

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

HEARING DATE: January 22, 2015

PROJECT NAME: Brownes on Howes

CASE NUMBER: FDP140019

APPLICANT/OWNER: Cristian and Robin Bachelet  
Maxiimo Development  
706 South College Avenue #201  
Fort Collins, CO 80524

HEARING OFFICER: Kendra L. Carberry

PROJECT DESCRIPTION: This is a request for approval of a Final Development Plan ("FDP") to construct six single-family attached dwelling units in two 3-story buildings at 315 North Howes. The buildings are oriented with front doors facing south in a row house style connected with a common sidewalk. Each unit will have a two-car garage, and outdoor patio space along the south side and on the roof. Access will be provided by a through-drive connecting Howes Street to the alley. The FDP requests two Modifications of Standards: use of cement fiber lap siding on the third story façade (Section 4.16(D)(5)(e)); and a side setback reduction for the drive aisle from 5' to 16" (Section 3.2.2(J)).

SUMMARY OF DECISION: Approved

ZONE DISTRICT: Downtown (D), Civic Center Sub-district

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on January 22, 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; (2) application, plans, maps and other supporting documents submitted by the applicant; (3) a copy of the public notice; (4) (the formally promulgated policies of the City are all considered part of the record considered by the Hearing Officer).

TESTIMONY: The following persons testified at the hearing:

From the City: Seth Lorson,

From the Applicant: Craig Russell, Heidi Shuff, Josh Weinberg

From the Public: Manuel Martinez

## 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: all areas of the site not paved for pedestrian and vehicular access are landscaped; two Siberian Elm trees are proposed to be preserved: one 13" caliper and one 7" caliper; and another street tree will be planted along the Howes frontage.
  - b. The FDP complies with Section 3.2.2, Access and Parking Requirements; because: the FDP proposes six 3-bedroom units requiring a total of 8.4 parking spaces, and each unit contains a 2-car garage providing a total of 12 parking spaces; 3 bicycle parking spaces are included in each garage for a total of 18 enclosed bicycle parking spaces; and 8 fixed bicycle parking spaces are included, for a project total of 26 bicycle parking spaces;
  - c. The FDP complies with Section 3.2.4, Site Lighting, because all lighting is down-directional with cutoff fixtures; and no foot-candles levels exceed 1/10<sup>th</sup> as measured 20' from property lines.
  - d. The FDP complies with Section 3.4.7, Historic and Cultural Resources, because: the Director of Community Development and Neighborhood Services reviewed the FDP and determined that it will not have a significant impact on the individual eligibility or potential individual eligibility of adjacent sites.
  - e. The FDP complies with Section 3.5.1, Building and Project Compatibility, because the buildings are compatible with the existing surrounding development in terms of height, bulk, mass, and scale; the site is on the edge of a commercial-civic area and the adjacent single-family residential neighborhood; the buildings are primarily constructed with brick as seen in the abutting "Terracon" building, City Hall, and the Trolley Barn; the third story is cement fiber lap siding which is indistinguishable from wood siding, and wood siding is found in the houses to the west and north; and the buildings are three stories and incorporate features to reduce the sense of mass.
  - f. The FDP complies with Section 3.5.2, Residential Building Standards, because. the buildings are set back more than 20' from Howes Street; the easternmost unit orients its tiered stairwell toward Howes Street and provides a stoop abutting the sidewalk; and most of the units face onto a common sidewalk along the south property line.
3. The FDP complies with the applicable standards contained in Article 4 of the Code for the D zone district.
  - a. The FDP complies with Section 4.16(B), Permitted Uses, because single-family attached dwellings (up to four units per building) are permitted in the Downtown District by administrative review by a Hearing Officer.

- b. The FDP complies with Section 4.16(D), Building Standards, because: the frontage along Howes Street includes grass turf, ornamental grasses, evergreen and deciduous shrubs, perennials, and a deciduous tree; the buildings are 3 stories and 38' in height; the buildings are constructed primarily of brick with accents of precast concrete, metal railings, and cement fiber lap siding; the buildings incorporate a courtyard patio on the ground floor, a covered stoop on the second level, a terrace on the third level along the south side, and roof decks to encourage outdoor activity and interaction; each unit is offset from the next with vertical articulation, clearly identified stoops, and bay windows framed in protruding window boxes; and a three-dimensional cornice is featured on the roofs and the window boxes to provide architectural interest.
4. The first Modification of Standard (Section 4.15(D)(5)(e)) meets the applicable requirements of Section 2.8.2(H) of the Code.
  - a. The Modification would not be detrimental to the public good.
  - b. The Modification will not diverge from the standards of the Code except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Code.
  - c. The majority of the buildings will be constructed with brick, which is a permitted material, and the material modification makes the development compatible with the character of the surrounding neighborhood.
5. The second Modification of Standard (Section 3.2.2.(J)) meets the applicable requirements of Section 2.8.2(H) of the Code.
  - a. The Modification would not be detrimental to the public good.
  - b. The Modification will not diverge from the standards of the Code except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Code.
  - c. The FDP includes small trees, shrubs, and a vine-covered fence to provide a screen between the drive aisle and the neighboring residential property. The site layout that proposes the drive aisle along the north edge of the property creates greater separation between the buildings and the neighboring residential property, with the proposed buildings located 25' from the property line and 40' from the existing single-family house.

DECISION

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

1. The FDP and the two Modifications of Standard are approved as submitted.

DATED this 5<sup>th</sup> day of February, 2015.



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Kendra L. Carberry  
Hearing Officer



ITEM NO \_\_\_\_\_

HEARING DATE January 22, 2015

STAFF Seth Lorson

## ADMINISTRATIVE HEARING

### STAFF REPORT

**PROJECT:** Brownes on Howes FDP #140019

**APPLICANT:** Christian and Robin Bachelet  
Maxiimo Development  
706 South College Avenue #201  
Fort Collins CO, 80524

**OWNER:** Same

#### PROJECT DESCRIPTION:

This project proposes to construct six single-family attached dwelling units in two 3-story buildings. The buildings are oriented with front doors facing south in a row house style connected with a common sidewalk. Each unit will have a two-car garage, and outdoor patio space along the south side and on the roof. Access will be provided by a through-drive connecting Howes Street to the alley.

The site (315 North Howes) is located directly north of the "Terracon" building at the northwest corner of Howes and Maple Streets (301 North Howes) which currently houses Northern Engineering. Directly north of the development site is a single-family detached house (323 North Howes) which was built in 1932 but is not individually eligible for landmark designation.

The entire block is located in the Downtown (D) District – Civic Center Sub-district and the Transit-Oriented Development (TOD) Overlay Zone. Single-family attached dwellings with up to four units per building are permitted in the Downtown District by administrative review by a Hearing Officer (Type 1).

The project is requesting two Modifications of Standards:

1. Use of cement fiber lap siding on the third story façade (Sec. 4.16(D)(5)(e)); and
2. Side setback reduction for the drive aisle from 5 feet to 1'-4" (Sec. 3.2.2(J)).

## **RECOMMENDATION:**

Staff recommends **approval** of Brownes on Howes FDP #140019.

## **EXECUTIVE SUMMARY:**

The proposed design is a result of many iterations of site context and best practices review, examination of code requirements and, input from multiple design professionals. The developer utilized the City's Historic Preservation Design Assistance program which provides funding to resource an approved architect. The buildings' design is in the tradition of the brownstone row houses prominent in East Coast cities, notably New York and Boston. The front doors are oriented toward the office building (south) and united by a common sidewalk and a consistent pattern of steps and porches creating covered stoops both vertically up to the front door and down to the guest patio. The front of each unit has a protruding bay window box framed in a smooth cement fiber trim as seen in historic brownstones. The buildings are proposed to be constructed primarily of brick with accents of precast concrete, metal railings, and cement fiber lap siding. The site is located at the edge of the Downtown District abutting a historic single-family neighborhood. This edge condition requires a special sensitivity to the Downtown civic and commercial fabric to the east and the historic residential pattern to the west. The use of brick on the first two stories and lap siding on the third gives a nod to each of the prominent patterns contributing to the area's character.

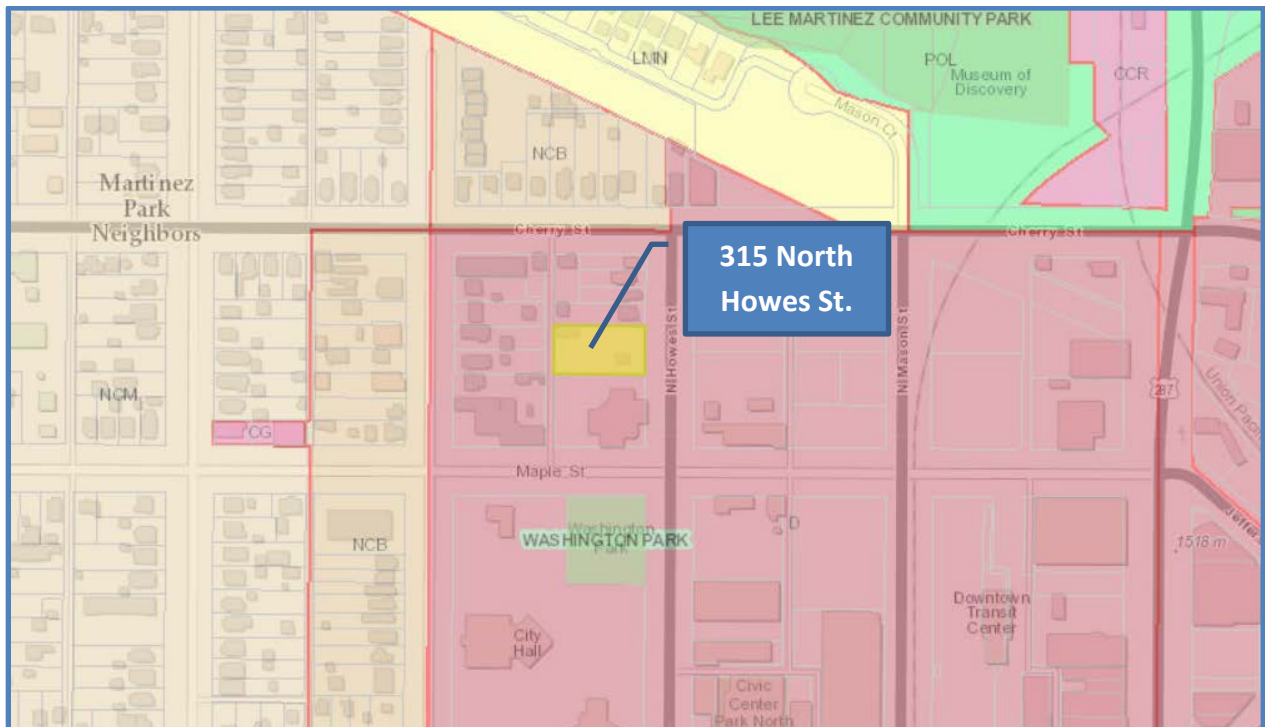
Staff finds that the proposed development complies with all standards of the land use code, most notably Section 3.5.1 Building and Project Compatibility, with the exception of the requested modification of standards which are considered nominal and inconsequential when considered from the perspective of the entire development plan.

## **COMMENTS:**

### **1. Surrounding Zoning and Land Uses.**

Surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Downtown (D) & Neighborhood Conservation Buffer (NCB)	Residential: Single-family detached
South	Downtown (D)	Office: "Terracon" building & Civic: City Hall
East	Downtown (D)	Civic: City Trolley Barn & Retail: Eco Thrift
West	Downtown (D) & Neighborhood Conservation Buffer (NCB)	Residential: Single-family detached



**2. Compliance with Division 4.16 - Applicable Downtown Zone District Standards.**

Staff finds that the Brownes on Howes complies with the applicable standards in Division 4.16 Downtown District – Civic Center Subdistrict, as explained below.

Section 4.16 (A) Purpose:

The purpose of the Downtown District is as follows:

*The Downtown District is intended to provide a concentration of retail, civic, office and cultural uses in addition to complementary uses such as hotels, entertainment and housing. It is divided into three (3) subdistricts as depicted on Figure 18. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for quality development that maintains a sense of history, human scale and pedestrian-oriented character.*

- The proposed buildings contribute to the downtown's housing stock and maintain the historic human scale and pedestrian-oriented character.

Section 4.16(B) - Permitted Use:

The proposed single-family attached dwellings (up to four units per building) are permitted in the Downtown District by administrative review by a Hearing Officer (Type 1).

Section 4.16(D) – Building Standards:

(1) *Setback from Streets.* This standard requires a “landscaped setback” for all block faces west of Mason Street.

- The proposed frontage along Howes Street has a robustly landscaped area with grass turf, ornamental grasses, evergreen and deciduous shrubs, perennials, and a deciduous tree.

(2) *Building Height.* The maximum building height for this block is 3 – 4 stories, +/- 45 feet.

- The proposed buildings are 3 stories, 38 feet in height.

(5) *Building Character and Facades.* This standard requires that buildings have architectural interest, encourage outdoor activity, and are constructed with high-quality materials.

- The proposed buildings are constructed primarily of brick with accents of precast concrete, metal railings, and cement fiber lap siding. The use of cement fiber lap siding requires a modification to this standard (4.16(D)(5)(e)) which is discussed later in the staff report.



- The buildings incorporate a courtyard patio on the ground floor, a covered stoop on the second level, a terrace on the third level along the south side, and roof decks to encourage outdoor activity and interaction.
- Each unit is offset from the next with vertical articulation, clearly identified stoops, and bay windows framed in protruding window boxes. A three-dimensional cornice is featured atop the roofs and the window boxes to provide architectural interest.

### **3. Compliance with Article Three – General Development Standards:**

Staff finds that Brownes on Howes complies with the applicable General Development Standards, as explained below.

#### **Section 3.2.1 – Landscaping and Tree Protection:**

Standards in this section require a fully developed landscape plan that addresses relationships of landscaping to the street, the building, abutting properties, and users on site.

- All areas of the site not paved for pedestrian and vehicular access are landscaped.
- Two Siberian Elm trees are proposed to be preserved: one 13” caliper & one 7” caliper. The 13” tree is in the planting strip between the sidewalk and Howes Street and another street tree will be planted along the Howes frontage to comply with the street tree standard.

#### **Section 3.2.2 – Access, Circulation and Parking:**

Standards in this section require safe, convenient, efficient, parking and circulation improvements that add to the attractiveness of the development.

Attached dwellings in the TOD Overlay Zone are required to provide 1.4 parking spaces per 3-bedroom unit.

- The project proposes six 3-bedroom units requiring a total of 8.4 parking spaces. Each unit contains a 2-car garage providing a total of 12 parking spaces.

#### **Section 3.2.2(C)(4) – Bicycle Parking Space Requirements:**

This standard requires at least one bicycle parking space per bedroom for a total of 18 spaces. 60% or 10.8 spaces must be enclosed and 40% or 7.2 spaces must be fixed (meaning traditional exterior bicycle racks).

- The project is providing 3 bicycle parking spaces in each garage for a total of 18 enclosed bicycle parking spaces; and 8 fixed bicycle parking spaces for a project total of 26 bicycle parking spaces.

#### Section 3.2.4 – Site Lighting:

The purpose of this section is for a project to ensure that the functional and security needs of a project are met in a way that does not adversely affect the adjacent properties and neighborhood.

- All lighting is down-directional with cutoff fixtures. No foot-candles levels exceed one-tenth as measured 20 feet from property lines as required under this standard.

#### Section 3.4.7 – Historic and Cultural Resources

Section 3.4.7 (F)(6) states: “In its consideration of the approval of plans for properties containing or adjacent to sites, structure, objects or districts that: (a) have been determined to be or potentially be individually eligible for local landmark designation or for individual listing in the National Register of Historic Places or the State Register of Historic Properties, or (b) are officially designated as a local or state landmark or are listed on the National Register of Historic Places or (c) are located within a officially designated national, state or local historic district or area, the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission unless the Director has issued a written determination that the plans would not have a significant impact on the individual eligibility or potential individual eligibility of the site, structure, object or district.”

- The Director of Community Development and Neighborhood Services has reviewed the proposed plans for the project at 315 North Howes Street and determined the project will not have a significant impact on the individual eligibility or potential individual eligibility of adjacent sites.

#### Section 3.5.1 – Building and Project Compatibility:

Standards in this Section require compatibility with the context of the surrounding area in terms of building size, massing proportions, design character and building materials. Where the established character of the relevant area is not definitively established, or is not consistent with the purposes of the Land Use Code, projects must set an enhanced standard appropriate for the area.

- The project site is in the Downtown District but is at the edge of a commercial-civic area and the adjacent single-family residential neighborhood. Section 3.5.1(B) requires that building materials have color shades and textures similar to those existing in the immediate area of the proposed development. The project is primarily constructed with brick as seen in the abutting “Terracon” building, City Hall (north of Maple Street), and the Trolley Barn (east across Howes Street). The third story is constructed with a cement fiber lap siding which is indistinguishable from wood siding. Wood siding is found in all the single-family houses to the west and the house abutting to the north.
- Section 3.5.1(C) requires that buildings shall either be similar in size and height, or, if larger, be articulated and subdivided into massing that is proportional to the mass and scale of other structures on the block face. The buildings adjacent are one and two story in height and of varying size and character. The proposed buildings are three stories and incorporate features to reduce their sense of mass such as a strong two story break in material from a heavy brick to a light lap siding, and step backs on the third story in both the north and south directions.

#### Section 3.5.2 – Residential Building Standards:

This section is intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

- The required setback from Howes Street is 15 feet from the public right-of-way. The proposed buildings are setback 20'-8".
- In this section a high priority is placed on orienting building entryways toward adjacent streets. The easternmost unit orients its tiered stairwell toward Howes Street and provides a stoop abutting the sidewalk. Due to the long east-west shape of the lot and the need for vehicular access off of Howes, most of the units face onto a common sidewalk that runs along the south property line.

#### **4. Compliance with Modification of Standards (Division 2.8)**

The decision maker is empowered to grant modifications to the General Development Standards contained in Article 3 and the Land Use Standards and Development Standards contained in Article 4 and any separation or proximity standards that are established as a specific measurement of distance in the District Permitted Uses contained in Article 4.

In order to grant a modification of standard, the decision maker must find that the modification is not detrimental to the public good, and that:

*(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or*

*(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or*

*(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or*

*(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.*

Modification Request – Section 4.16(D)(5)(e)

The applicant requests a modification to the standard that reads:

*All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof.*

The third story of the buildings are proposed to be constructed with a cement fiber lap siding.

- Staff finds that the request is not detrimental to the public good, and that the granting of the modification will not diverge from the standards of the Land Use Code except in a nominal and inconsequential way (4). The vast majority of the buildings are proposed to be constructed with brick which is a permitted material. Additionally, the material modification lends to the project meeting other

standards in the code that reference compatibility with adjacent neighborhood character.

Modification Request – Section 3.2.2(J)

The applicant requests a modification to the standard that reads:

*Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table:*

	<b>Minimum Average of Entire Landscaped Setback Area (feet)</b>	<b>Minimum Width of Setback at Any Point (feet)</b>
<i>Along an arterial street</i>	15	5
<i>Along a nonarterial street</i>	10	5
<i>Along a lot line *</i>	5	5

The proposed landscape setback along the north property line and the vehicular drive aisle is an area that tapers from 2'-4" to 1'-4".

- Staff finds that the request is not detrimental to the public good, and that the granting of the modification will not diverge from the standards of the Land Use Code except in a nominal and inconsequential way (4). The area is proposed to utilize small trees, shrubs, and a vine-covered fence to provide a screen between the drive aisle and the neighboring property. Additionally, the site layout that proposes the drive aisle along the north edge of the property creates greater separation between the buildings and the residential neighbor's property. In this site plan, the proposed buildings are 25 feet from the property line and 40 feet from the existing single-family house.

**FINDINGS OF FACT AND CONCLUSION:**

In evaluating the request for Brownes on Howes FDP #140019, staff makes the following finding of fact and conclusions:

1. The request for a modification of standard to permit use of cement fiber lap siding on the third story façade (Sec. 4.16(D)(5)(e)) is not detrimental to the public good, and that the granting of the modification will not diverge from the standards

of the Land Use Code except in a nominal and inconsequential way as the majority of the buildings are constructed with permitted materials.

2. The request for a modification of standard to permit a side setback reduction for the drive aisle from 5 feet to 1'-4" (Sec. 3.2.2(J)) is not detrimental to the public good, and that the granting of the modification will not diverge from the standards of the Land Use Code except in a nominal and inconsequential way in that the proposal provides adequate buffering with fencing and landscape material and allows for a site plan that further separates the proposed building from the existing neighboring house.
3. The Project Development Plan contains permitted uses and complies with the applicable land development standards of the Downtown District – Civic Center Subdistrict in Article 4, Division 4.16 of the Land Use Code.
4. The Project Development Plan complies with the applicable General Development Standards of Article 3 of the Land Use Code with the exception of the requested modifications of standards.
5. The Project Development Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.

**RECOMMENDATION:**

Staff recommends approval of Brownes on Howes FDP #140019.

**ATTACHMENTS:**

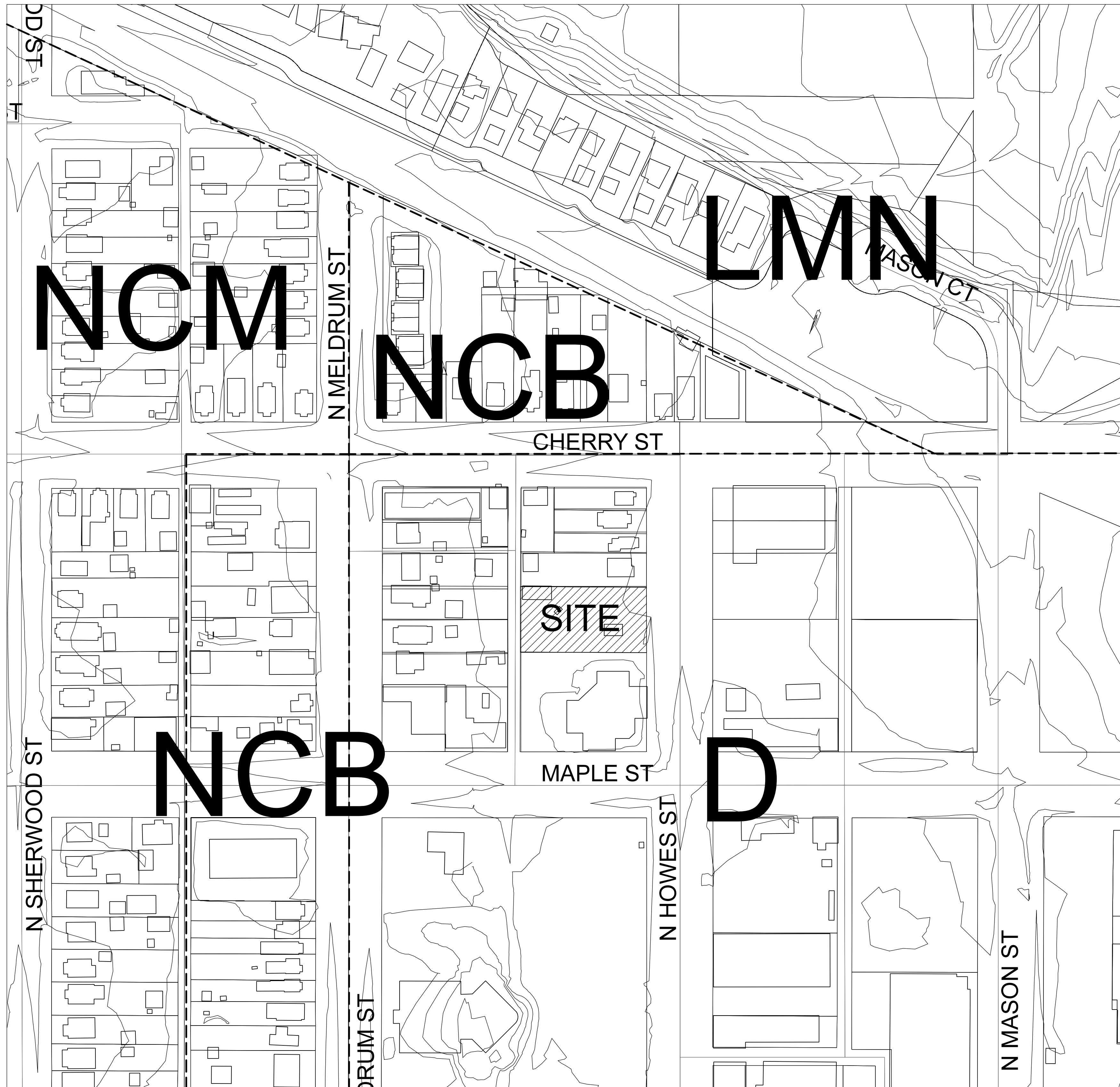
1. Site, Landscape, and Photometric Plans
2. Building Elevations
3. Perspective Renderings
4. Modification Requests
5. Director Letter RE: Historic and Cultural Resource Section 3.4.7 (F)(6)

# BROWNS ON HOWES - SITE PLANS

LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 43, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

TOGETHER WITH THE VACATED PORTION OF HOWES STREET ADJOINING SAID LOTS 4 AND 5 AS SET FORTH IN ORDINANCE RECORDED MARCH 22, 1890 IN BOOK 69 AT PAGE 261.



CONTEXT MAP



SHEET INDEX

LS001	COVER
LS100	EXISTING CONDITIONS
LS101	SITE PLAN
LS501	SITE DETAILS
LS502	SITE DETAILS
LS503	SITE DETAILS
LS504	SITE DETAILS

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE 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.

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

(STATE OF \_\_\_\_\_ )  
( COUNTY OF \_\_\_\_\_ )SS

SUBSCRIBED AND SWORN TO BE BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

ADDRESS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

DIRECTOR OF CURRENT PLANNING

APPROVED BY THE CURRENT DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF CURRENT PLANNING \_\_\_\_\_

REV.	COMMENT	DATE

**russell+mills studios**  
141 s. college ave., suite 104  
fort collins, co 80524  
p. 970.484.8855  
www.russellmillsstudios.com

BROWNES ON HOWES  
**COVER**  
FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
Drawn By: KV/MT  
Checked By: CR

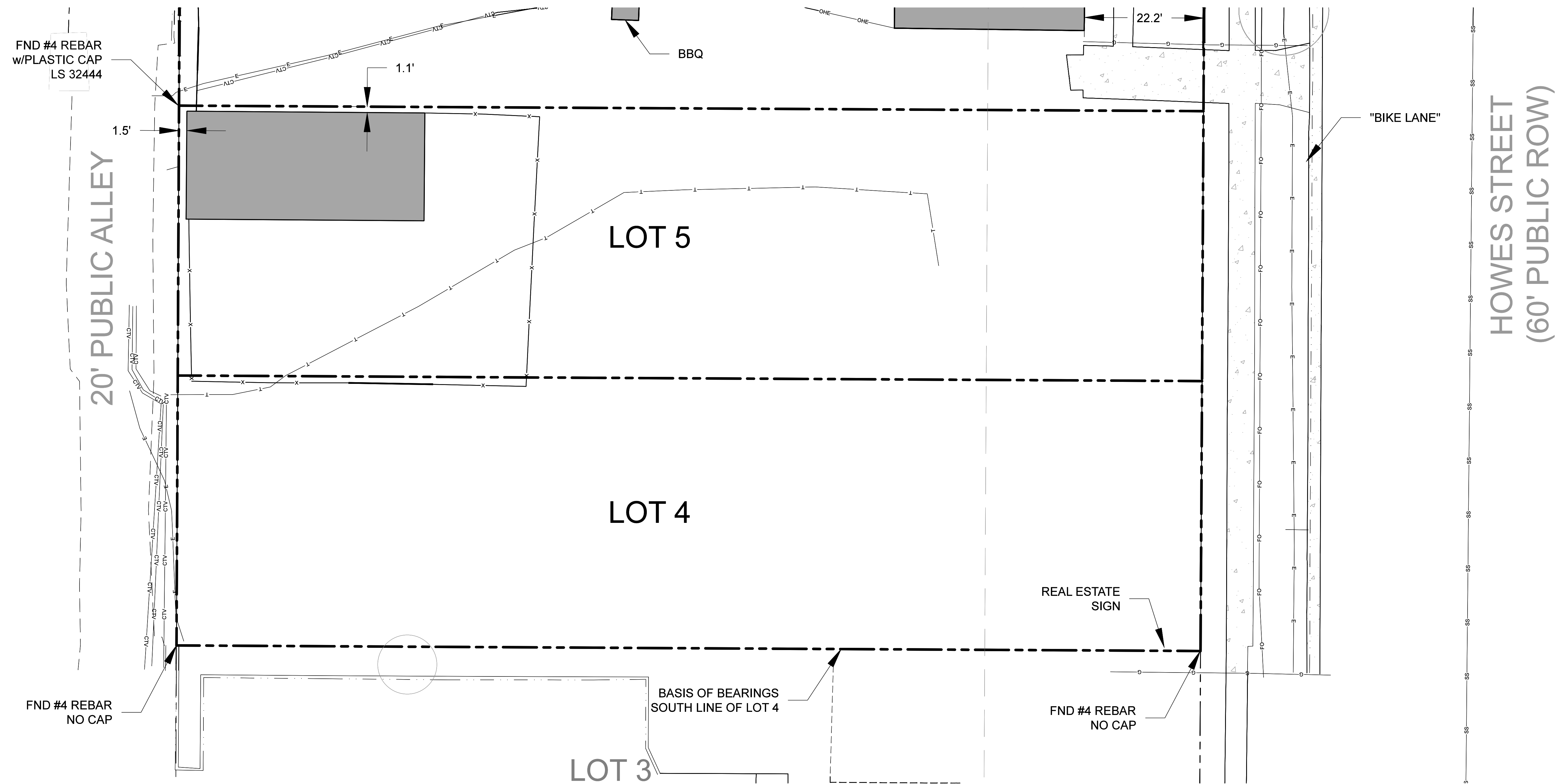
Sheet  
**LS001**

# LINE LEGEND

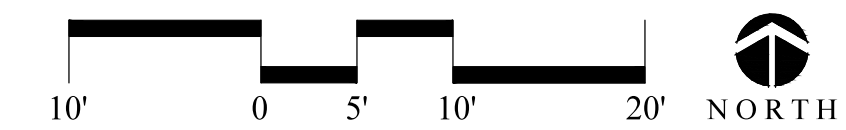
—G—G—	BURIED GASLINE
—T—T—	BURIED TELEPHONE LINE
—FO—FO—	BURIED FIBER OPTIC LINE
—CTV—CTV—	BURIED CABLE LINE
—OHE—OHE—OHE—	OVERHEAD ELECTRIC LINE
—SS—SS—	SANITARY SEWER LINE
—E—E—	BURIED ELECTRIC LINE
—X—X—	FENCELINE
---	EDGE OF ASPHALT
- - -	CURB/GUTTER FLOWLINE
- - -	MAJOR CONTOUR
- - -	MINOR CONTOUR
---	PROPERTY LINE

# Symbol Legend

○	CONIFEROUS TREE
○	POST
●	FOUND PROPERTY CORNER
○	SET #4 REBAR w/1" PLASTIC CAP, LS 14823
⊙	FIRE HYDRANT
⊙	H2O CURBSTOP
⊙	LIGHTPOLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	SANITARY MANHOLE
⊙	CABLE PEDESTAL
○	SIGN
⊙	STUMP
⊙	POWERPOLE
⊙	H2O VALVE
⊙	CABLE VAULT
⊙	ELECTRIC VAULT



EXISTING CONDITIONS PLAN



REV.	COMMENT	DATE

**russell+mills studios**  
 141 s. college ave., suite 104  
 fort collins, co 80524  
 p: 970.484.8855  
 www.russellmillsstudios.com

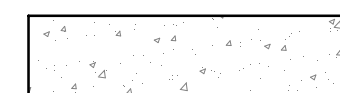
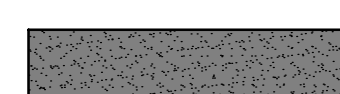
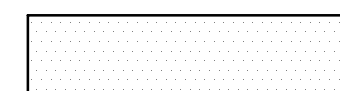





BROWNES ON HOWES  
**EXISTING CONDITIONS**  
 FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
 Drawn By: KV/MT  
 Checked By: CR

Sheet  
**LS100**



**SITE LEGEND:**

-  CONCRETE - 4" THICK
-  COLORED CONCRETE - 4" THICK
-  CONCRETE - 6" THICK
-  PERMEABLE PAVERS
- PA PLANTING AREA
-  DRIVE AISLE LIGHTING
-  BOLLARD LIGHTING
-  TRASH RECEPTACLE
-  BIKE RACK

**GENERAL NOTES:**

1. HANDICAPPED ACCESS RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED HANDICAPPED PARKING SPACES. PLEASE REFER TO THE CIVIL PLANS FOR EXISTING AND PROPOSED TOPOGRAPHY.
2. SEE UTILITY PLANS FOR EXACT GEOMETRY OF PARKING AREAS, STORM DRAINAGE AREAS, UTILITY MAINS, AND SERVICES.
3. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, LOT DIMENSIONS, UTILITY AND OTHER EASEMENTS, LOT AND TRACT OWNERSHIP AND MAINTENANCE, AND OTHER SURVEY INFORMATION.
4. ADDRESS NUMERALS SHALL BE VISIBLE FROM LOCAL ROADS AND POSTED WITH A MINIMUM OF 6-INCH NUMERALS ON A CONTRASTING BACKGROUND.
5. ELECTRICAL TRANSFORMERS, ELECTRICAL AND GAS METERS, AND OTHER APPURTENANCES SHALL BE SCREENED FROM PUBLIC VIEW TO THE EXTENT FEASIBLE.
6. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 30" SHALL BE ALLOWED WITHIN MEDIANS, A SIGHT DISTANCE TRIANGLE, OR A SIGHT DISTANCE EASEMENT WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDING THE LOWEST BRANCH IS AT LEAST 8' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE NO MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
7. CONCRETE COMPRESSIVE STRENGTH AS DETERMINED BY ASTM C39, 4000 PSI MINIMUM AT 28 DAYS. FIBROUS REINFORCEMENT: COLLATED, FIBRILLATED, POLYPROPYLENE FIBERS, TENSILE STRENGTH 70,000 PSI. USE 1.5 LBS. PER CUBIC YARD MINIMUM.
8. SCREEN ALL ROOFTOP MECHANICAL UNITS.
9. 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.

**GENERAL LAND USE DATA**

EXISTING ZONING: DOWNTOWN DISTRICT/ CIVIC CENTER & TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT  
 SUB-AREA: 19,153 SF (0.44 AC)  
 EXISTING PARCEL SIZE: VACANT  
 EXISTING LAND USE: SINGLE-FAMILY ATTACHED DWELLINGS  
 PROPOSED LAND USE: SINGLE-FAMILY ATTACHED DWELLINGS  
 MAXIMUM PROPOSED BUILDING HEIGHT: 3 STORIES (40' HEIGHT)  
 SINGLE FAMILY BUILDING

**PROPOSED PROJECT LAND USE DATA**

	SITE AREA (AC.)	SITE AREA (S.F)	%TOTAL
<b>PROPERTY LIMIT IMPROVEMENTS</b>			
BUILDING COVERAGE	.19	8,319	44.6
PARKING AND DRIVEWAY - CONCRETE	.05	2,576	13.8
PARKING AND DRIVEWAY - PERMEABLE PAVER	.05	1,862	10.0
LANDSCAPE AREA (TURF & SHRUB BEDS)	.06	2,768	14.8
CONCRETE WALKS/DRAIN PAN	.07	3,125	16.8
ACTIVE RECREATIONAL USE	N/A	N/A	N/A
<b>RIGHT-OF-WAY IMPROVEMENTS</b>			
PARKING AND DRIVEWAY	.01	511	N/A
LANDSCAPE AREA	.025	1,107	N/A
CONCRETE WALKS	.002	99	N/A

**PROPOSED BUILDING FLOOR AREA DATA**

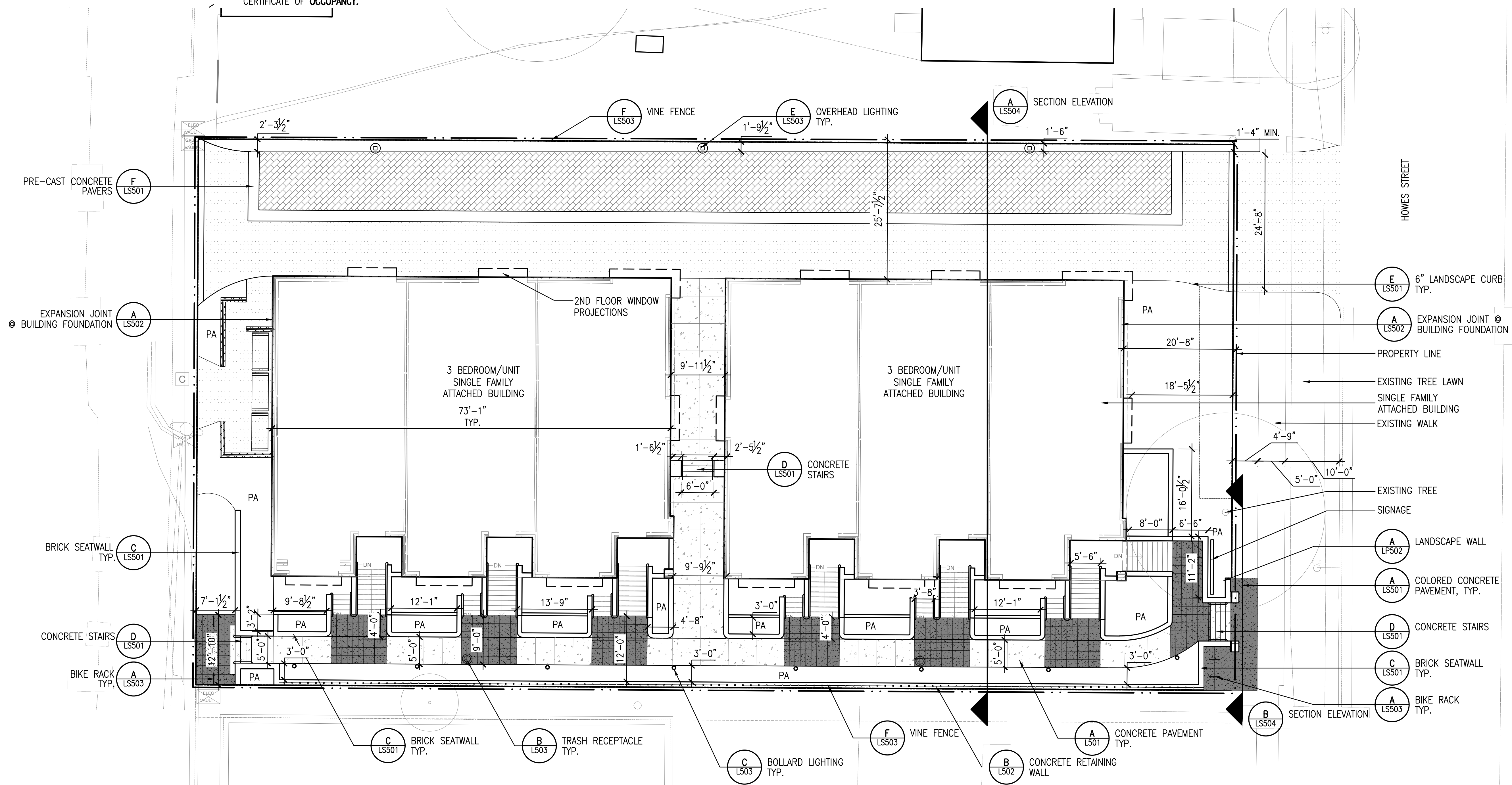
NAME	STATUS	AREA(GROSS)	FAR	LAND USE
SINGLE FAMILY ATTACHED	NEW	7,391 SF		SINGLE FAMILY DWELLINGS

**ON SITE VEHICLE & BICYCLE PARKING DATA**

TYPE OF PARKING COMPONENT	COUNT
GARAGE (2/DWELLING UNIT)	8.4 SPACES (1.4 REQUIRED/UNIT)
BICYCLE PARKING IN GARAGES (3/DWELLING UNIT)	18 BIKES (14.4 REQUIRED)
BICYCLE PARKING ON SITE	8 BIKE CAPACITY RACK (7.2 REQUIRED)
TOTAL BIKE CAPACITY ON SITE	26 BIKES

**GROSS DENSITY**  
 TOTAL DWELLING UNITS = 6  
 TOTAL GROSS ACREAGE = 0.44  
 GROSS DENSITY = 13.6

**NET DENSITY**  
 TOTAL DWELLING UNITS = 6  
 TOTAL NET ACREAGE = 0.44 AC - 0.068 AC (HOA MAINTAINED GATHERING AREA) = .372 AC  
 NET DENSITY = 16.1



REV.	COMMENT	DATE

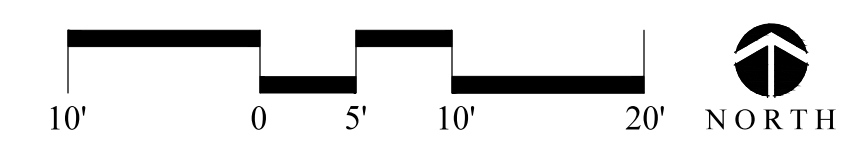
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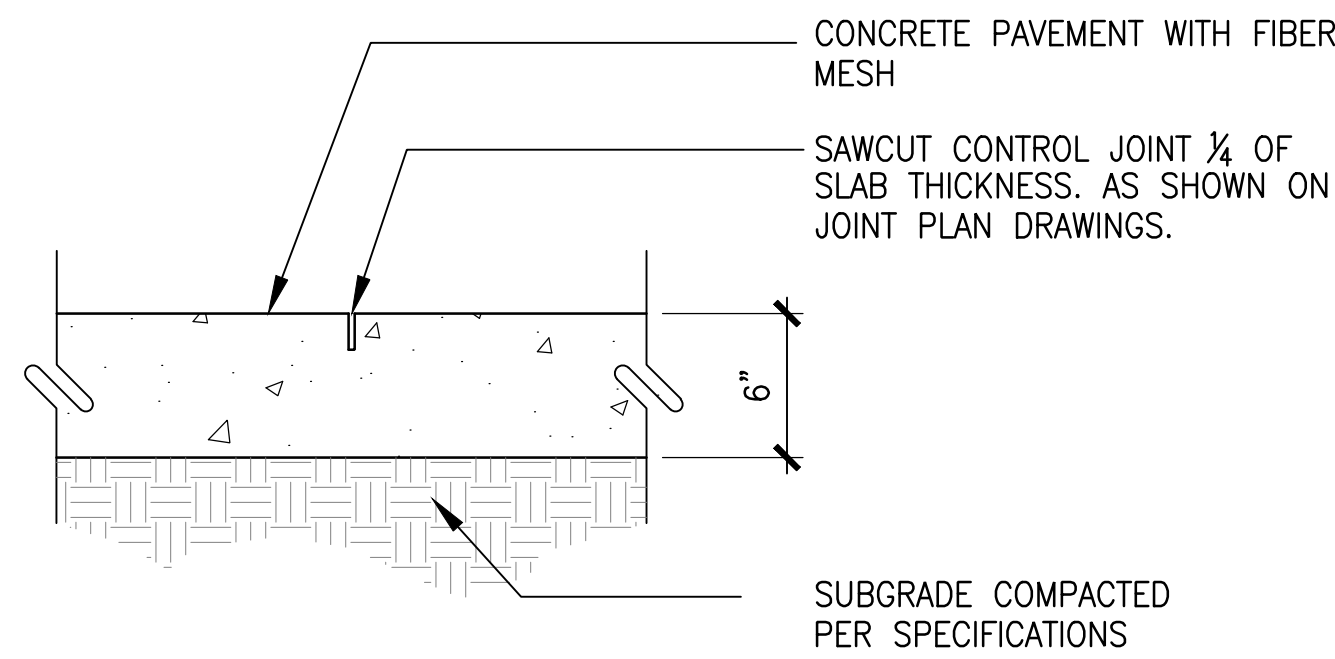
BROWNES ON HOWES  
**SITE PLAN**  
 FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
 Drawn By: KV/MT  
 Checked By: CR

Sheet  
**LS101**

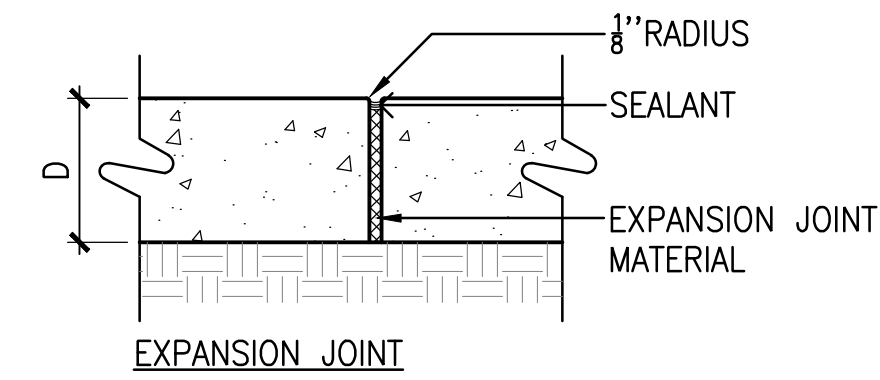
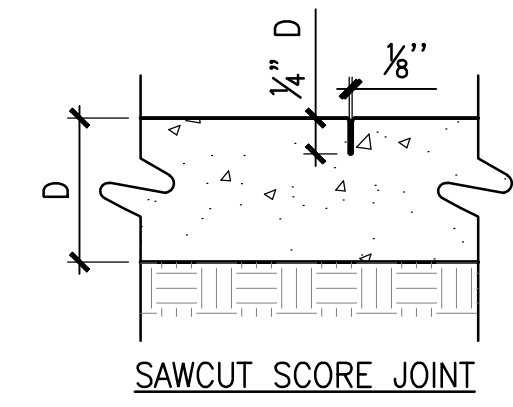
SITE PLAN



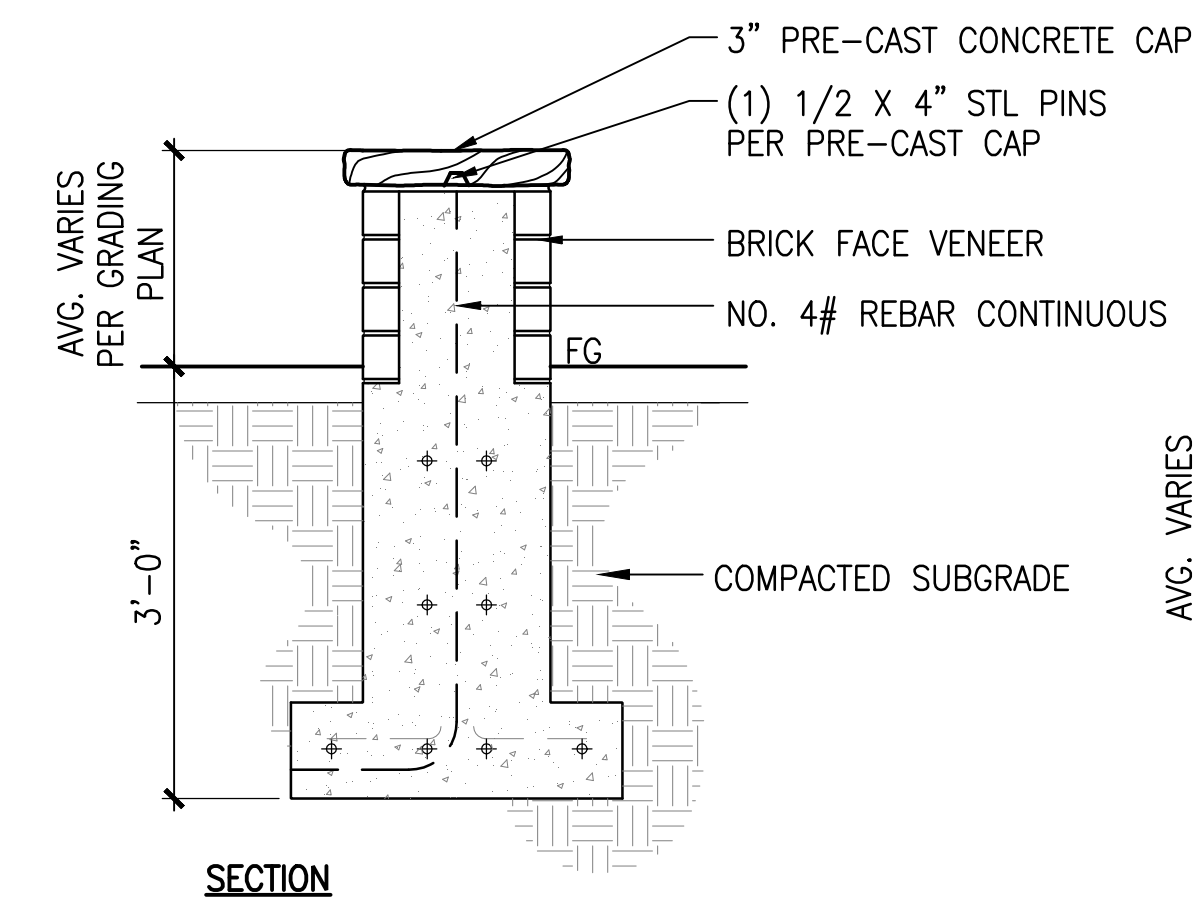


- NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
  2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
  3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
  4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

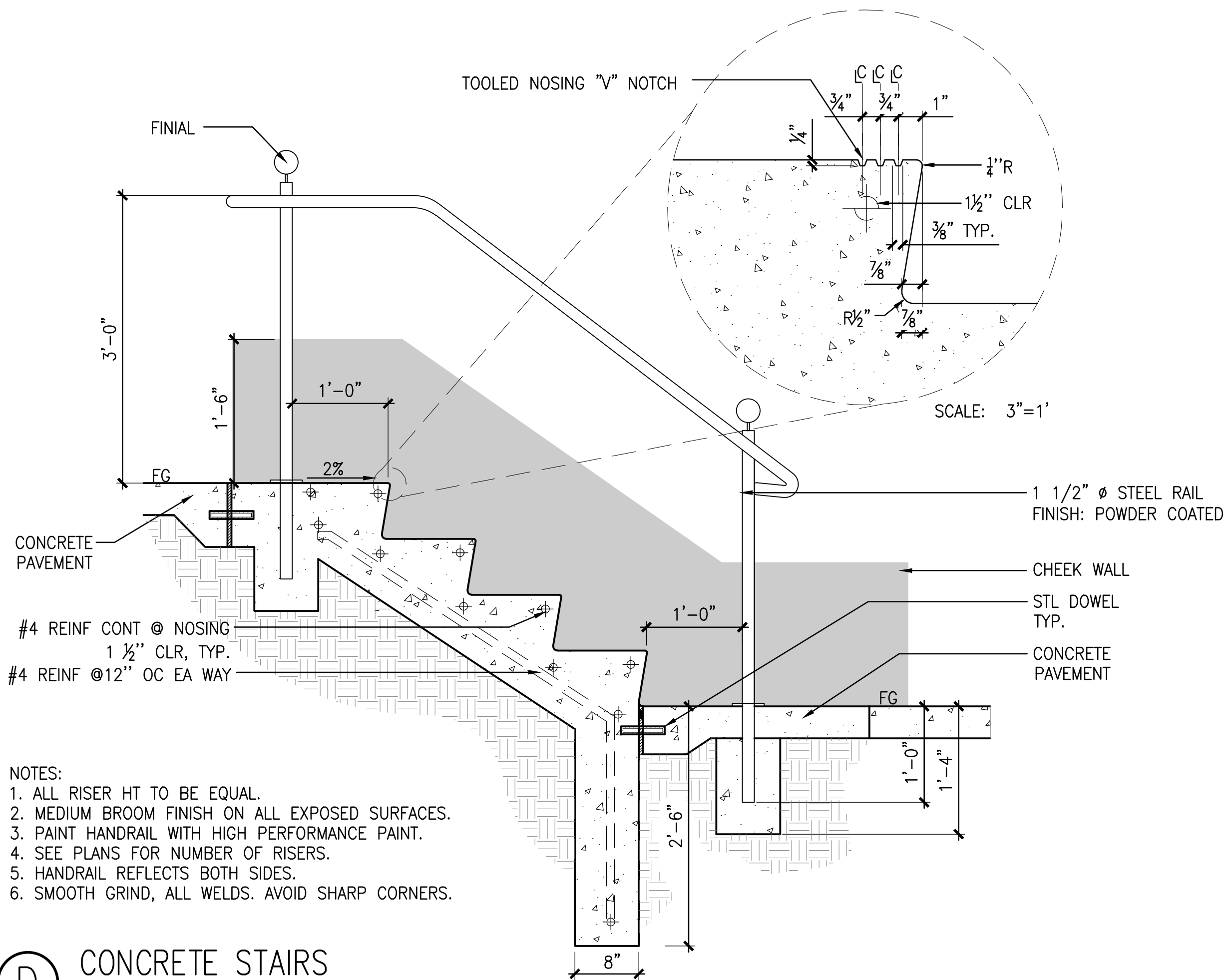
**A** CONCRETE PAVEMENT  
SCALE: N.T.S. DT-PVMT-CONC



**B** CONCRETE PAVEMENT JOINTS  
SCALE: 1 1/2" = 1'-0"

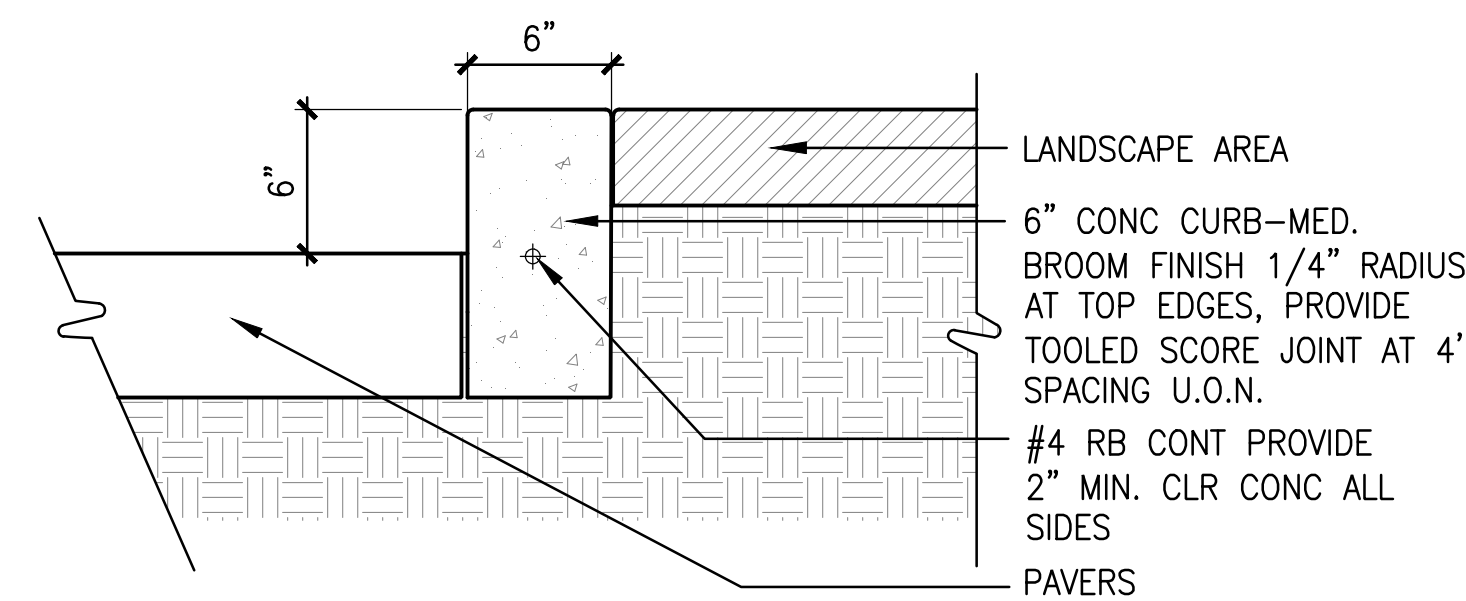


**C** BRICK SEATWALL  
SCALE: 3/4" = 1'-0" DT-WALL-SEAT-BRCK

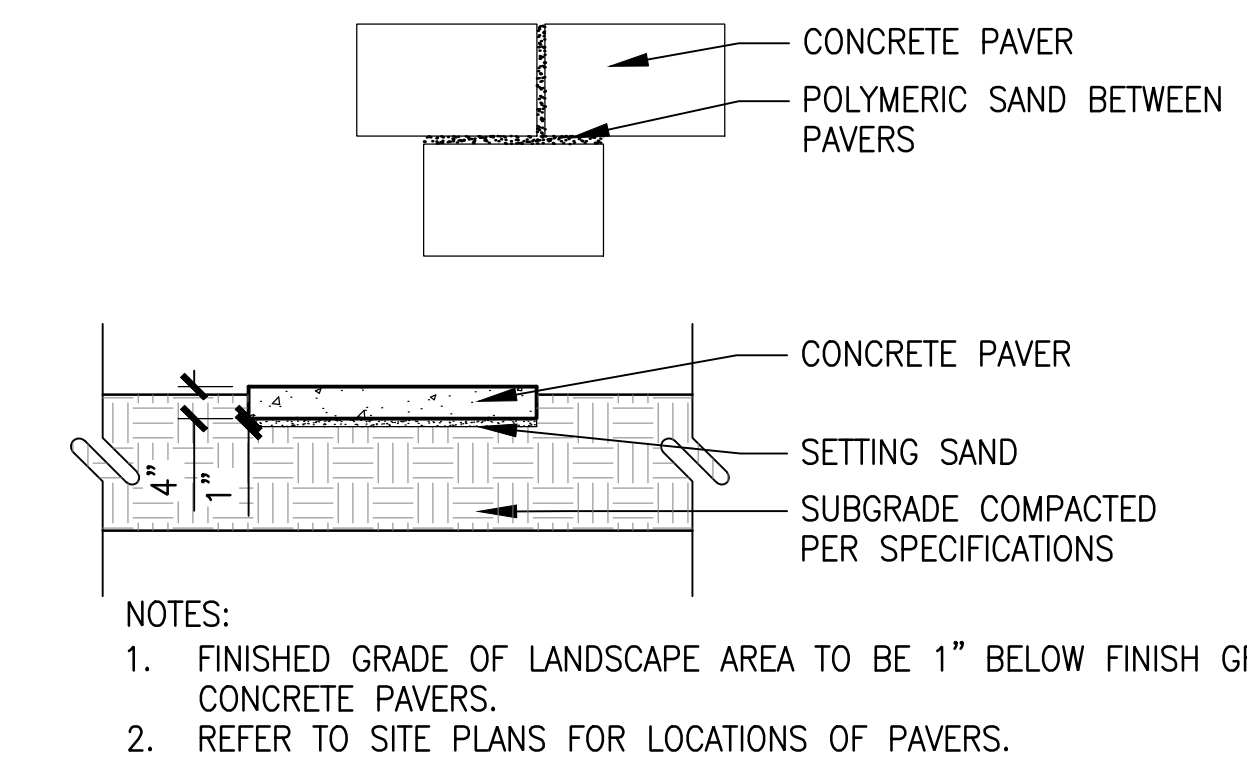


- NOTES:
1. ALL RISER HT TO BE EQUAL.
  2. MEDIUM BROOM FINISH ON ALL EXPOSED SURFACES.
  3. PAINT HANDRAIL WITH HIGH PERFORMANCE PAINT.
  4. SEE PLANS FOR NUMBER OF RISERS.
  5. HANDRAIL REFLECTS BOTH SIDES.
  6. SMOOTH GRIND, ALL WELDS. AVOID SHARP CORNERS.

**D** CONCRETE STAIRS  
SCALE: 1" = 1'-0" DT-STAIRS



**E** 6" CONCRETE CURB  
SCALE: 1 1/2" = 1'-0" DT-CONC-HEDR



**F** PRECAST CONCRETE PAVER  
SCALE: N.T.S. DT-PVMT-CONC-PAVR

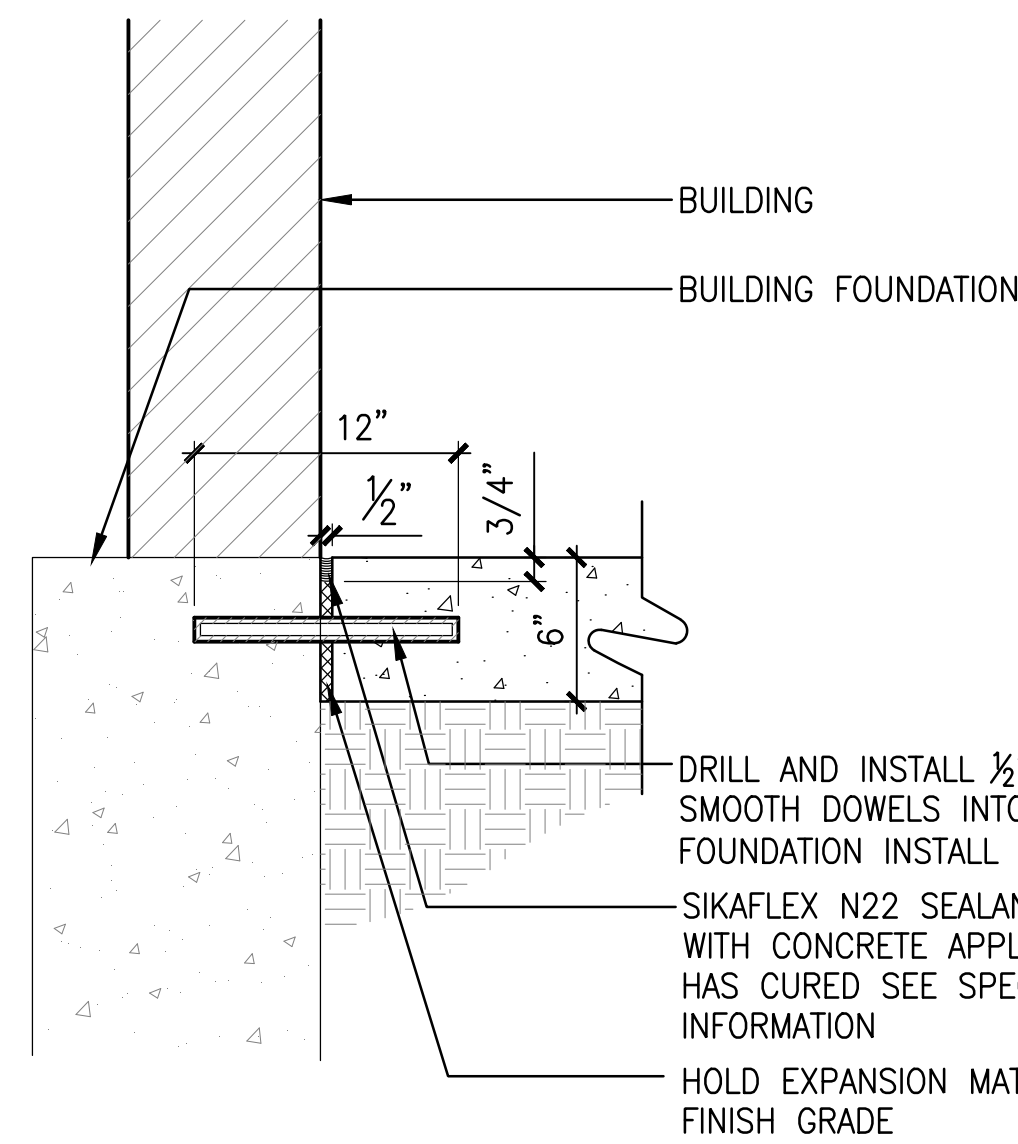
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BROWNES ON HOWES  
**SITE DETAILS**  
FINAL DEVELOPMENT PLAN

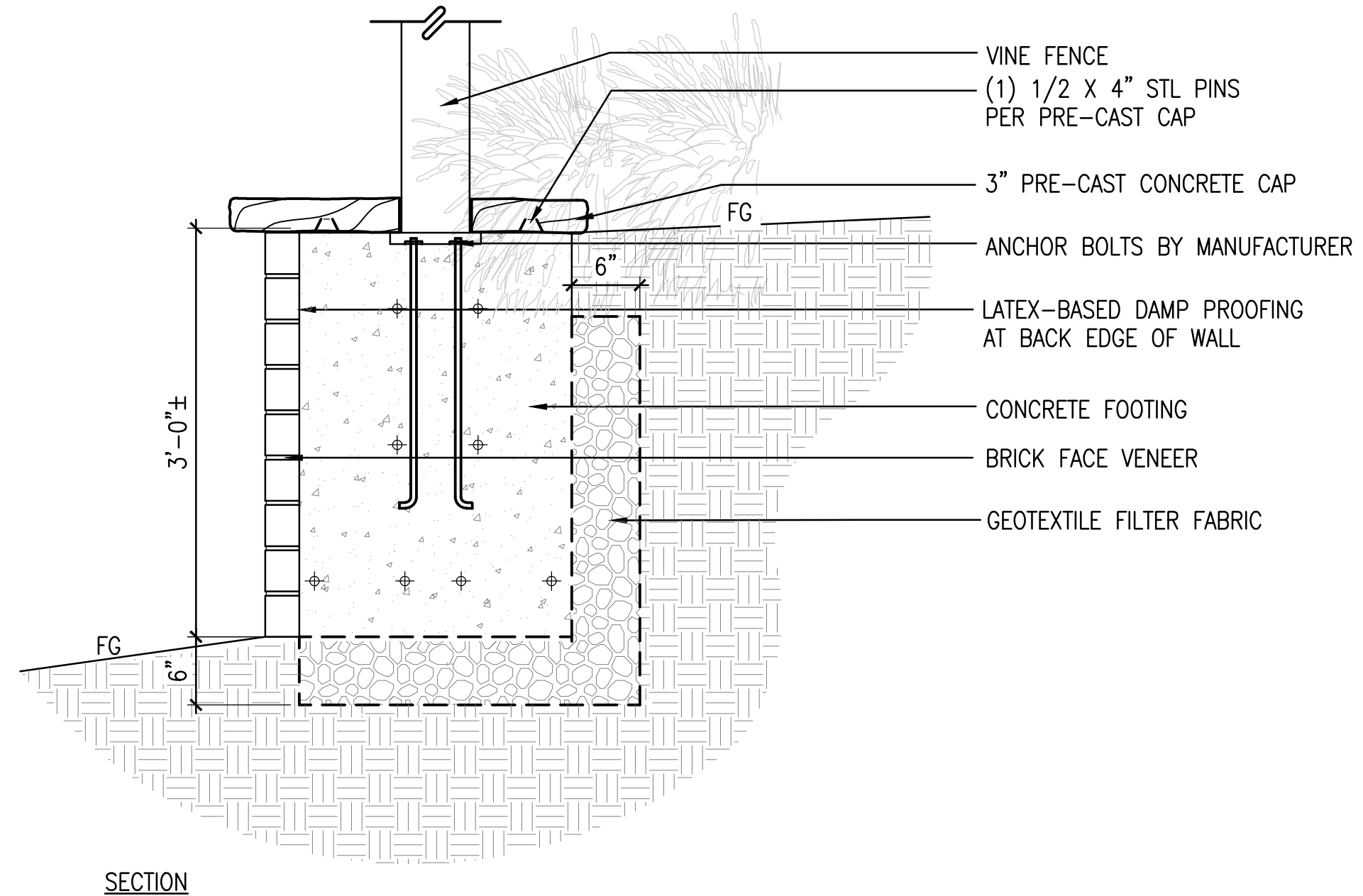
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**LS501**



DRILL AND INSTALL 1/2" DIA. X 12" GREASED SMOOTH DOWELS INTO EXISTING BUILDING FOUNDATION INSTALL 3'-0" O.C.  
 SIKAFLEX N22 SEALANT TO BE FLUSH WITH CONCRETE APPLY AFTER CONCRETE HAS CURED SEE SPECS FOR SEALANT INFORMATION  
 HOLD EXPANSION MATERIAL 3/4" BELOW FINISH GRADE

**A** CONCRETE JOINT AT BUILDING FOUNDATION  
 SCALE: 1 1/2" = 1'-0"



SECTION

**B** CONCRETE BLOCK RETAINING WALL  
 SCALE: 1" = 1'-0"

REV.	COMMENT	DATE

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Sheet  
**LS502**



MANUFACTURER: VICTOR STANLEY  
 MODEL: CYCLE SENTRY COLLECTION – BRHS-101  
 COLOR: BLACK  
 MOUNTING: SURFACE MOUNT PER MANUFACTURERS RECOMMENDATIONS  
 REFER TO SPECS

**(A) BIKE RACK**  
 SCALE: NTS DT-FURN-BIKE-RACK



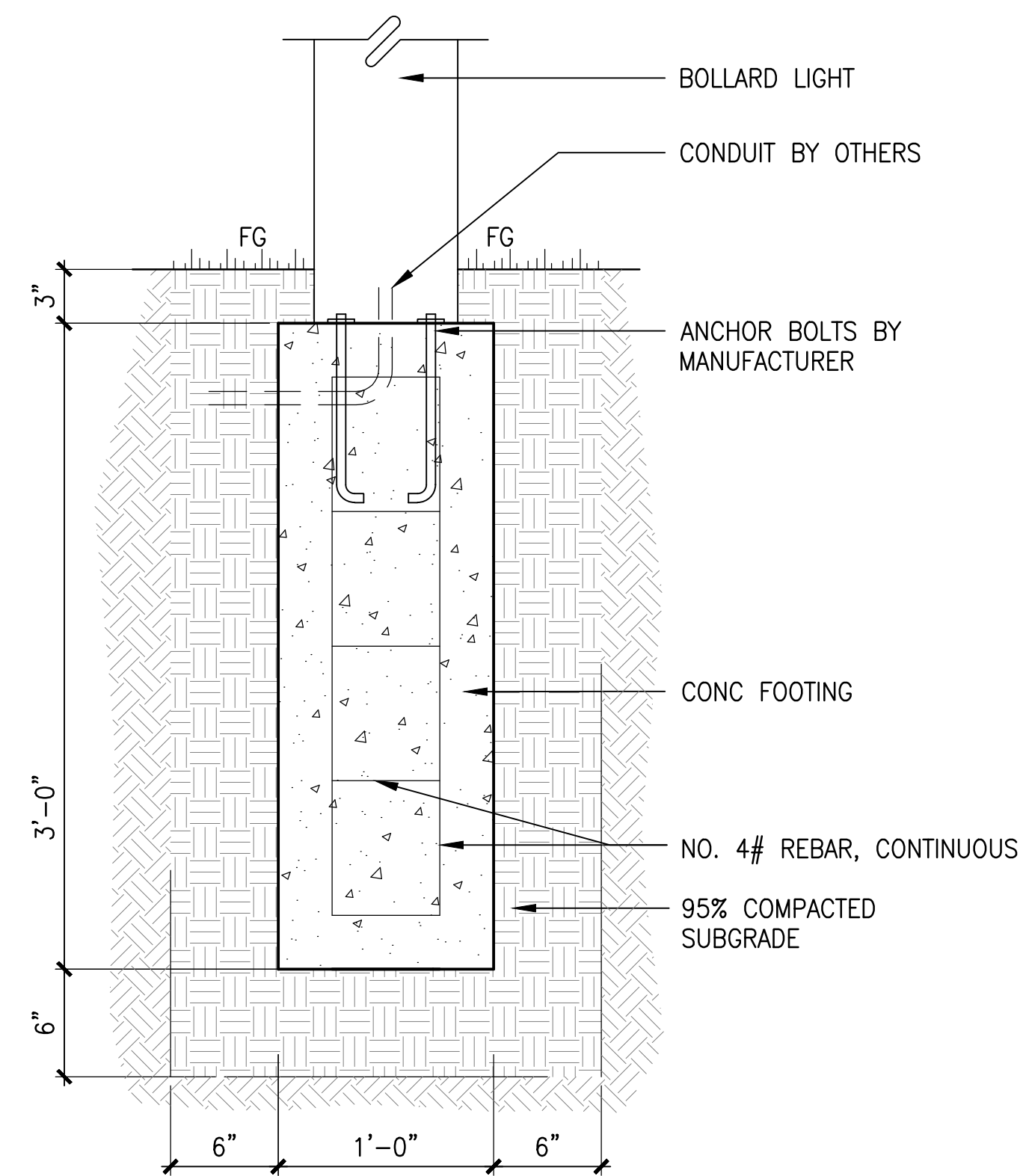
COMPANY: VICTOR STANLEY  
 MODEL: IRONSITES COLLECTION – S-42  
 COLOR: BLACK  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**(B) TRASH RECEPTACLE**  
 SCALE: NTS DT-FURN-TRASH



MANUFACTURER: RAB LIGHTING  
 MODEL: BLE24Y  
 COLOR: BRONZE  
 QUANTITY: 7 (TOTAL ON SITE)  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**(C) BOLLARD LIGHTING**  
 SCALE: NTS DT-BOLLARD LIGHTING



SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**(D) BOLLARD LIGHT CONCRETE FOOTING**  
 SCALE: 1 1/2" = 1'-0"



MANUFACTURER: RAB LIGHTING  
 MODEL: ALED478N-DIRECT BURY POLE-NO FOOTING  
 COLOR: BLACK  
 QUANTITY: 3 (TOTAL ON SITE)  
 POLE HEIGHT: 6'  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

**(E) OVERHEAD LIGHTING**  
 SCALE: NTS DT-OVERHEAD LIGHTING



COMPANY: AMERSTAR FENCING  
 MODEL: IMONTAGE PLUS  
 HEIGHT: 6'  
 COLOR: BLACK  
 SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS  
 NOTES: REFER TO LANDSCAPE PLANS FOR VINES TO BE PLANTED AND SPACING  
 USED AT BASE OF FENCE

**(F) VINE FENCE**  
 SCALE: NTS DT-FURN-FENC

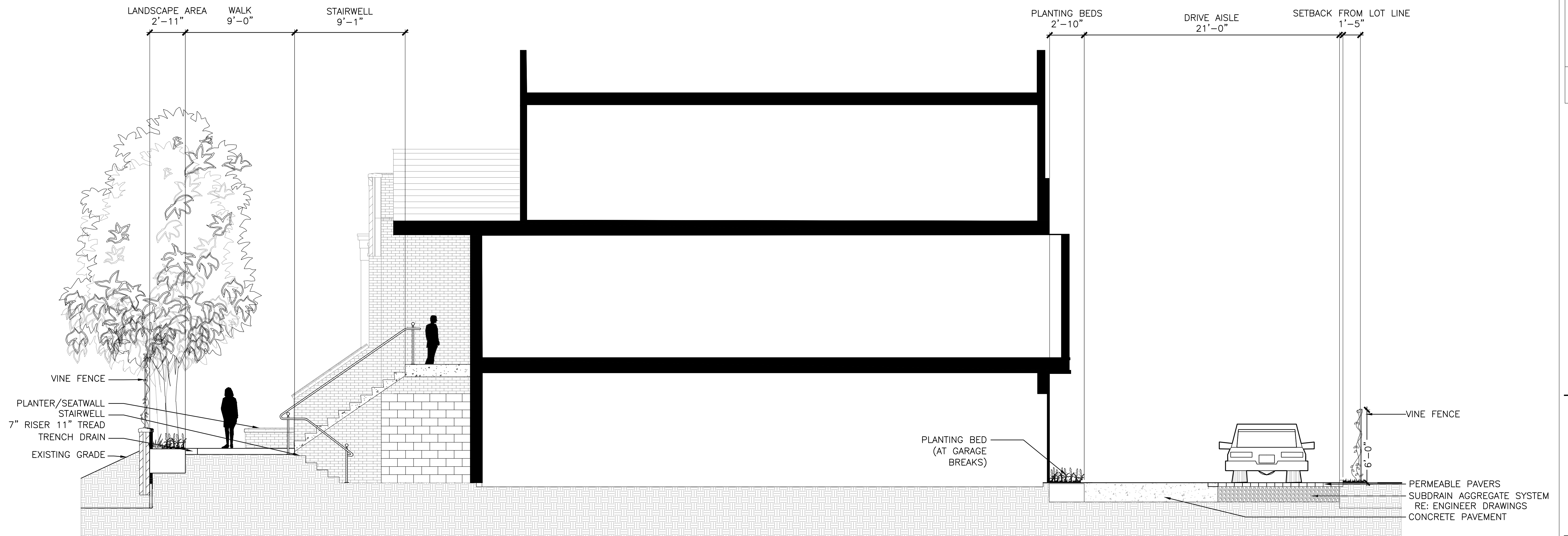
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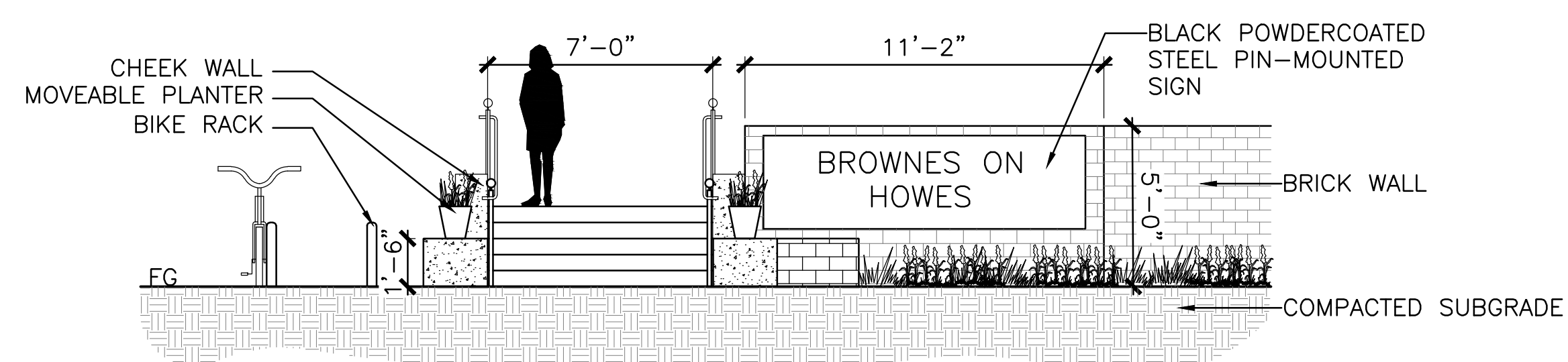
BROWNES ON HOWES  
**SITE DETAILS**  
 FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
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Sheet  
**LS503**



**A** SECTION-ELEVATION  
SCALE: 1/4"=1'-0"



**B** SECTION-ELEVATION  
SCALE: 1/4"=1'-0"

REV.	COMMENT	DATE

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**SITE DETAILS**  
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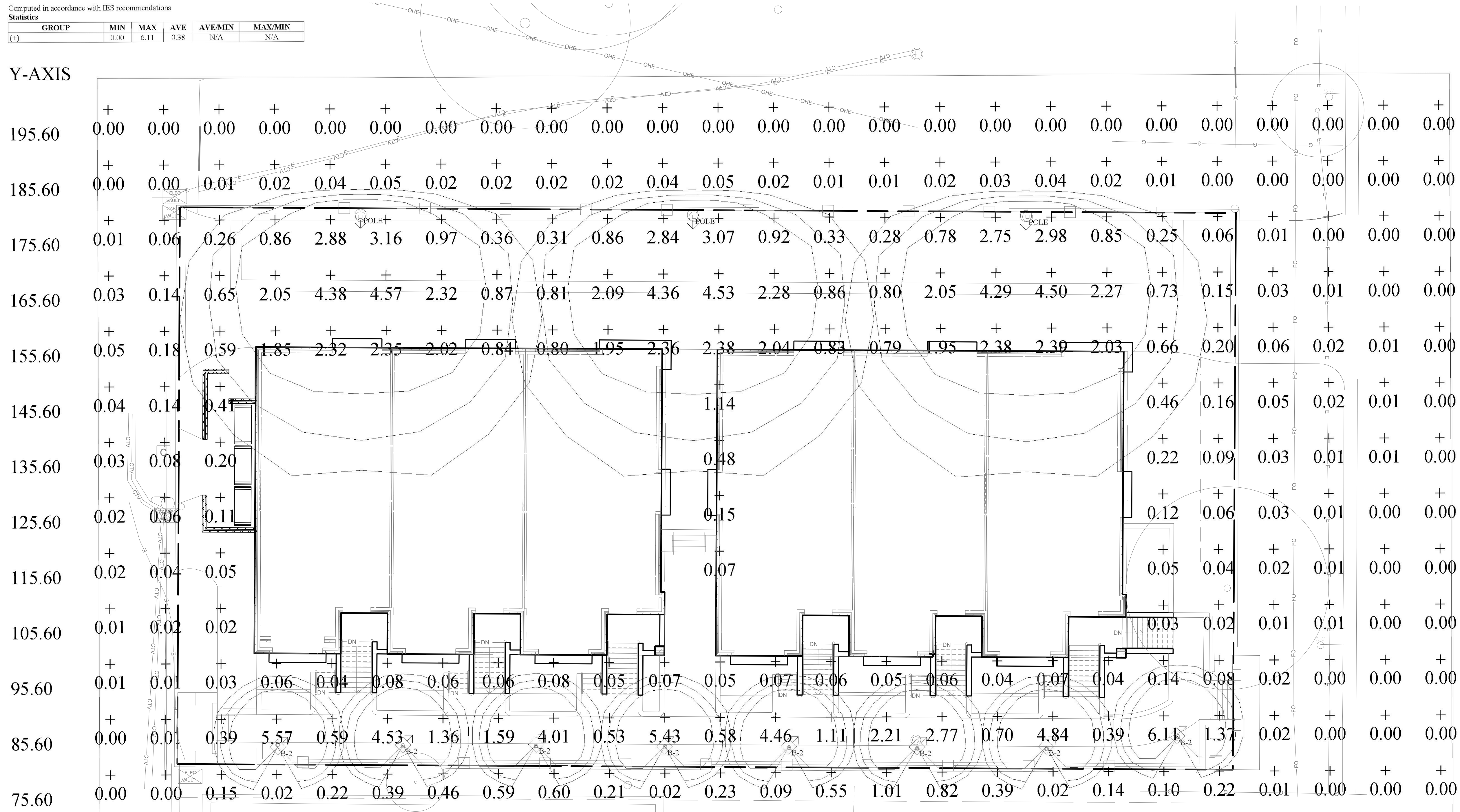
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**LS504**

Computed in accordance with IES recommendations

Statistics

GROUP	MIN	MAX	AVE	AVE/MIN	MAX/MIN
(+)	0.00	6.11	0.38	N/A	N/A

Y-AXIS

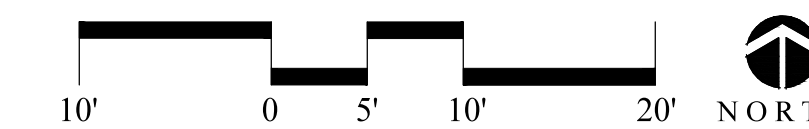


LIGHTING LEGEND:

- ⊕ OVERHEAD LIGHTING
- ⊙ BOLLARD LIGHTING

REV.	COMMENT	DATE

OVERALL LIGHTING PLAN



BROWNES ON HOWES

LIGHTING PLAN

FINAL DEVELOPMENT PLAN

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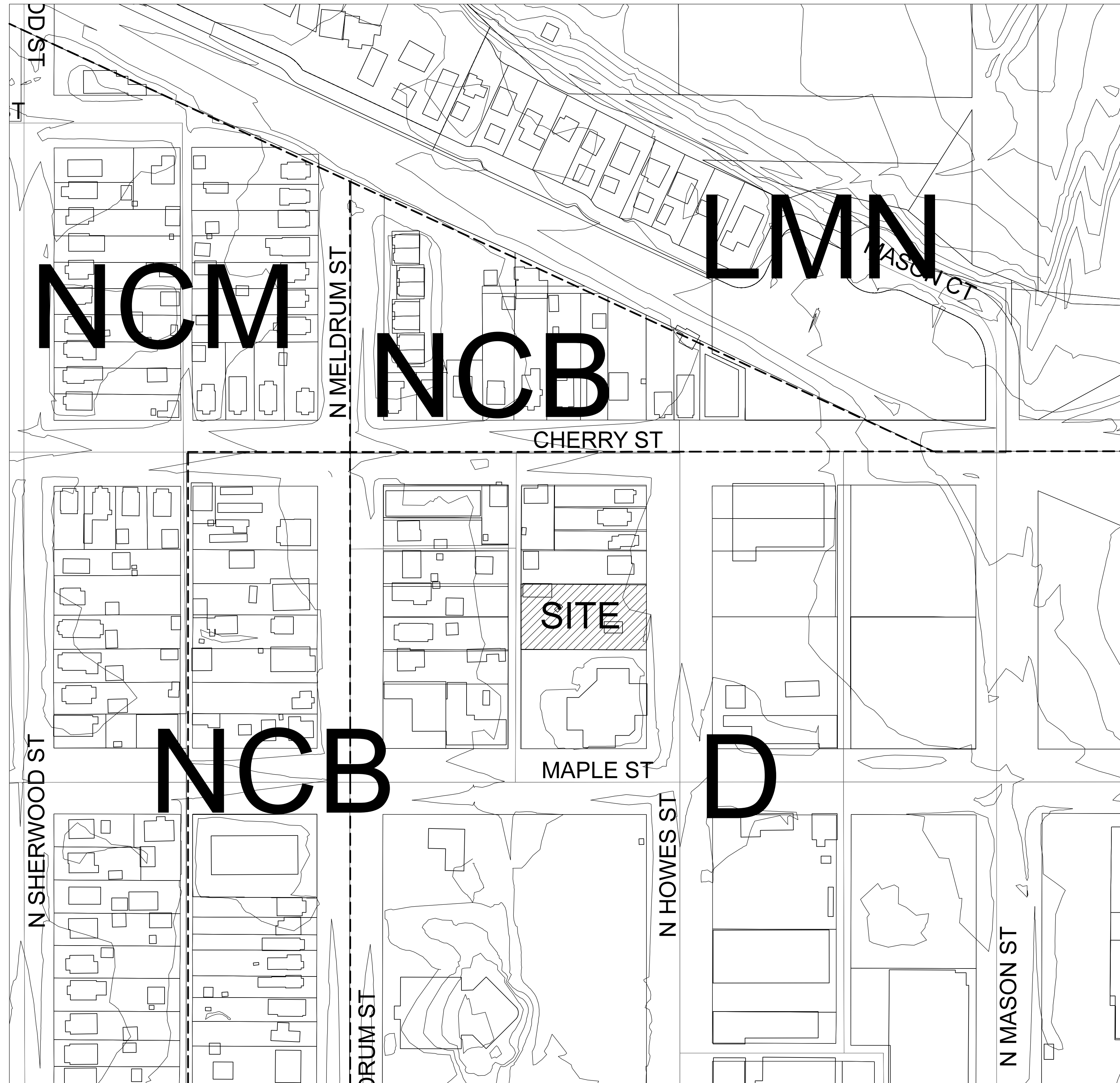
LL101

# BROWNS ON HOWES - LANDSCAPE PLANS

LEGAL DESCRIPTION:

LOTS 4 AND 5, BLOCK 43, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

TOGETHER WITH THE VACATED PORTION OF HOWES STREET ADJOINING SAID LOTS 4 AND 5 AS SET FORTH IN ORDINANCE RECORDED MARCH 22, 1890 IN BOOK 69 AT PAGE 261.



CONTEXT MAP



SHEET INDEX

- LP001 COVER
- LP101 TREE PROTECTION & MITIGATION PLAN
- LP102 LANDSCAPE PLAN
- LP501 LANDSCAPE DETAILS
- LP502 LANDSCAPE DEATILS

**OWNER'S CERTIFICATION**  
 THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNER'S OF THE 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.

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

OWNER (SIGNED) \_\_\_\_\_ DATE \_\_\_\_\_

(STATE OF \_\_\_\_\_ )  
 (COUNTY OF \_\_\_\_\_ )

SUBSCRIBED AND SWORN TO BE BEFORE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, BY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

ADDRESS \_\_\_\_\_

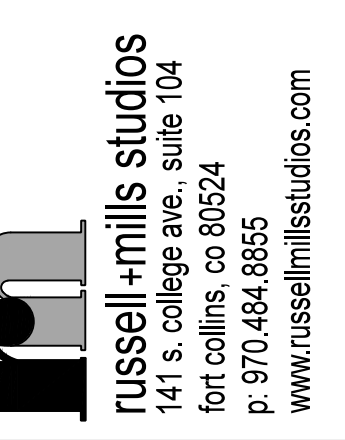
MY COMMISSION EXPIRES \_\_\_\_\_

DIRECTOR OF CURRENT PLANNING  
 APPROVED BY THE CURRENT DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

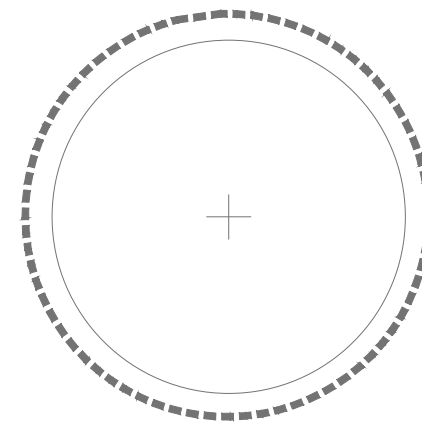
DIRECTOR OF CURRENT PLANNING \_\_\_\_\_

A FREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY STREET TREES ARE PLANTED IN PARKWAYS BETWEEN THE SIDEWALK AND CURB IN STREET MEDIANS. STREET TREE LOCATIONS AND NUMBERS MAY BE CHANGED TO MEET ACTUAL UTILITY/TREE SEPARATION STANDARDS. LANDSCAPE CONTRACTOR MUST OBTAIN APPROVAL OF STREET TREE LOCATIONS AND UTILITY LOCATES BEFORE PERMIT. 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.

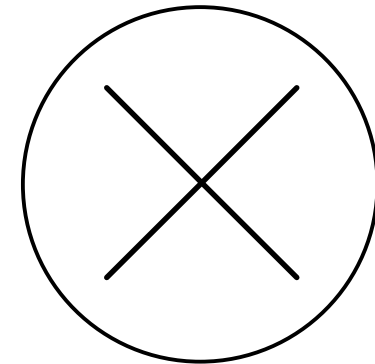
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**TREE MITIGATION LEGEND:**



PROTECT EXISTING TREE



REMOVE EXISTING TREE

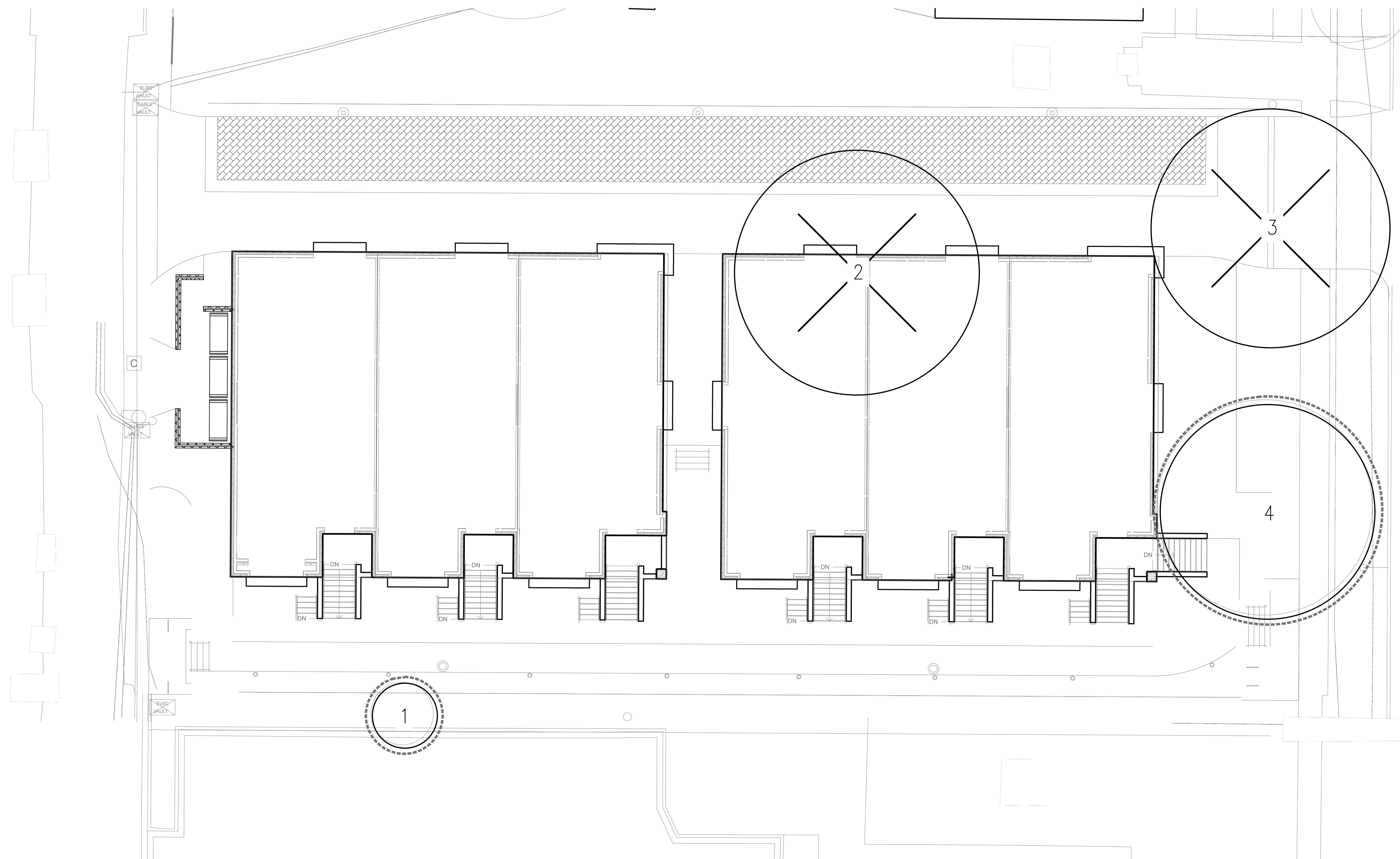
**TREE MITIGATION CHART**

NUMBER	SPECIES	APPROX. SIZE	CONDITION	MITIGATION TYPE
1	SIBERIAN ELM	7" CAL.	FAIR	PRESERVE
2	SIBERIAN ELM	13" CAL.	FAIR	REMOVE
3	SIBERIAN ELM	13" CAL.	FAIR	REMOVE
4	SIBERIAN ELM	13" CAL.	FAIR	PRESERVE

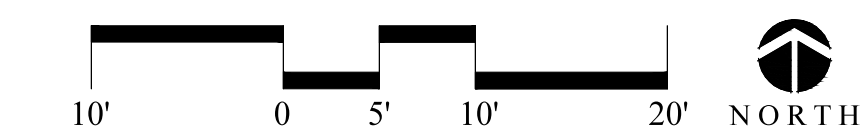
TOTAL MITIGATION TREES REQUIRED: 4

**TREE PROTECTION NOTES:**

1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
3. PRIOR AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
4. DURING CONSTRUCTION THERE SHALL BE NO CLEANING OF EQUIPMENT OR MATERIALS OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
5. NO DAMAGING ATTACHMENTS, WIRES, SIGNS OR PERMITS MAY BE FASTED TO ANY PROTECTED TREE.
6. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM THE TREE DIAMETER AT BREST HEIGHT AS DESCRIBED IN THE TREE PROTECTION CHART OF THE FORT COLLINS LAND USE CODE SECTION 3.2.1.



**TREE PROTECTION AND MITIGATION PLAN**



REV.	COMMENT	DATE

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BROWNES ON HOWES  
**TREE PROTECTION AND MITIGATION PLAN**  
 FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
 Drawn By: KV/MT  
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Sheet  
**LP101**



LANDSCAPE SCHEDULE	QTY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	% OF
<b>TOTAL DECIDUOUS TREES</b>						
2			TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	3" CAL.	6%
6			GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3" CAL.	17%
9			POPULUS TREMULA 'ERECTA'	SWEDISH COLUMNAR ASPEN	3" CAL.	25%
3			CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	8%
12			JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	1.5" CAL.	33%
4			QUERCUS ROBUR X Q. ALBA 'CRIMSHMIDT'	CRIMSON SPIRE OAK	1.5" CAL.	11%

**WATER BUDGET CHART\***

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	1,293.7 S.F.	18 GAL./SF	23,287 GAL.
MODERATE	1,203.8 S.F.	10 GAL./SF	12,038 GAL.
LOW	1,203.8 S.F.	3 GAL./SF	3,611 GAL.

TOTAL WATER USE = 38,936 GAL.  
 TOTAL LANDSCAPE AREA = 3,701 S.F.  
 GALLONS PER S.F. = 10.52 GAL./S.F.

\*BREAKDOWN OF AREAS:  
 HIGH = TURF LAWN  
 MEDIUM = HALF OF SHRUB BEDS  
 LOW = HALF OF SHRUB BEDS

THE INSTALLATION OF UTILITIES, IRRIGATION LINES, OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	0-2
3-4	3-4
5-9	5-9
10-14	10-14
15-19	15-19
OVER 19	OVER 19

<b>EVERGREEN SHRUBS</b>			
3		PINUS MUGO	MUGO PINE 5 GAL. L
<b>ORNAMENTAL GRASSES</b>			
64		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS 1 GAL.
29		HELICTOTRICHON SEMPERVIRENS	BLUE OATGRASS 1 GAL.
52		PANICUM VIRGATUM	SWITCHGRASS 1 GAL.
63		SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM 1 GAL.
92		SPOROBOLUS HETEROLEPIS	PRAIRIE DROP SEED 1 GAL.
<b>PERENNIALS</b>			
43		ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW 1 GAL. VL/L
32		ARTEMISIA FRIGIDA	FRINGED SAGE 1 GAL. VL
15		CLEOME SERRULATA	ROCKY MTN. BEE PLANT 1 GAL. VL/L
47		ECHINACEA PURPUREA	PURPLE CONEFLOWER 1 GAL. M
12		LINUM PERENNE	BLUE FLAX 1 GAL. L/M
13		PENSTEMON BARBATUS	SCARLET BUGLER PENSTEMON 1 GAL. L
4		PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER 1 GAL.

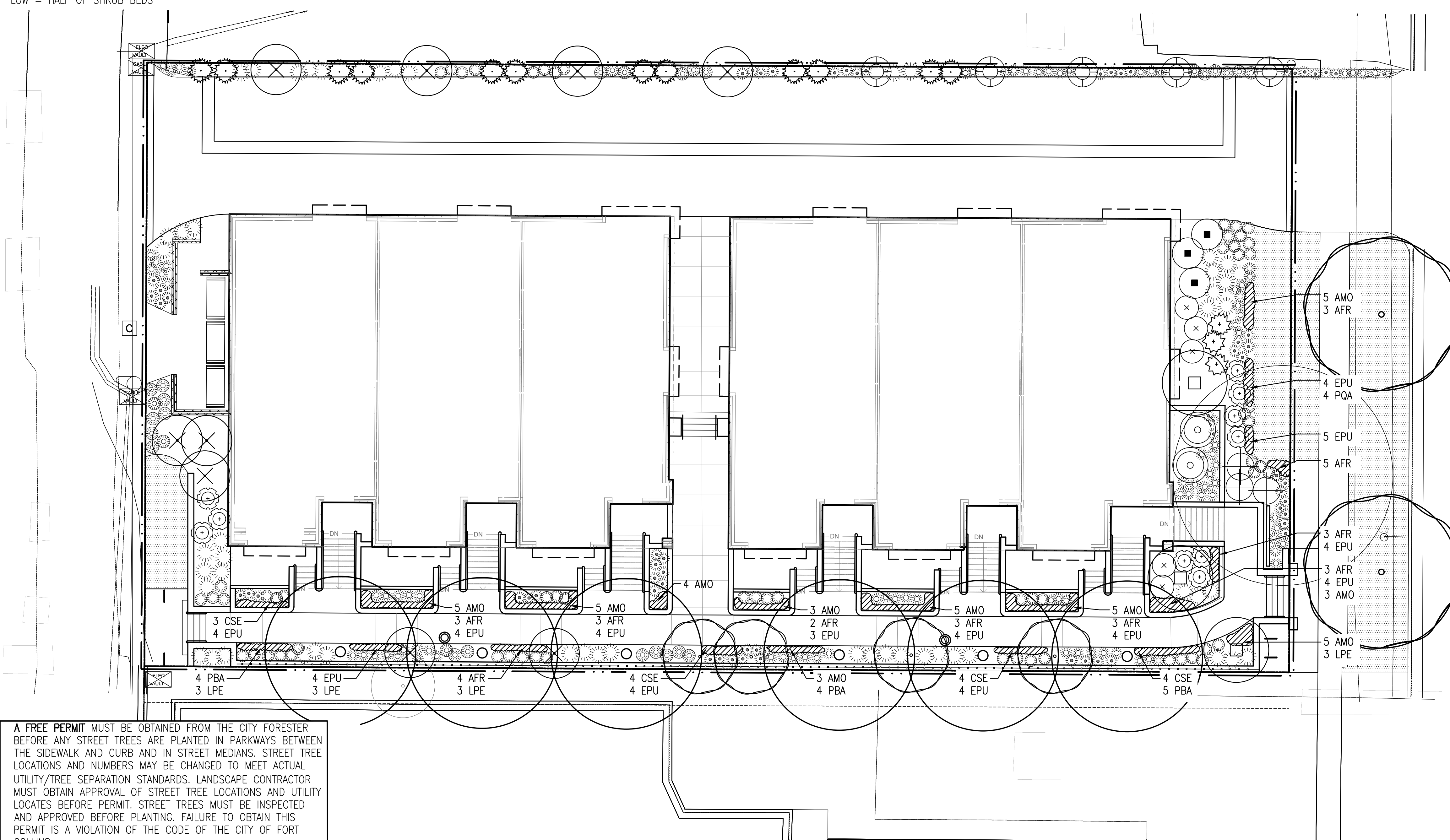
**LANDSCAPE LEGEND:**

- POA PRATENSIS
- KENTUCKY BLUEGRASS (HYDROZONE - HIGH)
- LANDSCAPE PLANTING

**LANDSCAPE NOTES**

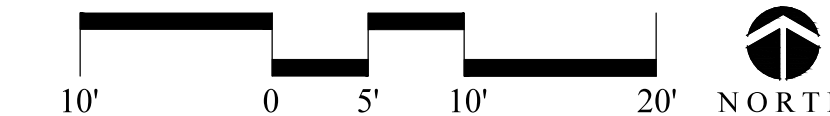
- ALL WORK SHALL CONFORM TO CITY OF FORT COLLINS CODES. ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HELED IN AND WATERED TO PREVENT DEHYDRATION.
- 6" SOIL MIX CONSISTING OF 20% ORGANIC COMPOST, 20" ORGANIC PEAT & 60% TOPSOIL SHALL BE TILLED IN TO ALL SHRUB BEDS. 4" OF SAME SHALL BE TILLED INTO ALL SEEDED AREAS.
- TREES SHALL NOT BE PLANTED CLOSER THAN FORTY FEET BETWEEN SHADE TREES AND STREET LIGHTS, FIFTEEN FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS, TWENTY FEET BETWEEN SHADE AND ORNAMENTALS TREES AND TRAFFIC CONTROL SIGNS AND DEVICES, TEN FEET BETWEEN TREES AND WATER OR SEWER MAINS, SIX FEET BETWEEN TREES OR SEWER SERVICE LINES, FOUR FEET BETWEEN TREES AND GAS LINES AND EIGHT FEET AWAY FROM DRIVEWAYS.
- THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN (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 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. CULTIVATION MORE THAN TWO (2) INCHES SHALL NOT OCCUR WITHIN THE DRIP LINE OF ANY EXISTING TREE SHOWN TO RETAIN.
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THE 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 FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
- 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 BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF DEVELOPMENT.
- THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL INSPECTION AND MAINTENANCE ACCEPTANCE BY THE CITY OF FORT COLLINS FORESTRY DIVISION. ALL STREET TREES MUST BE ESTABLISHED, AN APPROVED SPECIES AND OF ACCEPTABLE CONDITION PRIOR TO ACCEPTANCE.
- USE ORGANIC MULCH, SHREDDED CEDAR, GORILLA HAIR TYPE, 4" DEPTH.
- ALL TREES SHRUBS, PERENNIALS AND LAWN AREAS WILL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE FOR LARGE TREE WORK.
- ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE FOR LARGE TREE WORK.

- STREET TREES NOTES**
- A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THE 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 FAILURE TO OBTAIN THIS PERMIT MAY RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.
  - 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 BY THE CITY FORESTER FOR STREET TREES IN A PHASE SHALL RESULT IN A HOLD ON CERTIFICATE OF OCCUPANCY FOR FUTURE PHASES OF DEVELOPMENT.
  - THE DEVELOPER SHALL REPLACE DEAD OR DYING STREET TREES AFTER PLANTING UNTIL FINAL INSPECTION AND MAINTENANCE ACCEPTANCE 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 TREES SHALL BE SUPPLIED AND PLANTED BY THE DEVELOPER USING A QUALIFIED LANDSCAPE CONTRACTOR.



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 BE CHANGED TO MEET ACTUAL UTILITY/TREE SEPARATION STANDARDS. LANDSCAPE CONTRACTOR MUST OBTAIN APPROVAL OF STREET TREE LOCATIONS AND UTILITY LOCATES BEFORE PERMIT. 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.

**LANDSCAPE PLAN**

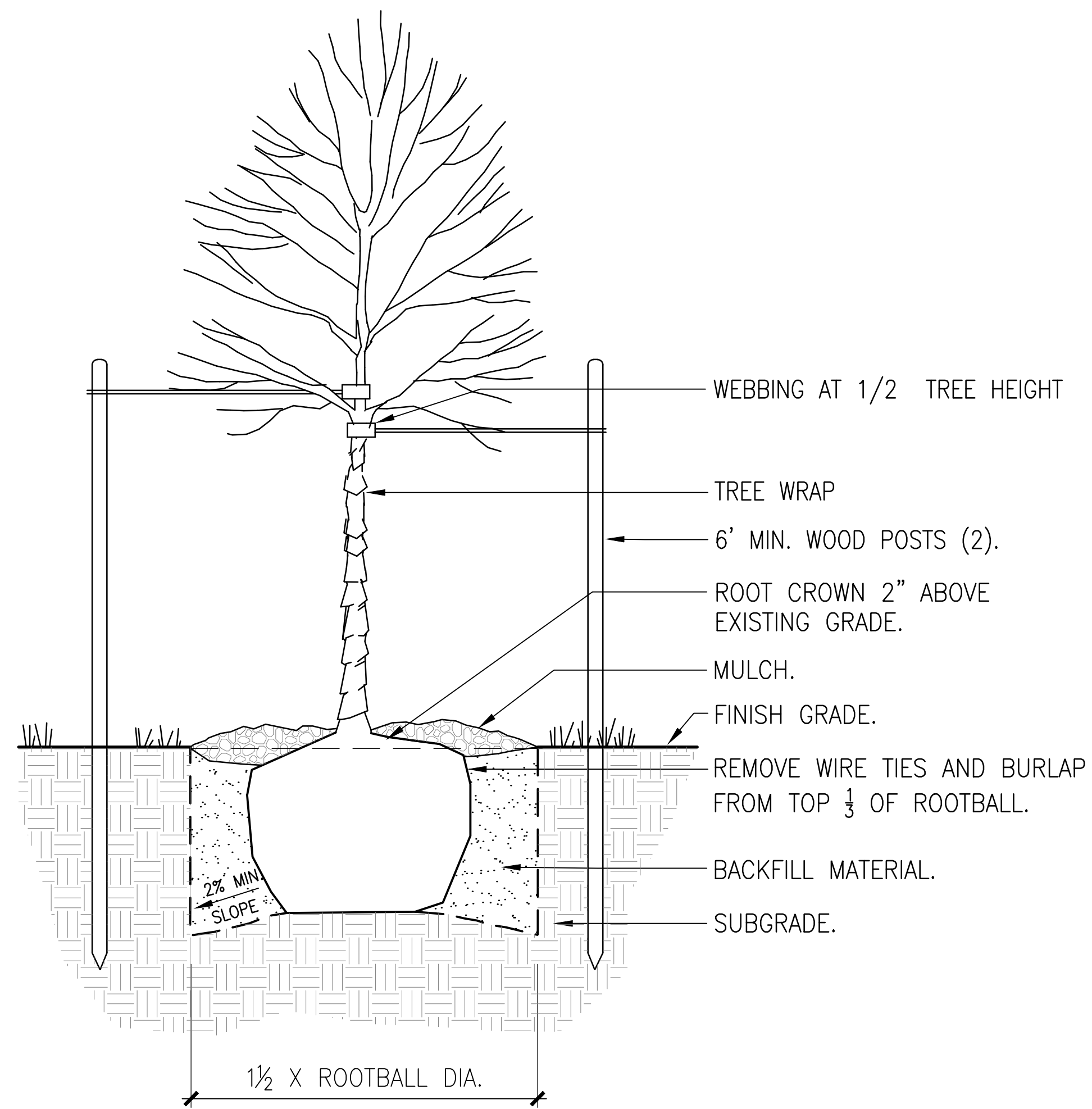


REV.	COMMENT	DATE

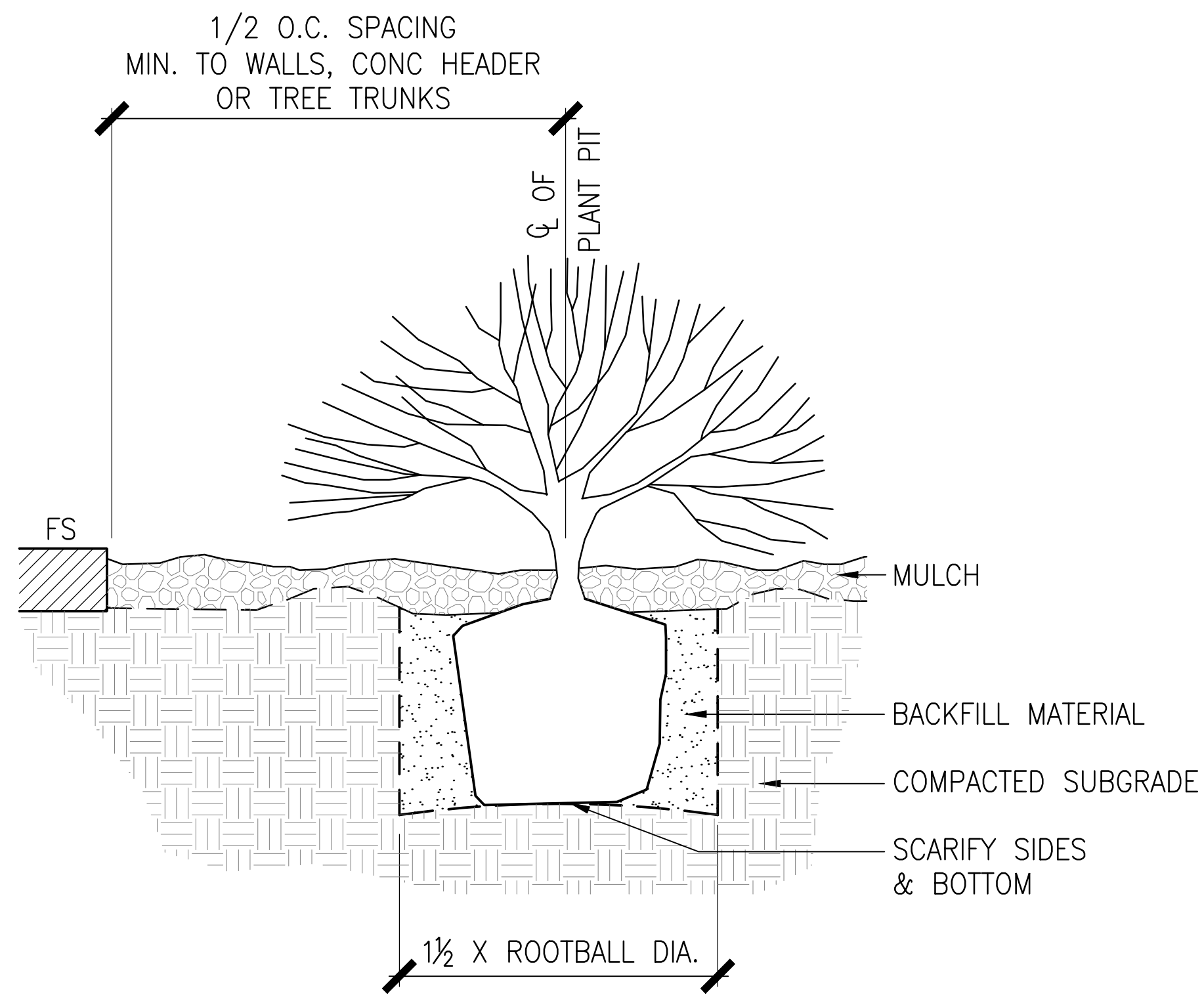
**russell+mills studios**  
 141 s. college ave., suite 104  
 fort collins, co 80524  
 p. 970.484.8865  
 www.russellmillsstudios.com

BROWNES ON HOWES  
**LANDSCAPE PLAN**  
 FINAL DEVELOPMENT PLAN

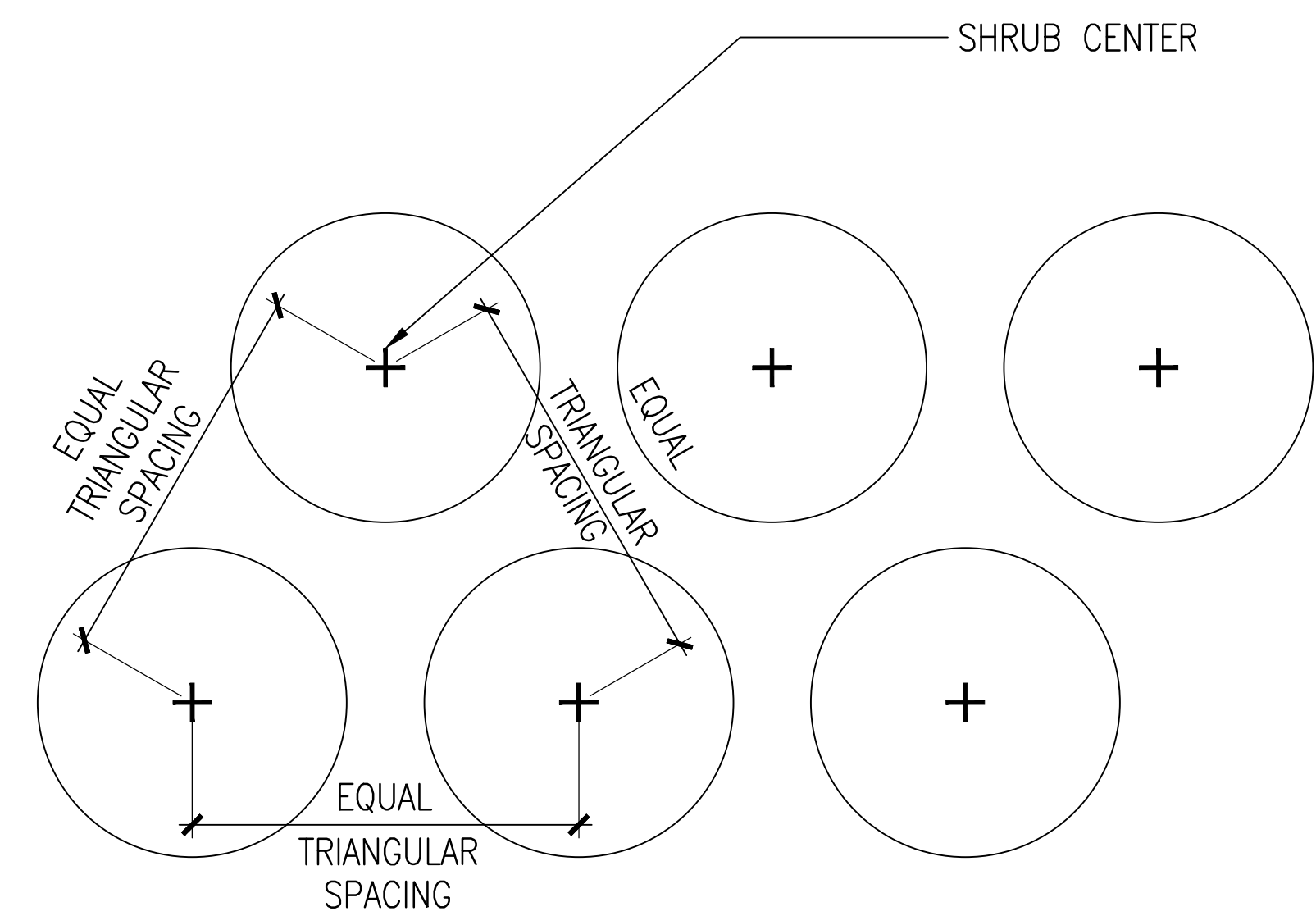
Date: 12-15-2014  
 Drawn By: KV/MT  
 Checked By: CR



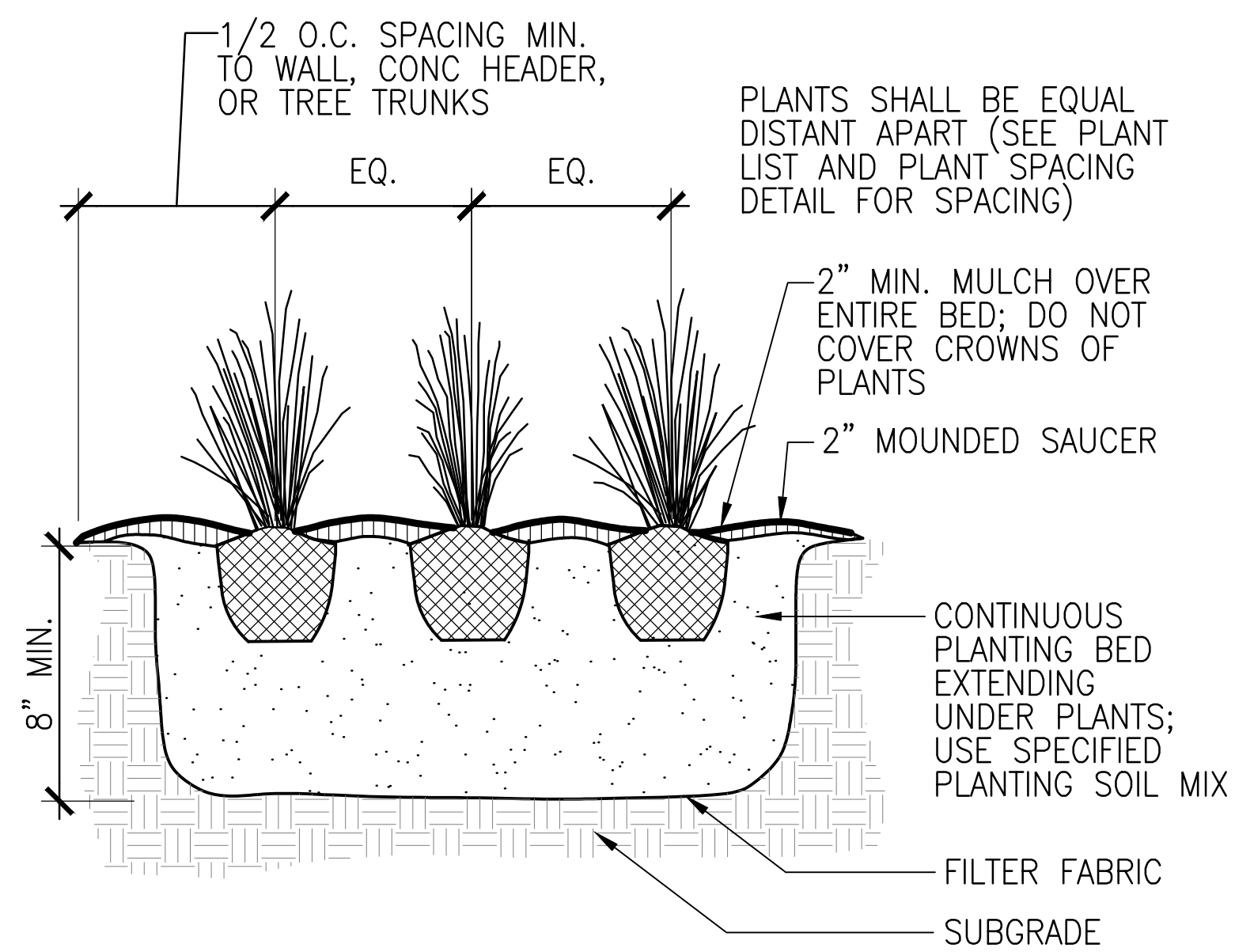
**A** DECIDUOUS TREE PLANTING  
SCALE: NTS DT-tree-Decid.dwg



**B** SHRUB PLANTING  
SCALE: NTS shrub.dwg



**C** TRIANGULAR SHRUB SPACING  
SCALE: NTS DT-PLNT-SHRB-SPAC



**D** PERENNIAL PLANTING  
SCALE: NTS DT-Perennial.dwg

REV.	COMMENT	DATE

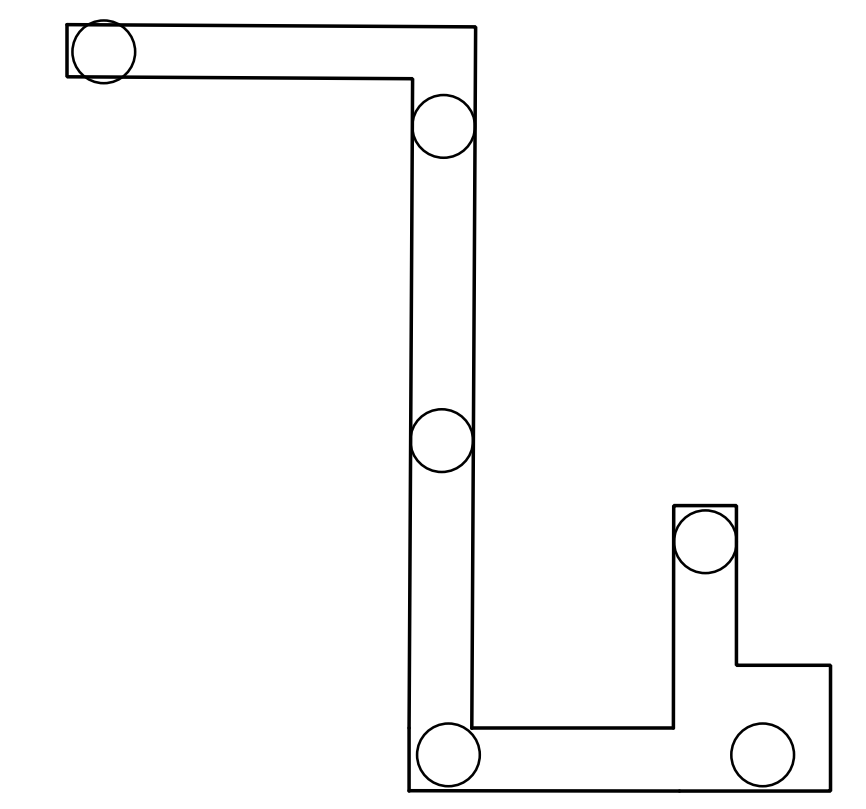
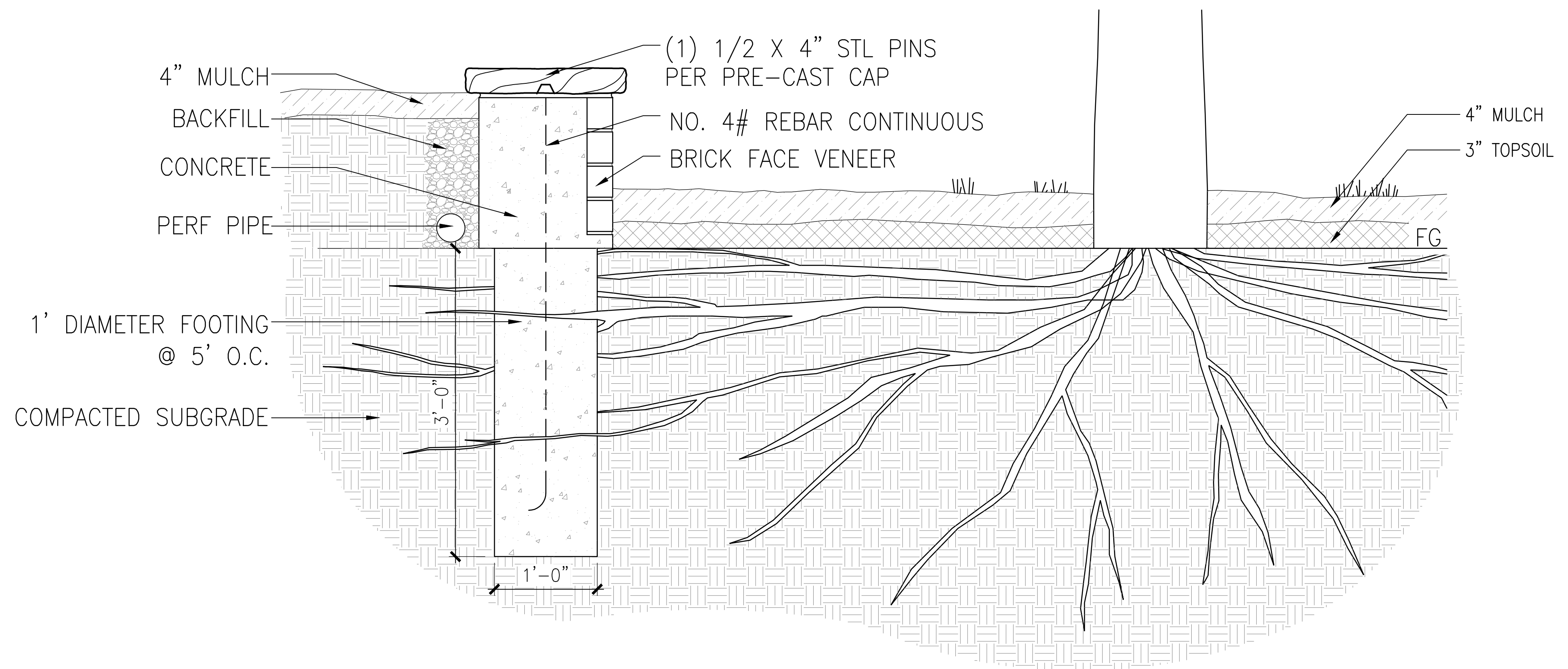
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fort collins, co 80524  
p: 970.484.8855  
www.russellmillsstudios.com

BROWNES ON HOWES  
**LANDSCAPE DETAILS**  
FINAL DEVELOPMENT PLAN

Date: 12-15-2014  
Drawn By: KV/MT  
Checked By: CR

Sheet  
**LP501**

REV.	COMMENT	DATE



SECTION

A

LANDSCAPE WALL

SCALE: 1"=1'-0"

DT-tree-Decid.dwg

PLAN

SCALE: 1/4"=1'-0"

BROWNES ON HOWES

LANDSCAPE DETAILS

FINAL DEVELOPMENT PLAN

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Date: 12-15-2014  
 Drawn By: KV/MT  
 Checked By: CR

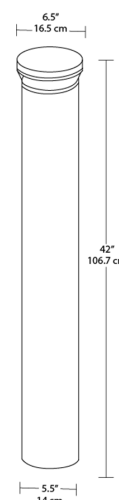
Sheet  
**LP502**

# BLEDR24Y

LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 12, 18 and 24 Watt versions that provide 90, 180, 270 and 360 degree lighting patterns.

Color: Bronze

Weight: 18.6 lbs



## LED Info

Watts: 24W  
 Color Temp: 3000K (Warm)  
 Color Accuracy: 82  
 L70 Lifespan: 100000  
 LM79 Lumens: 1161  
 Efficacy: 38 LPW

## Driver Info

Type: Constant Current  
 120V: 0.26A  
 208V: 0.18A  
 240V: 0.15A  
 277V: 0.14A  
 Input Watts: 30W  
 Efficiency: 79%

## Technical Specifications

### UL Listing:

Suitable for wet locations.

### LEDs:

6W multi-chip, long-life LEDs

### Lifespan:

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

### Driver:

Two Drivers, Constant Current, Class 2, 100-277V, 50/60 Hz, 4kV Surge Protection, 100-240VAC 0.3 - 0.15 A, 277VAC 0.03 A.

### THD:

10.9% at 120V

### Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

### Cold Weather Starting:

Minimum starting temperature is -40°F/-40°C

### Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

### Housing:

Die-cast aluminum with extruded aluminum bollard shaft

### Lens:

Clear, vandal-resistant polycarbonate

### Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

### Reflector:

Specular polycarbonate

### Gaskets:

High-temperature silicone gaskets seal out moisture

### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture 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 C78.377-2011

### Finish:

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

### Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED fixtures 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.

### Patents:

The design of BLEDR is protected by patents pending in US, Canada, China, Taiwan and Mexico.

**Warranty:**

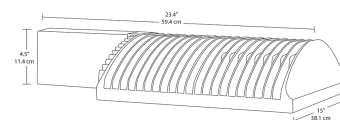
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

# ALED4T78N

Specification Grade Area lights available in IES Type IV distributions. For use in parking lots, roadways, pathways and general area lighting. Mounts to 4" square steel poles at 15-25'. Designed to replace 250W Metal Halide Area Lights. Patent Pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs



## LED Info

Watts: 78W  
 Color Temp: 4000K (Neutral)  
 Color Accuracy: 82  
 L70 Lifespan: 100000  
 LM79 Lumens: 6673  
 Efficacy: 84 LPW

## Driver Info

Type: Constant Current  
 120V: 0.66A  
 208V: 0.41A  
 240V: 0.35A  
 277V: 0.30A  
 Input Watts: 79W  
 Efficiency: 98%

## Technical Specifications

### UL Listing:

Suitable for wet locations as a downlight.

### Lumen Maintenance:

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

### IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

### Effective Projected Area:

EPA = 0.75

### LEDs:

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

### Driver:

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

### THD:

4.4% at 120V, 12.8% at 277V

### Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

### Surge Protection:

4kV

### Cold Weather Starting:

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

### Thermal Management:

Superior heat sinking with external Air-Flow fins.

### Housing:

Die cast aluminum housing, lens frame and mounting arm.

### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture 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.

### 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.

### Surge Protector:

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

### Green Technology:

Mercury and UV free.

ALED4T78N - continued

**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.

**Replacement:**

The ALED78 replaces 250W Metal Halide Area Lights.

**California Title 24:**

See ALED4T78/D10, ALED4T78/BL, ALED4T78/PCS, ALED4T78/PCS2, or ALED4T78/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. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

**For use on LEED Buildings:**

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

**Dark Sky Approved:**

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

**Country of Origin:**

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

**Buy American Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

**Recovery Act (ARRA) Compliant:**

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

**Trade Agreements Act Compliant:**

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

**GSA Schedule:**

Suitable in accordance with FAR Subpart 25.4.



**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado

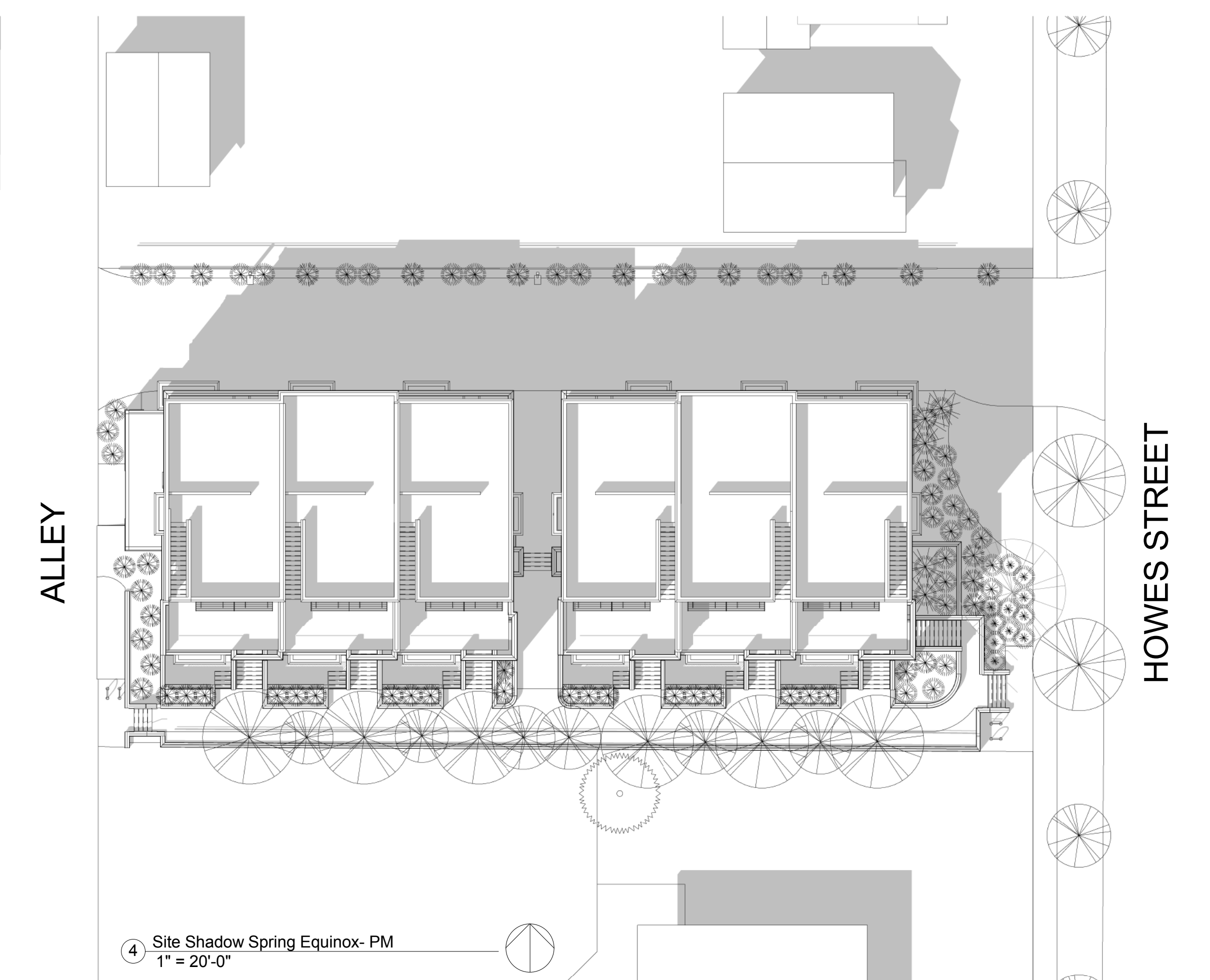
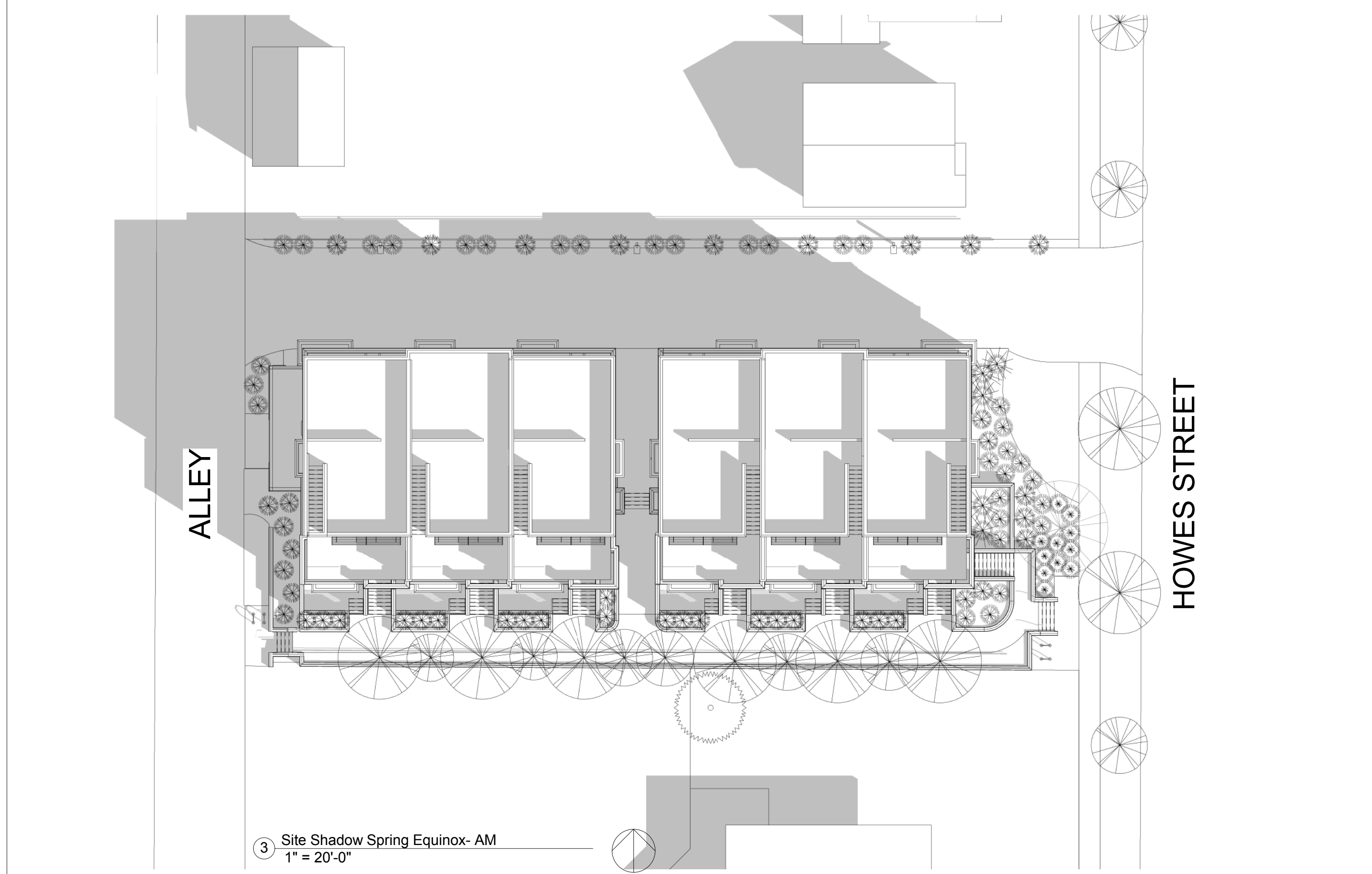
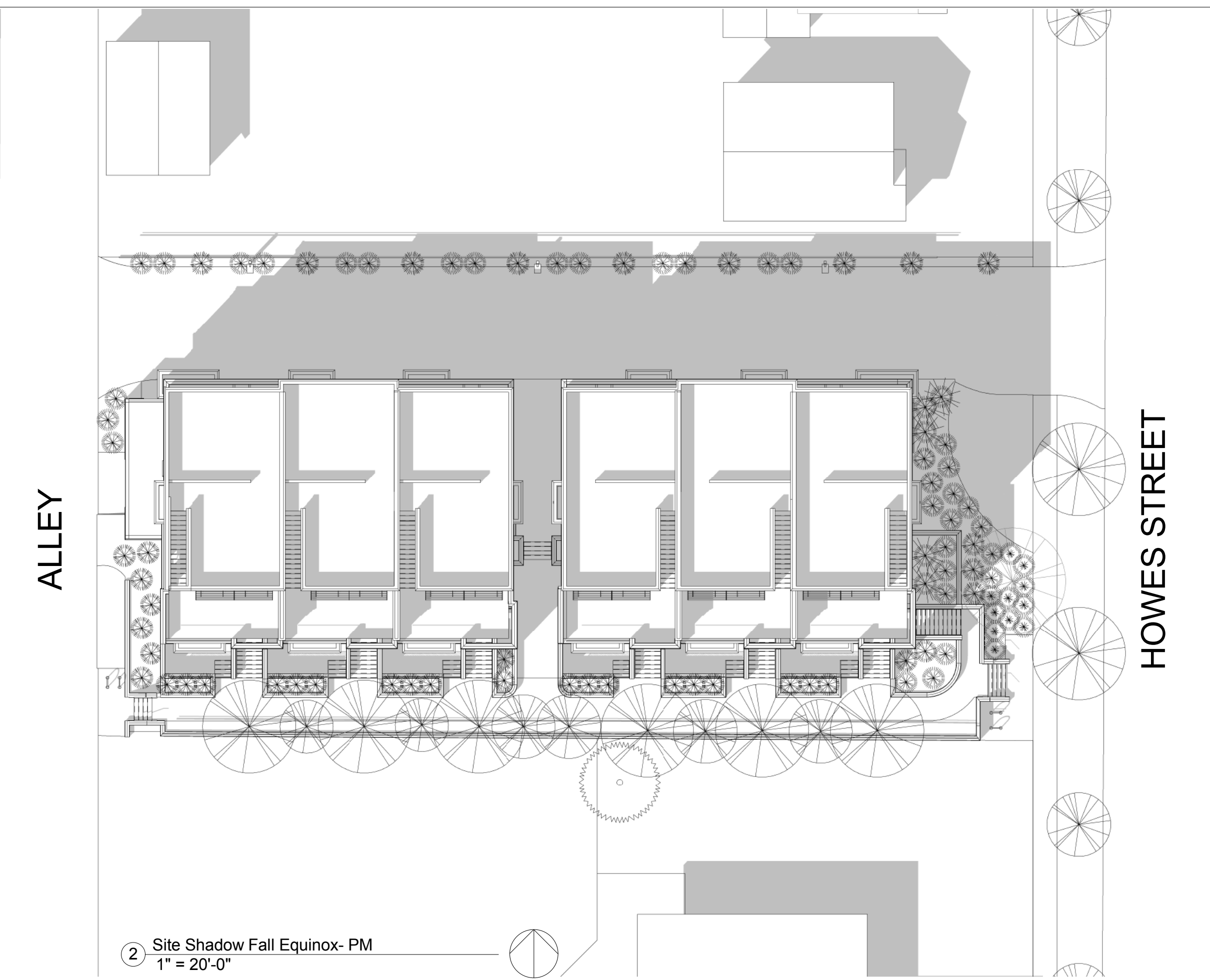
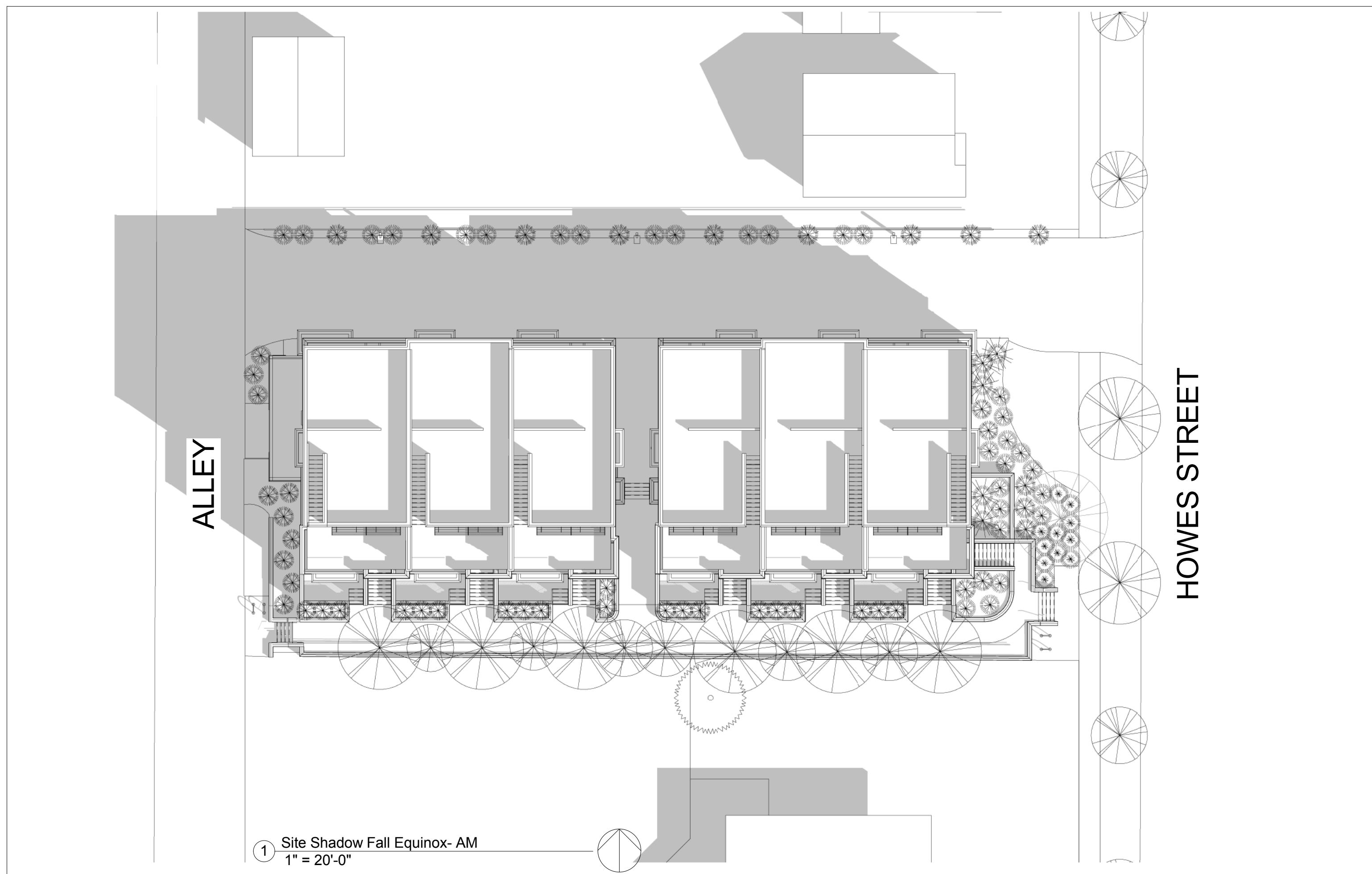
No.	Description	Date
	PUD SUBMITTAL	11.19.14
	REVISION 1	12.12.14

**SHADOW STUDIES**

Project number	Project Number
Date	12.12.14
Drawn by	HMS
Checked by	HMS

**A1.1**

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**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado

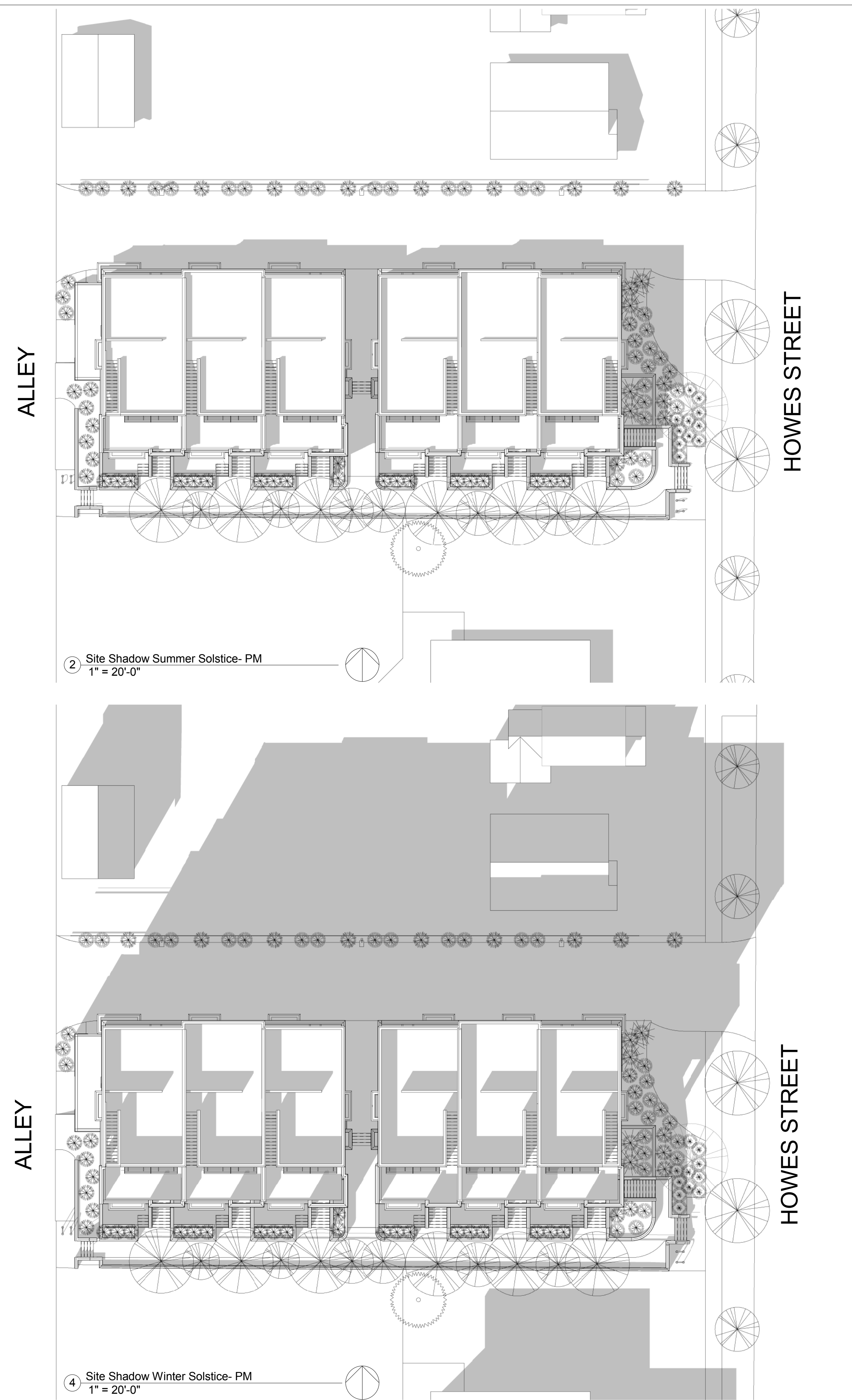
No.	Description	Date
	PUD SUBMITTAL	11.19.14
	REVISION 1	12.12.14

**SHADOW STUDIES**

Project number	Project Number
Date	12.12.14
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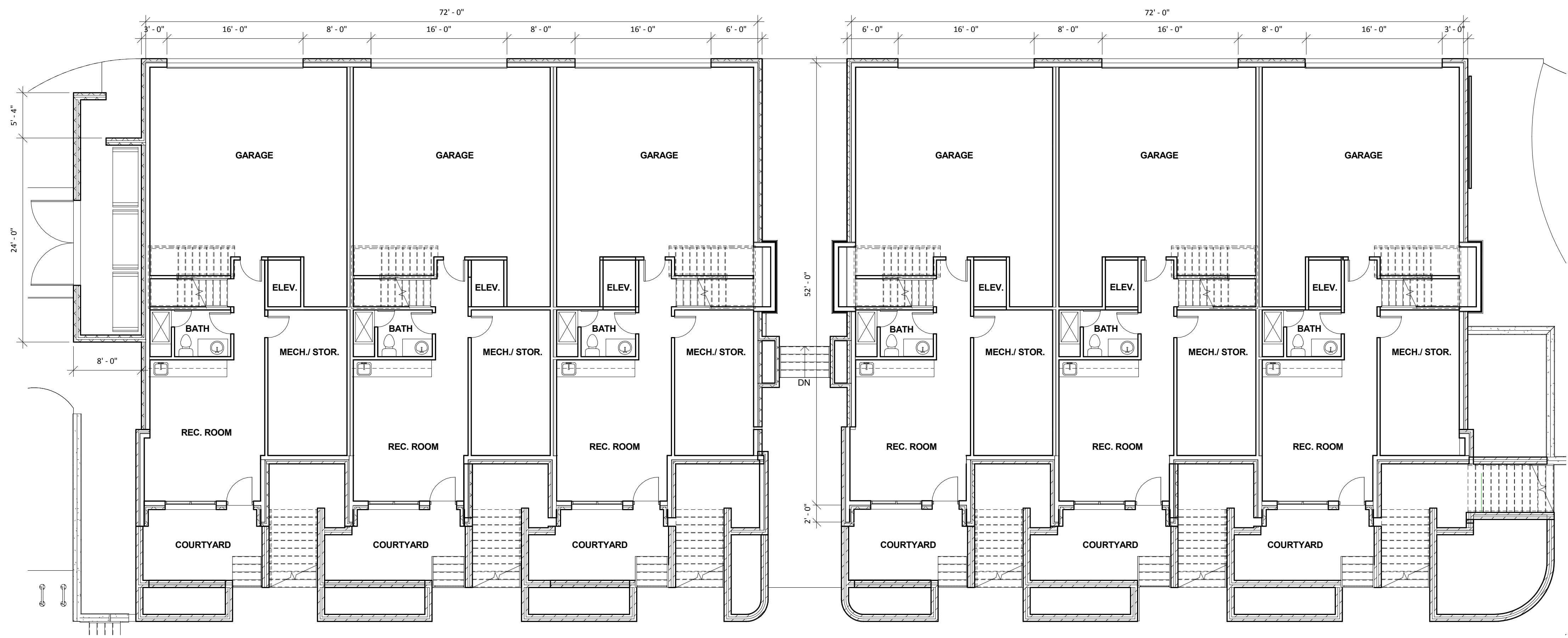
**A1.2**

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2 MAIN LEVEL  
1/8" = 1'-0"



1 LOWER LEVEL  
1/8" = 1'-0"

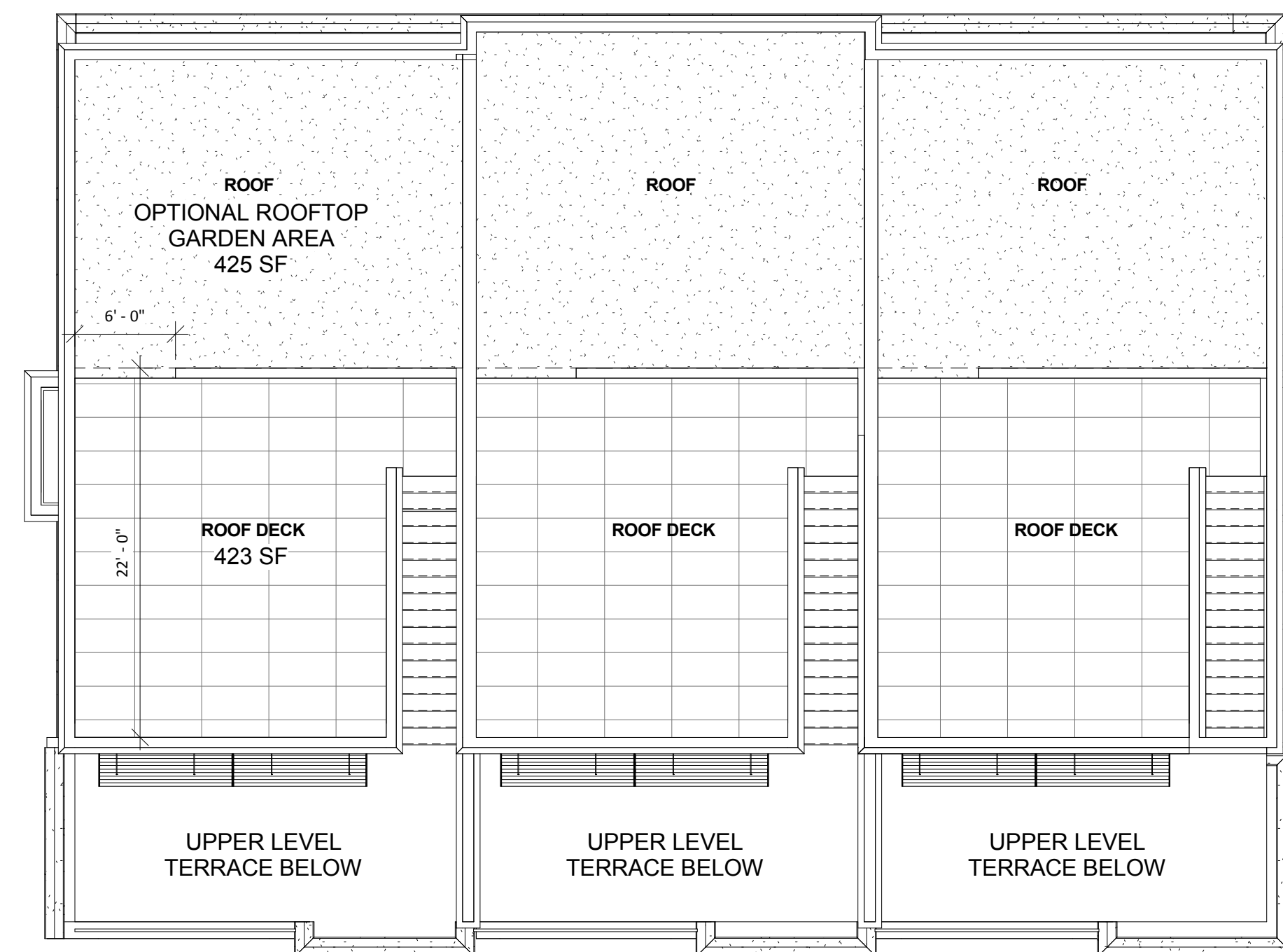
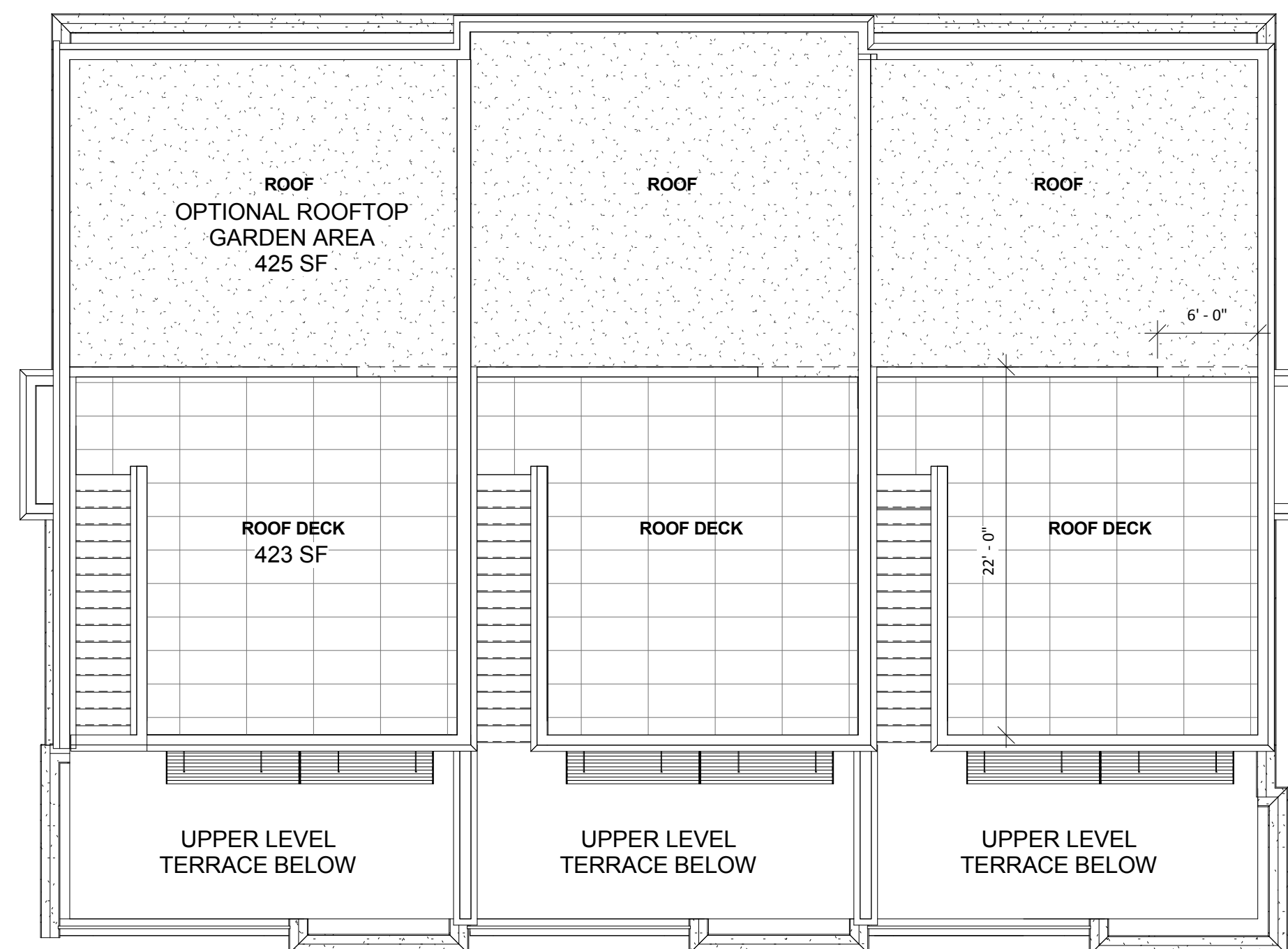
**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado

No.	Description	Date
	PUD SUBMITTAL	11.19.14
	REVISION 1	12.12.14

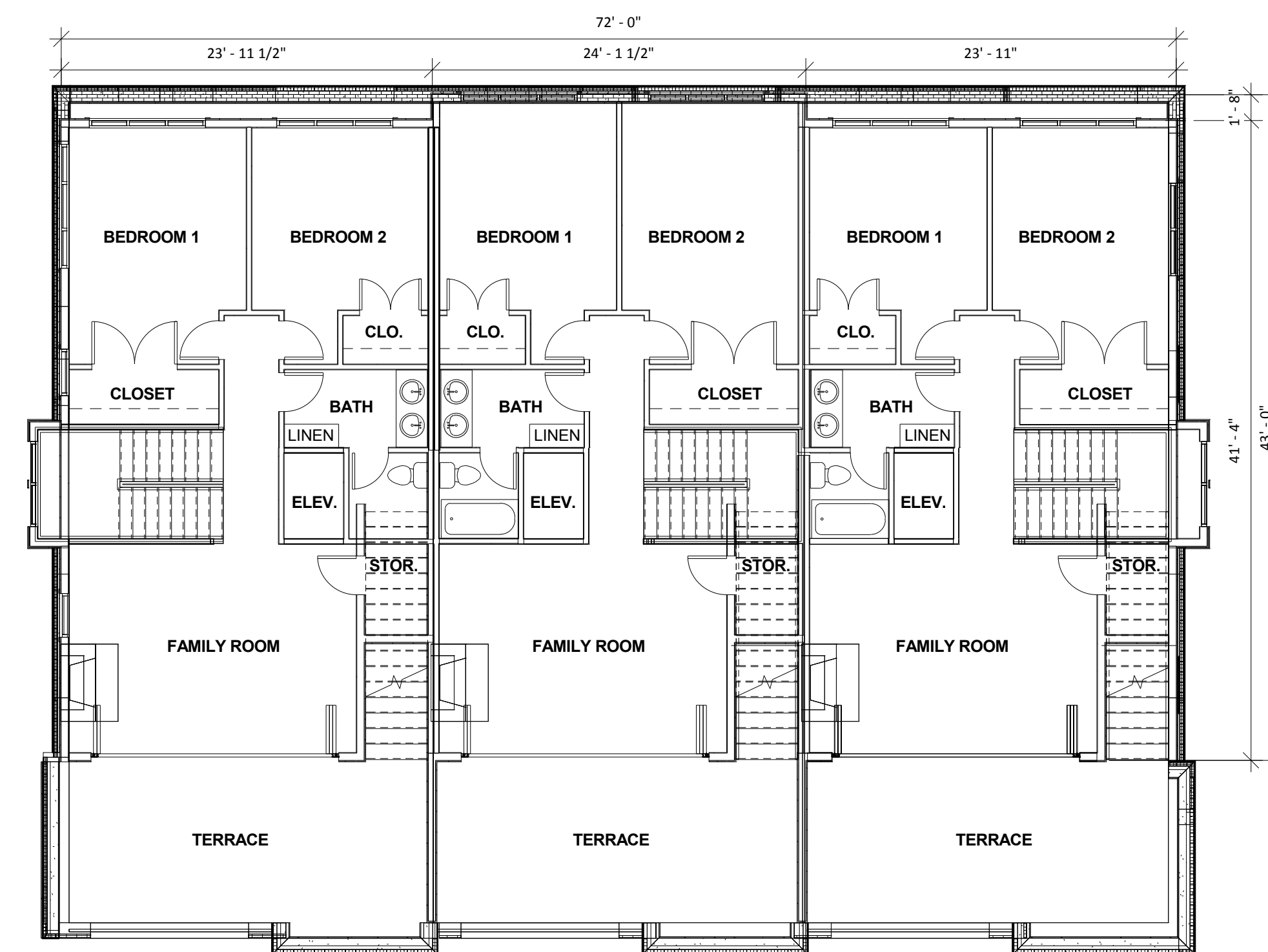
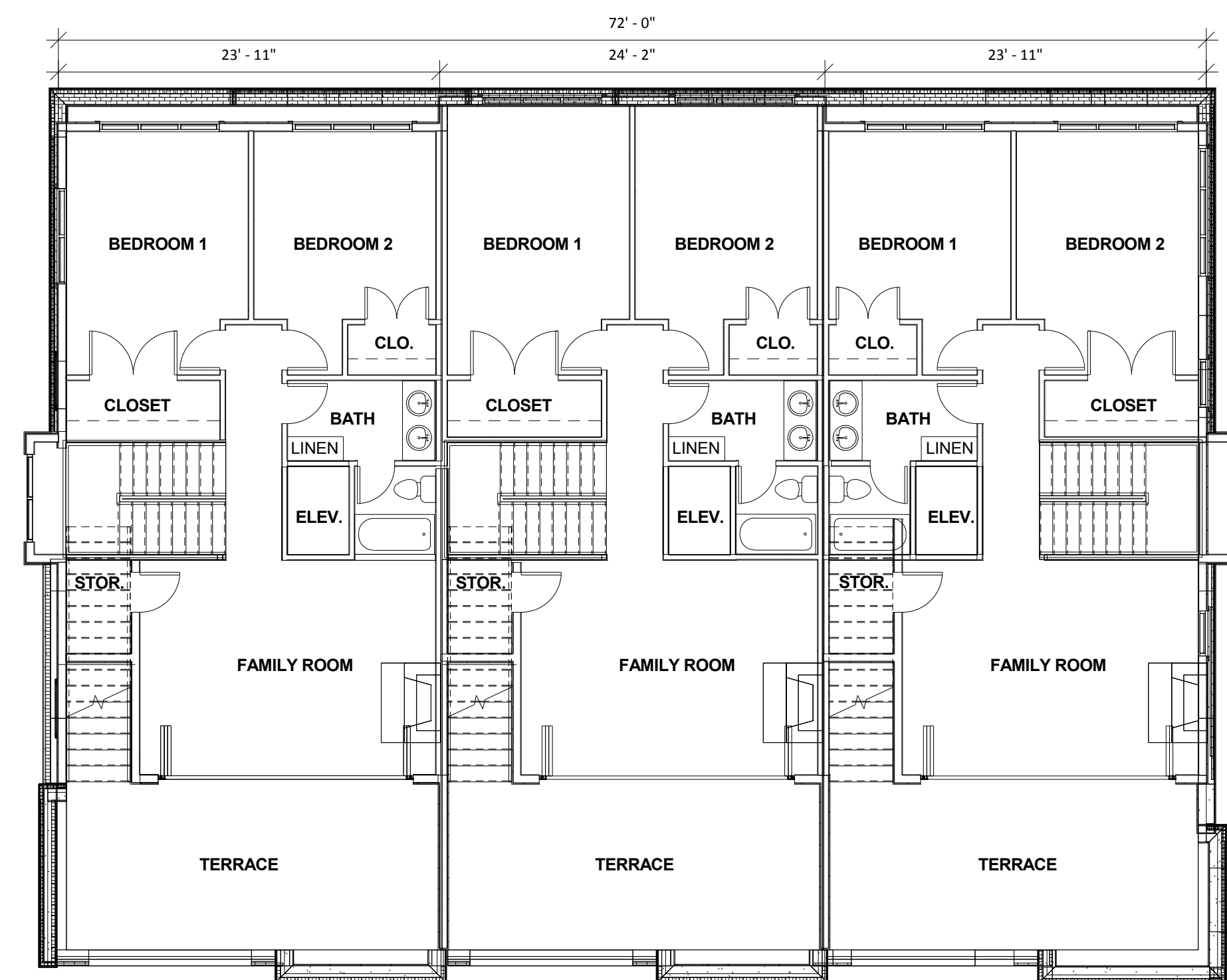
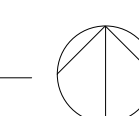
**LOWER LEVEL AND MAIN LEVEL FLOOR PLANS**

Project number	Project Number
Date	12.12.14
Drawn by	HMS
Checked by	HMS

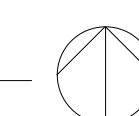
**A2.1**



2 ROOF  
1/8" = 1'-0"



1 UPPER LEVEL  
1/8" = 1'-0"



**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado

No.	Description	Date
	PUD SUBMITTAL	11.19.14
	REVISION 1	12.12.14

**UPPER LEVEL FLOOR & ROOF PLANS**

Project number	Project Number
Date	12.12.14
Drawn by	HMS
Checked by	HMS

**A2.2**

No.	Description	Date
	PUD SUBMITTAL	11.19.14
	REVISION 1	12.12.14

**EXTERIOR ELEVATIONS**

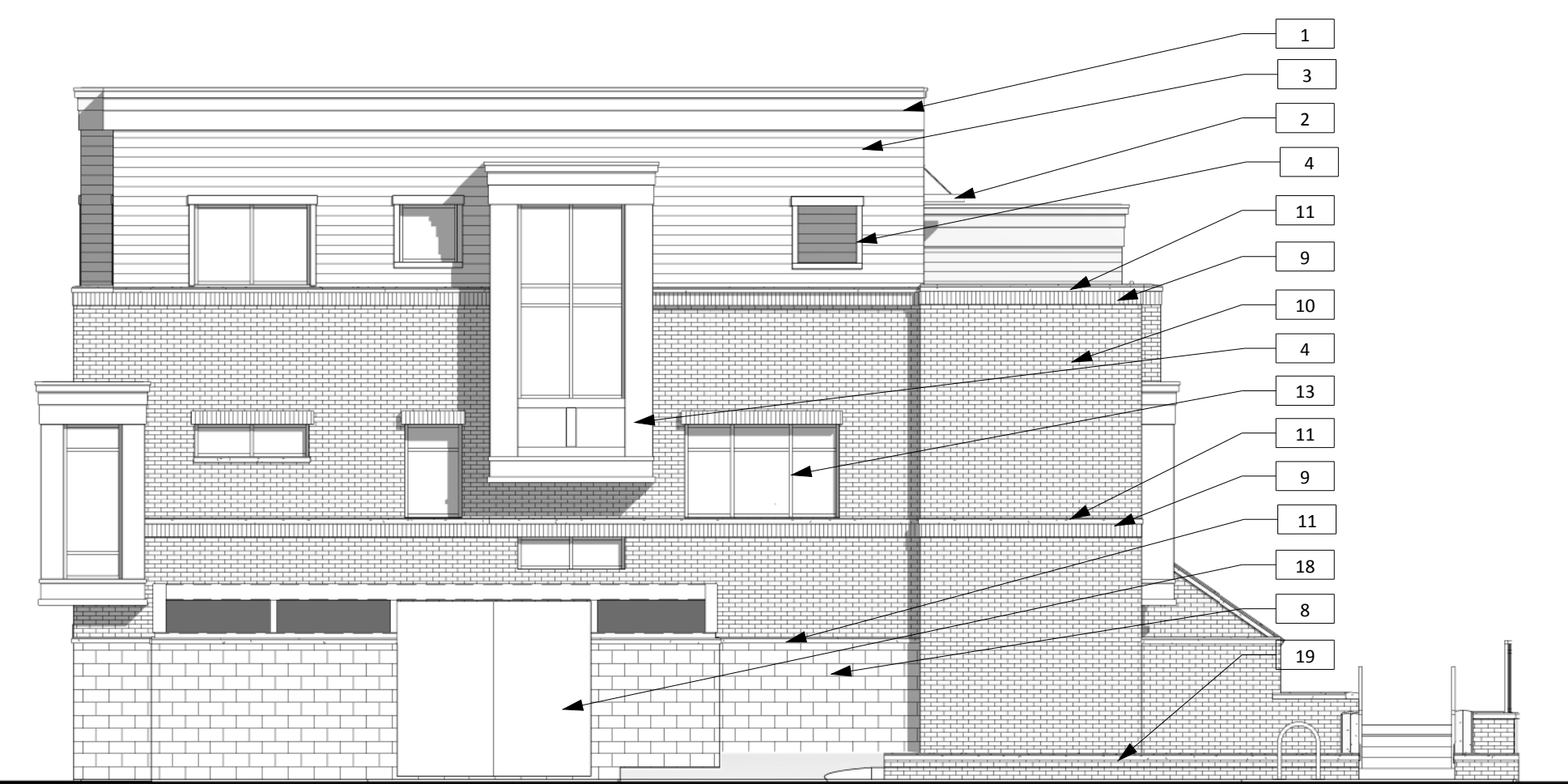
Project number	Project Number
Date	12.12.14
Drawn by	HMS
Checked by	HMS

**A3.1**



① NORTH ELEVATION  
1/8" = 1'-0"

ELEVATION KEYNOTES	
Key Value	Keynote Text
1	BUILT-UP CORNICE- PAINT (COLOR: CREAM)
2	METAL SUN SHADE (COLOR: BLACK)
3	SMOOTH TEXTURE CEMENT FIBER HORIZONTAL LAP SIDING- PAINT (COLOR: TAN)
4	SMOOTH TEXTURE CEMENT FIBER TRIM- PAINT (COLOR: CREAM)
5	BUILT-UP SMOOTH TEXTURE CEMENT FIBER TRIM- PAINT (COLOR: CREAM)
6	METAL RAILING (COLOR: BLACK)
7	PRE-CAST CONCRETE CAP (COLOR: TAN)
8	GROUND FACE CMU BLOCK (COLOR: TAN WITH RED AGGREGATE TO COMPLIMENT BRICK)
9	BRICK SOLDIER COURSE (COLOR: RED)
10	BRICK RUNNING BOND (COLOR: RED)
11	PRE-CAST CONCRETE (COLOR: TAN)
12	CONCRETE STOOP AND STAIRS
13	ALUMINUM WINDOWS (COLOR: BLACK)
14	DECORATIVE WOOD ENTRY DOOR- PAINT (COLOR: VARIES BY UNIT)
15	FOLDING GLASS WALL (COLOR: BLACK)
16	INSULATED METAL OVERHEAD DOOR (COLOR: CREAM)
17	INSULATED METAL DOOR WITH HALF LITE- PAINT (COLOR: BLACK)
18	METAL TRASH ENCLOSURE GATE- PAINT (COLOR: TAN)
19	BRICK RETAINING/SEATING WALL (COLOR: RED) W/ PRE-CAST CONCRETE CAP (COLOR: TAN)
20	BUILDING-MOUNTED TRELLIS OR ARTWORK- DESIGN & EXTENTS TBD



② WEST ELEVATION  
1/8" = 1'-0"



③ EAST ELEVATION  
1/8" = 1'-0"

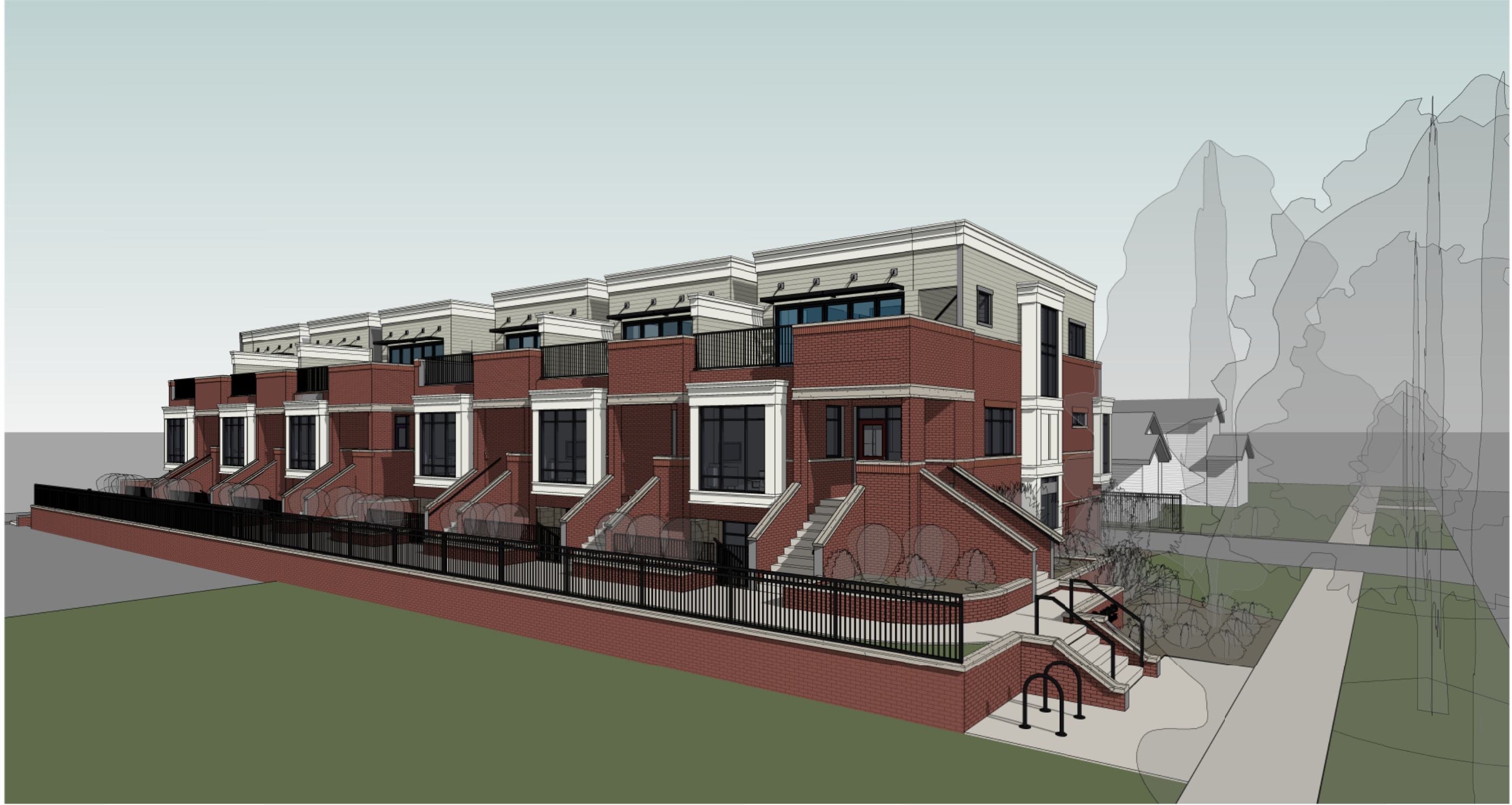
**NOTE**

1. ALL MECHANICAL & ELECTRICAL EQUIPMENT TO BE PAINTED TO MATCH THE BUILDING OR SCREENED.

2. ALL GAS & ELECTRIC METERS TO BE PAINTED TO MATCH THE BUILDING.



④ SOUTH ELEVATION  
1/8" = 1'-0"



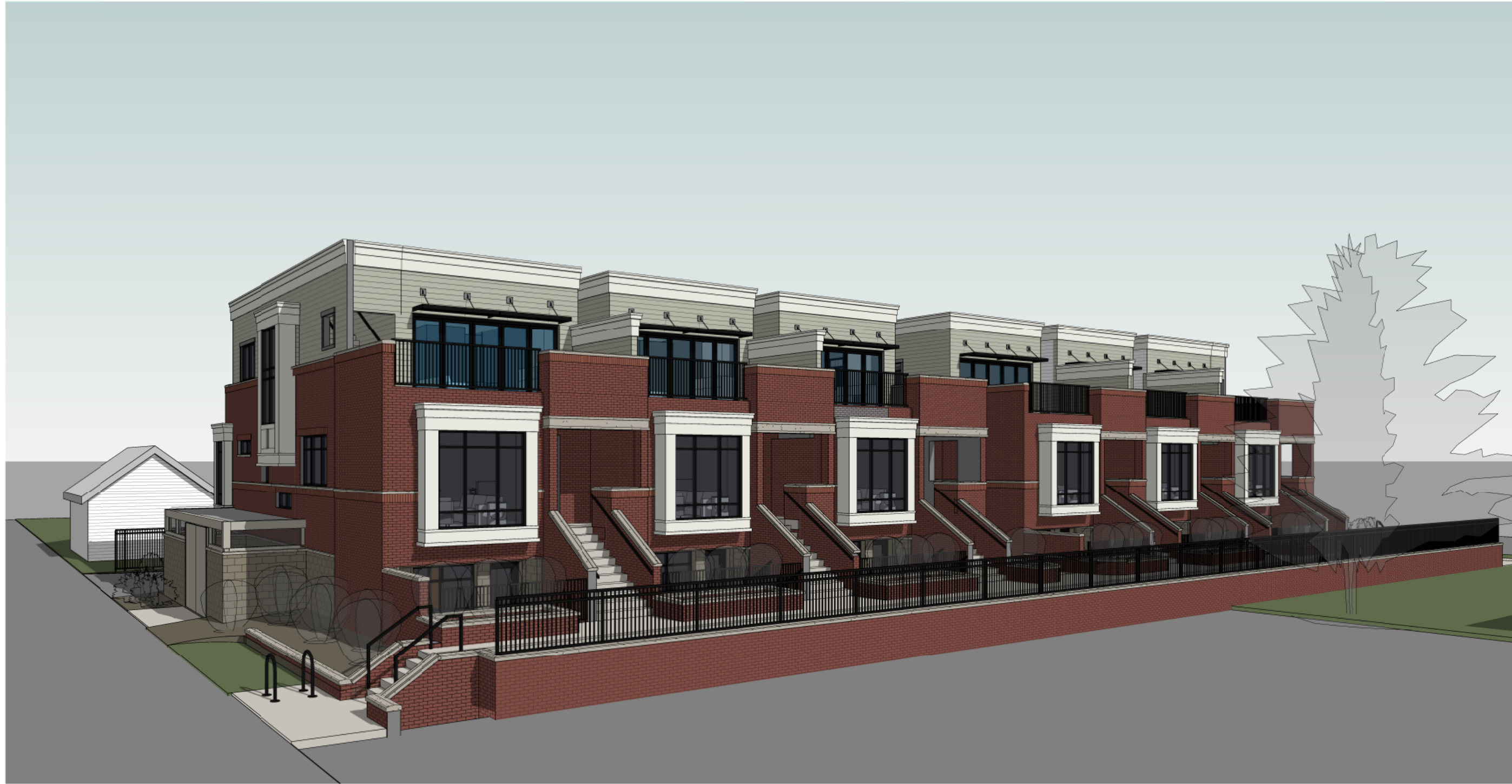
① SOUTHEAST VIEW

3-D PERSPECTIVE

12.16.14

**s t u d i o**  
a r c h i t e c t u r e  
715 west mountain avenue  
fort collins, colorado 80521  
phone: 970.231.1040  
e-mail: [heidishuff@gmail.com](mailto:heidishuff@gmail.com)

**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado



① SOUTHWEST VIEW

3-D PERSPECTIVE

12.16.14



① NORTHEAST VIEW

3-D PERSPECTIVE

12.16.14



① NORTHWEST VIEW

3-D PERSPECTIVE

12.16.14

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**BROWNES ON HOWES**  
315 N. Howes Street  
Fort Collins, Colorado





① SOUTHEAST VIEW 2

3-D PERSPECTIVE

12.16.14

**S**  
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① EAST VIEW

**BROWNES ON HOWES**  
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**Brownes on Howes Final Development Plan**

Modification Request – Downtown/Civic Center zone district allowable materials

Modification Request – 5’ Drive aisle setback

12.17.2014

**MODIFICATION REQUEST –**

**Cement fiber lap siding as an allowable material on upper floor building façade in Downtown/Civic Center zone district**

The applicant requests a modification of standard for allowable exterior façade materials outlined in 4.16(D)(5)(e).

Relevant LUC section 4.16(D)(5)(e) Canyon Avenue and Civic Center: *Exterior facade materials. All street-facing facades shall be constructed of high quality exterior materials for the full height of the building. Such materials, with the exception of glazing, shall include stone, brick, clay units, terra cotta, architectural pre-cast concrete, cast stone, prefabricated brick panels, architectural metals or any combination thereof.*

The applicant requests a modification under the following rationale:

1. Due to the project’s contextual setting, the use of cement fiber lap siding as a complementary material is **nominal and inconsequential** and is appropriate when used to complement allowable materials such as brick, architectural pre-cast concrete and architectural metals. The project site is located near the northern edge of the Civic Center Zone District, with a dominant surrounding land use consisting of single family detached residential. Lap siding of various types is used throughout this residential area.
2. The use of cement fiber lap siding **is equal to or better than** any of the allowable materials due to the contextual setting of the project, where it is desirable to utilize materials found on neighboring residential structures, thereby responding to the existing neighborhood character while still utilizing brick as the dominant material on the ground and main floor in conformance with the Downtown/Civic Center zone district standard for allowable materials.

**MODIFICATION REQUEST –**

**Reduction of 5’ landscape area buffer from lot line to parking drive aisle from 5’ to a range between 2’4” and 1’4”**

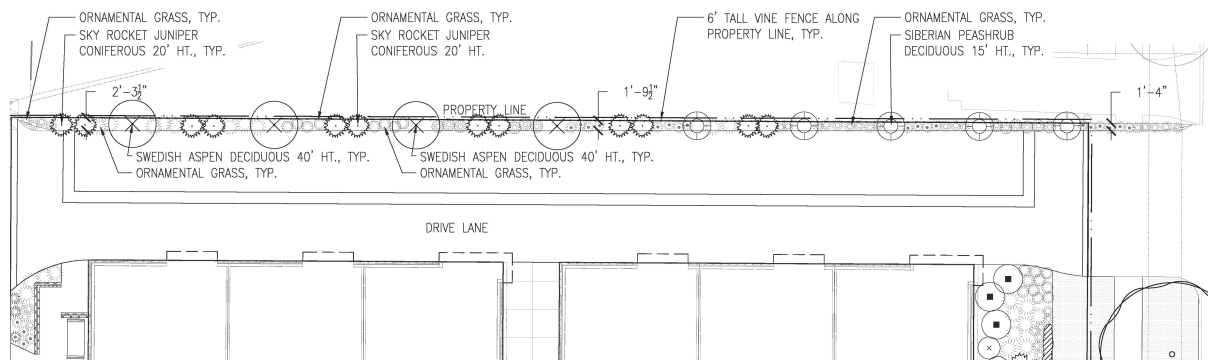
Relevant LUC section 3.2.2(J) Setbacks: *Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following table:*

	Minimum average of entire landscaped setback area (feet)	Minimum width of setback at any point (feet)
Along an arterial street	15	5
Along a non arterial street	10	5
Along a lot line 1	5	5

The applicant requests a modification from the setback standard of 5' of landscape area from the lot line to parking drive aisle exceeding 1,800 square feet, as outlined in 3.2.2(J). It is requested that this standard be modified on the North lot line to a setback varying from 2'4" to 1'4" to account for a 24' drive aisle from face of curb to building face/garage access points along the north side of the building. The lot line does not run parallel to the building and drive aisle, resulting in the variation from 2'4" to 1'4" of the landscaped area. This modification is requested for the North edge of lot 5 of the project under the following rationale:

1. The proposed plan is **nominal and inconsequential** in that regardless of the loss of a small amount of buffer distance with the proposed modification, a landscaped buffer is still established through the addition of a vine-covered fence, as well as small trees, shrubs and grasses in the buffer area, providing a sufficient landscape buffer and screen. The North edge of the lot borders a single-family residential property. The addition of the proposed vegetation provides a necessary buffer and transition to the adjacent lot.

The minimum setbacks of 5' (South edge), 15' (East edge along alley), and 15' (West edge along N Howes St) are achieved on all other property edges to follow a similar setback and street character along N Howes St. Direct entry and frontage are provided along N Howes St. The modification also allows for a landscaped Southern edge to achieve an inviting and accessible entry to the dwelling units. The size and quality of this area is critical to achieving the desired qualities of a Brownstone building entry while providing functional open space on a constrained lot.



North property buffer - refer to Site and Landscape plans for more information.



Community Development and  
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January 15, 2015

**MEMORANDUM**

**TO:** Kendra Carberry, Hearing Officer

**FM:** Laurie Kadrich, Director, Community Development and Neighborhood Services

**RE:** Determination of potential impact of proposed development at 315 North Howes Street

**Determination:** The proposed development has been determined to meet the compatibility standards outlined in LUC 3.4.7 pertaining to new construction. Thus, in accordance with LUC 3.4.7(F)(6), the proposed development at 315 North Howes Street has been determined by the CDNS Director to not have a significant impact on the individual eligibility or potential individual eligibility of adjacent sites, or the integrity of adjacent designated historic landmarks, and not requiring a recommendation by the Landmark Preservation Commission.

Sincerely,

A handwritten signature in blue ink, appearing to read "Laurie Kadrich".

Laurie Kadrich