

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING**

FINDINGS AND DECISION

HEARING DATE: October 23, 2014

PROJECT NAME: Northern Colorado Feeders Supply – Type 1
Administrative Hearing

CASE NUMBER: #PDP140010

APPLICANT: Jim Cox
Architecture Plus
318 East Oak Street
Fort Collins, CO 80524

OWNER: Northern Colorado Feeders Supply, Inc.
300 Hickory Street
Fort Collins, CO 80524

Northern Colorado Feeders Supply, Inc
c/o Dennis Nater
P.O. Box 800
Fort Collins, CO 80522

HEARING OFFICER: Marcus A. McAskin

PROJECT DESCRIPTION: This is a request for a Project Development Plan to plat property and construct a one and one-half (1.5) story office and retail building for Northern Colorado Feeders Supply, Inc., a Colorado corporation (“NCFS”).

NCFS was established in 1953 and the current owner is Mr. Dennis Nater, who started as an employee with the company in 1972. NCFS is a local manufacturer and retailer of animal feeds specializing in poultry and custom blend livestock feeds. The new building is proposed to be located on the approximate footprint of an existing one-story structure proposed to be demolished. Existing storage buildings on the subject property will remain. The approximate two (2) acre project site is located at 300 Hickory Street, Fort Collins, CO 80524, approximately two blocks west of North College Avenue (the “Subject Property”).

The Subject Property is located within the Service Commercial District (C-S) and the North College Corridor Plan study area.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Service Commercial (C-S), Low Density Mixed-Use Neighborhood (L-M-N)	City-owned Land (Vacant), Mobile Homes
South	Service Commercial (C-S)	Custom Small Industry, Warehouse, Vacant Land
East	Service Commercial (C-S)	Light Industrial, Warehouse
West	Low Density Mixed-Use Neighborhood (L-M-N)	Mobile Homes

SUMMARY OF DECISION: Approved.

ZONE DISTRICT: Service Commercial District (C-S)

HEARING: The Hearing Officer opened the hearing at approximately 5:22 p.m. on Thursday, October 23, 2014, in Conference Room A-D, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding: (1) Planning Department Staff Report for Northern Colorado Feeders Supply, PDP#140010; (2) Statement of Planning Objectives submitted by the Applicant dated June 30, 2014; (3) Zoning and Vicinity Map; (4) Northern Colorado Feeders Supply Plat (NCFS Subdivision – First Filing); (5) Applicant’s Alternative Compliance Request; (6) Applicant’s Modification of Standards Request; (7) Applicant’s Site Plan including Landscaping Plan; (8) Building Elevations; (9) Site & Vicinity Photos; (10) Notice of Public Hearing Letter dated October 9, 2014; (11) Affidavit of Publication of the Fort Collins Coloradoan dated October 14, 2014 evidencing publication of the Notice of Hearing on October 14, 2014; (12) the PowerPoint presentation prepared by Staff for the October 23, 2014 hearing; and (13) the PowerPoint presentation prepared by NCFS for the October 23, 2014 hearing. In addition, the City’s Comprehensive Plan, Code, and the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer.

A copy of the Planning Department Staff Report is attached to this decision as **ATTACHMENT A** and is incorporated herein by reference.

TESTIMONY: The following persons testified at the hearing:

From the City: Ryan Mounce, City Planner

From the Owner: Dennis Nater, NCFS, Inc.
359 Linden Street
Fort Collins, CO 80524

Kevin Murray, Empire Carpentry LLC
P.O. Box 245
Bellvue, CO 80512

From the Public: R.C. Dobson, 215 Starbright Ct., Wellington
Danial Larsen, 2700 Bevan Cir, Fort Collins
Megan McEachron, 1317.5 Laporte Ave, Fort Collins

The public testimony provided at the hearing was generally focused on the excellent customer service that NCFS provides to the Fort Collins community.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
2. The Hearing Officer finds that the Subject Property is zoned exclusively Service Commercial District (C-S). The evidence presented at the hearing and appearing in the record is sufficient to determine that the minor portion of the Subject Property apparently situate within the Low Density Mixed-Use Neighborhood (L-M-N) is due to a mapping error.
3. Existing conditions on the Subject Property consist of one metal building proposed to be demolished and two storage structures. As set forth in the Applicant's Planning Objectives submittal dated June 30, 2014, both of the existing storage structures have been structurally upgraded. Outside of these existing building footprints, the entire front two-thirds of the Subject Property consists of existing asphalt or concrete paving. The remaining one-third of the site consists of native landscaping, a railroad spur connecting to the Union Pacific Railroad, high voltage transmission power lines, and waterline easements
4. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes that the PDP complies with the process set forth in Division 2.2 of the Code.
5. The PDP contains the elements required by Section 2.1.3(C)(1) of the Code, including the proposed plat for the NCFS Subdivision – First Filing (the "Plat").
6. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes that the project complies with all applicable Article 4 standards as follows, including the following:

A. Section 4.22(B)(2)(c)(21) – Permitted Use, Subject to Administrative Review

The land use proposed by NCFS and the PDP is permitted in the C-S District, subject to administrative review. Specifically, the Hearing Officer finds that the land use proposed by NCFS is a retail and supply yard establishment with outdoor storage, a use permitted pursuant to Section 4.22(B)(2)(c)(21) of the Code.

B. Section 4.22(D) – Land Use Standards

Maximum Building Height. Section 4.22(D) establishes a maximum building height of three (3) stories. As proposed, the new office and retail structure will be one and one-half (1.5) stories, complying with this standard.

7. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes that the project complies with all applicable General Development Standards contained in Article 3 of the Code, as summarized in **ATTACHMENT A**. The Hearing Officer specifically adopts the findings and analysis of City Staff as it pertains to the project's compliance with all applicable General Development Standards set forth in Article 3 of the Code. The Hearing Officer concludes that the two requests for alternative compliance with Sections 3.2.1(E)(4) and 3.2.1(E)(5) are approved based on a finding that the proposed alternative landscape plan accomplishes the purposes of Section 3.2.1 equally well or better than would a landscape plan that would strictly comply with the standards of Section 3.2.1. In making this finding, the Hearing Officer finds that the landscaping plan included in the PDP: (a) incorporates existing and proposed vegetation in excess of minimum requirements; (b) will maximum tree canopy coverage along the Hickory Street right-of-way where the general public will have the most visual interaction with the Subject Property; and (c) the enhanced landscaping along the Hickory Street frontage will enhance neighborhood continuity.
8. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes that NCFS has adequately demonstrated that a six foot (6') front yard fence is appropriate given the unique security needs of the Subject Property. Accordingly, NCFS may proceed to incorporate a decorative metal fence 6' in height, in accordance with Section 3.8.11(C)(2) of the Code.
9. Based on testimony provided at the public hearing and a review of the materials submitted to the Hearing Officer in this case, the Hearing Officer concludes that the Modification of Standard (for Section 3.2.2(J) of the Code) meets the applicable requirements of Section 2.8.2(H) of the Code. Specifically, the Hearing Officer finds as follows:
 - A. The requested Modification of Standard (the "Modification") is not detrimental to the public good; and
 - B. The Modification satisfies Section 2.8.2(H)(4) of the Code – the PDP as submitted will not diverge from the applicable standard except in a nominal, inconsequential way when considered from the perspective of the entire PDP and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2. Specifically, the Hearing Officer notes that although a portion of the western lot line of the Subject Property contains existing asphalt, and is thus considered a vehicle use area, the area is impractical for use by vehicles due to the diagonal nature of the property line and its interaction with the footprint of the existing storage building located along the western lot line.

The Hearing Officer also finds that the western lot line of the Subject Property is separated from other development by the existing 100' Union Pacific Railroad right-of-way, which offers a greater level of separation and buffering, than would the 5' sideyard set back required by Section 3.2.2(J). The Modification is approved.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

1. The Project Development Plan and Plat for NCFS are approved as submitted, subject to the following conditions:
 - A. The Applicant shall submit a final plan and Plat within three (3) years following the date of this decision. If Applicant fails to submit a final plan to the City within said three (3) year period, the approval of the PDP set forth in this decision shall automatically expire in accordance with Section 2.2.11(C) of the Code.
 - B. The Applicant shall resolve the discrepancy in the legal descriptions currently appearing on Sheet 1 of the PDP and the Plat to the satisfaction of City Staff. The land area of the Subject Property (in acres and square feet) shall match on the final plan and Plat.
 - C. NCFS shall dedicate an emergency access easement to the Poudre Fire Authority sufficient to allow the Authority unobstructed access to reach all buildings located on the Subject Property. NCFS shall also incorporate any other striping and/or signage requirements, as may be requested by the Authority or City Staff, into the final plan. The dimensions and location of the emergency access easement shall clearly be shown on the final plan and Plat.
2. Pursuant to Sections 2.1.3(C) and 2.2.11(C) of the Code, approval of the PDP does not establish any vested property rights.

DATED this 24th day of October, 2014.



Marcus A. McAskin
Hearing Officer



ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Northern Colorado Feeders Supply, PDP140010

APPLICANT: Jim Cox
Architecture Plus
318 East Oak Street
Fort Collins, CO 80524

OWNERS: NCFS LLC
359 Linden St
Fort Collins, CO 80524

PROJECT DESCRIPTION:

This is a request for a Project Development Plan to plat property and construct a 1.5-story office and retail building for Northern Colorado Feeders Supply, an animal feeds manufacturer and retailer. The new building would be situated on the approximate footprint of an existing 1-story structure proposed to be demolished. The 2.03 acre project site is located at 300 Hickory Street in the Service Commercial (C-S) Zone District and the North College Corridor Plan study area.

RECOMMENDATION: Staff recommends approval of Northern Colorado Feeders Supply, PDP140010 and Modification of Standard to Section 3.2.2(J).

EXECUTIVE SUMMARY:

Staff finds the proposed Northern Colorado Feeders Supply complies with all applicable requirements of the City of Fort Collins Land Use Code (LUC), with the exception of Section 3.2.2.(J), to which the applicant has requested a modification of standard and staff is recommending approval. Specifically,

- The Project Development Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Modification of Standard to Section 3.2.2(J) *Setbacks* meets the applicable requirements of Section 2.8.2 (H) and the granting of this modification would not be detrimental to the public good.

- The Project Development Plan complies with relevant standards of Article 3 – General Development Standards, subject to approval of the Modification of Standard.
- The Project Development Plan complies with relevant standards located in Division 4.22 Service Commercial District (C-S) of Article 4 – Districts.

COMMENTS:

1. Background

The property was annexed into the City of Fort Collins as part of the North College Annexation in April, 1965. Prior to annexation, the site was developed in Larimer County with a 1-story metal building and a storage structure. A second storage structure was added in 1975. The property has never been platted and remains in a metes and bounds legal description. Northern Colorado Feeders Supply moved to the site in the early summer of 2014, following vacation of the site by Barton Supply, a manufacturer and retailer of rebar, concrete, and steel accessories.

Existing conditions on the site consist of one metal building proposed to be demolished and two storage structures. Outside of these building footprints, the entire front two-thirds of the site consists of existing asphalt or concrete paving. The remaining one-third of the site consists native landscaping, a railroad spur connecting to the Union Pacific Railroad, high voltage transmission power lines, and waterline easements.

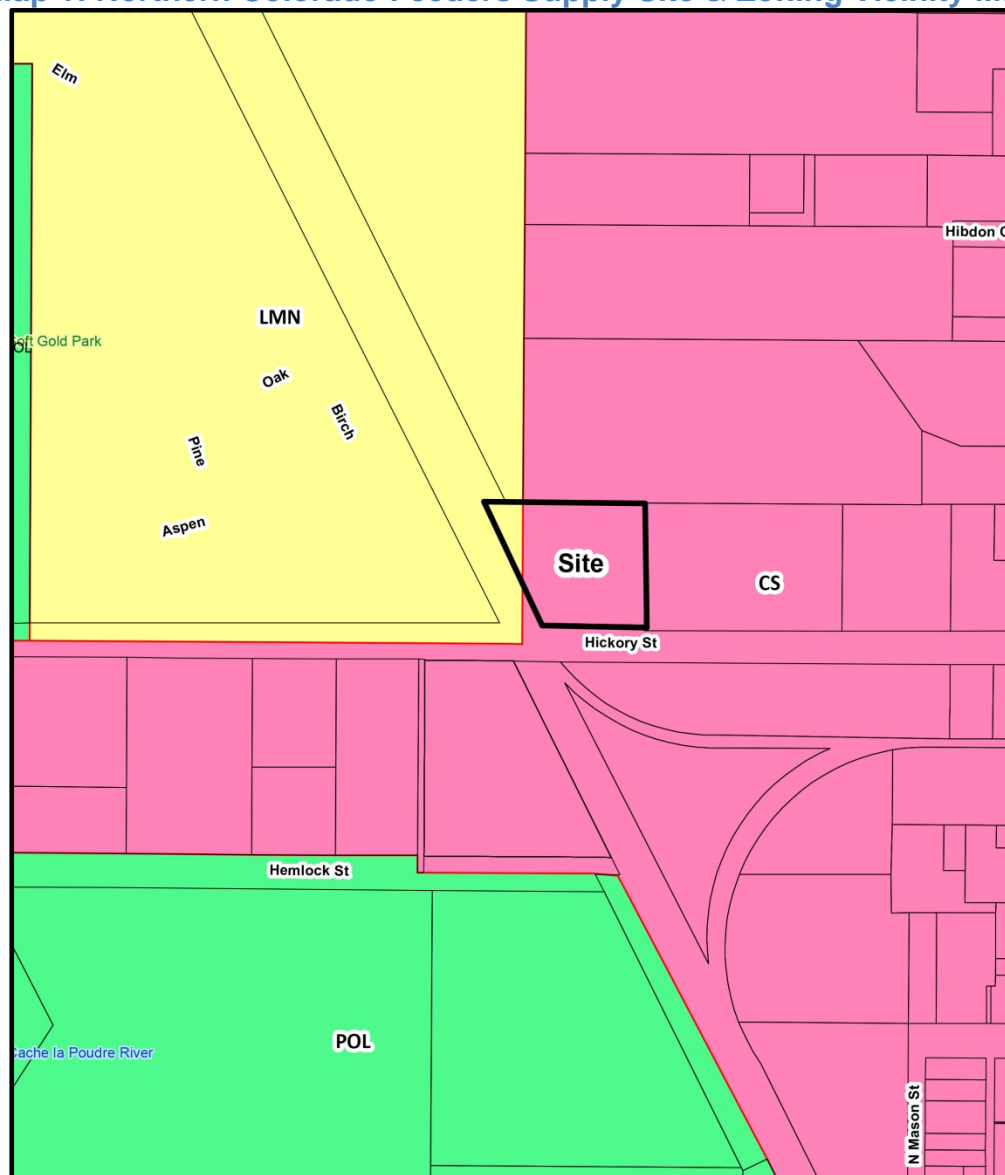
As depicted on the Fort Collins Zoning Map, the majority of the site is located in the Service Commercial District, with a small triangle at the northwest corner of the site being indicated in the Low Density Mixed-Use Neighborhood (L-M-N) District. In nearly all circumstances, zone district boundary lines occur along property lines, streets, or other physical features such as streams. Boundary lines for zone districts were not intended to bisect properties at the time the Fort Collins Zoning Map and zone district boundaries were originally established, and this site has no history of lot consolidation or lot splitting since the establishment of the zoning map to account for the current bisection of the property into separate zone districts.

Where uncertainty exists as to boundaries of zone districts as shown on the Fort Collins Zoning Map, Land Use Code Section 1.4.4.(B)(2) states, "Boundaries indicated as approximately following lot lines, public property lines and the like shall be construed as following such lines..." Given that the boundary line between the two zone districts follows the property lines of parcels to the north for over 2,200 feet, consistency would prescribe the zone district boundary line continue to follow this properties' boundary along its western edge, and the project site should be construed as wholly within the Service Commercial Zone District.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Service Commercial (C-S), Low Density Mixed-Use Neighborhood (L-M-N)	City-owned Land (Vacant), Mobile Homes
South	Service Commercial (C-S)	Custom Small Industry, Warehouse, Vacant Land
East	Service Commercial (C-S)	Light Industrial, Warehouse
West	Low Density Mixed-Use Neighborhood (L-M-N)	Mobile Homes

Map 1: Northern Colorado Feeders Supply Site & Zoning Vicinity Map



2. Compliance with Article 4 of the Land Use Code – Service Commercial (C-S), Division 4.22:

The project complies with all applicable Article 4 standards as follows:

A. *Section 4.22(B)(2) – Permitted Uses*

Northern Colorado Feeders Supply and previous site users have occupied the property with light industrial, office, supply yard, and retail establishment uses, each permitted in the C-S District subject to Administrative (Type 1) Review. The existing uses are consistent with the purpose of the Service Commercial District for commercial operations along a highway, arterial street, or rail spur.

B. *Section 4.22(D) – Land Use Standards*

The maximum building height for developments in the C-S District is limited to 3 stories. As proposed, the new office and retail structure will be 1.5-stories, complying with this standard.

3. Compliance with Article 3 of the Land Use Code – General Development Standards:

The project complies with all applicable General Development Standards as detailed below, with the exception of one proposed modification of standard to Section 3.2.2(J).

A. *Section 3.2.1 – Landscaping and Tree Protection*

The proposed landscaping plan is consistent with the applicable requirements of Land Use Code Division 3.2.1, *Landscaping and Tree Protection*, with consideration of the applicant's request for alternative compliance to Section 3.2.1(E)(4), *Parking Lot Perimeter Landscaping* and Section 3.2.1(E)(5), *Parking Lot Interior Landscaping*. Discussion and evaluation of alternative compliance request is outlined below:

1. *Section 3.2.1(E)(4) – Parking Lot Perimeter Landscaping*

This section requires landscape areas on the perimeter of parking lot and vehicle use areas in the minimum landscape setback areas required by Section 3.2.2(J) including 5' along lot lines, 10' along nonarterial streets. This landscape setback should consist of trees planted at an average spacing of 40' and other plantings, berms, or fences capable of blocking a majority of vehicle headlights.

2. Section 3.2.1(E)(5) – Parking Lot Interior Landscaping

This section requires a percentage of the interior space of parking lots and vehicle use areas to be landscaped. For parking lots and vehicle use areas with fewer than 100 spaces, 6% of the interior space should be landscaped with elements such as raised landscaped islands.

Requests and evaluation of alternative compliance to landscaping and tree protection standards are governed by Section 3.2.1(N), which states,

“Upon request by an applicant, the decision maker may approve an alternative landscape and tree protection plan that may be substituted in whole or in part for a landscape plan meeting the standards of this Section.

(1) Procedure. Alternative landscape plans shall be prepared and submitted in accordance with submittal requirements for landscape plans. Each such plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purposes of this Section than would a plan which complies with the standards of this Section.

(2) Review Criteria. To approve an alternative plan, the decision maker must first find that the proposed alternative plan accomplishes the purposes of this Section equally well or better than would a plan which complies with the standards of this Section.

In reviewing the proposed alternative plan for purposes of determining whether it accomplishes the purposes of this Section as required above, the decision maker shall take into account whether the alternative preserves and incorporates existing vegetation in excess of minimum standards, protects natural areas and features, maximizes tree canopy cover, enhances neighborhood continuity and connectivity, fosters non-vehicular access, or demonstrates innovative design and use of plant materials and other landscape elements.”

The applicant has submitted an alternative compliance request and landscaping plan that would establish the required 5' landscaped setback along the properties eastern lot line by removing a strip of

existing asphalt; however, the landscaping would consist predominately of a native grass seed mix, and would not contain trees planted at 40' intervals. In addition, the request would not landscape 6% of the interior of the parking/vehicle use area (considered all areas of existing paving) with elements such as raised landscape islands. Instead, the alternative compliance request and proposed landscape plan would focus landscaping typically reserved for these areas towards the front of the property along the Hickory Street right-of-way.

The applicant's request notes the existing asphalt area is utilized for the drop-off, moving, and unloading/loading of bulk merchandise with large trucks and forklifts, and that interior islands and trees placed in these areas would impair the ability to move items and could impact visibility while operating machinery. Additionally, vehicle headlights will not impact the neighboring property to the east due to the operational and functional characteristics of Northern Colorado Feeders Supply, and the adjacent light industrial use, Valley Wire and Steel.

Staff has reviewed the alternative compliance request and proposed landscape plan and determined the alternative compliance request accomplishes this section equally well or better than would a plan which complies with the standards of this section based on the following elements and analysis:

- The alternative incorporates existing and proposed vegetation in excess of minimum standards:

The proposed landscape plan features a combination of existing and proposed landscaping to be installed or preserved at the front of the property along Hickory Street. Four new trees will be planted along with over 120 individual shrubs and grasses. Combined, these formalized plantings are in excess of what is required to landscape the front of the property and the interior and eastern perimeter of the site's vehicle use area.

The primary intent behind the parking lot perimeter landscaping standards is to shield adjacent properties from vehicle headlights. The applicant's request notes the property immediately to the east was recently developed as a light-industrial/warehouse for Valley Steel and Wire with a low volume of employees and visitors. The neighboring site features an open area partially devoted to drainage and a structure with no pedestrian areas or windows at the ground level for vehicle headlights to impact. Further, Northern Colorado Feeders Supply's operating hours end at 5:30 pm on

weekdays and 4:00 pm on weekends, with customers and employees exiting the site prior to the full effect of vehicle or machinery headlights being evident. As the need to block vehicle headlights is reduced, these plantings could instead be focused and more impactful at the front of the property.

- Maximizes tree canopy cover:

The existing and proposed trees along Hickory Street will focus and maximize tree canopy cover along the public right-of-way, where it will be most visible. As the existing and planned condition of site is comprised predominantly of loading and unloading areas, landscaped islands and trees planted at 40' intervals along the eastern property line would establish only isolated pockets of tree canopy cover. By focusing the new trees and other plantings along Hickory Street, the current tree canopy would be more continuous and enhanced where the public interacts with the site. An enhanced tree canopy along Hickory Street and the front property will be beneficial in framing the new building and providing areas of partial shading for the proposed outdoor patio.

- Enhances neighborhood continuity:

The Hickory Street frontage, with a predominance of custom industry and light industrial uses, developed over several decades, currently lacks a cohesive or unified street frontage. By focusing the site's landscaping along the Hickory frontage, it will enhance neighborhood continuity by filling in a gap in maintained street-side landscaping between the Hickory Village Trailer Park west of the site and the new street trees planted as part of the Valley Steel and Wire development to the east. The enhanced frontage will also help serve as a softer, visual transition to the residential land uses located west of the site.

B. Section 3.2.2(4) – Bicycle Facilities

A bicycle parking rack, capable of accommodating a minimum of 4 bicycle parking spaces will be provided adjacent to the new building's front entrance, meeting requirements for bicycle parking minimums for low intensity retail and industrial land uses.

C. Section 3.2.2(4) – Walkways

A new concrete walkway will extend from a widened Hickory Street sidewalk to the proposed patio and new building entrance, complying with requirements of this section.

D. Section 3.2.2(F) – User Needs

This section states, “Layout and design shall anticipate the needs of users and provide continuity between vehicular circulation, parking, pedestrian and bicycle circulation. Pedestrian drop-off areas shall be provided where needed, especially for land uses that serve children or the elderly.”

Northern Colorado Feeders Supply provides animal feeds and supplies to customers, often in the form of bulky and heavy bags. The business has been operating with customers parking vehicles near the storage buildings for a short duration while products and merchandise are loaded, often with the help of trucks and forklifts. As a part of this development, a majority of the existing asphalted site has been designated as areas for loading and unloading, with frequent short-term use by delivery trucks, forklifts, and customer vehicles. These areas for loading and unloading suit the operational needs and characteristics of the business and its customers.

Bicycle and pedestrian amenities have been designed and located at the front of the site, near the new retail building's main entrance, the front patio, and other points of pedestrian and bicycle origin to reduce potential conflicts with areas for loading and unloading that will occur further inside the site.

A new emergency access easement is being dedicated to allow Poudre Fire Authority unobstructed access to reach all buildings. The applicant is coordinating with Poudre Fire Authority to designate the area of the access easement with striping and/or signage to prevent obstruction of this area and to identify vehicle circulation through the site.

E. Section 3.2.2(J) – Setbacks

The project complies with all setbacks for vehicle use areas along a nonarterial street and along lot lines, with the exception of a required 5' setback for a vehicle use area along the western lot line. The applicant has requested a modification to this standard to reduce the landscaped setback to 0' from the required 5' on the grounds the modification does not diverge from the standard except in a nominal, inconsequential way when considered from the perspective of the entire development plan.

In evaluating the modification request, staff notes that although a portion of the western lot line contains existing asphalt, and is thus considered a vehicle use area by definition of the Land Use Code, the area is impractical for use by vehicles due to the diagonal nature of the property line and its interaction with the footprint of a storage building also located along the lot line.

The 5' setback requirement applies to approximately 60' of asphalted area along the overall 310' property line. This area is not a continuous strip of asphalt and is broken-up by the storage building. In addition, the western property boundary is separated from other development by the 100' Union Pacific Railroad right-of-way, which offers a greater level of separation and buffering, and an additional 5' setback would be inconsequential.

F. Section 3.2.4 – Site Lighting

The applicant has provided a photometric plan demonstrating compliance for lighting of building surrounds (1.0 foot-candle) and that lighting levels do not exceed one-tenth of a foot candle 20' beyond the property line that would impact neighboring property.

G. Section 3.3.1(A)(3)(b) – Plat General Requirements

The project property will be platted in accordance with the provisions of the Land Use Code, and as required for the construction of any new principal building on lots that have not been previously platted as part of an official subdivision.

H. Section 3.5.1 – Building and Project Compatibility

The new retail and office building is compatible with the surrounding developments in terms of height, bulk, mass, and scale. The proposed retail building offers a transition in height and mass between the larger industrial buildings east of the site and the smaller homes located to the west.

The building will be constructed primarily of white metal with red building accents and wainscoting. Proposed building materials are consistent with nearby developments along Hickory Street that also utilizes white or beige metal with colored building accents. The building materials, color, and design are consistent with the North College Corridor Plan Policy CAD2.2 that architectural design should feature corrugated or ribbed metal with a palette of colors other than beige. Further, the stepped-parapet roof fronting Hickory Street echoes the business's former historic location near

Old Town and the traditional Old Town and Hispanic-derived character imagined for the North College Corridor.

I. Section 3.5.3 – Mixed-Use, Institutional and Commercial Buildings

The new retail building has been designed with significant architectural interest and pedestrian amenities. The building's main entrance will face and open directly onto a connecting walkway that passes by a planned patio-space and connects to the Hickory Street sidewalk. The building's front entrance has also been designed with a prominent sheltering element in the form of an arcade running along the building's eastern side.

A formal patio-space is planned between the building and the street for employees and customers. The patio-space will feature multiple landscape ground treatments including grasses, gravel and sandstone pavers and will offer picnic tables and benches and will be surrounded by shrubs, grasses and trees planned as part of the Hickory Street frontage enhanced landscape plantings.

J. Section 3.8.11(C) – Fences and Walls

This section requires fences between the front building line and the front property line to be no higher than 4', unless otherwise needed for security purposes. The project proposes replacing an existing 6' chain-link fence along the front property line with a decorative metal fence 6' in height that will match the style of fencing used on the neighboring Valley Steel and Wire property. Accordingly, the applicant has supplied information about a unique security need for the fence, including information about previous issues with transient populations camping inside the storage buildings and stealing materials. As one of the storage buildings is open on one side, theft of merchandise is an ongoing concern. The proposed fencing and gates will allow the site to be locked after business operations at the site have ceased for the day.

4. Findings of Fact/Conclusion:

In evaluating the request for Northern Colorado Feeders Supply, PDP140010, Staff makes the following finds of fact:

- A. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The request for a modification of standard to reduce the landscaped vehicle use area setback along the properties' western lot line from 5' to 0'

is not detrimental to the public good, and does not diverge from the standard except in a nominal, inconsequential way when considered from the perspective of the entire development plan. The length of the required setback area is minimal when compared to the overall property boundary and broken up into separate areas by an existing structure. In addition, land uses further to the west are already buffered by the 100' Union Pacific Railroad right-of-way.

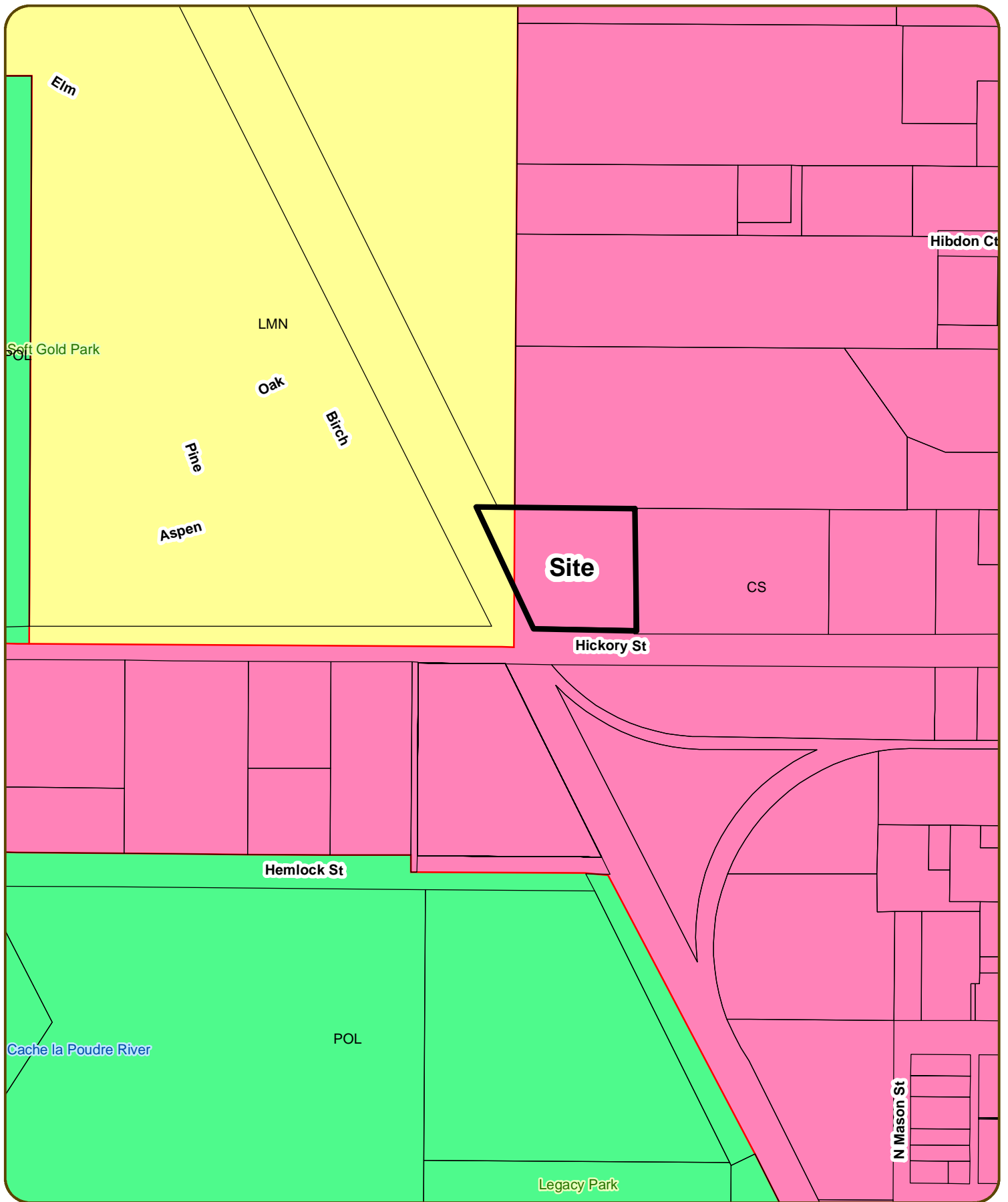
- C. The Project Development Plan complies with relevant standards located in Article 3 – General Development Standards with the exception of the requested modification of standard.
- D. The Project Development Plan complies with relevant standards located in Division 4.22 Service Commercial District (C-S) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Northern Colorado Feeders Supply, PDP140010, and Modification of Standard to Section 3.2.2(J).

ATTACHMENTS:

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Planning Document Set (Site Plan, Landscape Plan, Elevations, Photometric Plan, Plat)
4. Applicant's Alternative Compliance Request
5. Applicant's Modification of Standards Request
6. Site & Vicinity Photos



1 inch = 300 feet

Northern Colorado Feeders Supply

300 Hickory Street



Northern Colorado Feeders Supply
Project Development Plan
Planning Objectives
June 30, 2014

(i) Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.

There are three existing buildings on the 300 Hickory Street site, all of which will be sustainably recycled.

1. The first is an open storage building that will remain on site, and has already been structurally upgraded.
2. The second is an enclosed storage building that will also remain onsite and has been structurally upgraded as well as insulated, re-roofed and re-sided.
3. The third is a retail office building that contained asbestos, which has been abated.

The site has historically been used for retail use and storage, thus there will be no change of use. This current use is permitted by city code.

1. Economically, the move to this site permits a successful long-time Fort Collins business to continue operating. The larger size of this new location will allow for future growth in both sales and number of employees.
2. Environmentally, insulating the enclosed storage building and re-lamping with energy-efficient lighting will provide greater energy efficiencies. In keeping with sustainability, the retail building will be removed and re-used as storage on a local rural site. This building will be replaced on the site with a newly constructed energy-efficient building that will meet or exceed all local energy codes.
3. Developmentally, the site is located within the North College Corridor, and the improvements to this site are consistent with the North College Corridor Plan.

(ii) Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.

This renovation of the existing property will have no effect on open space, wetlands and natural habitats. The existing trees on the south property line will remain and there will be an additional landscaped area south of the new building. For new landscaped area see Landscape Plan.

(iii) Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

The owner of this site will maintain all onsite landscaped areas. Historically and presently, there is no public open space area on the property.

(iv) Estimate of number of employees for business, commercial, and industrial uses.

Five to ten.

(v) Description of rationale behind the assumptions and choices made by the applicant.

The owner relocated to this property and is upgrading the site and the buildings using existing occupancy and zoning. The owner wants to continue to operate their business out of the central core area of Fort Collins.

(vi) The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

The owner is submitting a site plan, plat and building plans as required per staff review of the project.

(vii) Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

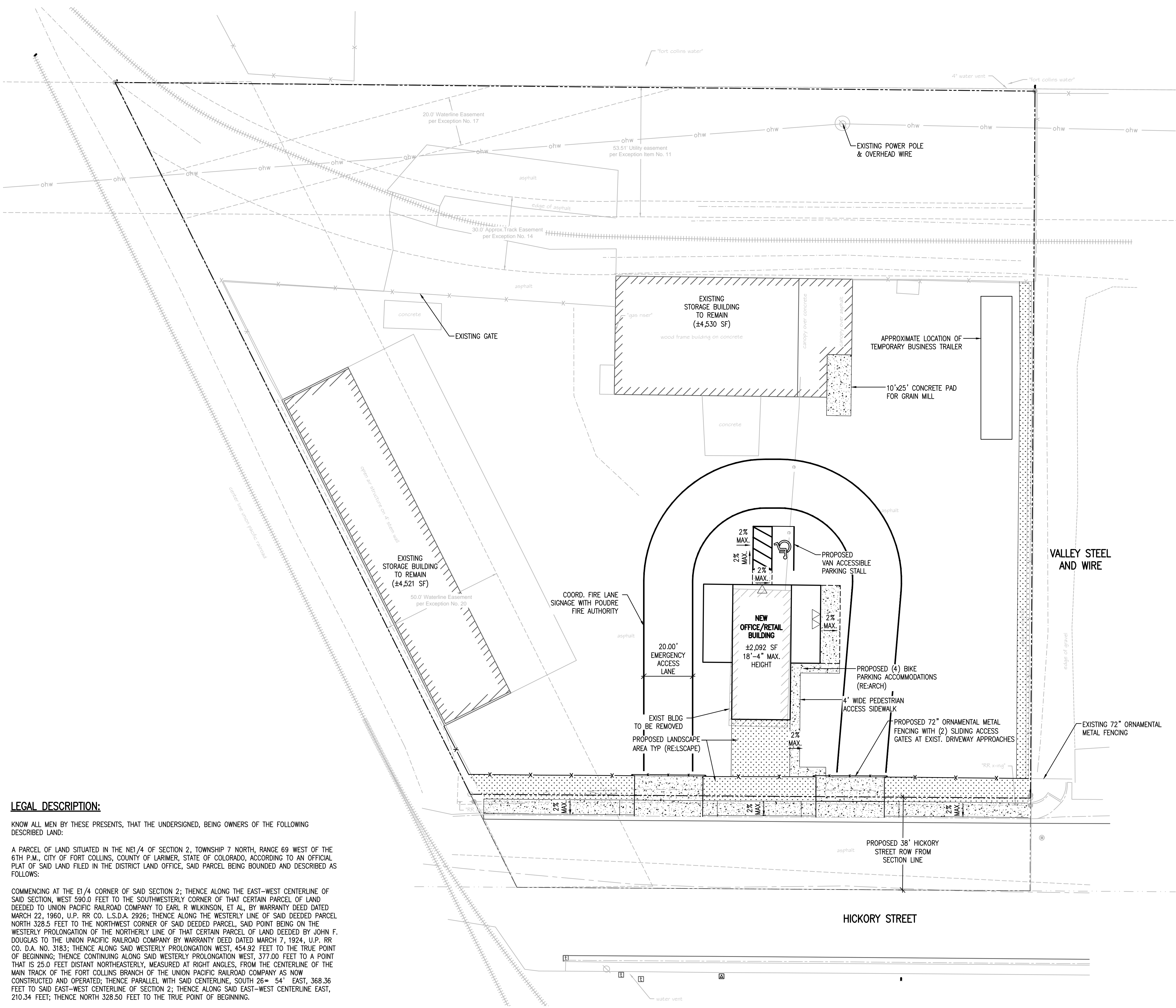
This is a continued use of retail and storage on a paved commercial property. The physical area of the site and drainage will not change. There will be a small area of existing pavement that will be removed and landscaped to provide an outdoor break area for the employees. For new landscaped area see Landscape Plan.

(viii) Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

N/A

(ix) Name of the project as well as any previous name the project may have had during Conceptual Review.

Northern Colorado Feeders Supply



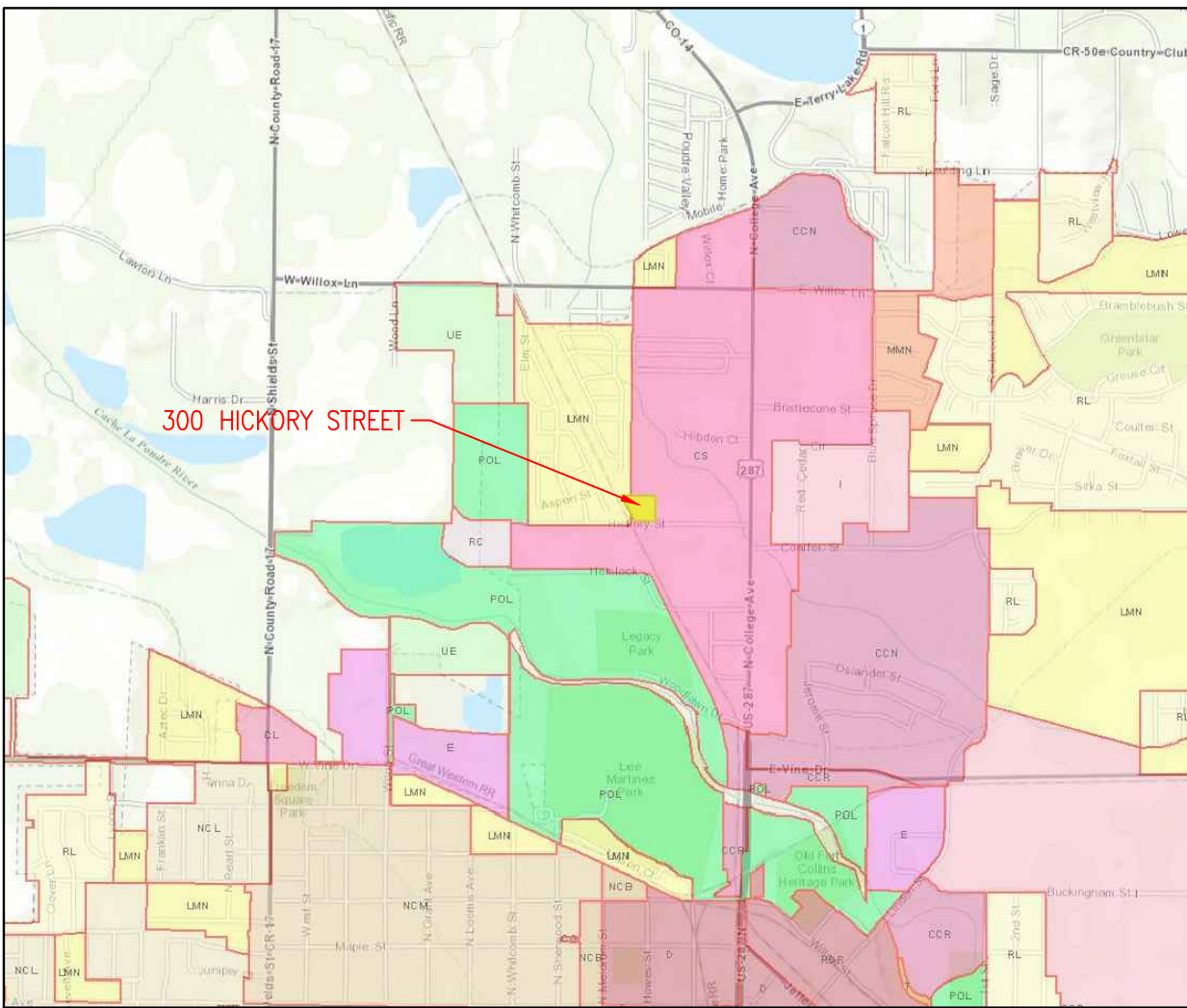
LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND:

A PARCEL OF LAND SITUATED IN THE NE1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO AN OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, WEST 590.0 FEET TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DEEDED TO UNION PACIFIC RAILROAD COMPANY TO EARL R. WILKINSON, ET AL. BY WARRANTY DEED DATED MARCH 22, 1960, U.P. RR CO. L.S.D.A. 2926; THENCE ALONG THE WESTERLY LINE OF SAID DEEDED PARCEL NORTH 328.5 FEET TO THE NORTHWEST CORNER OF SAID DEEDED PARCEL, SAID POINT BEING ON THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DEEDED BY JOHN F. DOUGLAS TO THE UNION PACIFIC RAILROAD COMPANY BY WARRANTY DEED DATED MARCH 7, 1924, U.P. RR CO. D.A. NO. 3183; THENCE ALONG SAID WESTERLY PROLONGATION WEST, 454.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY PROLONGATION WEST, 377.00 FEET TO A POINT THAT IS 25.0 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF THE MAIN TRACK OF THE FORT COLLINS BRANCH OF THE UNION PACIFIC RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED; THENCE PARALLEL WITH SAID CENTERLINE, SOUTH 26° 54' EAST, 368.36 FEET TO SAID EAST-WEST CENTERLINE OF SECTION 2; THENCE ALONG SAID EAST-WEST CENTERLINE EAST, 210.34 FEET; THENCE NORTH 328.50 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS, COLORADO BY QUIT CLAIM DEED DATED NOVEMBER 22, 1994 AND RECORDED DECEMBER 29, 1994 AT RECEPTION NO. 94101752 AS WELL AS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR INDICATED ON THIS PLAT.



VICINITY MAP
SCALE: 1" = 2000'

NORTHERN COLORADO FEEDERS SUPPLY
ZONING: SERVICE COMMERCIAL DISTRICT
2.015 ACRES / 87,899 SQUARE FEET

PROPOSED COVERAGE		
	SF	%
BUILDING	11,143	13
DRIVEWAY & VEHICLE USE AREAS	48,812	55
PUBLIC ROW	0	0
LANDSCAPE AREA	27,944	32
TOTAL	87,899	100

GENERAL NOTES:

- NORTHERN COLORADO FEEDERS SUPPLY WILL CONTINUE TO OPERATE ONSITE DURING DEMOLITION AND CONSTRUCTION IN A TEMPORARY BUSINESS TRAILER. FOLLOWING CONSTRUCTION OF THE PROPOSED BUILDING, THE BUSINESS TRAILER WILL BE REMOVED.
- ASPHALTED AREAS OUTSIDE THE FIRE AND ACCESS LANE ARE INTENDED FOR USE AS LOADING AND UNLOADING ZONES AND INTENDED FOR USE BY EMPLOYEES, CUSTOMERS, DELIVERY VEHICLES AND THE OTHER ASSOCIATED EQUIPMENT.
- ALL BUILDING AND POLE-MOUNTED LIGHT FIXTURES SHALL BE SHIELDED AND DOWN-DIRECTIONAL.
- ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGNS PERMITS.
- CONDUITS, METERS, VENTS AND OTHER EQUIPMENT ATTACHED TO THE BUILDING OR PROTRUDING FROM THE ROOF SHALL BE PAINTED TO MATCH SURROUNDING BUILDING SURFACES.

SIGNATURES AND APPROVALS:

Approved this _____ day of _____, 20____ by the current planning director of the City of Fort Collins, Colorado.

Current Planning Director

OWNER:

Northern Colorado Feeders Supply, being all the lawful recorded owners of the Northern Colorado Feeders Supply Subdivision on this Project Development Plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the condition and restrictions set forth on said plan and in the conditions of approval by the City of Fort Collins, dated _____, and the I/we consent to the recordation of any information pertaining thereto.

By: _____ Date: _____

STATE OF COLORADO)

COUNTY OF LARIMER)

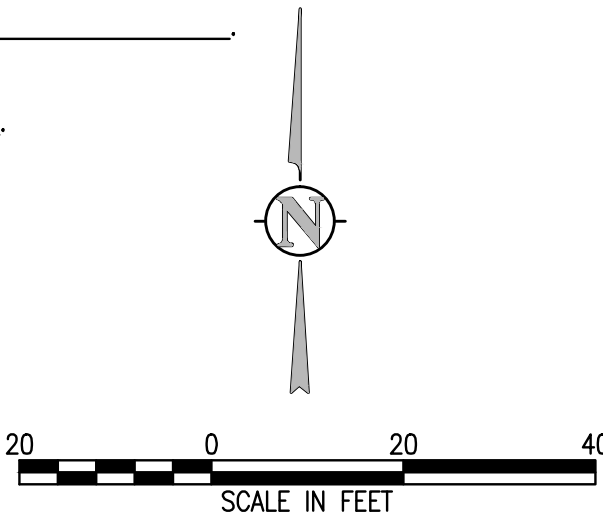
The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

By _____ as _____ of _____

Witness my hand and official seal.

My commission expires: _____

Notary Public



ISSUE FOR PERMIT

NO.	BY	DESCRIPTION	DATE
1	KRB	ISSUED FOR PERMIT	06/26/14
2	BJC	REVISION	

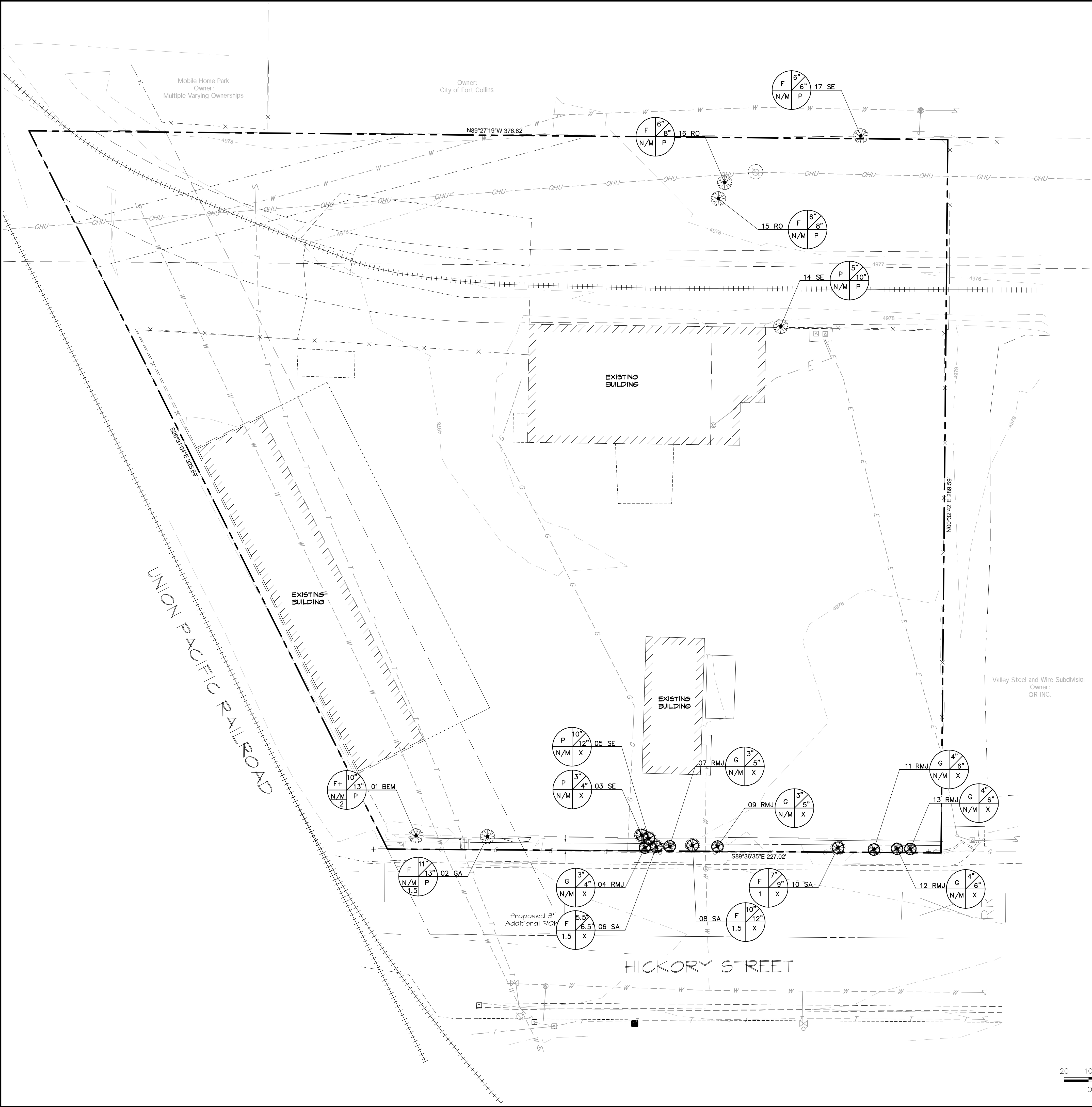
NORTHERN COLORADO
FEEDERS SUPPLY
300 HICKORY STREET
FORT COLLINS, COLORADO 80524



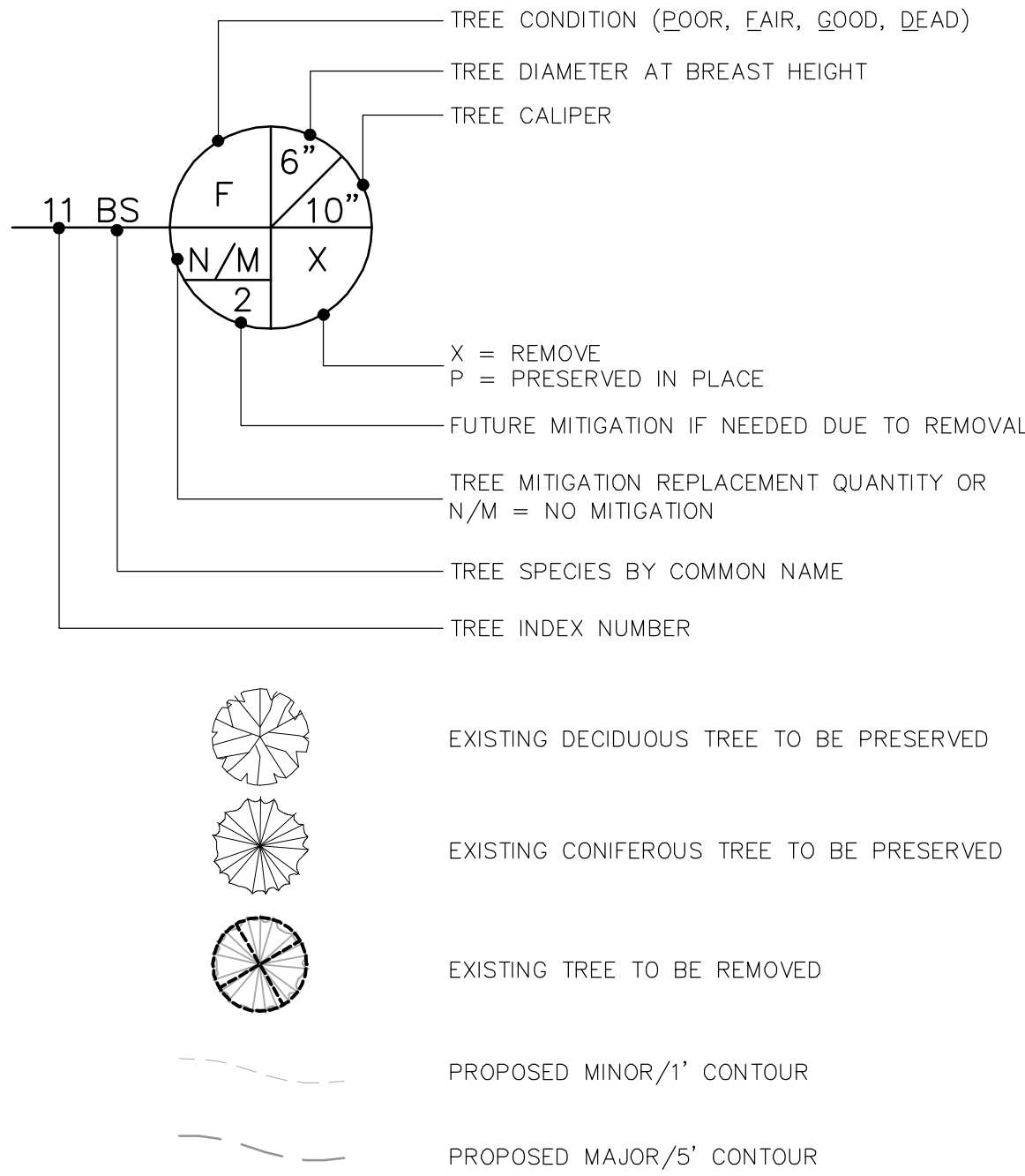
SHEET
CONTENTS
SITE PLAN

CONSULTING ENGINEERS
JVA Incorporated 25 Old Town Square
Suite 200 Fort Collins, CO 80524
E-mail: info@jvaja.com
Phone: 970.225.9099 Fax: 970.225.6963
JVA PROJECT # 22596

ARCHITECTURE PLUS
318 Elm Oak Street Fort Collins, CO 80524
1333 West 26th Street Loveland, CO 80538
970.483.1220 • 888.698.7817 • www.aplsearch.com



LEGEND



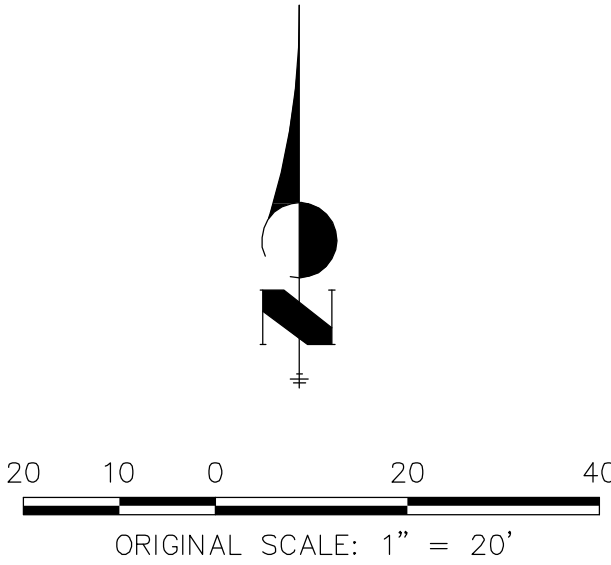
TREE REPLACEMENT MATRIX

QUANTITY	TREE SPECIES	QUANTITY REMOVED	QUANTITY PRESERVED	TREE MITIGATION REQUIRED
1	BEM BOXELDER MAPLE	0	1	0 TREES
1	GA GREEN ASH	0	1	0 TREES
6	RMJ ROCKY MOUNTAIN JUNIPER	6	0	0 TREES
2	RO RUSSIAN OLIVE	0	2	0 TREES
4	SE SIBERIAN ELM	2	2	0 TREES
3	SA SUMMIT ASH	3	0	4 TREES
17 TOTAL		11 REMOVED	6 REMAIN	4 MITIGATION TREES REQUIRED

TREE PROTECTION SPECIFICATIONS

- PER CITY LAND USE CODE 3.2.1 G THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHALL APPLY
- 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 TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A BUSINESS HOLDING A CURRENT CITY OF FORT COLLINS LICENSE WHERE REQUIRED BY CODE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. LOWER TREE CANOPY TO BE ELEVATED TO APPROXIMATELY 8 FEET FOLLOWING PROFESSIONAL ARBORICULTURAL PRACTICES.
 - PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

Tree Diameter at Breast Height (inches)	Auger Distance From Face of Tree (feet)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
Over 19	15



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
NORTHERN COLORADO FEEDERS SUPPLY
300 HICKORY STREET
FORT COLLINS, CO 80524

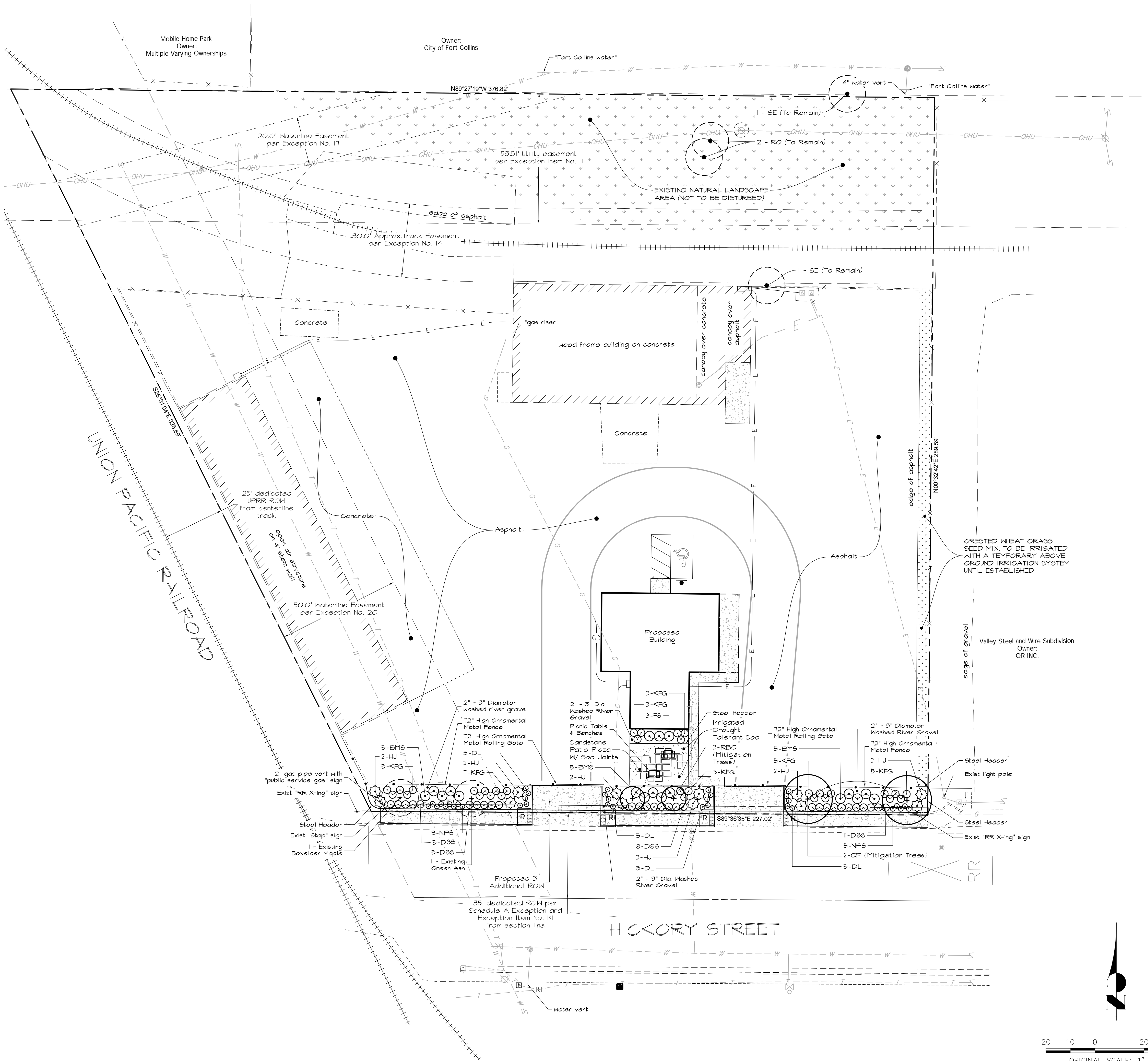
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BY	DATE	REVISION	No.	1"=20'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET 1 OF 3	JOB NO. 39702.00

NORTHERN COLORADO FEEDERS SUPPLY

EXISTING TREE ANALYSIS & MITIGATION MATRIX

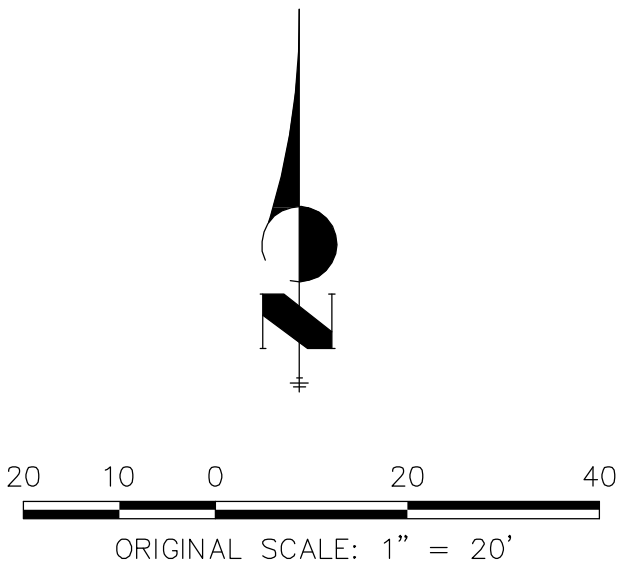


LEGEND

- EXISTING DECIDUOUS TREE TO BE PRESERVED
- IRRIGATED DROUGHT TOLERANT TURF
- EXISTING NON-IRRIGATED NATURAL LANDSCAPE AREA (NOT TO BE DISTURBED)
- CRESTED WHEAT GRASS SEED MIX (TEMPORARY ABOVE GROUND IRRIGATION)
- 72" HIGH ORNAMENTAL METAL FENCE & ROLLING GATES
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- MEDIUM DECIDUOUS/ORNAMENTAL TREE, 2" CALIPER
- SMALL ORNAMENTAL TREE, 2" CALIPER SIZE
- DECIDUOUS SHRUB, 5 GALLON CONTAINER
- CONIFEROUS SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES, 1 OR 5 GALLON CONTAINER

EXISTING TREE PROTECTION STANDARD

SEE SHEET 1 FOR EXISTING TREE PROTECTION SPECIFICATIONS



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

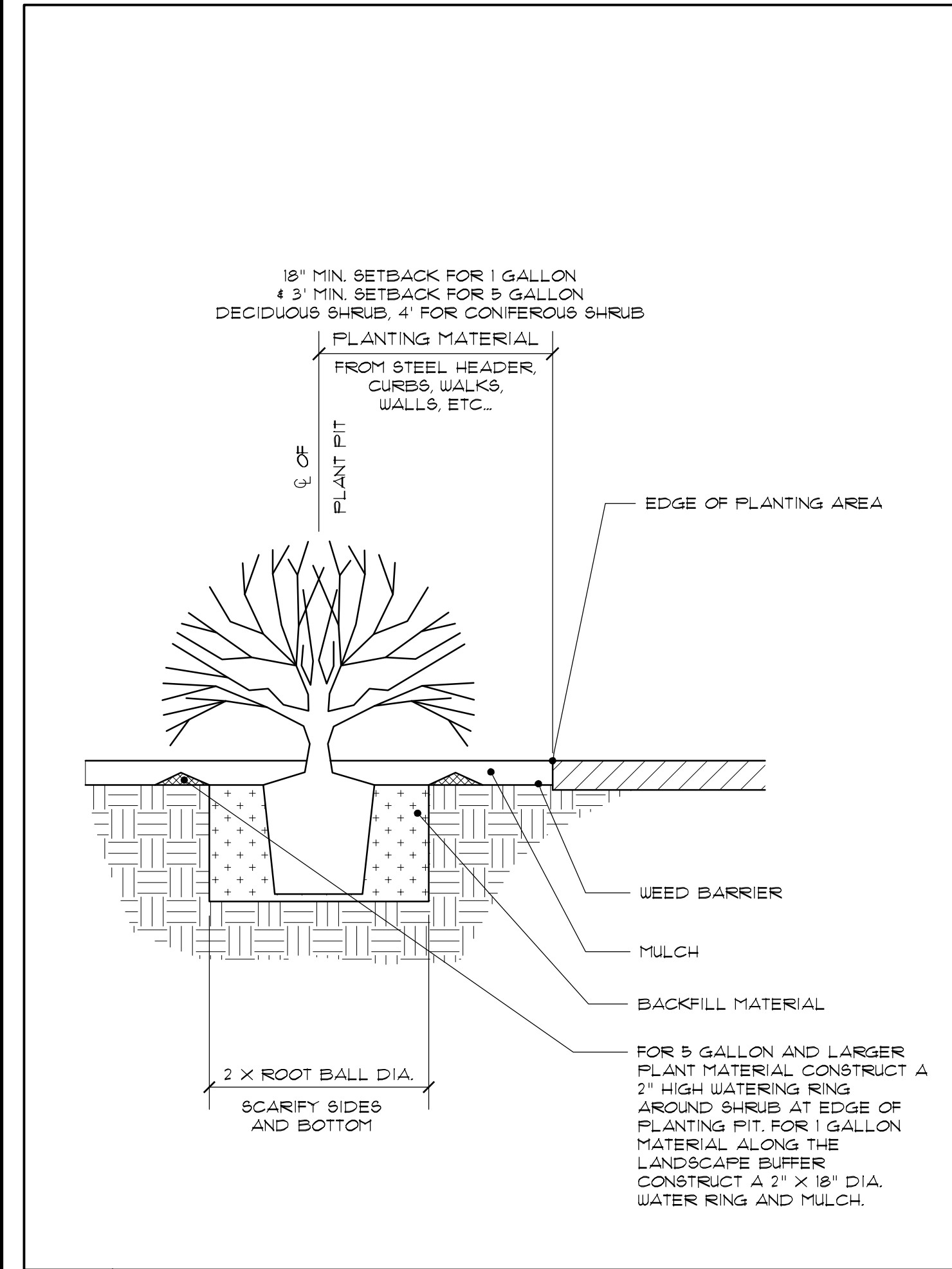
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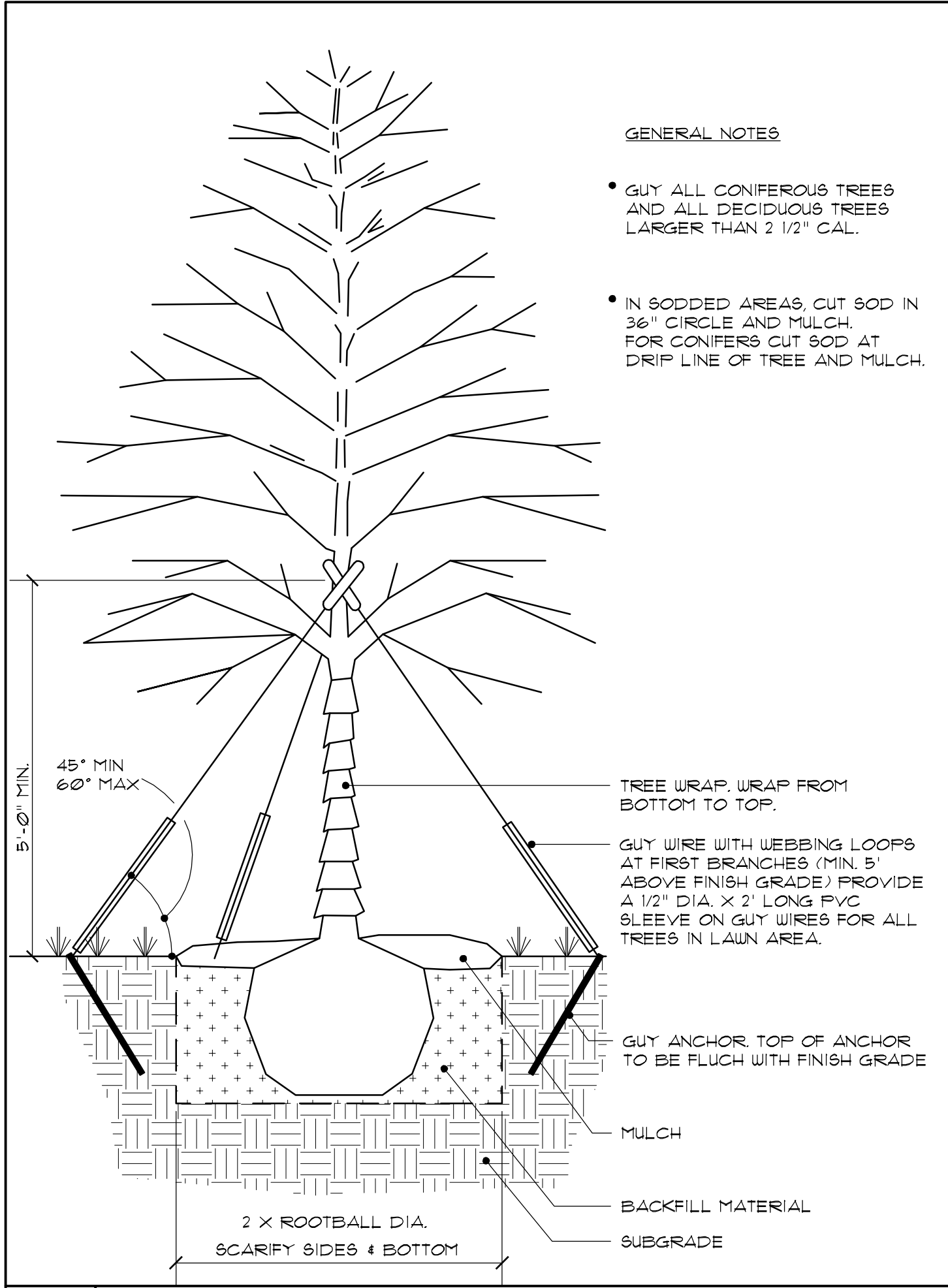
No.	REVISION	BY	DATE	COMMENTS
1		JMF	08/27/14	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=X'	07/18/14	KEM	JMF	

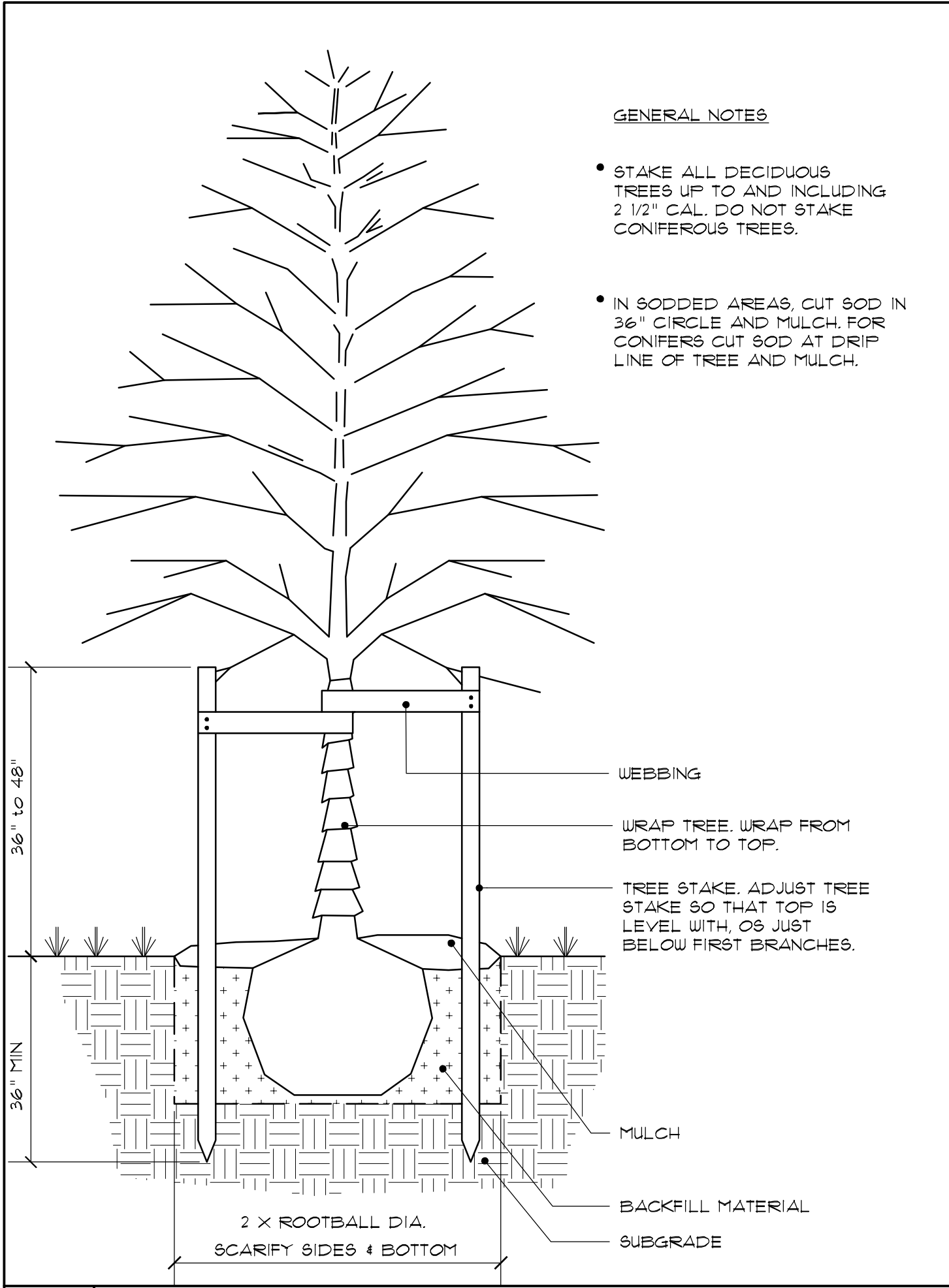
NORTHERN COLORADO FEEDERS SUPPLY			LANDSCAPING PLAN		
SHEET	2	OF	3	JOB NO.	39702.00



A SHRUB PLANTING



B TREE PLANTING AND GUYING



C TREE PLANTING AND STAKING

GENERAL LANDSCAPE NOTES

1. The quality and quantity of plant material shall comply with the requirements of the Colorado Nursery Act, 1973 C.R.S., Title 35, Article 26, as amended.
2. All landscaping will be installed prior to issuance of a CO or a financial guarantee will be provided to the city in the amount of 125% of the valuation of labor and material to complete landscaping and irrigation.
3. All landscaping materials planted shall be healthy and be compatible with the local climate and the site soil characteristics, drainage and water supply.
4. All living plants required shall be maintained in a live and healthy state. Dead or unhealthy plants shall be immediately removed and replaced with the size and type of plants required.
5. All turf areas to be irrigated with automatic pop-up irrigation system. All shrub beds and trees in non-irrigated areas shall be irrigated with an automatic drip (trickle) irrigation system.
6. All shrub bed mulch shall be mulched with a 3" layer of 2-3" diameter river rock mulch on top of weed barrier. Mulch shall be approved by landscape architect. Omit weed barrier where ever 1 gallon perennials are planted.
7. Regardless of plant material quantities called out on the landscape plan and totals quantified shown on the plan, list, the landscape contractor shall provide the plant material type and quantities graphically depicted on the landscape plan. Quantities provided are for informational purposes only and are intended to assist the contractor in establishing estimates of plant materials required to perform the project.
8. Changes in plant species or plant locations from what is listed on the landscape plan will require the approval of the landscape architect prior to installation or replacement. Overall quantity and quality to be consistent with approved plans.
9. Street and ornamental trees shall be planted no closer than forty (40) feet and fifteen (15) feet respectively from street lights. No trees shall be planted within ten (10) feet from water and sewer main lines, four (4) feet from gas, telephone and electric utilities, and ten (10) feet from any driveway.
10. Prior to installation of plant material, areas that have been compacted shall be thoroughly loosened. Organic amendments shall be thoroughly incorporated at the rate designated in specifications.
11. To the maximum extent possible, topsoil that is removed during construction activities shall be conserved for later use in areas to be landscaped.
12. The landscape contractor shall coordinate with the engineering plans so the proposed grading, storm drainage, or other construction does not conflict nor preclude installation and maintenance of landscape elements on this plan.
13. No substantial impediment to visibility between the heights of three (3) feet and eight (8) feet shall be created or maintained at street and driveway intersections.
14. If plants are in need of replacement due to declining health, disease, or death, the plants must be replaced with original species unless approved.
15. The landscape contractor shall winter water all trees, shrubs, and grasses a minimum of once per month from December until such time the automated underground irrigation system is activated in the Spring, on or about May 1 of each year.
16. The soil in all landscaping areas shall be thoroughly loosened to a depth not less than eight (8) inches and soil amendment shall be thoroughly incorporated into the soil of all landscape areas to a depth of at least six (6) inches by tilling, discing or other suitable method, at a rate of at least three (3) cubic yards of soil amendment per one thousand (1000) square feet of landscape area. Do not cultivate within the drip line of existing trees.
17. A permit must be obtained from the City forester before any trees or shrubs as noted on this plan are planted, pruned or removed from 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 may result in replacing or relocating trees and a hold on certificate of occupancy.
18. The developer shall contact the City forester to inspect all street tree plantings at the completion of each phase of the development. All trees need to have been installed as shown on the landscaping plan. Approval of street tree planting is required before final approval of each phase. Failure to obtain approval by the City forester for street trees in a phase shall result in a hold on certificate of occupancy for future phases of the development.

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
2	CP	Chanticleer Blaze pear	Pyrus calleryana 'Chanticleer'	2" Cal	B4B	M
2	RBC	Red Baron Crabapple	Malus 'Red Baron'	2" Cal	B4B	M

DECIDUOUS/CONIFEROUS SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
15	BMS	Blue Mist Spirea	Caryopteris x Clandonensis 'Blue Mist'	5 Gal.	Cont.	L
29	DSS	Dakota Sunspot	Potentilla fruticosa 'Fargo'	5 Gal.	Cont.	L
3	FS	Froebel Spirea	Spirea x Bumalda 'Froebeli'	5 Gal.	Cont.	L
12	HJ	Hughes Juniper	Juniperus Horizontalis 'Hughes'	5 Gal.	Cont.	L

GRASSES/PERENNIALS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
20	DL	Rocket City Daylily	Hemerocallis 'Rocket City' (Orange)	1 Gal.	Cont.	L
31	KFG	Karl Forester	Calamagrostis Acutiflora 'Karl Forester'	5 Gal.	Cont.	L
14	NPS	Night Purple Salvia	Salvia nemorosa 'May Night'	1 Gal.	Cont.	L

D ORNAMENTAL PLANT LIST

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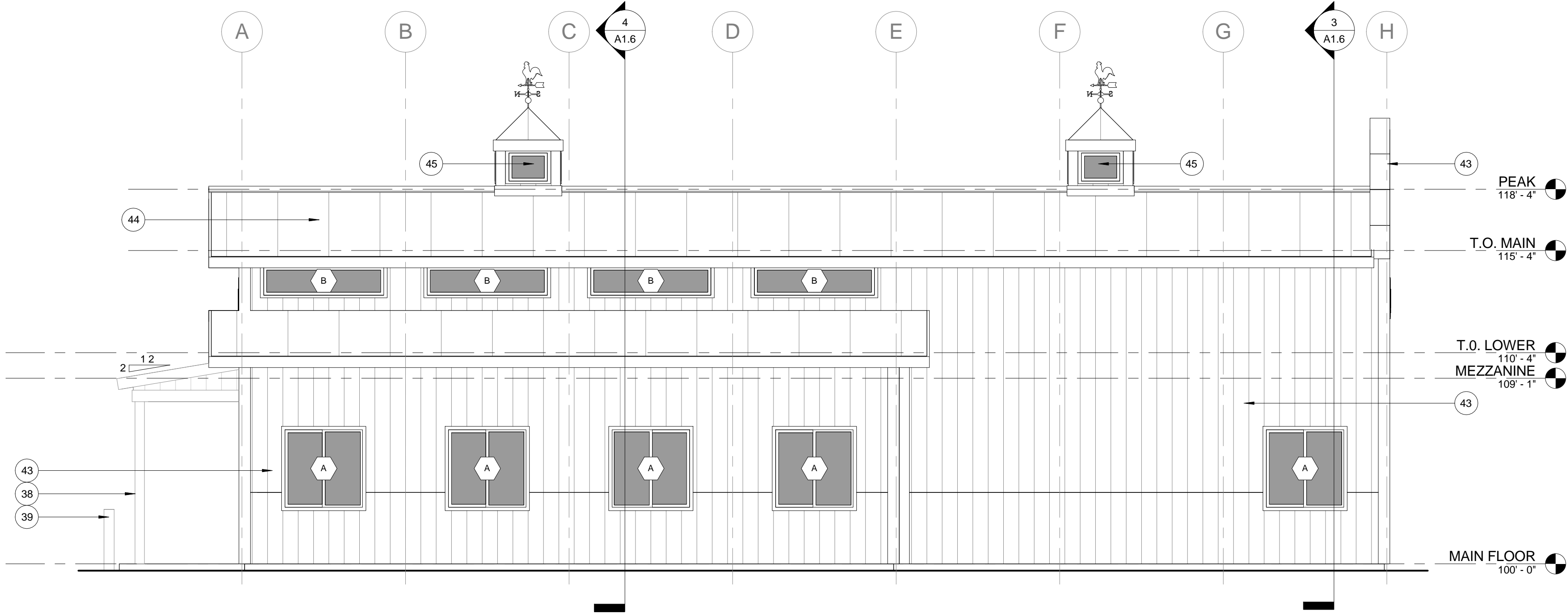
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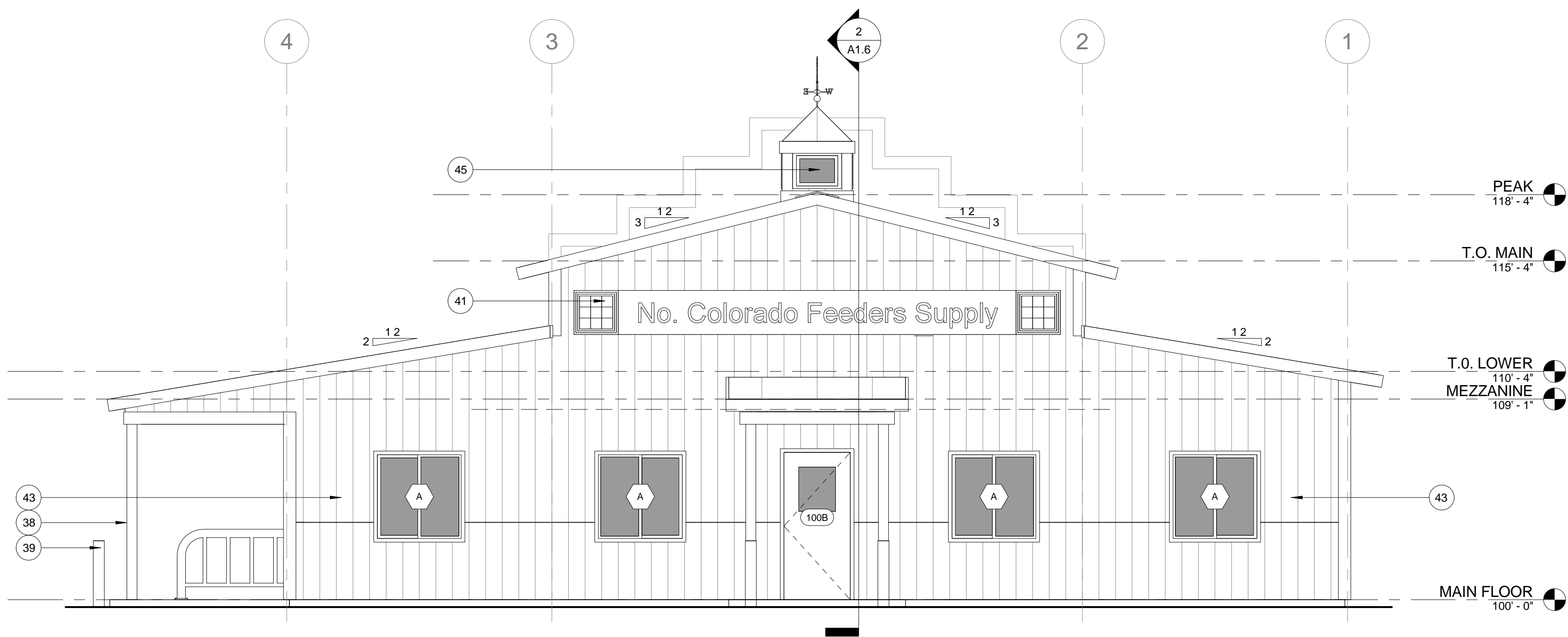
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE	1"=XX'	1"=X'	07/18/14	TJH	JMF	COMMENTS	08/15/14	JMF	08/27/14
AFFORDABLE ROOFING SUBDIVISION LANDSCAPE SPECIFICATIONS & DETAILS																		
SHEET 3 OF 3																		
JOB NO. 39702.00																		





2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

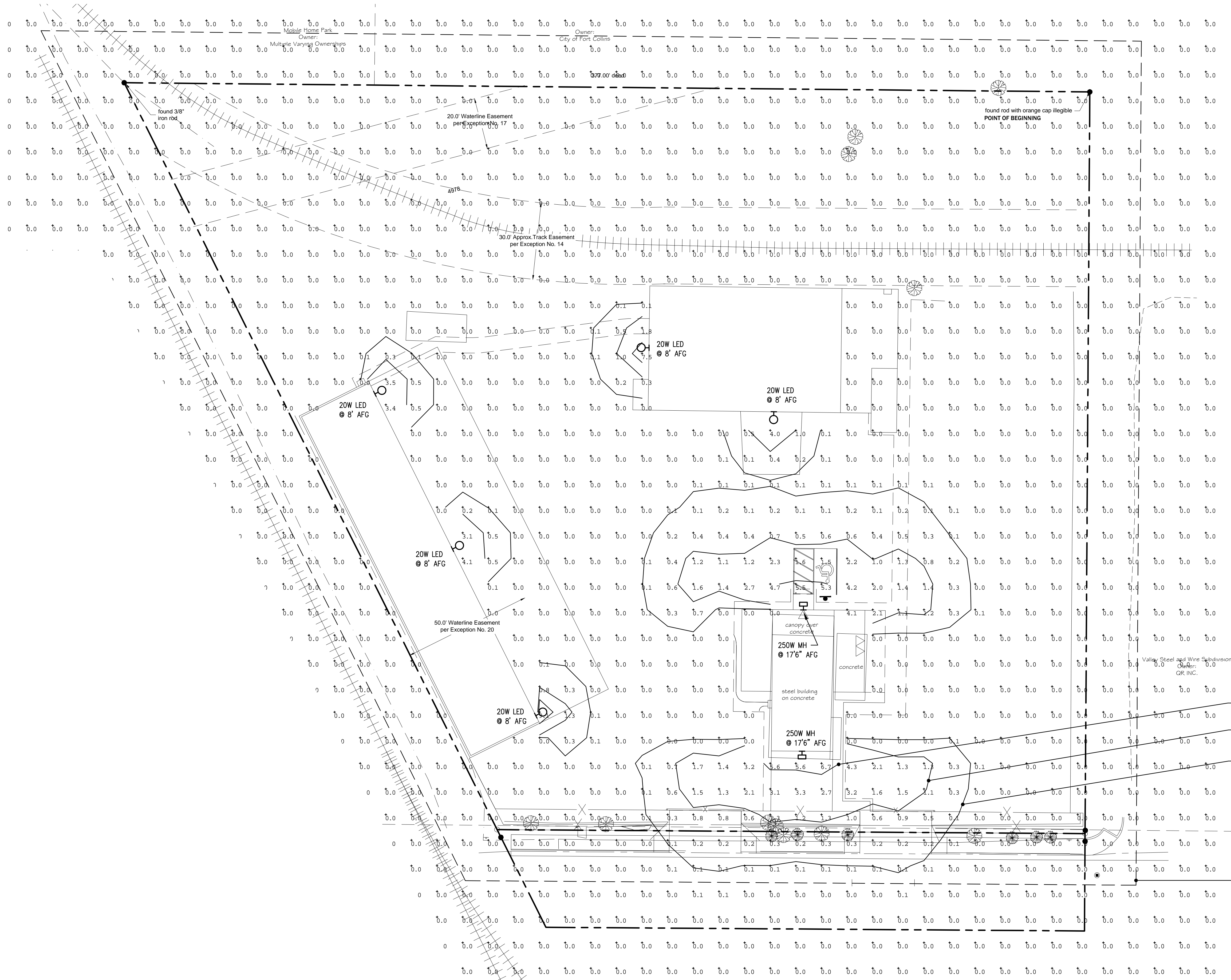
- A. ALL MECHANICAL AND ELECTRICAL ITEMS SHOW FOR REFERENCE ONLY, SEE MEP DRAWINGS
B. ALL DIMENSIONS TO FACE OF STUD, UNLESS NOTED OTHERWISE
C. EXTERIOR BUILDING SHELL AND ALL ASSOCIATED ENGINEERING BY CLEARY BUILDING CORP.
D. ALL WINDOWS SHALL BE CENTERED BETWEEN GRID LINES UNLESS NOTED OTHERWISE
E. LIGHTING FIXTURES SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL DRAWINGS, FIXTURES STYLES BY OWNER

KEY NOTES:

1. STANDARD WOOD STUDS AT 16" O.C., UNLESS NOTED OTHERWISE
2. 5/8" TYPE 'X' GYP. BD.
3. INSULATION PER CITY REQUIRED 2012 IECC COMPLIANCE, SEE INSULATION SCHEDULE, 9/A1.8
4. WOOD BASE
5. CONTINUOUS SEALANT, TYPICAL
6. NEW WOOD STUD WALL, SEE PLAN, WALL TYPES AND FINISH SCHEDULE
7. APPROXIMATE LOCATION OF NEW RETAIL COUNTER, OWNER TO VERIFY EXACT SIZE, LOCATION AND MATERIALS
8. HOLLOW METAL DOOR AND FRAME, SEE PLAN AND DOOR SCHEDULE AND TYPES
9. ADA COMPLIANT SINK UNIT
10. PLAM COUNTERTOP, PROVIDE INTEGRAL 4" PLAM BACKSPLASH, SEE INTERIOR ELEVATION
11. 3" WOOD VENEER VALENGE TO MATCH CABINETS
12. UNDER CABINET LIGHTING, SEE ELECTRICAL DRAWINGS
13. WOOD VENEER UPPER CABINET
14. WOOD VENEER BASE CABINET
15. ADJUSTABLE MELAMINE SHELF, (2) AT UPPER CABINET AND (1) AT BASE CABINET
16. CONTRACTOR SHALL COORDINATE BLOCKING IN WALL FOR CASEWORK
17. ALL EXPOSED SIDES OF CABINETS SHALL BE WOOD VENEER TO MATCH CABINET, TYPICAL
18. NEW KITCHEN APPLIANCE, ITEMS SHOWN FOR REFERENCE ONLY, OWNER PROVIDE, NOT IN CONTRACT, CONTRACTOR SHALL VERIFY NEW APPLIANCE WILL FIT WITHIN NEW CASEWORK DIMENSIONS
19. LINE OF EXPOSED WOOD TRUSS ABOVE, TYPICAL
20. ADA COMPLIANT WALL MOUNTED SINK AT ADA UNISEX RESTROOMS 103
21. STANDARD WALL MOUNTED SINK AT PRIVATE RESTROOM 104A
22. 4' - 0" TILE WAINSCOT AT PUBLIC ADA UNISEX RESTROOM 103, SEE FINISH SCHEDULE
23. 30"x48" CLEAR FLOOR SPACE AT SINK
24. 58"x80" CLEAR FLOOR SPACE AT WATER CLOSET
25. 60"x48" CLEAR FLOOR SPACE AT DOOR
26. 60" TURNING RADIUS
27. 30"x48" CLEAR FLOOR SPACE AT URINAL
28. 5/8" GYP. BD. CEILING, SEE CEILING PLAN AND FINISH SCHEDULE
29. HEAVY DUTY, COMMERCIAL GRADE ATTIC ACCESS LADDER
30. WOOD SHELVING, OWNER TO COORDINATE SPACING WITH RETAIL STORAGE NEEDS
31. 3'-4" x 6'-10" HOLLOW METAL FRAME TYPE-1 OPENING TO MATCH ADJACENT OFFICE DOOR
32. LINE OF STRUCTURE ABOVE, SEE BUILDING SECTIONS
33. PROVIDE ADA COMPLIANT DRINKING FOUNTAIN
34. JANITOR SINK WITH INTEGRATED SPLASH GUARD
35. MECHANICAL EQUIPMENT, SHOWN FOR REFERENCE ONLY
36. PURINA MILLS DECAL, OWER TO VERIFY EXACT SIZE
37. PROVIDE R-19 BATT INSULATION AT INTERIOR RESTROOM WALLS
38. WRAP EXPOSED COLUMNS AT EXTERIOR WITH 3" x 3" x 48" HIGH STEEL ANGLE, PRIME AND PAINT, COLOR BY OWNER
39. PAINTED CONCRETE FILLED BOLLARD, (6) TOTAL, VERIFY IN FIELD, SEE DETAIL 6/A1.7
40. 1-1/2" PIPE RAILING FALL PROTECTION AT ATTIC ACCESS LADDER
41. BUILDING SIGN BY OWNER, OWNER TO COORDINATE LOCATION
42. 3/4" T&G CDX FLOORING, GLUED AND NAILED, OVER 11-7/8" TJI 2x10S JOISTS AT 16" O.C.
43. EXTERIOR METAL AND TRIM BY CLEARY BUILDING CORP.: SIDING COLOR SHALL BE WHITE WITH RED WAINSCOT, ALL TRIM SHALL BE RED TO MATCH WAINSCOT
44. METAL ROOFING BY CLEARY BUILDING CORP.: COLOR SHALL BE RED TO MATCH WAINSCOT AND TRIM COLOR
45. DECORATIVE AND LITE CUPOLA BY CLEARY BUILDING CORP., COORDINATE LIGHTING WITH ELECTRICAL
46. PROVIDE MOISTURE RESISTANT GYP. BD. IN RESTROOMS, TYPICAL, SEE ROOM FINISH SCHEDULE
47. PROVIDE STANDARD EFFICIENT CORNER SHOWER UNIT IN PRIVATE RESTROOM 104A
48. BUILDING SHELL AND FRAME BY CLEARY BUILDING CORP.
49. AT INTERIOR SIDE OF BUILDING SHELL INSTALL 2x4 WOOD PERLINGS HORIZONTALLY AT 24" O.C.
50. WINDOW TYPE-A: (15) TOTAL - LOCATED AT PERIMETER OF MAIN FLOOR BETWEEN GRID LINES, UNLESS NOTED OTHERWISE, SEE MAIN FLOOR PLAN 1/A1.1
51. WINDOW TYPE-B: (8) TOTAL - LOCATED ON WEST AND EAST CLERE STORY BETWEEN GRID LINES, SEE MEZZANINE FLOOR PLAN 1/A1.2
52. WINDOW TYPE-C: (8) TOTAL - LOCATED IN DECORATIVE CUPOLAS, SEE EXTERIOR ELEVATIONS
53. COMPACTED GRADE
54. CONCRETE CAP
55. SCOTCHLITE REFLECTIVE TAPE AROUND BOLLARD, COLOR-WHITE
56. PAINTED 6", SCHEDULE 40 GALVANIZED STEEL PIPE WITH 2500 PSI CONCRETE, PER ASTM A53
57. REPAIR EXISTING ASPHALT SURFACE, AS NEEDED, TO MATCH ADJACENT
58. BUILDING SHELL DOORS AND WINDOWS BY CLEARY BUILDING CORP., COORDINATE EXACT SIZES IN FIELD
59. APPROXIMATE LOCATION OF MAIN ELECTRICAL PANEL, COORDINATE IN FIELD
60. PROVIDE INSULATION PROTECTION BOARD AT FULL PERIMETER OF BUILDING, TYPICAL
61. CONCRETE FLOOR AND STEM WALL, SEE STRUCTURAL DETAILS, A-C/A1.0
62. METAL COUNTERFLASHING, COORDINATE INSTALLATION WITH CLEARY SIDING INSTALLATION



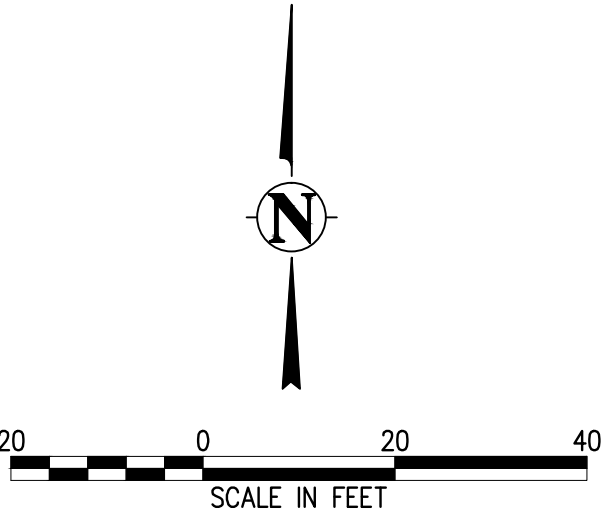
NO.	BY	DESCRIPTION	DATE
1	SPC		
2	JAC		
3			



SUMMARY:
Eavg = 0.12 fc
Emax = 9.1 fc
Emin = 0.0 fc

LLF = 0.7
GRID = 10' SPACING

1 SITE PHOTOMETRIC PLAN
SCALE: AS INDICATED



BEAUDIN GANZE
Consulting Engineers, Inc.
Vail: (970) 949-6108
Denver: (303) 278-3820
Fort Collins: (970) 221-9691
Albuquerque: (505) 223-8070
Jackson: (507) 739-3844
www.bgsce.com

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ARCHITECTURE PLUS
318 East Oak Street - Fort Collins, CO 80524
1531 West 28th Street - Loveland, CO 80538
970-453-1220 • 888-698-7897 • www.aplusarch.com

JVA CONSULTING ENGINEERS
JVA, Incorporated 25 Old Town Square
Suite 200 Fort Collins, CO 80524
E-mail: info@jvaja.com
Phone: 970.225.9099 Fax: 970.225.6963
JVA PROJECT # 2259c

SHEET CONTENTS
SITE PHOTOMETRIC PLAN

NORTHERN COLORADO FEEDERS SUPPLY
300 HICKORY STREET
FORT COLLINS, COLORADO 80524

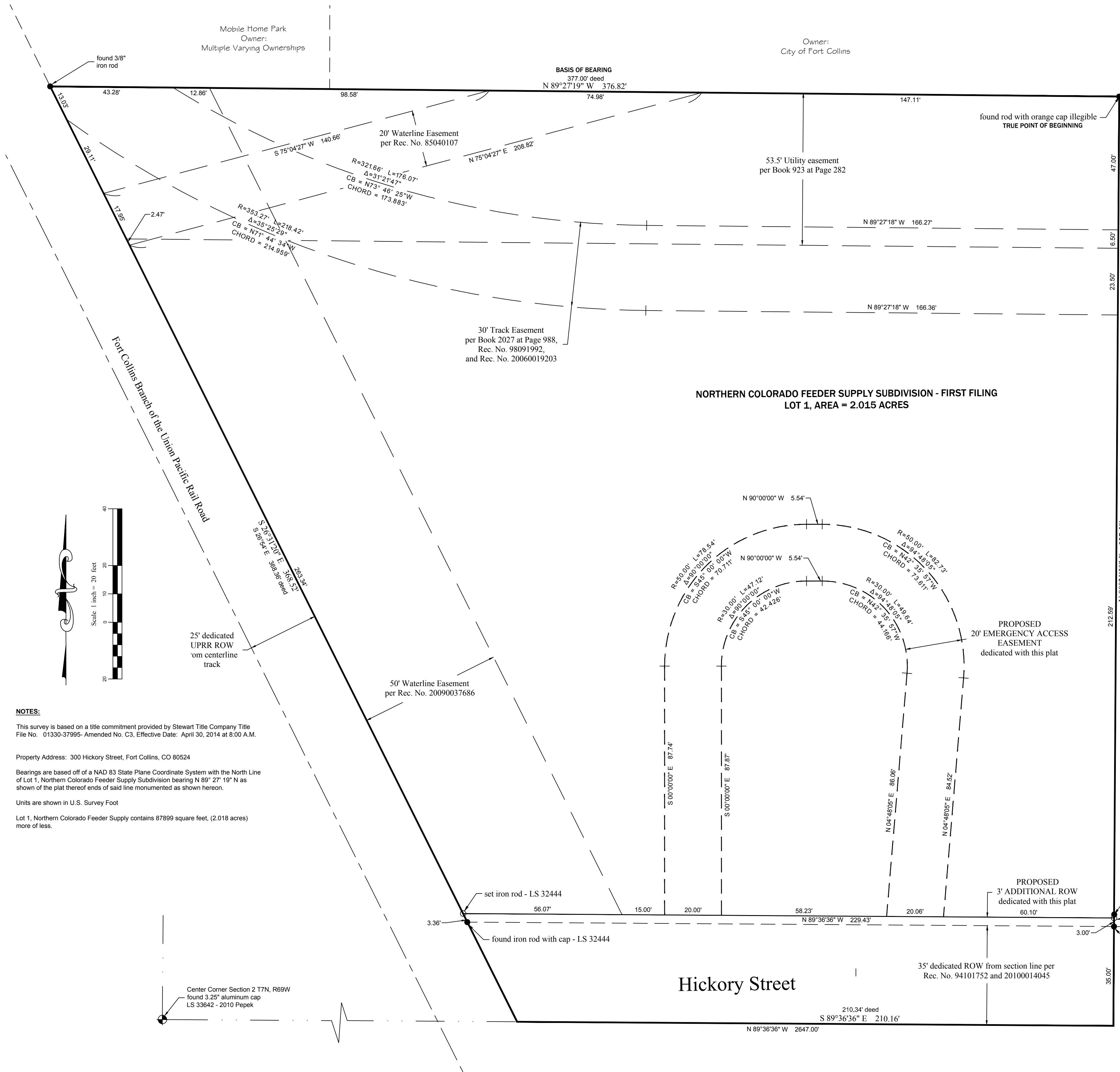
THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND ENGINEER FOR THE CLIENT. THEY ARE TO BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT AND ENGINEER.

ISSUE FOR PERMIT		REVISIONS	
NO.	BY	DESCRIPTION	DATE
1	TLN	PERMIT	
2	ACR	CORRECTIONS	
3		DATE	10/3/14

SHEET NO.	SP-1
-----------	------

Northern Colorado Feeder Supply Subdivision - First Filing

A parcel of land situate in the NE1/4 of Section 2, Township 7 North, Range 69
West of the 6th P.M., City of Fort Collins,
County of Larimer, State of Colorado



STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land:

A parcel of land situate in the NE1/4 of Section 2, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, according to an official plat of said land filed in the District Land Office, said parcel being bounded and described as follows:

Commencing at the E1/4 corner of said Section 2; thence along the East-West centerline of said section, West 590.0 feet to the Southwesterly corner of that certain parcel of land deeded to Union Pacific Railroad Company to Earl R. Wilkinson, et al. by Warranty Deed dated March 22, 1960, U.P. RR Co. L.S.D.A. 2926; thence along the Westerly line of said deeded parcel North 328.5 feet to the Northwest corner of said deeded parcel, said point being on the Westerly prolongation of the Northerly line of that certain parcel of land deeded by John P. Douglas to the Union Pacific Railroad Company by Warranty Deed dated March 7, 1924, U.P. RR Co. D.A. No. 3183; thence along said Westerly prolongation West, 454.92 feet to the true point of beginning; thence continuing along said Westerly prolongation West, 377.00 feet to a point that is 25.0 feet distant Northeastly, measured at right angles, from the centerline of the main track of the Fort Collins Branch of the Union Pacific Railroad Company as now constructed and operated; thence parallel with said centerline, South 26° 54' East, 368.36 feet to said East-West centerline of Section 2; thence along said East-West centerline East, 210.34 feet; thence North 328.50 feet to the true point of beginning.

EXCEPT that portion conveyed to the City of Fort Collins, Colorado by Quit claim Deed dated November 22, 1994 and recorded December 29, 1994 at Reception No. 94101752 as well as subject to all easements and rights-of-way now of record or indicated on this plat.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Danielle Nater, as Co-Owner and Manager of Northern Colorado Feeders Supply, Inc., a Colorado corporation.

WITNESS my hand and official seal.
My commission expires: _____

State of Colorado)
County of Larimer) JSS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by _____, as the lien holder of the Northern Colorado Feeders Supply Subdivision, First Filing.

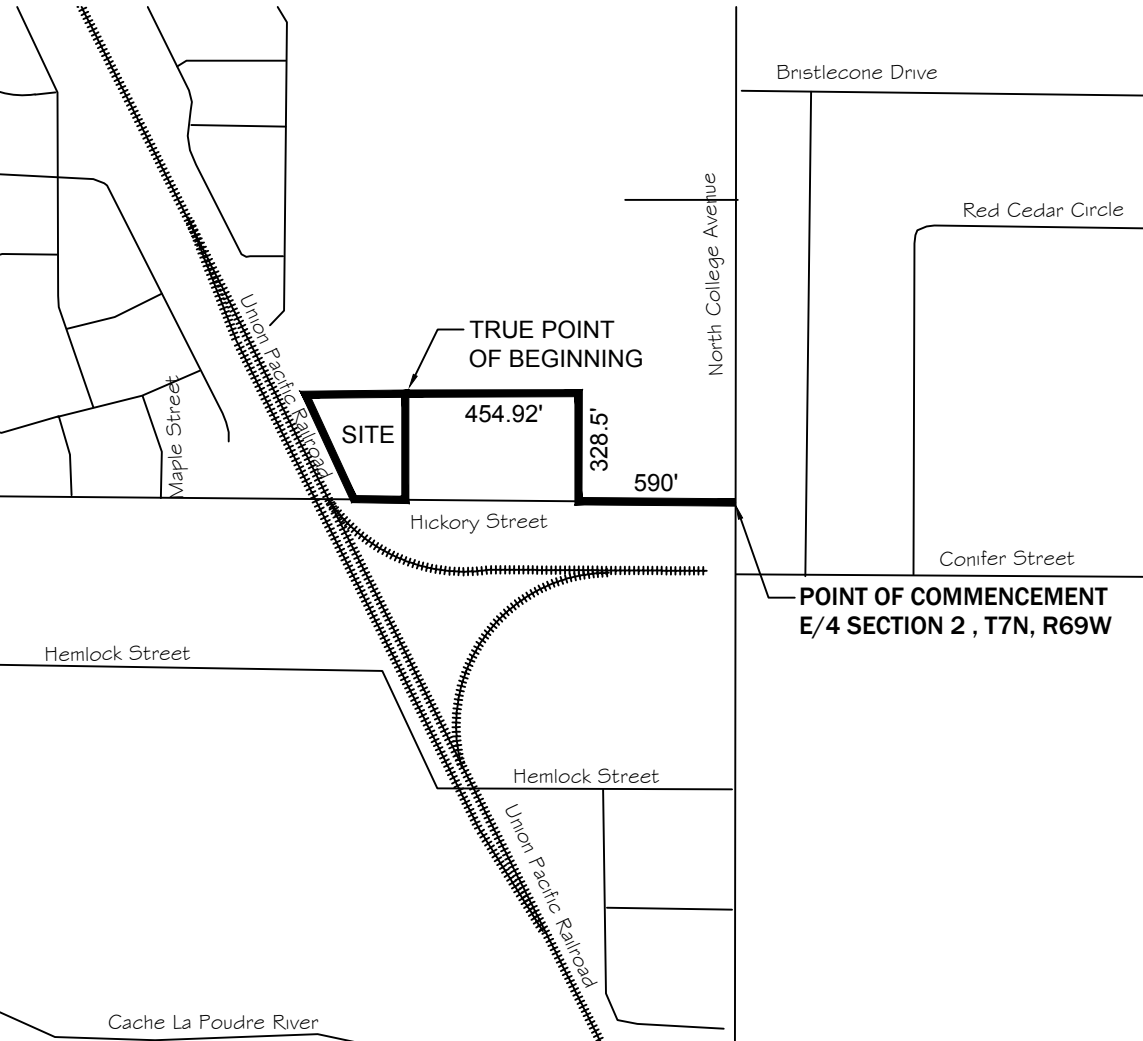
WITNESS my hand and official seal.
My commission expires: _____

State of Colorado)
County of Larimer) JSS

SURVEYOR'S STATEMENT:

I, Merryl Bryan Short, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Merryl Bryan Short
Colorado Registered Professional Land Surveyor # 32444



VICINITY MAP

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3) (a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3) (f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

APPROVED AS TO FORM, CITY ENGINEER:
By the City Engineer of the City of Fort Collins, Colorado this _____ day of _____ A.D., _____

City Engineer

PLANNING APPROVAL:
By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____ A.D., _____

Director of Planning

The following note shall be placed on the Plat:
There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City Code.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Z:\PLS Group\Projects\2014\140033\dwg\140033.dwg August 21, 2014 - 4:27pm

REVISIONS	
Date _____	By _____ Description _____
Date _____	By _____ Description _____
Date _____	By _____ Description _____

Field Date	JULY-2014	ST	n/a
Party Chief	DCB	PM	n/a
Scale	1"=20'	PLS	MBS

CLIENT
Northern Colorado Feeders Supply

PLS Group, LLC
6843 North Franklin Avenue, Loveland, Colorado 80538
Phone: 970.669.2100 Fax: 970.669.3652

TITLE
Northern Colorado Feeder Supply Subdivision - First Filing
Section 2, Township 7 North, Range 69 West, 6th P.M., Larimer County, Colorado

PROJECT NO.	SHEET NO.	NO. OF SHEETS
14083.002	1	1

Alternative Compliance Request

To whom it may concern,

On the East fence line of our property at 300 Hickory Street we are requesting alternative compliance to the landscape and tree protection standards for interior and perimeter parking lot landscaping. We would like to point out that it is important for our functional workspace to be clear of any obstructions, such as islands or heavy landscaping that would hinder the full use of the company trucks and forklifts. Since our customers spend less than ten minutes average at our location we would prefer to keep the area to the east clean of unnecessary obstacles.

In response to requesting we have the alternative compliance, we are planning on going above and beyond with the front landscaping along Hickory Street. We are planning on planting in excess of the number of required shrubs/trees. We are planning on planting trees that will provide a canopy over the sidewalks and public walkway instead of just in specific areas that only benefit our property. We close at 5:30 every evening so there is no need to block headlights, especially as the neighboring property to the east is a light industrial warehouse with few employees or visitors.

The code section this request pertains to is Section 3.2.1(E)(4) and 3.2.1(E)(5).

Thank you for your time!

Danielle Nater

Northern Colorado Feeders Supply

Modification of Standards Request

To whom it may concern,

I am writing this letter in regards to a request for a modification of standards for our furthest west fence line of our property at 300 Hickory Street. The Land Use Code we are proposing to modify is 3.2.2(J), section 4. The space between the building and the existing fence line on the west is extremely small and inconsequential as well as having a railroad track with a right-of-way of their own. There is also preexisting asphalt that would be difficult to cut and remove as well as making this area aesthetically appealing, again because of the close quarters to the existing building and the already existing railroad tracks.

The plan as submitted will not diverge from the standards of the land use code that are authorized by this division to be modified except in a nominal, inconsequential way when we considered from the perspective of the entire development plan, and will continue to advance the purposes to advance the Land Use Code as contained in section 1.2.2.

We sincerely appreciate your time and consideration of these requests and look forward to hearing from you.

With regards,

Danielle Nater

Northern Colorado Feeders Supply

300 Hickory Street

970.482.7303 or feederssupply@gmail.com



1 inch = 65 feet

Northern Colorado Feeders Supply
300 Hickory Street



Site Aerial (2013)



Existing asphalted areas used for deliveries, loading/unloading, and customer pick-up



Western storage/warehouse structure



Northern storage/warehouse structure



Existing metal building proposed to be demolished



Union Pacific Railroad right of way &
Hickory Village Mobile Home Park
west of site



Valley Steel & Wire east of site



Vacant land north of site
(photo looking northeast)



Vacant & light-industrial development
south of site



Hickory Street frontage west of site



Hickory Street frontage east of site