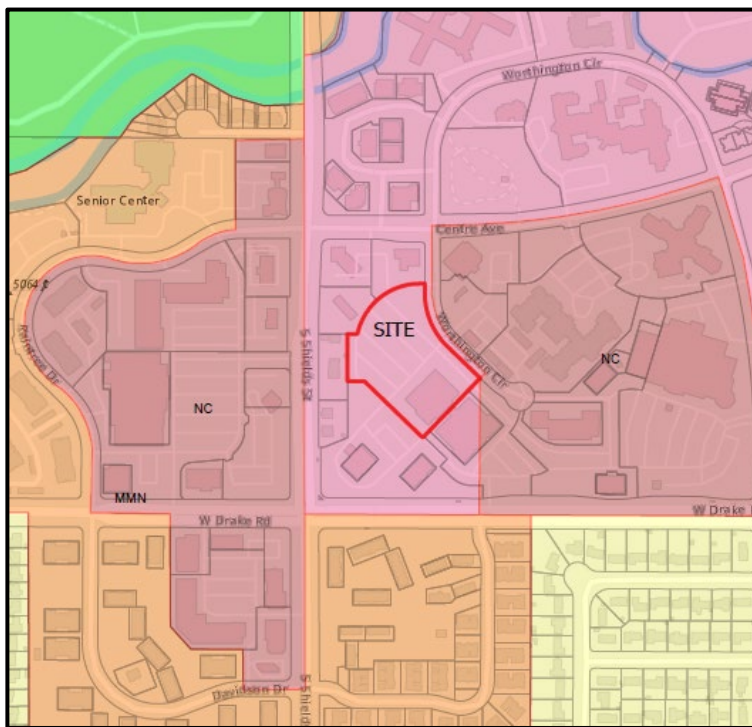


Planning & Zoning Commission: July 21, 2022
Worthington Storage ODP 220001, and PDP 220003

Summary of Request

This is a request for an Overall Development Plan (ODP220001) to enable the development of Lot 1 and the future development applications for Lot 2, and combined Project Development Plan (PDP220003) to establish and develop an enclosed mini-storage use (parcel # 9723319001). The proposed main storage building is 85,200 sf, and 3-stories in height. Additionally, there would be 3 drive-up storage buildings that are 1-story in height. The proposed site plan shows 7 vehicle parking spaces. Access to the site would be from Worthington Circle to the northeast. The site is within the Employment (E) zone district and the proposal is subject to Planning & Zoning Commission (Type 2) Review.

Zoning Map



Next Steps

If approved, the applicant will be eligible to submit a Final Development Plan to finalize engineering and other details and record all plan documents; the applicant could then apply for construction and building permits.

Site Location

Located at 2525 Worthington Circle, approximately 150 feet east of South Shields Street and 225 feet north of West Drake Road.

Zoning

Employment (E) Zone District.

Property Owner

Imago enterprises, Inc.
 140 palmer Drive
 Fort Collins, CO 80525

Applicant/Representative

Strategic Storage Partners
 Alan Westfall
 1720 Belair Street
 Denver, CO 80222

Staff

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Staff Recommendation

Approval of the ODP, and PDP.

1. Project Introduction

A. PROJECT DESCRIPTION

This is a request for a combined Overall Development Plan (ODP) and Project Development Plan (PDP). The ODP is to enable the development of Lot 1 and the development application for the now vacant AMC movie theater on Lot 2 as a future phase. Uses for future development of Lot 2 will be selected from the allowable uses in the Employment District during a separate Project Development Plan (PDP) application. Lot 2 is not a part of this PDP application. The PDP includes a 3-story 85,200 sf main storage building, and 3 additional drive-up storage buildings (775, 1030, and 3364 sf respectively) that are 1-story in height.

- The existing 3.2-acre lot contains a vacant 18,000 square foot movie theater and associated parking lot. A private drive bisects the parking lot and connects to adjoining properties, separating the existing theater building from the parking lot. This application proposes to subdivide the existing lot into two individual lots by placing a new property line aligned with the centerline of that private drive.
- The proposed Red Rocks Storage Facility proposes to replace a portion of the parking lot of the former AMC movie theater.
- The proposed site plan shows seven vehicle parking spaces for the enclosed storage use, as well as eleven parking spaces on the south side of the proposed building, which are for the benefit of a future user when the vacant theater is redeveloped.
- Primary access to the site would be from Worthington Circle, with secondary access provided from the private drive bounding the northern side of the property, which leads to a small parking area with five spaces and security gate. Customers and emergency services may drive into the facility via a 24-foot-wide drive which loops around the building to the south and connects to the private drive which bisects the two new lots.
- The site is within the Employment (E) zone district, with enclosed mini storage is permitted as a secondary use under the land use standards. Lot 1 of the Centre for Advanced Technology PUD (CAT) consists of approximately 221 acres with 52-acres of the 55-acres allowed for secondary uses being currently utilized. Assuming Lot 1 and Lot 2 of this development develop as secondary uses, 24.76% of this Employment district is considered a secondary use.

B. SITE CHARACTERISTICS

1. Development Status/Background

The subject property consists of an existing vacant AMC theater building and parking lot, as part of the Centre for Advanced Technology PUD (Drake Center). The property was annexed into the City in 1965 as part of the College Fourth Annexation. The property includes one existing parcel (9723319001).

2. Surrounding Zoning and Land Use

	North	South	East	West
Zoning	Employment (E) District	Employment (E) District	Neighborhood Commercial (NC) District	Employment (E) District
Land Use	Commercial	Commercial	Commercial, (Drake Center)	Residential

C. OVERVIEW OF MAIN CONSIDERATIONS IN STAFF'S REVIEW

The plans were developed, and issues clarified through three rounds of plan responses to comments and questions.

- As the plan progress through the review process, the overall site design evolved based on access, parking, and building footprint impacts. This new site design provided a shift in the overall project layout, for access, connectivity, and vehicle and pedestrian circulation.
- A significant level of review was needed to coordinate on-site stormwater and utility infrastructure improvements.
- The P.D.P. includes an Overall Development Plan ODP for Lot 1 (Storage Use) and Lot 2 for future development of the vacant AMC theater building.
- The proposed plan is consistent with the Employment zoning and secondary uses as part of the CAT 16th Filing for this site.

2. Comprehensive Plan

A. WEST CENTRAL AREA PLAN (2015)

The West Central Area Plan adopted in 2015, provides the vision and policy guidance for the neighborhoods generally bounded by Mulberry Street and Lake Street to the north, Shields Street and the Mason Corridor to the east, Drake Road to the south, and Taft Hill Road to the west. This plan contains policies, programs, projects, and action items intended to support the quality of life in this core area of the city. The topics addressed in this plan include land use, development, housing, neighborhood character, transportation and mobility, public services, parks and open space, and environmental areas surrounding this site. The following policies are relevant to this project:

- LU 1.7 Maintain employment opportunities and access to amenities. Encourage businesses to locate in existing, underutilized commercial buildings whenever possible.*
- LU 1.9 The height, mass, and scale of new development in the High-Density Mixed-Use Neighborhood (HMN) zone district, Neighborhood Commercial (NC), Community Commercial (CC) and other areas of development or redevelopment should be compatible with adjacent development and sensitive to the context of the area. Compatibility can be achieved through careful site planning so that mass and scale are mitigated and located away from existing houses. Careful use of open space, yards and building setbacks, within an urban context, will help with density transitions.*
- Lu 3 New development that is compatible with existing development.*
- LU 5 Well-integrated campus community.*
- T 2.11 Ensure adequate vehicle and bicycle parking is provided to serve new development and redevelopment projects. New residential, commercial, and mixed-use development projects should provide minimize impacts to surrounding neighborhoods by providing enough parking to support the intensity of the use.*

The ODP and PDP represent redevelopment of an existing parcel within the CAT campus and 16th Filing. The proposed storage buildings reflect compatible architecture with the surrounding CAT campus and adjacent parcels in the area. The three existing homes to the west are identified in plan as priority redevelopment potential and are within the Employment zone, not residential zoning.

B. CITY PLAN (2019)

City Plan is the City's comprehensive plan for land use, transportation, and transit. Several principles and policies are relevant to the evaluation of the current proposal.

- *Principle LIV 2 – Promote infill and redevelopment. Support the use of creative strategies to revitalize vacant, blighted or otherwise underutilized structures and buildings, including adaptive reuse of existing buildings, and existing surface parking lots.*

The proposed overall development plan will replace the existing parking lot with a Self-Storage facility, as well as create a separate lot that will encourage the re-development of the existing theater building.

- *Policy LIV 3.6 - 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.*

The property to the east is the Drake Marketplace, which consists of several retail stores and restaurants. To the west there are two residential multi-family homes along S Shields Street. The proposed development and architecture strive to complement the existing commercial buildings while being sensitive to the nonconforming residential uses along Shields.

- *Principle ENV 6: Manage water resources in a manner that enhances and protects water quality supply and reliability.*
- *LIV 6.6 – Low Impact Development-Pursue and implement Low Impact Development as an effective approach to address stormwater quality and impacts to streams by urbanization.*
- *LIV 6.7 – Best Management Practices-Utilize stormwater facility design criteria that follow national Best Management Practices.*

The Proposed development does not propose to increase the impervious area on the property. The existing property was constructed with no water quality treatment or low impact development. With the modification of the parking lot, the new development will utilize BMP's and LID controls to ensure water quality treatment during construction and to treat the existing stormwater runoff.

- *Principle T 3: Lead transportation innovation by exploring and utilizing emerging and transformative systems and technologies T 3.9 – Electric Vehicles-Encourage, prioritize, and support the purchase of electric vehicles through the design, management, outreach, education, policy updates, broad-based coordination, incentives and operations of streets and wayside infrastructure such as electric-vehicle charging station.*

Electric vehicle charging stations will be implemented in the design of the self-storage facility.

The place type assigned to this site is also relevant to evaluation of the current proposal. This site is assigned a "neighborhood mixed use" place type in the City Plan Structure Map. Principal land uses envisioned in this neighborhood type are a wide range of housing types, and neighborhood-serving commercial and retail uses. Densities for this place type are expected to be in the 5-20 dwelling units per acre range.

The proposal for redevelopment of this site aligns well with the guidance contained in City Plan. The ODP includes enclosed mini storage to serve the surrounding neighborhood with the initial phase, and new commercial uses in phase two. The storage buildings complement the existing Center for Advance Technology PUD campus and is compatible with the adjacent development.

3. Public Outreach

A. NEIGHBORHOOD MEETINGS

A neighborhood meeting was held for this project on July 7, 2021. The primary public comments from the meeting include:

- Available parking on site and along Worthington Circle
- Any opportunities for shared parking for adjacent commercial owners
- Plans for future use of AMC theater building

B. PUBLIC COMMENTS:

Comments received after the hearing notice will be forwarded to the Planning and Zoning Commission.

4. Article 2 – Applicable Standards

A. DIVISION 2.2 – DEVELOPMENT REVIEW PROCEDURES

Applicable Code Standard	Summary of Code Requirement and Staff Analysis	Staff Findings
2.2.1-2.2.8 Procedural Steps	<p>These subsections outline the required steps for processing development applications. Pertinent steps have been:</p> <p>Conceptual Review – CDR210026</p> <p>A conceptual review meeting was held on April 1, 2021.</p> <p>First Submittal – ODP 220001, PDP220003</p> <p>The application for both the ODP and PDP was submitted on February 25, 2022.</p> <p>Neighborhood Meetings</p> <p>Pursuant to <i>LUC Section 1.3.4 – Addition of Permitted Uses</i>, two neighborhood meetings are required for an ODP and PDP of this size. A virtual online neighborhood meeting was held on July 7, 2021. Notes are attached.</p> <p>Notice (Posted, Written and Published)</p> <p>Posted Notice: Sign posted June 23, 2021, Sign #639.</p> <p>Written Hearing Notice: July 7, 2022, 165 addresses mailed.</p> <p>Published Hearing Notice: Scheduled for July 10, 2022.</p>	<p>Complies</p>

B. DIVISION 2.3 - OVERALL DEVELOPMENT PLAN

Division 2.3 contains the standards for ODP's.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
2.3.1 Purpose	<p>The purpose of the overall development plan (ODP) is to establish general planning and development control parameters for projects that will be developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an overall development plan does not establish any right to develop property in accordance with the plan.</p>	Complies
2.3.2 (H) Standards for Review	<p>An ODP must comply with the following pertinent criteria:</p> <p>The plan shall be consistent with the permitted uses and pertinent zone district standards and pertinent general development standards (Article 3) that can be applied at the level of detail required for an overall development plan submittal.</p> <ul style="list-style-type: none"> The enclosed mini-storage use is permitted in the Employment zone. The ODP shows access, building locations, key landscape and fence concepts, extension of private drive, and key stormwater detention concepts at an appropriate level of detail. <p>The plan shall conform to the Master Street Plan requirements and the street pattern/connectivity standards both within and adjacent to the boundaries of the plan as required pursuant to Sections 3.6.1 and 3.6.3.</p> <ul style="list-style-type: none"> There are no Master Street Plan facilities involved, which is the subject of Section 3.6.1. The ODP includes existing access from Worthington Circle, and from the existing private drive that serves adjacent parcels. No new public streets are part of the ODP. <p>The plan shall identify appropriate transportation improvements to be constructed and shall demonstrate how the development, when fully constructed, will meet the Transportation Level of Service Requirements in Section 3.6.4, with submittal of a Master Level Transportation Impact Study.</p> <ul style="list-style-type: none"> A traffic impact memo was done and accepted by City Traffic Engineering. The memo is attached. <p>The plan shall provide for the location of transportation connections to adjoining properties in such manner as to ensure connectivity into and through the overall development plan site from neighboring properties for vehicular, pedestrian and bicycle movement, as required pursuant to Section 3.6.3(F) and Section 3.2.2(C)(6).</p> <ul style="list-style-type: none"> Again, access to both parcels was established by the previous AMC theater development from Worthington Circle. The parcels to the south get access from the existing private drive, and no other connections to and through the site were appropriate to require, given the existing development on and abutting the site. <p>The plan shall show the general location and approximate size of any natural habitats and features within its boundaries.</p> <ul style="list-style-type: none"> No such habitats and features are present within the ODP. An Environmental Characterization Study was not required for this site. <p>The plan shall be consistent with the appropriate Drainage Basin Master Plan.</p> <ul style="list-style-type: none"> Drainage and detention would be part of any future PDPs, and the ODP has notes regarding drainage and detention based on thorough discussion among staff and the applicant team. 	Complies

5. Land Use Code Article 3

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>The standards in this Section require a development plan to demonstrate a whole approach to landscaping that enhances the appearance and function of the neighborhood, streetscapes, walkways, other outdoor spaces, and buildings, and users of the site in a manner appropriate to the neighborhood context.</p> <p>The main plan components are:</p> <ul style="list-style-type: none"> • Full tree stocking of site (52 shade, evergreen, and ornamental trees). • Irrigated turf in the remaining areas along street and walkways. • Seed mixes for stormwater detention ponds. • Ground plane landscape area plantings of ornamental trees and shrubs in mulch beds, including perennials and grasses around building foundation areas (details finalized at FDP). <p>Irrigation plans for all landscaping will be included in final plans.</p>	Complies
3.2.1 (D) (2) – Street Trees	<p>Wherever the sidewalk is separated from the street by a parkway, canopy shade trees must be planted at thirty-foot to forty-foot spacing (averaged along the entire front and sides of the block face) in the center of all such parkway areas. Such street trees shall be placed at least eight (8) feet away from the edges of driveways and alleys.</p> <ul style="list-style-type: none"> • Worthington Circle includes an attached sidewalk along the frontage. The plan provides 4 street trees in addition to the existing street trees (30' – 40' spacing) in compliance. 	Complies
3.2.1(D)(3) Minimum Species Diversity	<p>The intent of this standard is to avoid extensive monocultures and prevent uniform insect and disease susceptibility on a development site, based on the number of trees on the site.</p> <p>The plan provides 14 tree species, and none exceed the required 15% of the 50-total number of new trees.</p>	Complies
3.2.1(F) – Tree Mitigation	<p>This Section requires that developments retain significant existing trees to the extent reasonably feasible.</p> <ul style="list-style-type: none"> • Upon inspecting the site, the City Forester has determined that of the 52 existing trees on site, 34 trees are to be removed, 45 mitigation trees are required. While the reason for removal of the trees is due to land development, the existing trees are rated as fair, fair minus, or poor. This is due to lack of irrigation and neglect over the decades. 	Complies

<p>3.2.2 (A)(B)(C) – Access, Circulation and Parking</p>	<p>This Section requires convenient, efficient parking and circulation that adds to the attractiveness of the development.</p> <ul style="list-style-type: none"> The plan uses the existing private drive access and circulation system in the area from Worthington Circle, with the addition of convenient walkways to the building entrance. The pedestrian and bicycle network will be a combination of public detached sidewalks and private walkways, and undesignated on-street bicycle circulation. This network will connect to storage access, parking, and public street network from Worthington Circle. 	<p>Complies</p>
<p>3.2.2 (C)(4) – Bicycle Parking</p>	<p>This standard requires a minimum number of bicycle parking spaces for non-residential development, based on non-residential uses, or minimum number of bike spaces.</p> <p>The standard states that for uses not listed, the required number of spaces shall be the number for the most similar use listed.</p> <ul style="list-style-type: none"> Staff is not certain whether <i>any</i> of the listed uses are similar enough to the proposed use to be relevant in defining a requirement. The closest use for calculating bicycle parking is industrial and number of employees. The PDP includes the minimum required 4 parking spaces. Staff finds that enclosed mini-storage uses do not generate bike traffic, only for potential employee parking needs. 	<p>Complies</p>
<p>3.2.2(K)(1)(d) and (b) – Required Number of Off-Street Parking Spaces</p>	<p>This standard requires a minimum number of vehicle parking spaces for non-residential development, based on a combination of leasable office space, and the number of employees. The maximum number of spaces permitted is 8 spaces.</p> <ul style="list-style-type: none"> The P.D.P. includes 1143 SF of office space and 5 employees. <p>Number of spaces required for General Office use: Minimum: 1/1000 SF (2), and Maximum: 3/1000 SF (4)</p> <p>Number of Spaces Required for number of employees:</p> <ul style="list-style-type: none"> Minimum .5 spaces/employee = 3 Maximum .75 spaces/employee = 4 <ul style="list-style-type: none"> The P.D.P. provides 6 standard parking spaces and 1 handicap space for a total of 7 off-street spaces in Lot 1. The proposed Lot 1 potential shared parking with Lot 2 on the south side of the main storage building includes 11 spaces. 	<p>Complies</p>
<p>3.2.4 – Site Lighting</p>	<p>This Section requires adequate exterior lighting for safety, security, enjoyment, and function of the proposed plan with full cutoff fixtures ensuring no light spillover or glare.</p> <ul style="list-style-type: none"> Lighting plans provide pole mounted area lights along the private drive, bollard pedestrian lights, and building wall fixtures. Fixtures are full cutoff, with 3000k color temperature lamps. Photometric plans indicate no light spillage off site. The lighting plan based on new lighting Context Area 1, lumen requirements, BUG rating, and details and specifications will be completed at FDP. 	<p>Complies</p>

<p>3.2.5 – Trash and Recycling Enclosures</p>	<p><i>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.</i></p> <ul style="list-style-type: none"> The P.D.P. includes a trash and recycling enclosure accessible for all storage users on site. The enclosure includes all required design elements such as metal access doors, pedestrian door, compatible wall materials, and roll-out concrete pad. 	<p>Complies</p>
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B. DIVISION 3.3 – ENGINEERING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.3.1(C) – Public Sites, Reservations and Dedications</p>	<p>This standard requires the applicant dedicate rights-of-way for public streets, drainage easements and utility easements as needed to serve the area being developed. In cases where any part of an existing street is abutting or within the property being developed, the applicant must dedicate such additional rights-of-way as may be necessary to increase such rights-of-way to the minimum width required by Larimer County Urban Area Street Standards and the City of Fort Collins Land Use Code.</p> <ul style="list-style-type: none"> The plat for the project includes two lots (1 lot, storage use), and (Lot 2, future development phase), and right-of-way for the entire property. The project will dedicate both onsite and offsite easements prior to final plan approval. 	<p>Complies</p>

C. DIVISION 3.4 – NATURAL RESOURCES 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 any 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
<p>3.4.1 (C), (D), and (E) – Natural Habitats</p>	<p><i>The General Standard requires, to the maximum extent feasible, the development plan be designed and arranged to be compatible with and to protect natural habitats and features and the plants and animals that inhabit them and integrate them within the developed landscape of the community.</i></p> <ul style="list-style-type: none"> The PDP does not include any natural habitats or features, and an Ecological Characterization Study is not required. 	<p>NA</p>

D. DIVISION 3.5 – BUILDING STANDARDS

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.5.1– Building Project and Compatibility (B)(C)(E)(F)(G)</p>	<p>These subsections require new developments in or adjacent to existing developed areas are compatible, when considered within the context of the surrounding area.</p> <p>The context of the surrounding area includes: the Center for Advanced Technology (CAT) including Drake Center, multi-family residential, auto uses, medical offices, and existing 3 residential homes to the west.</p> <ul style="list-style-type: none"> • The P.D.P. is zoned Employment (E) and abuts three existing homes to the west. These residential parcels are within the employment zoning and anticipated for future redevelopment identified in the <i>West Central Area Plan</i>. • The P.D.P. includes landscape screening trees, fence, and single-story enclosed storage buildings along the west edge of site, and private drive. • The 3-story storage building is located closer to Worthington Circle and detached single-story storage buildings provide a height transition between the 2-story residential homes to the west and taller storage building to the east. • The overall design pattern of existing buildings within the Center for Advanced Technology campus reflects a pattern of architectural design and building heights between 1 and 4 stories in height. Building materials include combinations of brick, stone, stucco, wood siding, concrete block, and metal panels. Existing building reflect a range of earth tone colors including sand, gray, red and other accent colors. A few of the existing buildings so not match the campus design theme including the existing homes, auto service uses, and AMC theater building. • The architectural design of the proposed storage buildings has been developed to relate to the surrounding context of existing commercial buildings. • The proposed building incorporates architectural design elements and landscape buffer transitions to be more compatible with the existing non-compliant homes to the west and commercial campus adjacent to the site. 	<p>Complies</p>

<p>3.5.3 (C) – Relation of Buildings to Streets, Walkways, and Parking</p>	<p>This Section promotes the design of an urban environment that is built to human scale.</p> <p>Subsections require buildings to be placed in direct relation to street sidewalks with no intervening parking lots or drives; building design with variation in massing related to entrances and organization of integral structure, spaces, and activities in the building; building façade articulation; and clearly defined entrances.</p> <p>Staff finds that the plan complies with these standards.</p> <p><i>C) Relation of Buildings to Streets. The intent of this standard is that at least one (1) main entrance of any commercial or mixed-use building should face and open directly onto a connecting walkway with pedestrian frontage.</i></p> <ul style="list-style-type: none"> • The existing development pattern and build to lines for buildings within the CAT vary. While some of the existing buildings meet the build to line, many other buildings do not and include parking lots between the buildings and street ROW. The two existing buildings to the south of Lot 1 do not meet the build to line along Worthington Circle including Lot 2 of this ODP. Based on this existing condition, there is not an established pattern for the build to line along the west side of Worthington Circle. • Exceptions to the build to line standard include large front yard with landscaping and low walls and visual interest, landform (existing stormwater detention), lack of established pattern, and with large commercial centers including anchor tenant buildings facing internal connecting walkways. • The proposed PDP includes all these mentioned exceptions. The 3 story storage building includes a connecting walkway to the public street sidewalk, and SE corner of building is located to the build to line. A large existing detention pond is between the east façade of the building and street. 	<p>Complies</p>
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Northwest Elevation



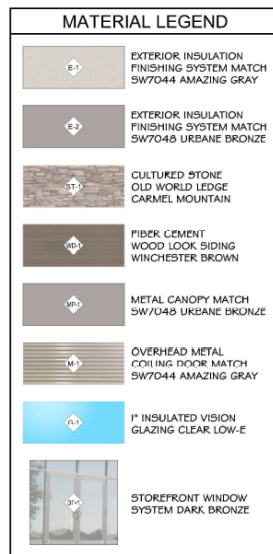
Southwest Elevation

3.5.3(E) – Character and Image

The intent of this standard is that building design should contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context.

Complies

- On a portion of the north and east building elevations, the primary building entrance and office space incorporates storefront glass, masonry materials and finishes to the third level to support storefront pedestrian activity visible from Worthington Circle.
- All building facades that are visible from the street incorporate wall or bay articulation elements to break up the mass and scale of the overall façade using fenestration patterns, setbacks, step backs, and variation of materials and colors to provide visual interest and relate to human scale.
- The building facades include a recognizable base and top treatment using such design elements as thicker walls and ledges, integrally textured masonry materials and colors, cornice treatments, setbacks, and roof parapets.



- The proposed storage buildings are compatible with the CAT campus overall design aesthetic, by replacing corporate design elements with similar local building design, materials, finishes and earth tone colors used in the existing center.

E. DIVISION 3.6 - TRANSPORTATION AND CIRCULATION

This Section is intended to ensure that the transportation system is in conformance with adopted transportation plans and policies established by the City.

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.6.1 – Master Street Plan</p>	<p>This criterion requires the P.D.P. to conform to the Master Street Plan. The Master Street Plan does not address streets below the collector classification.</p> <p>The following streets are included on the Master Street Plan adjacent to site:</p> <ul style="list-style-type: none"> • Worthington Circle - this street fronts both Lot 1 and 2. The plan includes full ROW and streetscape frontage improvements and design. 	<p>Complies</p>
<p>3.6.2 – Streets, Streetscapes, Alleys, and Easements</p>	<p>This Section requires transportation network improvements for public health, safety, and welfare, with requirements in accordance with the <i>Larimer County Urban Area Street Standards</i> and requires necessary easements for utilities and access.</p> <p>It specifically requires plans to clearly identify construction and maintenance responsibilities for the proposed infrastructure. All responsibilities and costs for the operation, maintenance and reconstruction of private streets, and private drives shall be borne by the property owners. The City shall have no obligation to operate, maintain or reconstruct such private streets, street-like private drives and private drives nor shall the City have any obligation to accept such private streets, street-like private drives and private drives.</p> <ul style="list-style-type: none"> • Final Plans will be accompanied by a Development Agreement that defines all responsibilities for the street network including owner responsibilities for the private street network in perpetuity. • The plan includes a plat providing needed right-of-way dedications and easements. 	<p>Complies</p>
<p>3.6.3(F) and (H) – Street Pattern and Connectivity</p>	<p><i>This Section requires design of the local street system in development plans to be safe, efficient, convenient, and attractive, considering use by all modes of transportation that will use the system, (including, without limitation, cars, trucks, buses, bicycles, pedestrians, and emergency vehicles).</i></p> <ul style="list-style-type: none"> • The plan provides private drive access to Worthington Circle. • Building entrances and parking areas include direct pedestrian and bicycle connecting walkways to the public street sidewalk and on-street bike lanes. 	<p>Complies</p>

<p>3.6.4 – Transportation Level of Service Requirements</p>	<p>This standard requires that the transportation needs of a proposed development can be safely accommodated by the existing transportation system, or includes appropriate mitigation of impacts, for all travel modes.</p> <p>A Transportation Impact Study (TIS) memorandum dated April 20, 2022, was submitted by the applicant, and reviewed by staff.</p> <p>The study assesses the impacts of the Worthington Circle Mini-Storage project on Lot 1, on the street system in the vicinity of the proposed development in the short range (2022) and long range (2040) futures. The memorandum also provides an analysis of the impact of the future potential 26 residential multi-family dwelling units with redevelopment of the existing theater building on Lot 2.</p> <p>Vehicular Traffic:</p> <ul style="list-style-type: none"> • The proposed mini storage use on Lot 1, and possible multi-family apartments as part of a future phase for Lot 2 will generate 946 less daily trip ends, 39 more morning peak hour trip ends, and 38 less afternoon peak hour trip ends. • It is expected that the peak hour operation at various nearby intersections will not be significantly different that that which currently exists with the previous theater use. • No additional traffic analysis/studies are required. <p>Multi Modal Level of Service (Bikes and Pedestrians):</p> <p>The project is required to construct complete bike and pedestrian facilities that meet LOS standards within its site.</p> <ul style="list-style-type: none"> • Acceptable level of service is achieved for bicycle and pedestrian modes based upon the measures in the multi-modal transportation guidelines and future improvements to the street system in the area. • The plan provides connecting walkways from the building entrances and parking areas to the public street sidewalk and on-street bike lanes on Worthington Circle, and then to Center Avenue. • Regarding transportation, the proposal complies with Section 3.6.4 as well as Larimer County Urban Area Street Standards and the City of Fort Collins Multi-Modal Transportation Level of Service Manual. 	<p>Complies</p>
<p>3.6.6 – Emergency Access</p>	<p>This Section requires adequate access for emergency vehicles and persons rendering fire protection and emergency services.</p> <p>Poudre Fire Authority staff participated in plan review and finds that the arrangement of buildings along the private drives provides the needed access.</p>	<p>Complies</p>

F. E. DIVISION 3.7 - COMPACT URBAN GROWTH

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>3.7.3 – Adequate Public Facilities</p>	<p>The purpose of the adequate public facilities (APF) management system is to establish an ongoing mechanism that ensures that public facilities and services needed to support development are available concurrently with the impacts of such development.</p> <p>This section requires that any approval of a development be conditioned on the provision of all services necessary to serve the new development. This includes transportation, water, wastewater, storm drainage, fire and emergency services, electrical power and any other public facilities and services as required.</p> <ul style="list-style-type: none"> • The project is located within the City of Fort Collins Light and Power Utility. • The project is located within the City of Fort Collins Water, Wastewater and Stormwater Districts. Worthington Storage is meeting the Fort Collins Stormwater Criteria Manual for storm drainage requirements by: <ul style="list-style-type: none"> - Providing Water Quality (WQ) and Low Impact Development (LID) treatment for on-site impervious areas using underground StormTech Chambers with Isolator Rows and an extended detention pond. - Project is providing additional LID treatment of off-site areas that drain to the StormTech system. - Providing stormwater detention/flood control by reconfiguring and updating the existing surface detention pond and including additional underground detention volume in the StormTech system to meet current stormwater detention requirements requiring additional volume. • The Poudre Fire Authority has commented on the project and has found that the existing infrastructure can serve the proposed project. 	<p>Complies</p>

6. Land Use Code Article 4

A. DIVISION 4.27 – EMPLOYMENT DISTRICT (E)

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.27(A) - Purpose</p>	<p>This Section states:</p> <p><i>“Purpose. The Employment District is intended to provide locations for a variety of workplaces including light industrial uses, research and development activities, offices, and institutions. This District also is intended to accommodate secondary uses that complement or support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.”</i></p> <ul style="list-style-type: none"> The project represents redevelopment of the existing AMC theater retail site and is consistent with the purpose of the Employment zoning. 	<p>Complies</p>
<p>4.27(B) - Permitted Uses</p>	<p>Enclosed Mini-Storage Facilities are a permitted use in the employment (E) Zone, subject to Planning & Zoning Commission review.</p>	<p>Complies</p>
<p>4.27(D)(1) – Land Use Standards</p>	<p><i>Secondary Uses. All secondary uses shall be integrated both in function and appearance into a larger employment district development plan that emphasizes primary uses.</i></p> <ul style="list-style-type: none"> The originally CAT campus and Drake Center ODP 16th Filing identified this parcel for secondary uses with the previous AMC theater building and parking lot area. The proposed enclosed mini-storage use is a secondary use consistent with the approved CAT land use designations as part of redevelopment of the existing tract. The CAT ODP percentage of primary and 25% secondary uses are not changing The maximum building height is 4 stories. The proposed storage building A is 3 stories in height. 	<p>Complies</p>

Applicable Code Standard	Summary of Code Requirement and Analysis	Staff Findings
<p>4.27(E)(1)(2) – Development Standards</p>	<p><i>(1) Site Design. This standard requires where an employment or industrial use abuts a residential area, there shall be no drastic and abrupt change in the scale and height of buildings.</i></p> <ul style="list-style-type: none"> • Three existing single-family homes are located to the west, fronting South Shields Street, and abutting this parcel. • The PDP is providing a transition and buffer to these residences with landscape yard screening, fencing, and transition from 3-story to 1-story storage buildings. A private drive further separates these uses, all within the Employment zoning. <p><i>(2) Building Design. Buildings shall provide a primary entrance that faces and opens directly onto the abutting street sidewalk or a walkway, that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots.</i></p> <ul style="list-style-type: none"> • The storage main building office entrance and parking lots include a direct connecting walkway to the public street sidewalk without crossing a drive lane or parking lot. <p><i>(3) Enclosed Mini-Storage Facilities. Where enclosed mini-storage facilities face a public street, the entire linear frontage along such street shall include only buildings designed for human occupancy, landscaping, accessory parking and/or drives.</i></p> <ul style="list-style-type: none"> • The proposed 3-story storage building with a main office entrance on the north side of the building faces the existing private drive, and not Worthington Circle. Between the street and storage building, a large, landscaped yard and detention pond is located. 	<p>Complies</p>

7. Findings of Fact/Conclusion

In evaluating the request for the Worthington Storage Overall Development Plan ODP220001, and Project Development Plan #PDP220003, staff makes the following findings of fact:

1. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
2. Project Development Plan complies with pertinent standards located in Article 3 – General Development Standards.
3. Project Development Plan complies with pertinent standards located in Division 4.27 Employment in Article 4 – Districts.

8. Recommendation

Staff recommends approval of the Worthington Storage Overall Development Plan ODP220001, and Project Development Plan #PDP220003, based on the Findings of Fact and supporting explanations found in the staff report.

9. Attachments

1. Project Narrative
2. Structure Plan Map
3. West Central Area Plan Map
4. Zoning Map
5. Overall Development Plan ODP
6. Site Plan
7. Landscape Plan
8. Architectural Elevations
9. Architectural Renderings
10. Lighting Plan
11. Preliminary Plat
12. Neighborhood Meeting Summary
13. Employment District Use Study
14. Traffic Impact Study (TIS) Memo
15. ODP Utility Master Plan
16. Prelim Utility Plans
17. Staff Presentation
18. Applicant presentation

WORTHINGTON STORAGE

PROJECT DEVELOPMENT PLAN

SITE PLAN NOTES

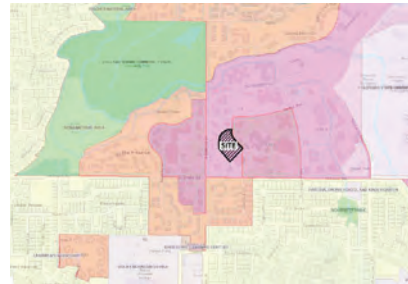
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAN 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 MECHANICAL EQUIPMENT SUCH AS CONDENSATE 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 POLICE 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 BE AT LEAST 1:48 IN AN INCLINATION. 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 OWNERS ASSOCIATION; THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- PRIVATE CONDITIONAL COVENANTS AND RESTRICTIONS (CCARs), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDSCAPING WITHIN THE DEVELOPMENT MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF KERISCAPE LANDSCAPING, SOLAR-PHOTO-VOLTAIC COLLECTORS IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE, CLOTHES LINES (IF LOCATED IN BACK YARDS), DOORCONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIREING 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 REWARD NUMBER 12, 2019 1 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 POLICE 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 NUMBERS 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.

LEGAL DESCRIPTION

BEING A REPLAY OF LOT 1, CENTRE FOR ADVANCED TECHNOLOGY P.L.L.C., SIXTEENTH FILING, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

VICINITY MAP

1"=1000'



LAND USE CHART

EXISTING ZONING		E (EMPLOYMENT)	
AREA COVERAGE		139,544 SF (3.2AC)	
GROSS / NET (GROSS AND NET AREAS ARE THE SAME)			
	AREA (SF)		%
PROPOSED BUILDING COVERAGE	33,793		24.22
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	49,228		35.28
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	27,781		19.91
HARDSCAPE (EXCLUDES PUBLIC ROW)	9,335		6.69
EXISTING BUILDING COVERAGE	19,407		13.91
**PUBLIC STREET RIGHT-OF-WAY	0.00		0.00
HARDSCAPE	0		
DRIVES AND PARKING	0		
LANDSCAPE	0		
TOTAL GROSS COVERAGE	139,544.00 SF (3.20 AC)		100.00

FLOOR AREA RATIO

LOT	BUILDING AREA (SF)	LOT AREA (SF)	FLOOR AREA RATIO (LOT 1, BLOCK 1)
LOT 1	91,035	86,215	1.06
LOT 2	19,407	53,349	0.36

BUILDING HEIGHT

BUILDING	MAXIMUM HEIGHT	STORIES
BUILDING A	40'-0"	3
BUILDING B	13'-6"	1
BUILDING C	13'-6"	1
BUILDING D	13'-6"	1

PROJECT PARKING

	PROVIDED	REQUIRED MIN.	REQUIRED MAX.
PROPOSED STORAGE FACILITY			
STANDARD PARKING STALLS	6	2	7
HANDICAP STALLS	1	1	1
PROPOSED STORAGE FACILITY TOTAL	7	3	8
EXISTING BUILDING			
STANDARD PARKING STALLS	71	N/A	N/A
HANDICAP STALLS	7	N/A	N/A
EXISTING BUILDING TOTAL	78		
GRAND TOTAL	85		

* LOT 2 PARKING SHALL BE DESIGNED, REVIEWED, AND APPROVED AT TIME OF REDEVELOPMENT.
 LOT 1 REQUIRED PARKING CALCULATED AS FOLLOWS:
 1143 SF GENERAL OFFICE @ 1 SPACE/1000 SF
 89,892 SF INDOOR STORAGE (INDUSTRIAL) @ 0.5 SPACE/EMPLOYEE (ASSUMES 5 EMPLOYEES MAX)

BICYCLE PARKING

	PROVIDED	REQUIRED
BICYCLE SPACES	4	4

Sheet List Table	
Sheet Number	Sheet Title
1	COVER PAGE
2	OVERALL SITE PLAN
3	TREE INVENTORY AND MITIGATION
4	LANDSCAPE PLAN
5	LANDSCAPE DETAILS
6	TRASH ENCLOSURE
7	ARCHITECTURAL ELEVATIONS
8	ARCHITECTURAL ELEVATIONS
9	ARCHITECTURAL ELEVATIONS
10	FIRST FLOOR PLAN
11	ROOF PLAN
12	PHOTOMETRIC SITE PLAN
13	ELECTRICAL CUT SHEETS
14	ONE-LINE DIAGRAM

PLANNING CERTIFICATE

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

Director Signature _____

OWNER'S CERTIFICATE

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

OWNER (SIGNED) _____ DATE _____

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

AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

WORTHINGTON STORAGE

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO
 PREPARED BY:



APPLICANT
 STRATEGIC STORAGE PARTNERS
 Alan Westfall
 1720 Belter St.
 Denver, CO 80222
 p. 303.725.1466

LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
 Stan Coude, P.L.A.
 419 Canyon Ave., Suite 200
 Fort Collins, CO 80521
 p. 970.224.5029
 f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
 Robbe Lawler, P.E.
 801 N. Howes St. Suite 100
 Fort Collins, CO 80521
 p. 970.221.4185

ORIGINAL SIZE 24X36

ISSUED	DESCRIPTION	DATE
01	DDP	02/23/22
02	DDP	05/18/22
03	FOR HEARING	06/22/22
REVISIONS	DESCRIPTION	DATE

COVER PAGE

SEAL:



PROJECT No. 021-049
 DRAWN BY: LD, NV
 REVIEWED BY: SC
 DRAWING NUMBER:

TREE MITIGATION LEGEND



#	TYPE	DBH	CONDITION	MITIGATION	NOTES	PRESERVE / REMOVE REASON	MITIGATION TREES REQUIRED
1	LINDEN	11"	FAIR	2		PRESERVE	
2	ASH	10"	POOR	2	REMOVE DUE TO STORM DAMAGE	STORM DAMAGE	2
3	ASH	10"	POOR	2	REMOVE DUE TO STORM DAMAGE	STORM DAMAGE	2
4	ASH	10"	POOR	2		PARKING	2
5	ASH	10"	POOR	1		DETENTION	1
6	ASH	6"	FAIR	0		DETENTION	0
7	HONEY LOCUST	12"	FAIR	1.5		DETENTION	1.5
8	HONEY LOCUST	7"	FAIR	1		DETENTION	1
9	ASH	10"	FAIR	1.5		POD	1.5
10	ASH	8"	FAIR	1.5		FIRE LANE	1.5
11	ASH	10"	FAIR	1.5		BUILDING	1.5
12	ASH	8"	FAIR	1		FIRE LANE	1
13	ASH	8"	FAIR	1.5		FIRE LANE	1.5
14	ASH	8"	FAIR	1.5		PARKING	1.5
15	ASH	14"	FAIR	2		PRESERVE	
16	ASH	12"	FAIR	2	REMOVE DUE TO STORM DAMAGE	PRESERVE TO BE REMOVED AND MITIGATED AT OFF-SITE	
17	ASH	10"	FAIR	1.5		PRESERVE	
18	ASH	10"	FAIR	1.5		PRESERVE	
19	ASH	7"	FAIR	0		PARKING	0
20	ASH	7"	POOR	0		PARKING	0
21	HONEY LOCUST	10"	FAIR	0		PARKING	2
22	HONEY LOCUST	14"	FAIR	2		PARKING	2
23	ASH	8"	FAIR	1.5		STORM CHAMBER	1.5
24	ASH	8"	FAIR	1.5		STORM CHAMBER	1.5
25	ASH	11"	FAIR	1.5		PRESERVE	
26	PEAR	14"	FAIR	2		PRESERVE	
27	PEAR	18"	FAIR	2.5		PRESERVE	
28	PEAR	16"	FAIR	2		PRESERVE	
29	PEAR	10"	FAIR	2		PRESERVE	
30	PEAR	10"	FAIR	1.5		PRESERVE	
31	ASH	12"	POOR	1.5	REMOVE	PRESERVE TO BE REMOVED AND MITIGATED AT OFF-SITE	
32	LINDEN	9"	FAIR	1.5		PRESERVE	
33	ASH	12"	POOR	1.5	REMOVE	PRESERVE TO BE REMOVED AND MITIGATED AT OFF-SITE	
34	LINDEN	11"	FAIR	2		PRESERVE	
35	CHINA PEAR	10"	FAIR	1.5		PRESERVE	
36	LINDEN	12"	FAIR	2.5		PRESERVE	
37	LINDEN	12"	FAIR	2.5		PRESERVE	
38	ASH	10"	FAIR	2		BUILDING	2
39	ASH	11"	FAIR	1.5		BUILDING	1.5
40	ASH	10"	FAIR	1.5		BUILDING	1.5
41	WHITE ASH	8"	FAIR	1.5		BUILDING	1.5
42	WHITE ASH	12"	FAIR	1.5		BUILDING	1.5
43	WHITE ASH	10"	FAIR	1.5		BUILDING	1.5
44	HONEY LOCUST	8"	FAIR	1		BUILDING	1
45	WHITE ASH	4"	FAIR	0		BUILDING	0
46	WHITE ASH	10"	FAIR	1.5		BUILDING	1.5
47	HONEY LOCUST	12"	FAIR	2		BUILDING	2
48	WHITE ASH	10"	FAIR	1.5		BUILDING	1.5
49	ALBURN PURPLE ASH	12"	FAIR	2	PREFER TO PRESERVE	FIRE LANE	2
50	ALBURN PURPLE ASH	12"	FAIR	2		BUILDING	2
51	ASH	8"	FAIR	0		BUILDING	0
52	ASH	7"	FAIR	0		BUILDING	0
REQUIRED MITIGATION TREES (EXCLUDES TREES TO BE OFF SITE)					78.0		44.5

PROVIDED TREE MITIGATION

LOCATION	COUNT
MITIGATION TREES PROPOSED TO BE PLANTED ON-SITE	45
MITIGATION TREES PROPOSED TO BE PLANTED OFF-SITE	0
PAYMENT IN-LIEU OF TREES (SAPLING TREES)	0
TOTAL	45

SEE LANDSCAPE PLAN FOR MITIGATION TREE LOCATIONS

MITIGATION SIZING CHART

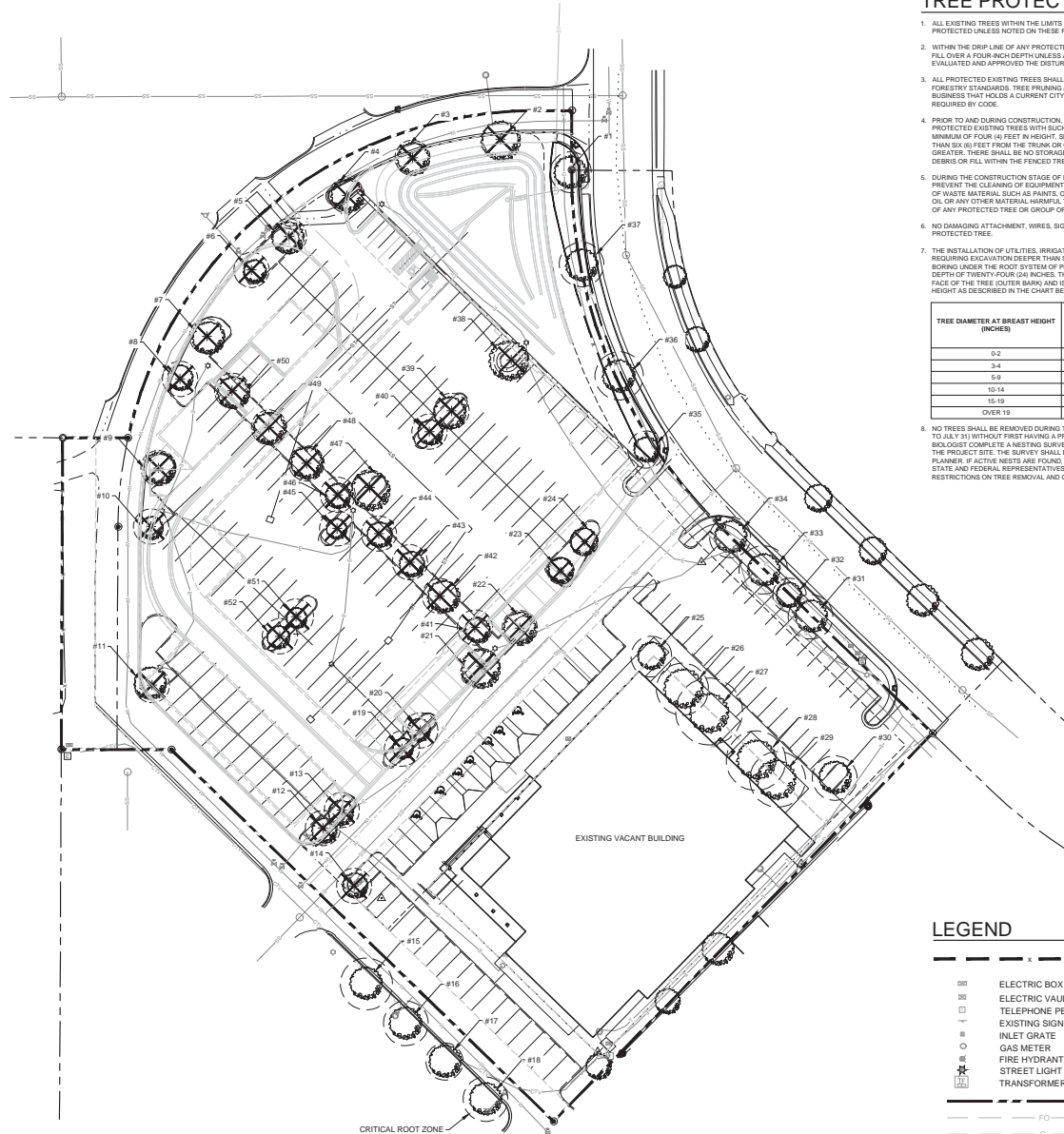
TYPE	MINIMUM SIZE
CANDY SHAKER TREE	2" CALIPER AND B&B OR EQUIVALENT
EVERGREEN TREE	8" HEIGHT AND B&B OR EQUIVALENT
ORNAMENTAL TREE	2" CALIPER AND B&B OR EQUIVALENT

TREE MITIGATION NOTES

- SHOULD DISCREPANCIES BE FOUND BETWEEN THE QUANTITIES LISTED IN THE PLANT TABLE AND THE QUANTITIES GRAPHICALLY SHOWN ON THE LANDSCAPE PLANS, THEN THE QUANTITIES SHOWN BY GRAPHIC SYMBOLS ON THE LANDSCAPE PLANS SHALL CONTROL.
- ALL TREE REMOVAL SHOW SHALL BE COMPLETED OUTSIDE OF THE SONGBIRD NESTING SEASON (FEB 1 - JULY 31) OR A NESTING SURVEY WILL BE CONDUCTED BY A PROFESSIONAL ECOLOGIST OR WILDLIFE BIOLOGIST PRIOR TO TREE REMOVAL TO ENSURE THAT NO ACTIVE NESTS ARE PRESENT. IF ACTIVE NESTS ARE FOUND, THE CITY ENVIRONMENTAL PLANNER WILL DETERMINE WHETHER ADDITIONAL RESTRICTIONS ON TREE REMOVAL AND CONSTRUCTION APPLY.

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 WITHIN 50 DAYS OF TREE REMOVAL. 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.

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.



TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT 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 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 MATERIALS 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 GRASS OF TREE.
- NO DAMAGING ATTACHMENTS, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- 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 SCALD 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.

LEGEND

- x --- TREE PROTECTION FENCE
- ELECTRIC BOX
- ELECTRIC VAULT
- TELEPHONE PEDESTAL
- EXISTING SIGN
- INLET GRATE
- FIRE HYDRANT
- STREET LIGHT
- TRANSFORMER
- PROPERTY BOUNDARY
- FO --- FIBER OPTIC UTILITY
- G --- GAS UTILITY
- SD --- STORM DRAIN UTILITY
- SS --- SANITARY SEWER UTILITY
- T --- TELEPHONE UTILITY
- UE --- UNDERGROUND ELECTRIC UTILITY
- W --- WATER LINE UTILITY
- x --- EXISTING FENCE

WORTHINGTON STORAGE

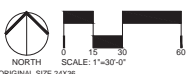
PROJECT DEVELOPMENT PLAN



APPLICANT:
STRATEGIC STORAGE PARTNERS
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ISSUED	DESCRIPTION	DATE
01	PREP	02/23/22
02	PREP	05/18/22
03	FOR HEARING	06/22/22

TREE INVENTORY AND MITIGATION



PROJECT No. 021-040
DRAWN BY: LD_NV
REVIEWED BY: SC
DRAWING NUMBER:

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-NATTE 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.
- 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 LOOSENEED 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, DISKING 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 15% 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
 - 10 FEET BETWEEN TREES AND ELECTRIC VAULTS
 - 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 I.C. 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 DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS 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.
- IRRIGATED TURF SHALL BE RYZOMATOUS 90-10 FESCUE BLEND BY TURF MASTER, LLC OR APPROVED EQUAL.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" ROLLED TOP STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.

TREE LEGEND

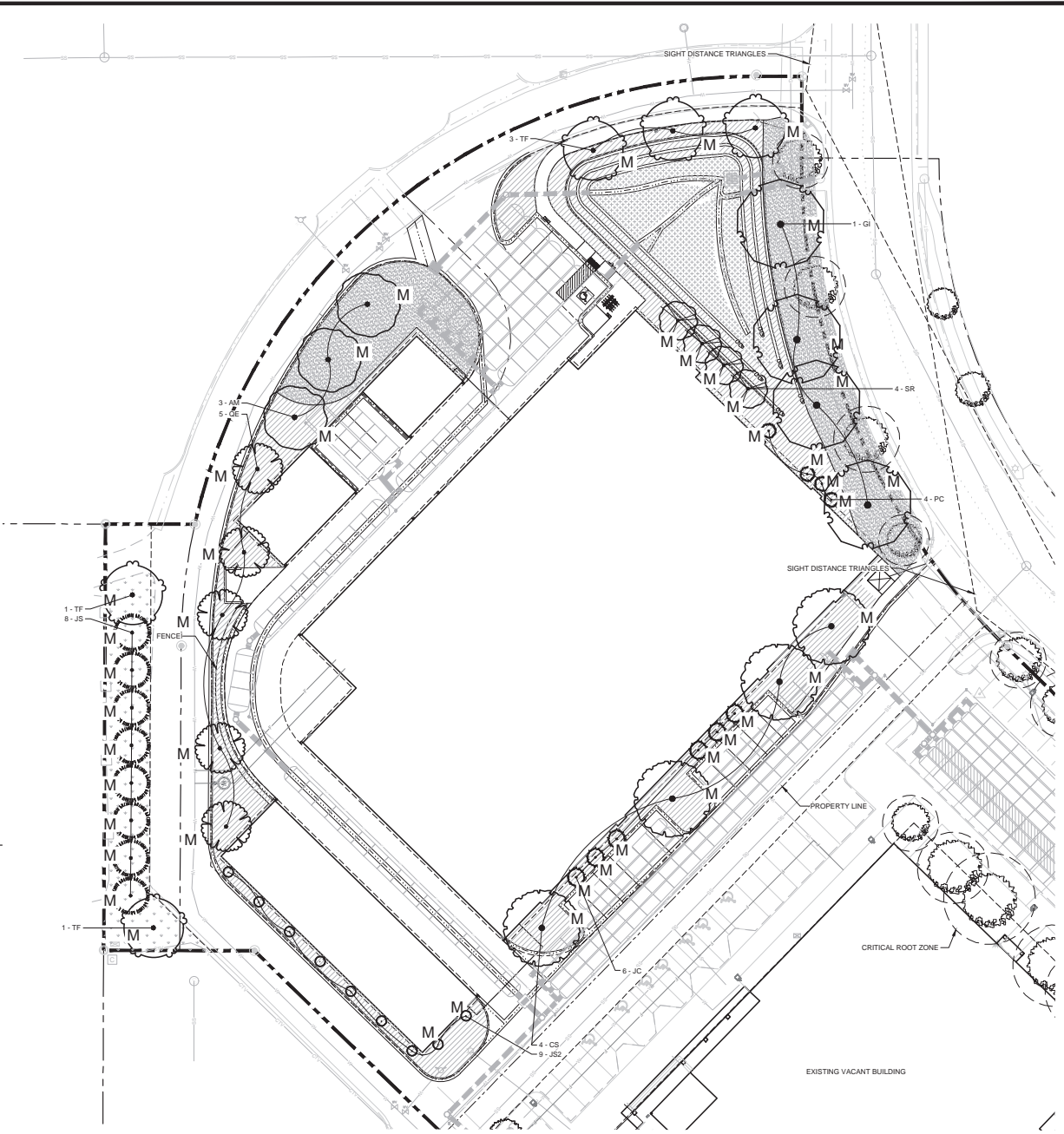
- CANOPY TREE 21
- EVERGREEN TREE 20
- ORNAMENTAL TREE 4
- M - MITIGATION TREE

LANDSCAPE MATERIAL LEGEND

- SHRUB PLANTING (DETAILED PLANTING AT FINAL PLAN)
- IRRIGATED TURF
- NATIVE SEED 1
- DETENTION SEED MIX

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.

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 OR 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.



WORTHINGTON STORAGE

PROJECT DEVELOPMENT PLAN

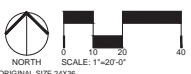
FORT COLLINS, CO
PREPARED BY:



APPLICANT:
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REVISIONS			
No.	DESCRIPTION	DATE	

LANDSCAPE PLAN

SCALE:



PROJECT NO.: 021-046
DRAWN BY: LD, NV
REVIEWED BY: SC
DRAWING NUMBER:

WORTHINGTON STORAGE

PROJECT DEVELOPMENT PLAN

FORT COLLINS, CO

PREPARED BY:



ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING
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ORIGINAL SIZE 24x36

ISSUED	No.	DESCRIPTION	DATE
01	PDF		02/23/22
02	PDF		05/18/22
03	FOR HEARING		06/22/22

REVISIONS	No.	DESCRIPTION	DATE

LANDSCAPE DETAILS

SCALE:



PROJECT NO.: 021-040
DRAWN BY: LD, NV
REVIEWED BY: SC
DRAWING NUMBER:

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	AM	3	ACER GRANDIDENTATUM / MANZANO / MANZANO BIGTOOTH MAPLE	B & B	2' CAL
	CS	4	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2' CAL
	GO	4	GYNOCLODUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2' CAL
	QE	5	QUERCUS X 'CRIMSCHMIDT' TM / CRIMSON SPIRE OAK	B & B	2' CAL
	TF	5	TILIA X FLAVESCENS 'GLENLEVEN' / GLENLEVEN LINDEN	B & B	2' CAL
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	JS	8	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	B & B	8' HT
	JC	6	JUNIPERUS SCOPULORUM 'COLOGREEN' / COLOGREEN JUNIPER	B & B	8' HT
	JS2	9	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER	B & B	8' HT
	PC	4	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE	B & B	8' HT
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.
	SR	4	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2' CAL

TREE SPECIES DIVERSITY

PER CITY OF FORT COLLINS 3.2.1(D) PROPOSED PLAN MUST HAVE A SPECIES DIVERSITY OF 10-19 TREES + 20% OF 20-29 TREES + 30% OF 30-39 TREES + 25% OF 40-49 TREES + 15% OF THE 50 TOTAL TREES SURVEYED AND PROPOSED ON SITE. NO SPECIES MAY HAVE MORE THAN 10 QUANTITY.

TYPE (PROPOSED & EXISTING TO REMAIN)	COUNT	60+ TREES > 15%
Acer grandidentatum 'Manzano'	3	4
Catalpa speciosa	4	6
Gymnocladus dioica 'Espresso'	4	6
Quercus x 'Crimschmidt'	5	7
Tilia x flavescens 'Glenleven'	5	7
Juniperus scopulorum	8	11
Juniperus scopulorum 'Cologreen'	6	8
Juniperus scopulorum 'Skyrocket'	9	13
Picea abies 'Cupressina'	4	6
Syringa reticulata	4	6
Tilia sp. (ex.)	5	7
Ash sp. (ex.)	9	13
Pear sp. (ex.)	4	6
Crabapple sp. (ex.)	1	1
TOTAL TREES	71	

CITY OF FORT COLLINS CODE SECTION 3.2.1(D)3 MINIMUM SPECIES DIVERSITY

NATIVE SEED MIX NOTES

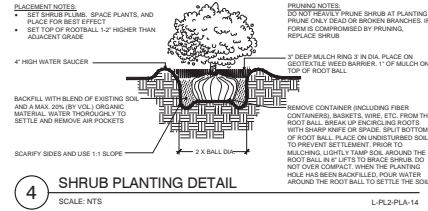
- THE TIME OF YEAR SEEDING TO OCCUR SHOULD BE OCTOBER THROUGH EARLY MAY.
- PREPARE SOIL AS NECESSARY AND APPROPRIATE FOR NATIVE SEED MIX SPECIES THROUGH AERATION AND ADDITION OF AMENDMENTS. THEN SEED IN TWO DIRECTIONS TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA. DRILL SEED IN INDICATED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS.
- IF CHANGES ARE TO BE MADE TO SEED MIX BASED ON SITE CONDITIONS THEN APPROVAL MUST BE PROVIDED BY CITY ENVIRONMENTAL PLANNER
- APPROPRIATE NATIVE SEEDING EQUIPMENT WILL BE USED (STANDARD TURF SEEDING EQUIPMENT OR AGRICULTURE EQUIPMENT SHALL NOT BE USED).
- DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 2" DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). FOR BROADCAST SEEDING INSTEAD OF DRILL SEEDING METHOD DOUBLE SPECIFIED APPLICATION RATE. REFER TO NATIVE SEED MIX TABLE FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
- PREPARE WEED MANAGEMENT PLAN TO ENSURE THAT WEEDS ARE PROPERLY MANAGED BEFORE, DURING AND AFTER SEEDING ACTIVITIES.
- AFTER SEEDING THE AREA SHALL BE COVERED WITH CRIMPED STRAW, JUTE MESH, OR OTHER APPROPRIATE METHODS.
- WHERE NEEDED, TEMPORARY IRRIGATION SHOULD BE PROVIDED UNTIL SEED IS ESTABLISHED. IF IRRIGATION IS USED, THE IRRIGATION SYSTEM FOR SEEDING AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING AND SHALL ENSURE 100% SOAK TO HEAD COVERAGE OVER ALL SEEDING AREAS. ALL METHODS AND REQUIREMENTS IN THE APPROVED IRRIGATION PLAN SHALL BE FOLLOWED.
- CONTRACTOR SHALL MONITOR SEEDING AREA FOR PROPER IRRIGATION, INROUSION CONTROL, GERMINATION AND RE-SEEDING AS NEEDED TO ESTABLISH COVER.
- THE APPROVED SEED MIX AREA IS INTENDED TO BE MAINTAINED IN A NATURAL LIKE LANDSCAPE AESTHETIC. IF AND WHEN MOVING OCCURS IN NATIVE GRASS SEED MIX AREAS DO NOT MOW LOWER THAN 6 TO 8 INCHES IN HEIGHT TO AVOID INHIBITING NATIVE PLANT GROWTH.
- NATIVE SEED AREA WILL BE CONSIDERED ESTABLISHED WHEN SEVENTY PERCENT (70%) VEGETATIVE COVER IS REACHED WITH NO LARGER THAN ONE FOOT SQUARE BARE SPOTS AND/OR UNITS REMAIN ESTABLISHED BY CITY PLANNING SERVICES AND INROUSION CONTROL.
- THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SEEDLING COVERAGE AND GROWTH AT THE TIME OF FINAL STABILIZATION, AS DEFINED BY STATE AND LOCAL AGENCIES. IF FINAL STABILIZATION IS NOT ACHIEVED TO THE SATISFACTION OF THE AGENCY, THE DEVELOPER AND/OR LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES TO SATISFY FINAL VEGETATIVE REQUIREMENTS FOR COUSEOUT.

STREET TREE NOTES

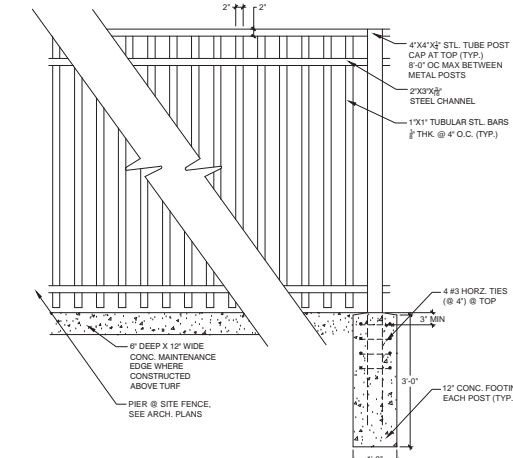
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS ARE NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 37-31) 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 POLICES. ALL TREE PRUNING AND REMOVAL WORKS SHALL BE PERFORMED BY A CITY OF FORT COLLINS LICENSED ARBORIST WHEN 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 ON 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, UTILITY SEPARATIONS BETWEEN TREES, STREET STOPS 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.

TRANSITION AND BUFFER AREA

BUILDING DESIGN AND LANDSCAPING ON THE WEST SIDE OF THE PROPERTY ARE INTENDED TO CREATE AN AREA OF BUFFER BETWEEN EXISTING PROPERTIES AND NEW DEVELOPMENT. A DENSE SCREEN OF EVERGREEN TREES ALONG WITH LOWER BUILDINGS ALONG THE PERIMETER EASE THE TRANSITION TO THE MAIN BUILDING.



4 SHRUB PLANTING DETAIL
SCALE: NTS
L-PL-PLA-14



5 METAL FENCE
3/4" = 1'-0"
L-C01-FEN-META-03

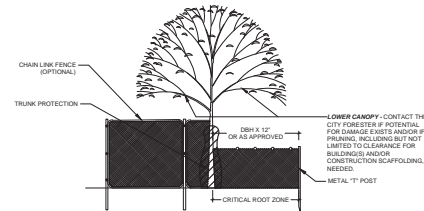
NATIVE SEED MIX

DETENTION BASIN MIX				
COMMON NAME	SCIENTIFIC NAME	% IN MIX	LBS/ACRE OF PLS	
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	5	0.60	
BLUE GRAMA	BOUTELOUA GRACILIS	5	0.10	
CANADA WILD RYE	ELYMUS CANADENSIS	5	1.00	
SMITTCOGRASS	PANICUM VIRGATUM	10	0.60	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10	0.80	
SIX WEEKS FESCUE	VULPIA OCTOFLORA	5	0.10	
BEEPLANT	CLEOME SERRULATA	10	0.80	
PLAINS COREOPSIS	COREOPSIS TINCTORIA	10	0.10	
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	5	0.10	
ANNUAL SUNFLOWER	HELIANTHUS ANNUUS	10	1.50	
PRAIRIE ASTER	MACHAERANTHERA TANACEIFOLIA	10	0.20	
MEXICAN HAT	RATIBIDA COLUMNIFERA	5	0.04	
BLACK-EYED SUSAN	BUDDECKIA HIRTA	5	0.03	
BLUE VERBENA	VERBENA HASTATA	5	0.03	
TOTAL: 70 SEEDS / SQUARE FOOT				

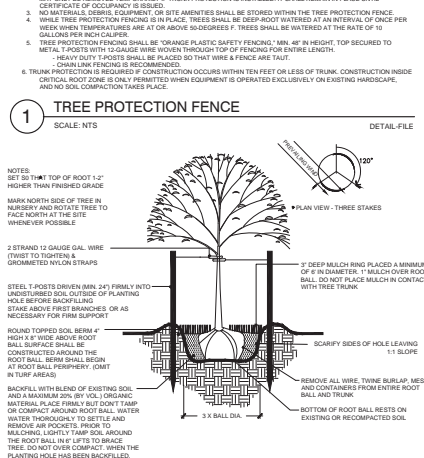
WATER USE TABLE

HYDROZONE	AREA (SF)	WATER NEEDED (GALLONS/SF)	ANNUAL WATER USE (GALLONS)
HIGH	5960.00	18	107,280.00
MODERATE	10178.00	14	142,492.00
LOW	2928.00	8	23,424.00
VERY LOW	2377.00	3	71,313.00
TOTAL	21,443	13.0735	280,283

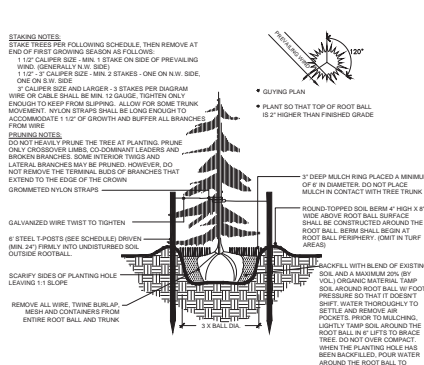
ANNUAL WATER USE NOT TO EXCEED 15 GAL./SF. AVERAGE OVER THE SITE
NOTE: FOR THE PURPOSE OF PRELIMINARY LANDSCAPE PLAN, ALL IRRIGATED TURF IS ALLOCATED AS HIGH, ALL SHRUB BEDS ALLOCATED AS MODERATE, AND ALL NATIVE SEED AREA IS ALLOCATED AS LOW HYDROZONE.



1 TREE PROTECTION FENCE
SCALE: NTS
DETAIL-FILE



2 TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS
L-PL-PLA-12



3 CONIFER TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS
L-PL-PLA-01



MATERIAL LEGEND	
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7044 AMAZING GRAY
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7046 IRISANE BRONZE
	CULTURED STONE OLD WORLD EDGE CAMEL MOUNTAIN
	FIBRE CEMENT WOOD LOOK SIDING WINCHESTER DROWN
	METAL CANDORY MATCH SW7048 IRISANE BRONZE
	OVERHEAD METAL COILING ROOF MATCH SW7044 AMAZING GRAY
	INSULATED VISION GLAZING CLEAR LOW-E
	STOREFRONT WINDOW SYSTEM DARK BRONZE

1 THREE STORY BUILDING "A" - NORTH EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 THREE STORY BUILDING "A" - SOUTH EAST ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE SHOWN IS PRELIMINARY ONLY AND WILL BE SUBMITTED UNDER SEPARATE PERMIT

MECHANICAL _____
ELECTRICAL _____
PLUMBING _____

CONSULTING ENGINEERS
GMA ARCHITECTS
ARCHITECT

DESIGN / BUILDER
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SELF STORAGE PARTNERS
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ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

JOB NO.: S22154
PA: FGW
DATE: 6.21.2022

REVISIONS

SHEET NUMBER
7 of 14
ELEVATIONS

6/22/2022 11:16:11 AM



1 THREE STORY BUILDING "A" - NORTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7044 AMAZING GRAY
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7046 IREGANE BRONZE
	CULTURED STONE OLD WORLD EDGE CARMEL MOUNTAIN
	FINE CEMENT WOOD LOOK SIDING WINCHESTER DOWN
	METAL CANDY MATCH SW7045 IREGANE BRONZE
	OVERHEAD METAL CEILING ROOF MATCH SW7044 AMAZING GRAY
	INSULATED VISION BLAZING CLEAR LOW-E
	STOREFRONT WINDOW SYSTEM DARK BRONZE



2 THREE STORY BUILDING "A" - SOUTH WEST ELEVATION
SCALE: 1/8" = 1'-0"

SIGNAGE SHOWN IS PRELIMINARY ONLY AND WILL BE SUBMITTED UNDER SEPARATE PERMIT

MECHANICAL _____
ELECTRICAL _____
PLUMBING _____

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ARCHITECT

DESIGN/BUILDER
ARCO MURRAY

SELF STORAGE PROJECT FOR
SELF STORAGE PARTNERS
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Fort Collins, Colorado 80526

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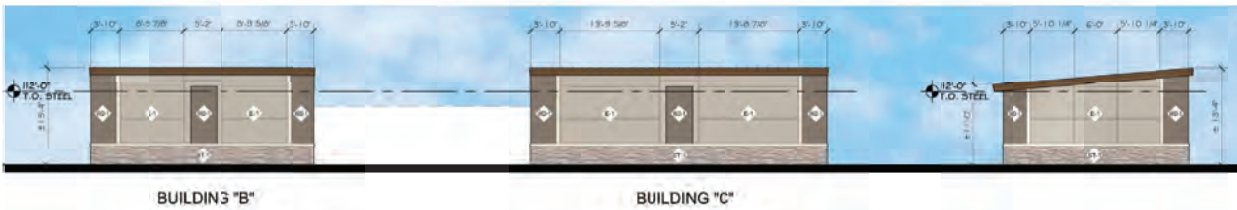
SHEET NUMBER
8 of 14
ELEVATIONS

6/22/2022 11:30:28 AM



1 SOUTH EAST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"

2 BUILDING "B" - NORTH EAST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"
BUILDING "C" SIMILAR



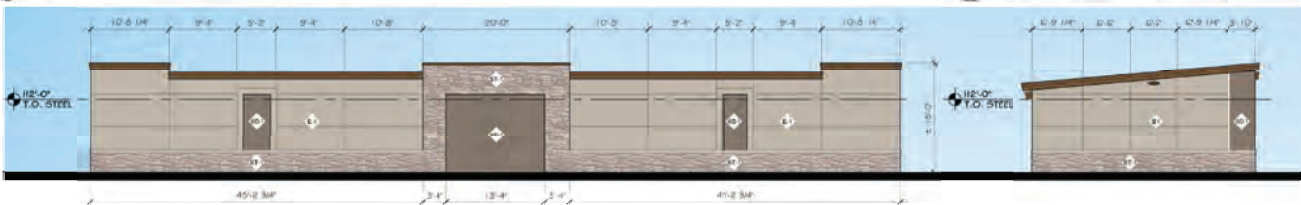
3 NORTH WEST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"

4 BUILDING "B" - SOUTH WEST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"
BUILDING "C" SIMILAR



5 BUILDING "D" - NORTH EAST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"

6 BUILDING "D" - NORTH WEST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"



7 BUILDING "D" - SOUTH WEST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"

8 BUILDING "D" - SOUTH EAST ELEVATION
9 of 14 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7044 AMAZING GRAY
	EXTERIOR INSULATION FINISHING SYSTEM MATCH SW7046 URBANE BROZZE
	CULTURED STONE OLD WORLD LEDGE CARMEL MOUNTAIN
	FIBER CEMENT WOODLOOK SIDING WINCHESTER BROWN
	METAL CANOPY MATCH SW7045 URBANE BROZZE
	OVERHEAD METAL COILING DOOR MATCH SW7044 AMAZING GRAY
	P INSULATED VISION GLAZING CLEAR, LOW-E
	STOREFRONT WINDOW SYSTEM OVER FINISH

MECHANICAL _____
ELECTRICAL _____
PLUMBING _____

CONSULTING ENGINEERS
ARCHITECT
DESIGN/BUILDER

ARCO MURRAY
ARCHITECTS
2052 S. WASHINGTON CIRCLE
FORT COLLINS, CO 80526
WWW.ARCOMURRAY.COM

GMA
GENERAL CONTRACTORS
2052 S. WASHINGTON CIRCLE
FORT COLLINS, CO 80526
WWW.GMABUILDERS.COM

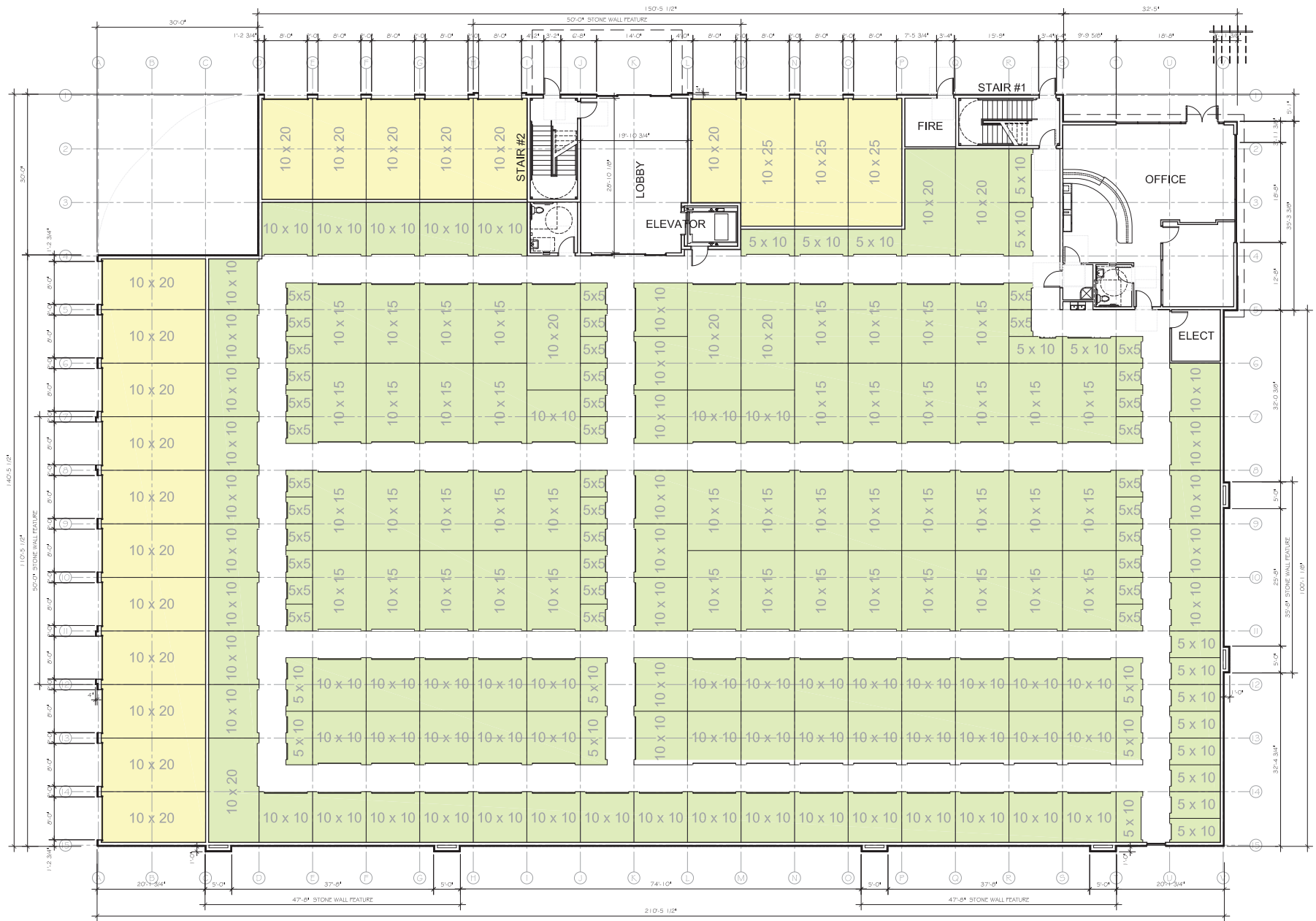
SELF STORAGE PROJECT FOR
SELF STORAGE PARTNERS
Worthington Circle Self Storage
2052 S. WASHINGTON CIRCLE
FORT COLLINS, COLORADO 80526

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

JOB NO.: SJ254
PA: FCW
DATE: 6/21/2022

REVISIONS

SHEET NUMBER
9 of 14
ELEVATIONS



1 FIRST FLOOR PLAN
10 of 14
SCALE: 1/8" = 1'-0"



NON CLIMATE CONTROLLED UNITS

CLIMATE CONTROLLED UNITS

MECHANICAL: _____
ELECTRICAL: _____
PLUMBING: _____

RESISTANCE: _____
STRUCTURAL: _____

ARCHITECT: **GMA**
DESIGN/BUILDER: **ARCO MURRAY**
CONSULTING ENGINEERS

SELF STORAGE PROJECT for:
SELF STORAGE PARTNERS
Worthington Circle Self Storage
2629 Worthington Circle
Fort Collins, Colorado 80526

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION

JOB NO.: SJ2554
PA: FCW
DATE: 6.21.2022

REVISIONS Δ

SHEET NUMBER
10 of 14
FIRST FLOOR PLAN

RENDERINGS | RED ROCKS SELF STORAGE

GMA JOB NUMBER: SJ2554

DATE: 06.21.2022



RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

RED ROCKS SELF STORAGE | FORT COLLINS, CO



EXTERIOR RENDERING

Thank You!



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