



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

Overview

City Staff:

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

Applicant:

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

Neighborhood Meeting Date: Monday August 26, 2019

Proposed Project Review Process

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

Applicant Presentation

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

Questions/Comments and Answers

General

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

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

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

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

Building/Site Design

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

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

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

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

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

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

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

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

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

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

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

Q: Will it be open 24/7?

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

Question: Will the development be fenced?

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

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

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

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

Answer: I will have to investigate that.

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

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

Q Will there be lights on the exterior of building?

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

Q: What about color of doorways?

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

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

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

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

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

Storm Drainage/Flood Plain

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

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

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

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

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

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

Transportation/Traffic

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

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

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

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

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

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

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

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

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

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

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

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

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

Process/Next Steps

Question: Will presentation be available online?

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

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