

**CITY OF FORT COLLINS
TYPE 1 ADMINISTRATIVE HEARING
FINDINGS AND DECISION**

HEARING DATE: April 30, 2015

PROJECT NAME: Spoons

CASE NUMBER: FDP150011

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Ave.
Berthoud, CO 80513

OWNER: Torema LLC
2919 Teal Eye Ct
Fort Collins, CO 80526

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for a consolidated Project Development Plan/Final Plan (FDP) for 2590 Midpoint Drive. The FDP includes a 6,100 square foot building with a commercial kitchen and offices, with main access from Midpoint Drive. The property is also being replatted from Lot 18 of the Prospect Industrial Park to Lot 1 of the Spoons Replat.

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Industrial (I)

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on April 30, 2015, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: During the hearing, the Hearing Officer accepted the following evidence: (1) Planning Department Staff Report; and (2) application, plans, maps and other supporting documents submitted by the applicant (the Land Use Code, the Comprehensive Plan and the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer). On May 6, 2015, following the hearing, and with the verbal consent of the Applicant, the Hearing Officer accepted a document entitled "Spoons Replat" and an updated Planning Department Staff Report.

TESTIMONY: The following persons testified at the hearing:

From the City: Clay Frickey

From the Applicant: Cathy Mathis, Tom Stoner, Shannon Doyle

From the Public: N/A

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that the hearing was properly posted, legal notices mailed and notice published.
2. The FDP complies with the applicable General Development Standards contained in Article 3 of the Code.
 - a. The FDP complies with Section 3.2.1, Landscaping and Tree Protection, because the proposed landscaping is consistent with requirements of the Code in regards to the addition of street trees, parking lot landscaping and landscape screening from adjacent uses.
 - b. The FDP complies with Section 3.2.2(C)(4)(b), Bicycle Parking Space Requirements, because the FDP includes one bicycle rack containing 4 bicycle parking spaces, meeting the minimum requirement.
 - c. The FDP complies with Section 3.2.2(C)(5), Walkways, because the FDP includes a walkway that leads from the main entrance of the building through the main drive aisle to the off-site pedestrian and bicycle network.
 - d. The FDP complies with Section 3.2.2(D)(1), Access and Parking Lot Requirements; Pedestrian/Vehicle Separation, because pedestrians are separated from vehicles by a sidewalk separated from the driving and parking area by a curb and through a walkway with special paving.
 - e. The FDP complies with Section 3.2.2(E), Parking Lot Layout, because the circulation routes, orientation, landscaped islands, and points of conflict are consistent with the requirements of the Code.
 - f. The FDP complies with Section 3.2.2(J), Setbacks, because the parking lot is set back more than the Code's 10' minimum from non-arterial streets and 5' minimum along a lot line.
 - g. The FDP complies with Section 3.2.2(K)(2), Nonresidential Parking Requirements, because the FDP includes 7 spaces, more than the minimum and less than the maximum set forth in the Code.
 - h. The FDP complies with Section 3.2.2(K)(5), Handicap Parking, because the FDP includes 1 handicap parking space, which meets the minimum requirement for a lot with less than 25 total spaces.
 - i. The FDP complies with Section 3.2.3, Solar Access, Orientation, Shading, because the building is designed and located to minimize casting of shadows on adjacent properties and could accommodate future active or passive solar installations.
 - j. The FDP complies with Section 3.2.4, Site Lighting, because the plan is consistent with the Code's requirements for lighting levels and design.

k. The FDP complies with Section 3.2.5, Trash and Recycling Enclosures, because the trash and recycling enclosure abuts storage areas, allows walk-in access without having to open the main service gate, is screened from public view and will be built on a concrete pad.

l. The FDP complies with Section 3.5.1(E), Building Materials, because the building includes similar materials and architectural details to the existing buildings in the area, including metal paneling, metal sunshades and stucco.

m. The FDP complies with Section 3.5.1(I), Outdoor Storage Areas/Mechanical Equipment, because the location of the outdoor storage, the screening of storage areas, and the screening of rooftop mechanical equipment meets the Code requirements.

n. The FDP complies with Section 3.6.6, Emergency Access, because the FDP includes an appropriate emergency access easement.

3. The FDP complies with the applicable standards contained in Article 4 of the Code for the Industrial zone District.

a. The FDP complies with Section 4.28(B)(2), Permitted Uses, because light industrial, small food preparation and office uses are all permitted in the Industrial zone district.

b. The FDP complies with Section 4.28(D)(1), Dimensional Standards, because the structure is one story, which is below the four story limit for non-residential structures.

c. The FDP complies with Section 4.28(E)(3)(b), Storage and Operational Areas, because a 6' fence will surround the storage, loading and work area to screen storage, loading and work operations from view.

DECISION

Based on the foregoing findings, the Hearing Officer hereby enters the following rulings:

1. The FDP is approved as submitted, provided that this approval is based on the plat entitled "Spoons Replat" and submitted to the Hearing Officer on May 6, 2015, rather than the earlier plat entitled "Spoons and LEI Replat" originally submitted with the application.

DATED this 12th day of May, 2015.



Kendra L. Carberry
Hearing Officer

SPOONS REPLAT

Being a Replat of Lot 18, Prospect Industrial Park,
Located in the North Half of Section 20, Township 7 North, Range 68 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Lot Eighteen (18), Prospect Industrial Park as recorded April 25, 1979 at Reception No. 303647 at the Records of the Larimer County Clerk & Recorder, being part of the North Half (N1/2) of Section Twenty (20), Township Seven North (T.7N.), Range Sixty-eight West (R.68W.) of the 6th P.m., City of Fort Collins, County of Larimer, State of Colorado.

. . . (which above described tract contains 1.722 acres, more or less)

for themselves and their successors in interest (collectively, "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as SPOONS REPLAT (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

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

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

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

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the structures 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, or 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 or 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 City Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

OWNER: TOREMA, LLC

By: _____ Date: _____
(name)(title)

NOTARIAL CERTIFICATE

STATE OF _____)
ss _____)
COUNTY OF _____)

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

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

LIENHOLDER

By: _____ Date: _____
(name)(title)

NOTARIAL CERTIFICATE

STATE OF _____)
ss _____)
COUNTY OF _____)

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

My commission expires _____

Witness my hand and official seal. (SEAL)

Notary Public

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., 20____.

City Engineer

PLANNING APPROVAL

By the Director of Planning the City of Fort Collins, Colorado this _____ day of _____ A.D., 20____.

Director of Planning

City Clerk

SURVEYOR'S STATEMENT

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

PRELIMINARY

Steven Parks – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

ZONING NOTE

The entire property is in Zone I (Industrial).

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the Southwest line of Lots 17 & 18, Prospect Industrial Park as bearing North 42°38'48" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 300.00 feet with all other bearings contained herein relative thereto.

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

NOTICE

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

TITLE COMMITMENT NOTE

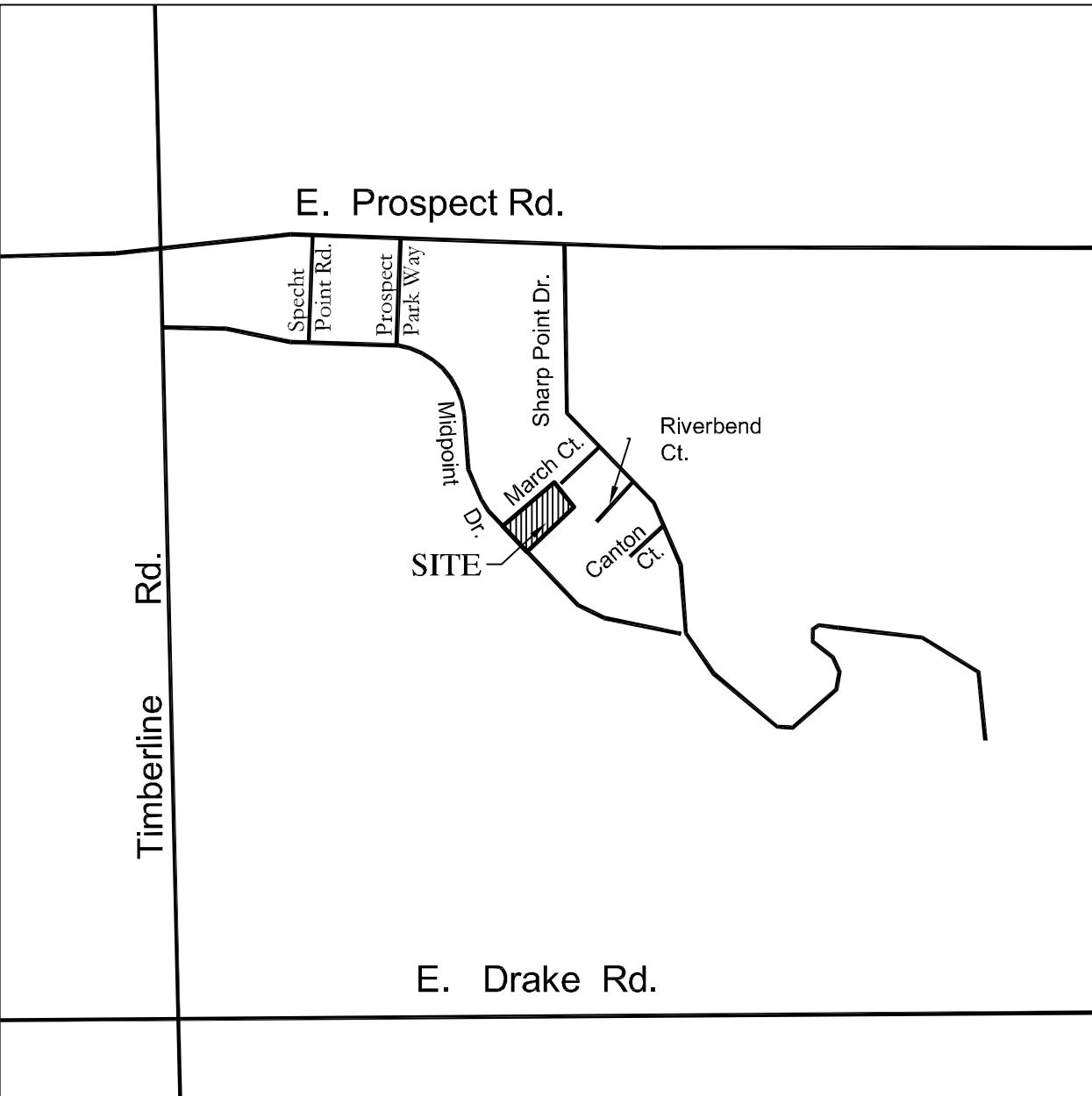
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Policy Number FCC25125719, dated September 15, 2014 at 5:00 p.m. as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

Entire property is in flood zone "X", "areas outside of the 0.2% annual chance floodplain" per FEMA flood map 08069C09925G revised May 2, 2012.

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

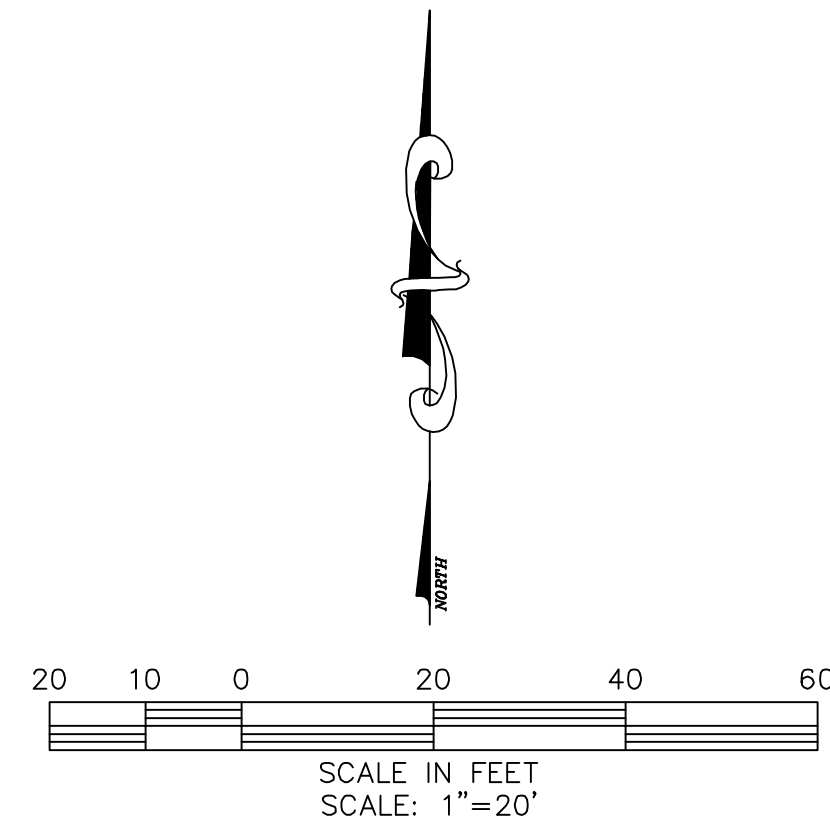


VICINITY MAP
(NOT TO SCALE)

DATE:	1/20/2015
FILE NAME:	2014943SUB
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	SAL
KING SURVEYORS 650 E. Garden Drive Windsor, Colorado 80550 phone: (970) 686-5011 fax: (970) 686-5821	
DATE:	
REVISIONS:	
PROJECT #: 2014943	
SHEET 1 OF 2	

SPOONS REPLAT

Being a Replat of Lots 18, Prospect Industrial Park,
Located in the North Half of Section 20, Township 7 North, Range 68 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

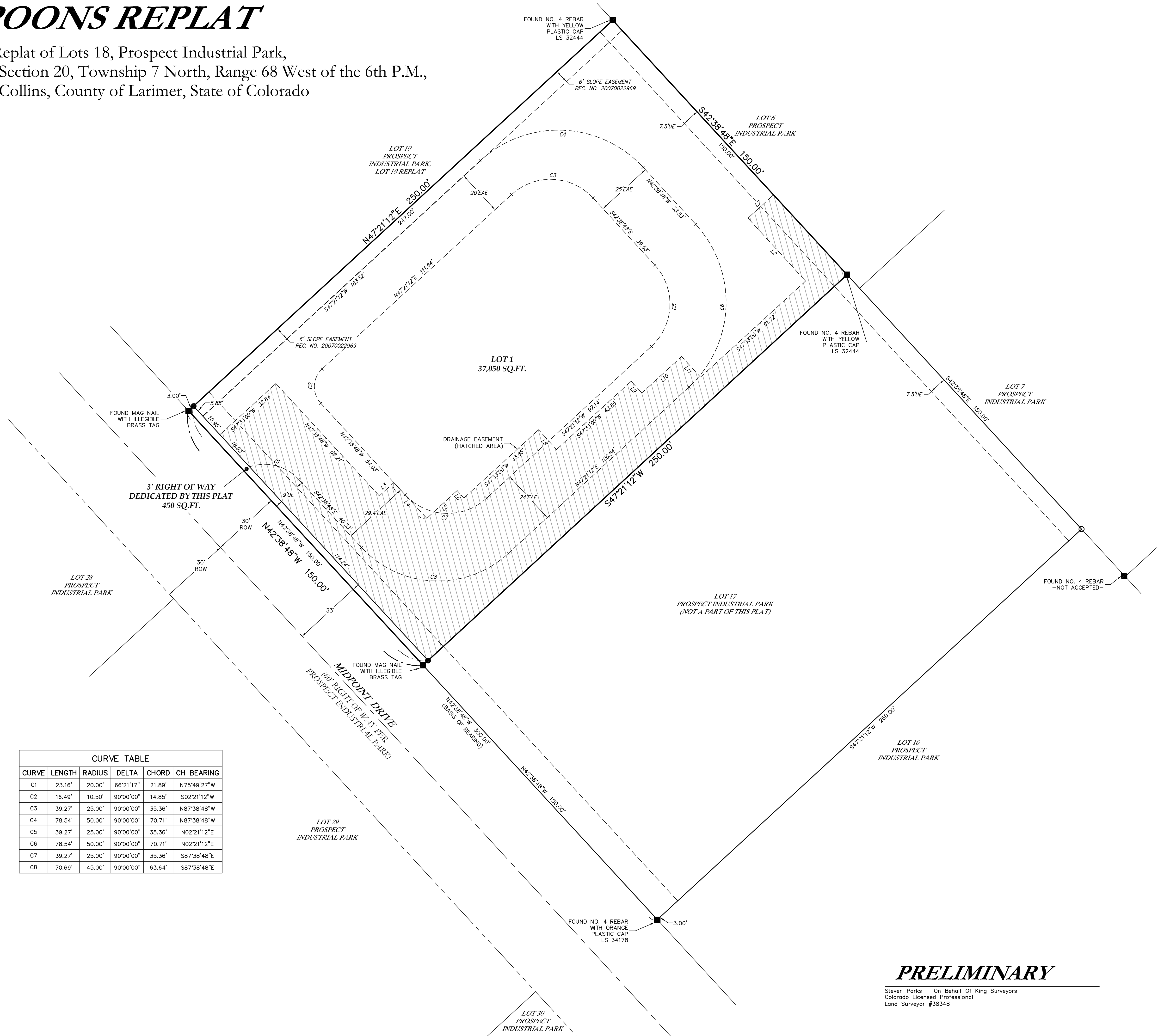


LEGEND

---	EASEMENT
- - - -	RIGHT-OF-WAY
---	BOUNDARY LINE
UE	UTILITY EASEMENT
▨	DRAINAGE EASEMENT
EAE	EMERGENCY ACCESS EASEMENT
ROW	RIGHT OF WAY
■	FOUND MONUMENT AS DESCRIBED
●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KS, LS 38348
○	CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L2	N42°27'00"W	36.98'
L3	N47°33'00"E	8.53'
L4	N42°38'48"W	21.09'
L5	S47°33'00"W	17.81'
L6	N42°27'00"W	4.37'
L7	N47°33'26"E	15.00'
L8	N42°27'00"W	11.55'
L9	N42°27'00"W	6.88'
L10	S47°33'00"W	23.39'
L11	N42°27'00"W	12.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	23.16'	20.00'	66°21'17"	21.89'	N75°49'27"W
C2	16.49'	10.50'	90°00'00"	14.85'	S02°21'12"W
C3	39.27'	25.00'	90°00'00"	35.36'	N87°38'48"W
C4	78.54'	50.00'	90°00'00"	70.71'	N87°38'48"W
C5	39.27'	25.00'	90°00'00"	35.36'	N02°21'12"E
C6	78.54'	50.00'	90°00'00"	70.71'	N02°21'12"E
C7	39.27'	25.00'	90°00'00"	35.36'	S87°38'48"E
C8	70.69'	45.00'	90°00'00"	63.64'	S87°38'48"E

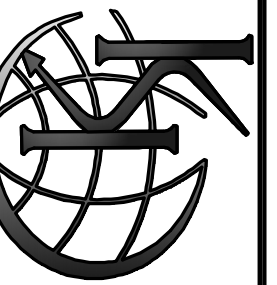


PRELIMINARY

Steven Parks -- On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38348

DATE:	1/20/2015
FILE NAME:	2014943SUB
SCALE:	1"=20'
DRAWN BY:	CSK
CHECKED BY:	SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

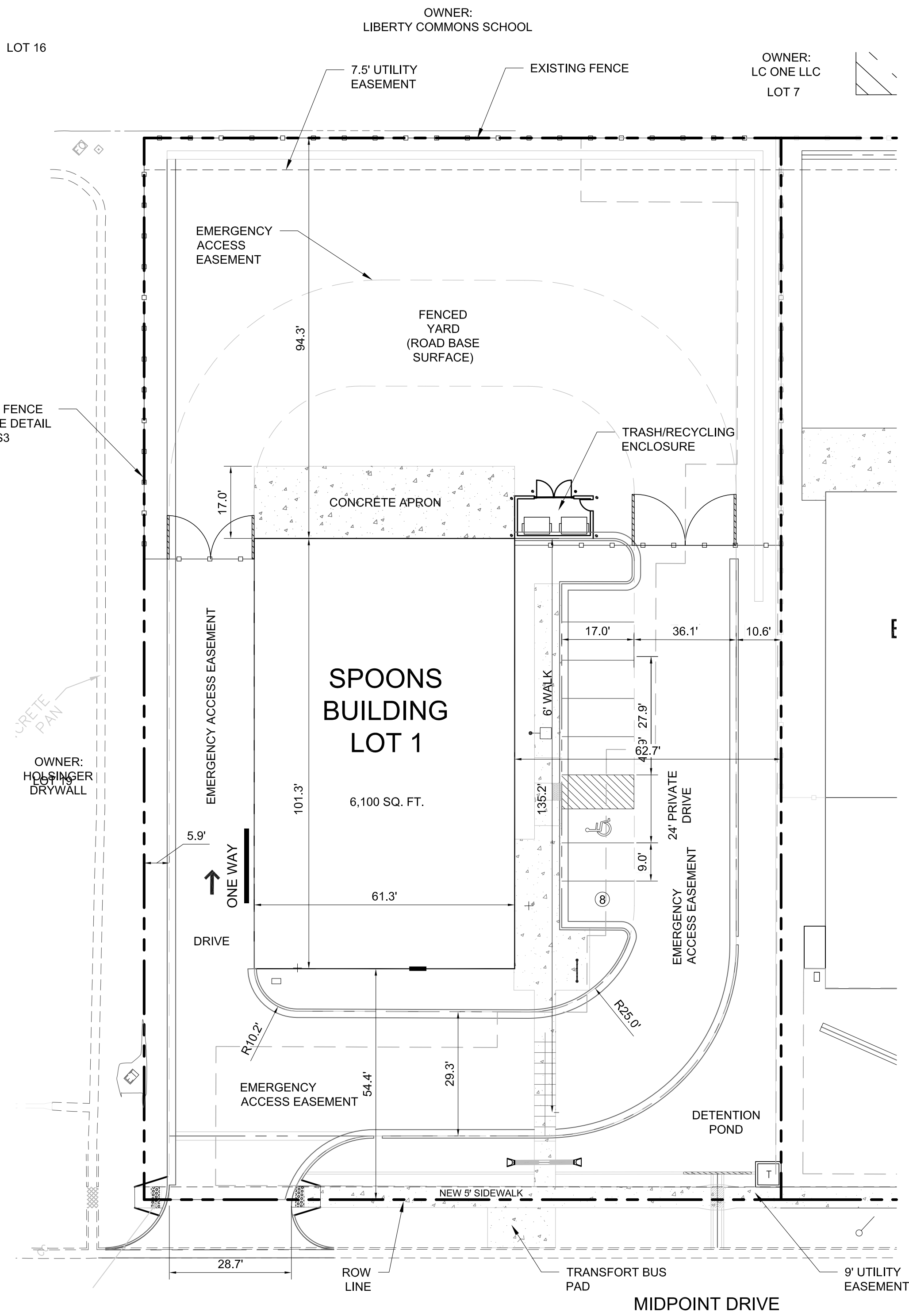


DATE:									
REVISIONS:									

SPOONS REPLAT
FOR
SPD ARCHITECTURE
633 ACATE COURT, FORT COLLINS, CO 80525

PROJECT #:
2014943

2
SHEET 2 OF 2



SITE PLAN

Owner's Certification of Approval:

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

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

Legal Description:

LOTS 1 & 2, SPOONS & LEI REPLAT

Planning Approval:

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

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

Owner's Certification of Approval:

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

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

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF _____)

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

Land-Use Statistics

EXISTING ZONING:	I - INDUSTRIAL	
GROSS LAND AREA:	37,500 SF	0.86 AC
NUMBER OF BUILDINGS:	1	
LAND USE:	LIGHT INDUSTRIAL, OFFICE, WAREHOUSE, SHOP	
TOTAL BUILDING GROSS S.F.:	6,100 SF	
TOTAL STORIES:	1	

SPOONS GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINT	6,215	0.142	16.8%
LANDSCAPE	6,060	0.139	16.3%
GRAVEL AREA	11,065	0.254	29.9%
PAVED DRIVE AND PARKING	12,663	0.291	34.2%
SIDEWALKS/HARDSCAPE	1,047	0.024	2.8%
TOTAL AREA:	37,050	0.850	100%

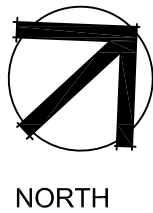
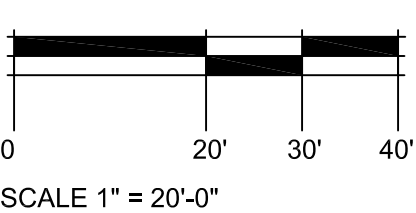
SPOONS OFF-STREET PARKING:			
PER LUC SECTION 3.2.2(1)(2)(a):			
USE:	MAXIMUM	PROVIDED	
INDUSTRIAL (75 / EMPLOYEE = 10 X .75)	8	7	
ACCESSIBLE SPACES	1	1	
TOTAL SPACES	9	8	

SPOONS BICYCLE PARKING :	
REQUIRED:	
EMPLOYEE PARKING	4 SPACES
PROVIDED:	
FIXED RACK	4 SPACES

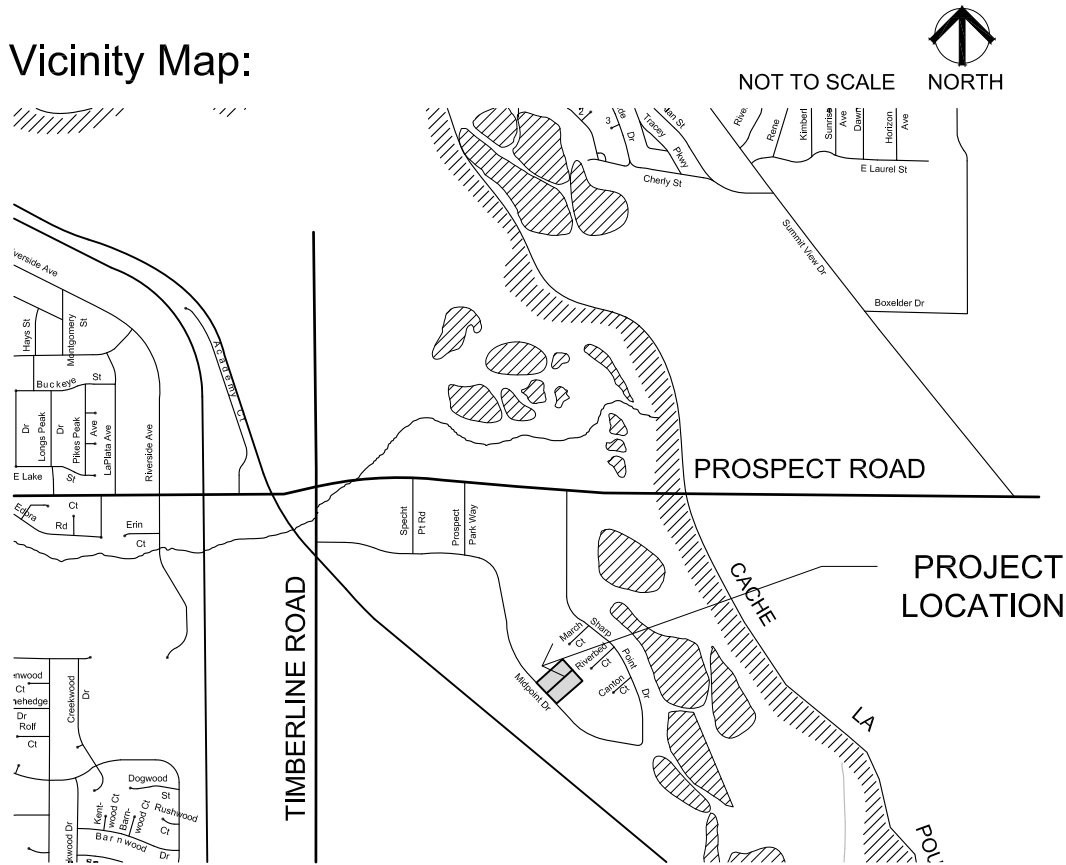
SPOONS BUILDING DETAILS :	
LIGHT INDUSTRIAL	6,100 S.F.

Legend

	HANDICAP PARKING STALL
	EASEMENT LINE
	PROPERTY LINE
	FENCE LINE
	BIKE RACK
	PARKING LOT LIGHT POLE



Vicinity Map:



General Notes:

- ALL SIGNS SHALL BE REQUIRED TO APPLY FOR SIGN PERMIT.
- PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- SOILS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED AND SEEDED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- PROTECT EXISTING SURFACES BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION. IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUIVALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER / CITY.
- CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNER'S REPRESENTATIVE AND THE CITY OF FORT COLLINS IF SITUATION ARISES AND REVISIONS ARE NECESSARY.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECT/CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCG THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-992-1987.
- 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.
- ALL BUILDING AND POLE-MOUNTED LIGHT FIXTURES SHALL BE SHIELDED AND DOWN-DIRECTIONAL.
- GROUND MOUNTED AND BUILDING MOUNTED HVAC UNITS WILL BE SCREENED FROM VIEW.

SEAL

PROJECT TITLE

SPOONS
KITCHEN
Lot 1

Fort Collins, Colorado

PREPARED FOR

REVISIONS	DATE
Staff Comments	02.25.15
Final Comments	03.20.15

DATE

January 21, 2015

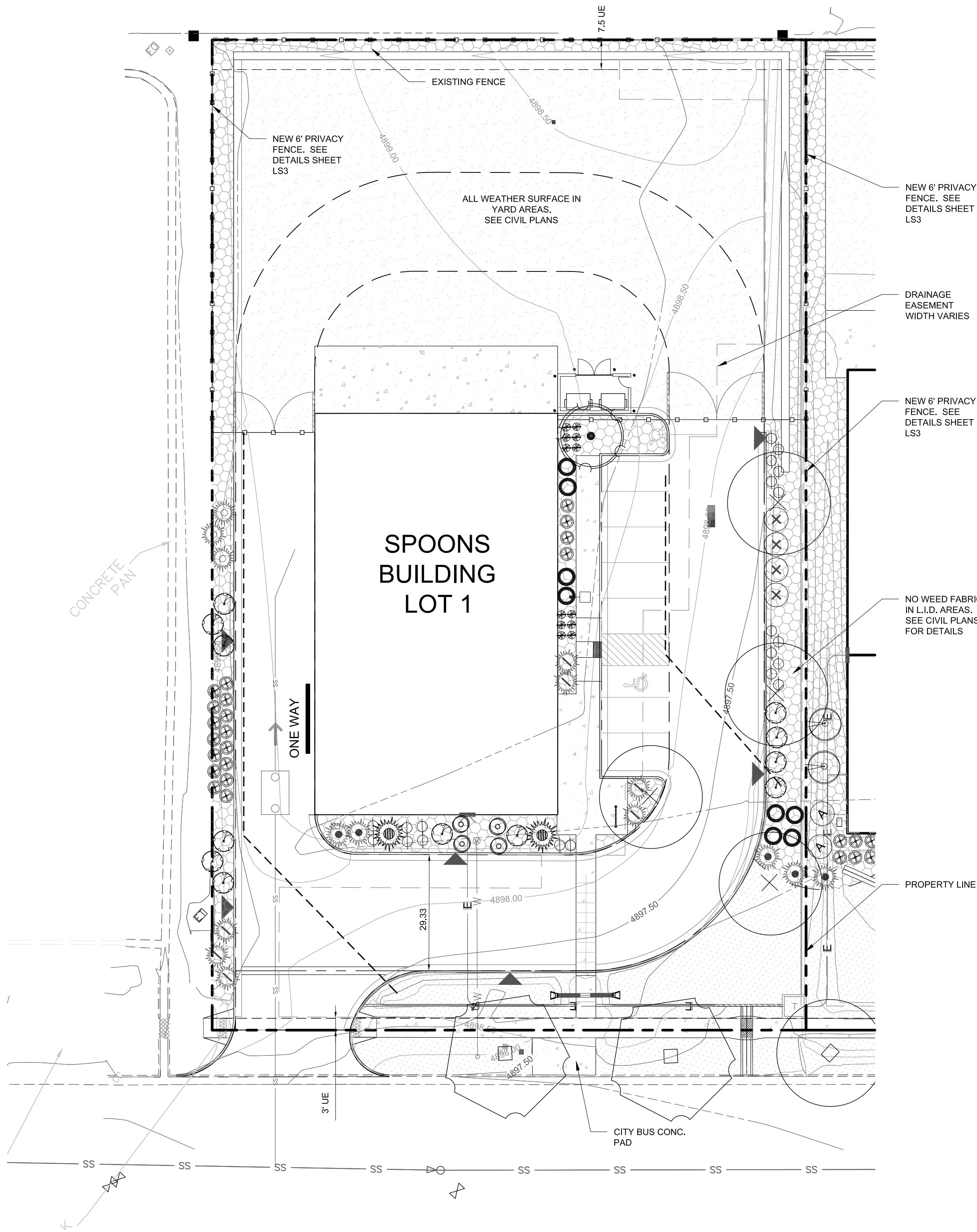
SHEET TITLE

Site Plan

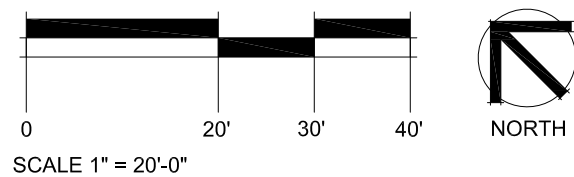
SHEET INFORMATION

Sheet Index

SITE PLAN	LS1
LANDSCAPE PLAN	LS2
LANDSCAPE NOTES	LS3



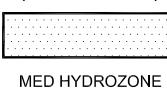
Spoons Kitchen - Landscape Plan



Hydrozone Table

ZONE	AREA	WATER USE	GALLONS
HIGH	0 SF	19 GAL/SF	0 GAL
MODERATE	3,930 SF	10 GAL/SF	39,300 GAL
LOW	2,130 SF	3 GAL/SF	6,390 GAL
TOTAL / AVERAGE	6,060 SF	45,690 GAL	7.5 GAL/SF

1,800 S.F.
(ROW N.I.C.)



IRRIGATED TURF
DURA-TURF TALL FESCUE BLEND SOD

4,260 S.F.



SHRUB BED - SMOOTH RIVER COBBLE / WOOD MULCH
AREAS TO RECEIVE MINIMUM 4\"/>

Plant Table

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES -		6						
	4	57.1%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2.5\"/>	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	2	28.6%	OAK, SHUMARD RED	Quercus shumardi	50'	50'	2.0\"/>	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
ORNAMENTAL TREES -		1						
	1	14.3%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	25'	1.5\"/>	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS -		16						
	4	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6\"/>
	7	-	JUNIPER, BROADMOOR	Juniperus sabinna 'Broadmoor'	18"	6'	5 Gallon	6\"/>
	3	-	JUNIPER, ARCADIA	Juniperus sabinna 'Arcadia'	3'	5'	5 Gallon	12\"/>
	2	-	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	15 Gallon	EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK
DECIDUOUS SHRUBS -		28						
	4	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	4'	4'	5 Gallon	24\"/>
	4	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibin'	4'	4'	5 Gallon	24\"/>
	8	-	POTENTILLA, YELLOW GEM (SPREADING)	Potentilla fruticosa 'Yellow Gem'	1'	4'	5 Gallon	18\"/>
	12	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5'	5 Gallon	24\"/>
PERENNIALS / GRASSES -		51						
	20	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	19	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	12	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

A FREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY STREET TREES ARE PLANTED IN PARKWAYS BETWEEN THE SIDEWALK AND CURB AND IN STREET MEDIANS. STREET TREE LOCATIONS AND NUMBERS MAY CHANGE TO MEET ACTUAL UTILITY/TREE SEPARATION STANDARDS. LANDSCAPE CONTRACTOR MUST OBTAIN APPROVAL OF STREET TREE LOCATIONS AFTER UTILITY LOCATES. STREET TREES MUST BE INSPECTED AND APPROVED BEFORE PLANTING. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CODE OF THE CITY OF FORT COLLINS.

Irrigation Notes

- ENTIRE IRRIGATION SYSTEM WITH RAIN SENSOR TO BE DESIGNED AND BUILT BY CONTRACTOR FOR THE LANDSCAPE SHOWN ON PLAN. IRRIGATION CONTRACTOR SHALL VERIFY P.S.I. AND GPM AVAILABLE. SYSTEM SHALL BE DESIGNED TO MEET THE AVAILABLE P.S.I. AND GPM.
- IRRIGATION CONTRACTOR WILL PROVIDE THE REQUIRED IRRIGATION PLAN FOR BUILDING PERMIT SET.
- ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF POP-UP IRRIGATED AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM WITH RAIN SENSOR. IRRIGATION SYSTEM AND NECESSARY SLEEVING WILL BE DESIGNED AND BUILT BY CONTRACTOR AND ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BUILT" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FUTURE USE AND LOCATION.

Street Tree Notes

- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON 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.
- LANDSCAPING WITHIN THE R.O.W. IS RESTRICTED TO PLANTS THAT DO NOT EXCEED 24 INCHES IN HEIGHT MEASURED FROM THE STREET FLOWLINE (TREES EXCEPTED). IF THE LANDSCAPING WITHIN THE R.O.W. EXCEEDS THIS HEIGHT OR CREATES A SIGHT DISTANCE CONCERN THE PROPERTY OWNER SHALL BE REQUIRED TO TRIM THE LANDSCAPE MATERIAL.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNIT FINAL INSPECTION AND ACCEPTANCE FOR MAINTENANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES MUST BE ESTABLISHED, AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- STREET TREE LOCATIONS AND NUMBERS MAY BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, UTILITIES SEPARATION BETWEEN TREES, STREET SIGNS AND STREET LIGHT. 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 OCCURS TO MEET SEPARATION STANDARDS.
- 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 LANDSCAPE PLAN. APPROVAL OF STREET TREE PLANTING IS REQUIRED BEFORE FINAL APPROVAL OF EACH PHASE.
- STREET TREE SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.

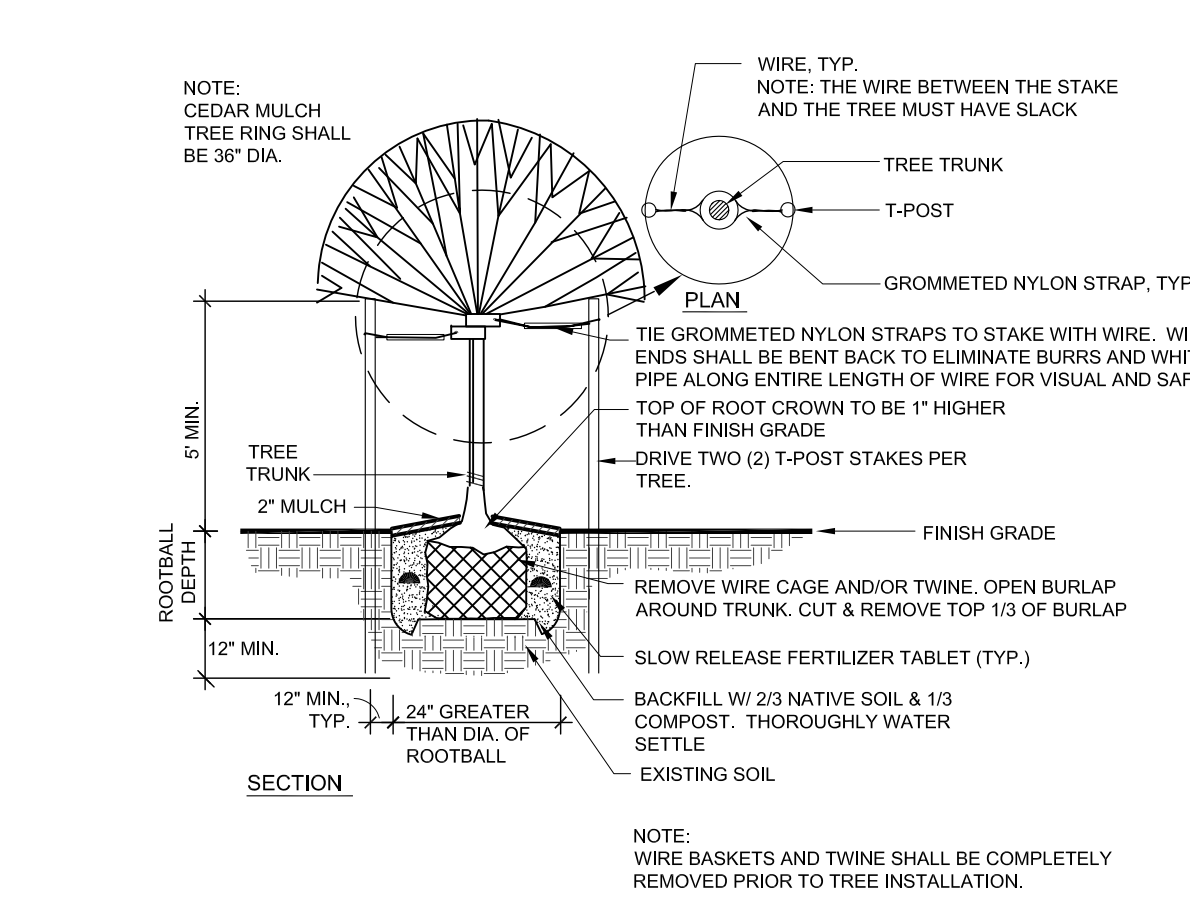
REVISIONS	DATE
Staff Comments	02.25.15
Final Comments	03.20.15

January 21, 2015

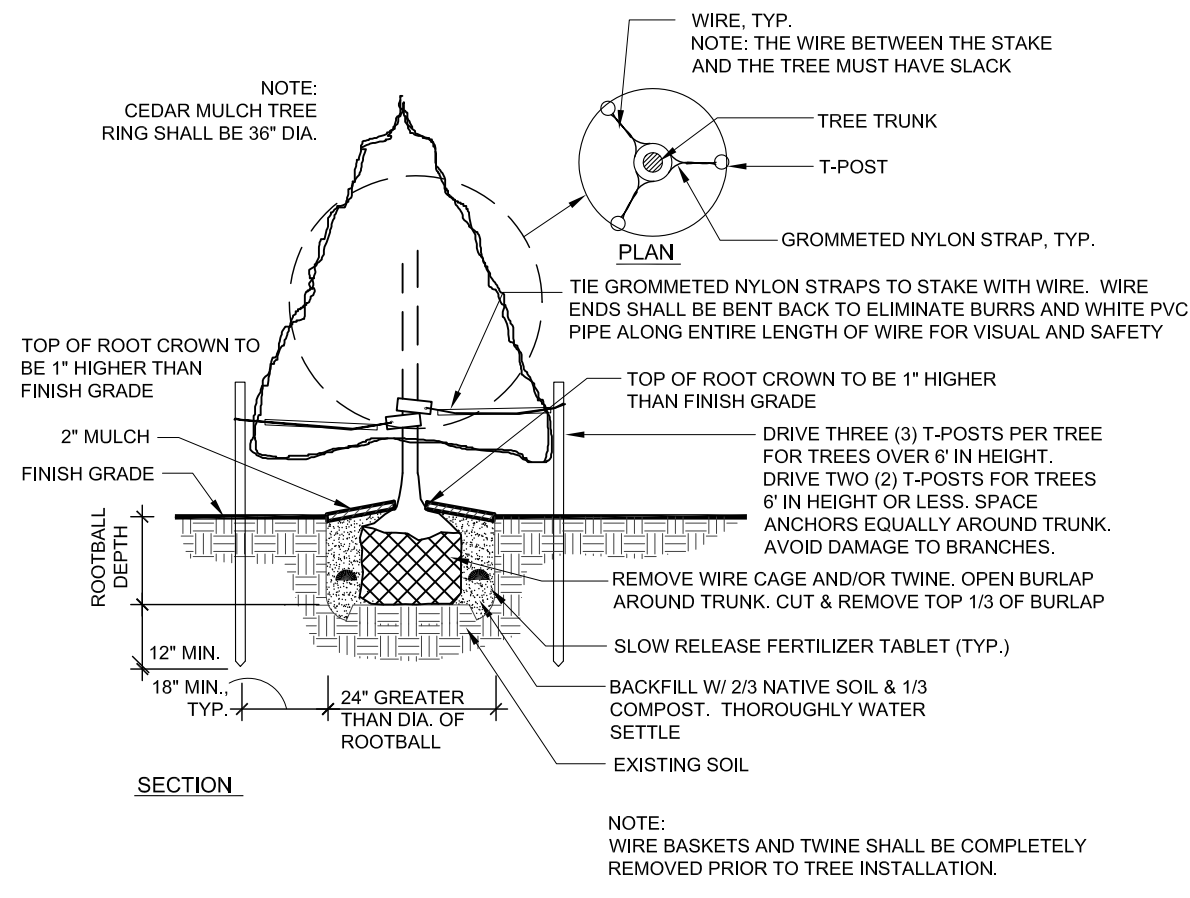
Landscape Plan

Landscape Notes

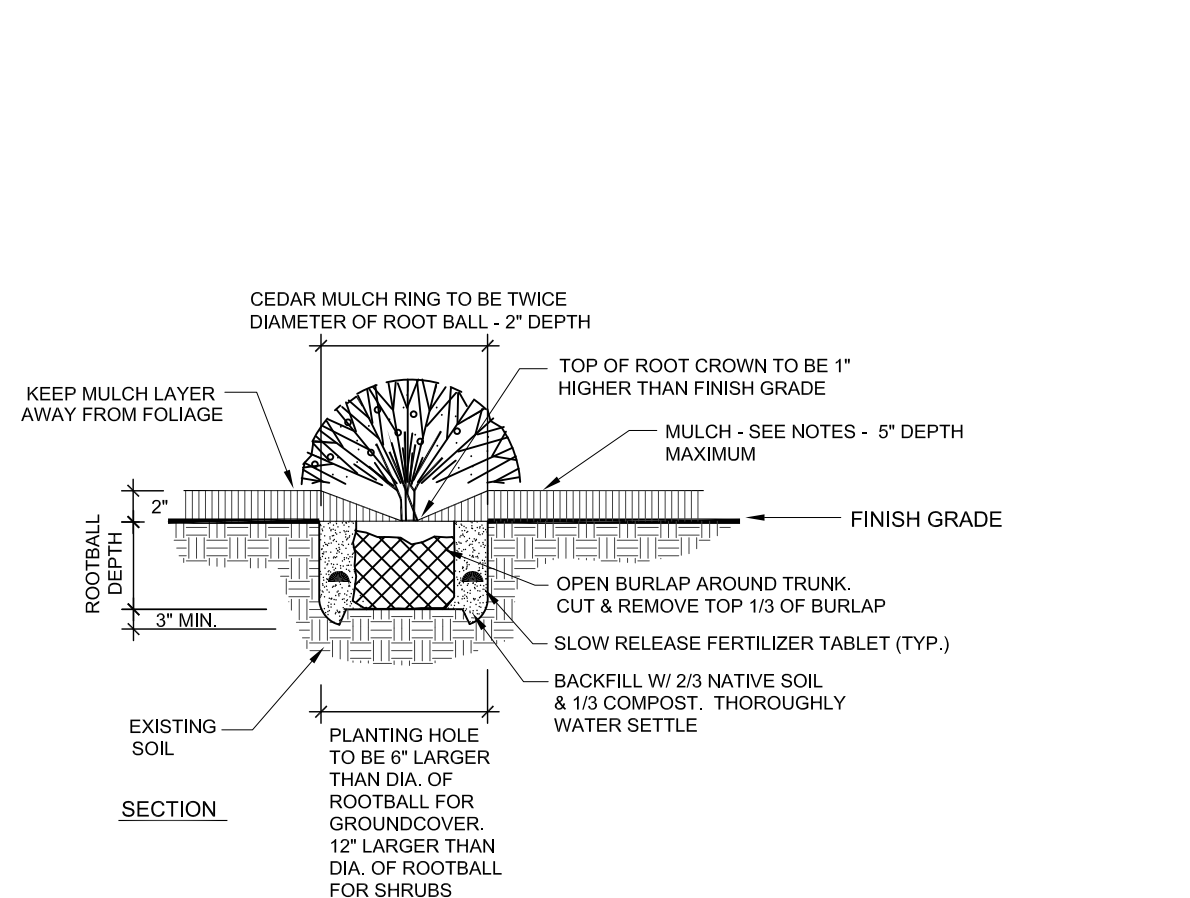
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER MAINS, SIX (6) FEET FROM WATER AND SEWER SERVICE LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, EIGHT (8) FEET FROM ANY DRIVEWAY AND TWENTY (20) FEET FROM SIGNS AND TRAFFIC CONTROL DEVICES.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DIGGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECT/CONTRACT.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. TREES AND VEGETATION, IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS 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.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENEED AND TILLE. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION. ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS. 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, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA. DO NOT CULTIVATE SOIL WITHIN THE DRIP LINE OF EXISTING TREES TO RETAIN.
- UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES. CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- SOD TO BE 100% COLORADO GROWN BLUEGRASS BLEND SPECIFICALLY GROWN FOR LOW WATER AND HIGH TRAFFIC LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES, HAVING A HEALTHY VIGOROUS ROOT SYSTEM. ONCE TURF IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARMS RECOMMENDATIONS.
- ALL TREES SHRUBS AND PERENNIAL SHRUB BEDS OUTSIDE OF IRRIGATED AREAS ARE TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGNED AND BUILT BY CONTRACTOR.
- 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 LANDSCAPE 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.
- ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETAILS. ALL PLANTS 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 AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS SHALL BE PROMPTLY REPLACED BASED ON THE REQUIREMENTS OF THE FORT COLLINS LAND USE CODES AND REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE CITY.
- CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE CITY PRIOR TO INSTALLATION OF REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- ALL SHRUB BEDS SHALL HAVE MINIMUM 5" DEPTH SHREDDED WOOD MULCH - BROWN OR NATURAL COLOR AND/OR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES 4" O.C. IN ALL DIRECTIONS.
- EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE SHALL BE DURA-EDGE HEAVY DUTY STEEL EDGER MIN. 14 GA x 4" WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN CEDAR MULCH / COBBLE TRANSITIONS.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING IN EACH PHASE SHALL EITHER BE INSTALLED OR THE INSTALLATION SHALL BE SECURED WITH A LETTER OF CREDIT, ESCROW OR PERFORMANCE BOND FOR ONE HUNDRED TWENTY-FIVE (125) PERCENT OF THE VALUE OF THE LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
- HEALTHY, MATURE TREES THAT ARE REMOVED BY THE APPLICANT OR BY ANYONE ACTING ON BEHALF OF OR WITH THE APPROVAL OF THE APPLICANT SHALL BE REPLACED WITH NOT LESS THAN ONE (1) OR MORE THAN SIX (6) REPLACEMENT TREES SUFFICIENT TO MITIGATE THE LOSS OF VALUE OF THE REMOVED TREE. THE APPLICANT SHALL SELECT EITHER THE CITY FORESTER OR A QUALIFIED LANDSCAPE APPRAISER TO DETERMINE SUCH LOSS BASED UPON AN APPRAISAL OF THE REMOVED TREE.
- DEVELOPER SHALL ENSURE THAT SITE PLAN AND LANDSCAPE PLAN AND UTILITY PLANS ARE COORDINATED SO THAT THE GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPING ELEMENTS AS SHOWN ON THE APPROVED PLANS.
- ALL LANDSCAPE PLANTINGS INSTALLED WITHIN THE PUBLIC STREET RIGHT-OF-WAY SHALL CONFORM TO THE CURRENT SIGHT DISTANCE AND INTERSECTION SIGHT TRIANGLE STANDARDS IN CHAPTERS 7 THROUGH 9 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS. TREE CANOPIES SHOULD NOT OBSTRUCT VISIBILITY OF TRAFFIC RELATED REGULATORY SIGNAGE.
- PRUNING OF ANY OFF-SITE TREES THAT HAVE CANOPY THAT EXTENDS OVER THE PROJECT SHALL ONLY OCCUR BASED ON AN EVALUATION AND RECOMMENDATION OF A PRIVATE ISA CERTIFIED ARBORIST AND WITH THE APPROVAL OF THE ADJACENT PROPERTY OWNER OR THEIR DESIGNATED REPRESENTATIVE. TREE PRUNING SHALL BE BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE.



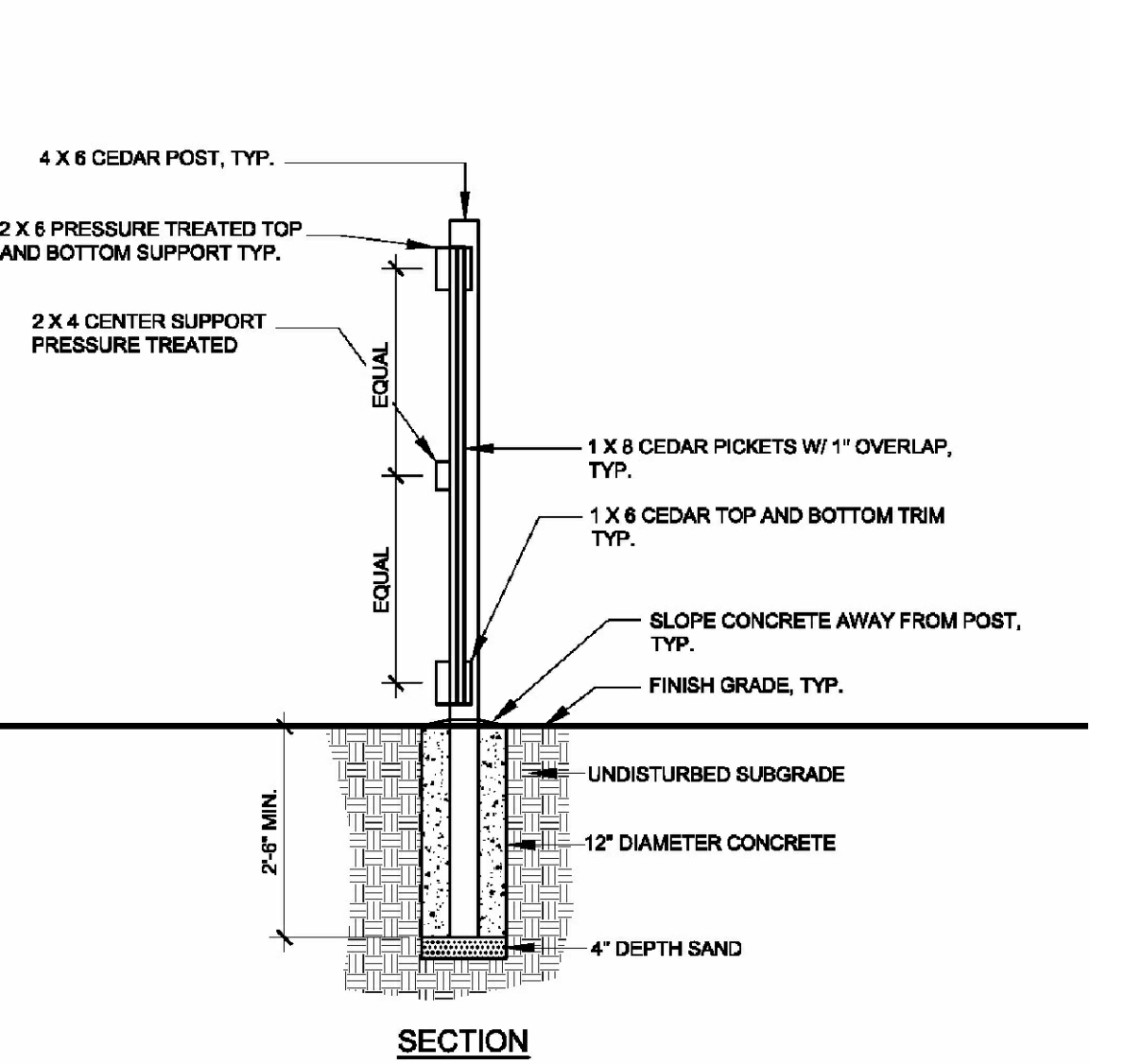
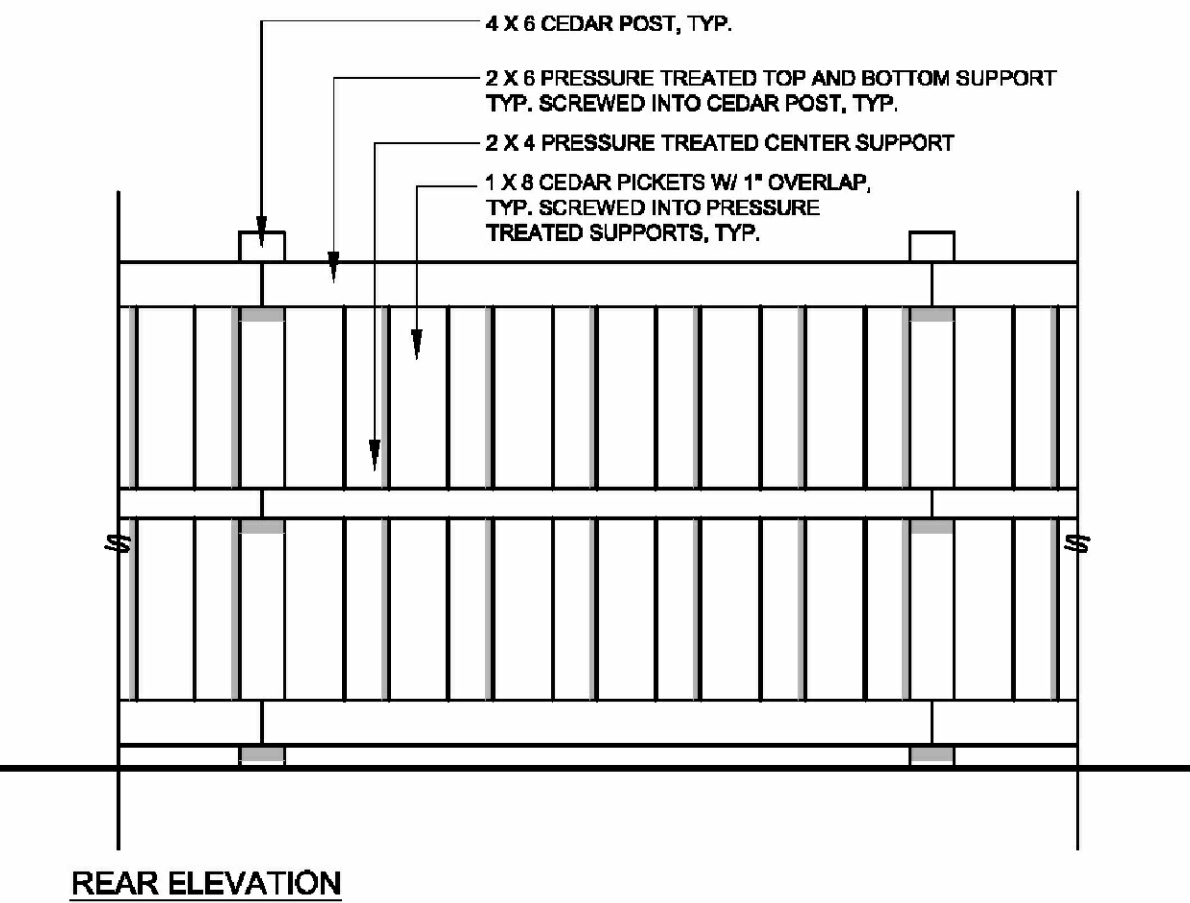
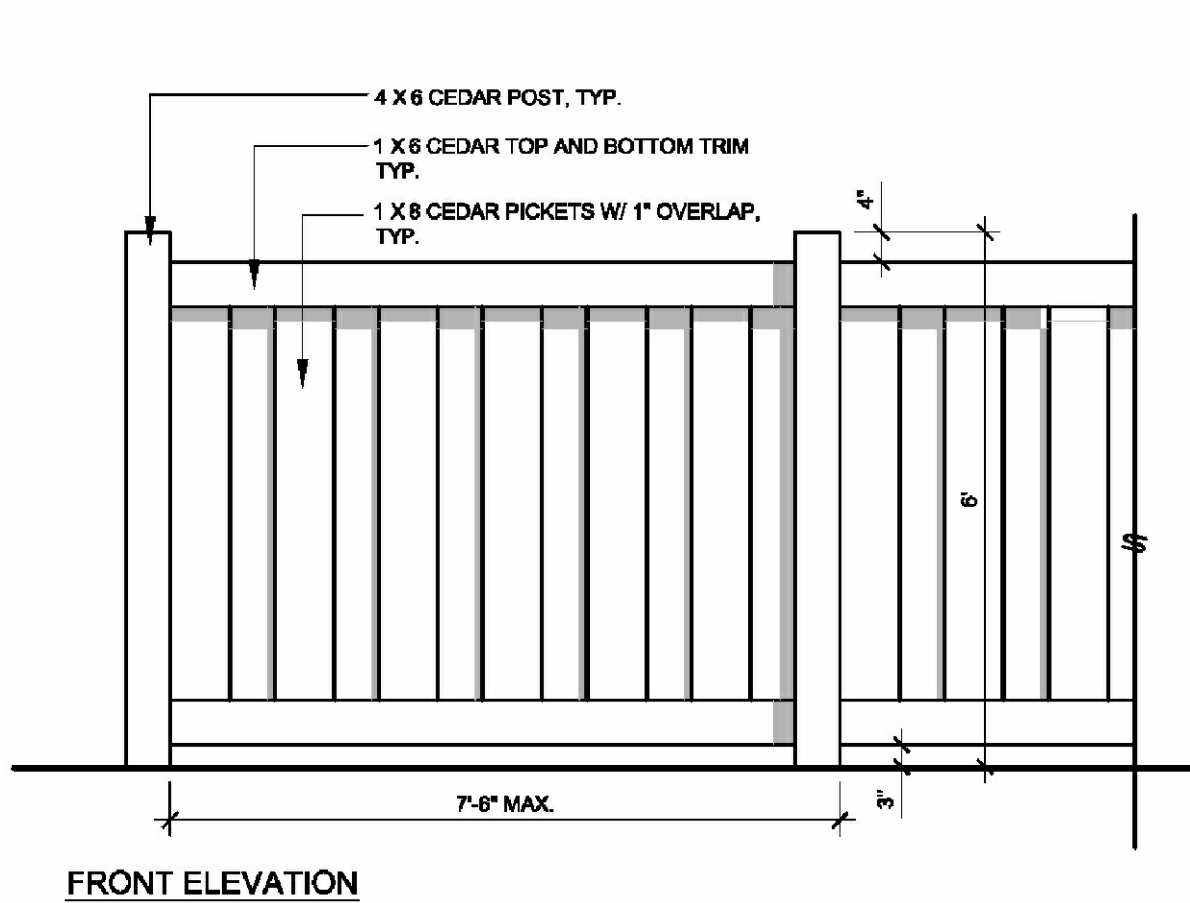
DECIDUOUS TREE PLANTING DETAIL



CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL



Fence Details - 6' Privacy Fence - Shadow Box

SEAL

PROJECT TITLE

SPOONS
KITCHEN
Lot 1

Fort Collins, Colorado

PREPARED FOR

REVISIONS	DATE
Staff Comments	02.25.15
Final Comments	03.20.15

DATE

January 21, 2015

SHEET TITLE

Landscape Notes

SHEET INFORMATION

SHEET

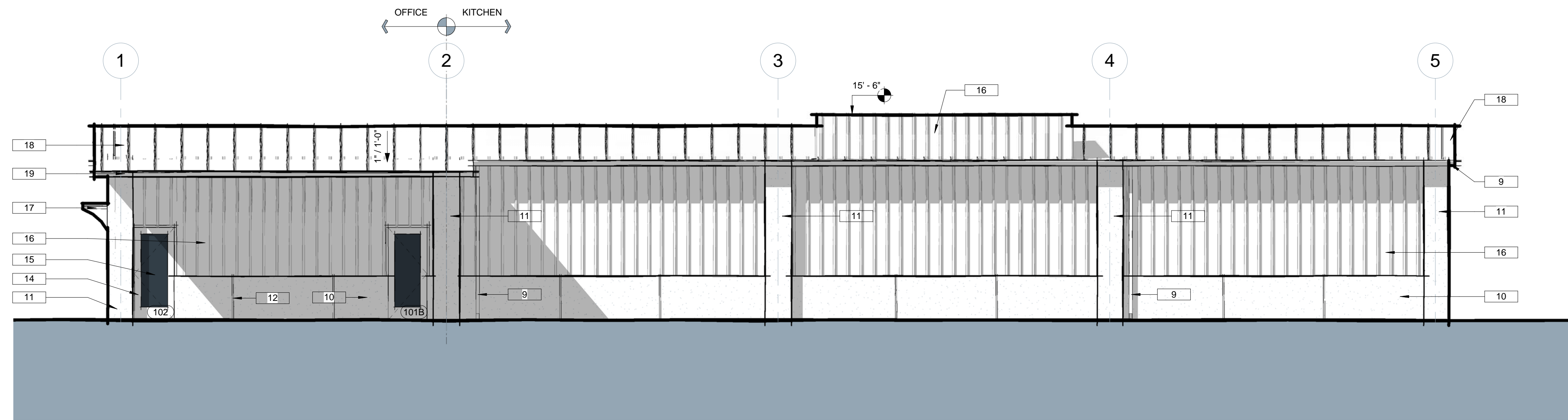
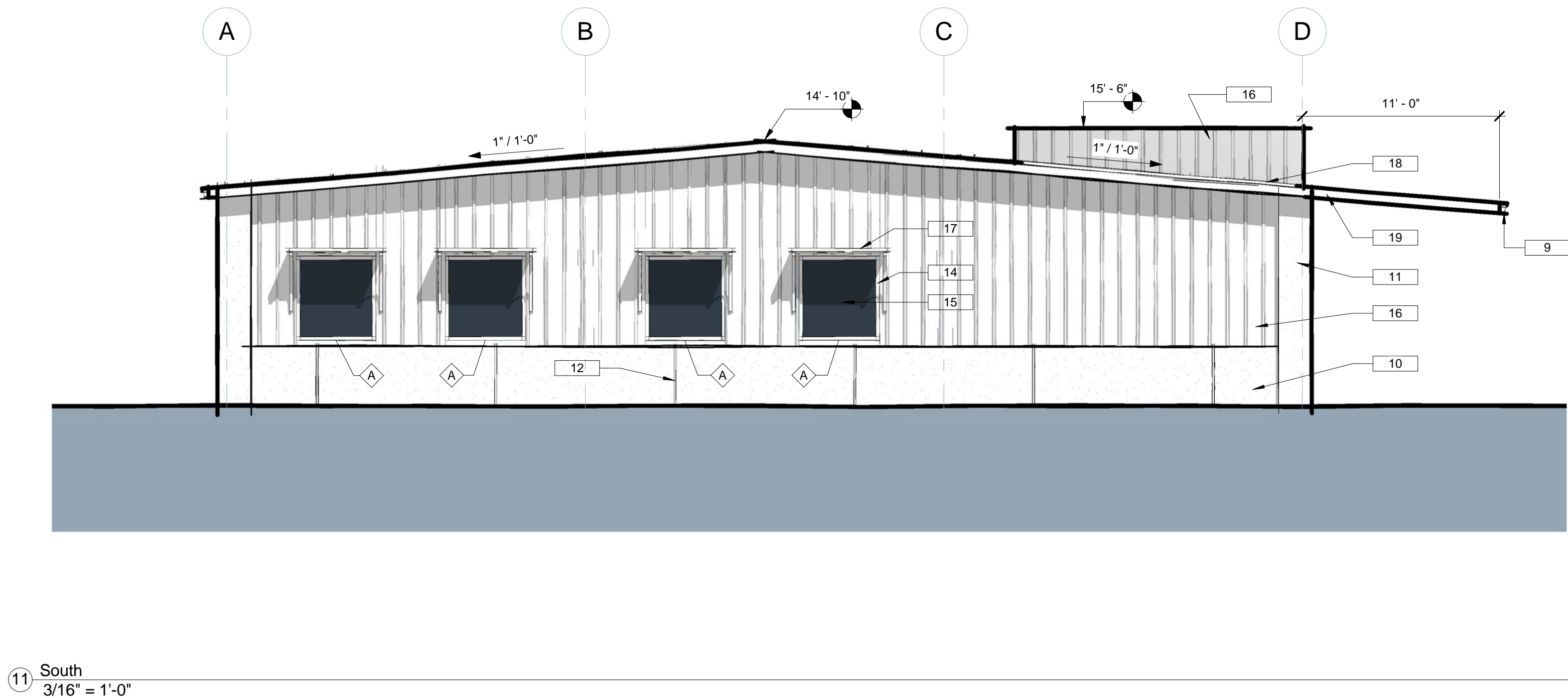
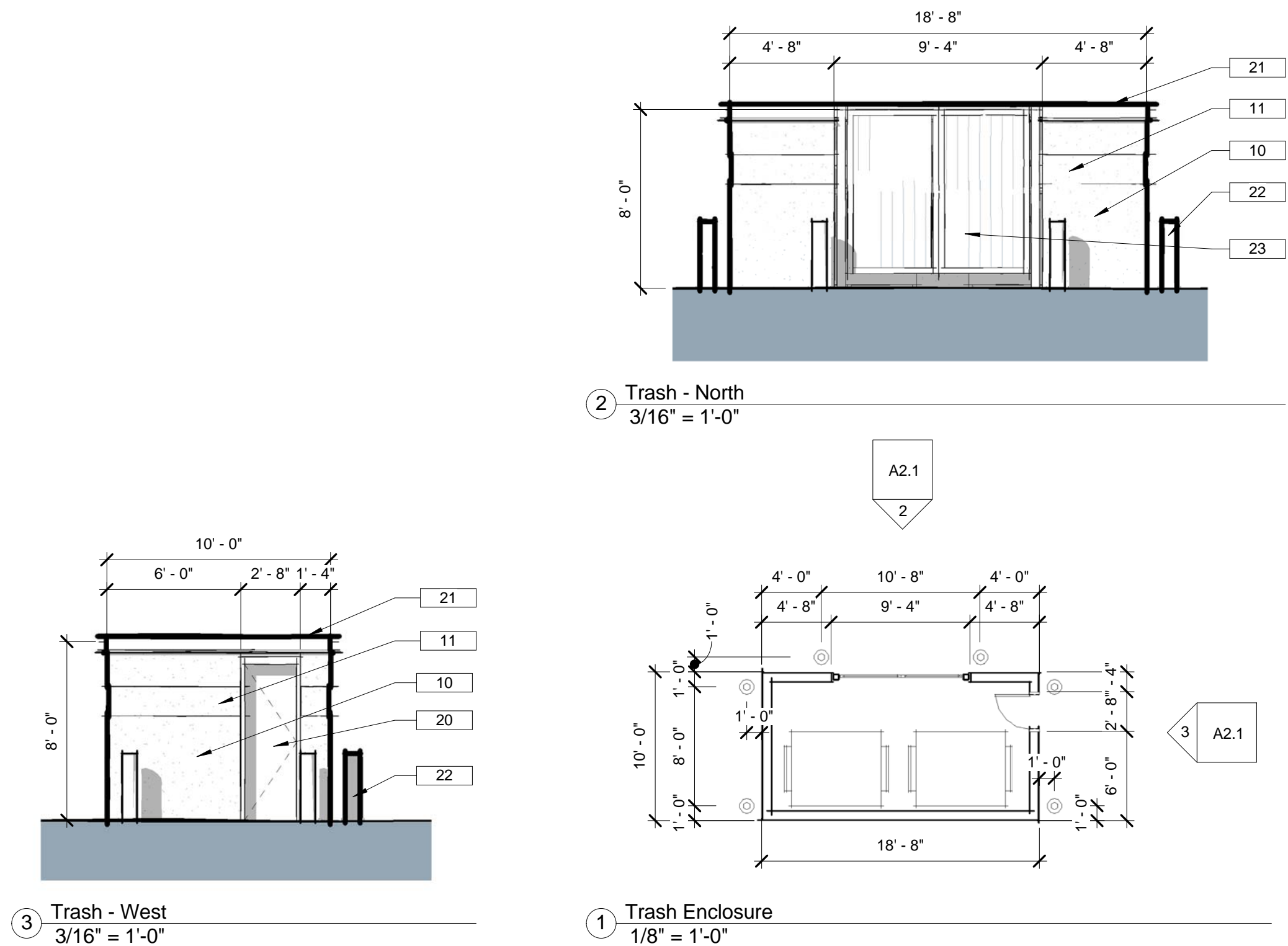
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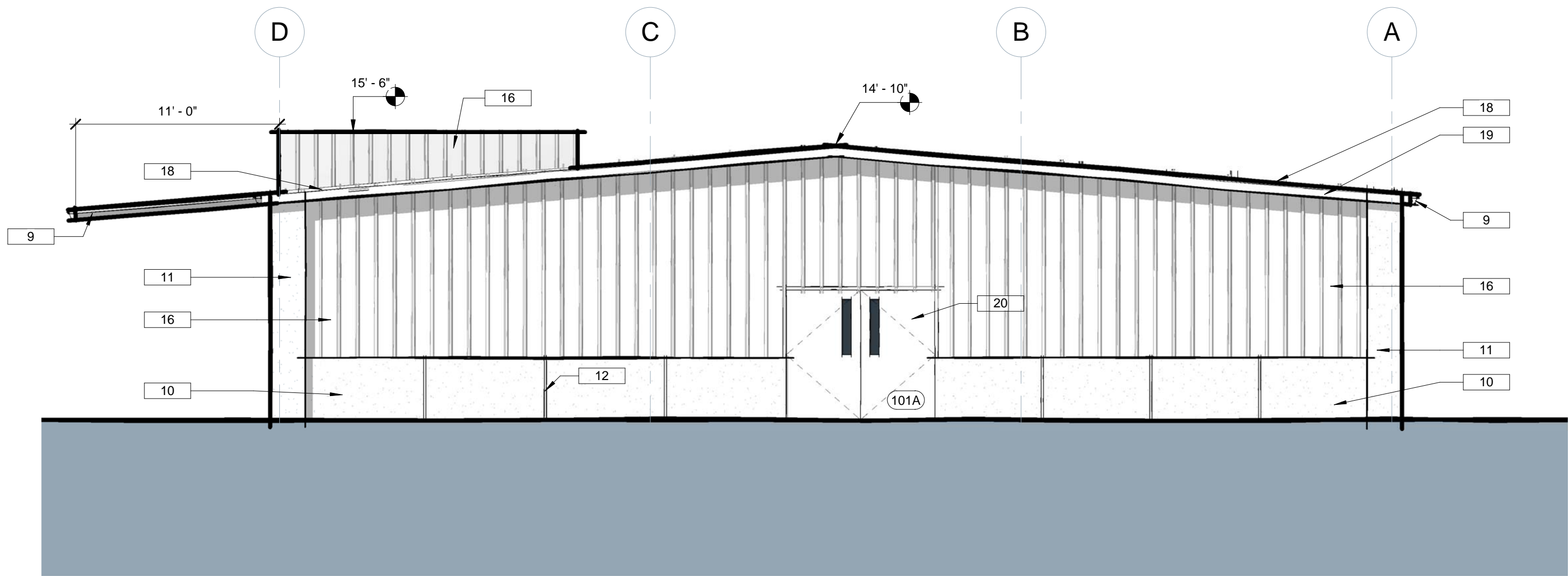
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ARCHITECTURE
residential | commercial

Spoons

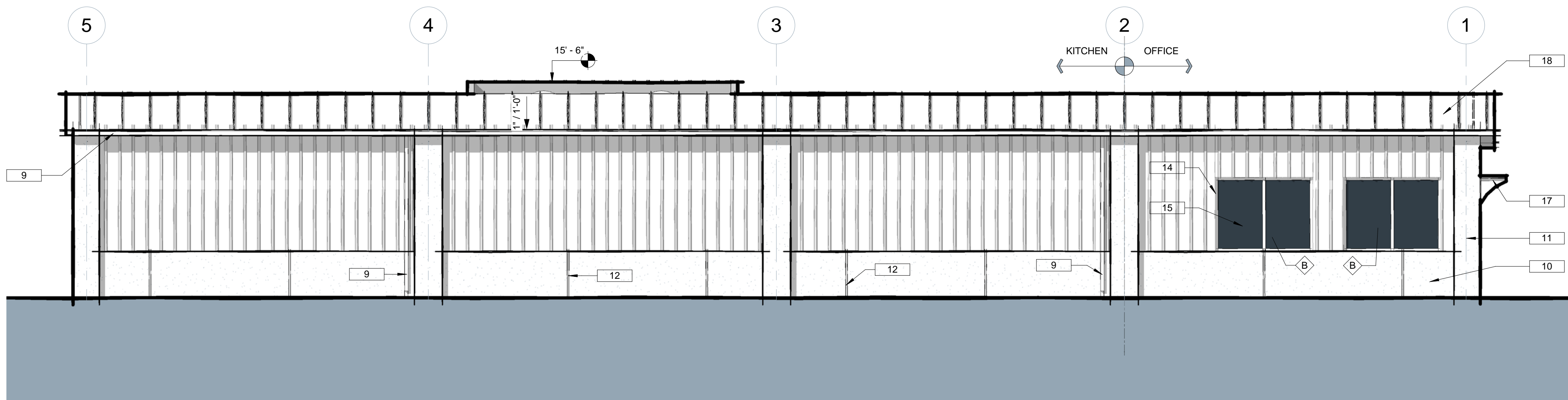
10 Feb 2015



Keynote Legend	
#	Keynote Text
9	METAL GUTTER AND DOWNSPOUTS PER MBM.
10	STUCCO - DARK BROWN COLOR.
11	STUCCO - LIGHT BROWN COLOR.
12	STUCCO REVEAL - DARK BRONZE.
14	ALUMINUM STOREFRONT - DARK BRONZE COLOR.
15	1" IGU - BRONZE COLOR.
16	METAL PANELS - TAN COLOR.
17	SUN SHADES - DARK BROWN COLOR.
18	SCREW-DOWN METAL ROOF BY MBM - DEEP GREEN COLOR.
19	METAL FASCIA - DEEP GREEN COLOR.
20	HOLLOW METAL DOORS W/ VISION PANELS - PAINT DARK BROWN COLOR.
21	PREMANUFACTURED METAL COPING - DEEP GREEP COLOR.
22	6" OD STEEL BOLLARD - PAINT.
23	WOOD PANELING IN METAL FRAME. STAIN WOOD & PAINT METAL TO MATCH BUILDING.



② North
3/16" = 1'-0"



① West
3/16" = 1'-0"

Keynote Legend	
#	Keynote Text
9	METAL GUTTER AND DOWNSPOUTS PER MBM.
10	STUCCO - DARK BROWN COLOR.
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22	6" OD STEEL BOLLARD - PAINT.
23	WOOD PANELING IN METAL FRAME. STAIN WOOD & PAINT METAL TO MATCH BUILDING.



ITEM NO 1
MEETING DATE Apr. 30, 2015
STAFF Clay Frickey

ADMINISTRATIVE HEARING OFFICER

STAFF REPORT

PROJECT: Spoons, FDP150011

APPLICANT: Cathy Mathis
The Birdsall Group
444 Mountain Ave.
Berthoud, CO 80513

OWNERS: Torema LLC
2919 Teal Eye Ct
Fort Collins, CO 80526

PROJECT DESCRIPTION:

This is a request for a consolidated Project Development Plan/ Final Plan for 2590 Midpoint Drive. 2590 Midpoint Drive will contain a commercial kitchen and offices for the Spoons restaurant operation in a 6,100 square foot building. Main access to the site will be from a single point off Midpoint Drive. A truck loading area and trash enclosure are located on the north end of the building. There will be a fenced yard on the north end of the site. This site is also being replatted from Lot 18 of the Prospect Industrial Park to Lot 1 of the Spoons Replat.

RECOMMENDATION: Staff recommends approval of Spoons, FDP150011.

EXECUTIVE SUMMARY:

Staff finds the proposed Spoons Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with the process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.

- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.28 Industrial (I) of Article 4 – Districts.

COMMENTS:

1. Background

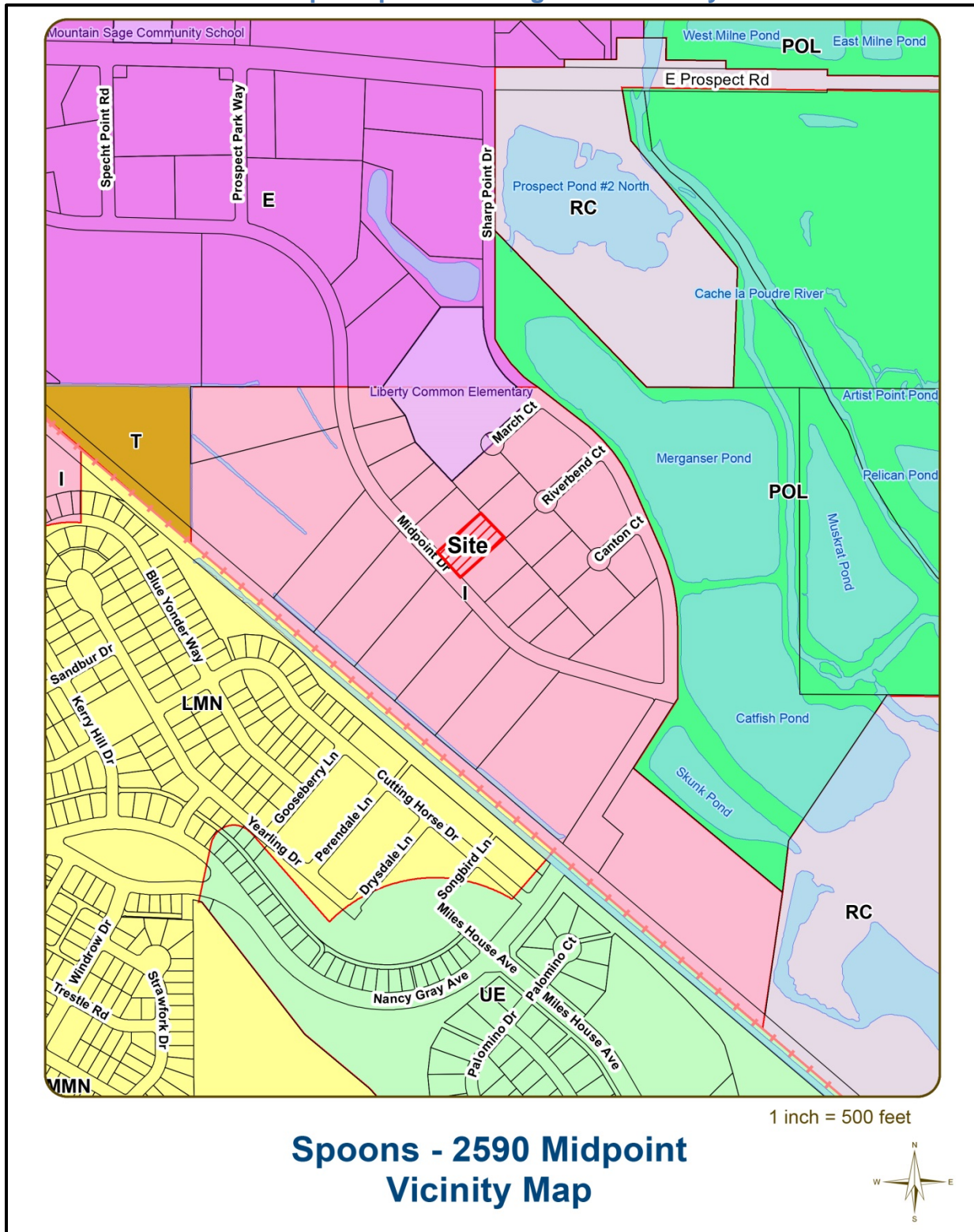
The property was annexed into the City of Fort Collins as part of the East Prospect Street Annexation in December 1959. The site was originally platted as Lot 18 of the Prospect Industrial Park in October 1978.

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Industrial (I)	Light industrial, office, school
South	Industrial (I)	Light industrial, office
East	Industrial (I)	Light industrial, office
West	Industrial (I)	Light industrial, office, government

A zoning and site vicinity map is presented on the following page.

Map 1: Spoons Zoning & Site Vicinity



2. **Compliance with Article 4 of the Land Use Code – Industrial (I), Division 4.28:**

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

A. *Section 4.28(B)(2) – Permitted Uses*

The proposed uses, light industrial, small food preparation and office, are permitted in the Industrial zone district and are consistent with the district's intent to provide a wide range of commercial and industrial operations.

B. *Section 4.28(D)(1) – Dimensional Standards*

Non-residential structures are limited to four stories in height. The Project Development Plan/Final Plan proposes a one-story structure for Spoons.

C. *Section 4.28(E)(3)(b) – Storage and Operational Areas*

Storage, loading and work operations must be screened from view along district boundary lines and public streets in the I District. The Project Development Plan/Final Plan proposes a 6-foot high fence surrounding the storage, loading and work area.

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

The project complies with all applicable General Development Standards as follows:

A. *Division 3.2.1 – Landscaping and Tree Protection*

The proposed landscaping is consistent with requirements of the Land Use Code in regards to the addition of street trees, parking lot landscaping and landscape screening from adjacent uses.

B. *Section 3.2.2(C)(4)(b) - Bicycle Parking Space Requirements*

The minimum number of bicycle parking spaces required for Industrial uses is 4. Spoons will provide one rack that contains 4 bicycle parking spaces.

C. *Section 3.2.2(C)(5) - Walkways*

Walkways must be provided to link sidewalks with building entries through parking lots. These walkways must also provide direct connections to off-site pedestrian and bicycle destinations. Both lots provide walkways that lead from the main entrance of their respective buildings to the off-site pedestrian and bicycle network. The Spoons site provides a connecting walkway that cuts through the main drive aisle but is clearly delineated through a change of materials.

D. *Section 3.2.2(D)(1) - Access and Parking Lot Requirements; Pedestrian/Vehicle Separation*

To the maximum extent feasible, pedestrians and vehicles shall be separated through provision of a sidewalk or walkway. Where complete separation of pedestrian and vehicles is not feasible, potential hazards shall be minimized by using landscaping, bollards, special paving, lighting and other means to clearly delineate pedestrian areas. Spoons separates pedestrians through the provision of a sidewalk separated from the driving and parking area via curb and through a walkway with special paving.

E. *Section 3.2.2(E) - Parking Lot Layout*

The proposed parking lot layout is consistent with requirements of the Land Use Code in regards to circulation routes, orientation, landscaped islands, and points of conflict.

F. *Section 3.2.2(J) - Setbacks*

The proposed parking lot is setback further than the 10-foot minimum from non-arterial streets and 5-foot minimum along a lot line required per the Land Use Code.

G. *Section 3.2.2(K)(2) – Nonresidential Parking Requirements*

The minimum, maximum and proposed parking are contained in the tables below. Spoons is providing parking within the range of required parking and thus meets the requirements of the Land Use Code.

Table 1: Spoons Parking

Use	Min. Parking	Max. Parking	Parking Provided
Industrial (10 employees)	.5 per employee = 5 spaces	.75 per employee = 8 spaces	7 spaces

H. *Section 3.2.2(K)(5) - Handicap Parking*

Parking lots with less than 25 spaces must provide at least 1 handicap parking space. The parking lot proposed is less than 25 spaces and provides 1 handicap parking space.

I. *Section 3.2.3 - Solar Access, Orientation, Shading*

All developments must be designed to accommodate active and/or passive solar installations and must not deny adjacent properties access to sunshine. The proposed building is designed and located to minimize the casting of shadows on adjacent properties and could accommodate future active and/or passive solar installations.

J. *Section 3.2.4 - Site Lighting*

The proposed lighting plan is consistent with the requirements of the Land Use Code in regards to the general standard, lighting levels and design standards.

K. *Section 3.2.5 - Trash and Recycling Enclosures*

Trash and recycling enclosures must be provided in locations abutting refuse collection or storage areas, shall be designed to allow walk-in access without having to open the main service gate, shall be screened from public view and shall be constructed on a concrete pad. The proposed trash and recycling enclosure abuts storage areas, allows walk-in access without having to open the main service gate, is screened from public view and will be built on a concrete pad.

L. *Section 3.5.1(E) - Building Materials*

All proposed buildings shall use similar materials to existing buildings in the neighborhood or use similar architectural characteristics if dissimilar materials are proposed. The proposed building uses similar materials and architectural details to the existing buildings in the area. The proposed materials include metal paneling, metal sun shades and stucco.

M. *Section 3.5.1(I) - Outdoor Storage Areas/Mechanical Equipment*

The proposed plan is consistent with the requirements of the Land Use Code in regards to the location of outdoor storage, screening of storage areas, and screening of rooftop mechanical equipment from public view.

N. *Section 3.6.6 – Emergency Access*

For the Spoons site, an emergency access easement is proposed that runs throughout the private drive.

4. Findings of Fact/Conclusion:

In evaluating the request for the Spoons Project Development Plan/Final Plan, Staff makes the following findings of fact:

- A. The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.
- C. The Project Development Plan/Final Plan complies with relevant standards located in Division 4.28 Industrial (I) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Spoons FDP150011.

ATTACHMENTS:

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Spoons Planning Document Set (Site Plan, Landscape Plan, Elevations & Photometric Plan)
4. Spoons Replat