Property is surrounded on three sides by public streets with a single access drive from Snead Drive. The building office entrance is oriented to this street with no intervening parking.
- Six-space parking lot serves 1-2 staff and infrequent leasing customers.
- Small size of the parking lot and generous landscaping allow for adequate pedestrian interest and visual quality from the street.
- For these reasons staff finds that the parking has nominal and inconsequential effects from the perspective of the whole plan.

21

21



## Article Three - General Development Standards

### **Section 3.2.2(K)(1)(a) – Parking:**

- 900 sf. Office space use (req. min. 1-2 spaces and max. of 3-4 spaces)
- Guardian Storage will employ 1 full-time and 1 part-time staff person (req. 1 space per employee) - Plan provides 6 spaces in compliance with standard.
- Customers storing goods stage at individual doors or at inside access bays, not in parking lot area.

### **Section 3.2.2(C)(4)(b) – Bicycle Parking**

- General office (req. min. 4 spaces) - Plan provides 5 spaces (4 fixed/1 enclosed)

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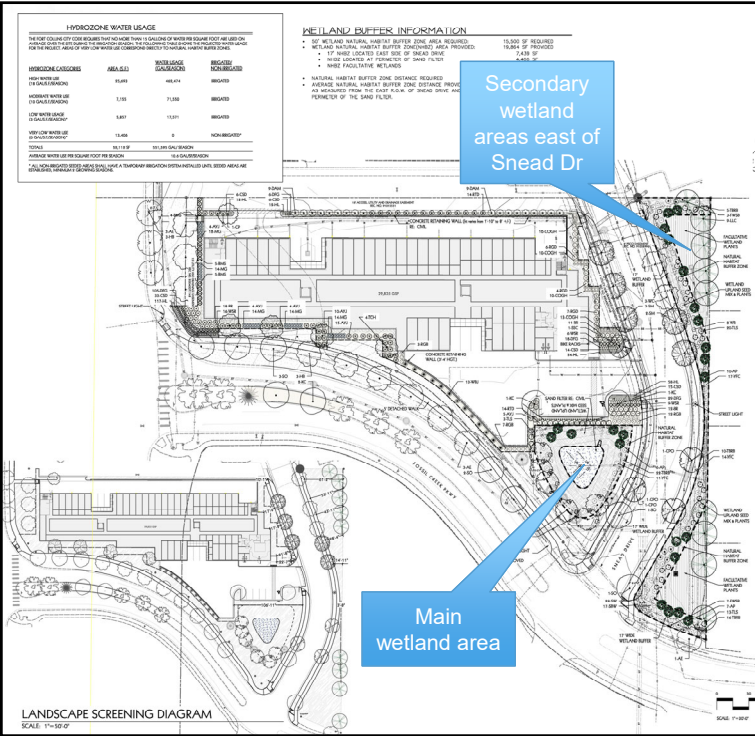




# Article Three - General Development Standards

## Section 3.4.1 – Natural Habitat and Features:

- ECS highlights several resources on the property that warrant protection or mitigation, including: three wetlands and native shrubs and trees along a wetland swale.
- Development proposal impacts all wetlands present. The alignment of Snead Drive overlaps Wetland C, while the other small, isolated wetlands will be removed for the storage building.
- Onsite mitigation would create an overall ecological uplift of the site and enhance the quality of plant communities and connectivity of habitat for wildlife.



## Landscape Plan

- The mitigation results in nearly .45-acres of Natural Habitat Buffer Zone (NHBZ).
- Emphasis is placed on replacing, combining, and expanding the low-quality wetlands into one riparian area.
- A native seed mix, weed mitigation, and additional native plantings throughout other areas of the site will further enhance the ecological character and habitat value of the site.



Article Three - General Development Standards

**Section 3.4.3 – Water Quality:**

- Project site required to meet criteria set forth in the *Stormwater Criteria Manual*.
- The Guardian site will provide water quality treatment for 100% of the onsite impervious areas with a sand filter LID facility.
- Site receives significant offsite flows from the north, the project is proposing to collect and route these flows around the site in an underground storm system on each side of the site.
- Project applied for two variances for quantity detention and ground water requirements on this site to be approved at FDP.



Article Three - General Development Standards

**Section 3.5.1(B-G) – Building and Project Compatibility:**

- No established development pattern or architectural design character of existing buildings and sites along the South College Avenue frontages, south of Harmony Road.
- The architectural design of the Building has been developed to relate to the surrounding context of existing commercial buildings along South College Avenue, with an enhanced level of design.
- Proposed building incorporates architectural design elements, building height, and landscape buffer transition to be more compatible with the existing neighborhood to the east.



1 Site Section Along Food Creek Parkway  
1/16" = 1'-0"



2 Site Section Along S. College Ave  
1/16" = 1'-0"

**Building materials:**

- Split-face, polished, and ground masonry block
- Stacked limestone veneer
- Insulated metal wall panels and steel
- Nichiha vintage wood
- Standard window treatments
- Storefront glass
- Aluminum wrapped cornice



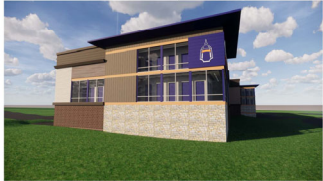
# Initial Conceptual Design



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# Proposed Building Design



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**Blue Banding Typ.**

**Condition of Approval (1):**

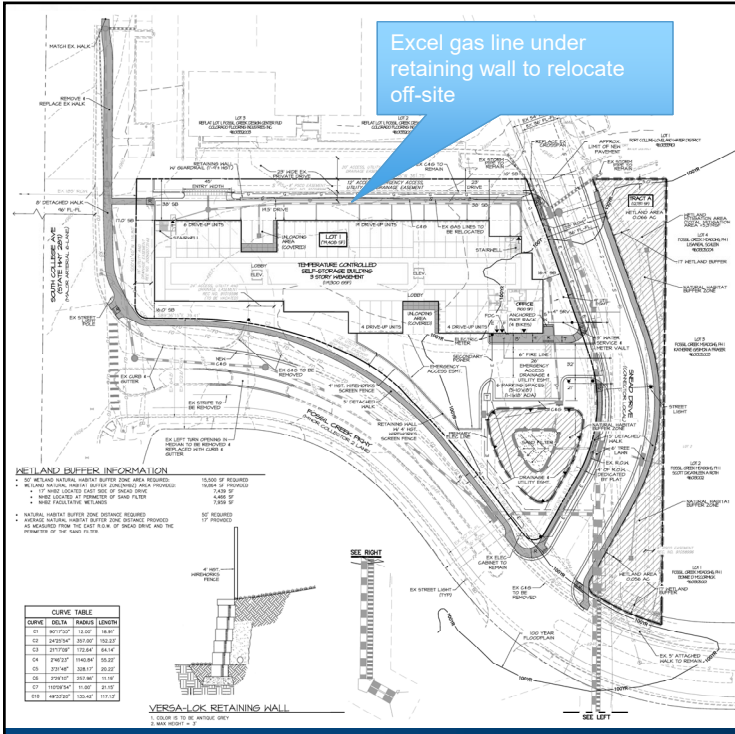
Prior to Final Plan approval, the building elevations be revised to change the blue banding color to a more compatible earth tone color. The blue color behind the two signage areas, and storage doors are not included with this condition.

### Building and Project Compatibility

- Building setback/step back at east elevation to support two-story height consistent with existing homes
- Exceeds 25' Landscape setback (37'-71') includes evergreen and deciduous trees for screening
- Snead Drive (58' ROW) increases separation from neighborhood

**LANDSCAPE SCREENING DIAGRAM**  
SCALE: 1"=50'-0"





# Site Plan

**Condition of Approval (2):**

Prior to Final Plan approval, the exclusive gas line easement and gas facility located on the north edge of site needs to be coordinated with Xcel Energy to meet their requirements. The existing easement would need to be vacated by Xcel Energy and the gas line relocated into a new easement outside of the retaining wall to comply with all Land Use Code requirements for this area.



Staff recommends approval of the two requests for Modifications of Standards and approval of the Guardian Self-Storage Project Development Plan, PDP190020, subject to the following two conditions:

1. Prior to Final Plan approval, the south and east building elevations shall be revised to change the blue banding color to a more compatible earth tone color. The blue color behind the two signage areas and the storage doors are not included with this condition.
2. Prior to Final Plan approval, the exclusive gas line easement and gas facility located on the north edge of site needs to be coordinated with Xcel Energy to meet their requirements. The existing easement would need to be vacated by Xcel Energy and the gas line relocated into a new easement outside of the retaining wall to comply with all Land Use Code requirements for this area.



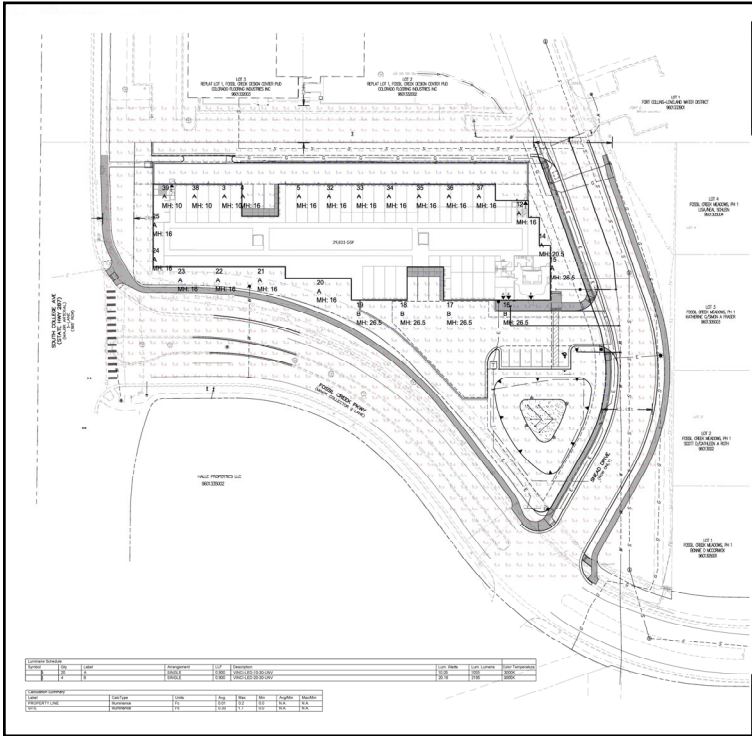
Resource Slides

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Area Context

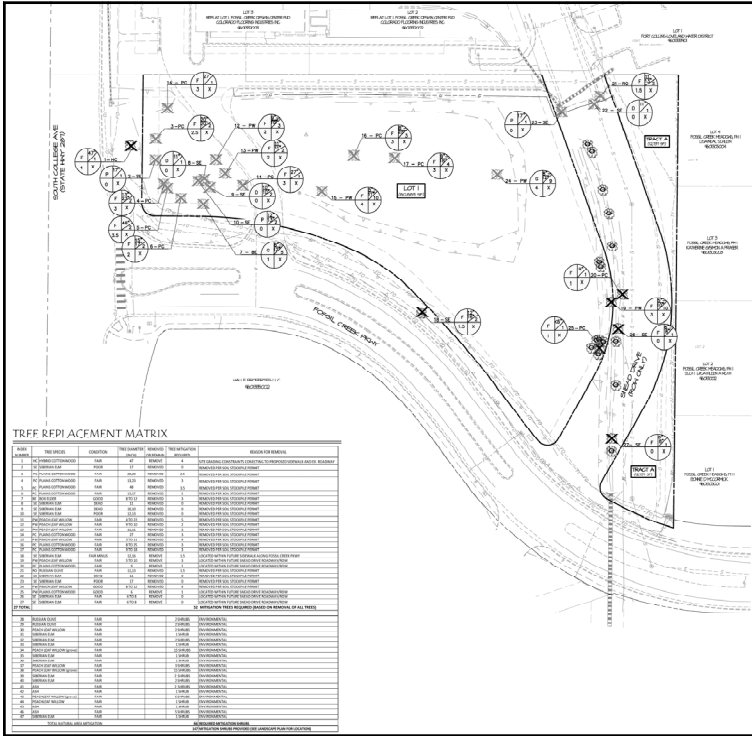


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# Lighting Plan

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# Tree Mitigation Plan

- 27 trees removed
- 39 mitigation trees provided
- 147 mitigation shrubs provided

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**DESIGNE ONE ARCHITECTS**

13.2.3 - Solar Access, Orientation, Shading  
 (1) Purpose: To the City to encourage the use of both active and passive solar energy systems for heating of the water in homes and businesses, on long to reduce transportation, solar or other sustainable methods to meet energy needs and to reduce greenhouse gas emissions. While the use of solar energy systems is optional, the right to solar access is protected. Solar collectors require access to sunlight unobstructed during the winter year, including between the hours of 9:00 am and 3:00 pm, MST on December 21, when the longest shadow is cast. Additionally, a goal of this Section is to ensure that the plan documents do not accidentally obstruct solar access to the solar collector. The solar collector must be oriented directly towards the collector site or be able to rotate. The potential impact of shade caused by buildings, structures and trees.

(2) Statement: All development shall be designed throughout to accommodate active and/or passive solar installation to the extent reasonably feasible.

(3) Clarification: Residential lots: At least one (1) percent of the lot less than fifteen thousand (15,000) square feet in area in single- and two-family residential developments and twelve (12) percent of a "solar-oriented lot" in order to preserve the potential for solar energy usage.

(4) Access to Sunlight: The siting of the development plan (e.g., building, structure, open space and landscaping) shall be located and designed, to the maximum extent feasible, to provide access to sunlight for passive solar energy systems on the solar collector surface. The plan shall support a solar collector or reflector capable of pivoting for the unobstructed solar access of the building in the period between the hours of 9:00 am and 3:00 pm, MST, on December 21.

(5) Shading: (A) The physical elements of the development plan shall be, to the maximum extent feasible, located and designed so as not to cast a shadow onto structures on adjacent property greater than the shadow which would be cast by a twenty-five foot hypothetical wall located along the property line of the project between the hours of 9:00 am and 3:00 pm, MST, on December 21. This provision shall not apply to structures with the following characteristics: one-story, detached, Community Center(s), and small commercial structures.

(6) The height of trees shall be consistent with an existing tree canopy considering the general impact of the shadow and the potential adverse impact that the shading could cause for the adjacent properties in terms of blocking sunlight in indoor living areas, outdoor activity areas, gardens and other areas benefiting from access to sunlight. Shading caused by deciduous trees can be beneficial and is not prohibited.

(7) Alternative Conditions: Items required by this section, the decision maker may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

(8) Purpose: Alternative compliance plans shall be proposed and submitted in accordance with identified requirements for plans on lot in this Section. The plan shall clearly identify and discuss the modifications and alternative proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.

(9) Decision Criteria: In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purpose of this Section equally or better than a plan which complies with the standards of this Section.

In reviewing the proposed alternative plan, the decision maker shall take into account whether the alternative design enhances neighborhood connectivity and accessibility, fosters neighborhood safety, and promotes existing natural or topographic conditions on the site.

(10) Ord. No. 181, 1999 S.L. 11/13/99; Ord. No. 002, 2002 S.L. 4/14/02; Ord. No. 071, 2004 S.L. 6/15/04; Ord. No. 025, 2012 S.L. 2/28/12; Ord. No. 060, 2014 S.L. 7/11/14.

PROPOSED FOR: GUARDIAN STORAGE FORT

PROJECT NO.: ARCHITECTURAL SHADING & SHADOW ANALYSIS

DATE: 08/11/2014

SCALE: 1/8" = 1'-0"

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 08/11/2014

PROJECT NO.: ARCHITECTURAL SHADING & SHADOW ANALYSIS

DATE: 08/11/2014

FOR REVIEWING: [Name]

DATE: 08/11/2014

PROJECT NO.: ARCHITECTURAL SHADING & SHADOW ANALYSIS

DATE: 08/11/2014