COMMUNICATION

TO: Chairwoman and Members of the Planning Commission
FROM: Matt Blakely, Town Planner
SUBJECT: Site Plan for Dean Contracting
DATE: February 13, 2013

APPLICATION INFORMATION

OWNER: Cole Dean, Dean Contracting  Case #: ST-001-12
APPLICANT: Jim Birdsall, The Birdsall Group, LLC
LEGAL DESCRIPTION: Lot 9, Block 1, Timnath Ranch Subdivision, 4th Filing
ADDRESS: 4900 Goodman Street

TOTAL SITE AREA: 84,875 sq ft  PROPOSED BUILDING AREA: 5,760 sq ft
EXISTING ZONING: I-1 Business/Light Industrial District  PROPOSED ZONING: N/A
EXISTING LAND USE: Vacant  PROPOSED LAND USE: Office, warehouse, storage

ADJACENT ZONING/LAND USES  Zoning  Land Use
North: I-1  Forma Furniture
South: I-1  Vacant
East: R-2  Vacant
West: I-1  Vacant

SERVICES:
Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority

APPLICATION DESCRIPTION:

Site Location & Layout: The property is located east of and adjacent to Goodman Street within Timnath Ranch Subdivision, 4th Filing and is zoned I-1 Business/Light Industrial District. Access to the site is provided by one curb cut from Goodman Street. Along the eastern edge of the property, there is an irrigation canal which is platted as Timnath Ranch 2nd Filing, a 40’ sanitary sewer easement which crosses the property from the northeast corner and extends to the south, and a 50’ landscape easement along the eastern edge of the property. Along the northern property line, there is a 20’ water easement, and a 30’ sanitary sewer easement all totaling approximately 25’ into this site. Along the southern property line there is a 10’ utility easement. Along the west property line there is a 14’ utility easement. The proposed grading provides mostly surface flow of storm water to the facilities to the southeast and to Goodman Street to the west. The proposed landscaping and building design meets the minimum requirements of the Land Use Code.

Proposed Use: The applicant is requesting approval for a 5,760 square foot office and warehouse facility with associated paved parking lot, and fenced outdoor storage area. All outdoor storage will have to be screened as required in the Land Use Code. The facility will have 12-18 full time employees working between the hours of 6am and 6pm. The facility will function as the office and
storage of inventory and supplies. This facility provides 5 paved parking spaces (including one handicapped space) for customers near the main entrance and 19 employee parking spaces within the fenced, gravel area.

The owner has indicated that they don’t need to utilize the eastern portion of the property. Therefore they have located the fence west of the easement areas and drainage. The plat for Timnath Ranch Subdivision 4th Filing requires that the owners of lots 7, 8, and 9 of Block 1 install a pipe within the drainage easement along the east side of the property. Since this project doesn’t need to utilize that portion of the site the owner and applicant have requested the option of not installing the pipe. Staff has reviewed this request and is comfortable with not requiring the pipe. This does, however, require that the applicant prepare an Administrative Plat of Lot 9, Block 1 to remove the pipe requirement. Lots 7 and 8 would still have the pipe requirement and if those future owners wish to remove this requirement they would need to submit an Administrative Plat for each of their respective lots as well. Approval of the Site Plan is conditional upon Staff’s review, approval, and recordation of the Administrative Plat.

Financial Impact: This office/retail facility will provide property tax to the Town. At time of building permit the Town will collect use tax based on the valuation of the improvements.

Infrastructure Impact: A Traffic Impact Statement letter has been submitted to the Town and reviewed by the Town Engineer. Upon review, the impact of the site on infrastructure is within the threshold originally contemplated by the “Timnath Ranch Phase II Traffic Impact Study” which was completed March 23, 2005.

Future Expansion: A new Site Plan will be required by the Town prior to the future building expansion contemplated by this Site Plan. Because of the future expansion expectations, the design elements of the eastern elevation were made as cost effective as possible while still meeting the intent of the architectural standards required in the I-1 District.

Screening and Buffering: The owner of the property is proposing a metal fence option to screen the yard. The owner will be installing a mock-up of the fence for the Town to review. This fence may become the standard for the remainder of the industrial area to maintain consistency.

The plat of Timnath Ranch 4th Filing includes a 50’ landscape easement along the eastern edge and a 40’ utility, landscaping, irrigation, signage, and marketing easement along the western edge of the property (along Three Bells Pkwy). The intent of having a standard fencing style is to help maintain consistency and uniformity of fencing for these areas. At this point, the standard and the means of administering the standard have not been completed, however, this site plan does provide a note that the “Perimeter screen fence shall be installed per the approved Timnath Ranch 4th Filing fence standard.”

REFERRAL COMMENTS:

Not Returned: AT&T Communication; Larimer County Recorder; Larimer County Sheriff, Poudre Valley REA; Qwest Communications; The New Cache La Poudre Irrigating Co.; Timnath Post Office; Timnath Attorney; Timnath Police Department; Timnath Public Works Department; Xcel Energy; Timnath Finance Department

Returned with No Comments: Comcast

Returned with Comments: SAFEnuilt: Provide accessibility to building from accessible parking space. Per Section 1106.6 of the IBC, parking spaces shall be located on the shortest possible route to an accessible building entrance. This has been addressed.
**Poudre Fire Authority:** Provided general comments regarding the 2006 International Fire Code related to required access, water supply, fire lane standards, Knox box, and address numerals. Comment requiring additional fire lane access requirements relative to the building expansion, such as incorporating an emergency access easement on the Administrative Plat for the future expansion.

**Timnath Town Engineer:** Provided comments related to general deficiencies in the site plan submittal.

**Fort Collins-Loveland Water District & South Fort Collins Sanitation District:** Provided comments related to general deficiencies in the utility services and stated that the District’s commercial review packet will need to be completed by the applicant and submitted to the district.

**Larimer County Department of Health and Environment:** Provided general comments.

**Timnath Town Planner:** Provided comments related to general deficiencies in the site plan submittal.

The attached referral comment letter indicates all currently open comments and the applicant’s response. The applicant has provided the requested documents addressing these comments and they are attached to this Staff Report. Staff has reviewed these documents and verified that all comments have been adequately addressed.

**ATTACHMENTS:**
1. *Referral Comments with Applicant Responses*
2. *Site Plan*
3. *Landscape Plan*
4. *Architectural Elevations*

**RECOMMENDED MOTION**

**Site Plan**

Finding that a complete application was submitted and reviewed in accordance with all applicable Town regulations, the application conforms with the mission and goals of the Timnath Comprehensive Plan, and all criteria outlined in Section 16.4.10.C. of the Timnath Municipal Code have been met, I move to recommend approval of the Dean Contracting Site Plan, Lot 9, Block 1, Timnath Ranch Subdivision 4th Filing with the following conditions:

1. The Administrative Plat for Lot 9, Block 1, Timnath Ranch Subdivision 4th Filing be processed and recorded with Larimer County prior to issuance of the Building Permit.
2. The fence mock-up is reviewed and evaluated by Staff and an appropriate solution is determined prior to issuance of the Building Permit.
MEMORANDUM

TO: Jim Birdsal, The Birdsal Group, LLC
FROM: Matt Blakely, Town Planner
RE: 3rd Submittal - Dean Contracting Site Plan, Compiled Comments
DATE: Wednesday, January 23, 2013

All referral comments have been received in reference to the 3rd Submittal for the Dean Contracting Site Plan application. The Town has gone through the comments and compiled them all in this form for a more simple review.

*The following items must be addressed by the applicant. Staff recommends submitting revised PDFs for review prior to printing mylars.*

_TST Inc., Ryan Banning - (970)226-0557_

1) Site Plan: Remove the wording “Drainage Swale”
2) Utility Plans:
   a) C1.0 - Do final cleanup of grading contours prior to submittal of mylars to address the following.
      i) Unless you intend to build a berm and secondary swale to the south of the “north swale”, smooth the contours so none is shown.
      _Response:_ Contours have been smoothed.
      ii) Are you actually mounding up then bellying out over the future parking as indicated? If not smooth contours.
      _Response:_ Contours have been smoothed.

      iii) Is the ridge as shown on the northwest corner of the building actually proposed?
      _Response:_ Yes, the ridge provides positive drainage to the east and west. Arrows and spot added to clarify.

b) C1.0 - Leader on the call for detail 107, sheet C3.1 needs to point to the street side of access point. Clarify that detail 706 is used for the drive access
   _Response:_ Leader moved and additional text added to detail

c) C2.0 - Leader on the call for detail 107, sheet C3.1 needs to point to the street side of access point. Clarify that detail 706 is used for the drive access.
   _Response:_ Leader moved and additional text added to detail

d) C3.0 - Please X-out/remove the roll-over curb and gutter section detail that is not used in this design.
   _Response:_ Roll over curb and gutter section Xed-out.
3) Note: With completion of the revisions requested for these comments, engineering will accept final mylars for approval.

Town Planner, Matt Blakely - (970) 224-3211

NEW COMMENTS
1) The Administrative Plat needs to be submitted as it own Application, and include everything on the checklist. The approval of this Site Plan will be conditional based on the approval of the Administrative Plat. A building permit will not be issued until recordation of the Administrative Plat.
Response: We will provide the documentation.

2) Please construct the fence mock-up as discussed. The approval of the Site Plan may be approved conditionally upon final acceptance of the fencing by Town Staff and ultimately approved by the Planning Commission.
Response: The fence mock up should be constructed this week.

Fort Collins – Loveland Water & South Fort Collins Sanitation, Terry Farrill – (970) 226-3104 x104
The Fort Collins – Loveland Water District and the South Fort Collins Sanitation District have no further comments. The mylars can be submitted for signature.

Poudre Fire Authority - Jim Lynxwiler (970) 416-2869
Poudre Fire Authority Project Comments:
REVISED - January 22, 2013

FIRE LANES
Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.
2006 International Fire Code 503.1.1
PFA: The most remote portion of the proposed Dean Construction office/warehouse building is located 180’ feet from a fire access road. The 150’ fire access requirement has been currently offset by the inclusion of a fire sprinkler system in the building. However, future build-out will place the most remote portion of the building at 245’ and full out of access. At such time, an Emergency Access Easement (EAE) shall be required to be designated and platted. For convenience to the applicant, it is the recommendation of the PFA that an EAE be incorporated onto the plat at this time as to avoid confusion and problems at a later date. Fire lane specifications have been included at the end of this document. For further clarification, please call Jim Lynxwiler at 416-2869.
Response: The Emergency Access Easement coordinated with Jim Lynxwiler and has been added to the administrative plat.

SECURITY GATES
The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.
2006 International Fire Code 503.6
PFA: A Knox-Lock will be needed on any gate crossing an EAE.
Comments carried forward from Oct. 26, 2012

FIRE DEPARTMENT CONNECTION
Fire Department Connections shall be installed in accordance with NFPA standards. The location of the FDC shall be approved by the fire department.

2006 International Fire Code 912.2

PFA: The proposed location for the FDC on the NW corner of the building is acceptable.

KNOX BOX
A Knox Box is to be mounted in an approved location on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

PFA: Yet to be acknowledged. This shall be verified at time of final inspection.

PREMISE IDENTIFICATION
New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

PFA: Yet to be acknowledged. This shall be verified at time of final inspection.

FIRE LANE SPECIFICATIONS
A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- Shall be designated on the plat as an Emergency Access Easement.
- Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- Be visible by painting and signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.3, 503.4 and Appendix D

Based on referral comments above, the Town is prepared to schedule this application before the Planning Commission. Please address the above comments (and include a point by point written response to each) and make the appropriate plan and document corrections and submit digitally in a PDF format for final verification by Staff prior to February 4th, 2013 in order to be scheduled on the February 13th Planning Commission Meeting.

You may contact me with any questions you have regarding these comments at (970) 224-3211 or mblakely@timnathgov.com.