

Administrative Hearing: December 15, 2021

**MJA210003, Poudre Valley Plaza Mixed-Use**

**Summary of Request**

This is a request to develop a mixed-use building on the last remaining lot of the Poudre Valley Plaza PUD at 1039 W Horsetooth Rd. The development would be a two-story building containing 20 multi-family dwelling units and a retail/commercial tenant space of approximately 1,640 square feet.

**Zoning Map**



**Next Steps**

If approved by the Hearing Officer, the applicant will be eligible to submit a Final Development Plan to finalize site engineering and all details. Once the Final Development Plan is approved and recorded, the applicant could then apply for construction and building permits.

**Site Location**

Located north of Arbor Avenue, east of South Shields Street, and south of West Horsetooth Road at 1039 W Horsetooth Rd (Parcel # 9735265007).

**Zoning**

Neighborhood Commercial (NC)

**Property Owner**

Schuman Companies  
Contact: Mark Morrison  
7385 Greendale Rd., Suite 104  
Windsor, CO 80550

**Applicant/Representative**

Russell + Mills Studios  
Contact: Shelley LaMastra  
506 S. College Ave., Unit A  
Fort Collins, CO 80524

**Staff**

Shawna Van Zee, Associate Planner

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**Staff Recommendation**

Staff recommends approval of two Modifications of Standards and approval for the Major Amendment.

# 1. Project Introduction

## A. PROJECT DESCRIPTION

This Major Amendment (MJA) proposes to develop a mixed-use building on the last remaining lot of the Poudre Valley Plaza PUD at 1039 W Horsetooth Rd. The development would be a two-story building containing 20 multi-family dwelling units and a retail/commercial tenant space of approximately 1,640 square feet.

- The proposal on Lot 7 of the Poudre Valley Plaza PUD is 11,100 SF (0.25 AC) acres in size.
- Architecturally, the proposed mixed-use building provides compatibility with the existing surrounding buildings in the development in scale, form, and materiality.
- The plan includes 2 modification requests:
  - 3.5.1(I)(1) – Allowing the existing structure to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.
  - 3.2.1(E)(5)(c) – Allowing the parking island tree requirement to be offset by increased tree stocking around the building perimeter.
- This project requires 34 parking spaces, which will be provided in the existing shared parking lot of the Poudre Valley Plaza.
- The existing trash enclosure at the southeast corner of the site will be expanded to accommodate the additional trash requirements for the new mixed-use building.
- Access to the site will be from Arbor Avenue directly to the south and West Horsetooth Road, approximately 300 feet to the north.

## B. DEVELOPMENT STATUS/BACKGROUND

### 1. Annexation and Planning

The site was annexed in 1978 as part of the West Horsetooth Annexation. The existing Planned Unit Development (PUD) was established in 1995. This lot was originally envisioned to be multi-family units. A replat will be completed on Lot 7 to accommodate the new mixed-use building.

### 2. Surrounding Zoning and Land Use

	North	South	East	West
<b>Zoning</b>	Medium Density Mixed-Use Neighborhood (MMN)	Medium Density Mixed-Use Neighborhood (MMN)	Low Density Residential (RL)	Urban Estate (UE)
<b>Land Use</b>	Village on Shields multi-family	Four Seasons multi-family	The Four Seasons 9 <sup>th</sup> PUD single-family home subdivision	The Crossing Church place of worship or assembly and the Skyline Acres single-family home subdivision

## C. OVERVIEW OF MAIN CONSIDERATIONS

The plan has gone through two rounds of review, and the primary issues explored in those rounds of review have been the following:

- Exploring the shared parking proposed in the existing Poudre Valley Plaza parking lot and how the applicant can ensure those spaces would be accessible to all residents and users indefinitely.
- Exploring how to expand the existing trash enclosure while maintaining its functionality.

## 2. Public Outreach

### A. NEIGHBORHOOD MEETING

A neighborhood meeting was held virtually on July 12, 2021 with approximately 10 attendees. The plan has evolved since, through multiple rounds of City review and design refinement. Public feedback largely focused on traffic concerns. Concerns were raised about the existing traffic and parking congestion along Arbor Avenue due to the existing apartment complex to the south charging residents to park in their lot, creating issues with non-paying residents parking along Arbor Ave. This project will not charge tenants to park in the lot and a parking exhibit has been included to demonstrate how the existing shared parking lot of the Poudre Valley Plaza will accommodate the additional parking required by the Land Use Code to meet the parking requirements of this proposal. Meeting notes are attached.

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

### A. MAJOR AMENDMENT PROCEDURAL OVERVIEW

#### 1. Conceptual Review – CDR210018

A conceptual review meeting was held on March 11, 2021.

#### 2. First Submittal – MJA210003

The Major Amendment was submitted on August 6, 2021.

#### 3. Neighborhood Meeting

A neighborhood meeting was not required for this project. However, the applicant team requested a neighborhood meeting be held, which was hosted virtually on July 12, 2021.

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

Posted Notice: July 2, 2021 Sign #632.

Written Hearing Notice: November 24, 2021, 207 addresses mailed.

Published Coloradoan Hearing Notice: December 8, 2021. Confirmation #: 0005032070

## **B. 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. Accordingly, code standards include provisions for modifications. 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 3.5.1(I)(1) Outdoor Storage Areas/Mechanical Equipment

### Standard

*"No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way. Notwithstanding the foregoing, areas for trash collection may be located within twenty (20) feet of an internal pedestrian way."*

### Overview

Because the plan proposes to utilize an existing on-site trash enclosure that will be expanded to meet the additional needs of the new mixed-use building, and that current trash enclosure does not meet the existing setback requirements from a pedestrian way, the plan requires a modification of standard to 3.5.1(I)(1) Outdoor Storage Areas/Mechanical Equipment.

### Summary of Applicant Justification

The applicant's modification request is attached. The request is based on a lack of detriment to the public good, and on subparagraph (3) above -- the "by reason of exceptional physical conditions or other extraordinary and exceptional situations" criterion. Outlined below is the key point made in the request.

- The property has an existing trash enclosure that has been in use for many years. The existing enclosure serves other buildings within the Poudre Plaza PUD. Due to limited space along the Arbor Avenue frontage with the existing retention area and walls there is no other location to build a new structure. Existing plantings in front of the dumpster enclosure shall remain in place as well as new plantings that will be added.

### Staff Findings

Staff finds that the granting of the modification would not be detrimental to the public good, that what is proposed is "equal to or better than" the impact to the existing landscaping/parking lot if another trash enclosure was built versus maintaining the existing condition, and that the request satisfies subparagraphs (1) and (3) in subsection 2.8.2(H).

**Detriment to the public good.** Staff finds that the expansion of the existing trash enclosure will be of no detriment to the public good in comparison to an additional trash enclosure being placed in an additional location in the Poudre Valley Plaza.

## 2. Modification to 3.2.1(E)(5)(c) Parking Lot Interior Landscaping

### Standard

*"Landscaped Islands. In addition to any pedestrian refuge areas, each landscaped island shall include one (1) or more canopy shade trees, be of length greater than eight (8) feet in its smallest dimension, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs."*

### Overview

Because the plan was designed to accommodate the needed transformer in an existing parking lot island, and due to its required size and clearance requirements, a tree is not able to be accommodated in the island, so the plan requires a modification of standard to 3.2.1(E)(5)(c) Parking Lot Interior Landscaping.

### Summary of Applicant Justification

The applicant's modification request is attached. The request is based on a lack of detriment to the public good, and on subparagraph (3) above -- the "by reason of exceptional physical conditions or other extraordinary and exceptional situations" criterion. Outlined below are the key points made in the request.

- The property has limited areas that meet the requirements from Light and Power access to the transformer. The transformer needs to be within 10' of a vehicular drive aisle. The previously proposed location along Arbor Avenue was denied by Light and Power. Light and Power has indicated that this island would be where the transformer needs to be in order to be serviceable. Due to the size of the transformer and required clearances a tree is not able to fit in the island.
- Building perimeter tree stocking is proposed above the required amount of 12 to the provided quantity of 22 (+10 trees).

### **Staff Findings**

Staff finds that the granting of the modification would not be detrimental to the public good, that what is proposed meets the "equal to or better than" criterion with the additional trees being planted, and that the request satisfies subparagraphs (1) and (3) in subsection 2.8.2(H).

**Detriment to the public good.** Staff's finding is based on consideration of the need for the transformer in its proposed location and additional trees will be provided on site to accommodate the lack of a canopy shade tree in the existing island. Staff finds that these additional trees provide the needed tree canopy on site with no detriment to the public good.

**4. Land Use Code Article 3 – General Development Standards**

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

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings								
<b>3.2.1 – Landscaping and Tree Protection</b>	<p>The standards of this section require that a development plan 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>For this proposal 12 trees are required to meet the full tree stocking standard, and 22 total trees are being proposed.</li> <li>Planting beds that contain shrub and ground cover in appropriate quantities are located in all areas of the site not covered by impervious asphalt, concrete, buildings, or structures.</li> </ul>	Complies								
<b>3.2.1(E)(3) – Water Conservation</b>	<p>Landscape plans are required to be designed in a way that employs 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. Landscape plans may not exceed an average of fifteen gallons per square foot of landscape.</p> <p>This proposal meets this standard by proposing an average of 7.3 gallons per square foot of landscape area.</p>	Complies								
<b>3.2.1(E)(5)(c) - Parking Lot Interior Landscaping</b>	<p>In addition to any pedestrian refuge areas, each landscaped island shall include one (1) or more canopy shade trees, be of length greater than eight (8) feet in its smallest dimension, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.</p> <p>A modification request has been made for this standard. Due to the size of the transformer and required clearances a tree is not able to fit in the island. Building perimeter tree stocking is proposed above the required amount of 12 to the provided quantity of 22 (+10 trees).</p>	Modification Requested								
<b>3.2.1(E)(6) – Screening</b>	<p>Building elements, such as trash collection, open storage, service areas and loading docks must be screened from off-site view. The primary screening focus of the plan has been to provide additional landscaping screening to the existing trash enclosure along Arbor Avenue that will be expanded to meet the additional trash and recycling needs of this proposal.</p>	Complies								
<b>3.2.2 – Access, Circulation and Parking – General Standard</b>	<p>This standard requires 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. This MJA complies with these standards.</p>	Complies								
<b>3.2.2(C)(4) – Bicycle Parking Space Requirements</b>	<p>The multi-family bicycle parking standard requires 1 space for every bedroom (60% enclosed / 40% fixed). This project proposes 20 bedrooms which require 20 bicycle parking spaces (12 enclosed / 8 fixed). The general retail bicycle parking standard requires 1 space per 4,000 square feet with a minimum of 4 spaces. This project proposes approximately 1,641 square feet of retail space which requires 4 bicycle parking spaces (1 enclosed / 3 fixed). Racks are conveniently located around entry points, and the enclosed bike parking is located within the interior of the building.</p> <table border="1" data-bbox="440 1745 1214 1839"> <thead> <tr> <th>Required</th> <th>Provided</th> <th>Enclosed</th> <th>Fixed Rack</th> </tr> </thead> <tbody> <tr> <td>24</td> <td>26</td> <td>15</td> <td>11</td> </tr> </tbody> </table>	Required	Provided	Enclosed	Fixed Rack	24	26	15	11	Complies
Required	Provided	Enclosed	Fixed Rack							
24	26	15	11							

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings												
<p><b>Section 3.2.2(K)(2)(a) – Parking</b></p>	<p>The <i>minimum</i> number of required parking spaces for the residential portion of the mixed-use building is 1.5 spaces per bedroom or studio. This project proposes 20 studio/one-bedroom units providing 30 parking spaces.</p> <p>The <i>minimum</i> number of required parking spaces for the retail use is 2 spaces per 1,000 square feet of retail space. This project proposes 1,641 square feet of retail space providing 4 parking spaces.</p> <p>This project proposes for the parking requirements to be met within the existing Poudre Valley Plaza shared parking lot. A parking plan (sheet LS102 of the Planning Set, attachment #3) has been provided to demonstrate how the parking for both the existing uses and the new uses exceeds the minimum number of spaces required in total for all uses. The parking lot is a shared amenity of the Poudre Valley Plaza HOA and allows all businesses, customers, and residents equal access to all of the spaces.</p> <table border="1" data-bbox="467 709 1341 932"> <thead> <tr> <th>Proposed Uses</th> <th>Min Parking Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>Multi-family</td> <td>30 (1.5/1bedroom/studios)</td> <td>30</td> </tr> <tr> <td>Retail</td> <td>4 (2/1000 sq. ft.)</td> <td>4</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>34</b></td> </tr> </tbody> </table>	Proposed Uses	Min Parking Required	Provided	Multi-family	30 (1.5/1bedroom/studios)	30	Retail	4 (2/1000 sq. ft.)	4	<b>Total</b>		<b>34</b>	<p>Complies</p>
Proposed Uses	Min Parking Required	Provided												
Multi-family	30 (1.5/1bedroom/studios)	30												
Retail	4 (2/1000 sq. ft.)	4												
<b>Total</b>		<b>34</b>												
<p><b>3.2.2(K)(5) – Handicap Parking</b></p>	<p>Handicap-accessible spaces must have a stall width of 13 feet and be placed as close as possible to the nearest building entrance. The existing shared parking lot has a total of 232 standard stalls with 12 additional handicap-accessible spaces for a total of 244 parking spaces. This proposal will convert two existing spaces into one additional handicap-accessible space for a total of 13 handicap-accessible spaces.</p> <p>The MJA complies with this standard by providing 1 additional handicap-accessible parking space located in the parking bay along the northern face of the building in close proximity to the northern main entry doors.</p>	<p>Complies</p>												
<p><b>3.2.4 – Site Lighting</b></p>	<p>This standard requires that exterior lighting not adversely affect the properties, neighborhood, or natural features adjacent to the development. Further, 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> <p>The City of Fort Collins adopted new exterior lighting standards in the Land Use Code that took effect on March 26, 2021. This lighting plan meets those recently adopted standards.</p> <p>The MJA provides lighting in all needed areas of the site and complies with the requirements of this section using fully shielded, down-directional, 3,000 Kelvin or less fixtures.</p> <p>Lighting levels do not exceed the lumen limit of 0.1 when measured 20 feet beyond the property boundary.</p>	<p>Complies</p>												

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>Section 3.2.5 – Trash and Recycling Enclosures</b>	<p>The purpose of this standard is to ensure the provision of areas, compatible with surrounding land uses, for the collection, separation, storage, loading and pickup of trash, waste cooking oil, compostable and recyclable materials.</p> <p>The MJA proposes to expand the existing trash enclosure adjacent to Lot 7 that has been in use for many years to meet the additional capacity needed to meet this standard. The existing enclosure serves other buildings within the Poudre Plaza PUD. Due to limited space along the Arbor Avenue frontage with the existing retention area and walls there is no other location to build a new structure. Existing plantings in front of the dumpster enclosure shall remain in place as well as new plantings that will be added.</p>	Complies

### B. DIVISION 3.3 - ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.3.1(C) – Public Sites, Reservations and Dedications</b>	<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. A plat has been submitted as part of this proposal and includes all required dedications and easements.</p>	Complies

### C. DIVISION 3.5 - BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<b>3.5.1(I)(1) – Outdoor Storage Areas/Mechanical Equipment</b>	<p>This standard specifies that no areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way.</p> <p>The property has an existing trash enclosure that has been in use for many years. The existing enclosure serves other buildings within the Poudre Plaza PUD. Due to limited space along the Arbor Avenue frontage with the existing retention area and walls, there is no other location to build a new structure. Existing plantings in front of the dumpster enclosure shall remain in place as well as new plantings that will be added.</p> <p>A modification request has been made for the existing structure to be allowed to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.</p>	Modification Requested
<b>3.5.3(C)(1) – Orientation to a Connecting Walkway</b>	<p>This standard requires at least one (1) main entrance of any commercial or mixed-use building to face and open directly onto a connecting walkway with pedestrian frontage. Connecting Walkway is defined as, "(1) any street sidewalk, or (2) any walkway that directly connects a main entrance of a building to the street sidewalk without requiring pedestrians to walk across parking lots or driveways, around buildings or around parking lot outlines which are not aligned to a logical route."</p> <p>The proposal meets this standard by providing a connecting walkway from Arbor Avenue to the south directly to the southern entrance to the building from which both the residential and retail portions of the building can be accessed.</p>	Complies

<p><b>3.5.3(E) Character and Image</b></p>	<p>New buildings are required to contribute to the uniqueness of a zone district by using predominant materials, elements, features, color range found within the zone. Additionally, the building is required to be modified in a way to avoid a standardized prototype design.</p> <p>This proposed mixed-use building provides compatibility with the existing surrounding buildings in the development in scale, form, and materiality. The 2-story scale relates to the taller existing 1-story restaurant/commercial buildings yet is lower in height compared to the 2-story commercial/office buildings to the east. The proposed roof forms use concrete/clay tile roofing to match the existing building over the apartment portion of the building and a corniced, overhanging flat roof over the retail/commercial part of the building. The exterior will have stucco and stone veneer to match the exterior material of the existing development; details like stucco corbels and raised horizontal banding will also be incorporated.</p>	<p>Complies</p>
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**D. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION**

<p><b>Applicable Code Standard</b></p>	<p><b>Summary of Code Requirement and Analysis</b></p>	<p><b>Staff Findings</b></p>
<p><b>3.6.4 – Transportation Level of Service Requirements</b></p>	<p>The original traffic impact study (TIS) for the development, Poudre Valley Plaza Site Access Study prepared by Matthew Delich, PE (dated June 1995) was reviewed. Figure 2 in the original TIS accounted for this area’s land use as being residential and retail as proposed with the current project. Additionally, Page 2 of the original TIS shows the anticipated overall trip generation of the Poudre Valley Plaza consisting of: 3,628 daily trips, 229 AM total peak hour trips, and 397 PM total peak hour trips consisting of a mix of land uses (bank, office, retail, restaurant, and townhomes).</p> <p>In light of the above information and based upon the review of the project’s trip generation and site access, it can be determined that the proposed use is appropriate from a traffic engineering perspective. The site access, land use, and size is also appropriate from a traffic engineering perspective. The project’s site generated traffic is low (11 AM total peak hour trips, and 17 PM total peak hour trips) and the site access will not create a negative traffic impact upon the adjacent roadway system. See Table 1: Trip Generation and Figure 4: Site Generated Traffic. Based upon the analysis presented in the study, the proposed project will be successfully incorporated into the existing and future roadway network and the existing roadway system will be able to accommodate the project’s traffic and the findings associated with the original TIS are still valid.</p>	<p></p>
<p><b>3.6.6 – Emergency Access</b></p>	<p>This standard states, “all developments shall provide adequate access for emergency vehicles and for those persons rendering fire protection and emergency services by complying with Article 9, Fire Department Access and Water Supply, of the Uniform Fire Code as adopted and amended pursuant to Chapter 9 of the City Code. 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>

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

## E. DIVISION 4.23 – NEIGHBORHOOD COMMERCIAL DISTRICT (NC)

The Neighborhood Commercial District is intended to be a mixed-use commercial core area anchored by a supermarket or grocery store and a transit stop. The main purpose of this District is to meet consumer demands for frequently needed goods and services, with an emphasis on serving the surrounding residential neighborhoods typically including a Medium Density Mixed-Use Neighborhood. In addition to retail and service uses, the district may include neighborhood-oriented uses such as schools, employment, day care, parks, small civic facilities, as well as residential uses.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.23(B)(2)(a)(c)	This proposal is being reviewed as a mixed-use dwelling with 1,641 sq. ft. of commercial/retail space which is subject to Administrative (Type 1) Review.	Complies
4.23(E)(2)(d)	The maximum building height for this zone district is 5 stories and the minimum height is 20 feet. The proposed building is 2 stories with a height of 27 feet to the highest point.	Complies

## 5. Findings of Fact/Conclusion

In evaluating the request for the Poudre Valley Plaza Mixed-Use Major Amendment, MJA210003, Staff makes the following findings of fact and conclusions:

1. The Major Amendment complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Major Amendment complies with relevant standards located in Article 3 – General Development Standards with 2 Modifications of Standards.
3. Staff supports the requests for **Modifications of Standards** to the following subsections:
  - a. 3.5.1(I)(1) – Allowing the existing structure to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.
  - b. 3.2.1(E)(5)(c) - Allowing the parking island tree requirement to be offset by increased tree stocking around the building perimeter.
4. The Major Amendment complies with relevant standards located in Division 4.23 – Neighborhood Commercial District (N-C) in Article 4.

## 6. Recommendation

Staff recommends that the Hearing Officer approve 2 Modifications of Standards to Land Use Code sections and subsections 3.5.1(I)(1) and 3.2.1(E)(5)(c); and approve Poudre Valley Plaza Mixed-Use, MJA210003 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.

## 7. Attachments

1. Neighborhood Meeting Notes
2. Planning Set
  - Site Plan
  - Parking Plan
  - Site Details
  - Lighting Plan
  - Tree Protection and Removal Plan



- Landscape Plan
  - Building Elevations and Perspectives
  - Trash Enclosure
3. Window Details
  4. Plat
  5. Project Narrative
  6. Modification Requests 1 & 2 – 3.5.1(l)(1) and 3.2.1(E)(5)(c)
  7. Existing Tree Removal Feasibility Study
  8. Traffic Memorandum
  9. Poudre Valley Plaza Property Owners Association Letter
  10. Staff Presentation



## 1039 W Horsetooth Rd Mixed-Use Neighborhood Meeting Summary

**Neighborhood Meeting Date: July 12, 2021**

### **City Staff – Attendees:**

Alyssa Stephens – Neighborhood Development Liaison  
Shawna Van Zee – City Planner

### **Applicant Contact:**

Shelley Lamastra - [slamastra@russellmillsstudios.com](mailto:slamastra@russellmillsstudios.com)  
Mark Morrison - [markm@schumanco.com](mailto:markm@schumanco.com)

### **Project Information Presented:**

This is a request for a Major Amendment (MJA) to develop a mixed-use building on the last remaining lot of the Poudre Valley Plaza PUD at 1039 W Horsetooth Rd (Parcel # 9735265007). The proposed architecture is a two-story building, eighteen one-bedroom units and two studios for a total of twenty units with a 1,650 sq ft. retail space. This is intended to create a transition from the commercial to the residential at the ground level. Using similar roof forms and materials such as stucco and stone to help this development fit into the existing site. The existing trash enclosure will be expanded to meet the needs of this development. Three trees will be replaced because they are ash. Access to the site would be from Arbor Avenue directly to the south and West Horsetooth Rd. to the north. The site is within the Neighborhood Commercial (NC) zone district and is subject to Administrative (Type 1) Review.

### **Questions/Comments and Answers (answers provided by the applicant group unless otherwise noted).**

- **This area is all retail with tons of apartments all around. It doesn't seem like it fits. I'm concerned about the density overall and parking overflow on Arbor Ave. I would propose open space or retail/office instead of residential. Parking, traffic, and density are my concern.**

The city has a GMA (Growth Management Area) it must grow within. As the city continues to grow, we will continue to see more density through the city. Additionally, we need more housing in our community and this project will help meet that need. This density and use are also allowed in this zone district.

- **Comment: The speeding up and down Arbor is a concern. We have asked for speed bumps multiple times but have not gotten any. We need to ensure this is safe neighborhood. It's so congested and tight here. There is a lot of overnight parking. We need speed bumps on Arbor Avenue. Can it be time limited parking on the street?**
- **Comment: People at the Four Seasons are going to have major challenges to compete for parking on the street. The traffic gets progressively worse each year.**

A traffic engineer will study the impacts of the proposed development which will be submitted and reviewed as part of this project. There isn't any thought of marking any parking. Both the commercial and residential uses will share equal access to the parking provided in the plaza. While I understand the concerns about the traffic on Arbor Avenue, the street is public right-of-way and anyone in the community can park there. We will also be working closely with the City's Traffic Engineer through this process. Only the City can address those existing traffic issues.

- **Comment: I don't believe you guys will follow through. Promises are made and then no one follows through.**

We think by putting in the mixed use it could be complimentary to the area. We think residential would be occupied at night and would work better balance for parking. This project will be responsible to meet the demands of its own users and cannot fix the existing traffic and parking issues in this area. If there is a need for changes to address the existing issues, those can only be address by the City's Traffic Engineering department.

- **Comment: Where will the garbage go? Where will people dump their garbage? Oil spills are a concern. Also, we will ticket your users if they use our greenbelt. Office tenants are walking on our private greenbelt.**

As far as trash, we will enlarge the trash enclosure to ensure it meets the City's standards and can accommodate the trash from this development. Maybe it would be good to add private property signs to ensure that people know they cannot pass through those areas.

- **Comment: Will the units be rented our condos to be owned?**  
These are all intended to be rented units.

# PLANNING SET: POUDRE VALLEY PLAZA MIXED USE

LEGAL DESCRIPTION  
POUDRE VALLEY PLAZA PUD LOT 7

POUDRE VALLEY PLAZA  
MIXED USE

**OWNER'S CERTIFICATION**  
THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER(S) OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_ OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_  
(STATE OF \_\_\_\_\_ ) SS \_\_\_\_\_  
(COUNTY OF \_\_\_\_\_ ) \_\_\_\_\_

SUBSCRIBED AND SWORN TO BEFORE THIS DAY OF \_\_\_\_\_ 20\_\_\_\_, BY WITNESS MY HAND AND OFFICIAL SEAL.

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

ADDRESS \_\_\_\_\_

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

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES  
APPROVED BY THE CURRENT DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS, COLORADO, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

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

**GENERAL LAND USE DATA**

EXISTING ZONING	NC (NEIGHBORHOOD COMMERCIAL)
LOT SIZE	11,100 SF (0.25 AC)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MIXED USE - RESIDENTIAL AND COMMERCIAL

**PROPOSED PROJECT LAND USE DATA**

PROPERTY LIMIT IMPROVEMENTS*	SITE AREA (AC)	SITE AREA (SF)
BUILDING	0.20	9,013
PARKING AND DRIVEWAY	0.06	2,400
LANDSCAPE AREA (turf, shrub beds, seed)	0.11	4,845
CONCRETE WALKS	0.06	2,780

**RIGHT-OF-WAY IMPROVEMENTS**

LANDSCAPE AREA	0.01	660
CONCRETE WALKS	0.002	85

**BUILDING DATA: PROPOSED**  
MAXIMUM PROPOSED BUILDING HEIGHT: 26'-0"

NAME	STATUS	AREA(GROSS)	FAR	USE
BUILDING	NEW	17,836 SF	1.60	MULTI-FAMILY / COMMERCIAL
RETAIL		1,641		
TOTAL 1 BEDROOM UNITS		18		
TOTAL STUDIO UNITS		2		

**DENSITY CALCULATIONS**

**GROSS DENSITY**  
TOTAL DWELLING UNITS = 20  
TOTAL GROSS ACREAGE = 0.25 AC  
GROSS DENSITY = 80 DU/AC

**NET DENSITY**  
TOTAL DWELLING UNITS = 20  
TOTAL NET ACREAGE = 0.25 AC - 0.005 AC (GATHERING AREAS) = 0.245 AC  
NET DENSITY = 81.63 DU/AC

**VEHICLE PARKING**

**REQUIRED RESIDENT VEHICLE PARKING:**  
MULTI-FAMILY 1.5 SPACE/UNIT = 30  
RETAIL MINIMUM 2 / 1,000 SF = 4  
TOTAL REQUIRED SPACES = 34

**PROVIDED RESIDENT VEHICLE PARKING:**  
STANDARD PARKING = 33  
HANDI-CAP PARKING = 1  
TOTAL PROVIDED SPACES = 34

**BIKE PARKING**

**REQUIRED BIKE PARKING (MULTI-FAMILY):**  
1 SPACE / BEDROOM (60% ENCLOSED / 40% FIXED)  
20 BEDROOM = 20 (12 ENCLOSED / 8 FIXED)

**REQUIRED BIKE PARKING (GENERAL RETAIL):**  
1 SPACE / 4,000 SF (20% ENCLOSED / 80% FIXED)  
MINIMUM OF 4 SPACES  
1,641 SF = MINIMUM WILL BE PROVIDED  
(1 ENCLOSED / 3 FIXED)

TOTAL REQUIRED ENCLOSED = 13 SPACES  
TOTAL REQUIRED FIXED = 11 SPACES

**PROVIDED BIKE PARKING:**  
ENCLOSED BIKE PARKING = 15 SPACES  
FIXED BIKE PARKING = 11 SPACES  
TOTAL = 26 SPACES

**(REFER TO LS102 FOR PUD PARKING PLAN)**

- SITE PLAN NOTES:**
- 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.
  - 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.
  - 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 CONDUIT, METERS AND PLUMBING 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 EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 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 POUDRE 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 A 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.
  - DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS, UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.
  - PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), 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 XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
  - ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE 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.
  - 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. WHERE REQUIRED BY THE FIRE CODE 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 POUDRE FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. 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. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

**MODIFICATION REQUESTS:**

MODIFICATION REQUEST #1 - LUC SECTION 3.5.1(I)(1)  
THE EXISTING STRUCTURE SHALL BE ALLOWED TO REMAIN IN ITS EXISTING LOCATION (8'-9" FROM R.O.W.) AND BE EXPANDED TO SERVE THE NEW USES ON LOT 7 WITH A SETBACK OF 10'-9" FROM R.O.W.

MODIFICATION REQUEST #2 - LUC SECTION 3.2.1(5)(c)  
PARKING ISLAND TREE REQUIREMENT SHALL BE OFFSET BY INCREASED BUILDING PERIMETER TREE STOCKING.

**SHEET INDEX**

G001	COVER SHEET
LS101	SITE PLAN
LS102	PARKING PLAN
LS501	SITE DETAILS
LL101	LIGHTING PLAN
LL501	LIGHTING NOTES AND SUMMARY TABLE
TR101	TREE PROTECTION AND REMOVAL PLAN
LP100	LANDSCAPE SCHEDULE AND NOTES
LP101	LANDSCAPE PLAN
LP501	LANDSCAPE DETAILS
PL4.1	BUILDING ELEVATIONS
PL4.2	BUILDING ELEVATIONS
PL4.3	BUILDING PERSPECTIVES
PL7.0	TRASH ENCLOSURE



REV.	COMMENT	DATE

**MAJOR AMENDMENT**

Date: 10.06.2021

Drawn By: SL

Checked By: CR

Sheet Name

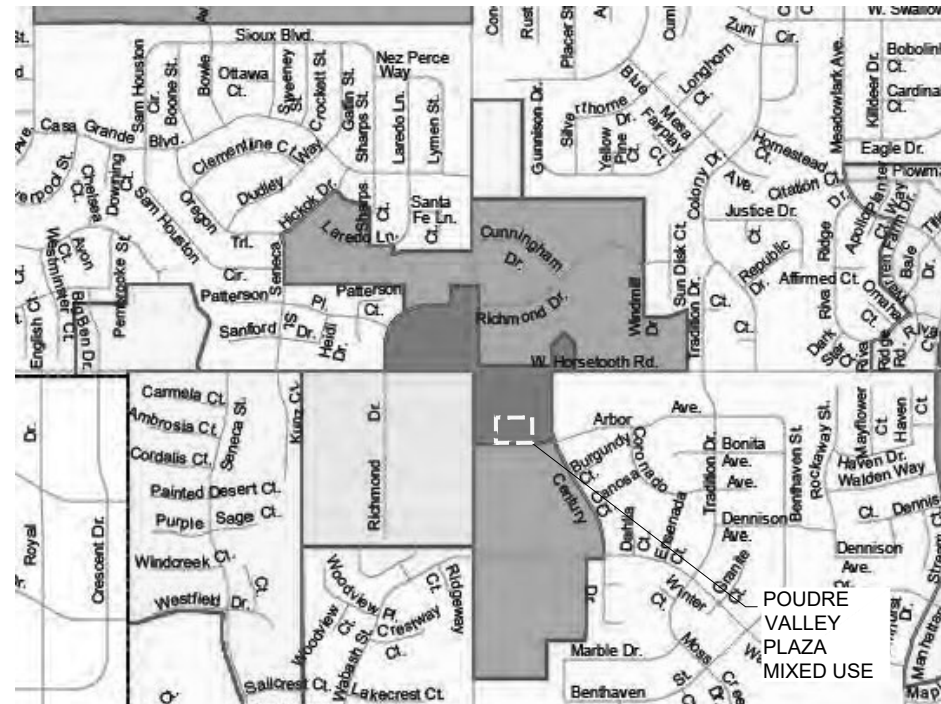
COVER SHEET

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G001

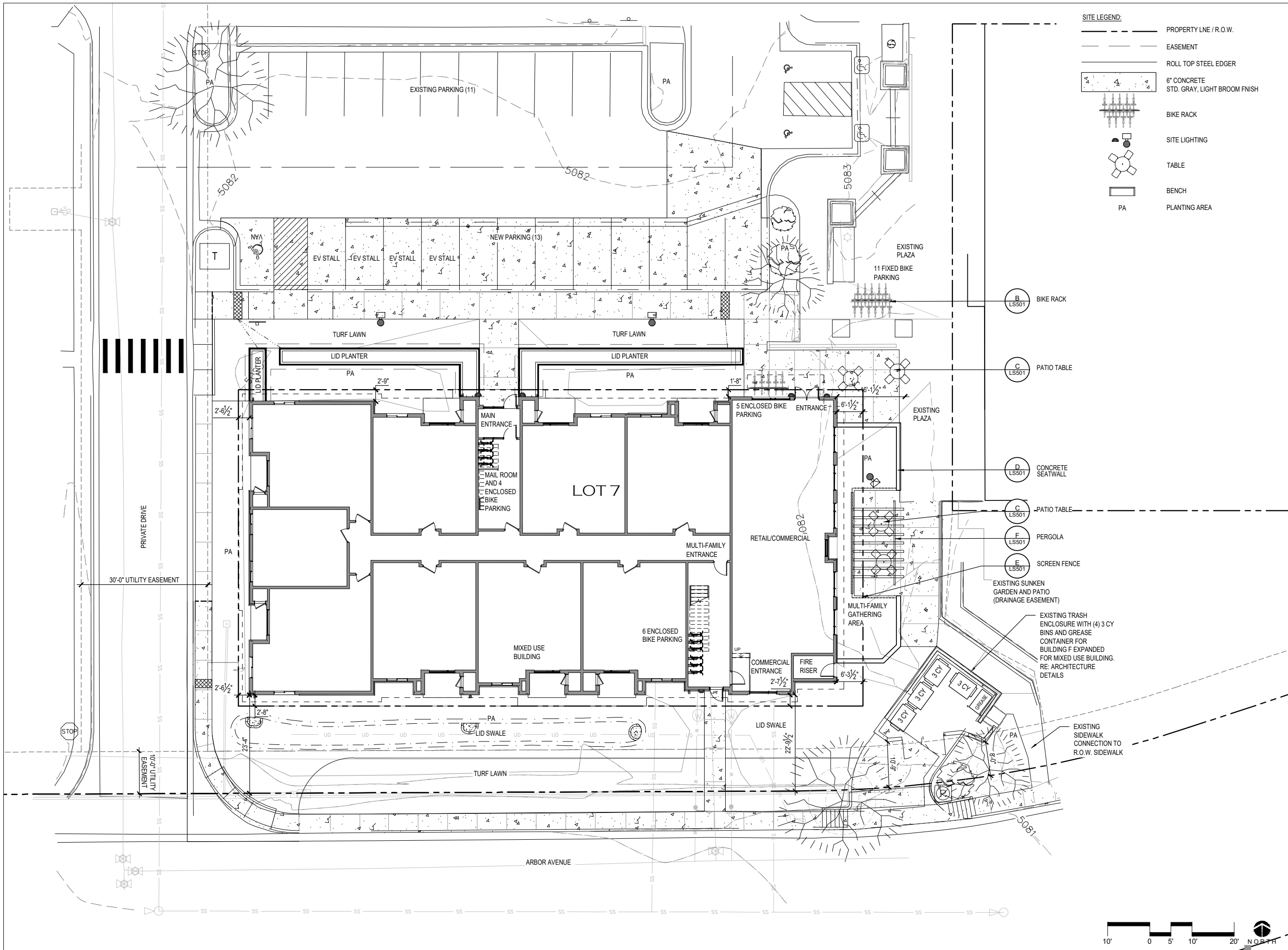


CONTEXT MAP



ZONING MAP





- SITE LEGEND:**
- PROPERTY LINE / R.O.W.
  - EASEMENT
  - ROLL TOP STEEL EDGER
  - 6" CONCRETE STD. GRAY, LIGHT BROOM FINISH
  - BIKE RACK
  - SITE LIGHTING
  - TABLE
  - BENCH
  - PLANTING AREA

BIKE RACK

PATIO TABLE

CONCRETE SEATWALL

PATIO TABLE

PERGOLA

SCREEN FENCE

EXISTING SUNKEN GARDEN AND PATIO (DRAINAGE EASEMENT)

EXISTING TRASH ENCLOSURE WITH (4) 3 CY BINS AND GREASE CONTAINER FOR BUILDING F EXPANDED FOR MIXED USE BUILDING. RE: ARCHITECTURE DETAILS

EXISTING SIDEWALK CONNECTION TO R.O.W. SIDEWALK

# POUDRE VALLEY PLAZA

## MIXED USE



REV.	COMMENT	DATE

MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

Checked By: CR

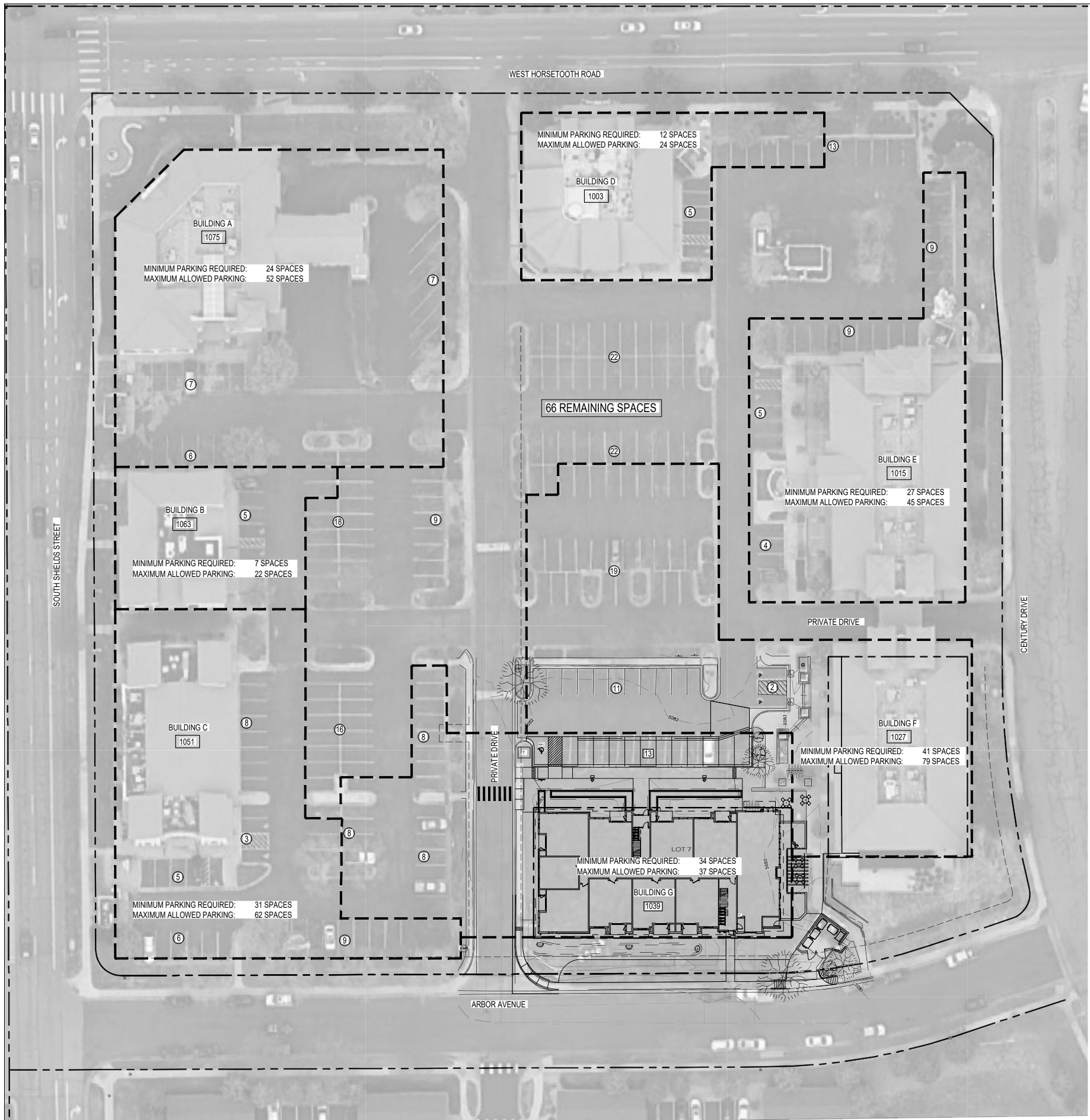
Sheet Name

SITE PLAN

Sheet

LS101





- LEGEND:**
- ⊕ EXISTING NUMBER OF PARKING STALLS
  - ⊞ PROPOSED NUMBER OF PARKING STALLS
  - AREA DEFINING MINIMUM NUMBER OF STALLS REQUIRED FOR BUILDING

**EXISTING VEHICLE PARKING LOT**

EXISTING HANDICAP PARKING 12  
 EXISTING PARKING STALLS 232  
 TOTAL PARKING 244

USE	S.F.	MIN. PARKING REQUIRED	MAXIMUM ALLOWED
<b>BUILDING A (14,913 SF)</b>			
FINANCIAL SERVICES	7,686	16	27
GENERAL OFFICE	5,518	6	17
MEDICAL OFFICE	1,709	4	8
<b>BUILDING B</b>			
GENERAL OFFICE	7,471	8	22
<b>BUILDING C</b>			
STANDARD RESTAURANT	6,180	31	62
<b>BUILDING D</b>			
GENERAL RETAIL	5,985	12	24
<b>BUILDING E</b>			
FINANCIAL SERVICES	1,177	3	5
GENERAL OFFICE	5,868	6	18
GENERAL RETAIL	1,489	3	6
LIMITED INDOOR REC.	1,188	4	8
PERSONAL BUSINESS	1,809	4	8
<b>BUILDING F</b>			
GENERAL OFFICE	6,154	7	19
MEDICAL OFFICE	1,663	4	8
STANDARD RESTAURANT	5,270	27	53
<b>BUILDING G (NEW BUILDING)</b>			
GENERAL RETAIL	1,641	4	7
MULTI-FAMILY	20 units	30	30
<b>TOTAL</b>		<b>169</b>	<b>322</b>

**EXISTING REQUIRED PARKING ANALYSIS SUMMARY**

BUILDING ID	TOTAL S.F.	MINIMUM REQUIRED	MAXIMUM ALLOWED
BUILDING A	14,913	26	52
BUILDING B	7,471	8	22
BUILDING C	6,180	31	62
BUILDING D	5,985	12	24
BUILDING E	14,392	20	45
BUILDING F	13,087	38	80
BUILDING G	17,836	34	37
<b>TOTAL</b>		<b>169</b>	<b>322</b>

NOTE: PARKING PLAN INTENT IS TO DOCUMENT THE USES OF THE SITE AND DEMONSTRATE THAT ADEQUATE PARKING IS PRESENT WITH THE EXISTING AND PROPOSED USES. THE PARKING LOT IS A SHARED AMENITY OF THE POUDRE VALLEY PLAZA HOA AND ALLOWS ALL BUSINESS, CUSTOMERS AND RESIDENTS EQUAL ACCESS TO ALL OF THE SPACES.

**POUDRE VALLEY PLAZA**  
**MIXED USE**



REV.	COMMENT	DATE

**MAJOR AMENDMENT**

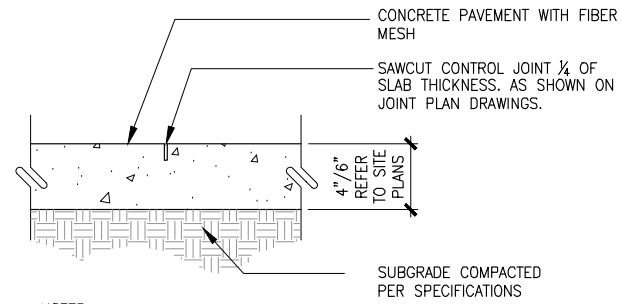
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 Checked By: CR

Sheet Name  
 PARKING PLAN

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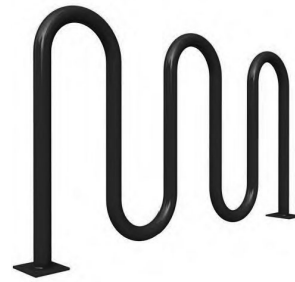
**LS102**





- NOTES:  
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.  
2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.  
3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.  
4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

**A** CONCRETE PAVEMENT  
SCALE: N.T.S. DT-PVMT-CONC



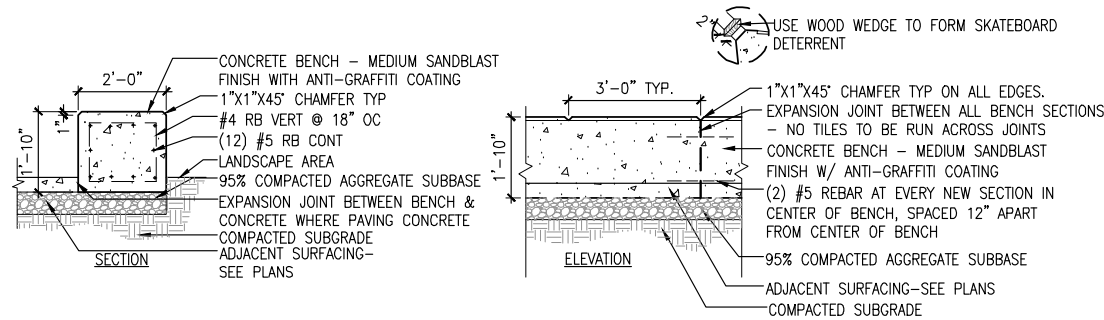
COMPANY: DERO  
MODEL: ROLLING RACK  
ITEM NUMBER: RRS5 (111")  
COLOR: BLACK  
MOUNT: SURFACE  
CONTACT: 1-888-337-6729  
(WWW.DERO.COM)  
INSTALL PER MANUFACTURER SPECIFICATIONS.

**B** BIKE RACK  
SCALE: NTS DT-FURN-BIKE-RACK



MANUFACTURER: VICTOR STANLEY  
MODEL: ANTHRO SITES COLLECTION - A-364  
COLOR: BLACK  
SEAT MATERIAL: STEEL, 2 SEATS  
MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS  
REFER TO SPECS

**C** PATIO TABLE  
SCALE: NTS DT-FURN-TABLE-PATIO



**D** CONCRETE SEATWALL  
SCALE: 1/2"=1'-0" DT-FURN-BENCH-CAST



MANUFACTURER: BEMETALBE  
PATTERN: TBD  
COLOR: ALL SCREENS ARE MADE FROM MILD STEEL, OXIDISED AND THEN FINISHED WITH AN ANTI-RUST TREATMENT TO SLOW THE ONGOING RUSTING PROCESS  
MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS  
REFER TO SPECS

**E** SCREEN FENCE  
SCALE: NTS DT-FURN-TABLE-PATIO



COLOR: BLACK

**F** PERGOLA  
SCALE: NTS DT-PERG

russell+mills

REV.	COMMENT	DATE

MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

Checked By: CR

Sheet Name

SITE DETAILS

Sheet

LS501



POUDRE VALLEY PLAZA  
MIXED USE



REV.	COMMENT	DATE

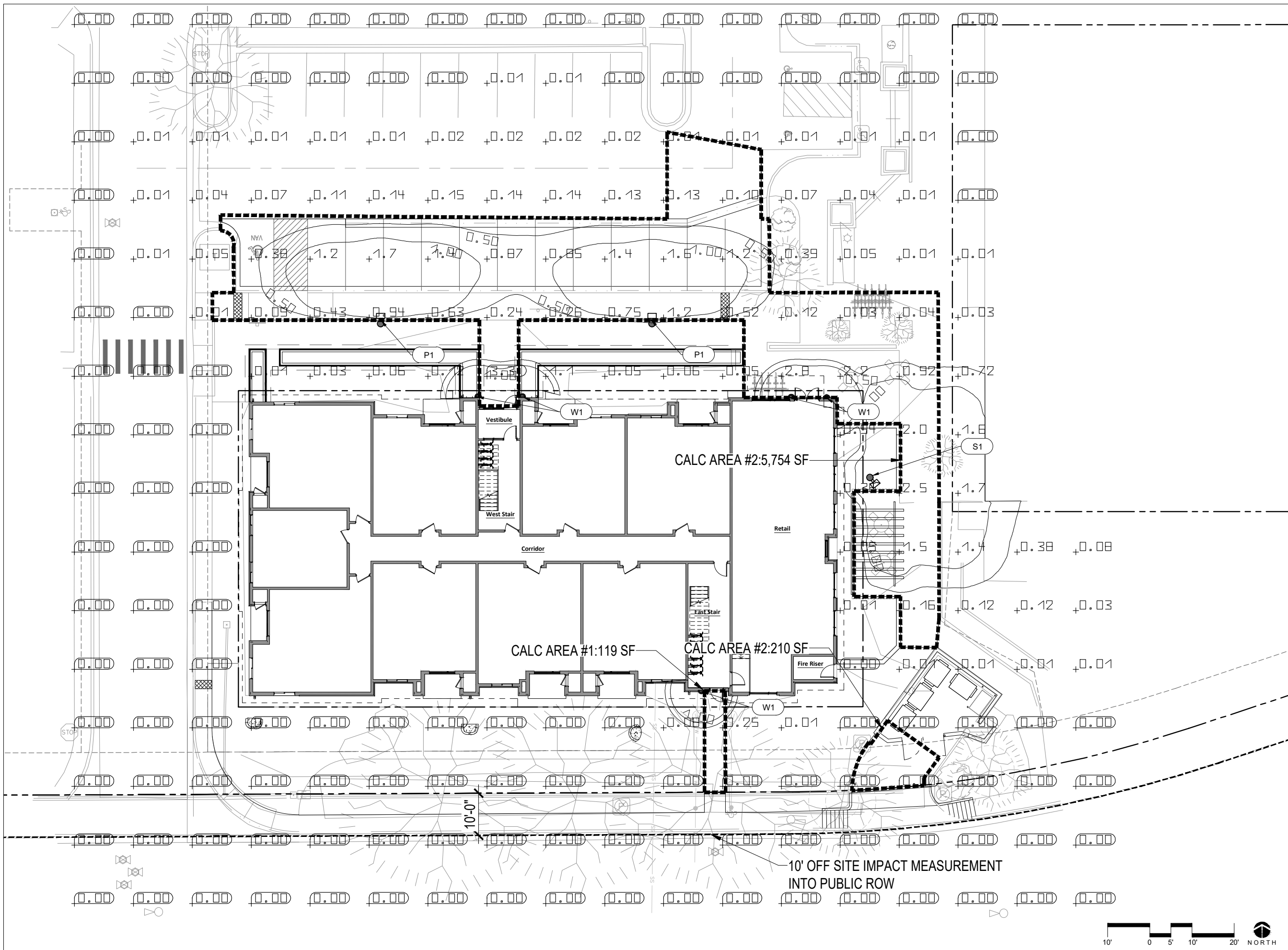
MAJOR AMENDMENT

Date: 10.06.2021  
 Drawn By: SL  
 Checked By: CR

Sheet Name  
 LIGHTING PLAN

Sheet

LL101



# 3.2.4 - Exterior Lighting Summary Table

## Lighting Context Area: LC2

REQUIREMENTS			
ITEM			
BUG RATING	B4	U1	G1
MAXIMUM HORIZONTAL ILLUMINANCE @ LOT LINES	0.3 fc		
SITE LUMEN LIMIT (HARDSCAPE METHOD)	2.5 LUMENS PER SF.	6,084 SF. HARDSCAPE	
<b>TOTAL SITE LUMENS ALLOWED</b>	15,210		
PROVIDED			
ITEM			
BUG RATING	SEE SPEC SHEETS		
FIXTURE MOUNTING HEIGHT	(2) 12' PARKING LOT POLES/FIXTURES, (1) 13' SITE POLE/FIXTURE, 5 ENTRY WALL FIXTURES @ 6'		
MAXIMUM HORIZONTAL ILLUMINANCE @ LOT LINES			
SITE LUMEN LIMIT (HARDSCAPE METHOD)	2.5 LUMENS PER SF.	6,084 SF. HARDSCAPE	
TOTAL SITE LUMEN ALLOWANCE	15,210		
<b>TOTAL SITE LUMENS PROVIDED</b>	<b>11,395</b>		

## KIMLIGHTING®

### UR20 ARCHITECTURAL AREA/SITE

- FEATURES**
- 20" size in post top, pole and wall mount
  - High performance optics up to 17,000 delivered lumens
  - Elegant form factor
  - Diffusion lens option
  - SiteSync™ wireless control options
  - UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated



### CONTROL TECHNOLOGY

SiteSync™ **NX DISTRIBUTED INTELLIGENCE**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
 TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
 CATALOG #: \_\_\_\_\_



RELATED PRODUCTS  
 • Ouro Small Post Top  
 • Ouro Large Post Top  
 • Ouro Large Arm Mount

### ORDERING GUIDE

Example: UR20-24L-25-3K3-3-L-UNV-ASQ-8LT-7PR-BC-SWTAB

CATALOG # \_\_\_\_\_

### HOUSING

Model	LED Engine	CCT/CR	Distribution	Rotation	Voltage
UR20	No Lens or Clear Lens	AM * Amber, 595nm	No Lens or Clear Lens	(Blank) Blank for no rotation	LUNV 100/277V
24L-25	24K-75 10,000 lm	FR 7 Type II Round Bred	FR 7 Type II Round Bred	L * Optic rotation left	247 48V
56L-75	56K-75 10,000 lm	SKF 3500K, 80 CRI	SKF 3500K, 80 CRI	R * Optic rotation right	480 48V
56L-140	56K-140 17,000 lm	35K8 3500K, 80 CRI	35K8 3500K, 80 CRI	Consult factory	240/277V
68L-80	68K-80 9,000 lm	30K9 3000K, 90 CRI	30M Type V Square Medium		
68L-140	68K-140 17,000 lm	40K7 4000K, 70 CRI	40M Type V Square Narrow		
68L-150	68K-150 15,000 lm	40K7 4000K, 80 CRI	40M Type V Square Narrow		
68L-150	68K-150 15,000 lm	30K7 3000K, 70 CRI	30M Type V Square Medium		
		30K7 3000K, 70 CRI	30M Type V Square Medium		
		NSL - High Diffusion Lens	NSL - High Diffusion Lens		
		NSL - High Diffusion Lens	NSL - High Diffusion Lens		
		NSL - High Diffusion Lens	NSL - High Diffusion Lens		
		NSL - High Diffusion Lens	NSL - High Diffusion Lens		

Mounting	Feature Finish	Control Options	Options	Control Accessories
ASQ Arm Mount 3.3 4.2' OD pole	FRS Black Gran. Smooth	7PR-TL 7 pin PCR with test box photoreciprocal	BC * Backlight Capable	SW7PR * SiteSync™ with 7 pin PCR
PCR Arm Mount 3.3 4.2' OD pole	FRS Black Gran. Smooth	7PR-SC 7 pin PCR with shorting cap	SF Single Fuse	SWUSB SiteSync™ Software on USB
ASQ Arm Mount 4.5 6.0' OD pole	FRS Black Gran. Smooth	7PR 7 pin PCR with shorting cap enabled	DF Double Fuse	SWTAB * SiteSync™ Windows Tablet
MAP Horizontal Slip Filter 2 30" CD arm	DAT Dark Bronze Matte Textured	AD-01 * AutoDIM 50% output at midrange	CLR Lens	SWIRB SiteSync™ Wireless Bridge Node
SVSF Square Vertical Slitter for 2" Xenon (2-3/8" OD)	GTT Graphite Matte Textured	AD-02 * AutoDIM 50% output midrange to 4 AM	TPR Tamper proof latch	WIR-RMBL Clear Polycarbonate Lens
VSF Round Vertical Slitter for 2" Xenon (2-3/8" OD)	LSG Light Grey Gloss Smooth	AD-03 * AutoDIM 50% output 10PM by 4AM	CP * Clear Polycarbonate Lens	SCHR Occ. Sensor for Round Pole (up to 30' M-H)
WB Wall Bracket	LGT Light Grey Matte Textured	AD-04 * AutoDIM 50% output 10PM by 4AM	NDWE NX Wireless Enabled	SCHS Occ. Sensor for Square Pole (up to 30' M-H)
	PSS Platinum Silver Gloss Smooth	SWP * Wireless Enabled	SWP AAA SiteSync™ Pre commission	NCFPM-81D-LUNV NX 7-pin Module
	VGT Verde Green Matte Textured	SWPM-ADF AAAA SiteSync™ with Sensor 9' to 40' M-H	WSP-ADF-1AA Dimming Occ. Sensor for up to 40' M-H, 100/277/347V	
	WHS White Gloss Smooth			
	WHT White Matte Textured Color Option			

### DELIVERED LUMENS

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI			4000K 70CRI			5000K 70CRI					
						Lumen	BUG Rating	lm/w	Lumen	BUG Rating	lm/w	Lumen	BUG Rating	lm/w			
						B	U	G	B	U	G	B	U	G			
					FR	3258	0	0	128	3467	0	0	136	3443	0	0	135
					FR-BC	2941	0	0	84	2278	0	0	89	2263	0	0	89
					2	3107	1	0	122	3306	1	0	130	3384	1	0	129
					2-BC	1849	0	0	73	1967	0	0	77	1954	0	0	77
					3	3128	2	0	123	3329	2	0	131	3306	2	0	130
					3-BC	1670	0	0	73	1990	0	0	78	1977	0	0	78
					4	3188	0	0	122	3318	0	0	130	3295	0	0	129
					4-BC	2330	0	0	92	2479	0	0	97	2462	0	0	97
					4W	3242	1	0	127	3449	1	0	135	3426	1	0	135
					4W-BC	2011	0	0	79	2140	0	0	84	2125	0	0	83
					SQM	2999	2	0	118	3191	2	0	125	3169	2	0	124
					SQN	2888	2	0	113	3073	2	0	121	3052	2	0	120
					SR	3092	2	0	121	3291	2	0	129	3268	2	0	128
					SW	3059	2	0	120	3255	2	0	128	3233	2	0	127
					FR	3083	0	0	121	3280	0	0	128	3258	0	0	128
					FR-BC	2926	0	0	79	2155	0	0	84	2141	0	0	84
					2	2940	1	0	115	3128	1	0	123	3107	1	0	122
					2-BC	1749	0	0	68	1861	0	0	73	1848	0	0	72

### Lighting Schedule

ID	Manufacturer	Fixture Type	Item number	Mounting Height	Luminous flux	Light loss factor	Connected load	Quantity
W11	PROGRESS	Wall Mounted	P563000-143-30K	6'	907 lm	1.00	12.2 W	5
S1	Hubbell Lighting	Area/Site	UR20-24L-25-3K7-4	13'	3118 lm	1.00	25 W	1
P1	Hubbell Lighting	Area/Site	UR20-24L-25-3K7-3-BC	12'	1871 lm	1.00	25 W	2
Name	Average							
Parking Lot/Sidewalks	1 fc							

### NOTES:

1. INSTALL ALL FIXTURES PER MANUFACTURES REQUIREMENTS.
2. FOR SITE AND PARKING LOT LIGHTS INSTALL VALMONT ALUMINUM ROUND TAPERED DIRECT BURY POLES. COLOR: BLACK ANODIZED.
3. POLE MODELS: POST TOP MOUNT - 1108-30404TE-P2-BLACK. SIDE ARM MOUNT - 1108-30404TE-D1-BLACK

## PROGRESS LIGHTING

Project: \_\_\_\_\_  
 Fixture Type: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Contact: \_\_\_\_\_

### Cylinders

Wall Mounted - Wet Location Listed PROGRESS LED

### Description:

Sleek, 3" LED cylindrical wall lantern with downlight in elegant Graphite finish. Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. UL listed for wet locations. Can be used indoor or outdoor.

### Specifications:

- Clear glass lens
- 3" LED wall mount downlight cylinder
- This sleek, contemporary cylinder is ideal for indoor or outdoor applications
- A Graphite finish complements a variety of exteriors
- Warm white, 3000K, color temperature, 90 CRI
- 90° lumens, 75 lumens per watt (delivered)
- Die Cast Aluminum construction with durable powder coated finish
- Dimmable to 10% brightness with many Forward Phase (Triac) and Reverse Phase (ELV) dimmers
- Energy Star Qualified
- Meets California T24 JAB-2016.
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.4375 in W, 4.4375 in H, 1.015 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

### Performance:

Number of Modules	1
Input Power	12 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens (LPW) (Delivered)	907/75 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	50000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	40 °C
Warranty	5-year Limited Warranty
Labels	CSA Wet Location Listed
	ENERGY STAR® qualified
	Meets California Title 24 JAB-2016

### Photometrics:

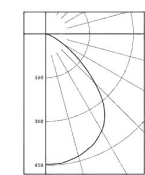
#### ELECTRICAL DATA P563000-143-30K

Input Voltage	120 V
Input Frequency	60 Hz
Input Current	0.102 A
THD	<20%
EMI/RFI	FCC Title 47, Part 15, Class B
Operating Temperature	-10 °C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	Yes*

\*See Dimming Notes for more information

#### P563000-143-30K

LED Light Engine: 3000 K 90 CRI  
 System Watts: 12  
 Fixture delivered lumens: 907  
 Fixture Efficacy: 75  
 Spacing Criteria: 1:3



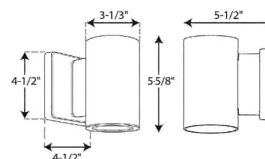
Test: 17.02584 Test Date: 09/28/17

### P563000-143-30K



### Dimensions:

Width: 4-1/2 in  
 Height: 5-5/8 in  
 Depth: 5-1/2 in  
 H/CTR: 3 in



### P563000-143-30K

#### CANDELA DISTRIBUTION

DEG	CANDELA	LUMENS
0	446	42
5	433	122
15	405	186
25	351	218
35	238	183
45	113	103
55	38	40
75	10	12
85	1	1
90	0	0

#### ZONAL LUMEN SUMMARY

ZONE	LUMENS	%/FIXT
0-30	351	38.7
0-40	569	62.7
0-60	855	94.4
0-90	907	100.0
90-180	0	0.0
0-180	907	100.0

#### LCS Table

BUG Rating	Forward Light	Lumens	Lumens %
Low(0-30)	175.4	19.3%	
Medium(30-60)	251.8	27.8%	
High(60-80)	25.7	2.8%	
Very High(80-90)	0.7	0.1%	
Back Light			
Low(0-30)	175.4	19.3%	
Medium(30-60)	251.8	27.8%	
High(60-80)	25.7	2.8%	
Very High(80-90)	0.7	0.1%	
Uplight			
Low(90-100)	0.000	0%	
High(100-180)	0.000	0%	
Trapped Light:	0.000	0%	

# POUDRE VALLEY PLAZA

## MIXED USE

## russell mills

REV.	COMMENT	DATE

### MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

Checked By: CR

Sheet Name

### LIGHTING NOTES AND SUMMARY TABLE

Sheet

# LL501

# POUDRE VALLEY PLAZA MIXED USE

**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 ERECTED 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 STAGE OF DEVELOPMENT, 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 ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)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 FIXTURE REQUIRING 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 BARK) 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	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15

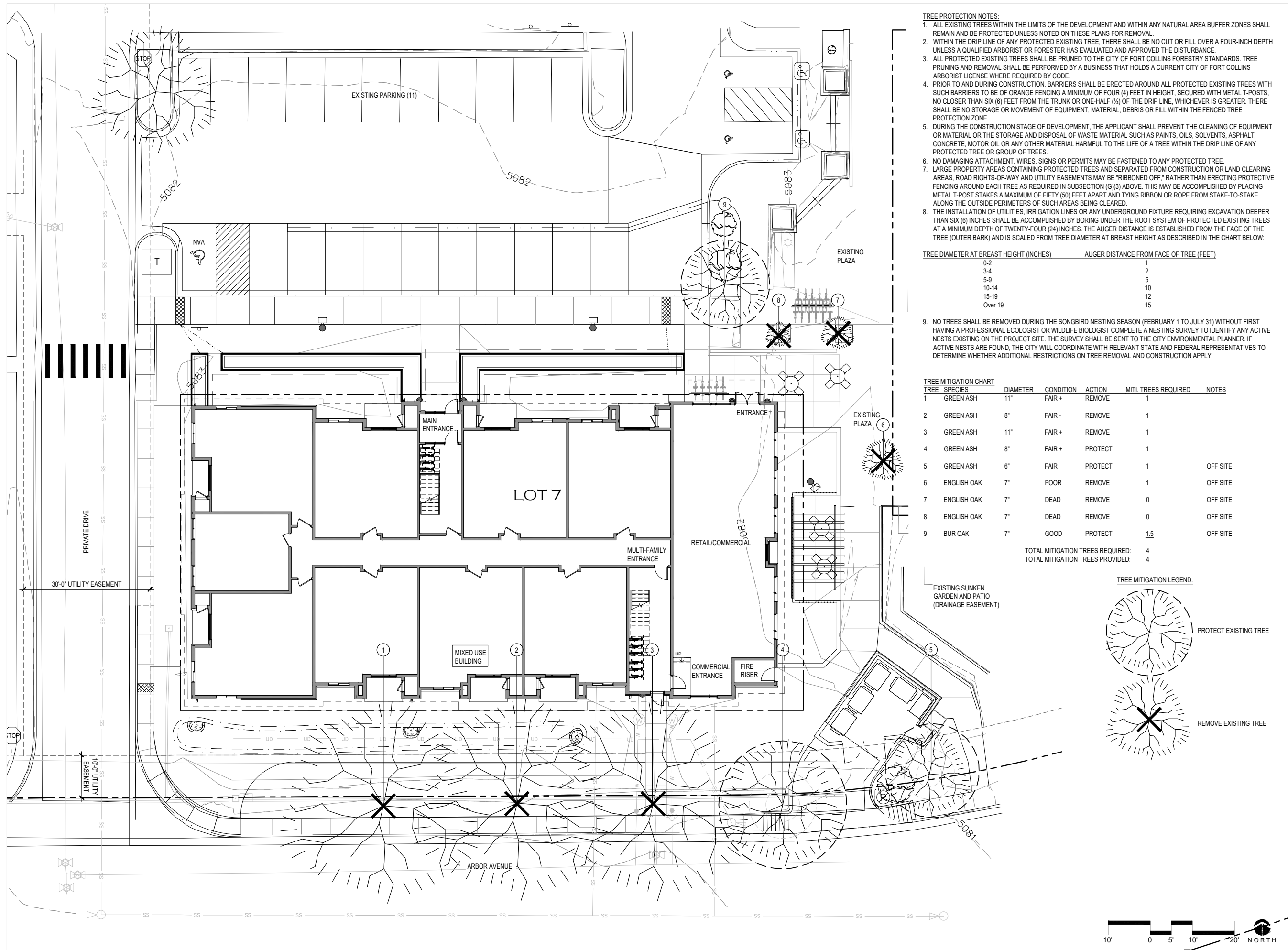
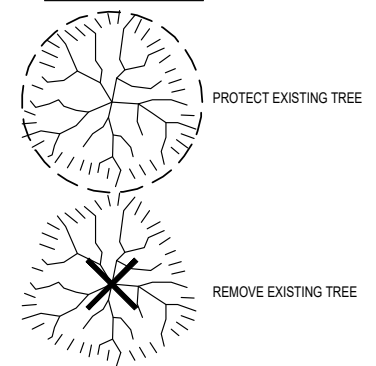
- NO TREES SHALL BE REMOVED DURING THE SONGBIRD NESTING SEASON (FEBRUARY 1 TO JULY 31) WITHOUT FIRST HAVING A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST COMPLETE A NESTING SURVEY TO IDENTIFY ANY ACTIVE NESTS EXISTING ON THE PROJECT SITE. THE SURVEY SHALL BE SENT TO THE CITY ENVIRONMENTAL PLANNER. IF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

**TREE MITIGATION CHART**

TREE #	SPECIES	DIAMETER	CONDITION	ACTION	MITL TREES REQUIRED	NOTES
1	GREEN ASH	11"	FAIR +	REMOVE	1	
2	GREEN ASH	8"	FAIR -	REMOVE	1	
3	GREEN ASH	11"	FAIR +	REMOVE	1	
4	GREEN ASH	8"	FAIR +	PROTECT	1	
5	GREEN ASH	6"	FAIR	PROTECT	1	OFF SITE
6	ENGLISH OAK	7"	POOR	REMOVE	1	OFF SITE
7	ENGLISH OAK	7"	DEAD	REMOVE	0	OFF SITE
8	ENGLISH OAK	7"	DEAD	REMOVE	0	OFF SITE
9	BUR OAK	7"	GOOD	PROTECT	1.5	OFF SITE

TOTAL MITIGATION TREES REQUIRED: 4  
TOTAL MITIGATION TREES PROVIDED: 4

**TREE MITIGATION LEGEND:**



REV.	COMMENT	DATE

MAJOR AMENDMENT

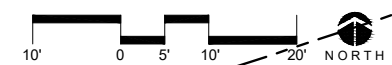
Date: 10.06.2021  
Drawn By: SL  
Checked By: CR

Sheet Name

TREE PROTECTION & MITIGATION PLAN

Sheet

TR101



# POUDRE VALLEY PLAZA MIXED USE



REV.	COMMENT	DATE

## MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

Checked By: CR

Sheet Name  
**LANDSCAPE  
SCHEDULE AND  
NOTES**

Sheet

# LP100

### GENERAL LANDSCAPE NOTES:

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL. IRRIGATION SYSTEMS TO BE TURNED OVER TO THE CITY PARKS DEPARTMENT FOR MAINTENANCE MUST BE APPROVED BY THE PARKS MANAGER AND MEET PARKS IRRIGATION STANDARDS. DESIGN REVIEW SHALL OCCUR DURING UTILITIES DEPARTMENT IRRIGATION REVIEW PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OBSERVATION AND INSPECTION BY PARKS SHALL BE INCORPORATED INTO THE CONSTRUCTION PROCESS.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENE TO A DEPTH OF NOT LESS THAN EIGHT(8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX(6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENEED AND THE SOIL AMENDED, CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
- INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- MAINTENANCE: TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
- REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:  
40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS  
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS  
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES  
6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES.  
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES  
4 FEET BETWEEN TREES AND GAS LINES
- ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 3.2.1(D)(2)(a).
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
- ALL TREES ALONG EAE TO BE LIMBED AND MAINTAINED AT 14'-0" HEIGHT FOR PFA ACCESS.

### STREET TREE NOTES:

- 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 THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- CONTACT THE CITY FORESTER TO INSPECT ALL STREET TREE PLANTINGS AT THE COMPLETION OF EACH PHASE OF THE DEVELOPMENT. ALL MUST BE INSTALLED AS SHOWN ON THE LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET LANDSCAPING, INCLUDING STREET TREES, SHALL BE SELECTED IN ACCORDANCE WITH ALL CITY CODES AND POLICIES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORS WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES IN THE PROJECT MUST BE ESTABLISHED, WITH AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- SUBJECT TO APPROVAL BY THE CITY FORESTER - STREET TREE LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITY SEPARATIONS BETWEEN TREES, STREET SIGNS AND STREET LIGHTS. STREET TREES TO BE CENTERED IN THE MIDDLE OF THE LOT TO THE EXTENT FEASIBLE. QUANTITIES SHOWN ON PLAN MUST BE INSTALLED UNLESS A REDUCTION IS APPROVED BY THE CITY TO MEET SEPARATION STANDARDS.

### SOIL AMENDMENT:

- SOD AREAS: 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.  
SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
- ACCEPTABLE PRODUCT: CLASS 1 COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
  - ORGANIC MATTER: 25% MINIMUM.
  - SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
  - PH: 7.5 MAXIMUM.
  - CARBON TO NITROGEN RATIO OF 10:1 TO 20:1

### WATER BUDGET CHART\*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 S.F.	18 GAL./SF	0 GAL.
MODERATE	3,030 S.F.	10 GAL./SF	30,300 GAL.
LOW	1,815 S.F.	3 GAL./SF	5,445 GAL.

TOTAL WATER USE = 35,745 GAL.  
TOTAL LANDSCAPE AREA = 4,845 SF  
GALLONS PER S.F. = 7.3 GAL./SF

\*BREAKDOWN OF AREAS:  
MODERATE = TURF + HALF OF SHRUB BEDS  
LOW = HALF OF SHRUB BED + SEED

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 THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

### 3.2.1(D)(1)(C) FULL TREE STOCKING:

REQUIRED:

CANOPY TREES	30-40'
EVERGREEN TREES	20-40'
ORNAMENTAL TREES	20-40'
BUILDING PERIMETER	450 SF
1 TREE / 40 LF	12 TREES REQUIRED

PROVIDED:

CANOPY TREES	3 EXISTING 3 PROPOSED 6 (50% REQUIRED)
EVERGREEN TREES	7
ORNAMENTAL TREES	9
TOTAL PROVIDED	22

### LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	PERCENTAGE (MAX. ALLOWED = 50%)
<b>DECIDUOUS TREES</b>							
1		GYMNOCLADUS DIOICA 'ESPRESSO' (MITIGATION TREE)	ESPRESSO KENTUCKY COFFEETREE	2" CAL./B&B	50-60'	30-35'	5.2%
2		ULMUS 'MORTON SELECT' (MITIGATION TREE)	MORTON SELECT ELM	2" CAL./B&B	60'	50'	10.5%
<b>ORNAMENTAL TREES</b>							
4		CRATAEGUS CRUSGALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	1.5" CAL.	15-20'	15-20'	21%
5		PRUNUS CERASIFERA 'CIPRIOZAM'	CRIMSON POINT PLUM	1.5" CAL.	20-30'	8-10'	23.8%
<b>EVERGREEN TREES</b>							
3		PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HT.	15-20'	8-12'	15.7%
1		PICEA PUNGENS 'ISELI FASTIGIATE' (MITIGATION TREE)	ISELI FASTIGIATE SPRUCE	8' HT.	35-40'	10'	5.2%
3		PINUS NIGRA 'ARNOLD'S SENTINEL'	ARNOLD'S SENTINEL COLUMNAR AUSTRIAN PINE	6' HT.	25'	7'	15.7%
<b>DECIDUOUS SHRUBS</b>							
29		AMORPHA NANA	DWARF LEADPLANT	5 GAL.	2-4'	2-4'	
7		PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES WESTERN SAND CHERRY	5 GAL.	1-2'	5-6'	
6		RHUS TRILOBATA	AUTUMN AMBER SUMAC	5 GAL.	10-14"	6-8"	
41		RIBES AUREUM	GOLDEN CURRANT	5 GAL.	3-6"	3-6"	
<b>EVERGREEN SHRUBS</b>							
8		PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL.	2.5-3'	2.5-3'	
<b>ORNAMENTAL GRASSES</b>							
48		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	20-24"	2-4"	
71		PANICUM VIRGATUM	SWITCHGRASS	1 GAL.	3'	3'	

DETENTION BASIN SEED MIX  
(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
FRINGED SAGE	ARTEMESIA FRIGIDA	0.47
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7

# POUDRE VALLEY PLAZA

## MIXED USE



REV.	COMMENT	DATE

MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

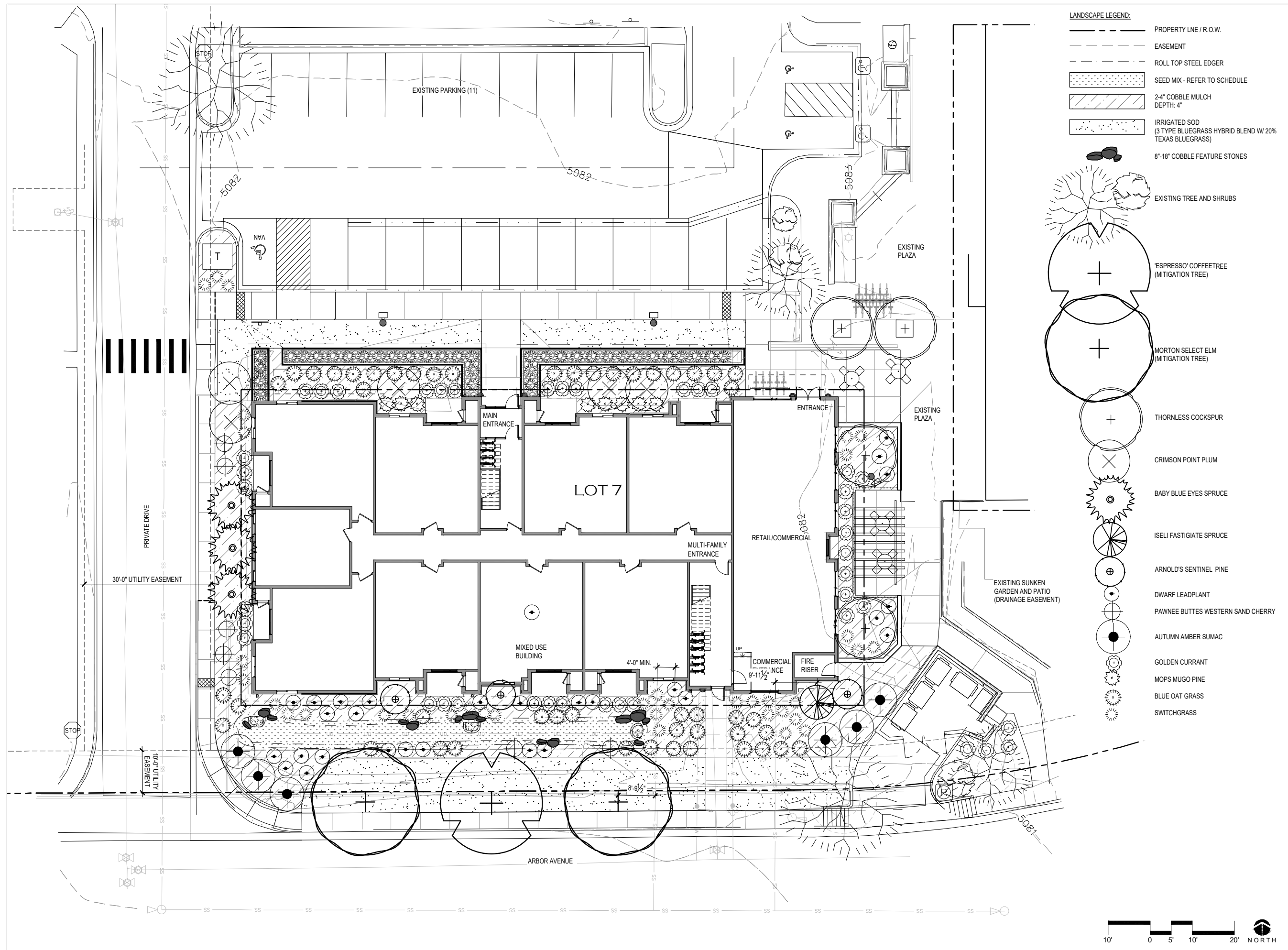
Checked By: CR

Sheet Name

LANDSCAPE PLAN

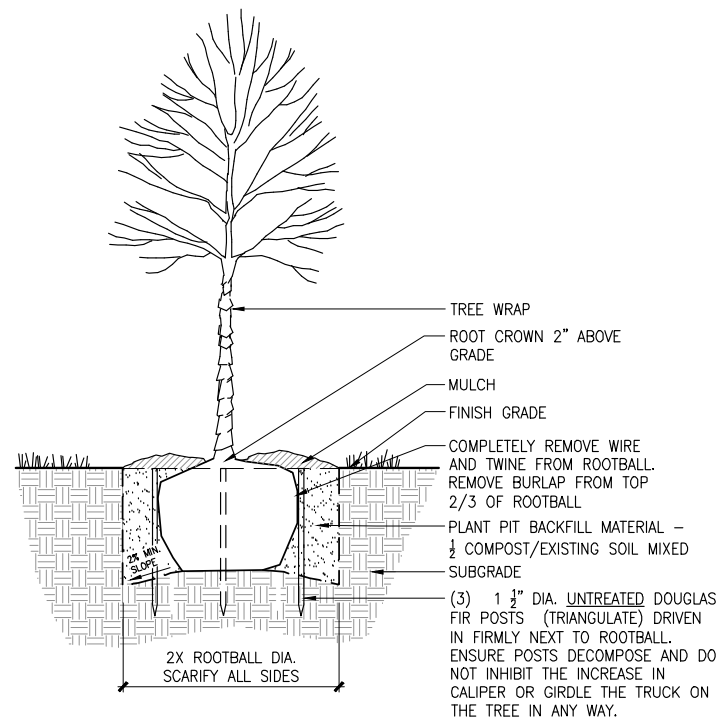
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LP101

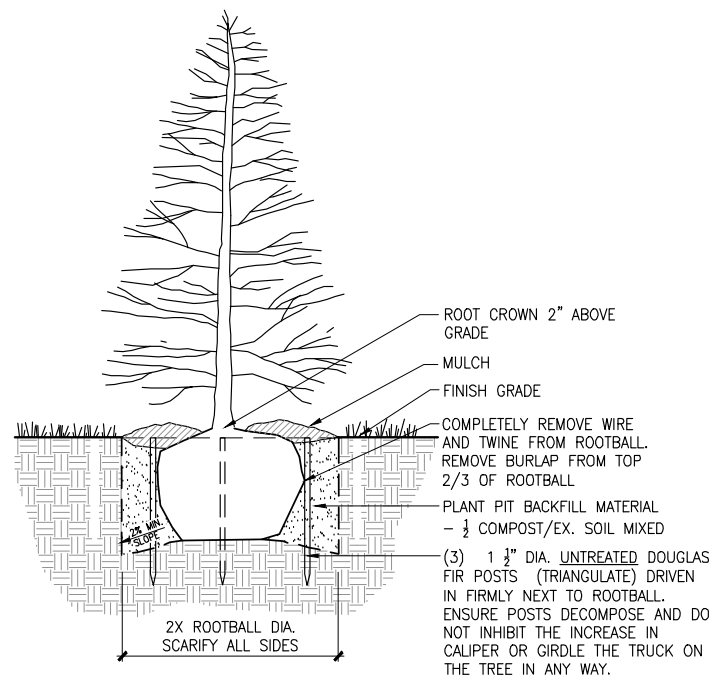


- LANDSCAPE LEGEND:**
- PROPERTY LINE / R.O.W.
  - - - EASEMENT
  - - - ROLL TOP STEEL EDGER
  - SEED MIX - REFER TO SCHEDULE
  - ▨ 2-4" COBBLE MULCH DEPTH: 4"
  - IRRIGATED SOD (3 TYPE BLUEGRASS HYBRID BLEND W/ 20% TEXAS BLUEGRASS)
  - 8"-18" COBBLE FEATURE STONES
  - 🌳 EXISTING TREE AND SHRUBS
  - ⊕ 'ESPRESSO' COFFEETREE (MITIGATION TREE)
  - ⊕ MORTON SELECT ELM (MITIGATION TREE)
  - ⊕ THORNLESS COCKSPUR
  - ⊗ CRIMSON POINT PLUM
  - ⊙ BABY BLUE EYES SPRUCE
  - ⊙ ISELI FASTIGIATE SPRUCE
  - ⊕ ARNOLD'S SENTINEL PINE
  - ⊕ DWARF LEADPLANT
  - ⊕ PAWNEE BUTTES WESTERN SAND CHERRY
  - AUTUMN AMBER SUMAC
  - GOLDEN CURRANT
  - MOPS MUGO PINE
  - BLUE OAT GRASS
  - SWITCHGRASS

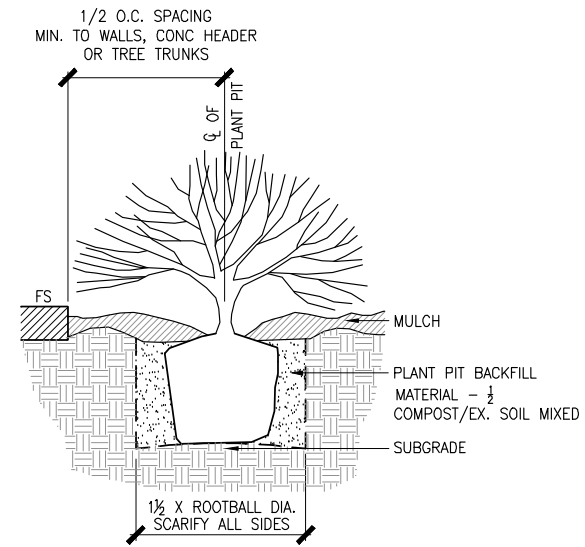




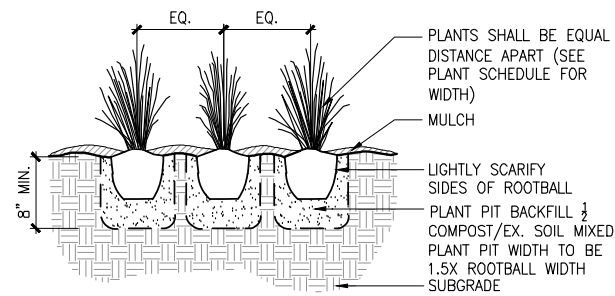
**A** DECIDUOUS TREE PLANTING  
SCALE: NTS DT-PLNT-TREE-DECI-GRND-STAK



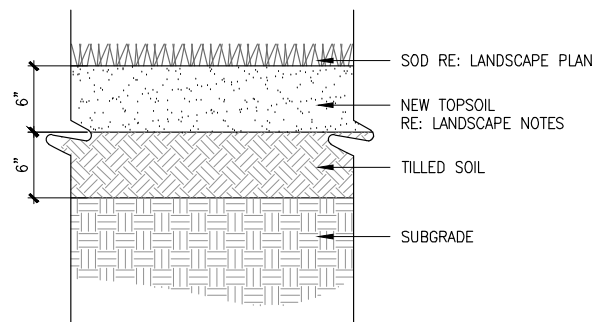
**B** EVERGREEN TREE PLANTING  
SCALE: NTS DT-PLNT-TREE-EVER-GRND-STAK



**C** SHRUB PLANTING  
SCALE: NTS



**D** PERENNIAL/GRASS PLANTING  
SCALE: NTS



**E** SOD PLANTING  
SCALE: 1 1/2" = 1'-0"



REV.	COMMENT	DATE

MAJOR AMENDMENT

Date: 10.06.2021

Drawn By: SL

Checked By: CR

Sheet Name

LANDSCAPE  
DETAILS

Sheet

LP501



712 WHALERS WAY SUITE, B-100  
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(970) 223-1820  
www.alm2s.com

**Poudre Valley Plaza Mixed Use**  
**Schuman Companies**  
**Fort Collins, Colorado**

**NOT FOR CONSTRUCTION**

NO.	ISSUE	DATE
PROJECT		1942
DATE		10.06.2021
DRAWN		Author

Building Elevations

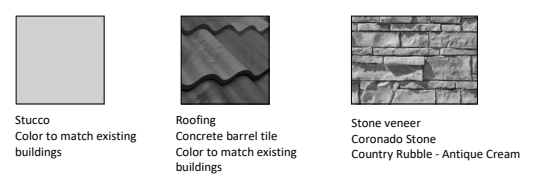
**PL4.1**

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Printed: 10/26/2021 10:48:00 AM  
File Name: 1942 - Mixed Housing - Building Elevations

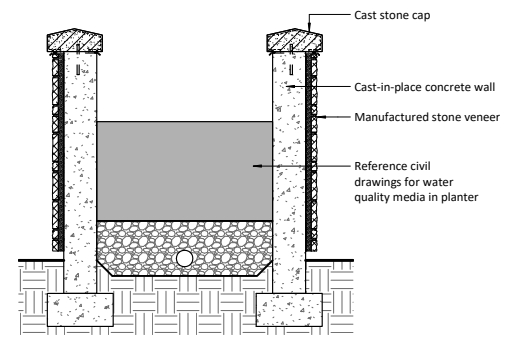


**North Elevation**

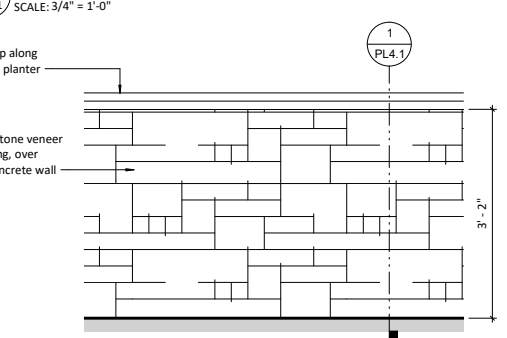
**Material Legend**



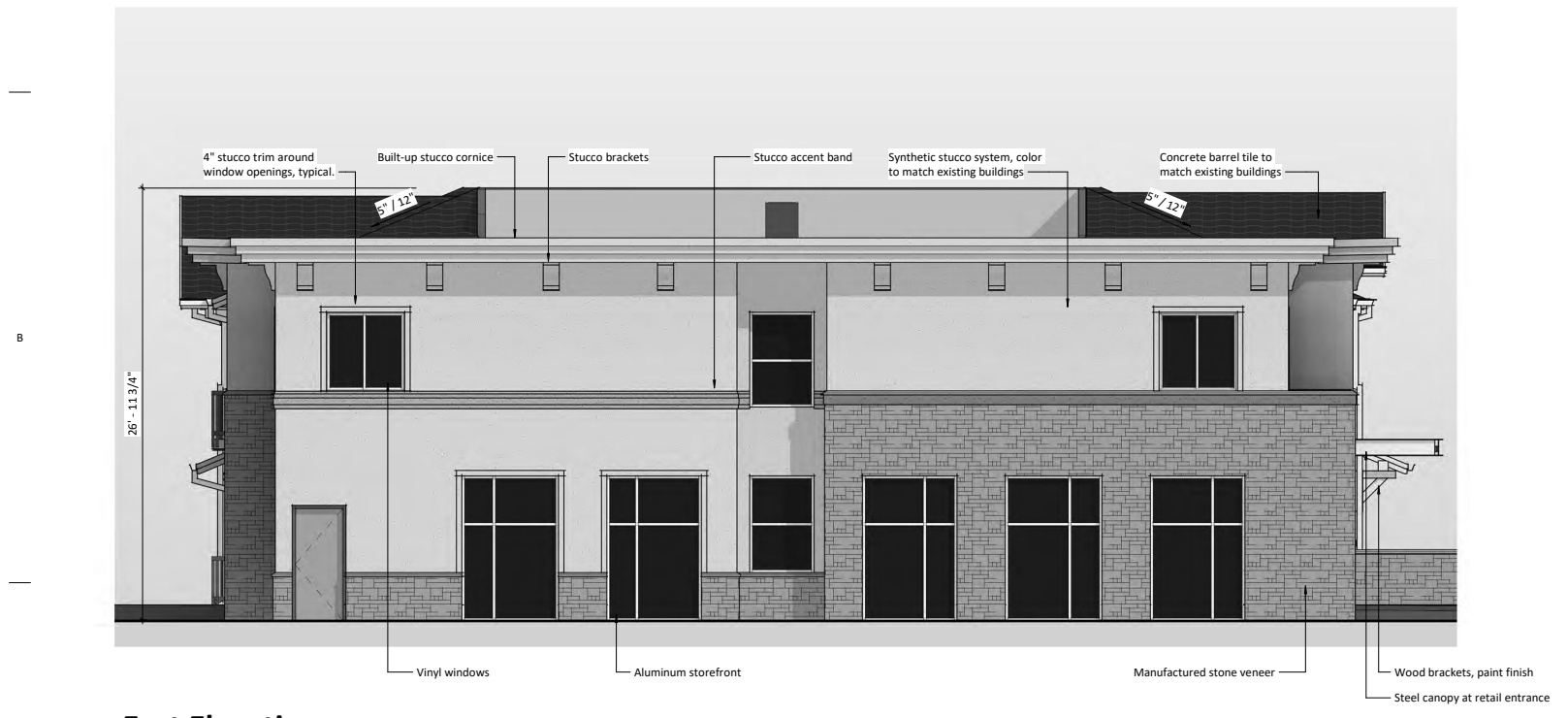
**NOTE:**  
All exposed mechanical, plumbing, and electrical equipment to be screened or painted to match the adjacent exterior finish.



**1**  
PL4.1 SCALE: 3/4" = 1'-0"



**4**  
PL4.1 SCALE: 3/4" = 1'-0"



**East Elevation**

A





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NO	ISSUE	DATE
PROJECT		1942
DATE		10.06.2021
DRAWN		Author

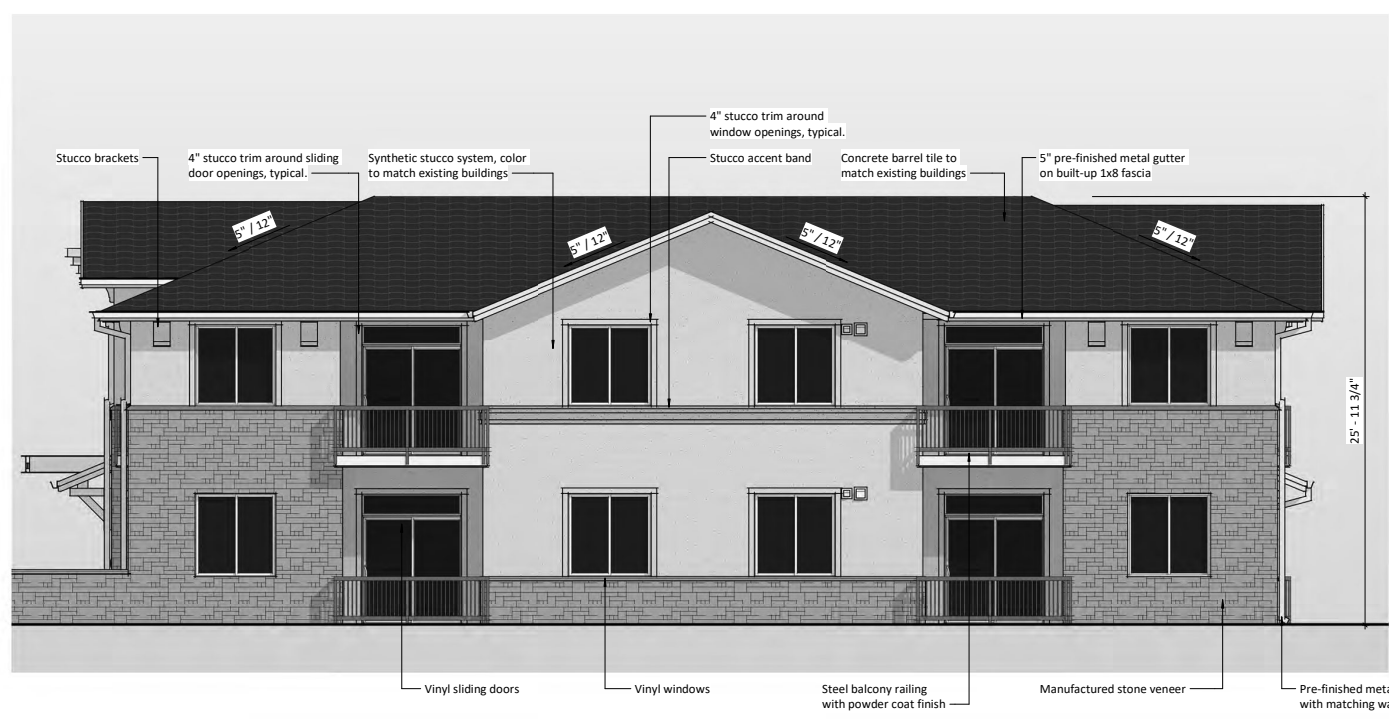
Building Elevations

**PL4.2**

© alm2s 2021  
Printed: 10/26/2021 10:51 PM  
File Name: 1942 - Mixed Use - Building Evt



**1 South Elevation**  
SCALE: 3/16" = 1'-0"



**2 West Elevation**  
SCALE: 3/16" = 1'-0"

**Material Legend**

		
Stucco Color to match existing buildings	Roofing Concrete barrel tile Color to match existing buildings	Stone veneer Coronado Stone Country Rubble - Antique Cream

**NOTE:**  
All exposed mechanical, plumbing, and electrical equipment to be screened or painted to match the adjacent exterior finish.

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0 1/2 1 2

D



C



B



A



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 Schuman Companies  
 Fort Collins, Colorado

**NOT FOR CONSTRUCTION**

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 0 1/2 1 2'

NO	ISSUE	DATE
PROJECT		1942
DATE		10.06.2021
DRAWN		Author

Building Perspectives

**PL4.3**

File Name: 1942 - Mixed Housing - Building Permitted: 10/06/2021 14:52:14 PM

5

4

3

2

1



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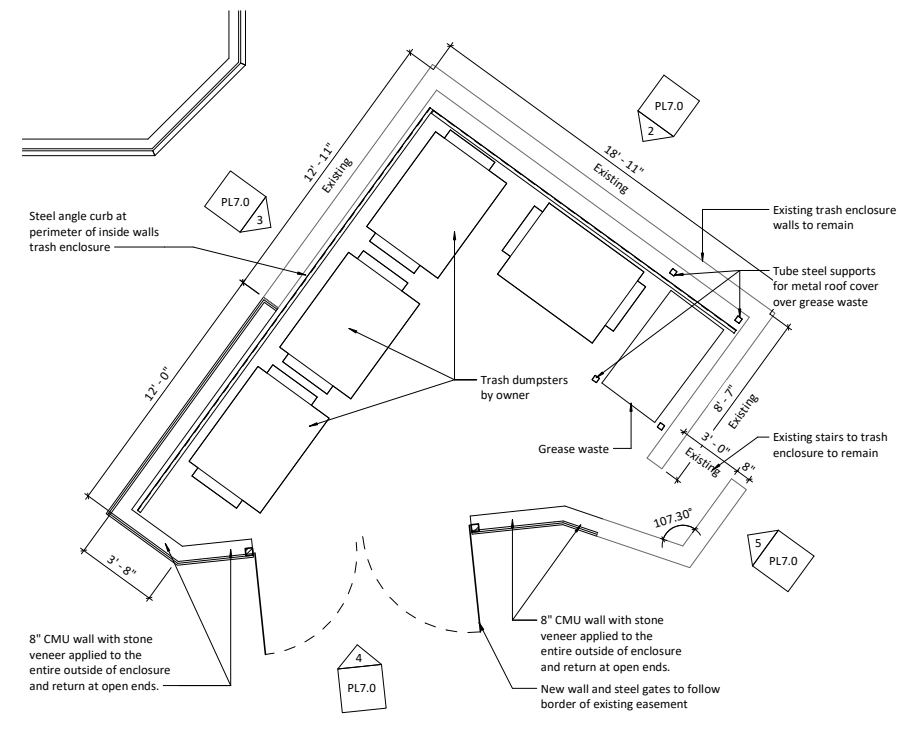
**Poudre Valley Plaza Mixed Use**  
**Schuman Companies**  
**Fort Collins, Colorado**

**NOT FOR CONSTRUCTION**

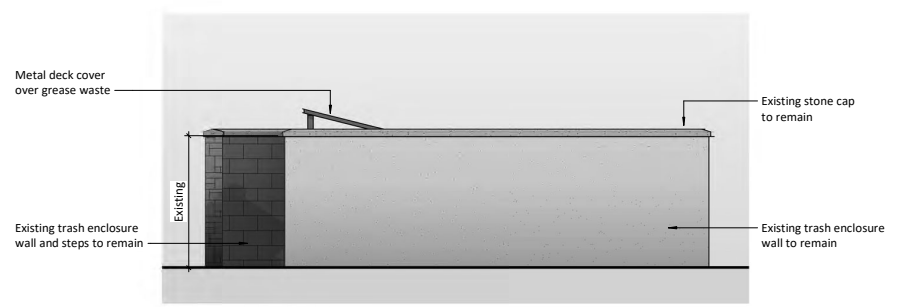
NO	ISSUE	DATE
PROJECT		1942
DATE		10.06.2021
DRAWN		Author

Trash Enclosure

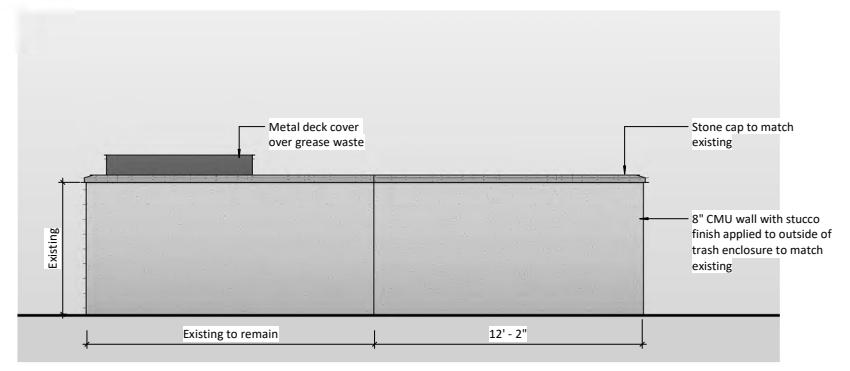
**PL7.0**



**1**  
PL7.0 SCALE: 1/4" = 1'-0"



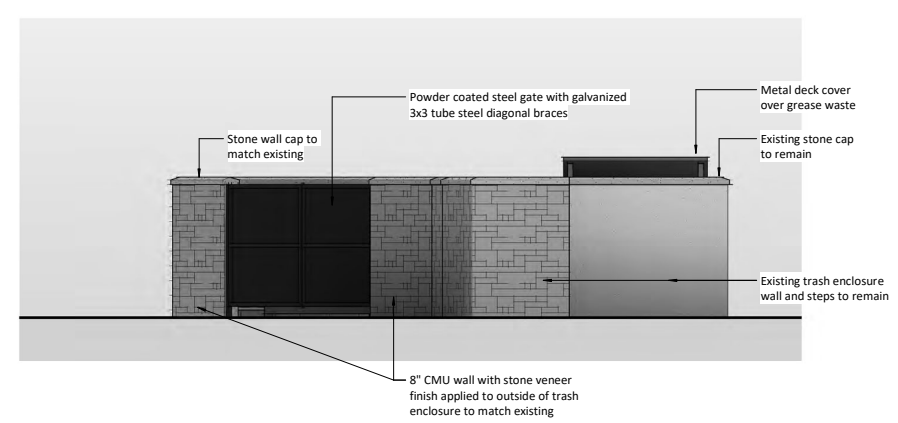
**2**  
PL7.0 SCALE: 1/4" = 1'-0"



**3**  
PL7.0 SCALE: 1/4" = 1'-0"



**4**  
PL7.0 SCALE: 1/4" = 1'-0"



**5**  
PL7.0 SCALE: 1/4" = 1'-0"

© alm2s 2021  
2'  
1'  
1/2'  
0

File Name: 1942 - Heavy Housing - Building E-1.rvt  
Printed: 10/19/2021 14:52:24



**Poudre Valley Plaza Mixed Use**  
**Schuman Companies**  
**Fort Collins, Colorado**

**NOT FOR CONSTRUCTION**

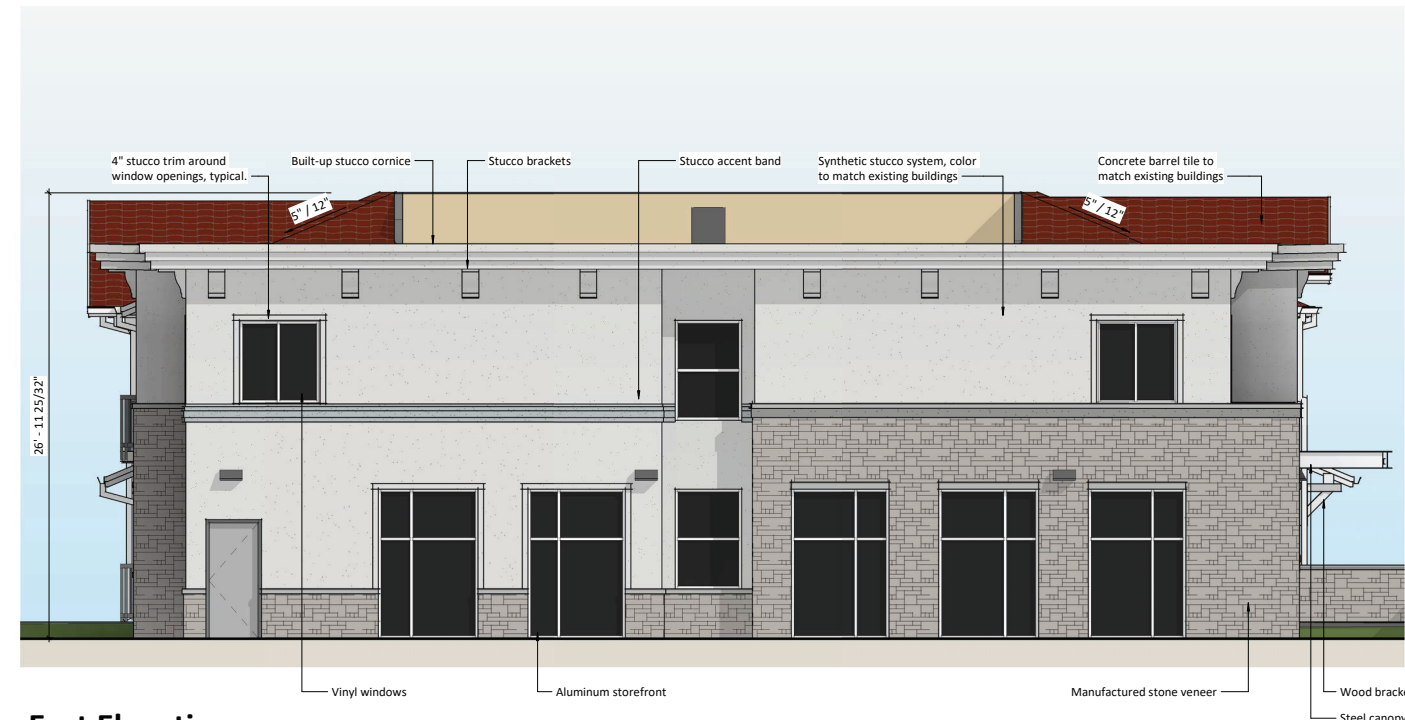
NO.	ISSUE	DATE
PROJECT		1942
DATE		11.11.2021
DRAWN		Author

Building Elevations

**PL4.1**



**2 North Elevation**  
SCALE: 3/16" = 1'-0"

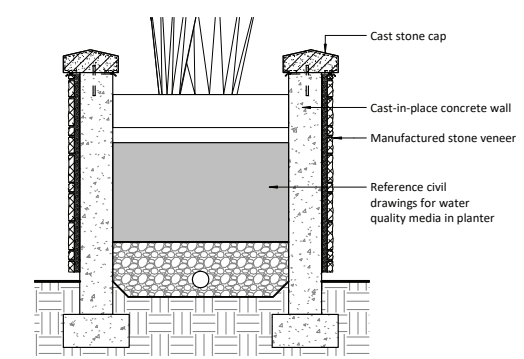


**3 East Elevation**  
SCALE: 3/16" = 1'-0"

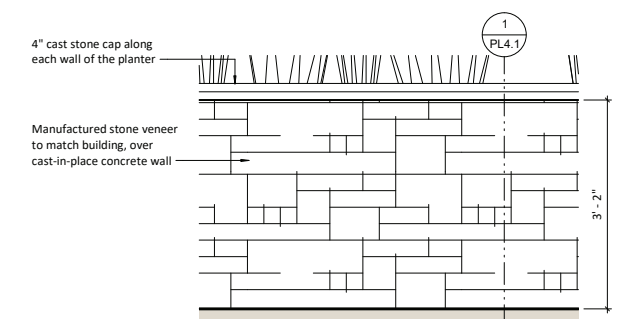
**Material Legend**

- Stucco  
Color to match existing buildings
- Roofing  
Concrete barrel tile  
Color to match existing buildings
- Stone veneer  
Coronado Stone  
Country Rubble - Antique Cream

**NOTE:**  
All exposed mechanical, plumbing, and electrical equipment to be screened or painted to match the adjacent exterior finish.

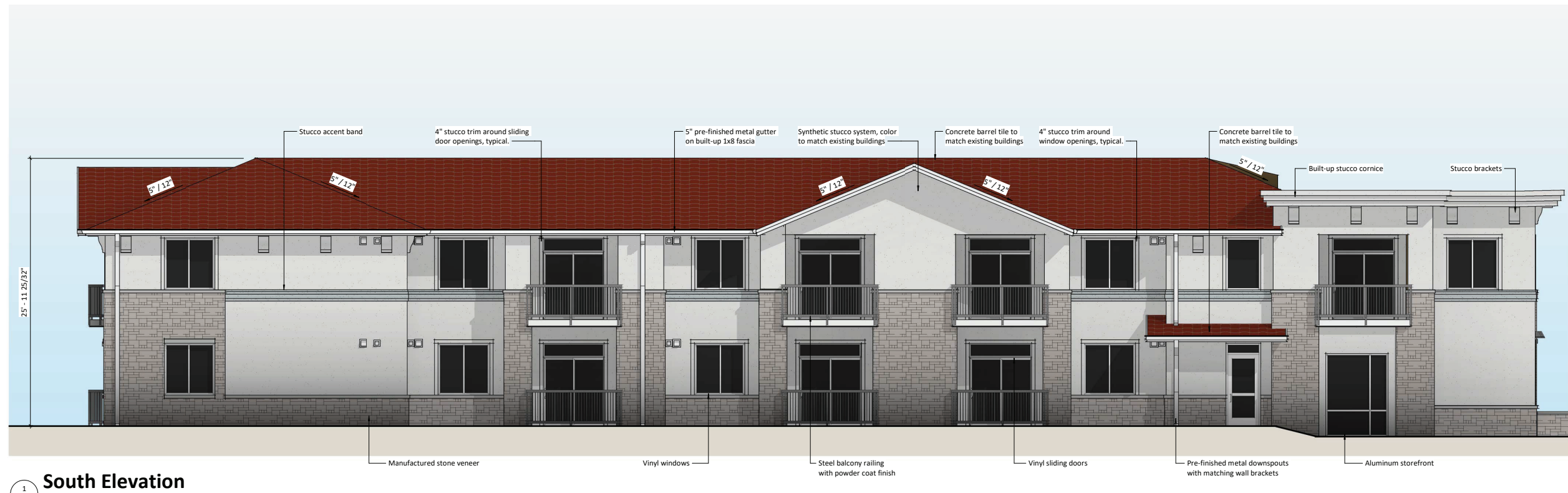


**1 Detail - LID Planter**  
SCALE: 3/4" = 1'-0"

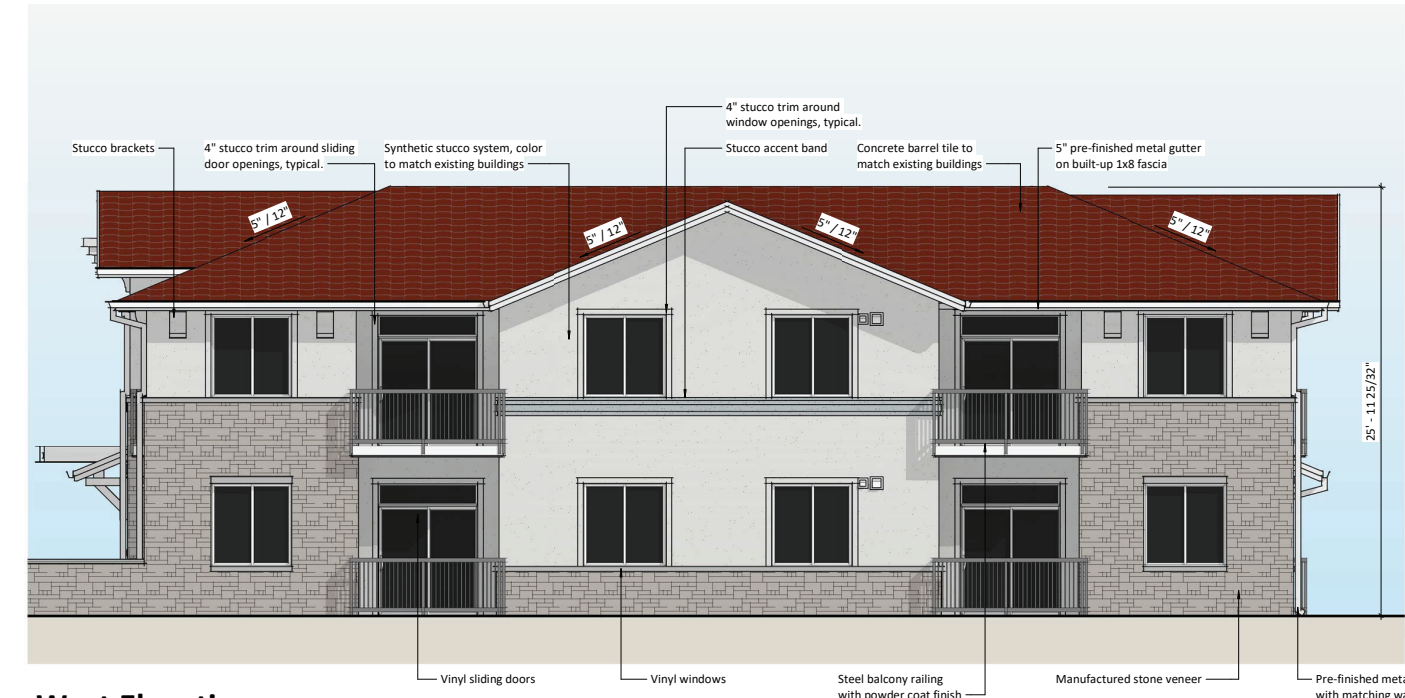


**4 Elevation - LID Planter**  
SCALE: 3/4" = 1'-0"

**Poudre Valley Plaza Mixed Use**  
**Schuman Companies**  
**Fort Collins, Colorado**



**1 South Elevation**  
SCALE: 3/16" = 1'-0"

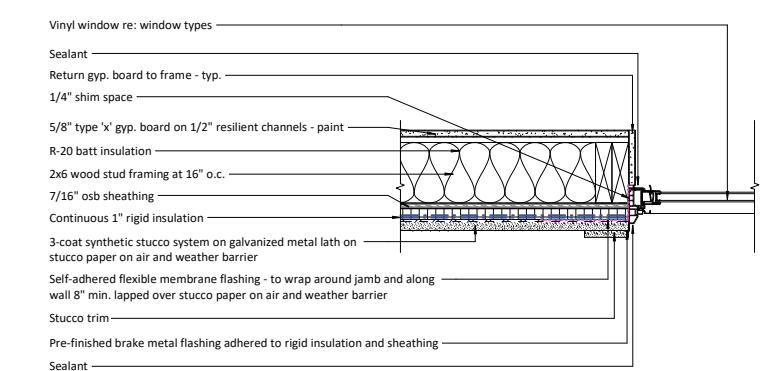


**2 West Elevation**  
SCALE: 3/16" = 1'-0"

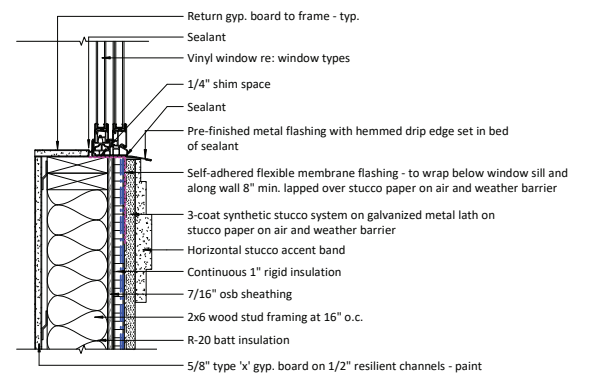
**Material Legend**

- Stucco  
Color to match existing buildings
- Roofing  
Concrete barrel tile  
Color to match existing buildings
- Stone veneer  
Coronado Stone  
Country Rubble - Antique Cream

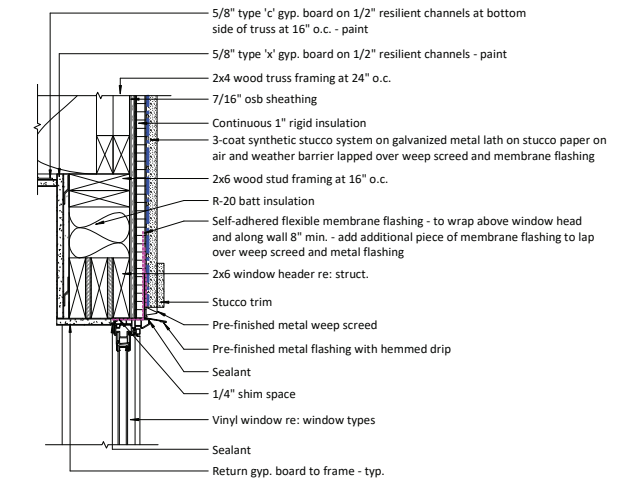
**NOTE:**  
All exposed mechanical, plumbing, and electrical equipment to be screened or painted to match the adjacent exterior finish.



**5 Planning Detail - Window jamb at stucco**  
SCALE: 1 1/2" = 1'-0"



**3 Planning Detail - Window sill at stucco**  
SCALE: 1 1/2" = 1'-0"



**4 Planning Detail - Window head at stucco**  
SCALE: 1 1/2" = 1'-0"

**NOT FOR CONSTRUCTION**

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NO	ISSUE	DATE
PROJECT		1942
DATE		11.11.2021
DRAWN		Author

Building Elevations

**PL4.2**





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 Fort Collins, Colorado

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 0 1/2 1 2

NO	ISSUE	DATE
PROJECT		1942
DATE		11.11.2021
DRAWN		Author

Building Perspectives

**PL4.3**

File Name: 1942 - Mixed-Use/Res - Building Per-  
 Printed: 11/11/2021 2:28:47 AM



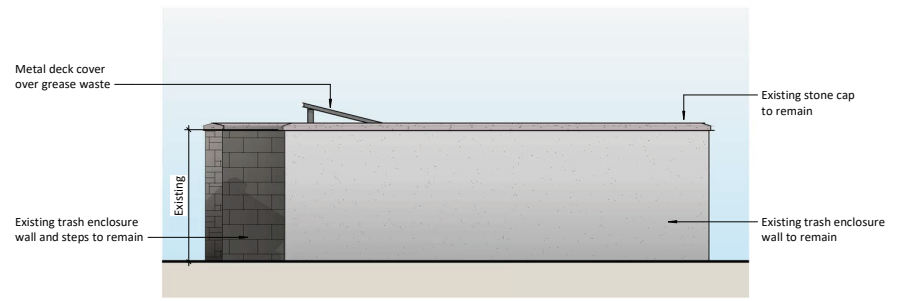
**Poudre Valley Plaza Mixed Use**  
**Schuman Companies**  
**Fort Collins, Colorado**

**NOT FOR CONSTRUCTION**

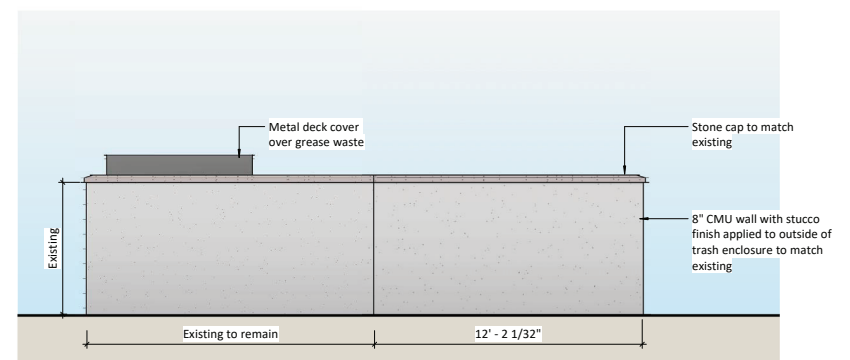
NO	ISSUE	DATE
PROJECT		1942
DATE		11.11.2021
DRAWN		Author

Trash Enclosure

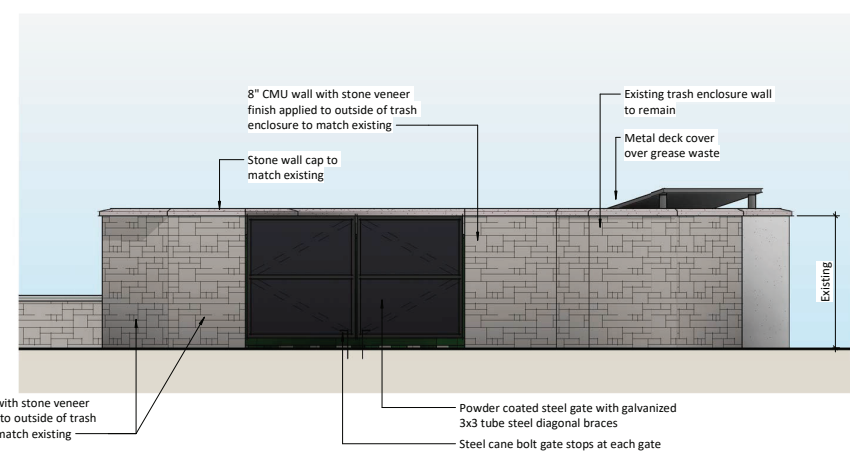
**PL7.0**



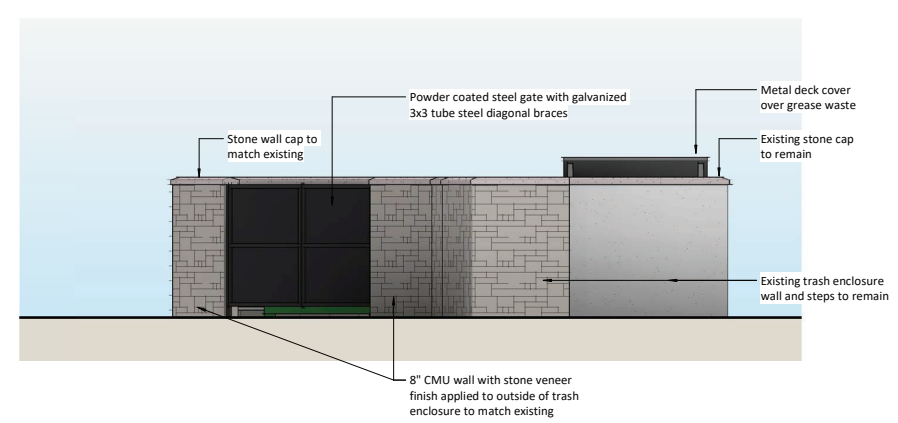
**2 Trash Enclosure - Northeast Elevation**  
SCALE: 1/4" = 1'-0"



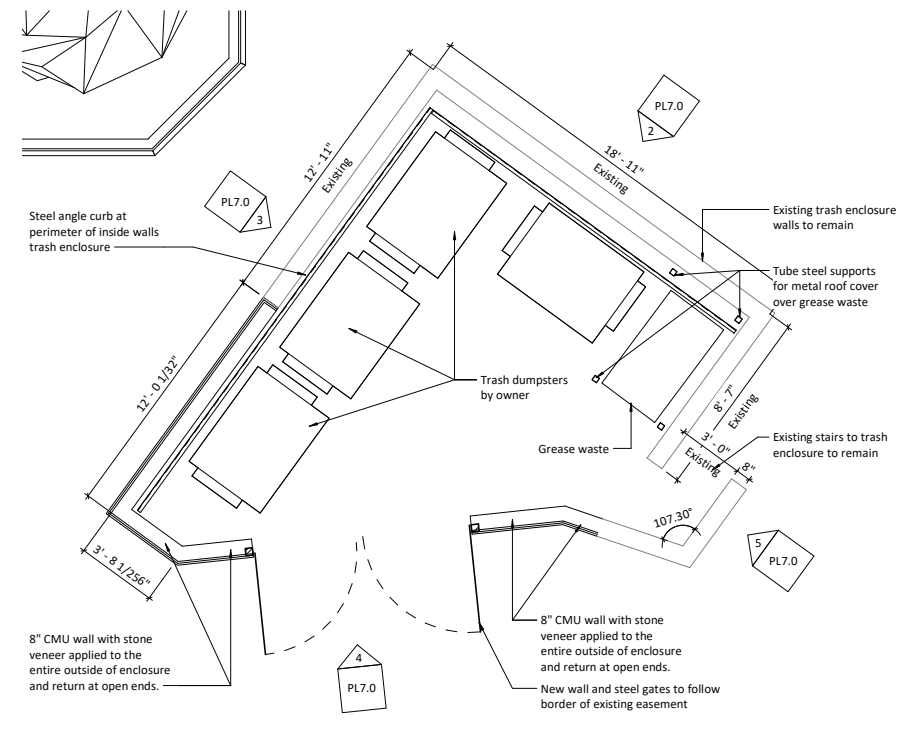
**3 Trash Enclosure - Northwest Elevation**  
SCALE: 1/4" = 1'-0"



**4 Trash Enclosure - South Elevation**  
SCALE: 1/4" = 1'-0"



**5 Trash Enclosure - Southeast Elevation**  
SCALE: 1/4" = 1'-0"



**1 Trash Enclosure Plan**  
SCALE: 1/4" = 1'-0"



# POUDRE VALLEY PLAZA P.U.D. REPLAT #1

## BEING A REPLAT OF TRACT A AND LOT 7, POUDRE VALLEY PLAZA P.U.D., SITUATE IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. 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:

A parcel of land situate in the Northwest Quarter of Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), and being more particularly described as follows:

Tract A and Lot 7, Poudre Valley Plaza P.U.D. as recorded April 4, 1996 at Reception No. 19960023645 of the Larimer County Clerk 7 Recorder, City of Fort Collins, County of Larimer, State of Colorado

Said parcel contains 203,312 Square Feet or 4.667 Acres more or less by this survey.

for themselves and their successors in interest (collectively, "Owner") 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 POU DRE VALLEY PLAZA P.U.D. REPLAT #1 (the "Development"), 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.

BY: \_\_\_\_\_ AS: \_\_\_\_\_

**NOTARIAL CERTIFICATE**

STATE OF COLORADO)

ss  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Witness my Hand and Official Seal.

Notary Public

My commission expires: \_\_\_\_\_.

By: \_\_\_\_\_ As: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**NOTARIAL CERTIFICATE**

STATE OF COLORADO)

ss  
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by \_\_\_\_\_ as \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Witness my Hand and Official Seal.

Notary Public

My commission expires: \_\_\_\_\_.

**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:**

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations. Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

**APPROVED AS TO FORM, CITY ENGINEER**

By the City Engineer, City of Fort Collins, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
City Engineer

**PLANNING APPROVAL**

By the Director of Community Development and Neighborhood Services, City of Fort Collins, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Director of Community Development and Neighborhood Services

**ATTORNEY'S CERTIFICATION:**

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: \_\_\_\_\_

Registration No.: \_\_\_\_\_

**BASIS OF BEARINGS AND LINEAL UNIT DEFINITION**

Assuming the West line of the Northwest Quarter of Section 35, Township 7 North, Range 69 West of the 6th P.M., monumented as shown on this drawing, as bearing North 00°14'12" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2653.01 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

**NOTICE**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

**TITLE COMMITMENT NOTE**

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number FCIF25189144, dated June 18, 2021, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

**SURVEYOR'S CERTIFICATE**

I, Steven Parks, a Colorado Licensed 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.

**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.

**NOTE**

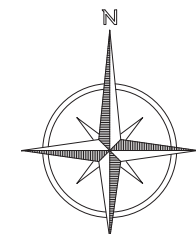
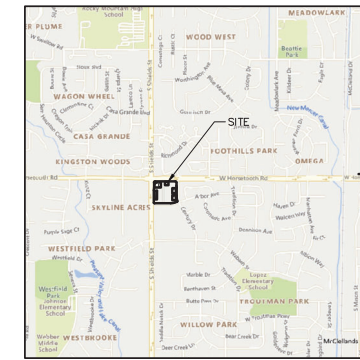
There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 & 12-122 of the City Code.

**EXISTING EASEMENTS NOTE**

In the event that the geometry shown for existing easements on this plat conflicts with the original dedicating instrument, the original document information shall supersede.

**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 subsequent 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.



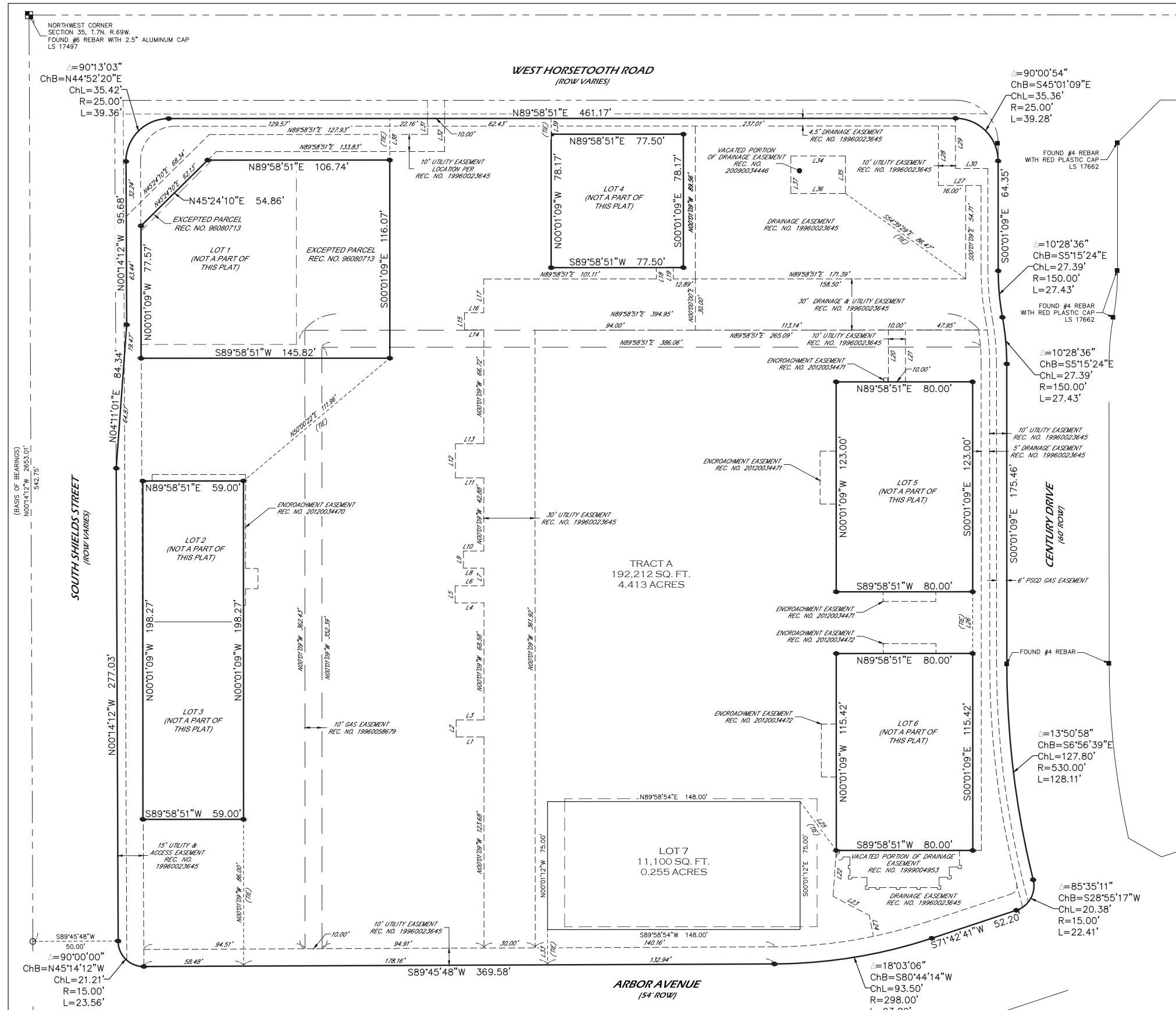
# PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38348



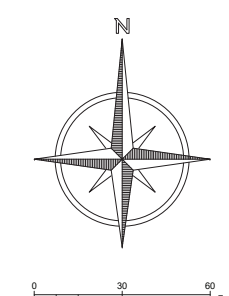
PROJECT NO: 2020108	PROJECT NAME: PVP	REVISIONS:	DATE:
DATE: 9-27-2021	CLIENT: SCHUMAN		
DRAWN BY: SIP	FILE NAME: 2020408		
CHECKED BY: MAK	SCALE: 1" = 30'		

# POUDRE VALLEY PLAZA P.U.D. REPLAT #1



LINE	BEARING	LENGTH
L1	S89°58'51"W	16.30'
L2	N00°01'09"W	10.00'
L3	S89°58'51"W	16.30'
L4	S89°58'51"W	16.89'
L5	N00°01'09"W	10.00'
L6	S89°58'51"W	16.89'
L7	N00°01'09"W	10.37'
L8	S89°58'51"W	11.98'
L9	N00°01'09"W	10.00'
L10	S89°58'51"W	11.98'
L11	S89°58'51"W	16.63'
L12	N00°01'09"W	20.00'
L13	S89°58'51"W	16.63'
L14	S89°58'51"W	11.33'
L15	N00°01'09"W	10.00'
L16	S89°58'51"W	11.33'
L17	N00°01'09"W	19.80'
L18	N00°01'09"W	6.64'
L19	N00°01'09"W	6.64'
L20	S00°01'09"E	30.36'

LINE	BEARING	LENGTH
L21	S00°01'09"E	30.36'
L22	S03°58'40"W	26.93'
L23	S62°13'31"E	24.00'
L24	S11°03'13"E	12.48'
L25	S36°31'02"E	35.71'
L26	N00°01'09"W	36.16'
L27	N89°58'51"E	25.00'
L28	S00°01'09"E	34.85'
L29	S00°01'09"E	29.35'
L30	N89°58'51"E	19.00'
L31	N00°01'09"W	9.36'
L32	N00°01'09"W	19.36'
L33	N00°01'09"W	20.66'
L34	S89°58'51"W	32.00'
L35	N00°01'09"W	22.00'
L36	N89°58'51"E	32.00'
L37	S00°01'09"E	22.00'
L38	S00°01'09"E	24.36'
L39	S00°01'09"E	9.25'



**LEGEND**

——	BOUNDARY LINE
---	EASEMENT LINE
---	SECTION LINE
■	ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
○	CALCULATED POSITION
●	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

**PRELIMINARY**

Steven Parks - On Behalf of Majestic Surveying, LLC  
Colorado Licensed Professional Land Surveyor #38348

**NOTICE**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2020108	PROJECT NAME: PVP	REVISIONS:	DATE:
DATE: 9-27-2021	CLIENT: SCHUMAN		
DRAWN BY: SIP	FILE NAME: 2020408		
CHECKED BY: MAK	SCALE: 1" = 30'		



# Project Narrative

## POUDRE VALLEY PLAZA MIXED USE MAJOR AMENDMENT



**PROJECT LOCATION**

NTS



# Project Narrative

## POUDRE VALLEY PLAZA MIXED USE MAJOR AMENDMENT



View looking toward Arbor Ave



View looking north with adjacent building



# Project Narrative

## POUDRE VALLEY PLAZA MIXED USE MAJOR AMENDMENT



View looking west across site



View looking east

# Project Narrative

## POUDRE VALLEY PLAZA MIXED USE MAJOR AMENDMENT

### **PROJECT GOAL:**

The goal of this project is to complete and develop the last remaining lot of the Poudre Valley Plaza PUD.

### **BACKGROUND:**

The existing PUD was established in 1995. This lot was originally envisioned to be multi-family units. A replat will be done on Lot 7 to accommodate the new building.

### **1. PROJECT TITLE:**

Poudre Valley Plaza Mixed Use (conceptual review is under 1039 W Horsetooth Rd Multi Family Dwellings)

### **2. MEETING DATES:**

Conceptual Review Meeting: March 12, 2021

Neighborhood Meeting: July 12, 2021

### **3. GENERAL INFORMATION:**

Project Location: 1039 West Horsetooth Road

Size: 11,100 SF (0.25 AC)

Existing zoning: Neighborhood Commercial (NC) zone district

Proposed zoning: Neighborhood Commercial (NC) zone district

Number of off street parking spaces provided: 34 spaces (1 accessible) - PUD is all shared parking, see parking exhibit

Number of building stories proposed: Two

Maximum building height: 26'-0"

### **4. PROPOSED OWNERS:**

Schuman Companies

Contact Mark Morrison

7385 Greendale Rd, Unit 104

Windsor, CO 80550

markm@schumanco.com

### **Applicant:**

Russell + Mills Studios

Contact: Shelley LaMastra

506 S College Ave, Unit A

Fort Collins, CO 80524

970-484-8855

slamastra@russellmillsstudios.com

### **5. EXISTING OWNERS:**

Schuman Companies

Contact Mark Morrison

7385 Greendale Rd, Unit 104

Windsor, CO 80550

markm@schumanco.com

### **6. TRANSPORTATION IMPROVEMENTS:**

ROW sidewalk improvements to continue sidewalk along the entire lot frontage.

### **7. NEIGHBORHOOD MEETING**

Meeting was held on July 12, 2021. Public feedback largely focused on traffic concerns. As noted in the meeting the primary source of the problem is existing and is largely due to the apartment complex to the south charging residents to park in their lot which creates issues with non-paying residents parking all along Arbor Ave. As noted, this project will not charge tenants to park in the lot and there is plenty of spaces in the lot, see parking exhibit.

# Project Narrative

## POUDRE VALLEY PLAZA MIXED USE MAJOR AMENDMENT

### **8. SITE DESIGN**

The parking lot expansion is located to the east of the existing lot in the vacant space between the existing lot and the east property line. The existing trees along Horsetooth Road will be retained as part of the plan.

### **9. DISTURBANCES**

An ECS report was not required for this site.

### **10. TRANSITION TECHNIQUES**

The project seeks to transition the residential units with the existing commercial building to the east with a retail/commercial space on the east end of the building.

### **11. ARCHITECTURE**

The proposed Poudre Valley Plaza Mixed-Use building will be the final remaining building of the existing Poudre Valley Plaza development. It is a 9,000 sq. ft., 2-story, building with eighteen 1-bedroom units, two studio units and a retail/commercial tenant space of approximately 1,630 square feet.

From a contextual standpoint, the retail/commercial space has been located on the east side of the main level, adjacent to the existing 2-story office, commercial and restaurant building located just to the east. The location of this space provides a transition to the proposed apartments. In addition, raised planters on the north side of the proposed building, that are also being utilized for storm water quality of the roof drainage, will provide a visual buffer and privacy from the parking lot to the north. To the south of the proposed apartments across from Arbor Avenue is the existing Seasons at Horsetooth multi-family development which provides a good contextual relationship with the proposed apartments. To the west of the proposed building is the drive aisle into the development and an existing 1-story restaurant building.

Architecturally, the proposed mixed-use building provides compatibility with the existing surrounding buildings in the development in both scale, form and materiality. The 2-story scale relates to the taller existing 1-story restaurant/commercial buildings yet is lower in height compared to the 2-story commercial/office buildings to the east. The proposed roof forms use concrete/clay tile roofing to match the existing building over the apartment portion of the building and a corniced, overhanging flat roof over the retail/commercial part of the building. The exterior will have stucco and stone veneer to match the exterior material of the existing development; details like stucco corbels and raised horizontal banding will also be incorporated.

### **12. PHASING SCHEDULE**

No phasing is proposed.

### **WATER SYSTEM**

Poudre Valley Plaza Mixed Use will be served by City of Fort Collins Water Utility. There are existing waterlines in Arbor Avenue and within the Poudre Valley Plaza P.U.D. development. There is an existing 1" water service stubbed into the site that will be utilized for this development. A proposed 1" water service will also serve the proposed building.

### **SANITARY SEWER SYSTEM**

Poudre Valley Plaza Mixed Use will be served by City of Fort Collins Wastewater Utility. There are existing sanitary sewer lines in Arbor Avenue and within the Poudre Valley Plaza P.U.D. development. There is an existing 4" sewer service stubbed into the site that will be utilized for this development. A proposed 4" sewer service will also serve the proposed building.

### **STORM DRAIN SYSTEM**

There is an existing retention pond east of the proposed site and an existing detention pond northeast of the site, within Poudre Valley Plaza P.U.D. The proposed site will be in general conformance with the drainage report for Poudre Valley Plaza P.U.D.

### **LIGHTING**

All lighting will meet newly approved City of Fort Collins requirements. A photometric plan has been submitted for the parking area.

### **TRASH AND RECYCLING SERVICE:**

The existing trash enclosure at the SE corner of the site will be expanded to accommodate the additional trash requirements for the new mixed use building. A sidewalk connects to the enclosure from the building. A man opening is located on the south side of the enclosure. Currently the building to the east (Building F) uses (2) 3 CY bins and a grease container that is picked up 3x/week. A multi-family trash calculator spreadsheet was submitted showing the (2) additional 3 CY bins for the mixed use building.



# Modification Requests

## POUDRE VALLEY PLAZA MIXED USE

### MODIFICATION REQUEST #1

#### LUC SECTION 3.5.1(I)(1) :

Outdoor Storage Areas/Mechanical Equipment.

(1) No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way. Notwithstanding the foregoing, areas for trash collection may be located within twenty (20) feet of an internal pedestrian way.

#### MODIFICATION JUSTIFICATION:

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, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The property has an existing trash enclosure that has been in use for many years. The existing enclosure serves other buildings within the Poudre Plaza PUD. Due to limited space along the Arbor Avenue frontage with the existing retention area and walls there is no other location to build a new structure. Existing plantings in front of the dumpster enclosure shall remain in place as well as new plantings that will be added.

#### MODIFICATION REQUESTED:

The existing structure shall be allowed to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.



Existing planting to remain and be added to



Area for additional plantings

Existing sidewalk, retaining wall and retention area

# Modification Requests

## POUDRE VALLEY PLAZA MIXED USE





# Modification Requests

## POUDRE VALLEY PLAZA MIXED USE

### MODIFICATION REQUEST #2

#### LUC SECTION 3.2.1(5)(c) :

(5) Parking Lot Interior Landscaping

(c) Landscaped Islands. In addition to any pedestrian refuge areas, each landscaped island shall include one (1) or more canopy shade trees, be of length greater than eight (8) feet in its smallest dimension, include at least eighty (80) square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.

#### MODIFICATION JUSTIFICATION:

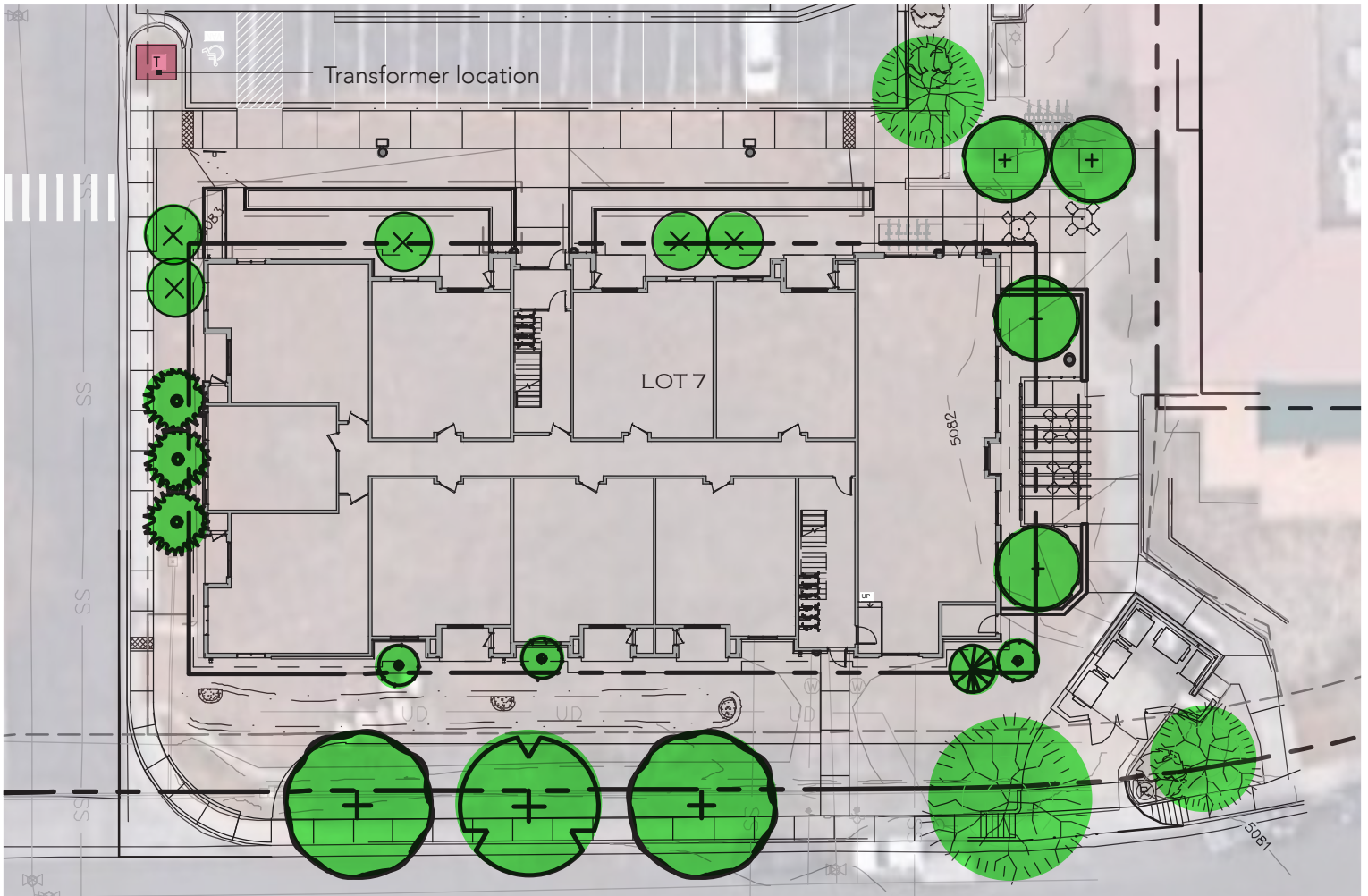
by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar 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, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

The property has limited areas that meet the requirements for Light and Power access to the transformer. The transformer needs to be within 10' of a vehicular drive aisle. The previously proposed location along Arbor Avenue was denied by Light and Power. Light and Power has indicated that this island would be where the transformer needs to be in order to be serviceable. Due to the size of the transformer and required clearances a tree is not able to fit in the island.

Building perimeter tree stocking is proposed above the required amount of 12 to the provided quantity of 22 (+10 trees).

#### MODIFICATION REQUESTED:

Parking island tree requirement shall be offset by increased building perimeter tree stocking.



# **Poudre Valley Plaza Mixed Use**

## **Existing Tree Removal Feasibility Letter**

August 4, 2021

Russell + Mills Studios

Shelley LaMastra

State intent of submitting an Existing Tree Removal Feasibility Letter. Include brief description of existing trees on-site and the number of trees that are proposed to be impacted.

### **Tree #1, Green Ash, 11", Fair +**

Tree to be removed and replaced in order to reduce the number of green ash along Arbor Ave in anticipation of the coming emerald ash borer.

### **Tree #2, Green Ash, 8", Fair -**

Tree to be removed and replaced in order to reduce the number of green ash along Arbor Ave in anticipation of the coming emerald ash borer.

### **Tree #3, Green Ash, 11", Fair +**

Describe why this tree cannot be retained to the extent reasonably feasible.

### **Tree #6, English Oak, 7", Poor**

Tree was topped and is dying.

### **Tree #7, English Oak, 7", Dead**

Tree was topped and is dead.

### **Tree #8, English Oak, 7", Dead**

Tree was topped and is dead.



# PV Plaza

1039 W. Horsetooth Road, Fort Collins, CO

## Traffic Memorandum

KE Job #2021-023

Prepared for:

Schuman Companies, Inc.  
7385 Greendale Rd, Unit 104  
Windsor, CO 80550

Prepared by:



**KELLAR ENGINEERING**

[www.kellarengineering.com](http://www.kellarengineering.com)

970.219.1602 phone



July 20, 2021

**Sean K. Kellar, PE, PTOE**

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

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## 1.0 Introduction

The purpose of this Traffic Memorandum (Traffic Memo) is to evaluate the proposed traffic generated by the PV Plaza project located at the southeast quadrant of Shields Street and Horsetooth Road (1039 W. Horsetooth Road) in Fort Collins, CO.

## 2.0 Proposed Development

The proposed project consists of a small infill project (20 apartment units and approximately 1,500 SF of commercial retail located at 1039 W. Horsetooth Road in Fort Collins, CO. See Figure 1: Vicinity Map and Figure 2: Site Plan.

## 3.0 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the Trip Generation Report published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, Kellar Engineering LLC (KE) used the ITE 10th Edition Trip Generation Report average trip rates. Per the ITE, the proposed project is anticipated to generate approximately 203 daily trips, 11 AM total peak hour trips, and 17 PM total peak hour trips. See Table 1: Trip Generation.

#### 4.0 Trip Distribution

Distribution of site traffic on the street system was based on the area street system characteristics, existing traffic patterns and volumes, anticipated surrounding development areas, and the proposed access system for the project. The directional distribution of traffic is a means to quantify the percentage of site generated traffic that approaches the site from a given direction and departs the site back to the original source. Figure 3 illustrates the trip distribution used for the project's analysis.

#### 4.1 Traffic Assignment

Traffic assignment was obtained by applying the trip distributions to the estimated trip generation of the development. Figure 4 shows the site generated peak hour traffic assignment.

#### 4.2 Site Access Evaluation

The project site is located at the southeast quadrant of Shields Street and Horsetooth Road (1039 W. Horsetooth Road). Access to the project site is from the existing site access points within the original Poudre Valley Plaza development. Additionally, site access points should be taken, when available, on the road or access of lower classification as proposed with the current project. The access to the project site is appropriate based upon the existing road network, existing access points, and location of the project site. See Figure 2: Site Plan.

Figure 1: Vicinity Map

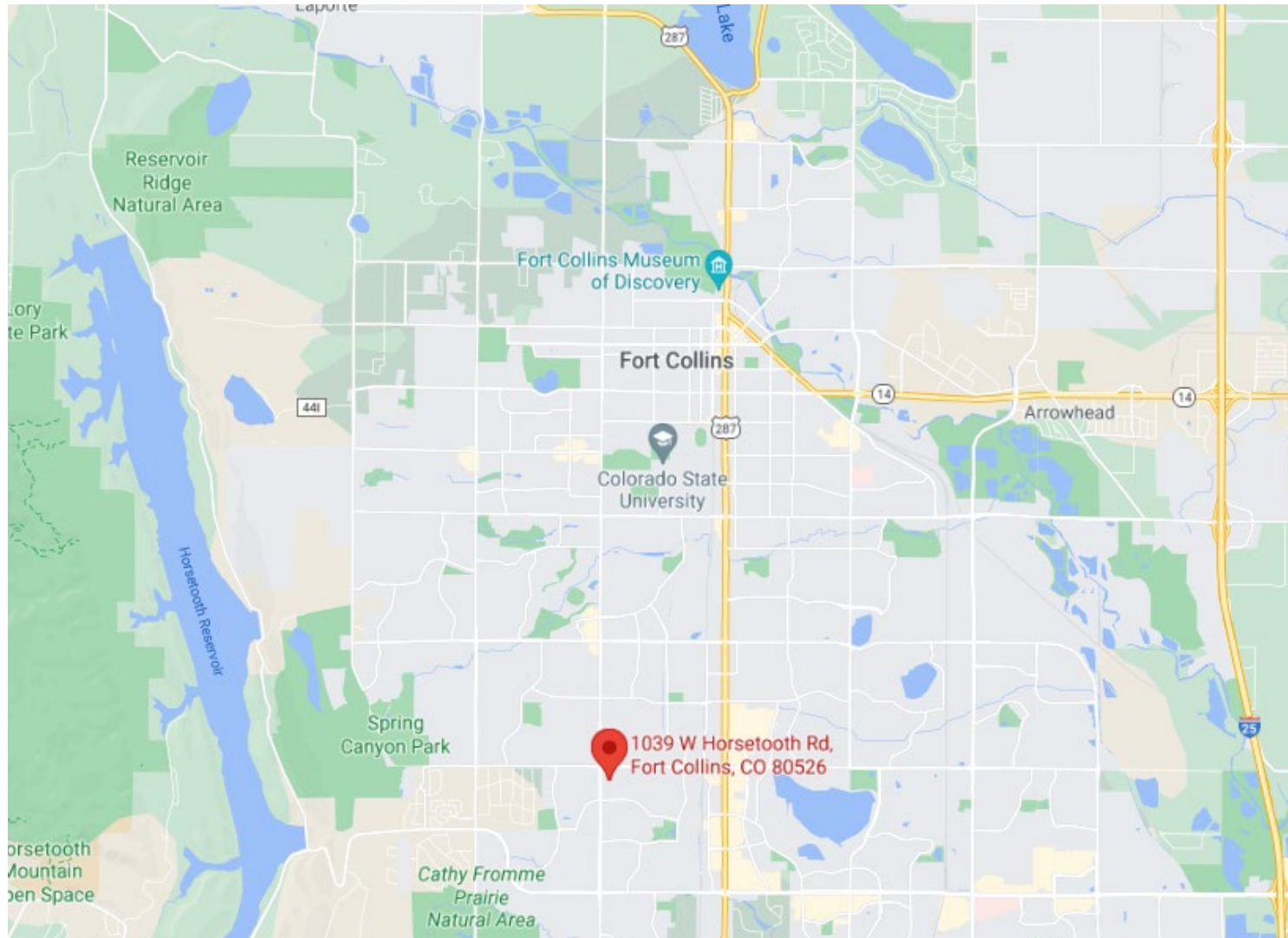
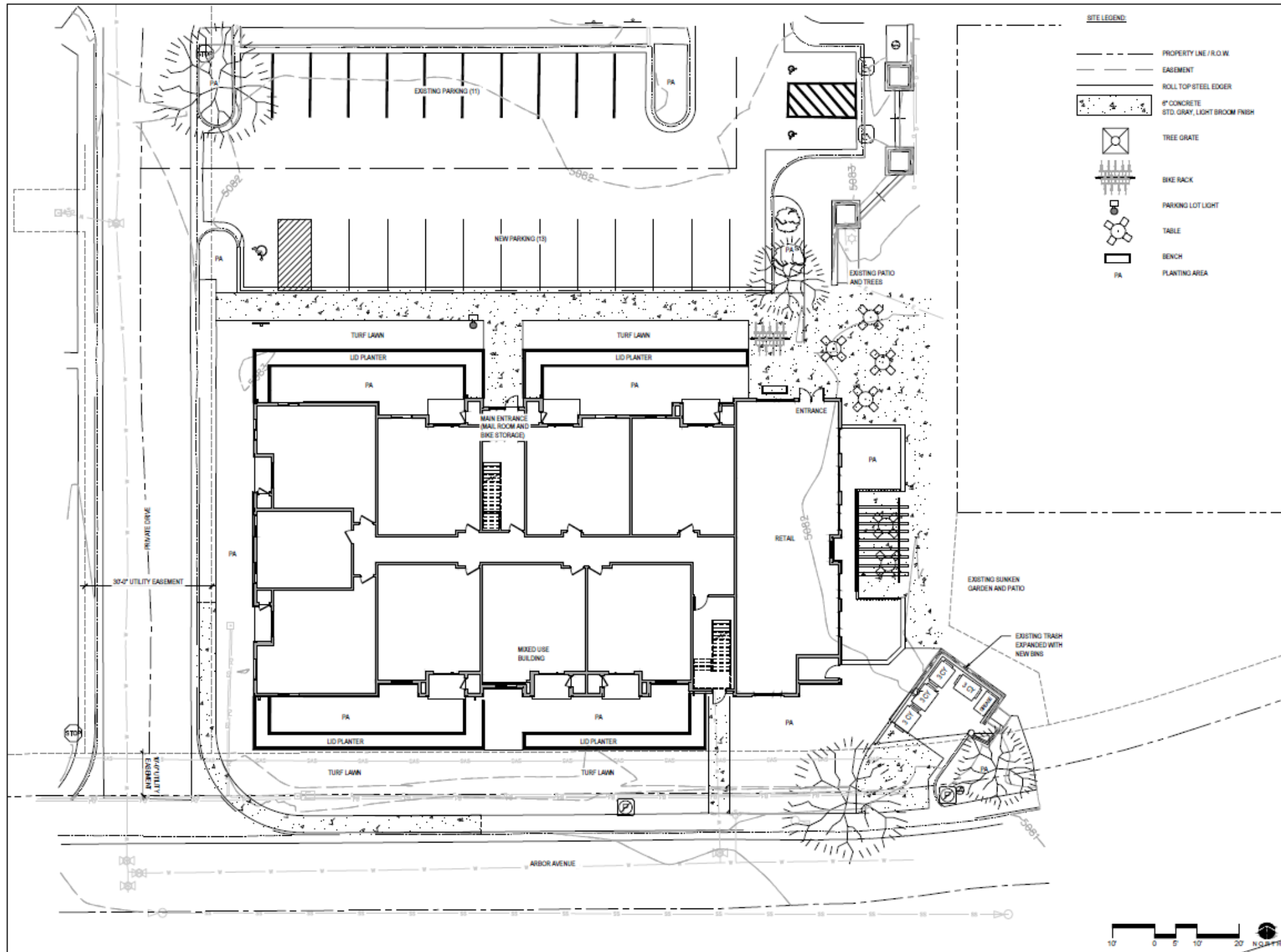


Figure 2: Site Plan



**POUDRE VALLEY PLAZA  
MIXED USE**

**russell+mills**

REV.	COMMENT	DATE

MAJOR AMENDMENT

Date: 06.29.2021  
 Drawn By: DL  
 Checked By: PM

Sheet Name  
 SITE PLAN

Sheet  
 LS101



**Table 1: Trip Generation (ITE 10<sup>th</sup> Edition)**

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips						
			Rate	Total	Rate	% In	In	% Out	Out	Total	Rate	% In	In	% Out	Out	Total
220	Apartments	20 DU	7.32	146	0.46	23%	2	77%	7	9	0.56	63%	7	37%	4	11
820	Commercial	1.5 KSF	37.75	57	0.94	62%	1	38%	1	2	3.81	48%	3	52%	3	6
	<b>Total</b>			<b>203</b>			<b>3</b>		<b>8</b>	<b>11</b>			<b>10</b>		<b>7</b>	<b>17</b>

KSF = Thousand Square Feet

DU = Dwelling Units

Figure 3: Trip Distribution

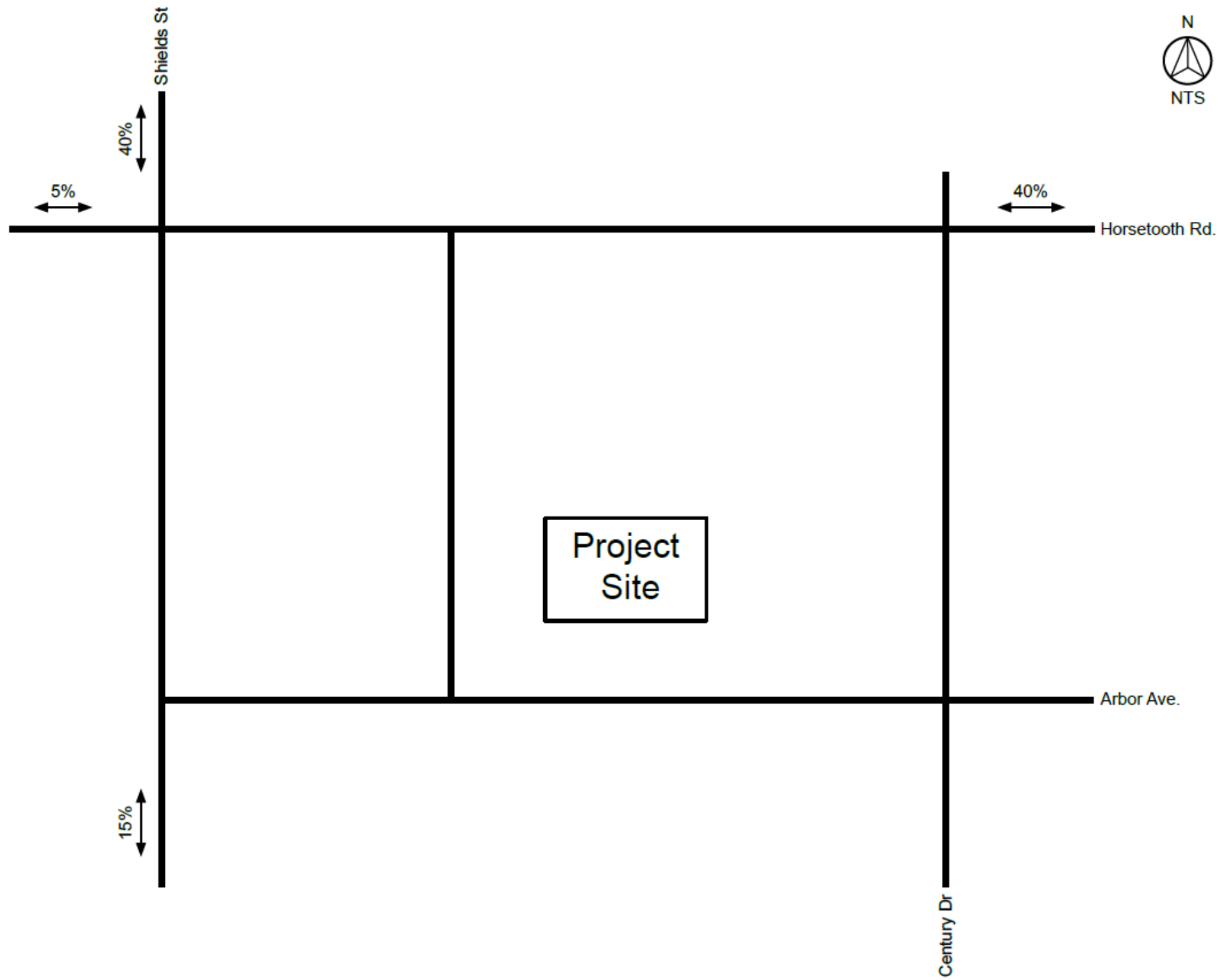
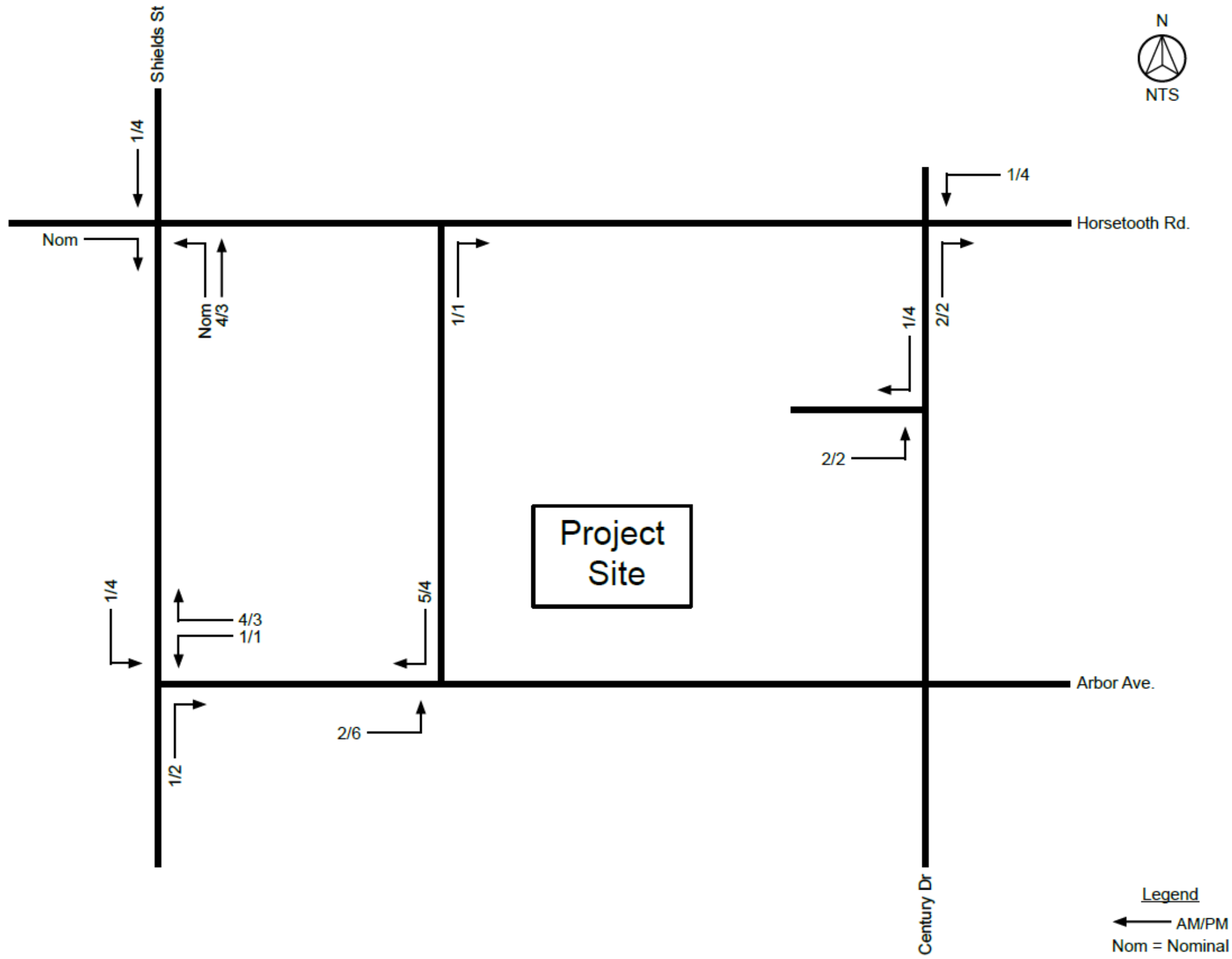


Figure 4: Site Generated Traffic



### 4.3 Pedestrian Level of Service

There are four pedestrian destinations within 1,320 of the project site. These are: 1) the residential area to the east of the site; 2) the commercial area to the north of the site; 3) the institutional use to the south of the site; and 4) the multifamily residential to the south of the site. The existing pedestrian facilities are acceptable to provide adequate levels of service to these pedestrian destinations. The Pedestrian LOS Worksheet is provided in Appendix E.

### 5.0 Findings

The original traffic impact study (TIS) for the development, *Poudre Valley Plaza Site Access Study* prepared by Matthew Delich, PE (dated June 1995) was reviewed. Figure 2 in the original TIS accounted for this area's land use as being residential and retail as proposed with the current project. Additionally, Page 2 of the original TIS shows the anticipated overall trip generation of the Poudre Valley Plaza consisting of: 3,628 daily trips, 229 AM total peak hour trips, and 397 PM total peak hour trips consisting of a mix of land uses (bank, office, retail, restaurant and townhomes).

In light of the above information, and based upon the review of the project's trip generation and site access, it can be determined that the proposed use is appropriate from a traffic engineering perspective. The site access, land use, and size is appropriate from a traffic engineering perspective. The project's site generated traffic is low (11 AM total peak hour trips, and 17 PM total peak hour trips) and the site access will not create a negative traffic impact upon the adjacent roadway system. See Table 1: Trip Generation and Figure 4: Site Generated Traffic. Based upon the analysis presented in the study, the proposed project will be successfully incorporated into the existing and future roadway network and the existing roadway system will be able to accommodate the project's traffic and the findings associated with the original TIS are still valid.



## APPENDICES:

## Appendix A: TIS Scoping

### **Sean Kellar**

---

**From:** Steve Gilchrist <[sgilchrist@fcgov.com](mailto:sgilchrist@fcgov.com)>  
**Sent:** Monday, June 14, 2021 7:58 AM  
**To:** Sean Kellar  
**Subject:** RE: FW: PV Plaza - Ft Collins Mixed use bldg

Sean,

Yes a Traffic Memo is what will be needed for this site detailing the trip generation and appropriateness of their access locations/intersections. We will also need details on any improvements or changes that might be needed at those locations, and a Pedestrian LOS worksheet.

Any information in regard to the type of commercial uses that are expected would be helpful as well, but I understand that may not be available at this time.

Thanks,

Steve

.....  
**STEVE GILCHRIST**  
Technical Project Manager  
[City of Fort Collins](#)  
Traffic Operations  
626 Linden Street  
970-224-8175 office  
[sgilchrist@fcgov.com](mailto:sgilchrist@fcgov.com)

## Land Use: 220

### Multifamily Housing (Low-Rise)

#### Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

#### Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

***It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.***

#### **Source Numbers**

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951



## Multifamily Housing (Low-Rise) (220)

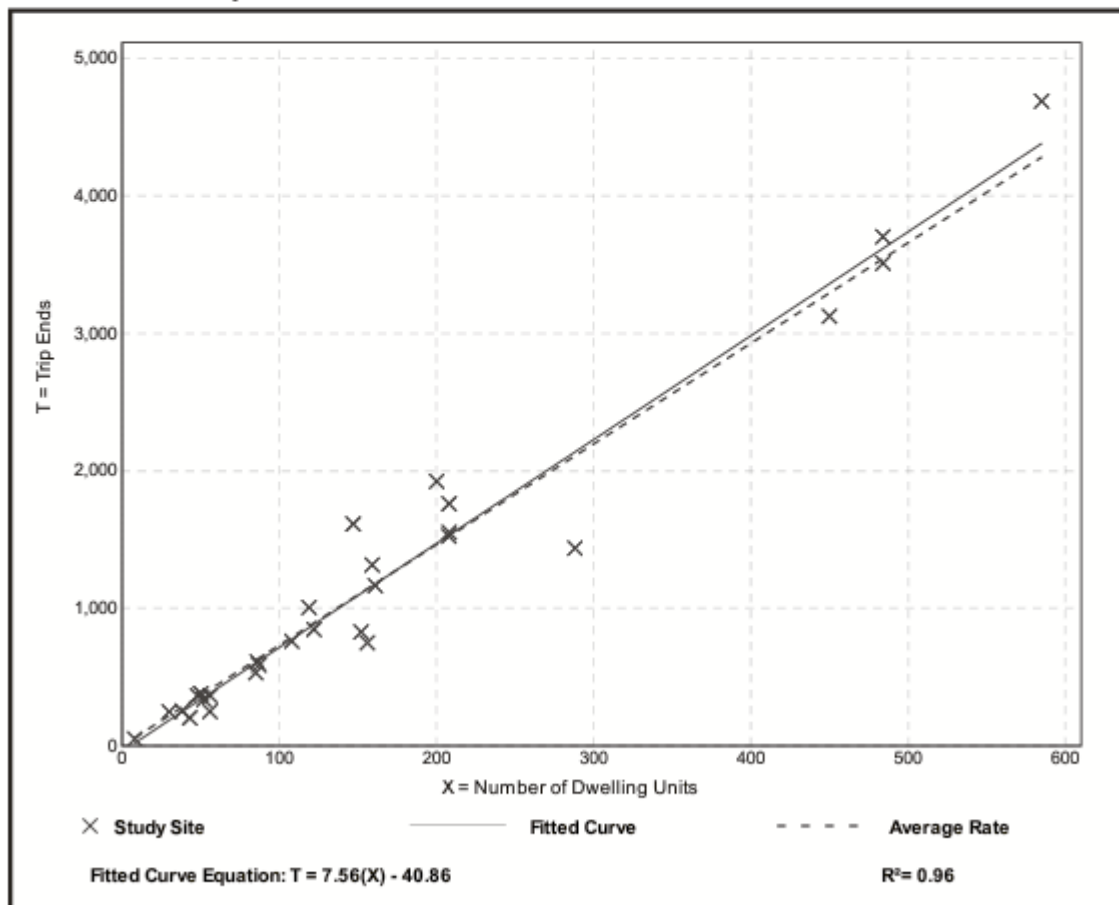
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 29  
 Avg. Num. of Dwelling Units: 168  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

### Data Plot and Equation



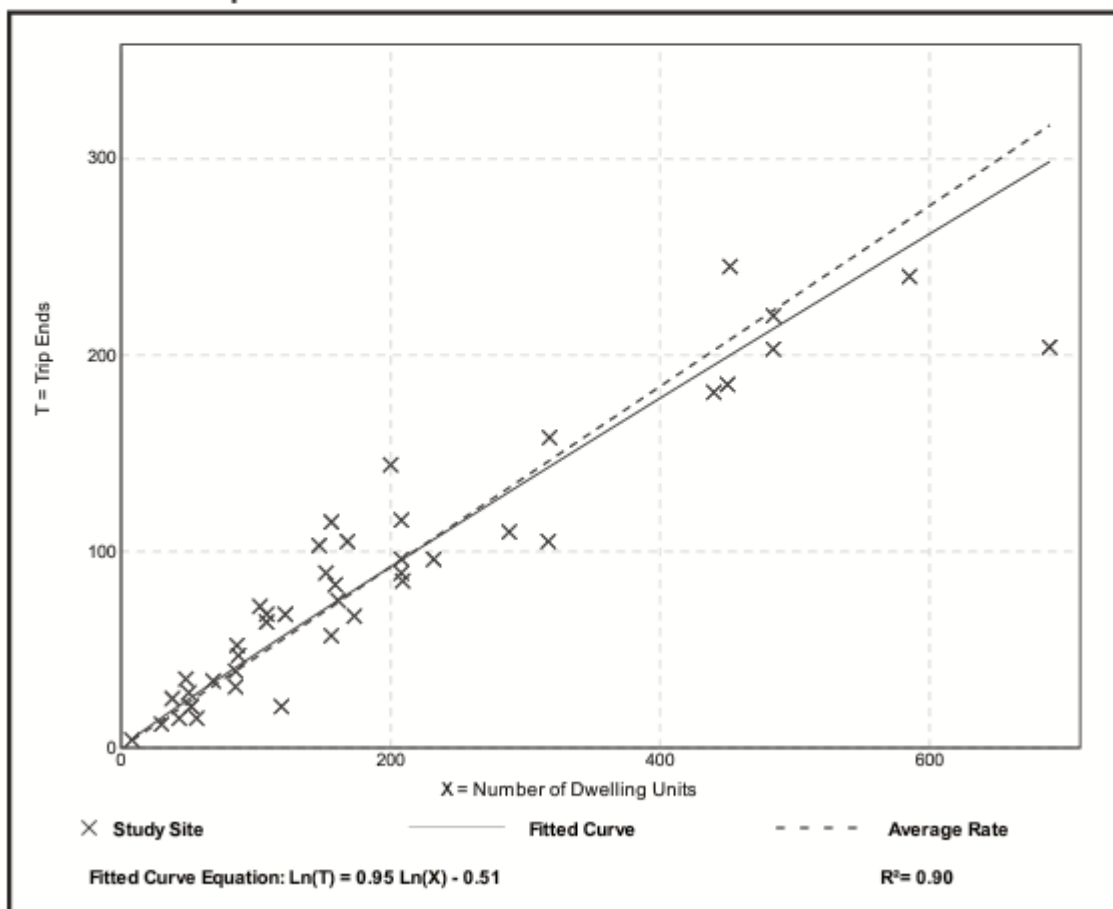
## Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

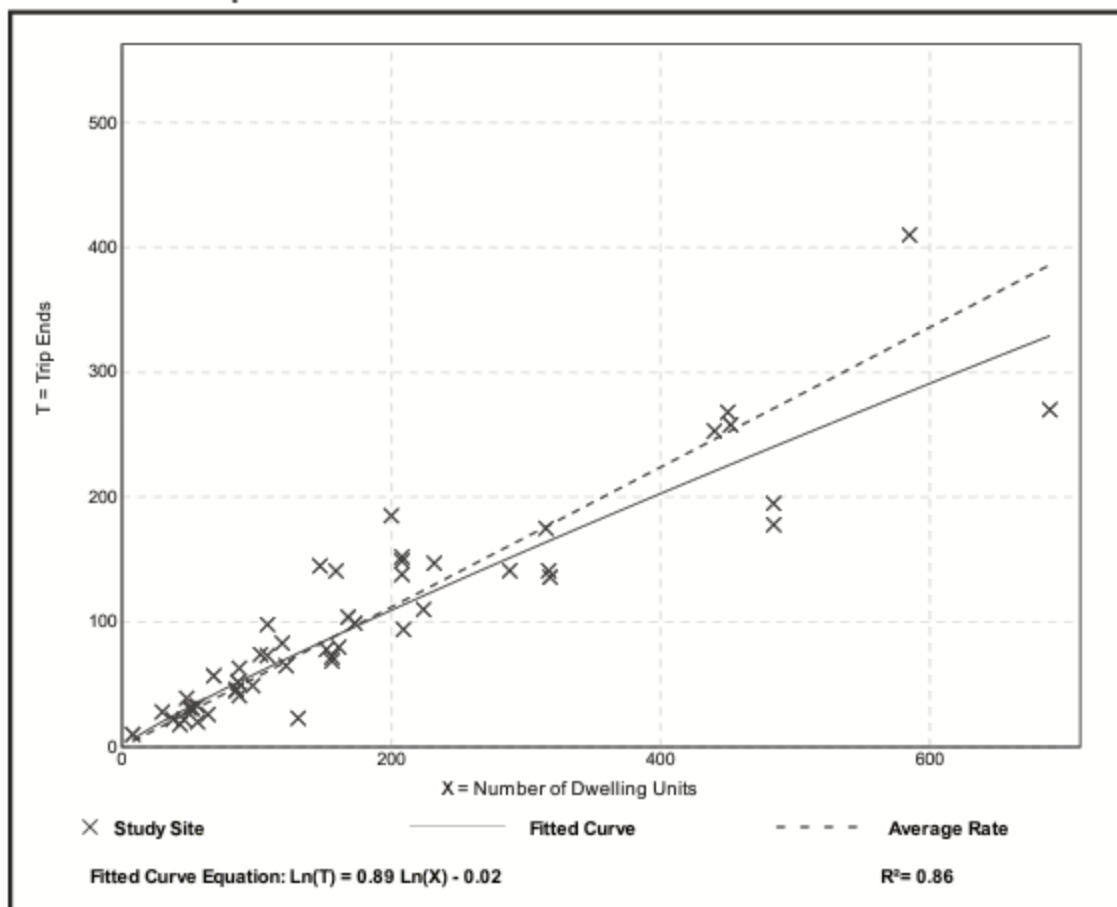
**Setting/Location: General Urban/Suburban**

Number of Studies: 50  
 Avg. Num. of Dwelling Units: 187  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



## Land Use: 820 Shopping Center

### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

### Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

**Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.**

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

### Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978



# Shopping Center (820)

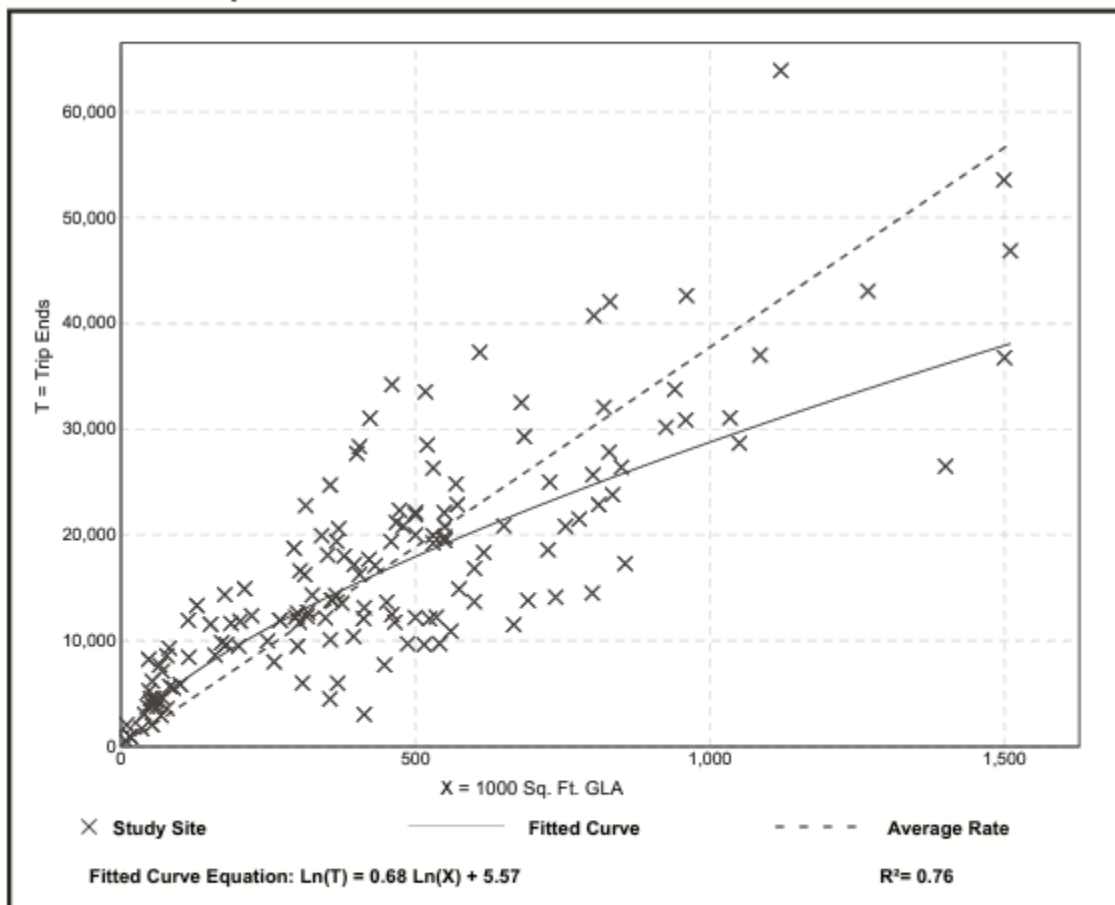
**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 147  
 1000 Sq. Ft. GLA: 453  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

### Data Plot and Equation





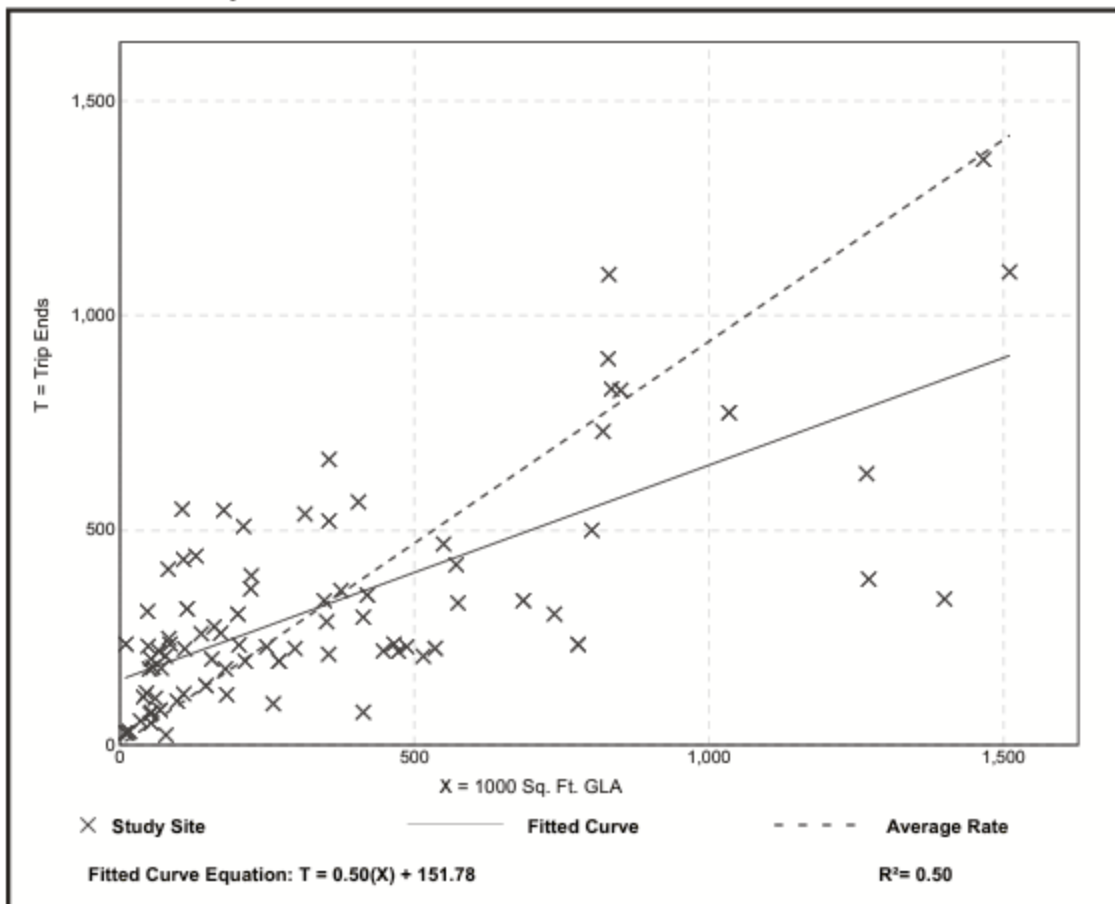
## Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

### Data Plot and Equation



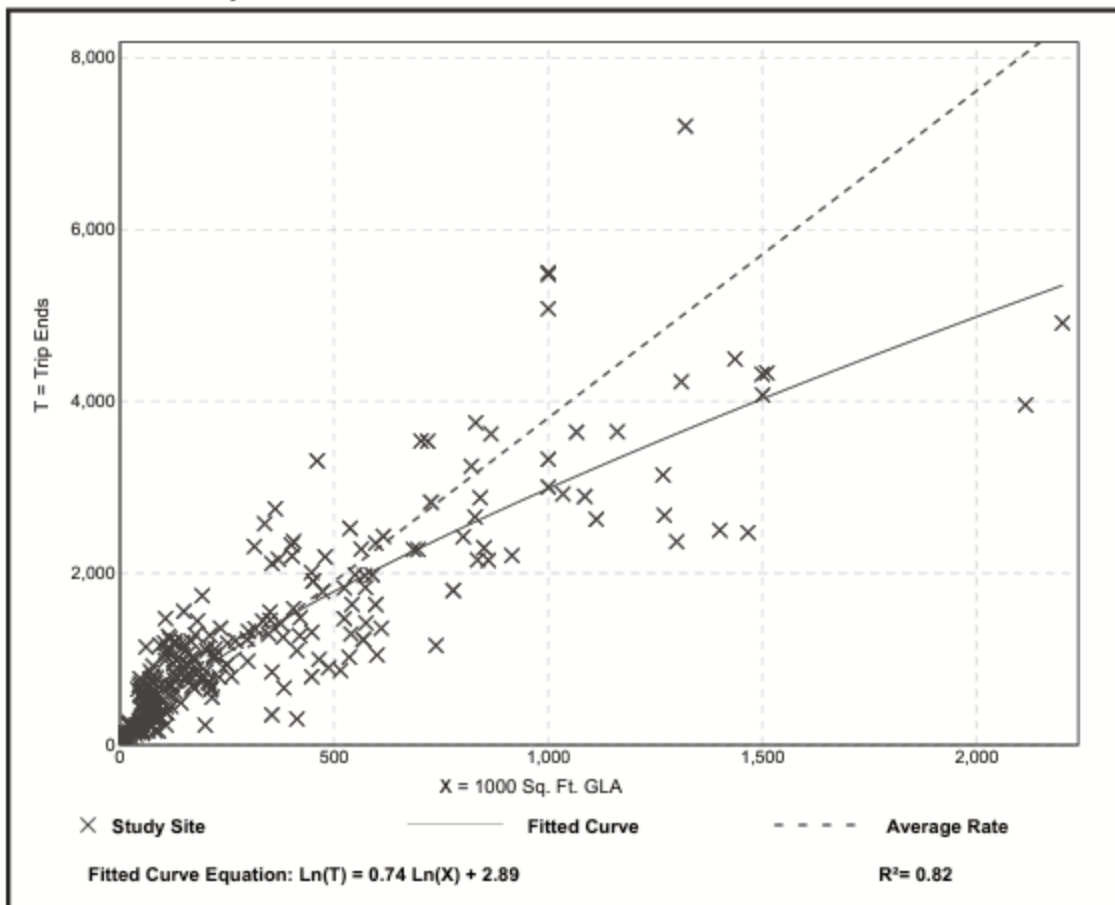
## Shopping Center (820)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

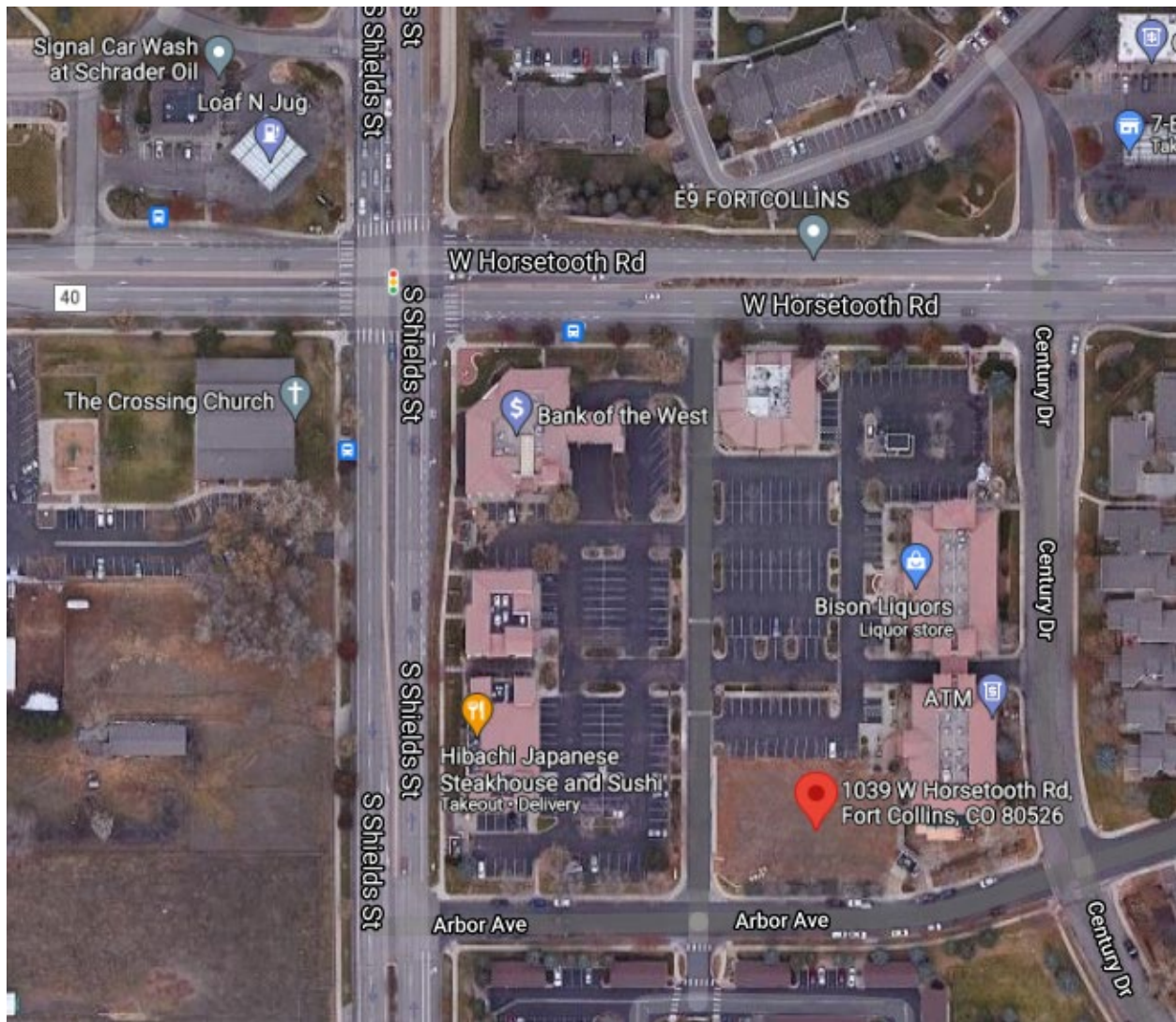
### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

### Data Plot and Equation

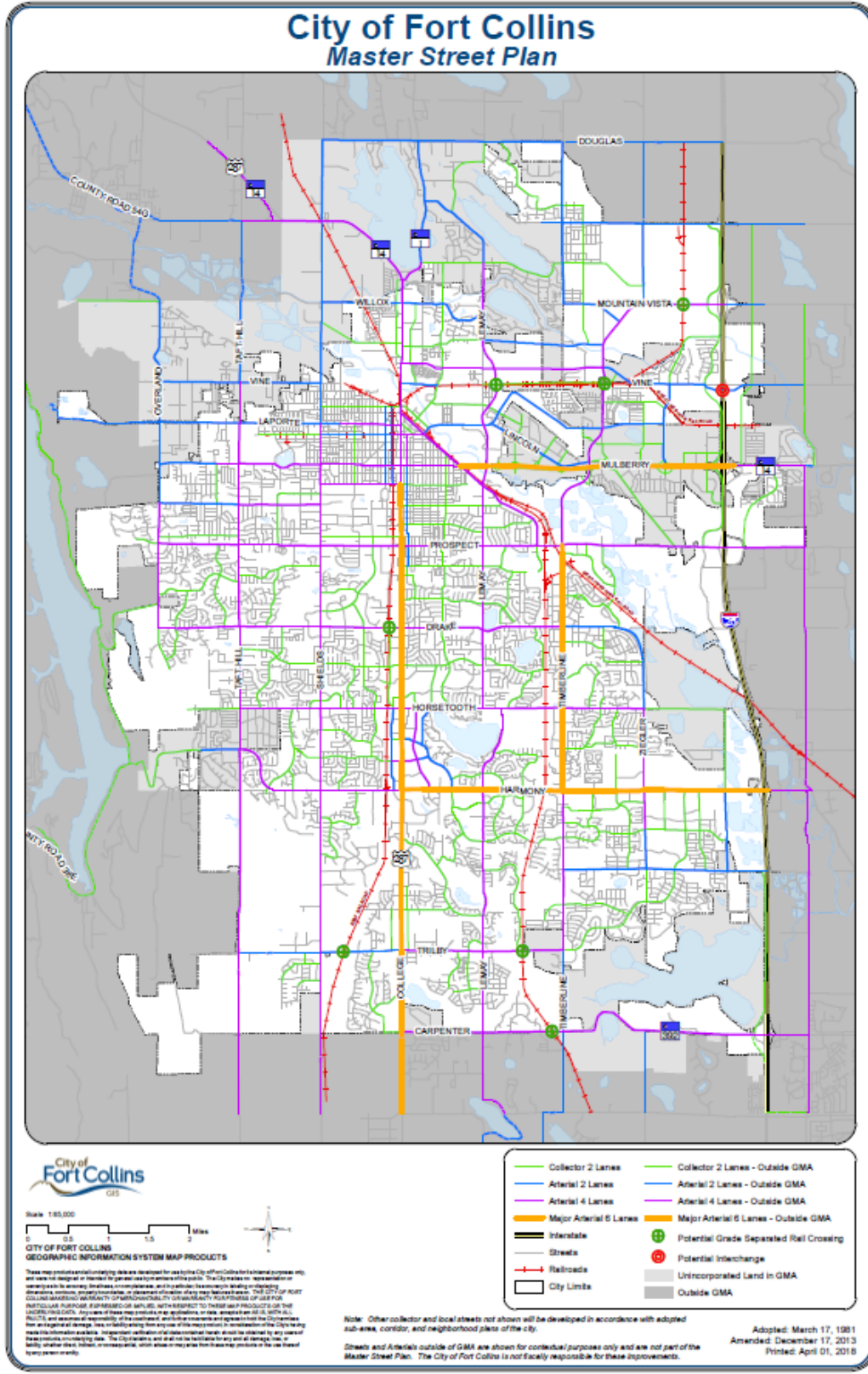


Appendix C: Aerial Image





Appendix D: Fort Collins Master Street Plan





Appendix E: Pedestrian LOS Worksheet



Figure 6. Pedestrian LOS Worksheet

project location classification: <u>PV Plaza - transit corridor</u> (enter as many as apply)		level of service (minimum based on project location classification)						
description of applicable destination area within 1,320' including address	destination area classification (see text)	directness	continuity	street crossings	visual interest & amenities	security		
		<b>1</b>	residential to the east	residential	minimum	B	B	B
			actual	B	B	B	C	B
			proposed	B	B	B	C	B
<b>2</b>	commercial to the north	commercial	minimum	B	B	B	C	B
			actual	B	B	B	C	B
			proposed	B	B	B	C	B
<b>3</b>	institutional to the south	institutional	minimum	B	B	B	C	B
			actual	B	B	B	C	B
			proposed	B	B	B	C	B
<b>4</b>	multifamily to the south	residential	minimum	B	B	B	C	B
			actual	B	B	B	C	B
			proposed	B	B	B	C	B





## Sean Kellar, PE, PTOE

Principal Engineer

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### Education

B.S., Civil Engineering, Arizona State University – Tempe, AZ

### Registration

Colorado, Professional Engineer (PE)  
Wyoming, Professional Engineer (PE)  
Arizona, Professional Engineer (PE)  
Kansas, Professional Engineer (PE)  
Missouri, Professional Engineer (PE)  
Professional Traffic Operations Engineer (PTOE)

### Professional Memberships

Institute of Transportation Engineers (ITE)

### Industry Tenure

21 Years

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Sean's wide range of expertise includes: transportation planning, traffic modeling roadway design, bike and pedestrian facilities, traffic impact studies, traffic signal warrant analysis, parking studies, corridor planning and access management. Sean's experience in both the private and public sectors; passion for safety and excellence; and strong communication and collaboration skills can bring great value to any project. Prior to starting Kellar Engineering, Sean was employed at the Missouri Department of Transportation (MoDOT) as the District Traffic Engineer for the Kansas City District. Sean also worked for the City of Loveland, CO for over 10 years as a Senior Civil Engineer supervising a division of transportation/traffic engineers. While at the City of Loveland, Sean managed several capital improvement projects, presented several projects to the City Council and Planning Commission in public hearings, and managed the revisions to the City's Street Standards. Sean is also proficient in Highway Capacity Software, Synchro, PT Vissim, Rodel, GIS, and AutoCAD.



## WORK EXPERIENCE:

**Kellar Engineering**, Principal Engineer/President – January 2016 – Present

**Missouri Department of Transportation**, District Traffic Engineer, Kansas City District – June 2015 – January 2016

**City of Loveland, Colorado**, Senior Civil Engineer, Public Works Department – February 2005 – June 2015

**Kirkham Michael Consulting Engineers**, Project Manager - February 2004 – February 2005

**Dibble and Associates Consulting Engineers**, Project Engineer – August 1999 – February 2004



Poudre Valley Plaza Property Owners Association September 29, 2021

PVP Property Owners Assoc (HOA)  
1005 W Horsetooth Rd  
Fort Collins, CO 80528

9/15/21

Fort Collins Community Development & Neighborhood Services  
281 North College Ave  
PO Box 580  
Fort Collins, CO 80522

To whom it may concern:

This letter has been drafted to help clarify some concerns and comments regarding the HOA at Poudre Valley Plaza and the project submitted by Shelley Lamastra & Russel Mills Studios of a Mixed-use building located at 1039 W Horsetooth Rd (Lot 7, Poudre Valley Plaza PUD).

In regards to parking within the plaza – all striped parking spaces are equally available and fully shared by all the tenants, customers, residents and visitors of the Poudre Valley Plaza. This is defined in Article IX of the Declaration of Covenants, Conditions and Restrictions for Poudre Valley Plaza PUD.

The development of Lot 7 with the proposed Mixed-use building currently being submitted and reviewed would bring the plaza to a full built-out state. The HOA recognizes that some "off-sight improvements" will be required for the build-out and is fully supportive of the project and its associated construction. Completing the development of the plaza is more advantageous to the HOA in comparison to maintaining the vacant lot, which is currently incapable of producing rent from its vacant state. Understanding that in-fill development creates uniqueness within the development processes and standards, the HOA is willing to work with the developer in terms of completing the off-sight improvements. The HOA is proposing that the developer provide escrow funds to the City, for an agreed upon percentage of the off-sight improvements, in lieu of making the HOA subject to the project's development agreement. The HOA is also supportive of adjusting the Lot 7 property boundaries, as long as the proposed and existing envelopes are similar in size.

Please feel free to reach out with any additional questions or concerns.  
Thank you for your time,

A handwritten signature in blue ink that reads "Richard Schneider". The signature is written in a cursive, flowing style.

Richard Schneider  
Manager  
PV Plaza Owners Assoc





12-15-2021

Administrative Hearing  
Poudre Valley Plaza  
Mixed-Use

#MJA210003

Project Planner:

Shawna Van Zee – Associate Planner

Project Presenter:

Kai Kleer – City Planner

City of  
**Fort Collins**

Kai Kleer  
City Planner

970-416-4284  
[kkleer@fcgov.com](mailto:kkleer@fcgov.com)

Leslie Spencer  
Community Development

[lspencer@fcgov.com](mailto:lspencer@fcgov.com)  
Please email your name and  
full address to Leslie to receive  
the decision report.



As required by City Council Ordinance 079, 2020, a determination has been made that it is desirable to conduct a remote hearing to provide reasonably available participation by parties-and-interests and the public, because meeting in person would not be prudent.

## Providing Public Comment on Zoom

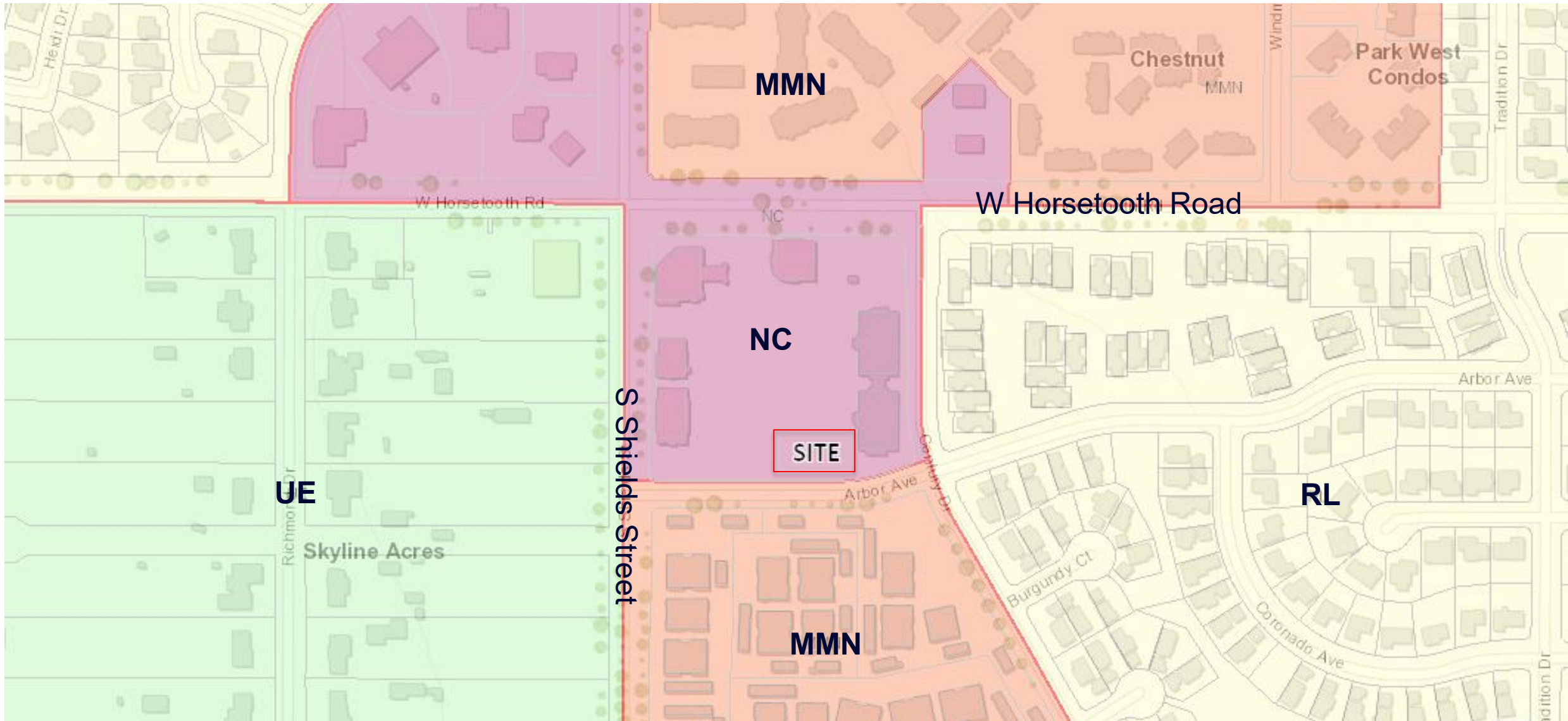
- Please sign in with your **first name** and **last name (or last initial)**.
- The Hearing Officer will call for public comment on each item after a short presentation from staff and/or applicants.
- Use the “Raise Hand” button at the bottom of your screen to let us know you would like to speak.
- OR, if you are listening to the meeting through a telephone, please dial \*9 on your phone to raise your hand.
- We will call on you and let you know when you are able to unmute yourself.
- State your name and address when you speak.

1. Project Introduction (staff)
2. Applicant Presentation
3. Staff Presentation
4. Staff Response to Applicant Presentation
5. Public Testimony
6. Applicant Response
7. Staff Response
8. Decision
  - Within 10 business days, Hearing Officer issues written decision
  - May approve, approve with conditions, or deny the development application

9. Decision is mailed to applicant and any person who provided testimony at public hearing

## 10. Appeal Process

- Appeals are filed with the City Clerk's Office
- Written appeal must be received within 14 calendar days of the decision
- Filing fee of \$100.00
- City Clerk will schedule appeal for City Council























**View looking toward Arbor Ave**



View looking north with adjacent building





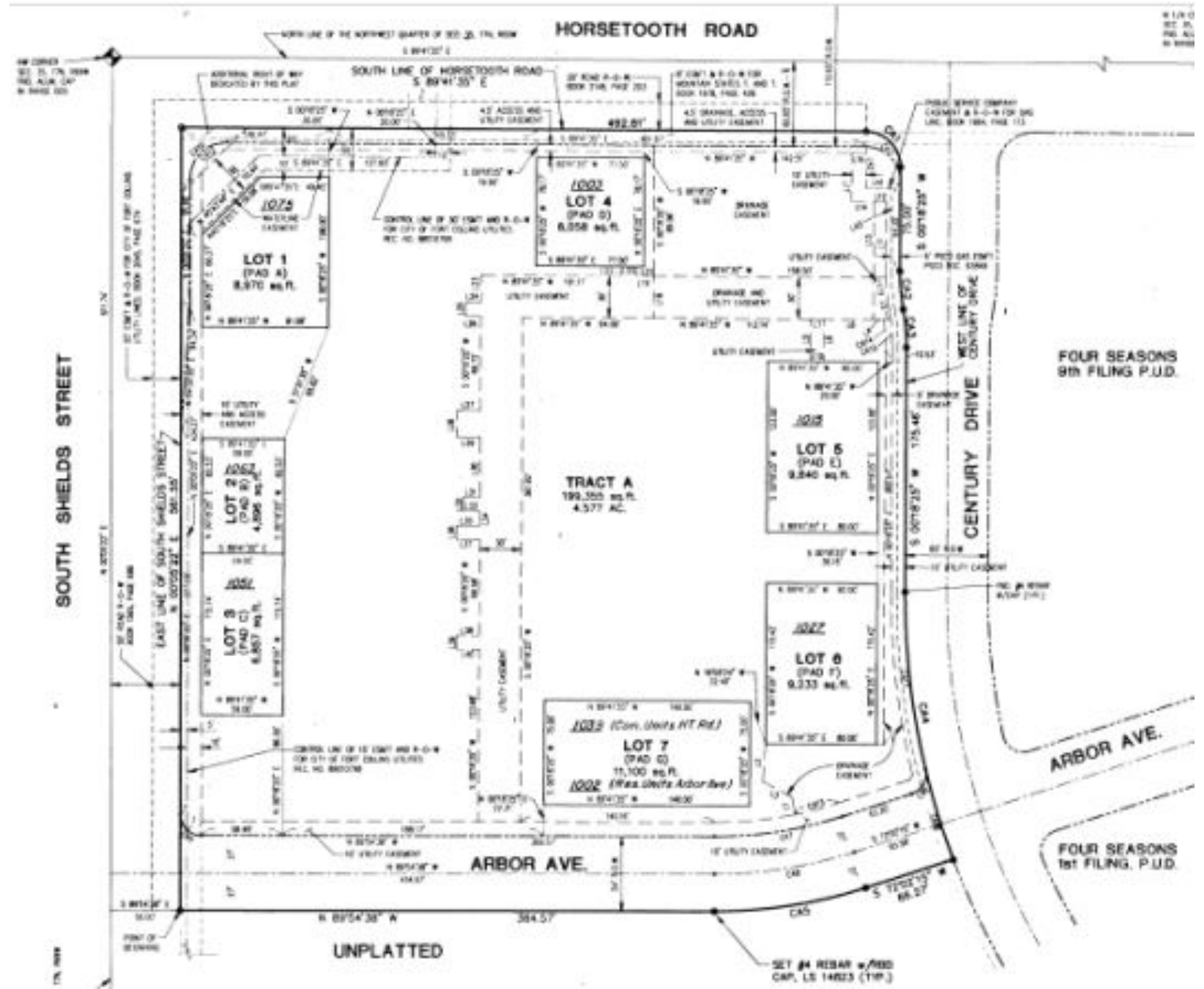
**View looking west across site**



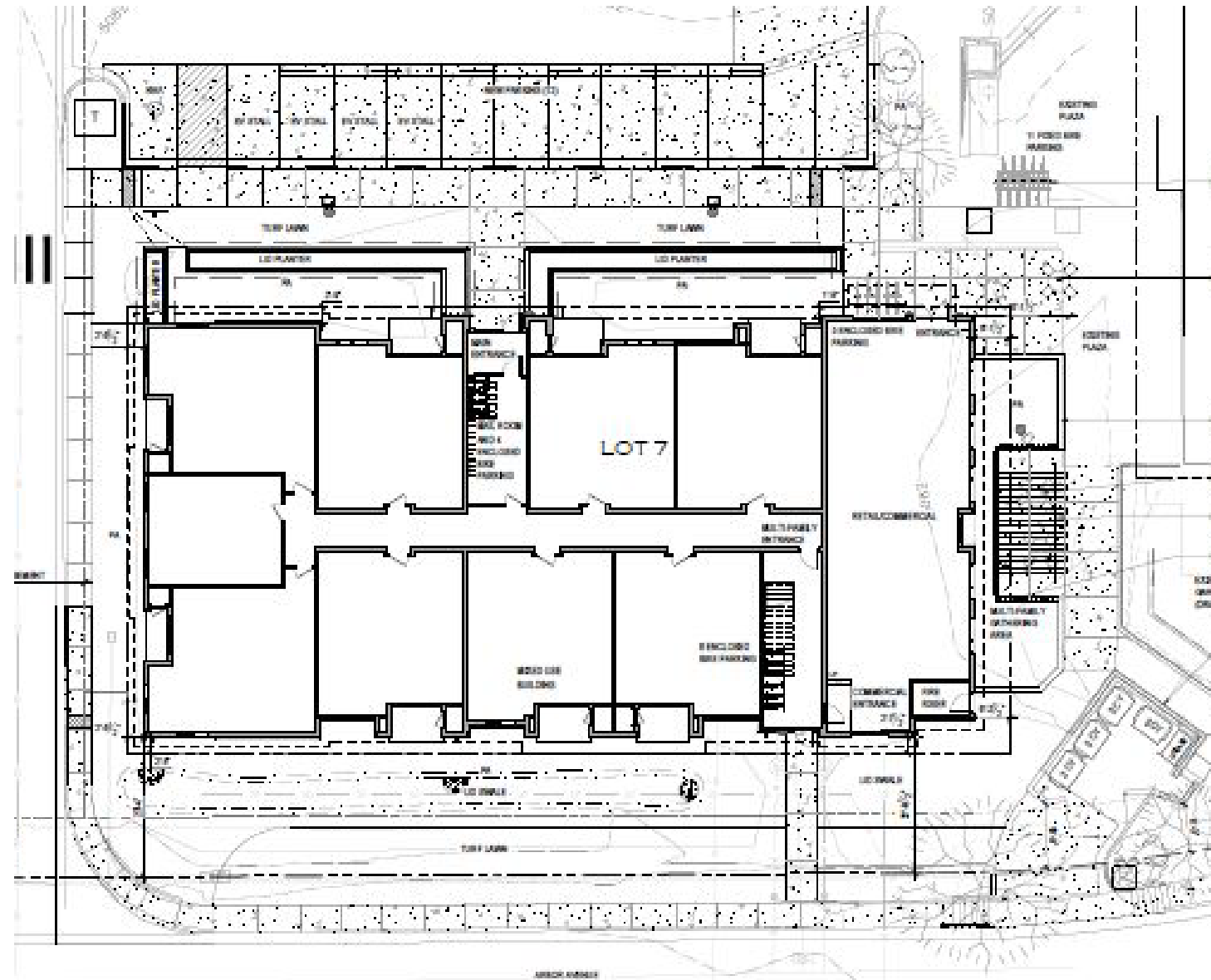


View looking east

- Annexed in 1978 West Horsetooth Annexation
- Existing PUD was established in 1995
- This lot was originally envisioned to be multi-family units
- Lot 7 is the last remaining undeveloped lot of the Poudre Valley Plaza PUD

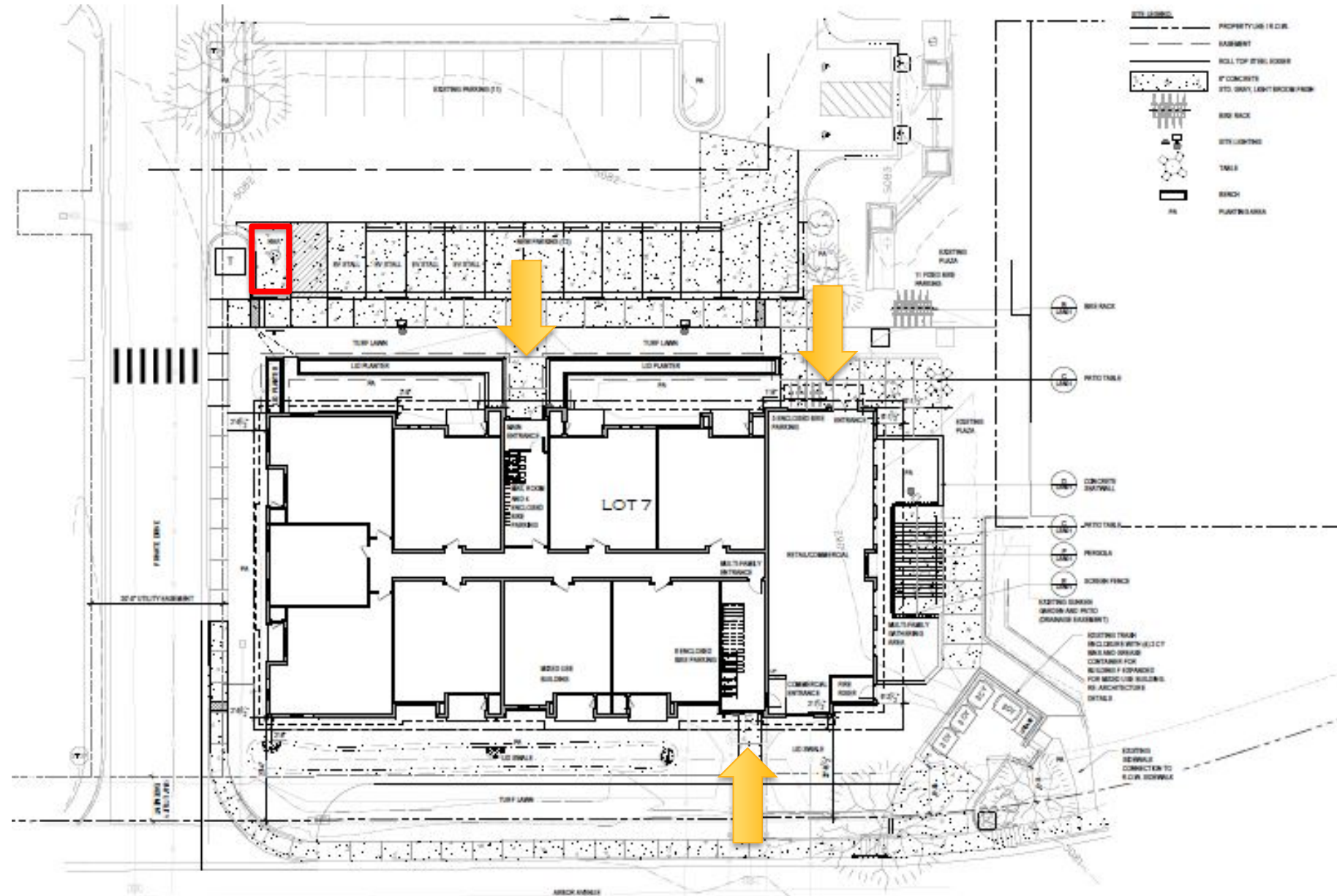


- 18 one-bedroom units
- 2 studio units
- 1,641 sq. ft. retail/commercial space
- 34 off-street parking spaces
- 26 bike-parking spaces
- 2 Modifications of Standards
- Located in the NC zone district
- A replat will be done on Lot 7 to accommodate the new mixed-use building

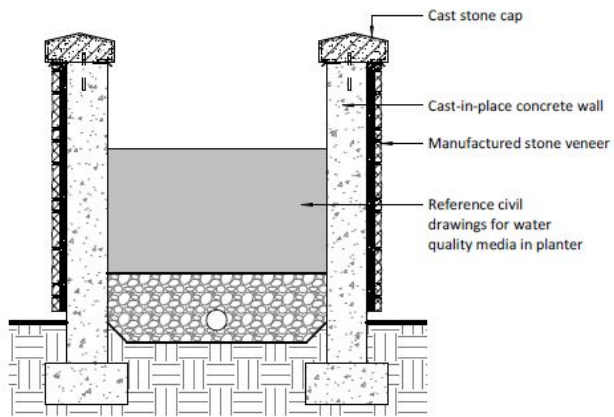




- Pedestrian circulation
- Expanded Trash Enclosure
- 1 additional handicapped space to the north
- Additional striping with curb cuts connecting users to parking to the west





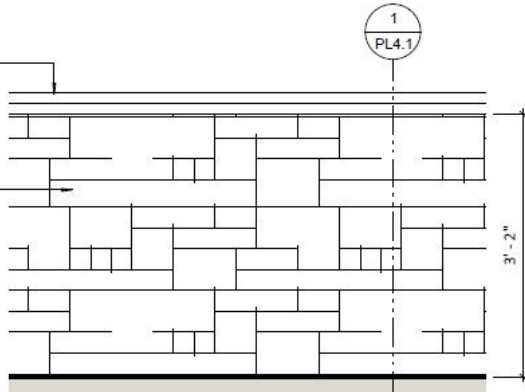


**Detail - LID Planter**

1  
PL4.1 SCALE: 3/4" = 1'-0"

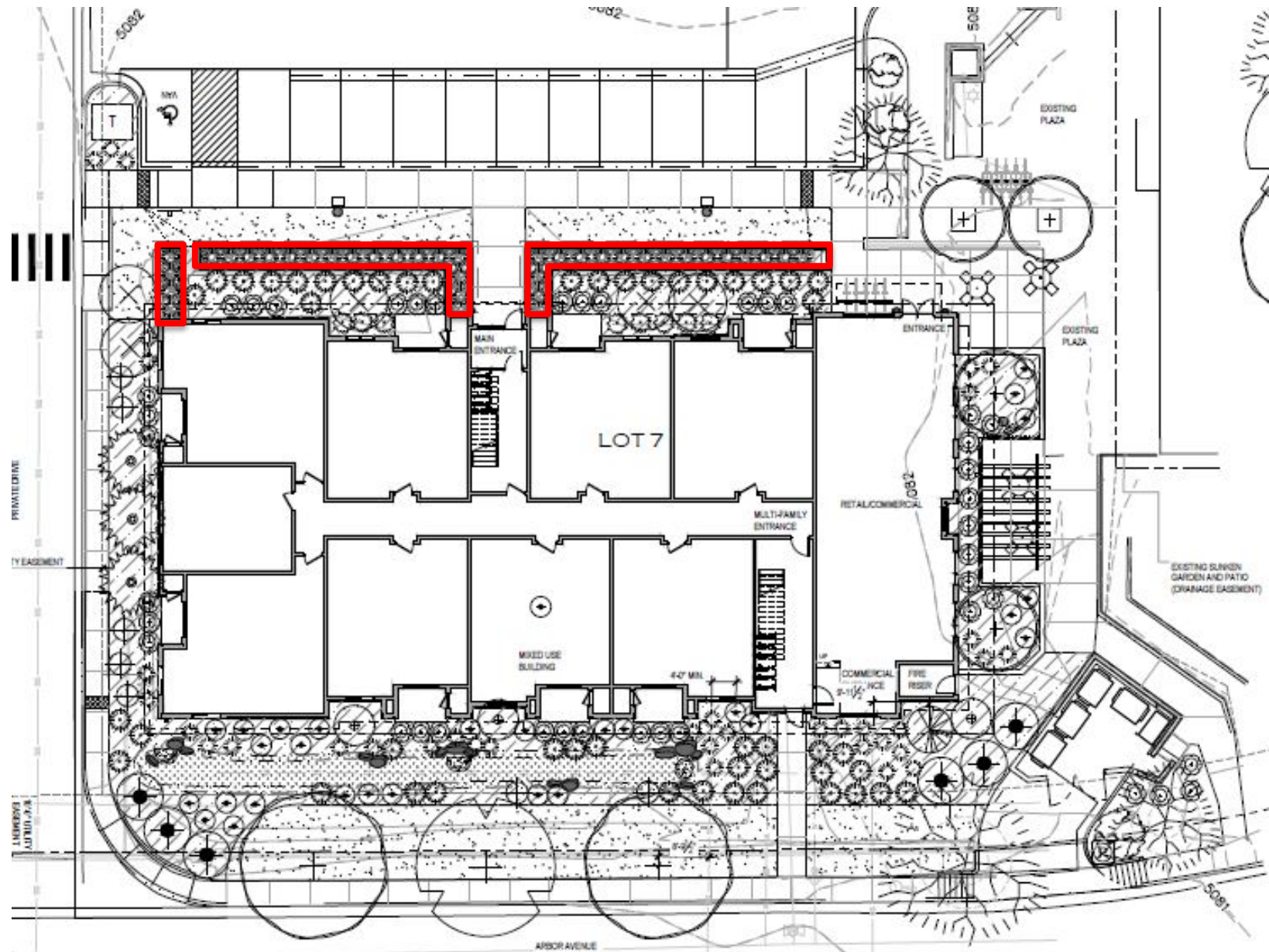
4" cast stone cap along each wall of the planter

Manufactured stone veneer to match building, over cast-in-place concrete wall



**Elevation - LID Planter**

4  
PL4.1 SCALE: 3/4" = 1'-0"



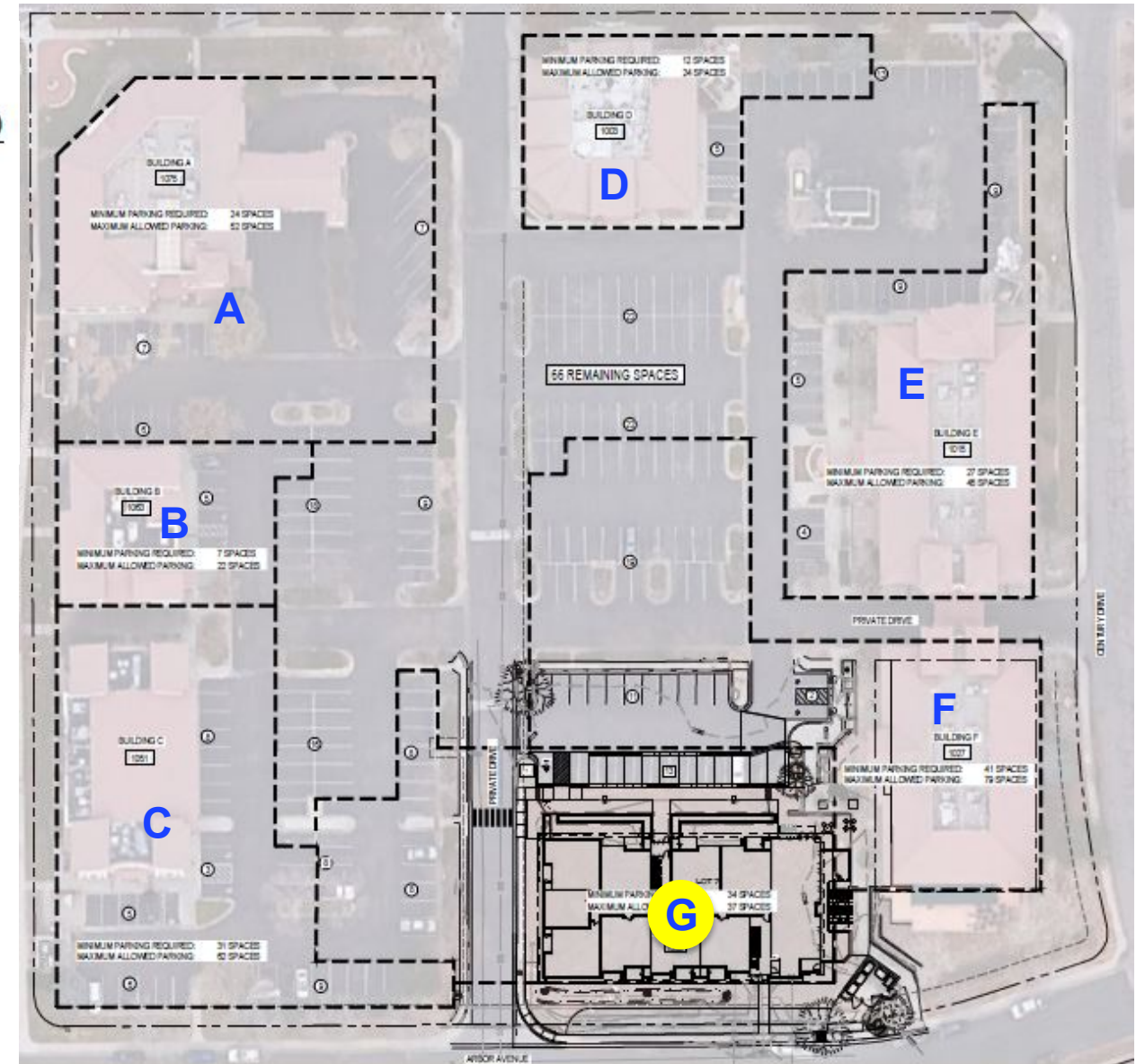
## EXISTING REQUIRED PARKING ANALYSIS SUMMARY

BUILDING ID	TOTAL S.F.	MINIMUM REQUIRED	MAXIMUM ALLOWED
BUILDING A	14,913	26	52
BUILDING B	7,471	8	22
BUILDING C	6,180	31	62
BUILDING D	5,895	12	24
BUILDING E	14,392	20	45
BUILDING F	13,087	38	80
BUILDING G	17,836	34	37
<b>TOTAL</b>		<b>169</b>	<b>322</b>

Total minimum parking required for all uses: 169

Total existing parking: 244

Total number of parking stalls exceeding the minimum required: **66**







South Elevation  
Scale: 3/8" = 1'-0"



West Elevation  
Scale: 3/8" = 1'-0"

**Material Legend**



Stucco  
Color to match existing buildings



Roofing  
Concrete barrel tile  
Color to match existing buildings



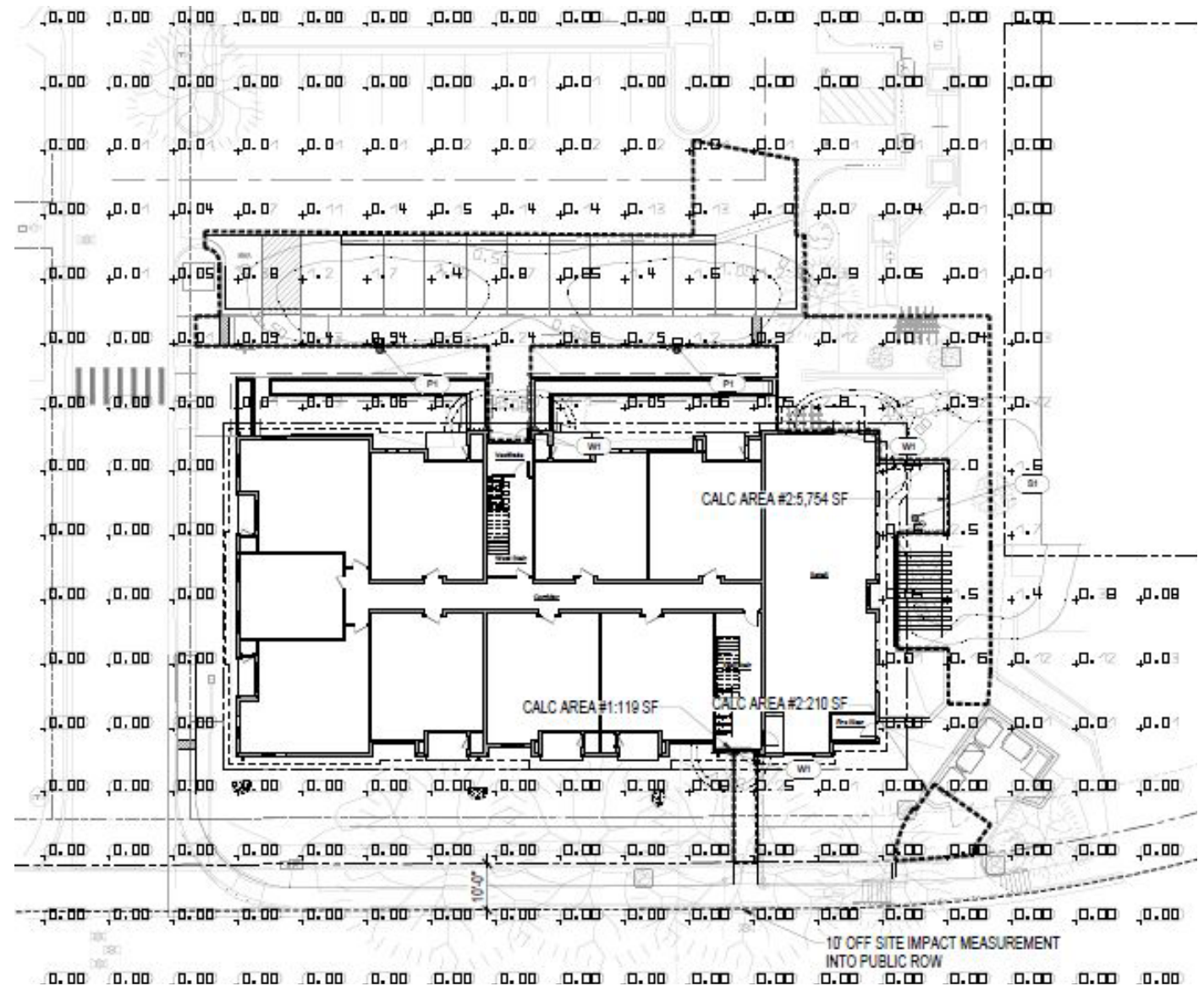
Stone veneer  
Coronado Stone  
Country Rubble - Antique Cream







The City of Fort Collins adopted new exterior lighting standards in the Land Use Code that took effect on March 26, 2021. This lighting plan meets those recently adopted standards.



Fixture Type	Quantity
Wall Mounted	5
Area/Site	1
Area/Site	2

TREE MITIGATION CHART

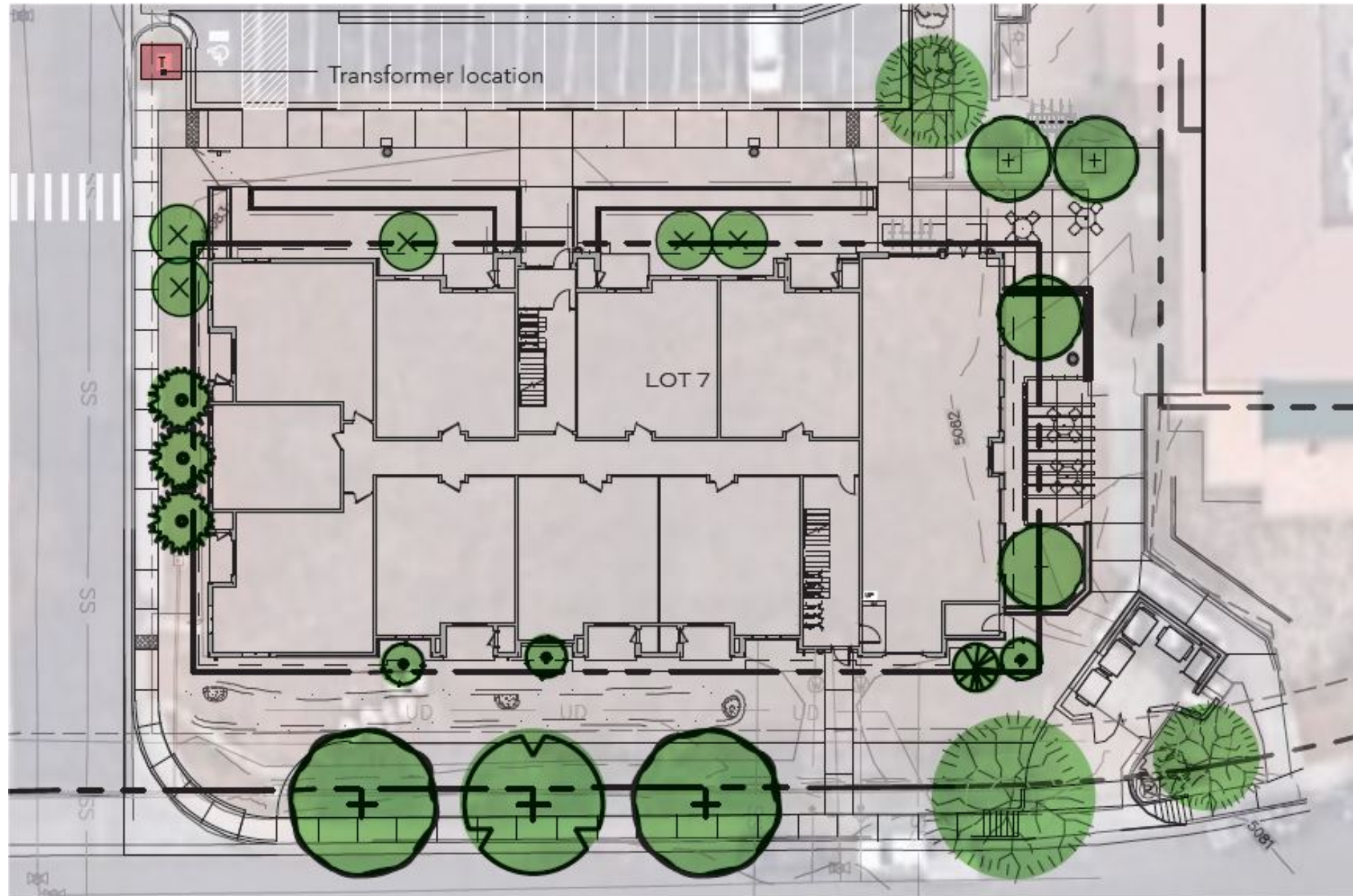
TREE	SPECIES	DIAMETER	CONDITION	ACTION	MITI. TREES REQUIRED	NOTES
1	GREEN ASH	11"	FAIR +	REMOVE	1	
2	GREEN ASH	8"	FAIR -	REMOVE	1	
3	GREEN ASH	11"	FAIR +	REMOVE	1	
4	GREEN ASH	8"	FAIR +	PROTECT	1	
5	GREEN ASH	6"	FAIR	PROTECT	1	OFF SITE
6	ENGLISH OAK	7"	POOR	REMOVE	1	OFF SITE
7	ENGLISH OAK	7"	DEAD	REMOVE	0	OFF SITE
8	ENGLISH OAK	7"	DEAD	REMOVE	0	OFF SITE
9	BUR OAK	7"	GOOD	PROTECT	<u>1.5</u>	OFF SITE
TOTAL MITIGATION TREES REQUIRED:					4	
TOTAL MITIGATION TREES PROVIDED:					4	

3.5.1(I)(1) – Allowing the existing structure to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.





3.2.1(E)(5)(c) –  
Allowing the parking island tree  
requirement to be  
offset by increased  
tree stocking around  
the building  
perimeter.



In evaluating the request for the Poudre Valley Plaza Mixed-Use Major Amendment, MJA210003, Staff makes the following findings of fact and conclusions:

1. The Major Amendment complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. The Major Amendment complies with relevant standards located in Article 3 – General Development Standards with 2 Modifications of Standards.
3. Staff supports the requests for Modifications of Standards to the following subsections:
  - 3.5.1(I)(1) – The existing structure to be allowed to remain in its existing location (8'-0" from R.O.W.) and be expanded to serve the new uses on Lot 7 with a setback of 10'-9" from R.O.W.
  - 3.2.1(E)(5)(c) - Parking island tree requirement shall be offset by increased building perimeter tree stocking.
4. The Major Amendment complies with relevant standards located in Division 4.23 – Neighborhood Commercial District (N-C) in Article 4.

Staff recommends that the Hearing Officer approve 2 Modifications of Standards to Land Use Code sections and subsections 3.5.1(I)(1) and 3.2.1(E)(5)(c); and approve Poudre Valley Plaza Mixed-Use, MJA210003 based on the Findings of Fact and supporting explanations found in the staff report and hearing materials.