

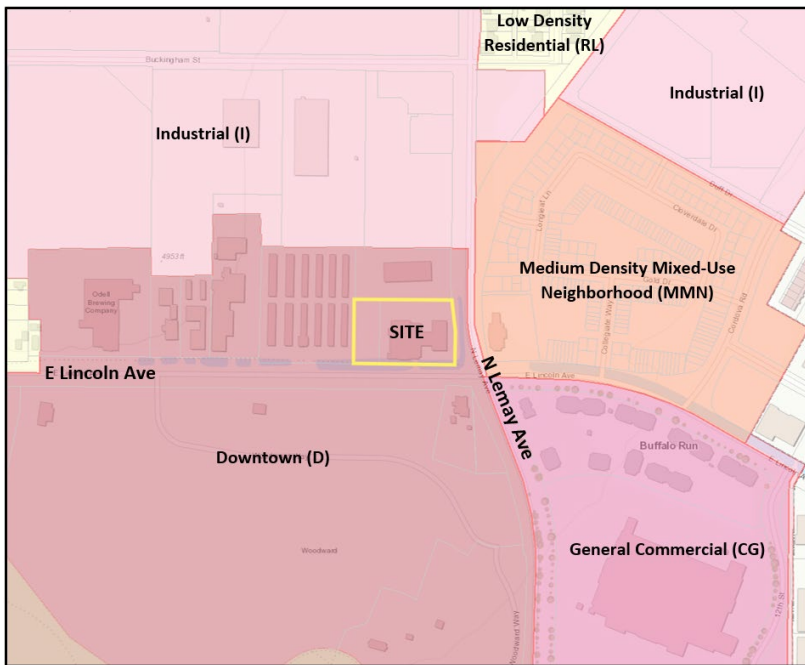
Planning & Zoning Commission: January 20, 2022

SweetWater Brewing Major Amendment – MJA210004

Summary of Request

This is a request for a major amendment (MJA) to develop a parking lot and outdoor beer garden for SweetWater Brewing Co. located at 1014 & 1020 E. Lincoln Avenue (parcel #9712119001; 9712119002). The previous proposal to develop the brewery and a portion of the site as a three-story 31,500 square foot mixed use building (PDP #32-08) was approved by the Planning & Zoning Board in November 2008. The current proposal seeks to amend previously approved plans for the development of the parking lot on the portion of the site where the mixed-use building was proposed. The proposed beer garden would then be constructed on top of the current parking area. These proposed changes constitute a major amendment to the previously approved project.

Zoning Map (ctrl + click map to follow link)



Next Steps

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

Site Location

- Located at 1014 & 1020 E. Lincoln Avenue – the northwest corner of the intersection of E. Lincoln Avenue and N. Lemay Avenue.

Zoning

Downtown (D), Innovation Subdistrict

Property Owner

SweetWater Colorado Brewing Company, LLC.
1020 E. Lincoln Avenue
Fort Collins, CO 80524

Applicant/Representative

Michael McBride
MMLA Landscape & Planning
2339 Spruce Creek Dr.
Fort Collins, CO 80528

Staff

Will Lindsey, City Planner

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Staff Recommendation

Approval of Major Amendment

1. Project Introduction

A. PROJECT DESCRIPTION

- This is a request for consideration of a major amendment (MJA) to the Fort Collins Brewery Project Development Plan (Project # 32-08). The project is located at the northwest intersection of E. Lincoln Avenue and N. Lemay Avenue and is approximately 2.61 acres in size.
- The previous proposal for the brewery included plans to develop the western part of the site as a three-story mixed use building with ground-floor retail and twelve dwelling units. That plan was approved by the Planning & Zoning Board (P&Z) in November 2008. The current proposal seeks to amend previously approved plans by developing the western portion of the site as a vehicle parking lot and redeveloping the existing parking area as an outdoor beer garden for use by the new property owners and tenants SweetWater Brewing Company. The project is subject to a major amendment process due to the significant change in character from the approved plans (i.e. mixed-use building to surface parking lot).
- The MJA proposes to redevelop the existing western parking lot (23 spaces) into an outdoor beer garden, and to develop a new parking lot area on the western portion of the site that has remained unpaved. The MJA proposes 39 parking spaces for the new parking lot area, for a total of 74 standard vehicle parking spaces. Four of the parking spaces will be designated as ADA-accessible spaces.
- Landscaping improvements for the new parking area as well as adjacent to the beer garden are proposed. Other site and landscaping improvements in the approved PDP, including dense landscaping along N. Lemay Avenue, are proposed to remain. The MJA will preserve all of the trees currently on site, as well as add five additional trees for the parking area.

B. SITE CHARACTERISTICS

1. Development Status/Background

The subject property was annexed into the City on June 6, 1974 as part of the Northeast Consolidated Annexation. The property was originally platted as part of the North Lemay Subdivision.

At a public hearing on November 20, 2008, the Planning and Zoning Board unanimously approved a request for a Project Development Plan (PDP #32-08) to construct the Fort Collins Brewery and a three-story mixed-use building on the site.

In 2011 a Minor Amendment permitting a temporary unpaved parking area on the footprint of the proposed mixed-use building was approved for overflow parking from the brewery.

In 2017 Fort Collins Brewery ceased operations at the site and sold the property to Red Truck Brewing Company. Red Truck Brewing operated at the site until July 2021 when they sold the property to the current owners SweetWater Brewing Co.

The majority of the property is used as a brewery and restaurant. The portion of the property being developed is an undeveloped gravel lot. There are no new structures proposed for the site.

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Downtown (D), Innovation Subdistrict	Downtown (D), Innovation Subdistrict	Medium Density Mixed-Use Neighborhood (MMN)	Downtown (D), Innovation Subdistrict
Land Use	Commercial/Industrial (Office Building)	Commercial/Industrial (Restaurant & Office Campus.)	Commercial (Drive-Thru Bank)	Commercial (Enclosed Mini-Storage)

C. OVERVIEW OF MAIN CONSIDERATIONS

Staff's main considerations for this major amendment have been the following:

- The landscape screening of the new parking area from E. Lincoln Avenue, and the adjacent properties.
- The conversion of the existing parking lot into the beer garden.
- The upgrade to the existing outdoor lighting for the entire site per the updated code requirements for Existing Lighting found in Land Use Code Section 3.2.4 – Exterior Site Lighting.

2. Comprehensive Plan

A. CITY PLAN (2019)

The City's comprehensive plan was developed with the participation of thousands of community members and embodies the vision and values of the community for the future. A basic aspect of the vision pertinent to the proposal is the unique character and sense of place in Fort Collins. The City Plan's Structure Plan Map includes place types which provide a framework for the ultimate buildout of Fort Collins. These place types provide a policy structure that can apply to several specific zone districts within each place type by outlining a range of desired characteristics. The subject property is consistent with the "Downtown place type" land use designation, which is the overlying land use designation for all sub-districts within the Downtown (D) zone district.

City Plan provides guidance that the Structure Plan is not intended to be used as a stand-alone tool; rather, it should be considered in conjunction with the accompanying principles, goals and policies contained in City Plan as a tool to guide future growth and development. Key principles and policies relevant to the project include the following:

OUTCOME AREA "LIV" -- NEIGHBORHOOD LIVABILITY AND SOCIAL HEALTH – Managing Growth: These principles help the City to manage growth by encouraging infill and redevelopment, ensuring this development is compatible with the character of the surrounding neighborhood or area.

PRINCIPLE LIV 3: Maintain and enhance our unique character and sense of place as the community grows:

POLICY LIV 3.6 - CONTEXT-SENSITIVE DEVELOPMENT. Ensure that all development contributes to the positive character of the surrounding area. Building materials, architectural details, color range, building massing, and relationships to streets and sidewalks should be tailored to the surrounding area.

PRINCIPLE LIV 4 – Enhance neighborhood livability:

POLICY LIV 4.2 - COMPATIBILITY OF ADJACENT DEVELOPMENT. Ensure that development that occurs in adjacent districts complements and enhances the positive qualities of existing neighborhoods. Developments that share a property line and/or street frontage with an existing neighborhood should promote compatibility by: Continuing established block patterns and streets to improve access to services and amenities from the adjacent neighborhood; Incorporating context-sensitive buildings and site features

(e.g., similar size, scale and materials); and Locating parking and service areas where impacts on existing neighborhoods—such as noise and traffic—will be minimized.

B. DOWNTOWN PLAN (2017)

Fort Collins has shaped downtown development through an adopted subarea plan since 1989. The most recent update to the Downtown Plan was adopted by City Council in 2017. The Downtown Plan serves as a guide for budgets, projects, programs, investments, regulations and other efforts focused in the downtown area. In addition to overall policy guidance, the 2017 Downtown Plan also incorporated recently completed planning efforts and studies (e.g., the Poudre River Downtown Master Plan, the citywide Pedestrian Plan, and the Bicycle Master Plan) into a comprehensive plan for Downtown Fort Collins.

Perhaps most relevant to the current proposal, the Downtown Plan provides specific visions for the future character of each of downtown's nine subdistricts. Guidance for the Innovation Subdistrict emphasizes green-edged streets, a light industrial design character, and the inclusion of outdoor spaces such as patios, courtyards, and plazas to facilitate interaction. The future character of this area is planned to be "incubator, research, startup, educational, and creative uses along with cultural and recreational assets in a walkable, bikeable setting connected with collaborative spaces and technology."

The proposal for development of this parking lot and the beer garden aligns well with the guidance contained in the Downtown Plan. The proposed landscaping along E. Lincoln Avenue will help the parking lot blend into the character of the existing semi-industrial area as well as build upon the parkway landscaping improvements recently implemented as part of the Lincoln Corridor Plan. The new beer garden space will create a more visually pleasing and active use of the former parking area for the brewery and the wider area.

C. LINCOLN CORRIDOR PLAN (2014)

The 2014 Lincoln Corridor Plan provided a design concept to transform Lincoln Avenue with improvements to the street as public space. Improvements include special sidewalks, plazas, bike lanes, streetscape features, and a new bridge over the Poudre River with pedestrian and beautification enhancements.

The street improvements began in 2017, and the improved right-of-way has been designed to complement the private investment which has spurred revitalization in the area. As a centerpiece of the area the street has been designed to reflect the unique identity of the corridor, improve the experience for all transportation modes (pedestrian, bicycle, transit, and vehicle), and to demonstrate innovation, sustainability, and creativity. The proposed project adds to the vision for the corridor by developing providing a visually pleasing outdoor space that is easily accessible by pedestrians, bicyclists, and vehicles as well as enhancing the landscaping adjacent to E. Lincoln Avenue as a means of screening the new parking area.

3. Public Outreach

A. NEIGHBORHOOD MEETING

A neighborhood meeting was held on August 2, 2021. No members of the public were in attendance, and no comments were made on the proposal.

B. PUBLIC COMMENTS:

No written comments or emails have been received for this proposal. Any communication received between the public notice period and hearing will be forwarded to the P&Z Commission to be considered when making a decision on the project.

4. Article 2 – Applicable Standards

A. BACKGROUND

This project was submitted on August 24, 2021. The project required four rounds of staff review.

B. PROJECT DEVELOPMENT PLAN PROCEDURAL OVERVIEW

1. Conceptual Review – CDR210045

A conceptual review meeting was held on June 10, 2021.

2. Neighborhood Meeting

Per Land Use Code Section 2.2.2 a one neighborhood meeting is required. In accordance with this requirement, one neighborhood meeting was held on August 2, 2021.

3. First Submittal – MJA210004

The first submittal of this project was completed on August 24, 2021.

4. Notice (Posted, Written and Published)

Posted Notice: August 2, 2021, Sign # 642

Written Hearing Notice: January 6, 2022, 22 addresses mailed.

Published Hearing Notice: Scheduled for January 9, 2022, Coloradoan Confirmation 0005079342

5. Article 3 - Applicable Standards

A. DIVISION 3.2 - SITE PLANNING AND DESIGN STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.2.1 – Landscaping and Tree Protection	<p>This Code Section requires a fully developed landscape plan that addresses relationships of landscaping to the circulation system and parking, the building, abutting properties, and users of the site in a manner appropriate to the neighborhood context.</p> <p>The plan provides the following main components:</p> <ul style="list-style-type: none"> • There are a total of 23 existing trees on the site and the proposal includes 5 additional trees for a total of 28. The maximum percentage of any one species is 33%. This meets the minimum species diversity requirements in Land Use Code Section 3.2.1(D)(3). • The MJA as submitted meets the landscape standards in Land Use Code Section 3.2.1(E). Parking lot perimeter landscaping and screening is provided along all sides of the parking lot. Screening, landscaping, and tree planting is concentrated in high-visibility areas, particularly along E. Lincoln Avenue. This screening consists of trees and landscaping along the north, south, and west of the parking lot. • A total of 1,154 square feet of the new parking lot interior is proposed to be landscaping, which exceeds the requirement of 914 square feet. This interior parking lot landscaping includes a variety of shrubs, perennials, grasses and evergreens. Additionally, there is 1 existing mature tree, 4 new shade canopy trees total (1 per landscape island), and 1 evergreen. The landscape islands are all at least 80 square feet in area as required in Section 3.2.1(E)(5)(c). • Because the MJA as submitted proposes to preserve all of the existing trees on the site, no tree mitigation is required. The City Forestry Department has provided input on the species of trees proposed as part of this MJA. 	Complies
3.2.2 – Access, Circulation and Parking	<p>This Code Section requires secure, convenient, efficient parking and circulation improvements that add to the attractiveness of the development.</p> <ul style="list-style-type: none"> • The plan provides on-site walkways, curbcuts, sidewalk ramps, and a clearly delineated parking lot layout in compliance with standards. • A 6-foot wide, paved walkway connections along the eastern edge of the parking lot is proposed to move pedestrians safely to the existing public sidewalk along E. Lincoln Avenue. 	Complies
3.2.2(C)(4)(b) – Bicycle Parking Space Requirements	<p>Bicycle parking requirements for the restaurant use is 1 space per 500 square feet (minimum of 4 spaces), and a 4 spaces for industrial uses. For a 6,700 square foot restaurant and the brewery (industrial use), 17 bicycle parking spaces are required.</p> <ul style="list-style-type: none"> • The project exceeds the standards by 20 bicycle parking spaces on-site via the existing bicycle parking area. The MJA does not propose to change the bicycle parking. 	Complies
3.2.2(K)(2) – Nonresidential Parking Requirements	<p>Vehicle parking requirements for a restaurant use is a minimum of 5 per 1,000 square feet, and a maximum of 10 per 1,000 square feet. For industrial use the parking requirements are a minimum of .5 spaces per employee, and a maximum of .75 spaces per employee. The proposed plans provide 74 parking spaces on-site. The allowed parking range is 74-136 spaces, based on the square footage of the uses. Four ADA-accessible spaces are required in the parking lot.</p> <ul style="list-style-type: none"> • This MJA proposes 39 new parking spaces to account for the loss of the 23 spaces where the beer garden is proposed, which results in a total of 74 parking spaces. The number of parking spaces meets the standards. • Four ADA-accessible spaces are proposed with this MJA. 	Complies

<p>3.2.2(L) – Parking Stall Dimensions</p>	<p>Land Use Code Section 3.2.2(L) details parking stall and drive-aisle requirements for parking lots. In general, 90 degree, head-in parking stalls must be 9 feet in width and 19 feet in length unless designated as compact spaces. Two-way drive aisles must be 24 feet wide.</p> <ul style="list-style-type: none"> The proposed project meets the parking stall and drive-aisle dimensions required in the Land Use Code. 	<p>Complies</p>
<p>3.2.3 – Solar Access, Orientation, Shading</p>	<p>This Section seeks to ensure that site plan elements (buildings, trees, etc.) do not excessively shade adjacent properties, creating a significant adverse impact upon adjacent property owners.</p> <ul style="list-style-type: none"> No buildings are being proposed, and no excessive shading will impact adjacent property owners as a result of this proposal. 	<p>N/A</p>
<p>3.2.4 – Site Lighting</p>	<p>The purpose of this Section is to ensure adequate exterior lighting for the safety, security, enjoyment and function of the proposed land use; conserve energy and resources; reduce light trespass, glare, artificial night glow, and obtrusive light; protect the local natural ecosystem from damaging effects of artificial lighting; and encourage quality lighting design and fixtures.</p> <p>Because this is a Major Amendment the applicant was required to complete a site lighting retrofit for the entire development site. The updated lighting standards require compliance with the applicable Lighting Context Area which determines the limitations for exterior artificial lighting. The Lighting Context Area for the Innovation sub-district of the Downtown zone district is LC2. Compliance is based on the specific requirements for the LC2 context area:</p> <ul style="list-style-type: none"> Light Trespass Limitations. The project complies with the light trespass levels along all measurement boundaries. The maximum illumination values permitted along site boundary is 0.3 measured 10 feet from the property line. The proposed lighting plan is in compliance with this maximum. Based on the LC2 context area, the project is also reviewed for maximum allowable BUG ratings (Backlight, Uplight and Glare). All BUG ratings are met for the project. All proposed lighting is fully shielded and down-directional, meeting color temperature requirements of 3,000K or less. <p>The photometric plan demonstrates compliance with minimum and maximum lighting requirements for the LC2 context area and will bring the site into compliance with the updated lighting standards.</p>	<p>Complies</p>
<p>3.2.5 – Trash and Recycling Enclosures</p>	<p>All commercial structures must provide adequately sized, conveniently located and easily accessible area for the waste disposal needs of the development.</p> <ul style="list-style-type: none"> Because no new buildings or building expansions related to the current brewery use is being proposed, no changes to the existing trash or recycling enclosures are included in this MJA. 	<p>N/A</p>

B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.3.1(C) – Public Sites, Reservations and Dedications	<p>An applicant is required to dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing road is abutting or within the tract being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such roadway to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <p>The project will dedicate both onsite and offsite easements prior to final recordation and as required by the City’s Engineering Services department.</p>	Complies

C. 3.4 ENVIRONMENTAL, NATURAL AREA, RECREATIONAL AND CULTURAL RESOURCE PROTECTION STANDARDS

The purpose of this Section is to ensure that when property is developed consistent with its zoning designation, the way in which the proposed physical elements of the development plan are designed and arranged on the site will protect the natural habitats and features both on the site and in the vicinity of the site.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.4.1 – Natural Habitats	<p>This section applies if any portion of the development site is within five hundred feet of an area or feature identified as a natural habitat on the City’s Natural Habitats and Features Inventory Map.</p> <ul style="list-style-type: none"> No portion of the development site is within five hundred feet of an area or feature on the City’s Natural Habitats and Features Inventory Map. This section does not apply and an Ecological Characterization Study (ECS) was not required. 	N/A
3.4.7 – Historic and Cultural Resources	<p>This section applies if there are any historic resources within the area of adjacency of a proposal. The area of adjacency is measured at 200 feet in all directions from the perimeter of the development site. Any lot or parcel of property shall be considered within the area of adjacency if any portion of such lot or parcel is within the two hundred (200) foot outer boundary.</p> <ul style="list-style-type: none"> No historic resources are within the area of adjacency of the site. This section does not apply. 	N/A

D. 3.5 – BUILDING STANDARDS

The purpose of this Section is to ensure that the physical and operational characteristics of proposed buildings and uses are compatible when considered within the context of the surrounding area.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.5.1 – Building Project and Compatibility	<p>This section is designed to ensure compatibility of new buildings with the surrounding context. Absent any established character, the standard requires that new buildings set an enhanced standard of quality for future projects or redevelopment in the area.</p> <p>Because there are no buildings proposed, the remainder of Division 3.5 does not apply to this MJA.</p>	Complies

E. 3.6 TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation network of streets, alleys, roadways and trails is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.6.2 – Streets, Streetscapes, Alleys and Easements and 3.6.3 – Street Pattern and Connectivity Standards	<p>This Section is intended to ensure that the various components of the transportation network are designed and implemented in a manner that promotes the health, safety and welfare of the City.</p> <p>The City’s Traffic Operations and Engineering Departments have reviewed this MJA and find that the site access, proposed land use, and size is appropriate from a traffic engineering perspective and the existing roadway system is adequate to accommodate the project’s traffic and the existing site location is appropriate for the proposed project. The proposed beer garden and parking lot uses will not create a traffic burden upon the adjacent roadway system.</p>	Complies
3.6.4 – Transportation Level of Service Requirements	<p>Traffic Operations and Engineering Departments have reviewed the plan’s expected traffic generation and have determined that the pedestrian and bicycle facilities proposed are consistent with the City of Fort Collins Multi-Modal Transportation Level of Service Manual.</p>	Complies
3.6.6 – Emergency Access	<p>This section is intended to ensure that emergency vehicles can gain access to, and maneuver within, the project so that emergency personnel can provide fire protection and emergency services without delays.</p> <p>The plan demonstrates the appropriate on-site emergency access easement in compliance with the current International Fire Code. The drive aisle that circulates through the parking lot provides for a 24-foot emergency access easement and is shown on the Site Plan.</p>	Complies

F. 3.7 COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
3.7.3 – Adequate Public Facilities	<p>This section requires that any approval of a development is conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <p>The project is served by Fort Collins Water Utilities, Fort Collins Light and Power, Poudre Fire Authority and Fort Collins Stormwater Districts. Each party has commented on the project and have demonstrated existing infrastructure capable of serving the proposed project at the developer’s expense.</p>	Complies

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings						
<p>4.16(B) – Street Frontage Types</p>	<p>This section of the Land Use Code assigns one of three street frontage types to all of the blocks in the D zone. Each street frontage type has its own requirements for setbacks from back of curb, alley, sidelot and rear setbacks, build-to ranges, and other public space and building placement characteristics.</p> <p>The E Lincoln Ave and N Lemay Avenue street frontages surrounding this site are assigned a “Green Edge” street type. “Green Edge” street types are characterized by generous parkway widths and landscaped setbacks between the sidewalk and the building. Staff’s considerations were based on proximity of the project to E. Lincoln Avenue due to that street being the primary access point for the parking lot and beer garden.</p> <p>The parking lot complies with setback requirements for the street frontage types as follows:</p> <table border="1" data-bbox="402 743 1292 1125"> <thead> <tr> <th></th> <th>Required Setbacks</th> <th>Provided Setbacks</th> </tr> </thead> <tbody> <tr> <td>E Lincoln Ave (Green Edge)</td> <td>Min. 24’ from back of curb to building Min. 9’ parkway Min. 10’ back of walk to building 10’ sidelot 5’ alley 5’ rear yard</td> <td>40-48’ from back of curb to parking lot & beer garden 21’ parkway 11.5’ sidelot No alley 13.5’ rear yard</td> </tr> </tbody> </table> <p>Because there are no buildings on the site, the remaining requirements in this section do not apply to this MJA.</p>		Required Setbacks	Provided Setbacks	E Lincoln Ave (Green Edge)	Min. 24’ from back of curb to building Min. 9’ parkway Min. 10’ back of walk to building 10’ sidelot 5’ alley 5’ rear yard	40-48’ from back of curb to parking lot & beer garden 21’ parkway 11.5’ sidelot No alley 13.5’ rear yard	<p>Complies</p>
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<p>4.16(C) – Building Heights and Mass Reduction</p>	<p>The maximum height on this site is four stories, and standards in this section set requirements for upper story step backs, building articulation, and other mass reduction techniques. Because there is no building on the site, Section 4.16(C) does not apply to this MJA.</p>	<p>N/A</p>						
<p>4.16(D)(1) – Site Design</p>	<p>This section contains standards guiding the location of parking lots, garage entries and service locations in the Downtown zone. It requires that parking lots be located along alleys when available and outlines a hierarchy of locations for parking lots as follows: if no alley is present, parking lots should be located on a Green Edge street, then a Mixed-Use street. To the maximum extent feasible, parking lots should not be located on Storefront streets.</p> <ul style="list-style-type: none"> The MJA proposes the access for the parking lot to be taken from the existing curb-cut from E. Lincoln Avenue, which is designated as a “Green Edge” Street Frontage type. This arrangement of parking lot access points meets the standard. 	<p>Complies</p>						
<p>4.16(E) – Special Subdistrict Provisions</p>	<p>This section contains specific standards for Downtown Subdistricts, including the Innovation Subdistrict in Section 4.16(E)(4). This section refers to the placement of parking lots, stipulating that new parking lots and vehicle use areas shall be located wither in interior block locations between buildings that face the street and the buildings that face the river, or side yards. Staff finds that the proposed parking lot complies with this standard as it is located in what constitutes the side yard area for the brewery.</p>	<p>Complies</p>						

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
4.16(F) – Permitted Uses	This section lists the permitted uses and review types for all of the Downtown Subdistricts. The MJA is proposing a change to the original plan for a mixed-use building to a parking lot as well as the addition of a beer garden for the brewery both of which are permitted uses. As detailed earlier in this report, this request constitutes a major change of character from the original plans which is why a Planning & Zoning Commission Review is required.	Complies

7. Findings of Fact/Conclusion

In evaluating the request for the SweetWater Brewing Major Amendment, MJA #210004, Staff makes the following findings of fact:

- The Major Amendment complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Major Amendment complies with relevant standards located in Article 3 – General Development Standards.
- The Major Amendment complies with relevant standards located in Division 4.16, Downtown (D) of Article 4.

8. Recommendation

Staff recommends approval of the SweetWater Brewing Major Amendment, MJA #210004 based on the aforementioned Findings of Fact.

9. Attachments

1. Site & Landscape Plan
2. Parking Lot Screening Photo-Simulation
3. Lighting Plan
4. Subdivision Plat
5. Staff Presentation

10. Links

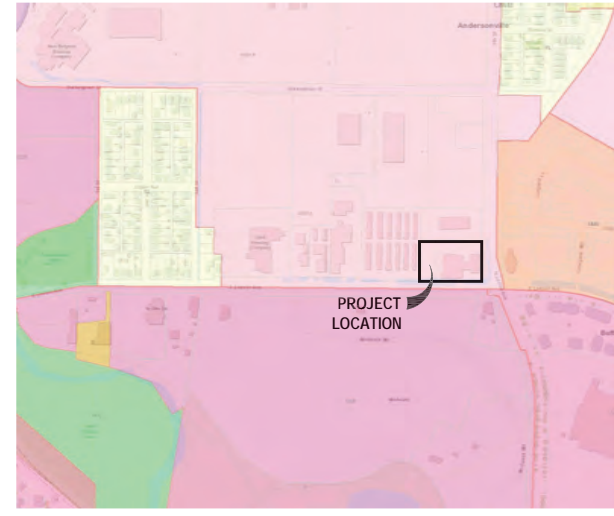
The documents available at the following links provide additional information regarding the development proposal under review and are incorporated by reference into the hearing record for this item:

- [Architectural Elevations](#)
- [Utility Plan](#)
- [Drainage Memo](#)
- [Turning Analysis](#)
- [Traffic Memo](#)
- [Response to Staff Review Comments](#)
- [Neighborhood Meeting Recording](#)



SWEETWATER BEER GARDEN

LOTS 1 AND 2, FORT COLLINS BREWERY, CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

OWNERS CERTIFICATION

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

IN WITNESS WHEREOF, I/WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE ____ DAY OF _____, 20__.

BY: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES OF THE CITY OF FORT COLLINS THIS ____ DAY OF _____, 20__.

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES _____

SHEET INDEX

L0	COVER PAGE
L1	SITE PLAN
L2	TREE MITIGATION PLAN
L3	LANDSCAPE PLAN
L4	LANDSCAPE DETAILS

SITE PLAN NOTES

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOF TOP 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 CONDOUT, 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 THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- 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 FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&R'S), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON AN ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), DOOR-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.
- PRIVATE IMPROVEMENTS SHOWN WITHIN THE RIGHTS-OF-WAY ARE SUBJECT TO APPROVAL OF AN ENCROACHMENT PERMIT.

MAJOR AMENDMENT
SECOND SUBMITTAL

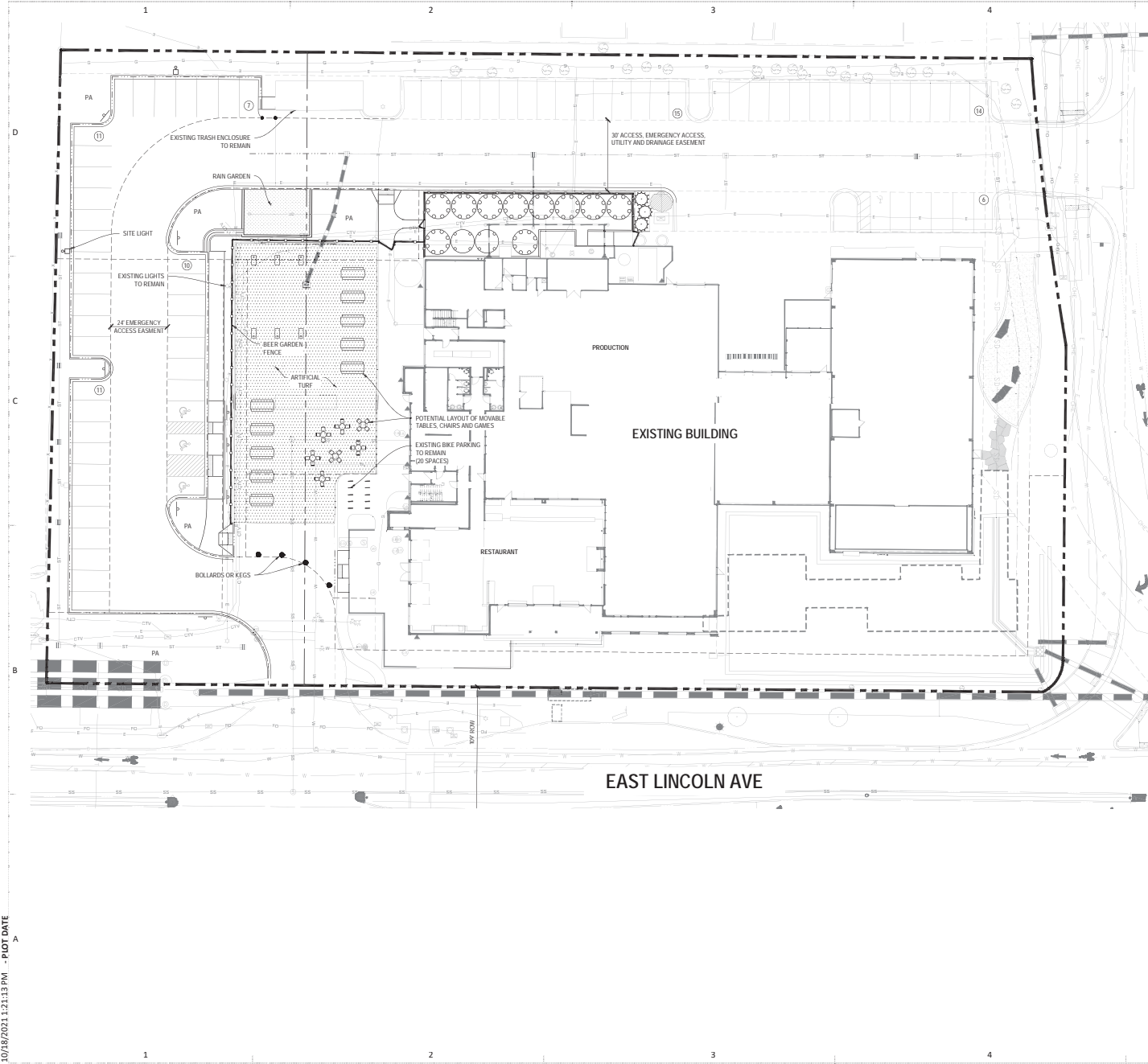
SWEETWATER BEER
GARDEN
SWEETWATER BREWING COMPANY
1020 EAST LINCOLN AVENUE
FORT COLLINS, COLORADO 80524

PROJECT #: 21-07
ISSUE DATE: 11/24/21
REVISIONS:
DESCRIPTION DATE

COVER PAGE

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10/18/2021 11:21:13 AM - PLOT DATE



LAND USE DATA

EXISTING ZONING	D - DOWNTOWN
PROPOSED LAND USE	MANUFACTURING/BAR
SITE AREA	2.8 AC (114,850 SF)
MAX BUILDING HEIGHT PERMITTED	4 STORIES
ESTIMATED FLOOR AREA RATIO	0.22
TOTAL SQUARE FOOTAGE	
RESTAURANT AREA	6,874 SF
INDUSTRIAL AREA	22,422 SF
BEER GARDEN	6,500 SF
PARKING ALLOWED	
RESTAURANT	5/1,000 SF MIN 6.7 x 5 - 35
INDUSTRIAL	10/1,000 SF MAX 6.7 x 10 - 67
	0.5 EMP. MIN 12 EMP. - 6
	0.75 EMP. MAX 12 EMP. - 9
BEER GARDEN	5/1,000 SF MIN 6.5 x 5 - 33
	10/1,000 SF MAX 6 x 10 - 60
TOTAL PARKING REQUIRED	
	73 MINIMUM
	136 MAXIMUM
PARKING PROVIDED	
EXISTING PARKING	20
EXISTING HANDICAP PARKING	3
EXISTING PARKING TOTAL	23
PROPOSED PARKING	70
PROPOSED HANDICAP PARKING	4
PROPOSED PARKING TOTAL	74
BICYCLE PARKING REQUIRED	
RESTAURANT	1/500 SF 13
INDUSTRIAL	4
TOTAL	17
BICYCLE PARKING PROVIDED	
	20

MAJOR AMENDMENT
 SECOND SUBMITTAL

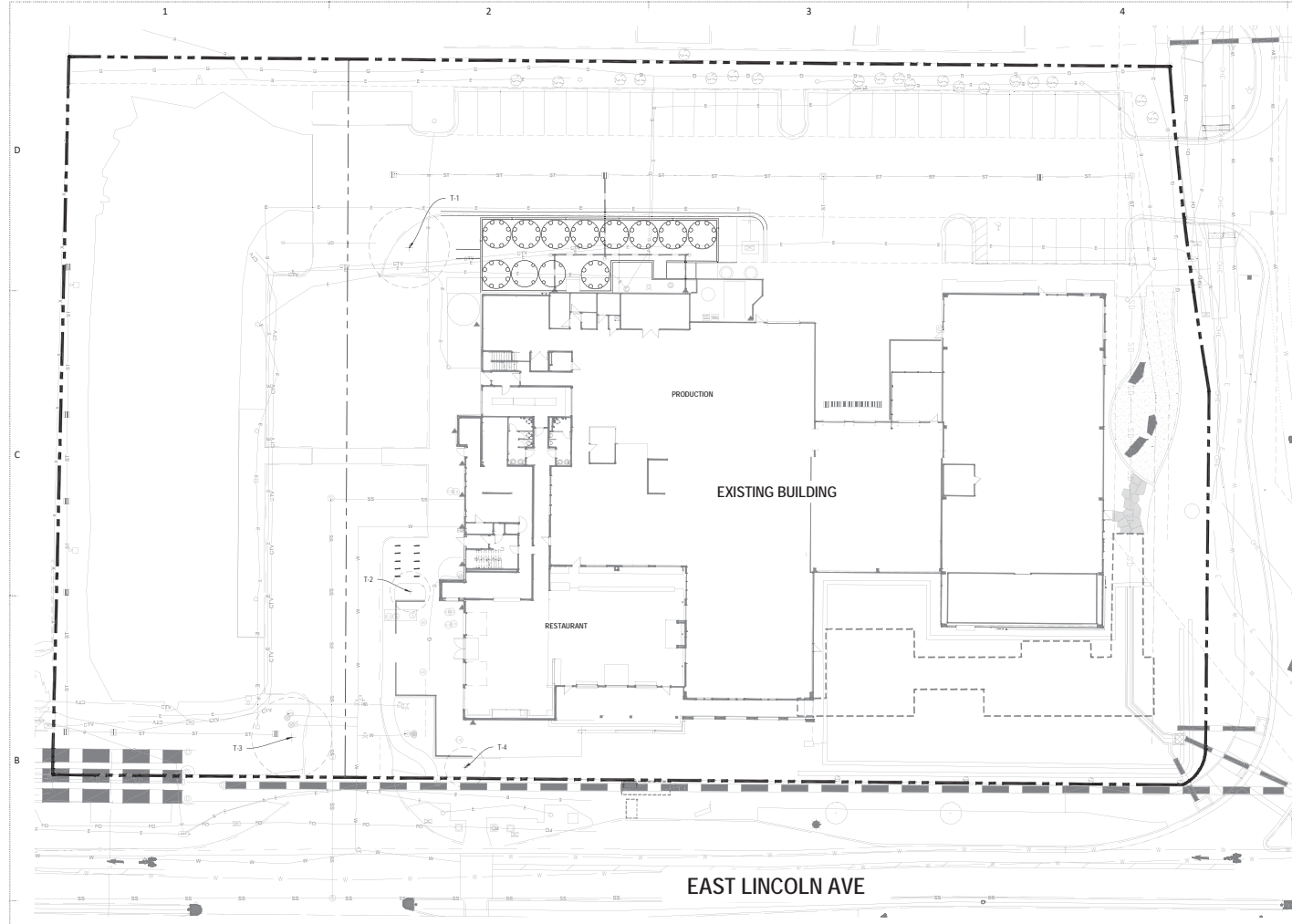
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SITE PLAN

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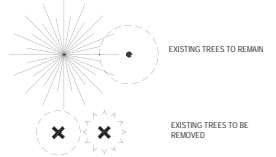
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- STREET TREE NOTES**
1. A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDANS AND OTHER 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.
 2. 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.
 3. 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 ARBORIST WHERE REQUIRED BY CODE. STREET TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.
 4. THE DEVELOPER SHALL REPLACE ROAD OR DIVING 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.
 5. 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.

- TREE PROTECTION NOTES**
1. 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.
 2. WITHIN THE DROP-LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR (4) INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 3. 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.
 4. 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 DROP-LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 5. 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 DROP-LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 7. 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 PERIMETER OF SUCH AREAS BEING CLEARED.
 8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FEATURE 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 | AUGER DISTANCE |
|--------------------------------|----------------|
| FROM FACE OF TREE (FEET) | 0-2 |
| 1 | 3-4 |
| 2 | 5-9 |
| 3 | 10-14 |
| 4 | 15-19 |
| 5 | OVER 19 |
9. 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.

LEGEND

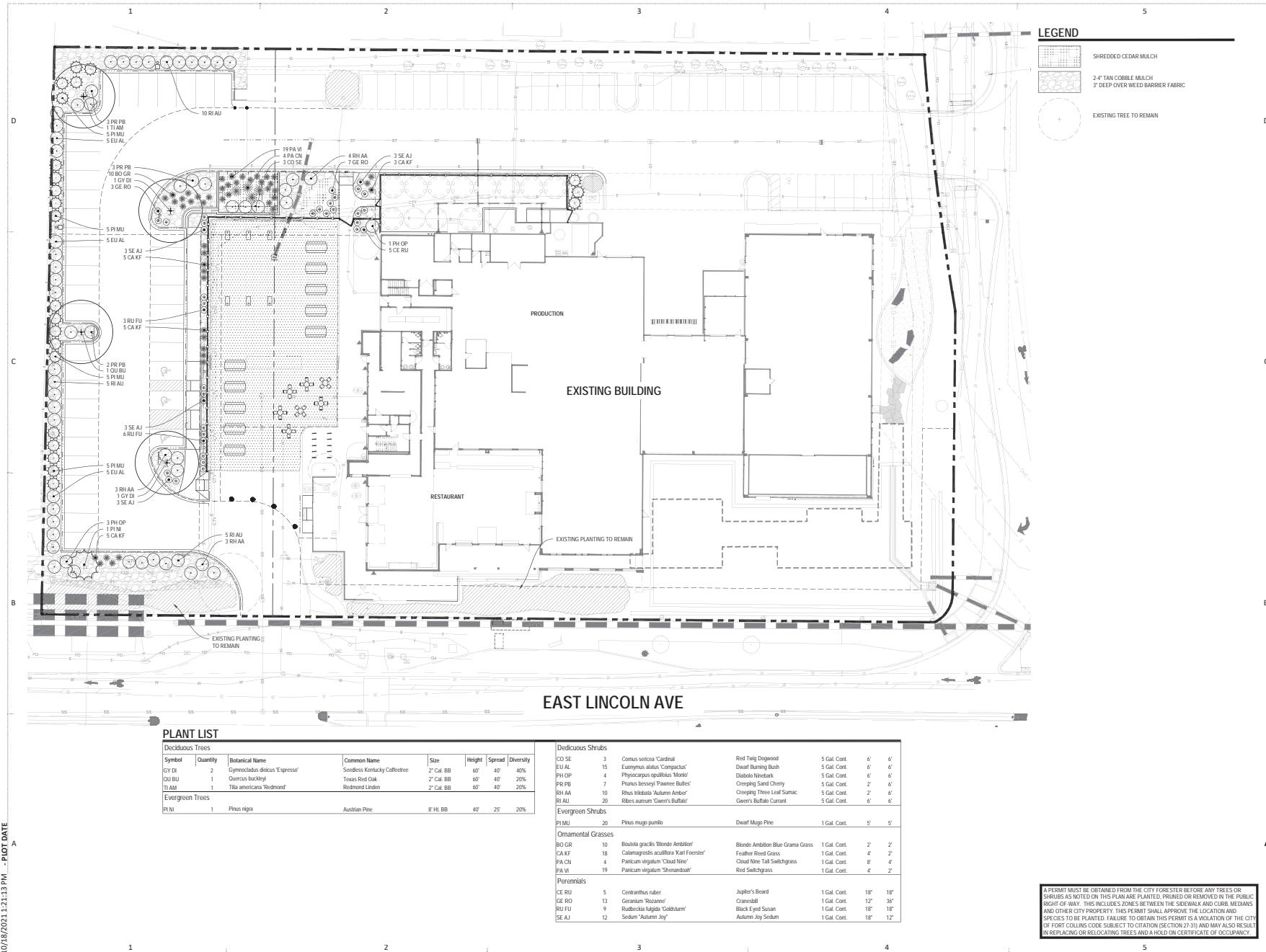


TREE MITIGATION TABLE

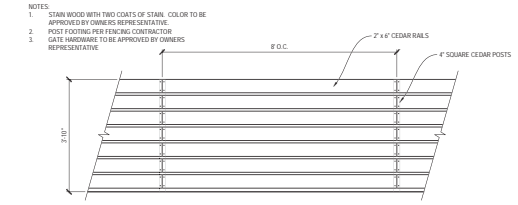
SYMBOL	SPECIES	SIZE (DBH)	QUALITY	MITIGATION VALUE	STATUS
T-1	HONEYLOCUST	11"	FAR+	2	RETAIN
T-2	KENTUCKY COFFEETREE	2"	FAR+	1	RETAIN
T-3	HONEYLOCUST	7"	GOOD	1.5	RETAIN
T-4	HOT WINGS MAPLE	2"	FAR+	1	RETAIN
MITIGATION TREES REQUIRED				0	

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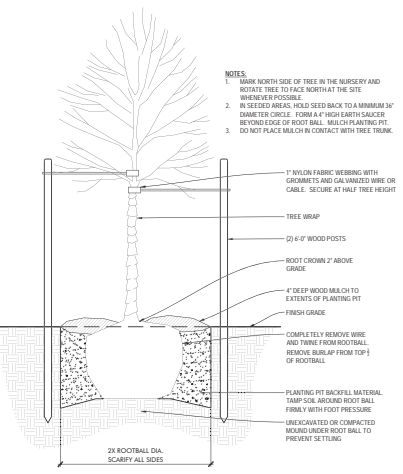
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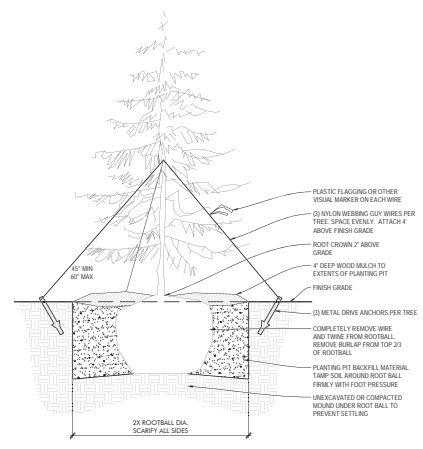
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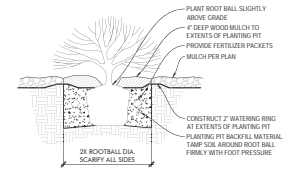
BEER GARDEN FENCE SCALE: 1/2" = 1"



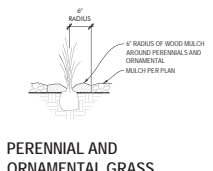
DECIDUOUS TREE PLANTING SCALE: NTS



EVERGREEN TREE PLANTING SCALE: NTS



SHRUB PLANTING SCALE: NTS



PERENNIAL AND ORNAMENTAL GRASS PLANTING SCALE: NTS

- 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 DETERMINED BY THE AMERICAN ASSOCIATION OF NURSESMEN (AAAS) 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 SHALL BE APPROVED 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 LOOSENED 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 3000 INCHES BY TILING, 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 LOOSENED 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 STREET LIGHTS
 - 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 3.2.10(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 EASEMENT 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.**

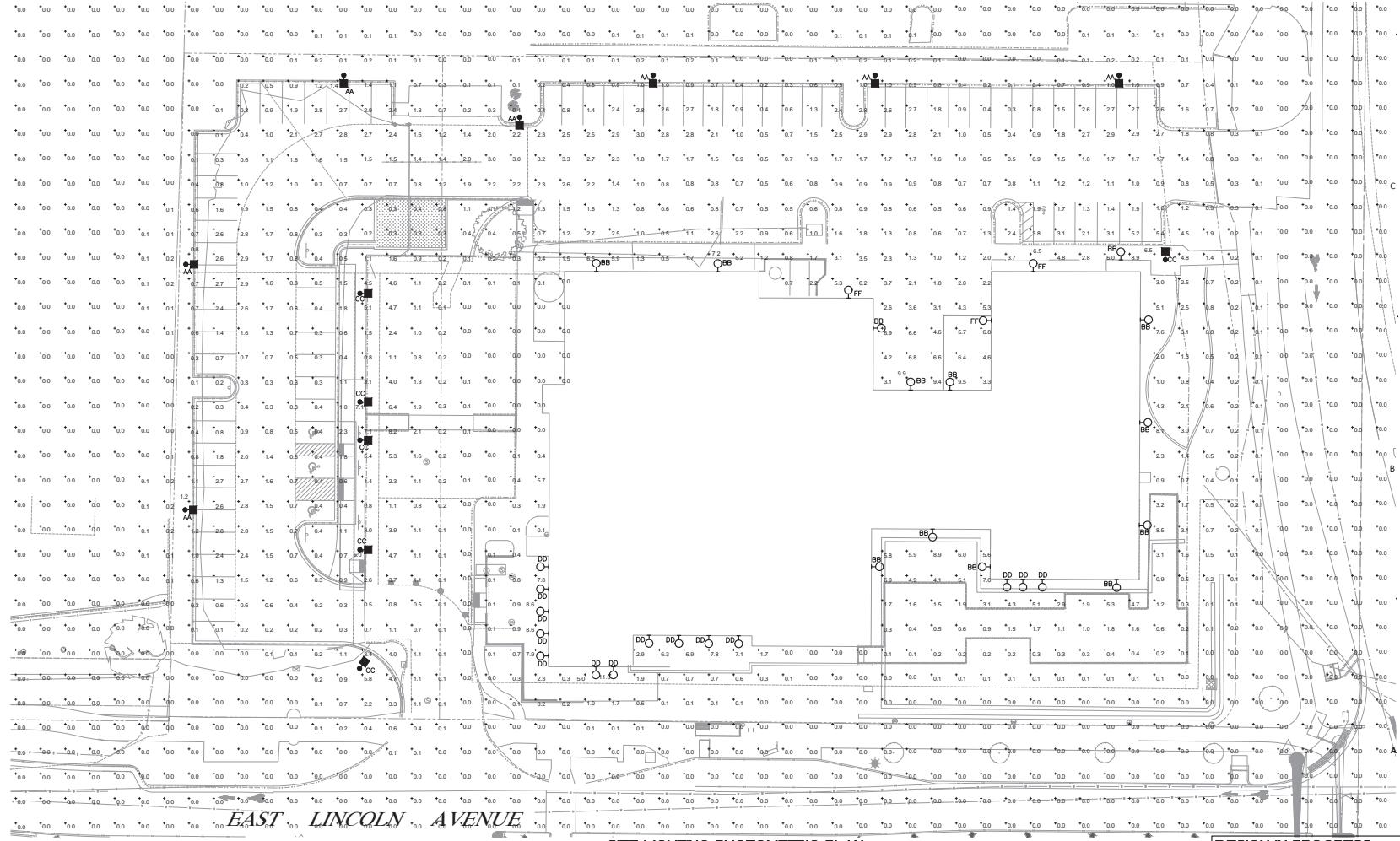
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10/18/2021 11:21:13 AM - PLOT DATE



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
AA	AA	7	Selux Corporation	U5-R4-XX-XX-5G700-30-XX-UNV-HS	GRAY FORMED ALUMINUM HOUSING, BLACK HOUSE SIDE SHEILDS, PATTERNED SPECULAR REFLECTOR, CLEAR/FROSTED PLASTIC OPTICS, NO LENS ENCLOSURE	10 white LEDs	1	U5-R4-XX-XX-5G700-30-XX-UNV-HS.jes	5835	1	89
BB	BB	13	Lithonia Lighting	WDGE2_LED_P3_30K_80CRI_VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	FOUR WHITE LEDS	1	WDGE2_LED_P3_30K_80CRI_VF.jes	3015	0.9	22.56
CC	CC	6	Selux Corporation	U4-R4-XX-XX-5G700-30-XX-UNV	GRAY FORMED ALUMINUM HOUSING, PATTERNED SPECULAR REFLECTOR, CLEAR/FROSTED PLASTIC OPTICS, NO LENS ENCLOSURE	FOUR WHITE LEDS	1	U4-R4-XX-XX-5G700-30-XX-UNV.jes	3617	1	39
DD	DD	15	Lithonia Lighting	WDGE1_LED_P1_30K_80CRI_VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_30K_80CRI_VF.jes	1161	0.9	10.0002
FF	FF	3	Lithonia Lighting	WDGE2_LED_P5_30K_80CRI_VF	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE2_LED_P5_30K_80CRI_VF.jes	5771	0.9	48.44

Statistics						
Description	Symbol	Avrg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	11.3 fc	0.0 fc	N/A	N/A



EAST LINCOLN AVENUE

SITE LIGHTING PHOTOMETRIC PLAN



DESIGN IN PROGRESS
NOT FOR CONSTRUCTION

G:\Projects\2021\Sweetwater Brewing Beer Garden (W) - 21048\Drawings\21048-E100P.dwg Dec 23, 2021 - 3:04pm ton

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BID SET

SWEETWATER BEER GARDEN
 SWEETWATER BREWING COMPANY
 1020 EAST LINCOLN AVENUE
 FORT COLLINS, COLORADO 80524

PROJECT #: 21-07
 ISSUE DATE: 12/15/21
 REVISIONS:
 DESCRIPTION DATE

SITE LIGHTING PHOTOMETRIC PLAN
E100P

Date: _____ Customer: _____
 Project: _____ City: _____
 Type: CC
Ouray 400

Order Code: **UA**

Series	Height	Finish	Options
UA Series	40	Black	None

Optics

R1	R2	R3	R3W	R4	R5	R5S	R5Q	PP
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Fixed Mounting

S	SA	S1	S2	L1	W
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Adjustable Mounting

AT	AS	AX
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Light Engine

S0350	S0350	S0700	S0105	S0140
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CCT

27	30	40
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Power Cord Length

10	12	14	16	18
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Finish

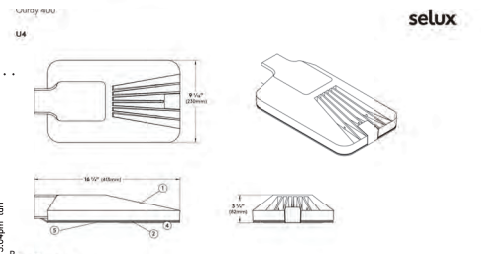
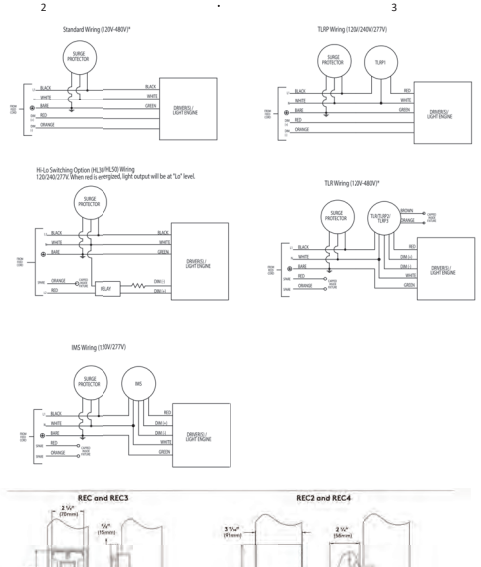
WH	SK	BL	BZ	SV	SP
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Voltage

120	240	277	347	480
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Options

DM	HS	HLS04	HLS04	CO	OL	TLR	TLRLL
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1. Fixture Housing - Die cast low copper bronze grade aluminum body and glass. Optional tempered glass lens.

2. Gasketing - Continuous molded silicone gasket provides weatherproofing, dust and insect control of all luminaire components.

3. Access Door - Die cast low copper bronze grade aluminum door. Hinges open for toolless access to LED light engine and is vented in door with fine grille.

4. LED Array - High flux LEDs mounted to metal core PCB and attached to extended heat sink for maximum LED performance and life. CCT tolerance within 5-step bin and provided with a minimum CRI of 85. LED array has a reported lumen maintenance of 90% at 50,000 hours. LED life calculated greater than 100,000 hours. Eased face finish to IP65.

5. LED Optics - Technical Optics (R1, R2, R3, R3W, R4, R5, R5S, R5Q) use Selux, innovative light pattern optic lens holder to focus proprietary silicone optics. Internal micro housing slide channel available for distribution. Types: R1 and R1W, R2 and R2W, R3 and R3W, R4 and R4W, R5 and R5W, R5S and R5SW, R5Q and R5QW. Selux color selection guide. The Dip Guarded Finish (DF) on all steel parts also available.

6. LED Driver - LEDs are driven by Rati5 constant current programmable LED drivers. Driver includes 0-10V dimming to 30% and meet the requirements of PSE. Driver assembly is located inside the head and accessible through the hinge door.

7. Surge Protection - 5-Pole Surge Protection device safeguards electrical components from indirect lightning strikes and surges up to 100kA standard. Rati5 compliant.

Exterior Luminaire Finish - Selux utilizes a high quality Polyester Powder Coating. All Selux luminaires and parts are finished in a "Tiger Print" certified factory and undergo a five stage intensive pretreatment process, where product is thoroughly cleaned, phosphated and sealed. Selux powder coated products provide excellent salt crust/fume/road resistance as well as allow voices resistance to color retention. All products are tested in accordance with test specifications for coatings from ASTM and PSE.

Standard exterior colors are White (WH), Black (BK), Semi-Matte Black (BL), Bronze (BZ), and Silver (SV). Selux premium colors (SP) are available, please specify from your Selux color selection guide. The Dip Guarded Finish (DF) on all steel parts also available.

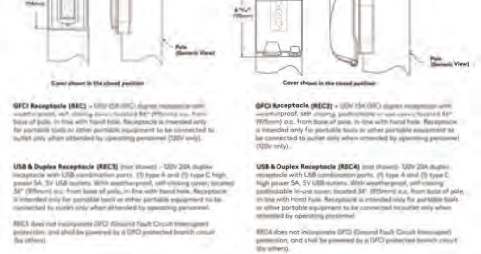
5 Year Limited LED Luminaires Warranty - Selux offers a 5 Year Limited Warranty to the original purchaser that Ouray LED luminaires shall be free from defects in material and workmanship for up to five (5) years from date of shipment. This limited warranty covers the fixture, LED driver and LED light engine when installed and operated according to Selux instructions. Fixture suitable for ambient temperatures of 40°C (104°F). For details and regulations, see "Selux Terms and Condition of Sale."

Listing and Ratings: Tested to IEC60529-IP68 and UL8180 test standards at 20°C ambient temperature. Intended for use outdoors.

Visit us online for our LED line of Life recycling policy.

NRTL Listed (i.e., UL, CSA)

For Buy American compliance on poles, please consult the factory.



REC3 Receptacle (REC3) - 100W (3A) (REC3) degree recessed ceiling receptacle with 1.0L combination cavity. (3 Type A and (3) Type C, high power SA, 5V LED systems. With weatherproof, self-cleaning, antibacterial bronze cover. Receptacle is intended only for portable loads or other portable equipment to be connected to under only when authorized by operating personnel (OSAP only).

REC2 Receptacle (REC2) - 100W (3A) (REC2) degree recessed ceiling receptacle with 1.0L combination cavity. (3 Type A and (3) Type C, high power SA, 5V LED systems. With weatherproof, self-cleaning, antibacterial bronze cover. Receptacle is intended only for portable loads or other portable equipment to be connected to under only when authorized by operating personnel (OSAP only).

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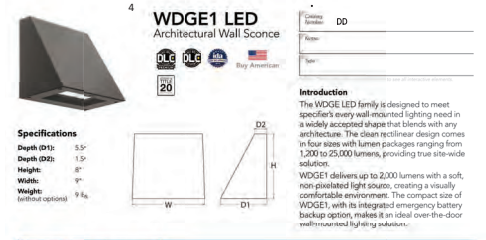
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REC3 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be governed by a GFCI protected branch circuit (if required).

REC2 does not incorporate GFCI (Ground Fault Circuit Interrupter) protection, and shall be governed by a GFCI protected branch circuit (if required).

REC3 Optics / 100W LED / 3000K (R3C)

REC2 Optics / 100W LED / 3000K (R2C)



WEDGE LED Family Overview

Item #	Depth (D1)	Depth (D2)	Height	Width	Weight	Power	Color
WEDGE1 LED	5.5"	1.5"	8"	9"	7 lbs	100W	3000K

Ordering Information

Series	Package	Color Temperature	LED	Orientation	Voltage	Mounting
WEDGE1 LED	FL	27K, 3000K	SA	W	120V	Surface Mount

Performance Data

Lumen Output

Item #	Power (W)	Beam Angle	Beam Diameter (ft)	Beam Diameter (in)	Beam Length (ft)	Beam Length (in)	Beam Area (sq ft)	Beam Area (sq in)	Beam Area (sq ft)	Beam Area (sq in)
W1	100	120	1.0	12.0	1.0	12.0	1.0	144	1.0	144

Electrical Load

Item #	Power (W)	Current (A)	Voltage (V)
W1	100	0.83	120

Lumen Multiplier for RCR

Item #	Power (W)	Current (A)	Voltage (V)
W1	100	0.83	120

Lumen Output in Emergency Mode (4000K, 90 CRI)

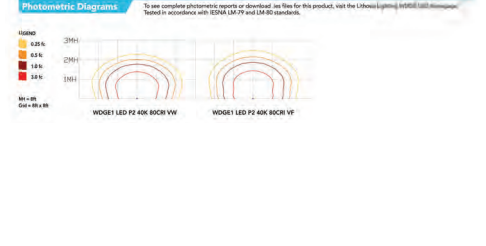
Item #	Power (W)	Current (A)	Voltage (V)
W1	100	0.83	120

Lumin Ambient Temperature (LAT) Multiplier

Temperature (°C)	Multiplier
0°C	1.00
10°C	0.97
20°C	0.91
25°C	0.85
30°C	0.79
40°C	0.70

Projected LED Lumen Maintenance

Hours	25°C	50°C	100°C
10,000	0.96	0.93	0.89
20,000	0.92	0.88	0.84
30,000	0.88	0.84	0.80
40,000	0.84	0.80	0.76
50,000	0.80	0.76	0.72



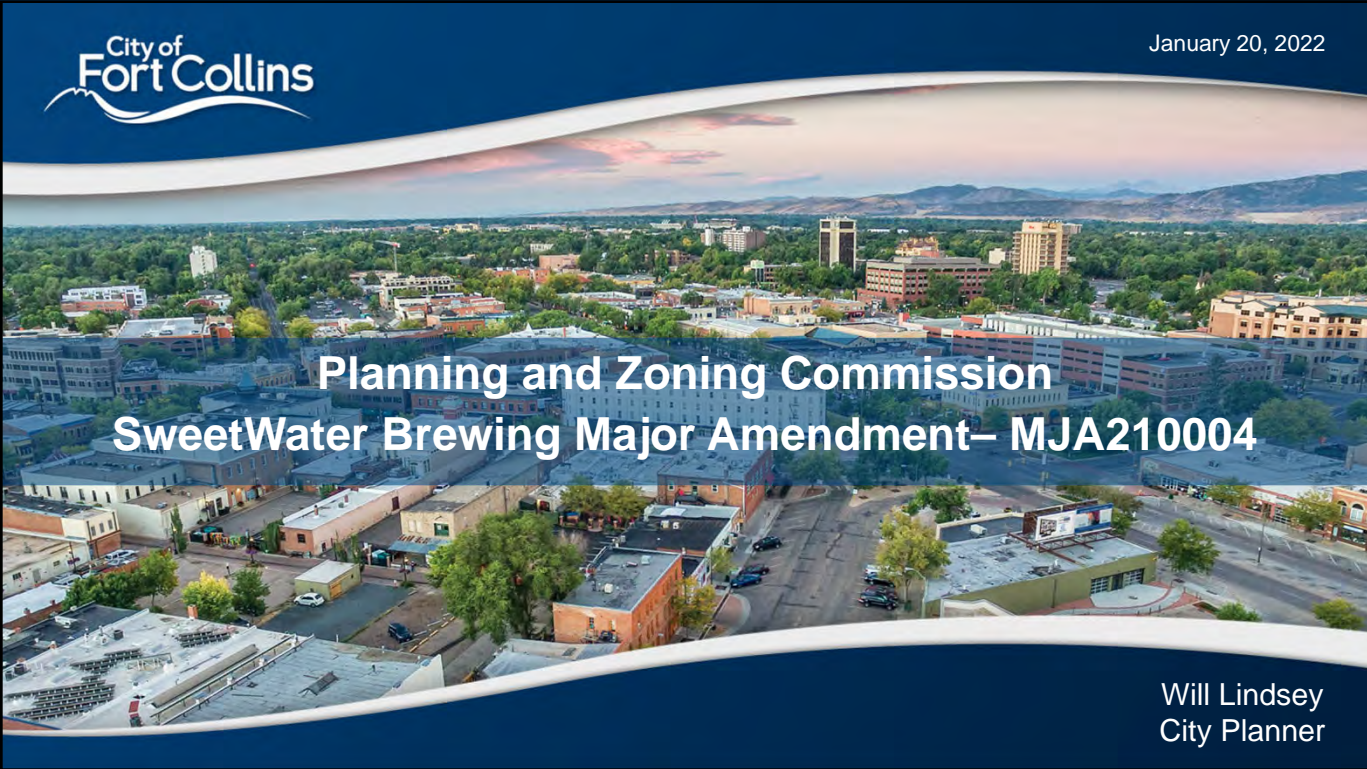
BID SET

SWEETWATER BEER GARDEN
 SWEETWATER BREWING COMPANY
 1020 EAST LINCOLN AVENUE
 FORT COLLINS, COLORADO 80524


PROJECT #: 21-07
 ISSUE DATE: 12/15/21
 REVISIONS:
 DESCRIPTION DATE

DESIGN IN PROGRESS
 NOT FOR CONSTRUCTION

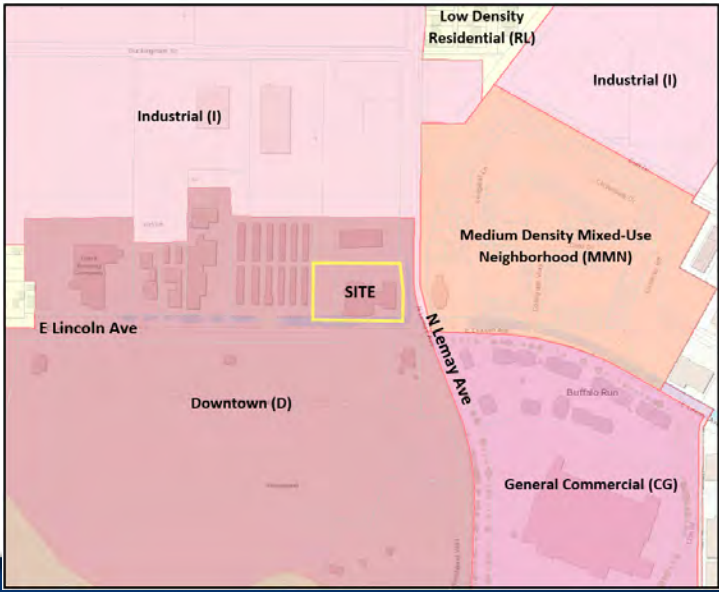
PHOTOMETRIC CUTSHEETS
E201P



1



Site Overview



- NW Corner of N Lemay Ave & E Lincoln Ave
- 2.61 Acres
- Current use: Brewery and Undeveloped Land
- Zoned Downtown (D), Innovation sub-district

2

2



Project Proposal

- Outdoor Beer Garden & Surface Parking Lot
 - 6,500 sq ft beer garden area
 - Artificial turf provided
 - Includes modular seating, shade, and game amenities
 - Fencing to enclose the beer garden on the west and north sides
 - Surface Parking Lot – 39 new parking spaces
 - Paving, tree planting, and landscaping
- Access from E Lincoln Ave.



Applicant Presentation



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View from E Lincoln Ave, facing northeast (December 2021)

6

6



Existing Site Conditions



View from E Lincoln Ave, facing north (July 2021)

7

7



Existing Site Conditions



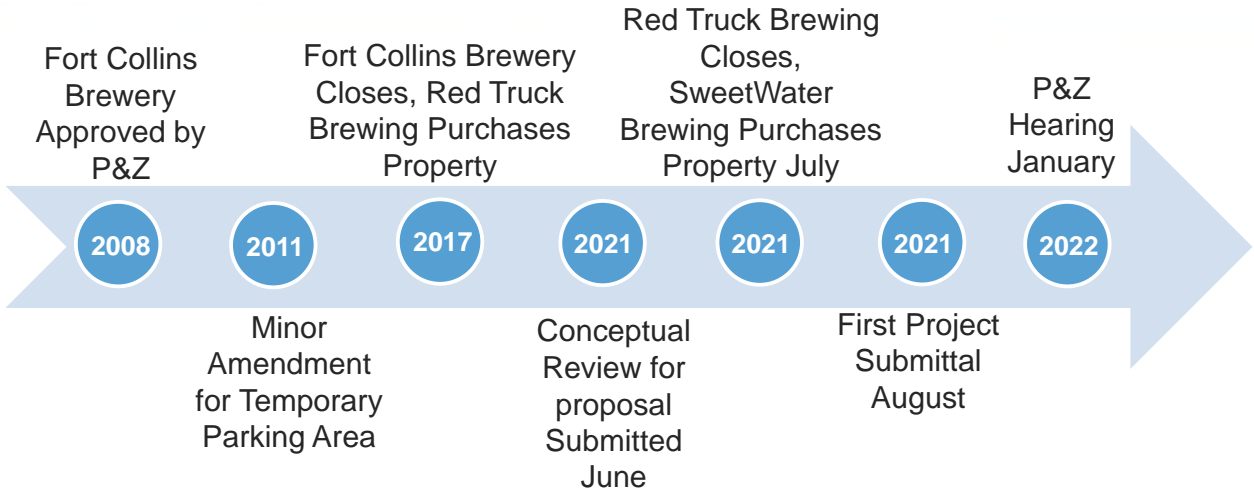
View from N Lemay Ave, facing west (September 2021)

8

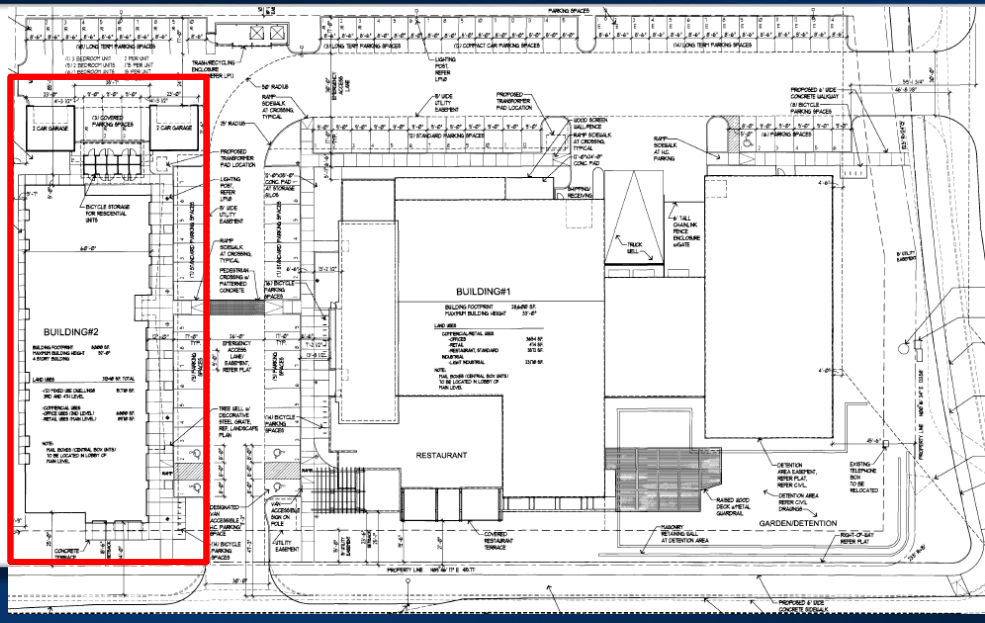
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Development History



Original Site Plan



- 31,500 sq ft, 3-story mixed-use building
- Ground floor retail space
- 12 dwelling units
- Approved 2008, never constructed

- Plan guidance:
 - Consistent with Place Type designation of Downtown
 - Supporting Land Uses: Restaurants, bars, cafes, hotels, and other supporting services
 - Areas dedicated for a variety of employment and light-industrial processes and other uses of similar character; typically located away from or buffered from residential neighborhoods.
 - Ensure that all development contributes to the positive character of the surrounding area.

The current proposal is well aligned with this guidance. It will expand on the supporting land uses consistent with the Downtown Place Type, and supports the use of a currently underutilized parcel to serve the primary brewery use.

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11

- Plan guidance:
 - Innovation sub-district
 - Emphasizes “green-edge” streets, light industrial design character, and inclusion of outdoors spaces.
 - Cultural and recreational uses is a walkable and bikeable setting.

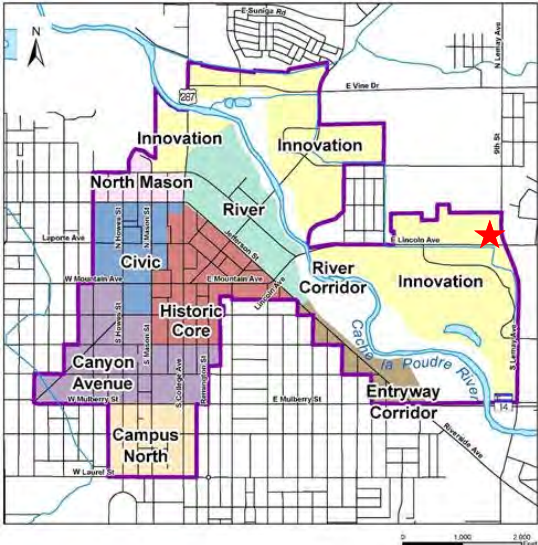
The current proposal is well aligned with this guidance. The beer garden will create a visually pleasing outdoor space, and the parking lot is densely landscaped (particularly on the south) to add to the existing parkway landscaping along E Lincoln Ave.

12

12



Downtown Zone Standards: Complies



- Innovation Sub-District
- Located on two “Green Edge” Streets
 - If no alley is present, parking lots should be located on a Green Edge street
- Sub-district specifies that parking lots be located in interior block locations or side yards
- Beer Garden fence uses materials that are consistent with the semi-industrial design of the area
- No buildings proposed



MJA Staff Findings

- The Major Amendment complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Major Amendment complies with relevant standards located in Article 3 – General Development Standards.
- The Major Amendment complies with relevant standards located in Division 4.16, Downtown (D) of Article 4.



Recommendation

Staff recommends approval of the SweetWater Brewing Major Amendment, MJA #210004 based on the aforementioned Findings of Fact.