PLANNING COMMISSION COMMUNICATION

Meeting Date:
September 17, 2013

Item:
4801 Goodman Street Site Plan, Lot 2, Block 1 Timnath Ranch Fourth Filing

Presented by:
Matt Blakely

Owner: Daniel R. Bernth
Applicant: Daniel R. Bernth

Application Type: Site Plan          Case Number: ST-2013-003

EXECUTIVE SUMMARY: The 4801 Goodman Street Site Plan is a 9,102 sq. ft. multi-tenant, light industrial building that will provide office and warehouse space for potential tenants. The building is planned for 5 tenants. The site is located south of and adjacent to Mill Brothers Landscape and west of the Timnath Administration Building.

STAFF RECOMMENDATION: Staff recommends approval with conditions.

KEY POINTS/SUPPORTING INFORMATION:

Process Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Submitted</td>
<td></td>
<td>5/29/13</td>
</tr>
<tr>
<td>Acceptance of Application</td>
<td></td>
<td>6/13/13</td>
</tr>
<tr>
<td>Referral Agency Notification</td>
<td>Referral comments were due by 6/28/13.</td>
<td>6/13/13</td>
</tr>
<tr>
<td>Comments Issued</td>
<td></td>
<td>7/11/13</td>
</tr>
<tr>
<td>Resubmittal</td>
<td></td>
<td>8/14/13</td>
</tr>
<tr>
<td>Planning Commission</td>
<td></td>
<td>9/17/13</td>
</tr>
</tbody>
</table>

Legal Description/Address: 4801 Goodman Street, Timnath, CO 80547
Lot 2, Block 1, Timnath Ranch 4th Filing

Parcel Size (Acres): 1.482 acres (64,567 sf)

Building Size (sq. ft.) 9,102 sf

Existing Zoning: I-1  Proposed Zoning: unchanged
Existing Land Use: Vacant  Proposed Land Use: multi-tenant light industrial

SERVICES:
Water: Fort Collins – Loveland Water District
Sewer: South Fort Collins Sanitation District
Fire: Poudre Fire Authority
Special Districts: Within Timnath Development Authority Boundaries
Application Description:

Site Location & Layout:
The property is located west 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 two curb cuts from Goodman Street. Along the western edge of the property, there is an irrigation canal and a 40’ wide utility, landscape, irrigation, signage and marketing easement that extends the entire Three Bell Parkway frontage of the property. Along the northern and southern property lines, there are 10’ utility easements. Along the east property line there is a 10’ utility easement. The proposed building is setback 90’ from Goodman Street with parking located between the building and Goodman Street (setback a minimum of 25’ from Goodman Street). There are 26 parking spaces provided, 2 of which meet the required handicap parking requirements. There is a fenced in storage yard on the west side of the building with approximately 51’ of concrete and approximately 80’ of gravel. Dumpsters will be located within the fenced yard and screened from public view. Overhead doors are located on the west side of the building.

Proposed Actions:
The applicant is requesting Site Plan approval for the area indicated by the above legal description for construction of a multi-tenant light industrial building within the Timnath Ranch 4th Filing Subdivision.

Future Approvals/Processes:
A building permit will be required.

Review Criteria/Recommendation:
This application was submitted as a complete and comprehensive application and adequately addressed all elements required to proceed with the approval process. Upon review of this application by all referral agencies and applicable ordinances, regulations, standards, criteria, and policies, all criteria set forth in Section 16.4.10.B of the Timnath Land Use Code (Tab 14, Site Plan Evaluation Form, of the Planning Commission Manual) have been met and staff recommends approval with conditions.

Site Plan Review Criteria:
In addition to all requirements of this Code, the site plan must meet the following review criteria:

1. All of the information required on a site plan is shown.
   This site plan application meets this requirement.

2. The lot size and lot dimensions are consistent with what is shown on the approved final plat.
   This site plan application meets this requirement.
3. No buildings or structures infringe on any easements.  
   This site plan application meets this requirement.

4. The proposed site grading is consistent with the requirements of any applicable adopted storm drainage criteria or master drainage plans.  
   This site plan application meets this requirement.

5. The density and dimensions shown conform with the Town Zoning Code Density and Dimensional Standards or the approved PD requirements.  
   The proposed structure conforms with the Town Zoning Code Density and Dimensional Standards.

6. The applicable provisions of this Code have been adequately addressed and the proposed improvements conform to this Code.  
   This site plan application meets this requirement.

Referral Comments:
Returned with No Comments: Comcast Cable, Timnath Police Department, Safebuilt,
Returned with Comments: Poudre Fire Authority, Timnath Engineering, Town Planner, Fort Collins/Loveland Water District, South Fort Collins Sanitation District, Colorado Geological Survey

RECOMMENDED MOTION: 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 4801 Goodman Street Site Plan with the following conditions:

1. Prior to issuance of a building permit, the applicant address the outstanding comments as included in the attached 1st Submittal Comment Letter, as well as any outstanding final staff review comments, and any outstanding referral agency comments.
2. Prior to issuance of a building permit, the applicant to execute and record an emergency access easement that satisfies the PFA fire lane requirement.
3. Submit fencing details, materials, and color samples for staff approval prior to issuance of building permit.
4. Submit building color samples for staff approval prior to issuance of building permit.

ATTACHMENTS:
2. Site Plan Narrative
3. 1st submittal – comments
4. Applicant Response to comments letter 9/12/13
**plant materials schedule- trees**

**general notes: landscape plan**

1. The contractor shall verify with owner and utility companies to locate the locations of all utilities prior to construction. The contractor shall document the locations of all utilities in the field for future locations of utilities, if needed.
2. The contractor shall maintain finish of surface, grades, topsoil quality and integrity of all areas. The contractor shall not use existing out of service material in the field until such material has been corrected.
3. The contractor shall examine finish of surface, grades, topsoil quality and integrity of all areas. The contractor shall not use existing out of service material in the field.
4. Seed mixtures are to be maintained at a 9"-12" curb surface for plantings of trees and shrubs. The contractor shall not use existing out of service material in the field.
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**plant materials schedule- shrubs and lawn area**

**planning notes**

**Site note requirements:**
- Total landscape area = 9,685 sq ft.
- Total of 10 trees required per development code.

**Shrub requirements:**
- Total landscape area = 9,685 sq ft.
- Total of 65 shrubs required per development code.

**Design intent:**
- To provide aesthetic and functional planting for an industrial land use as outlined by the Town of Timnath Development Code. To establish street tree planting and satisfy buffering requirements outlined in said code. To maintain and regard said usage in accordance with the guidelines mandated in said code, with care to sustainable design intent.

**Tree plantings:**
- Total site tree quantity = 19
- Total street tree quantity = 8
- Total tree quantity = 27

**Shrub plantings:**
- Total site shrub quantity = 21
- Total street shrub quantity = 14
- Total shrub quantity = 35

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- Total street shrub quantity = 14
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May 22, 2013

Matt Blakely

RE: 4801 Goodman Street – Community Design Principles Description

Dear Matt:

The following is an outline of the proposed structure at 4801 Goodman Street and how it is consistent with Article 2 of the Land Use Code.

16.2.1 General Provisions

16.2.2 Vision and Intent

16.3.3 Application of Community Design Principles

16.2.4 Design Elements

16.2.5 Urban Growth Area
The structure will be an in-fill development project – the development already has 2 structures within the development. Our structure will complement and enhance the buildings already built. The structure will also be within walking / biking distance of the original downtown.

16.2.6 Neighborhood Design Principles
The proposed structure has a good solar orientation, i.e.
The front of the building faces east.
The drive access to the yard space faces south.
The yard space and the rear of the building faces west.
The least used side of the building faces north.

16.2.7 Lots and Blocks

16.2.8 Streets
16.2.9 Parking
The project has 25 off-street parking spaces (2 are handicap accessible). This provides a parking ratio of 2.78 parking spaces per 1,000 square feet. The parking lot’s visual impact will be minimized by landscaping between the parking lot and the right of way. Larger vehicles will be parked in the yard to the rear of the building and will be screened by appropriate fencing / screening.

1. Surface. Parking and driveway areas will be surfaced with concrete and / or asphalt.
2. Integrate Parking Lots with Surroundings.
3. Location. The parking lot is in the interior of the block.
4. Landscaping. The parking lot is well landscaped and well buffered.
5. Shared-Access. 4801 and 4851 share an access drive and cross access easement as part of that access drive.
6. Off-Street Parking Design. Off-street parking is designed so that vehicles may exit without backing onto a public street.
7. Circulation Area Design. Parking-pedestrian interfaces will be well marked.
8. Lighting. Parking area lighting will be full cutoff and should not interfere with passing motorists.
10. Adjacent On-Street Parking. Not Applicable.

E. Handicap Parking Spaces.
There are 2 handicap accessible parking spaces located in the center of the front of the building that will be designated with signage and striping.

F. Bicycle Parking Spaces
A bike rack is provided – allowing for at least 2-3 bikes.

16.2.10 Sidewalks, Multi-Use Pathways and Trails.
There is a sidewalk connecting to the public walk. Public sidewalks are mostly in place and are handicapped accessible.

16.2.11 Easements and Utilities.
Building will be designed to facilitate efficient installation of utilities.
All utilities will be located underground.

16.2.12 Parks and Open Space.

16.2.13 Contribution for Public School Sites.

16.2.14 Public Sites and Dedication Requirements.

16.2.15 Landscape Design. See Landscape Plan.

16.2.16 Buffering and Screening Techniques

16.2.17 Fences and Walls. To Be Determined.
Should you have any questions regarding this outline of the Property Management Structure and Operating Policies, please call me.

Thank you for your cooperation.

Sincerely,

DOBERSTEIN LEMBURG COMMERCIAL, INC.

Daniel R. Bernth, CCIM
President
MEMORANDUM

TO: Daniel R. Bernth

FROM: Matt Blakely, Town Planner

RE: 4801 Goodman Street
( ST-2013-003 )

DATE: July 11th, 2013

The following represents the 1st review of the above application by Staff and the affected referral agencies. The included comments are from all of the agencies that have provided comments. Please provide a point by point response to each of the following comments along with the original comment in a resubmittal to the Town.

The following items must be addressed by the applicant:

**Town Planner, Matt Blakely - (970) 224-3211 x19**

1. Please show only lot 2 on this plan set. Lot 3 needs to be processed as a separate submittal and application.

2. Site Plan:
   a. This lot has double frontage. The double frontage applies to Three Bell Parkway and Goodman Street. Setbacks for the I-1 zoning area are 25' from the ROW for the front yards, and 0' for the side yards. Please update the site plan to reflect these setbacks. (16.3.6.B)
   b. There is also a 25' parking lot setback. (16.2.15.(2nd)B.4.d)
   c. Please provide bike parking for 2% of the required parking spaces, minimum 1 bike parking space. (16.2.9.F.1)
   d. The minimum width for a parking lot island is 10’. Please revise the island adjacent to the entry drive to meet this minimum. (16.2.15.2nd B.4.a)
   e. Please show the location of the trash facilities. These must be screened per code section (16.2.16.C).
   f. Please show screening for all loading/unloading/service areas per code section (16.2.16.C).
   g. Additional open space is required to meet the 15% required open space for the I-1 zoning district (16.2.12.D.3.b.ii).

3. Lighting Plan - The minimum footcandles required in the parking lot is (.2). Please add a light or lights in the parking lot to achieve this minimum.

4. Building Elevations:
   a. Loading areas shall not front any street or public right of way. (16.2.19.F.1.b.iii) Please confirm that no loading will occur at the overhead door that faces Goodman Street.

5. Landscape Plan
   a. Note: Landscape areas should only be calculated from the ROW/ property line inside of the site. The area adjacent to the site located in the ROW is not the be counted in the landscape area.
   b. In the design intent, please correct the name of the Town, it is the Town of Timnath, not City.
   c. Please show the existing and proposed utilities on the Landscape Plan (16.2.15.D.3).
   d. Please show the existing and proposed contours on the Landscape Plan (16.2.15.D.3).
   e. Please provide street trees along Goodman Drive and Three Bell Parkway at 40’ on Center. These trees are to be planted in the area between the back of walk and the...
property line along Goodman Drive, and in the parkway along Three Bell Parkway. These trees do not count towards the required landscape trees (16.2.15.B.1).

g. Per the zoning regulations for the I-1 zone, 15% of the total lot is required to be open space. We can base the required number of trees and shrubs on this formula 64,567 sf (lot size) X 15% = 9,685 sf of required open space. Based on these calculations, 10 site Trees and 65 site shrubs are required. Please add the appropriate amount of plant material to meet these minimums (16.2.12.D.3b.ii).

h. Parking lot trees do count towards the total number of site trees, but they need to be placed in the landscape islands. 1 tree is required for every 5 parking spaces, so a total of 5 parking lot trees are required. (16.2.15.2ndB.4.d).

As a note, please feel free to select species of trees that are appropriate in northern Colorado on this project in addition to the ones outlined in the code.

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**Engineering, Steve Humann, TST Inc. – (970)226-0557**

On site Plan, locate and show existing access locations across Goodman Drive.

**Additional Referral Agency Comments:**

In addition to these comments, please find the attached comments from:

- Poudre Fire Authority
- Fort Collins-Loveland Water District/South Fort Collins Sanitation District
- Colorado Geological Survey

**Documents Required for Resubmittal:**

- 2 copies – Revised Site Plan
- 2 copies – Revised Landscape Plan
- 2 copies – Revised Engineering Plans
- 2 copies – Revised Lighting Plan
- 2 copies – Revised Building Elevations
- 4 copies – Updated Memo and Community Development Design Principles
- 2 copies – ½ size copies of all plans (PD Overlap, Rezoning, Final Plat, Construction Drawings, Landscape Plan)
- PDF version of all updated documents uploaded to the Town online Box.

Please contact me at (970) 224-3211 or mblakely@TimnathGov.com to schedule a comment review meeting if so desired prior to resubmitting.

Cc:

Steve Humann, TST Inc. (email)
Don Taranto, TST Inc. (email)
Town File (TRS)
Project: 4801 GOODMAN STREET  
Case Number: ST-2013-003 - Timnath  
Description: Site plan for 9,000 SF industrial building.

Project Comments:  
June 28, 2013

FIRE CONTAINMENT  
The Community Center building exceeds 5000 square feet and shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

FIRE LANES  
Fire Lanes shall be provided to within 150’ of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, 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. 06 IFC 503.1.1

The current site plan puts the building out of fire access. In order to comply with the Fire Code, an Emergency Access Easement will be required on the property. Fire Lane specifications are provided here.

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 dedicated 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 signage and maintained unobstructed at all times.
> Required turning radii shall be a minimum of 25 feet inside and 50 feet outside.
> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

References: 06 IFC 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4, and Appendix D; FCLUC 3.6.2(B)2006; Local Amendments

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. Further information is required to determine if this requirement is being met by current site conditions. 06 IFC 505.1

James Lynxwiler  
Poudre Fire Authority  
Community Safety Services  
970-416-2869
June 28, 2013

Matt Blakely  
Town Planner  
Town of Timnath  
4800 Goodman St.  
Timnath, CO 80547

Subject: 4801 Goodman Street – Site Plan  
Case No. ST-2013-003, Town of Timnath, Larimer County; CGS Unique No. LM-13-0012

Dear Mr. Blakely:

Colorado Geological Survey has completed its site visit and review of the above-referenced site plan application. I understand the applicant seeks site plan approval for a 9000 sq. ft. industrial building at 4801 Goodman Street. With this referral, I received a "Timnath Ranch - Lot No. 2" narrative (r4 Architects, May 29, 2013), a Site Plan (North Star Design, Inc., May 29, 2013), and a "Community Design Principles Description" letter (Doberstein Lemburg Commercial, Inc., May 22, 2013).

The property does not appear to be exposed to or located within any identified geologic hazard areas. **CGS therefore does not have any objection to approval of the site plan application as submitted.**

According to available geologic mapping and Larimer County geologic hazard mapping, the site is underlain by Broadway Alluvium, also described as "stable gravel, terrace" or "stream channel or terrace alluvium." Granular soils such as these are typically not problematic from a geotechnical or foundation performance perspective, but a site-specific foundation investigation, including drilling, sampling, lab testing and analysis will still be needed, prior to the building permit phase, to determine groundwater levels and to characterize soil and bedrock engineering properties such as density, strength, swell and consolidation potential, and bearing capacity at and below approximate foundation bearing depths. This information is required to develop final design criteria for foundations, floor systems, pavements, surface and subsurface drainage, and any onsite wastewater system, if one is planned.

Thank you for the opportunity to review and comment on this project. If you have questions or need clarification of issues identified during this review, please call me at (303) 866-2611 ext. 8316, or e-mail jill.carlson@state.co.us.

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist
June 25, 2013

Mr. Matt Blakely, Town Planner
Town of Timnath
4800 Goodman Street
Timnath, CO 80547

RE: Timnath Ranch 4th Filing, Lot 2, Block 1

Dear Mr. Blakely,

The Fort Collins - Loveland Water District and the South Fort Collins Sanitation District have reviewed the above mentioned project and submit the following comments.

District records indicate that the water service is 1 inch. The existing 1 inch service line would need to be abandoned at the main in accordance with District requirements and a ¾ inch service line installed if the ¾ inch service is desired.

The District will require a reduced principle Back-Flow-Prevention-Device on the fire riser.

The Districts commercial review packet needs to be obtained and completed with the next submittal.

Note #5 on sheet 2 is to be corrected to indicate the minimum and maximum pipe bury is 5 feet and 6 feet respectively.

Please do not hesitate to contact me at 226-3104, extension 104, if you have any questions or require additional information.

Respectfully,

Mr. Terry W. Farrill, P.E.
District Engineer

xc: Mr. Michael D. DiTullio, District Manager
Ms. Patricia Kroetch, North Star Design, Inc.
9/12/2013

Matt Blakely

RE: 4801 Goodman Street – Community Design Principles Description

Dear Matt:

The following is a response to the comment letter dated July 11, 2013.

1. Lots 2 and 3 submittals are completely separated.

2. Site Plan
   a. Three Bell Parkway & Goodman Street have a 25’ setback.
   b. The parking lot setback is 25’.
   c. We will have bike parking.
   d. All parking lot islands are at least 10’ wide.
   e. The trash facilities will be inside the fenced yard.
   f. The front OHD has been removed – all other OHD’s will be at the back of building, within the fenced yard.
   g. Acknowledged.

3. Lighting plan meets required specs.

4. Building Elevations
   a. We have deleted the overhead door facing Goodman Street.

5. Landscape Plan
   a. Understood.
   b. Corrected.
   c. Existing & proposed utilities are shown on the Landscape Plan.
   d. Contours are shown on the Landscape Plan.
   e. Trees are provided 40’ on center on both Goodman and Three Bells Parkway.
   f. 10 site trees and 65 site shrubs are shown on the Landscape Plan.
   g. 5 parking lot trees are shown on the Landscape Plan.
   h. Understood.
Poudre Fire Authority
The building will be sprinklered.

Thank you for your cooperation.

Please call me at 221-1965 x 2 if you have any further questions.

Sincerely,
DOBERSTEIN LEMBURG COMMERCIAL, INC.

Daniel R. Bernth, CCIM
President