



**DEVELOPMENT SERVICES
CURRENT PLANNING**

410 E 5th Street • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2904 • TDD (970) 962-2620
www.cityofloveland.org

**FINAL FINDINGS AND DETERMINATIONS
Type II Zoning Permit
Freedom Drive-Thru Coffee Shop
Special Review #926**

Posted: December 5, 2016

TITLE: Freedom Drive-Thru Coffee Shop –Special Review #926
(PZ #16-0102)

LOCATION: The subject property is located at the NW corner of N
Denver Avenue and E 1st Street.

APPLICANT: Calvin and Eric Kelley – Freedom LLC
Ken Merritt – JR Engineering, LLC

STAFF CONTACT: David Eisenbraun, Current Planning

APPLICATION TYPE: Special Review #926

STAFF RECOMMENDATION: Staff recommends that the Current Planning Manager
approve this special review and site development plan for the
proposal of a drive-thru coffee shop.



I. ATTACHMENTS

- 1. Vicinity Map
- 2. Special Review and Site Development Plan
- 3. Plan Renderings
- 4. Public Comment Questions & Answers

II. SITE DATA

EXISTING USE Vacant
PROPOSED USE Coffee Shop – Drive Thru
EXISTING ZONING AREA (acres)..... I – Developing Industrial (1.16 acres)

EXISTING ADJACENT ZONING & USE- North..... I – Developing Industrial, Vacant
EXISTING ADJACENT ZONING & USE - East I – Developing Industrial, Vacant
EXISTING ADJACENT ZONING & USE- South..... PUD P-86, Residential
EXISTING ADJACENT ZONING & USE - West..... PUD P-33, Residential

UTILITY SERVICE – WATER..... City of Loveland
UTILITY SERVICE – SEWER City of Loveland
UTILITY SERVICE – ELECTRIC City of Loveland

III. PROJECT DESCRIPTION

Freedom LLC and JR Engineering are proposing to develop a 1.16 acre site for a new drive-thru coffee shop, within the larger site context of the Freedom Self-Storage project. The building footprint will not exceed 300 SF and will have an additional pedestrian walk-up window and outdoor seating area.

The special review/SDP plans, included as **Attachment 2** to this report, show the location and layout of the coffee shop in relation to the surrounding parcels. Due to the proposed use on this property, it must go through this special review process.

Freedom Coffee

The development proposal for the coffee shop is set to be constructed on the east side of Peridot Avenue, north of E 1st Street.



In further detail, this proposed project is for the installation of a new drive-thru kiosk with a small outdoor seating area. New landscaping will be installed on all sides of the facility. Other than a small sign on the building itself, no other signs are proposed at this time. In terms of buffering between the adjacent uses, the focus has been set on screening the drive-thru from E 1st Street. The landscaping along the south side is dense with the intent to screen and mitigate any negative impacts the drive-thru may cause from a visual or aesthetics stand point. The landscaping proposed will consist of coniferous plantings ranging in size from 6-8 feet in height, deciduous and ornamental trees ranging in caliper from 1.5 to 2.5 inches, and deciduous shrubs ranging in size from 5 feet to 15 feet tall when mature.



Concerns that were raised from the meeting regarding the coffee shop dealt with location, legal placement within an existing easement, traffic congestion and circulation, parking, dumpster location, and building architecture. Regarding these issues, as discussed at the meeting, there is on-site parking along Peridot Ave and within the Freedom Self-Storage area for employees. The building currently sits in an easement, which the City of Loveland upon application from the applicant, agrees to vacate since a new easement was already platted covering all of the same needs. A Traffic Impact Study (TIS) has been done for this project, and found no issues regarding site circulation or congestion. The City has reviewed their site plan and determine drive-way separation distances to be adequate and safe. Regarding coffee shop specific items, a grease interceptor is required and planned for, and the building does meet our commercial architectural standards. While there was some concern for how it fit in with the overall character of the space, because of its size and screening, the City feels that this has been properly mitigated. Final concerns were with the accessibility of the project. The site proposes to build pedestrian accessible paths from the public ROW along East 1st Street, into the adjacent parcel to the east, and into the storage facility to the west and north. Overall, the meeting was met with some concerns, but all were adequately addressed.

During the public comment period, staff received one email and one letter containing concerns over the coffee-shop proposal. The questions and responses from the applicant can be found as **Attachment 4**. Additionally, staff has also reviewed this project against those concerns raised during the public comment period and feel that the issues have been addressed.

Reviewed alongside the City of Loveland Municipal code, and those concerns both raised at the neighborhood meeting and during the public comment period, staff recommends approval.

IV. KEY ISSUES

Planning staff sees no key issues at this time and feels that the project has adequately addressed all concerns raised at the neighborhood meeting and during the public comment period.

V. BACKGROUND

- 2016 In March, a concept review meeting was held to discuss opportunities and project viability at this location for this proposed use.
- 2016 In June, a formal Special Review/Site Development Plan was submitted for staff to review.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** A letter advertising the neighborhood meeting was sent out by the applicant, Ken Merritt, on October 31, 2016 to all neighbors within the “Neighborhood” as defined in Section 18.40.010.C of the Loveland Municipal Code. Meeting notice signs were also posted on the property on October 31, 2016.
- B. Neighborhood Response:** A neighborhood meeting was held at 6:00 on November 16, 2016 in the new Development Center Building (old Fire Administration Building) regarding this project. Five (5) members of the public were in attendance and we have received one additional letter seeking clarification on building location and existing easements. All of topics of concern were addressed at the meeting without the need for further plan set corrections or edits.
- C. Project Schedule**
1. Special Review #926 was filed with the Current Planning Division on June 15, 2016.
 2. A neighborhood meeting for the special review was held on November 16, 2016. 5 neighbors attended.
 3. The staff preliminary findings and determination was posted on November 21, 2016.
 8. The public review period for the staff preliminary findings and determination is from November 21, 2016 to December 1, 2016. Staff received one email and one letter stating various concerns.
 9. The final findings and determination for the Special Review will be posted on December 5, 2016 and the appeal period will be from December 5, 2016 to December 15, 2016.

VII. FINDINGS AND ANALYSIS

Finding 1. *That the proposed special review use meets the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.*

The proposed development of Freedom Drive-thru Coffee would meet the purposes set forth in Section 18.04.010 of the Loveland Municipal Code, by not creating unsafe or unhealthy conditions and will generally promote the health and welfare of Loveland's neighborhoods and corridors.

Finding 2. *That the effects of the proposed special review use on the surrounding neighborhood and the public in general will be ameliorated.*

The effects of this use on the surrounding property owners will be lessened through the site layout, landscaping and screening of the project. New landscaping and designed pedestrian connections will enhance the overall connectivity and industrial area character. Street trees and additional landscaping along the southern portion will act as a transition and buffer to the coffee shop. Furthermore, the architecture and size of this proposal meet our commercial architectural standards and does not conflict with uses surrounding this site.

Finding 3. *That in assessing the potential affects of the proposed special review use, at a minimum, the following matters have been considered:*

3a. *Type, size, amount, and placement of landscaping;*

The landscape plan identifies appropriate screening with the development. Landscaping quantities exceed the bufferyard standards with a special focus along the south side through the use of cluster plantings in areas identified by staff as needing additional screening. Plant sizes meet or exceed the sizes required in the Municipal Code.

3b. *Height, size, placement, and number of signs;*

N/A

3c. *Use, location, number, height, size, architectural design, materials, and colors of buildings;*

The building proposed meets our commercial architectural standards and does not conflict with surrounding buildings as the adjacent parcels are currently vacant. No other architectural elements are proposed.

3d. *Configuration and placement of vehicular and pedestrian access and circulation;*

Primary vehicular entry and exit points are along Peridot Avenue, while pedestrian connections are proposed to connect E 1st into this site and onto the adjacent sites. Both

Transportation and Fire Department staff have reviewed the special review plans and have indicated compliance with the City's Adequate Communities Facilities Ordinance.

3e. *Amount and configuration of parking;*

Per the City of Loveland's parking requirements, 1 space for every 100 square feet of floor area, including outdoor patio space, plus 5 stacking spaces for every drive-thru lane or window. This project's parking totals are: 5 parking spaces, 1 handicap, and 9 queue spaces. Additional parking is situated along Peridot Avenue, directly north of the coffee shop and within the Phase I portion of the Freedom Self-Storage project. Due to the industrial nature and proximity, this site does not have any bicycle parking proposed.

3f. *Amount, placement, and intensity of lighting;*

A photometric plan was provided and is compliance. No light pollution, beyond what is allowed, is shown to go beyond their property lines. Additionally, all lights are full cut-off and within our height limitations.

3g. *Hours of operation;*

No operating hours past 10 p.m. or before 5 a.m. have been proposed, therefore these times are permitted and are in compliance.

3h. *Emissions of noise, dust fumes, glare and other pollutants.*

Traffic noise is not expected to be of any concern as all drives face inward on the property while the development as a whole will now be acting as a barrier to E 1st Street. The other issues in this section are not applicable for this project.

Finding 4. *Except as may be varied in accordance with this special review permit, the special review site plan conforms to the restrictions and regulations set forth in the Loveland Municipal Code for the zoning district in which the special review use is located.*

The proposed special review meets this finding. Through the special review, the Drive-thru Coffee Shop will enhance what is currently, a vacant property. This design proposal fits in with the future surrounding industrial character while remaining sensitive to the adjacent public streets. The proposed site, infrastructure and landscape standards comply with all normal applicable restrictions and regulations set forth in the site development performance standards and guidelines.

Finding 5. *The special review site plan meets the requirements set forth in the Section 16.41 – Adequate Community Services – of the Loveland Municipal code.*

Transportation: Staff believes that this finding can be met, due to the following:

- A Traffic Impact Study (TIS), prepared by Delich Associates dated June 7, 2016 has been submitted with the Freedom Drive-Thru Coffee Shop Special Review Plan and application

which demonstrates that the existing transportation system, can adequately serve the proposal.

- Access to the development will be provided by a proposed full-movement accesses to E 1st Street.
- The TIS has demonstrated that the operation at the proposed access will meet City level of service standards.
- The proposed drive-thru coffee facility is estimated to generate approximately 202 daily trips, 17 weekday AM peak hour trips, and 4 weekday PM peak hour trips.
- In conclusion, the use of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed application has been made under the provisions of paragraph i, above.

Fire: ANALYSIS

Fire: Staff believes that this finding can be met, due to the following:

- *The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- *The drive through coffee shop will not negatively impact fire protection for the subject development or surrounding properties.

Water/Wastewater:

This development is situated within the City’s current service area for both water and wastewater. The Department finds that the Development will be compliant to ACF for the following reasons:

- *The proposed development will not negatively impact City water and wastewater facilities.
- *The proposed public facilities and services are adequate and consistent with the City’s utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.

PW-Stormwater: Staff believes that this finding can be met, due to the following:

1. This special review site plan and the site development plan comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

Power: POWER ANALYSIS

This development is situated within the City’s current service area for power. The Department finds that the Development will be compliant to ACF for the following reasons:

- *The proposed development will not negatively impact City power facilities.
- *The proposed public facilities and services are adequate and consistent with the City’s utility planning and provides for efficient and cost-effective delivery of City power.

The special review site plan meets the requirements set forth in Section 16.41.150 -- Adequate Community Facilities of the Loveland Municipal Code.

Building - Review:

Building plans shall comply with current adopted codes. No comments at this time for what has been submitted.



VIII. CONDITIONS OF APPROVAL

Planning - Review:

CONDITIONS (To be placed on the Cover Sheet of the Site Development Plan set)

1. A separate sign permit through the Building Division will be required for any signs proposed with this project. Additionally, if a menu board is anticipated, submittal of a Planned Sign Program will be required in conjunction with the sign permit. (Please refer to Section 18.50.100.B of the Loveland Municipal Code for Planned Sign requirements.)
2. The city retains the right to require a third party review of onsite lighting in the event that there are any concerns or issues.
3. This site shall be in compliance with all American Disabilities Act design standards and regulations.
4. Within three years from time of planting, coniferous plants shall predominately screen the drive-thru.

PW-Transportation:

No TDR conditions are applicable to this Special Review application.

Fire:

No Comments

Water/Wastewater:

1. The Developer shall if not completed by others, construct the water and wastewater improvements shown on the PICPs for Anderson Farm 12th Subdivision. Initial acceptance for the water and wastewater mains shown on PICPs for Anderson Farm 12th Subdivision is required prior to CO for this application.

PW-Stormwater:

No Comments

Power:

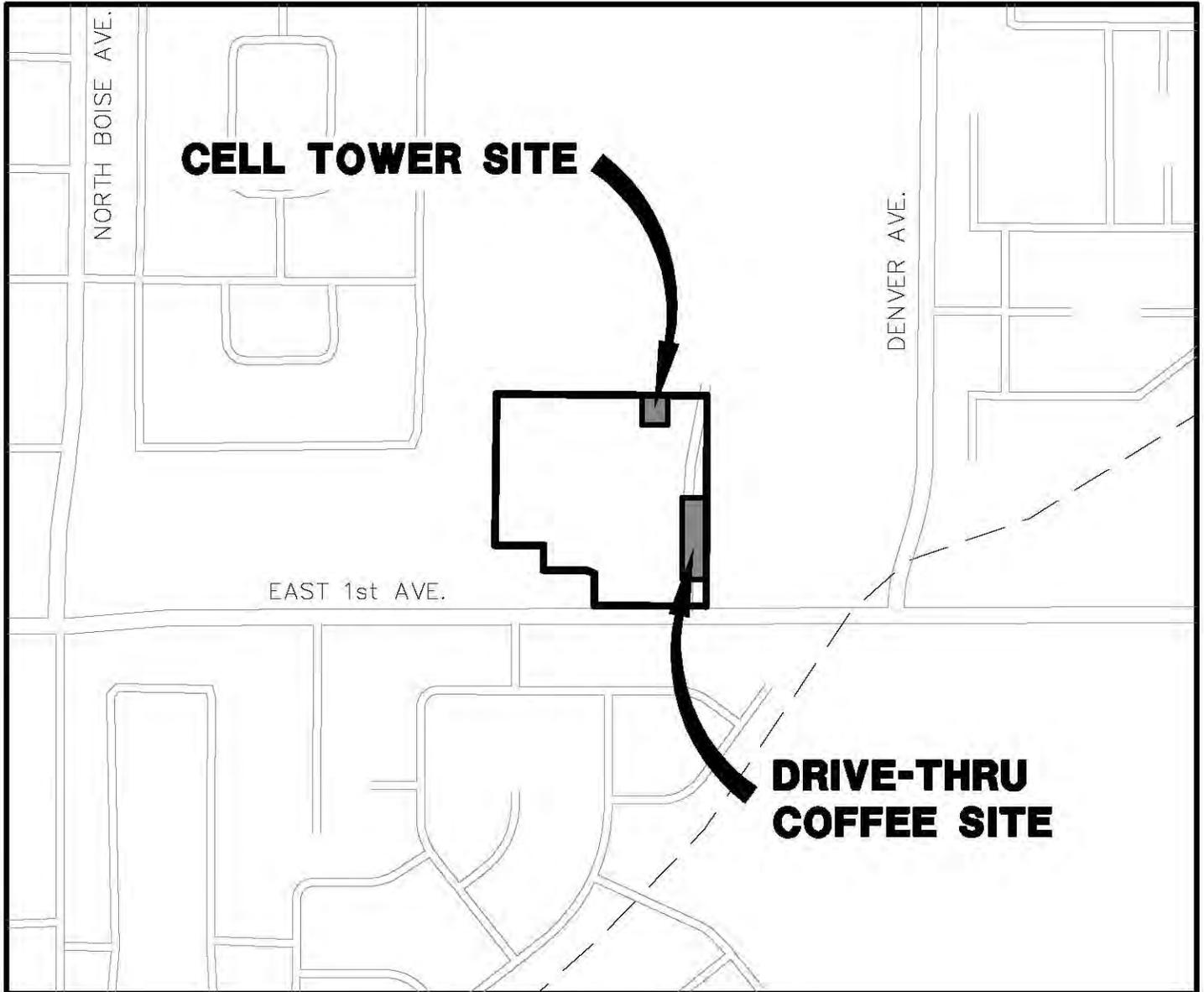
No Comments

Building - Review:

Building plans shall comply with 2012 IBC, IFC, IFGC, IECC, IMC, IPC, 2014 NEC, and ICC A117.1-2009

IX. CORRECTIONS

General: None



VICINITY MAP

SCALE : 1"=500'



SPECIAL REVIEW #926 & SITE DEVELOPMENT PLAN
FREEDOM DRIVE-THRU COFFEE SHOP
 TRACT A OF THE ANDERSON FARM TWELFTH SUBDIVISION,
 116 PERIDOT AVENUE, CITY OF LOVELAND

PROPERTY OWNER

FREEDOM, LLC
 ATTN: CALVIN KELLEY & ERIC KELLEY
 2153 VIRGO CIRCLE
 LOVELAND, CO 80537
 P--970.405.3961
 KELLEYINC20@GMAIL.COM

PLANNER/LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
 ATTN: KEN MERRITT, APA RLA
 2900 SOUTH COLLEGE AVE, SUITE 3D
 FORT COLLINS, CO 80525
 C--970-305-6754 P--970.491.9888
 KMERRITT@JRENGINEERING.COM

ARCHITECT

HAUSER ARCHITECTS
 ATTN: AL HAUSER
 5780 EAST 15TH STREET, SUITE 201
 LOVELAND, CO 80538
 P--970.669.8220
 AL@HAUSERARCHITECTSPC.COM

ENGINEER

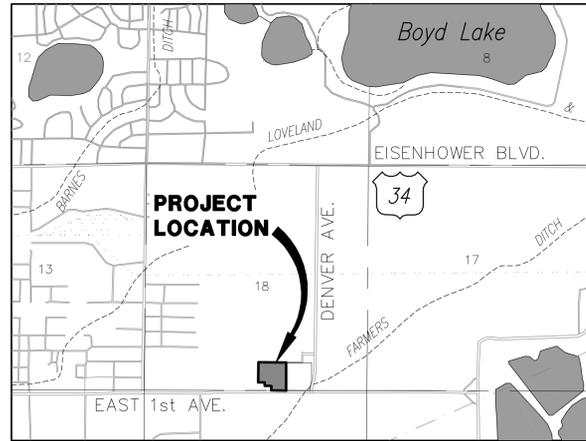
JR ENGINEERING, LLC
 ATTN: TIM HALOPOFF, PE
 2900 SOUTH COLLEGE AVE, SUITE 3D
 FORT COLLINS, CO 80525
 P--970.491.9888
 THALOPOFF@JRENGINEERING.COM

TRAFFIC ENGINEER

DELICH ASSOCIATES
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 2272 GLEN HAVEN DRIVE
 LOVELAND, CO 80538
 P--970.669.2061

SURVEYOR

JR ENGINEERING, LLC
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 7200 S ALTON WAY, SUITE C400
 CENTENNIAL, CO 80112
 P--303.740.9393
 JADAMS@JRENGINEERING.COM



VICINITY MAP
 SCALE: 1"=2000'

LEGAL DESCRIPTION

TRACT A OF THE ANDERSON FARM TWELFTH SUBDIVISION, CITY OF LOVELAND A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

PURPOSE

THE PROPOSED DRIVE-THRU COFFEE SHOP WILL BE LOCATED ON THE EAST SIDE OF PERIDOT AVENUE (PRIVATE DRIVE) APPROXIMATELY 200' NORTH OF EAST 1ST STREET. THE PROPOSED BUILDING IS 300 SF WITH ONE DRIVE-THRU WINDOW & ONE WALK-UP WINDOW. UP TO SIX TO SEVEN VEHICLES CAN STACK WITHIN THE 12' WIDE DRIVE-THRU LANE. EGRESS TURN MOVEMENT ALLOWS FOR QUICK ACCESS TO EAST 1ST STREET. PARKING FOR WALK-UP WINDOW WILL BE PROVIDED ALONG PERIDOT AVENUE EXCEPT IN AREAS WITH NO PARKING SIGNS.

LAND USE DATA

EXISTING ZONING	I - INDUSTRIAL		
GROSS LAND AREA	1.16 ± AC	50,590 SF	
EXISTING LAND USE	VACANT		
PROPOSED LAND USE	DRIVE-THRU COFFEE SHOP		
BUILDING OCCUPANCY	B - BUSINESS		
TYPE OF CONSTRUCTION	V-B		
PARKING SPACES	PARALLEL PARKING PROVIDED ALONG PERIDOT AVENUE (PRIVATE DRIVE)		
PROPOSED NUMBER OF BUILDINGS	1 BUILDING		
TOTAL BUILDING SQUARE FOOTAGE	250SF		
TOTAL SITE COVERAGE	1.16 AC	50,590 SF	100% OF SITE
- BUILDING GROUND FLOOR AREA	0.01 AC	250 SF	0.49% OF SITE
- NEW LANDSCAPE OPENSOURCE AREA	0.20 AC	8,844 SF	17.49% OF SITE
- EXISTING LANDSCAPE OPENSOURCE AREA	0.30 AC	12,885 SF	25.47% OF SITE
- NEW PAVED DRIVES & PARKING AREA	0.07 AC	3,219 SF	6.36% OF SITE
- EXISTING PAVED DRIVES & PARKING AREA	0.58 AC	25,392 SF	50.19% OF SITE

NO PORTION OF THIS PROPERTY IS WITHIN A FEMA FLOODPLAIN

CONDITIONS OF SPECIAL REVIEW

PLANNING CONDITIONS:

1. A SEPARATE SIGN PERMIT THROUGH THE BUILDING DIVISION WILL BE REQUIRED FOR ANY SIGNS PROPOSED WITH THIS PROJECT. ADDITIONALLY, IF A MENU BOARD IS ANTICIPATED, SUBMITTAL OF A PLANNED SIGN PROGRAM WILL BE REQUIRED IN CONJUNCTION WITH THE SIGN PERMIT. (PLEASE REFER TO SECTION 18.50.100.B OF THE LOVELAND MUNICIPAL CODE FOR PLANNED SIGN REQUIREMENTS.)
2. THE CITY RETAINS THE RIGHT TO REQUIRE A THIRD PARTY REVIEW OF ONSITE LIGHTING IN THE EVENT THAT THERE ARE ANY CONCERNS OR ISSUES.
3. THIS SITE SHALL BE IN COMPLIANCE WITH ALL AMERICAN DISABILITIES ACT DESIGN STANDARDS AND REGULATIONS.
4. WITHIN THREE YEARS FROM TIME OF PLANTING, CONIFEROUS PLANTS SHALL PREDOMINANTLY SCREEN THE DRIVE-THRU.
5. ALL PROPOSED INFRASTRUCTURE AND ACCESS THAT IS OUTSIDE OF THIS PROPERTY NEEDS APPROPRIATE LETTERS, EASEMENTS AND OR AGREEMENTS VERIFYING THAT ALL PARTIES INVOLVED UNDERSTAND AND APPROVE THE PROPOSED DEVELOPMENT PRIOR TO A SECOND ROUND OF REVIEW OR NEIGHBORHOOD MEETING.

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS & NOTES
5	PHOTOMETRIC PLAN
6	ARCHITECTURAL BUILDING ELEVATIONS

PROPERTY OWNER

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION FOR SPECIAL REVIEW FILED HERewith, AND AS SHOWN ON THE SITE PLAN, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18.40 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND THERETO. THE UNDERSIGNED UNDERSTANDS THAT IF CONSTRUCTION OF ALL IMPROVEMENTS IS NOT COMPLETED AND IF THE SPECIAL REVIEW USES ARE NOT ESTABLISHED WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETION'S DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE CITY MAY TAKE AN ACTION TO DECLARE THE PERMIT AND SPECIAL REVIEW PLANS ABANDONED AND NULL AND VOID.

 (OWNERS SIGNATURE)

 (TITLE)

STATE OF COLORADO)
) SS
 COUNTY OF LARIMER)

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

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____.

 NOTARY PUBLIC

CURRENT PLANNING MANAGER APPROVAL CERTIFICATE

THIS SPECIAL REVIEW IS APPROVED, SUBJECT TO ALL CONDITIONS SET FORTH HEREON, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

 CURRENT PLANNING MANAGER

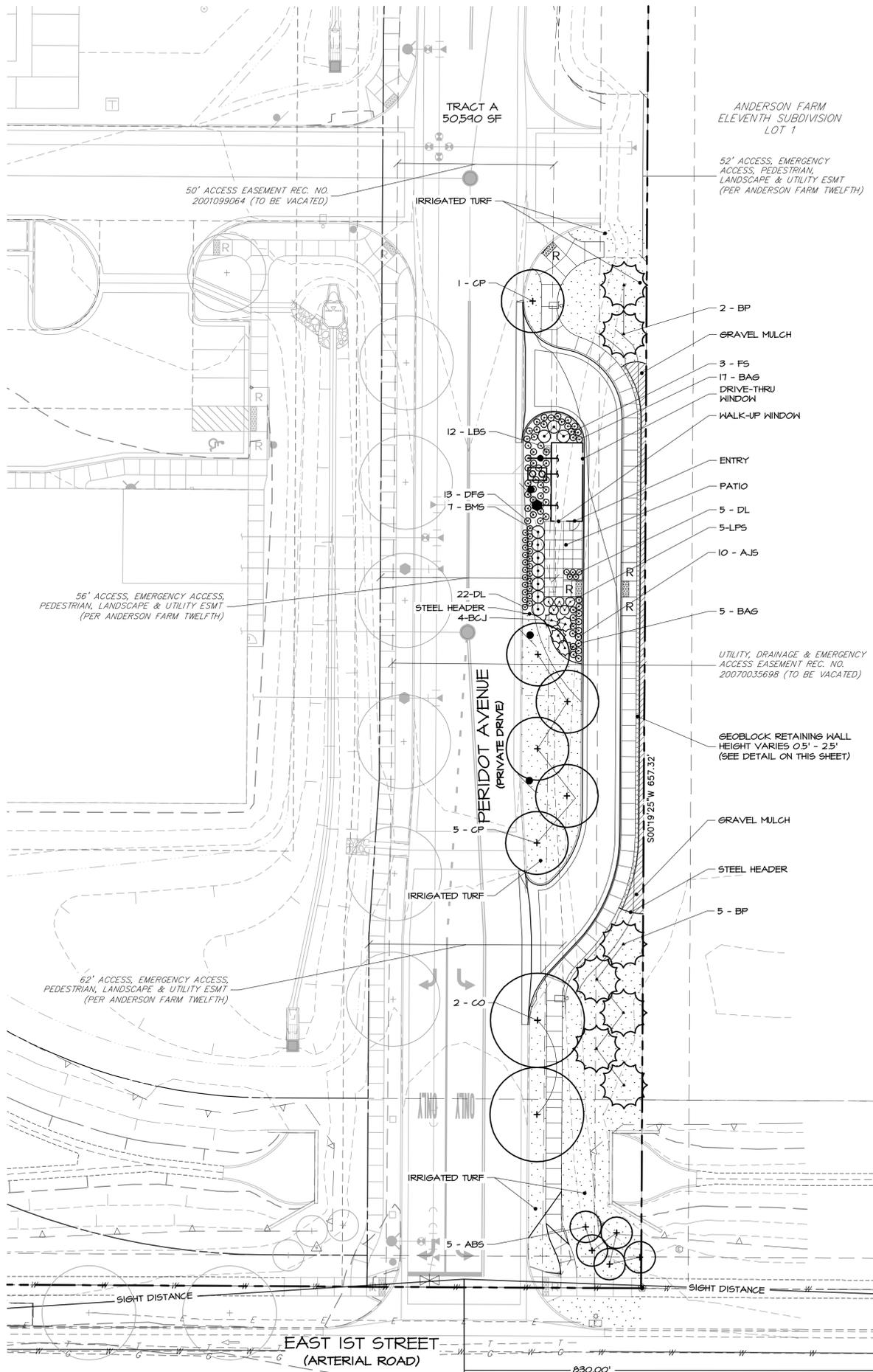
PLANNING COMMISSION APPROVAL CERTIFICATE

THIS SPECIAL REVIEW IS APPROVED, SUBJECT TO ALL CONDITIONS SET FORTH HEREON, BY THE PLANNING COMMISSION OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

 PLANNING COMMISSION CHAIR

COVER SHEET
 FREEDOM DRIVE-THRU COFFEE SHOP
 JOB NO. 39715.00
 10/19/16
 SHEET 1 OF 6





PLANT LIST

CONIFEROUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
1	BP	Emerald Arrow Bosnian Pine	Pinus Leucodermis 'Emerald Arrow'	6' Hgt. Min.	B4B	M

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
2	CO	Chickapin Oak	Quercus Muhlenbergii	2" Cal	B4B	M

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
5	ABS	Autumn Brilliance Serviceberry	Amelanchier x Grandiflora 'Autumn Brilliance'	1 1/2" Cal	B4B, multi trunk	L
6	CP	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2" Cal	B4B	M

DECIDUOUS SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
1	BMS	Blue Mist Spirea	Caryopteris x Clandonensis	5 Gal.	Cont.	L
3	FS	Froebel Spirea	Spiraea x Bumalda 'Froebelii'	5 Gal.	Cont.	M

CONIFEROUS/ EVERGREEN SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
4	BCJ	Blue Chip Juniper	Juniperus Horizontalis 'Blue Chip'	5 Gal.	Cont.	L

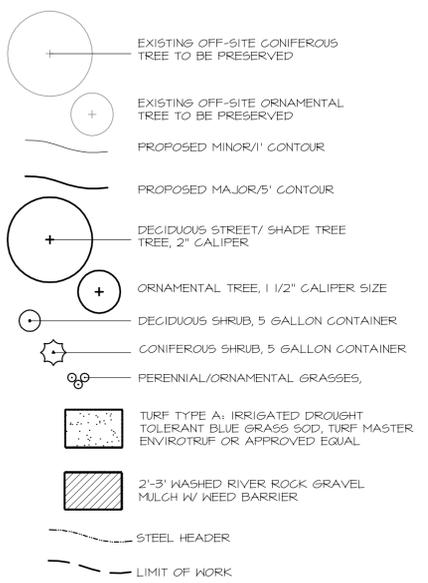
ORNAMENTAL GRASSES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
22	BAG	Blue Avena Grass	Helictotrichon Sempervirens	5 Gal.	Cont.	L
12	LBS	Little Bluestem	Schizachyrium Scoparium 'The Blues'	1 Gal.	Cont.	L
13	DFG	Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hamel'	1 Gal.	Cont.	L

PERENNIALS & GROUND COVER

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
10	AJS	Autum Jay Sedum	Sedum 'Autum Jay'	1 Gal.	Cont.	L
21	DL	Stella de Oro Day Lilly	Hemerocallis 'Stella de Oro'	1 Gal.	Cont.	L

LEGEND



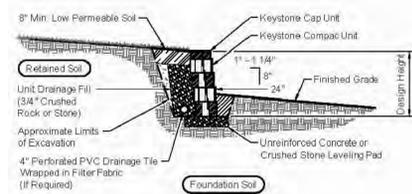
IRRIGATED LANDSCAPE AREA

LANDSCAPE AREAS IRRIGATED WITH 3/4" IRRIGATION WATER SERVICE WITH 3/4" TAP AND METER:

IRRIGATED TURF (POP-UP SPRAY & ROTAR IRRIGATION)	6,201 SF
IRRIGATED SHRUB BED AREA (DRIP IRRIGATION)	771 SF
TOTAL IRRIGATED LANDSCAPE AREA:	6,972 SF

NOTE

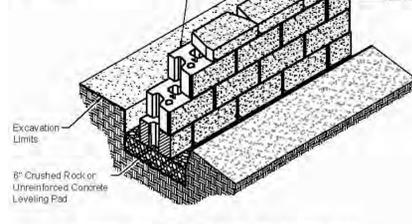
3/4" WATER METER SHALL IRRIGATE ALL IRRIGATED TURF AREAS & SHRUB BEDS INCLUDED ON THIS PLAN.



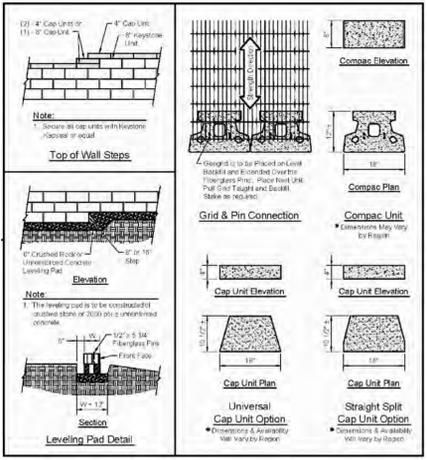
Typical Gravity Wall Section
Compae Unit - 1" Setback

Base Leveling Pad Notes:

- The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.



Compae Unit/Base Pad Isometric Section View
*Dimensions & Weight May Vary by Region



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

PREPARED FOR
FREEDOM, LLC
2153 VIRGO CIRCLE
LOVELAND, CO 80537
P: (970) 405-3961

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE 1"=20'
V-SCALE 1"=4'
DATE 10/19/16
DESIGNED BY KEM
DRAWN BY JMF
CHECKED BY

FREEDOM DRIVE - THRU COFFEE SHOP LANDSCAPE PLAN

811
Know what's below. Call before you dig.

SITE DEVELOPMENT PLAN & SPECIAL REVIEW #976

SHEET 3 OF 6
JOB NO. 39715.00

AREA LIGHT LT-B

ALED3T78N



Specification Grade Area lights available in IES Type III distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15'-0". Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.
Color: Bronze Weight: 32.0 lbs

Project: Freedom Self-Storage		Type: Street Lighting	
Prepared By: Joey Frank		Date: 07-28-2015	
Driver Info		LED Info	
Type: Constant Current	Watts: 78W	Type: Six (6) multi-chip, 13W, high-output, long-life LEDs.	
120V: 0.66A	Color Temp: 4000K (Neutral)	Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent future-to-future color.	
208V: 0.31A	Color Accuracy: 82 CRI	Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.	
240V: 0.35A	L70 Lifespan: 100,000	Color Uniformity: RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.	
277V: 0.30A	Lumens: 5,800	Electrical: Driver: Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%.	
Input Watts: 79W	Efficacy: 75 LPW	THD: 5.2% at 120V, 13.6% at 277V	
Efficiency: 99%		Surge Protection: 4kV	
		Surge Protector: ALED78 is available with a 6kV surge protector (SP6). SP6 available.	

Technical Specifications

Listings

UL Listings:
Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

Optical

Lumen Maintenance:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Replacement:

The ALED78 replaces 250W Metal Halide Area Lights.

BUG Rating:

B1 U0 G2

Construction

IES Classification:
The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Effective Projected Area:

EPA = 0.75

Housing:

Die cast aluminum housing, lens frame and mounting arm.

Reflector:

Specular vacuum-metallized polycarbonate.

Gaskets:

High temperature silicone gaskets.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent future-to-future color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%.

THD:

5.2% at 120V, 13.6% at 277V

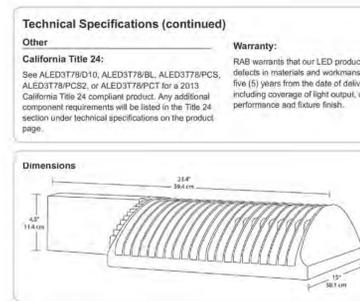
Surge Protection:

4kV

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available.

ALED3T78N



Technical Specifications (continued)

Other

California Title 24:
See ALED3T78/D10, ALED3T78/BL, ALED3T78/PCS, ALED3T78/PCS2, or ALED3T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

Warranty:

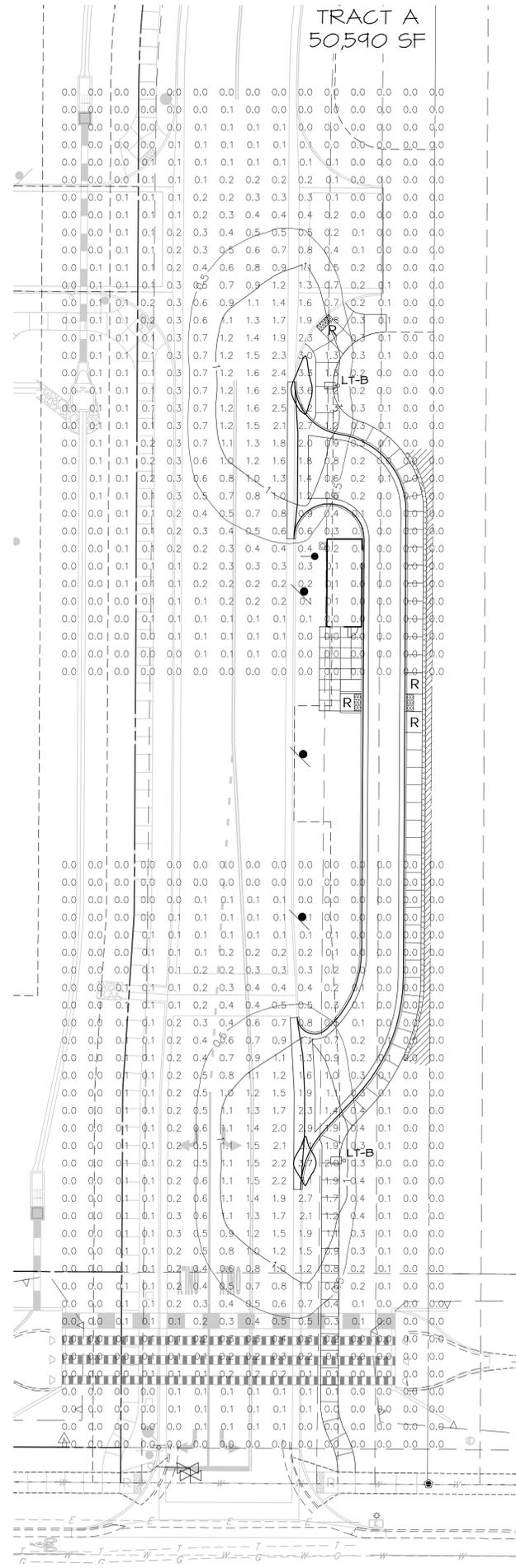
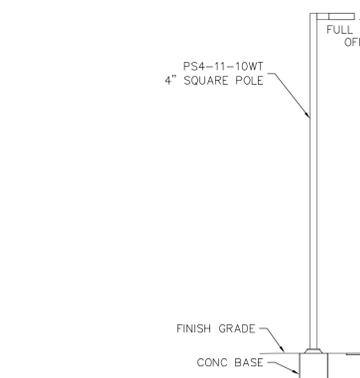
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144865, China ZL201220100154 X, and Mexico Pat. 38423. Pending patents in Taiwan.

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	BI-Level
ALED	2T = Type II 3T = Type III 4T = Type IV	78 = 78W	= Arm SF = Stipfliter	= Cool Y = Warm N = Neutral	= Bronze W = White RG = Gray	= 120-277V /480 = 480V	= No Photocell /PC = 120V Button /PC2 = 277V Button /PCS = 120V Swivel /PCS2 = 277V Swivel /PCT = 120-277V Twistlock /PCS4 = 480V Swivel	= No Dimming /D10 = Dimmable	= No BI-Level /BL = BI-Level



LIGHTING LEGEND

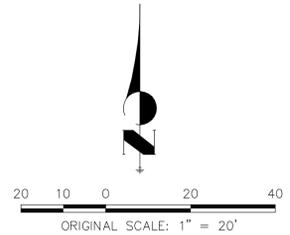
- 7 7 FOOTCANDLE CONTOUR
- 5 5 FOOTCANDLE CONTOUR
- 3 3 FOOTCANDLE CONTOUR
- 1 1 FOOTCANDLE CONTOUR
- 0.5 0.5 FOOTCANDLE CONTOUR
- 0.4 GRID FOOTCANDLE VALUE

LIGHTING SCHEDULE

LT-B RAB LIGHTING, INC. ALED3T78N (TYPE III) INDEPENDENT TESTING LABORATORIES, INC. test report no. ITL19604 lamp(s); SIX WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), 2 LEDS candela file "ITL19604.ies" 6 lamp(s) per luminaire, photometry is absolute Light Loss Factor = 1.000, watts per luminaire = 74 mounting height = 17 ft number locations = 2 number luminaires = 2 fix all locations = 0.5

LIGHTING DATA

Target Point Set: 1020 points spaced 7.5ft by 5ft
HORIZONTAL FOOTCANDLES
Average 0.3
Maximum 3.7
Minimum 0.0
Avg:Min N/A
Max:Min N/A
Coef Var 1.82
Uniformity N/A



Know what's below. Call before you dig.

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

PREPARED FOR
FREEDOM, LLC
2153 VIRGO CIRCLE
LOVELAND, CO 80537
P: (970) 405-3961

J.R. ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

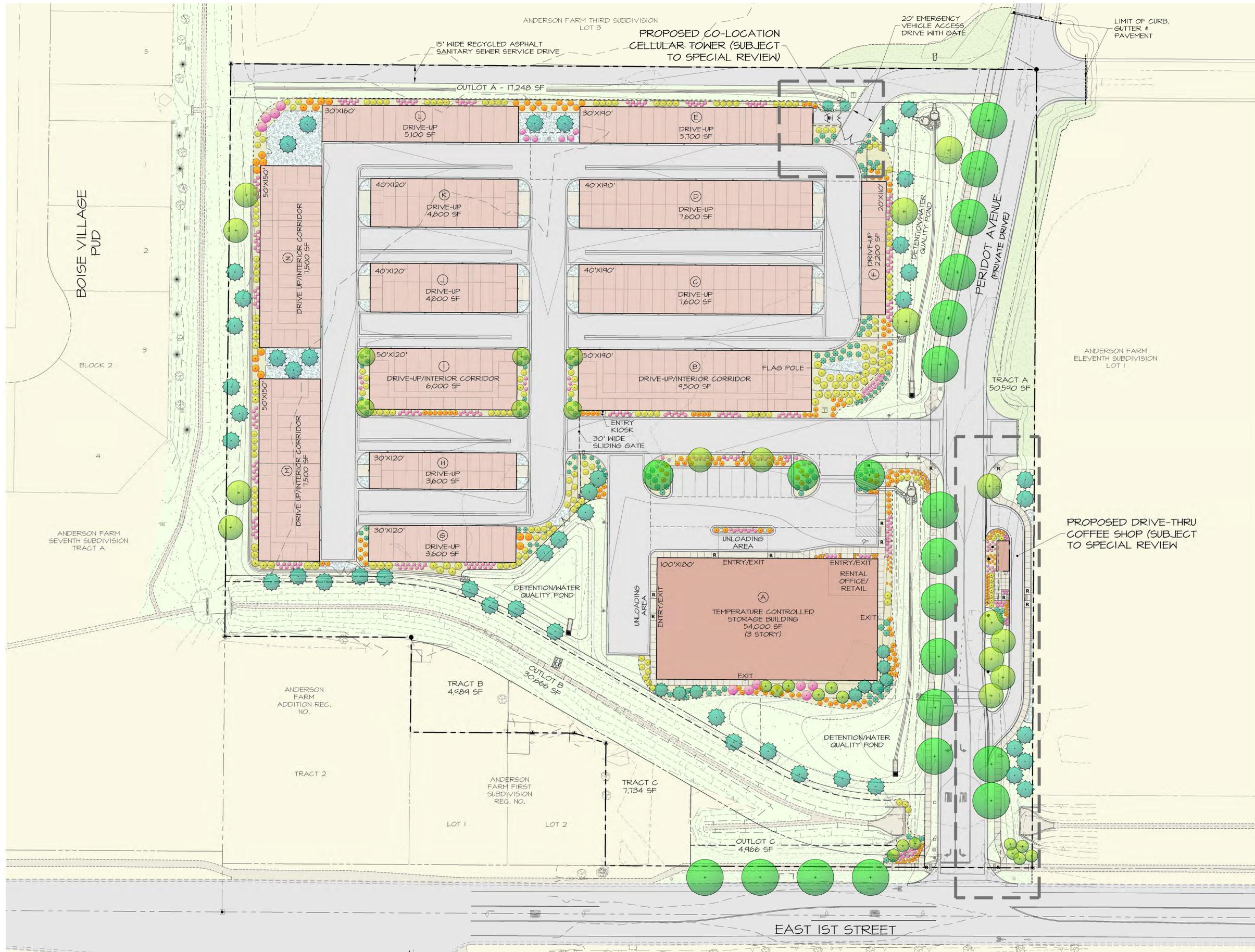
H-SCALE 1"=40'
V-SCALE 1"=8'
DATE 10/19/16
DESIGNED BY KEM
DRAWN BY JMF
CHECKED BY

FREEDOM DRIVE - THRU COFFEE SHOP
PHOTOMETRIC PLAN

SHEET 5 OF 6
JOB NO. 39715.00

FREEDOM SELF-STORAGE & DRIVE-THRU COFFEE SHOP

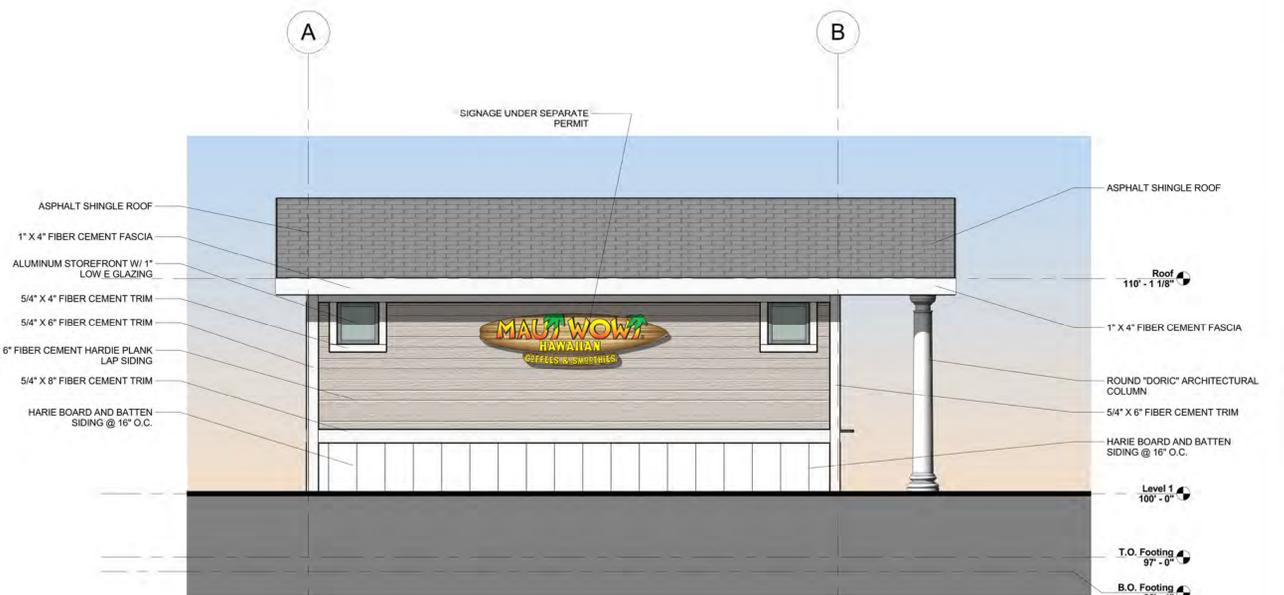
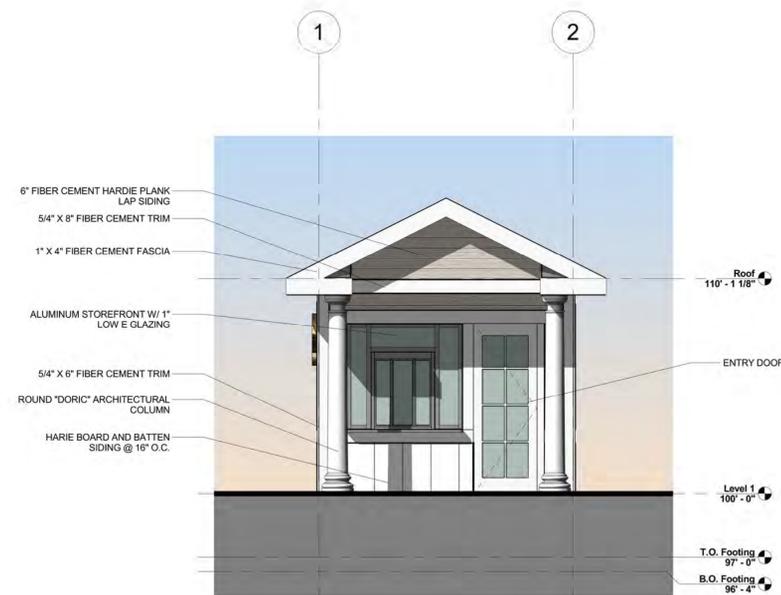
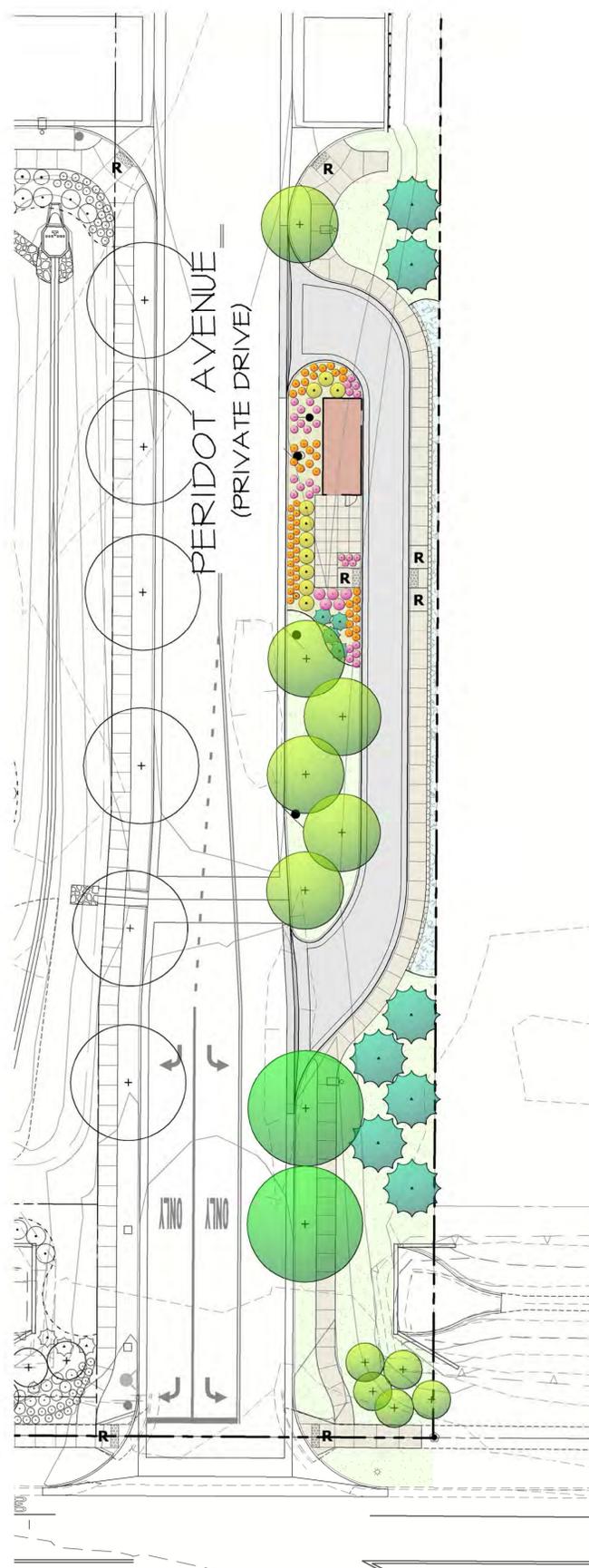
OVERALL ILLUSTRATIVE SITE PLAN



ILLUSTRATIVE SITE PLAN
 FREEDOM, LLC
 JOB NO. 39715.00
 11/16/16
 SHEET 1 OF 1

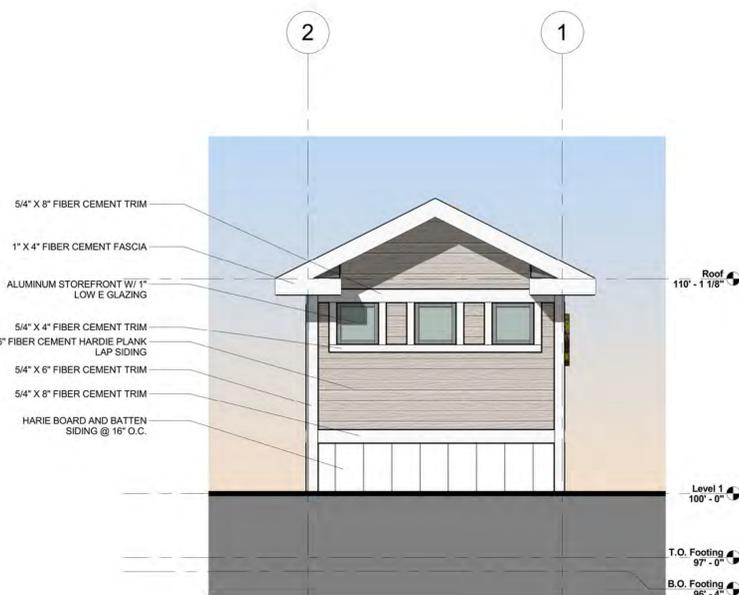
FREEDOM DRIVE-THRU COFFEE SHOP

ILLUSTRATIVE SITE PLAN



3 South
1/4" = 1'-0"

1 West
1/4" = 1'-0"



4 North
1/4" = 1'-0"

2 East
1/4" = 1'-0"



ILLUSTRATIVE SITE PLAN
FREEDOM DRIVE-THRU COFFEE SHOP
JOB NO. 39715.00
11/16/2016
SHEET 1 OF 1



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Fort Collins 970-491-9888 • www.jrengineering.com

Attachment 4

Below were the key issues raised during the public comments period with responses from the applicant.

1. Where will kiosk employees park?

There will be designated parking on the Freedom Self-Storage property with a minimum of 3 parking spaces being designated as "Coffee Shop Employee Parking Only"

2. Is there on-street parking on Peridot? Will it be time limited?

Yes there will be parking along Peridot on both sides providing for approximate 20 on street parking spaces. The City has asked that we prohibit No Parking along the east curb directly adjacent to the Coffee Shop between the entry and exit of the Drive-Thru lane as shown on the PICP Documents. There is no time limit for parking.

3. Will the drive through be right-in/right-out only?

The Drive-Thru will be full access thus providing for a north bound right-in; south bound left-in a right-out north bound exiting and left-out south bound exit.

4. There is a concern with landscaping obstructing traffic views entering and exiting the LC parking lot.

There are no Sight line obstructions created by the proposed landscape or coffee shop building either entering or exiting the Larimer County Property onto Peridot Avenue which is a private drive.

5. How/where will kiosk trash/dumpsters be located?

Trash will be collected inside the Coffee Kiosk and when removed will be placed into the Self-Storage Facility dumpster for pickup.

6. In reviewing plans for similar projects, a grease trap was required, will this kiosk have a grease trap?

There will be a Grease Interceptor provided as shown on the PICP's.

7. Are the sidewalks and landscaping along the entire east-side length of Peridot being installed by the kiosk developer.

The Coffee Shop Developer will install only the landscape shown on the Special Review Submittal Landscape Plan which includes a sidewalk from First Street to the Larimer County (LC) Property Entrance and landscaping from First Street to the southeast corner of the LC entrance. No side walk or landscape will be provided north of the LC entrance. This landscaping

and walk will be the responsibility of the property owner to the east at the time development adjacent to the east side of Peridot Avenue occurs.

8. Is kiosk architecture consistent with neighborhood and LC civic building?

This property is located within the I- Industrial Zoning District as such there are very few architectural design standards for this district. However, a great deal of effort has been expended in order to ensure that the design of the Self-Storage Facility as well as the Coffee Shop are well designed architecture structures that meet the general design standard of a well-defined “Base”, “Middle” and “Top”. The design of the Self-Storage Facility as well and the Coffee Shop greatly exceed any other existing architectural structures currently present within the surrounding Industrial Zoning district either to the North or East of the Property.

9. How will the coffee shop be built in the existing easement?

With regards to the concern related to building the Coffee Shop within the easement the easement which currently exists will be requested to be vacated by City. The easement that was established in 2007 was transferred to the current owners of the Property upon its sale to the Kelley’s as they are now the designated “Assessors and Assigns” as defined in the easement. As such they are the parties eligible to request that the City Consider vacating the existing 2007 easement. All of the functions of this original 2007 Easement have been reestablished with a new platted Access, Emergency Access, Landscape, Drainage and Utility Easement that was approval for the Anderson Farm 12th Subdivision.