

Conceptual Review Agenda

Schedule for 01/14/13 to 01/14/13

281 Conference Room A

Monday, January 14, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:00	1109 W Harmony Rd - Yoga Studio/Tea House Addition	Holly Johnson 970-988-6168 hollyfit4life@gmail.com	This is a request to construct a 600 sq. ft. addition to an existing home and an outdoor patio to an existing yoga studio and add a tea house use located at 1109 West Harmony Road (Parcel# 96031-00-008). The site is located in the Low Density Mixed-Use Neighborhood District (L-M-N). There is the potential to classify the tea house and yoga studio as a neighborhood center, subject to Planning & Zoning Board (Type 2) review.	Seth Lorson
9:30	Spring Creek Farms Single Family	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	This is a request to develop 75 single family units on Parcel A1 and the western portion of Parcel C of the Spring Creek Farms Overall Development Plan (ODP), located west of Joseph Allen Drive. Parcels A1 and C of the ODP correspond to parcel#s 87194-23-002 & 87194-23-004 respectively. Parcel A1 is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and Parcel C is located in the Employment (E) Zone District. Single family detached dwellings are subject to Planning & Zoning Board (Type 2) review in the Employment zone district.	Jason Holland
10:15	4380 Ziegler Rd - Avago Building 4 West Annex	Paul Tanguay 970-288-0344 paul.tanguay@avagotech.com	This is a request to construct a 35,000 sq. ft., 3-story addition to the west side of Building 4 located at 4380 Ziegler Road (Parcel# 87333-27-002). The addition will include fabrication space, clean room and support functions. The site is located in the Harmony Corridor Zoning District (H-C) and the addition is likely to be processed as a Major Amendment subject to administrative (Type 1) review.	Ted Shepard

Conceptual Review Agenda

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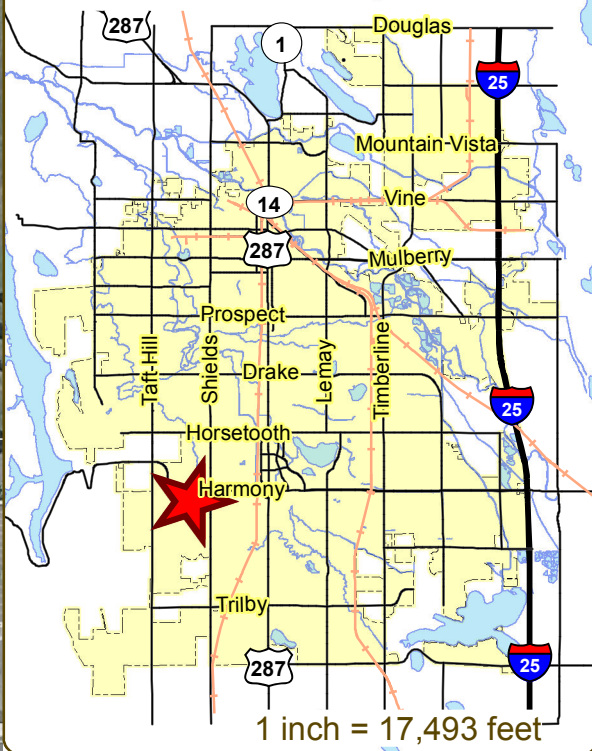
281 Conference Room A

Monday, January 14, 2013

Time	Project Name	Applicant Info	Project Description	Planner
11:00	4012 S Mason St - Boardwalk Crossing Office/Retail	Steve Steinbicker 970-207-0424 steve@architecturewestllc.com	This is a request to review the previously approved and expired Boardwalk Crossing project development plan (PDP) located southeast of the intersection of Boardwalk Drive and South Mason Street (Parcel #s 97351-58-001 & 973510580992). Changes requested to the original PDP include lot line adjustments for new property/legal boundaries and an increase of 2,000 square feet to the northwestern building containing office/retail. The site is located in the General Commercial District (C-G) and retail/office is subject to administrative (Type 1) review.	Sherry Albertson-Clark
11:30	Woodward			

1109 W Harmony Rd Yoga Studio Addition

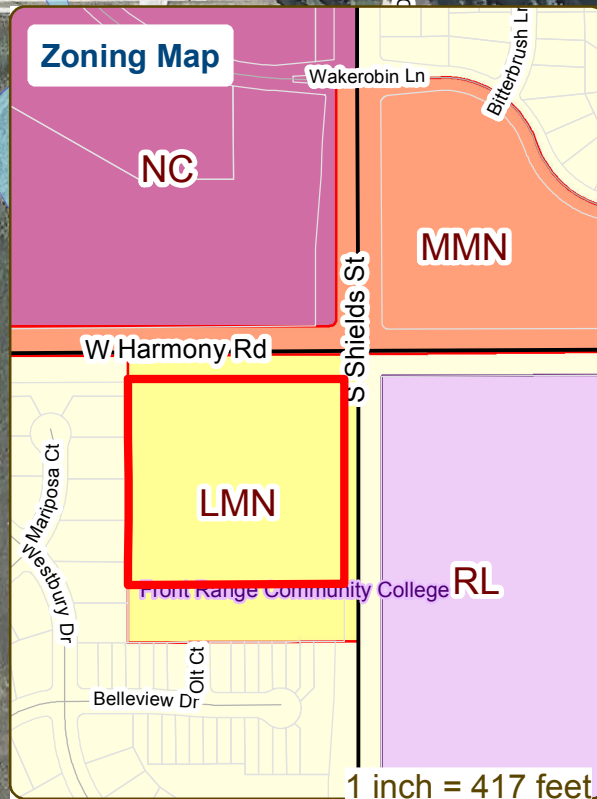
Vicinity Map



Aerial Site Map



Zoning Map



These maps are provided for informational purposes only and are not intended to be used for legal or financial purposes. The City of Fort Collins makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Holly Johnson Applicant

Business Name (if applicable) Blissful Balance LLC

Your Mailing Address PO Box 271524

Phone Number 970.988.6168 **Email Address** blissfulbalance@gmail.com

Site Address or Description (parcel # if no address) 1109 W. Harmony Rd.

Description of Proposal (attach additional sheets if necessary) Proposing to add 600 sq. ft to existing yoga studio

Proposed Use Yoga studio + tea house **Existing Use** Home + Yoga Studio

Total Building Square Footage 4,236 **S.F. Number of Stories** 1 story **Lot Dimensions** 4.96 acres

Age of any Existing Structures 1968

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

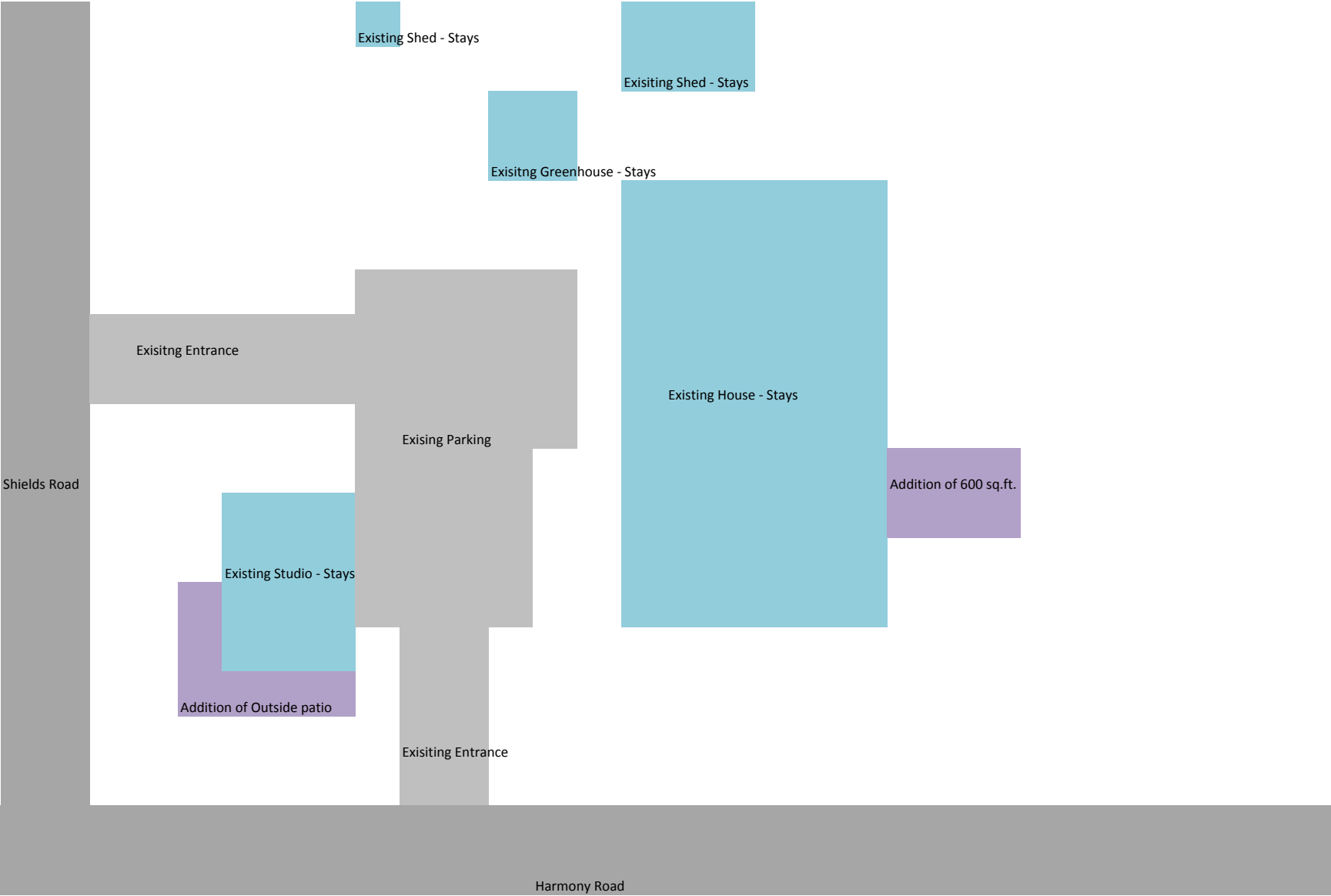
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>

Increase in Impervious Area none **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?





Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

January 18, 2013

Holly Johnson
Blissfull Balance LLC
PO Box 271524
Fort Collins, CO 80526

Re: 1109 W Harmony Rd - Yoga Studio/Tea House Addition

Description of project: This is a request to construct a 600 sq. ft. addition to an existing home and an outdoor patio to an existing yoga studio and add a tea house use located at 1109 West Harmony Road (Parcel # 96031-00-008). The site is located in the Low Density Mixed-Use Neighborhood District (L-M-N). There is the potential to classify the tea house and yoga studio as a neighborhood center, subject to Planning & Zoning Board (Type 2) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. This property has not been platted yet and will need to be platted.

Land Use Code (LUC) 4.5(B) In the LMN zone district Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; provided that such use or uses are combined with at least one (1) other use listed in Section (B)(2)(c)3, are permitted through a Type 2 review (Planning and Zoning Board)

Neighborhood center shall mean a combination of at least two (2) nonresidential uses and an outdoor space, which together provide a focal point and a year-round meeting place for a Low Density Mixed-Use Neighborhood.

2. LUC 4.5(D)(3)(c) Neighborhood Center can not exceed 5 acres.

LUC 4.5(D)(3)(d) Neighborhood Center shall be designed to be integrated with surrounding residential

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

areas providing direct access from surround surrounding residential areas; creating usable outdoor spaces; orienting building entrances to connection walkways.

LUC 4.5(D)(3)(e) A publicly accessible outdoor space such as park, plaza, pavilion or courtyard shall be included with or adjacent to every Neighborhood Center to provide a focal point for such activities as outdoor gatherings, neighborhood events, picnicking, sitting and passive and active recreation.

3. LUC 4.5(E)(2) Nonresidential buildings:

Need to meet the standards found in section 3.5.3, are limited to 2.5 stories in height, vehicle use areas shall not be between building faces and the street and outdoor storage is prohibited.

4. LUC 3.2.2(D)(3)(c) All off-street parking space and vehicle use areas shall be surfaced with asphalt or concrete.

LUC 3.2.2(K) There is a maximum number of parking spaces allowed, this is based on the use and total square footage of building.

LUC 3.2.2(K)(5) Based on the number of vehicle parking spaces and certain number of those will need to accessible parking spaces. And at least one accessible space will need to be van accessible. The accessible spaces shall be located close as possible to the main entrance of the buildings and designated by a sign.

LUC 3.2.2(L) See the tables in this section for stall and drive aisle dimensions

LUC 3.2.2(C)(4) Bicycle paring is required 1 space for 1000 sq ft or minimum or 4 for the Restaurant and 1space for 2000 sq ft for the commercial/recreational or minimum of 4 for the Yoga Studio. The restaurant space are 100% fixed spaces and the Yoga studio is 20% enclosed and 80% fixed. All spaces shall be located near primary entrances of the buildings.

5. LUC 3.2.1 A landscape plan is required (see section for details)

LUC 3.2.4 A lighting plan is required this should include but is not limited to a photometric plan with catalog cut-sheets (see section for other details).

6. LUC 3.2.5 An enclosure is required that is adequate for both trash and recycling. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

7. Any new mechanical/utility (vents, flues, conduit, meters, ac/rtu's...)equipment shall be labeled on the plans (site, landscape, and elevations) with a notes on how such equipment is screened/painted.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Water and wastewater services in this area are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts may be contacted at 226-3104.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

2. Water and wastewater services in this area are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts may be contacted at 226-3104.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. If the parking area and driveway are to be paved, a drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
4. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs).
(http://www.udfcd.org/downloads/down_critmanual_volIII.htm) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect in mid February 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
6. The drainage outfall for this site is a storm drain at the northeast corner of the site or it can be the curb and gutter of the adjacent streets.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
8. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

as well the City's Design Criteria and Construction standards.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 1/7/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility.

The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial requirements: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

3. FIRE CONTAINMENT

Should the building exceeds 5000 square feet (including existing house with addition), the building shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

4. ASSEMBLY OCCUPANCY (A-2)

An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

- 1) The fire area exceeds 5,000 square feet
- 2) The fire area has an occupant load of 100 or more; or
- 3) The fire area is located on a floor other than the level of exit discharge.

2006 International Fire Code 903.2.1.2

5. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development impacts.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. The street frontage along Harmony Road and Shields Street was improved within the past few years with an Engineering Capital Improvement project. This project would be required to repay the City for the local street portion of the costs fronting the project, including right-of-way acquisition. The applicant should contact Dean Klinger in Engineering Capital Projects (221-6511) for establishment of the repay obligation amount, which would be required prior to a building permit on the property.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
4. 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.
5. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
6. The following four comments may or may not be applicable depending on whether any public improvements/utility work in right-of-way is required with the proposal.
7. Any public improvements required with the project (such as a driveway approach in right-of-way) must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
8. Utility plans may be required depending on whether utility connections and/or public improvements are needed.
9. A Development Agreement may be required and if so, will be recorded once the project is finalized, with recordation costs paid for by the applicant.
10. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

if utility connections and/or public improvements are required.

Department: Electric Engineering

Contact: Alan Rutz, 970-224-6153, arutz@fcgov.com

1. No comment

Current Planning

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com

1. Instead of trying to shoehorn your proposed uses into neat categories that will fit within a "neighborhood center" as described in the Land Use Code, this process will be an Addition of a Permitted Use, which is reviewed and approved by the Planning and Zoning Board. You will still be required to meet all the standards for development including access, landscaping, parking, and design; but we can tailor the development according to the proposed use as opposed to the City's vision for a neighborhood center. Please provide a more detailed description of your proposal and we can have a follow-up meeting regarding exact requirements.
2. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

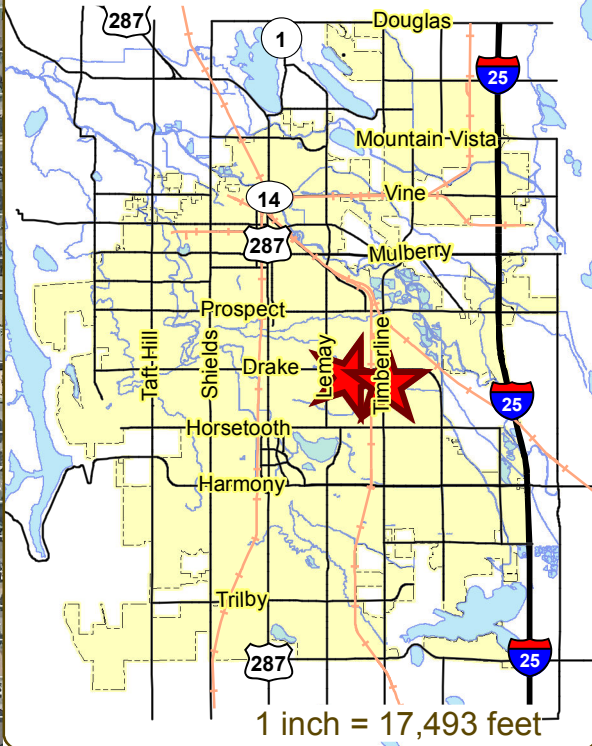
1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

Spring Creek Farms Single Family

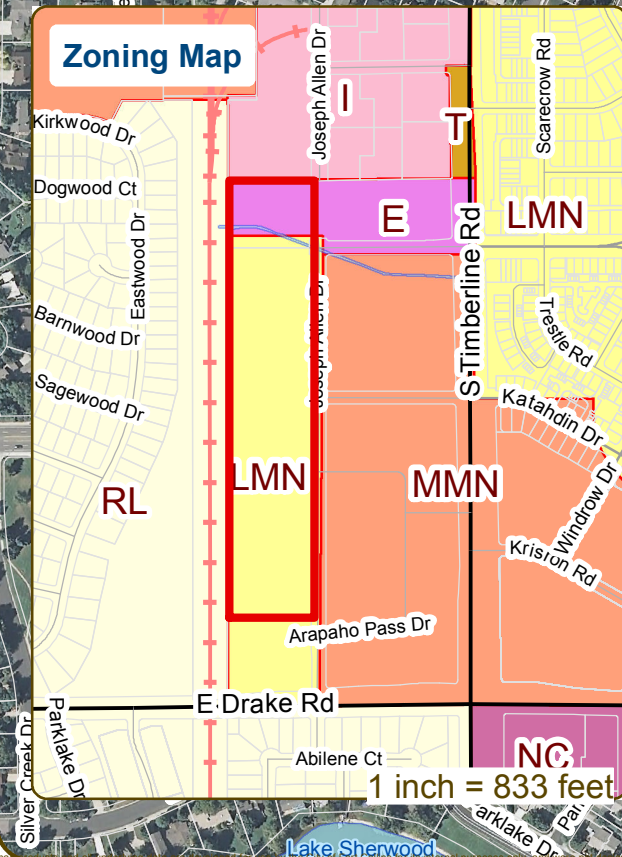
Vicinity Map



Aerial Site Map



Zoning Map



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APPLICATION

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BOLDDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Terence Haglund
(consultant)

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889 Ft Collins, CO 80524

Phone Number 970-472-9125 **Email Address** haglund@vignettestudios.com

Site Address or Description (parcel # if no address) Spring Creek Farms Parcel
A1 + partial Parcel C per ODP

Description of Proposal (attach additional sheets if necessary) Develop above parcel
into 75 single-family units

Proposed Use Single Family **Existing Use** Vacant

Total Building Square Footage NA **S.F. Number of Stories** 2 **Lot Dimensions** Varies

Age of any Existing Structures NA

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area TBD **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

SPRING CREEK FARMS

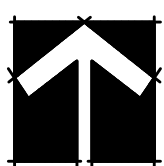
CONCEPT SKETCH STUDY F 12.20.12

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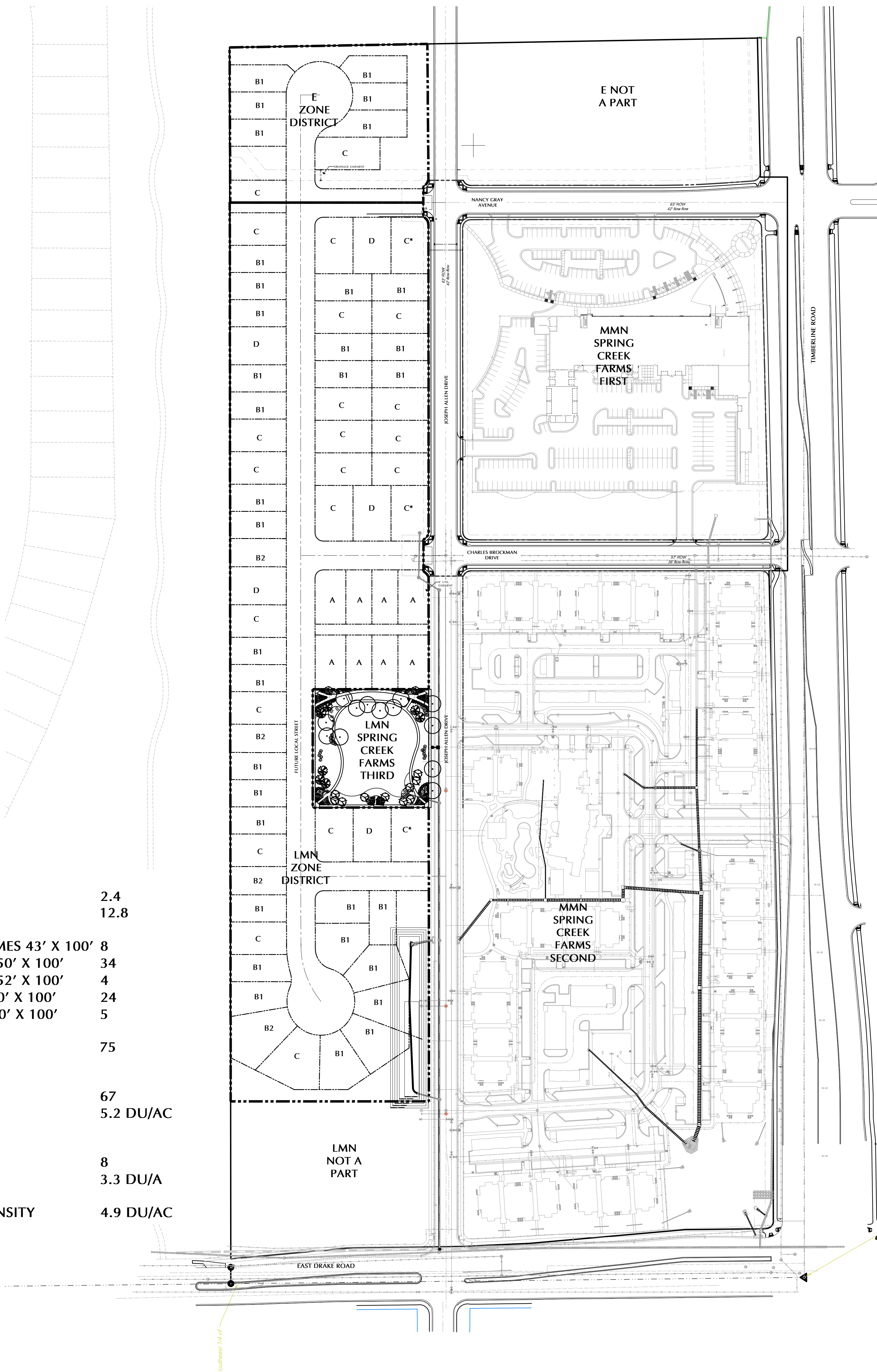
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NORTH

SCALE 1"=100'

SUMMARY	
GROSS ACRES E	2.4
GROSS ACRES LMN	12.8
(A) ALLEY LOAD HOMES 43' X 100'	8
(B1) SINGLE FAMILY 50' X 100'	34
(B2) SINGLE FAMILY 52' X 100'	4
(C) SINGLE FAMILY 60' X 100'	24
(D) SINGLE FAMILY 70' X 100'	5
TOTAL UNITS	75
LMN ZONE	
TOTAL UNITS	67
GROSS DENSITY	5.2 DU/AC
E ZONE	
TOTAL UNITS	8
GROSS DENSITY	3.3 DU/A
OVERALL GROSS DENSITY	4.9 DU/AC





Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

January 18, 2013

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: Spring Creek Farms Single Family

Description of project: This is a request to develop 75 single family units on Parcel A1 and the western portion of Parcel C of the Spring Creek Farms Overall Development Plan (ODP), located west of Joseph Allen Drive. Parcels A1 and C of the ODP correspond to parcel#s 87194-23-002 & 87194-23-004 respectively. Parcel A1 is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and Parcel C is located in the Employment (E) Zone District. Single family detached dwellings are subject to Planning & Zoning Board (Type 2) review in the Employment zone district.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.5(B)(2)(a)1. In the LMN zone district single family detached dwellings are a permitted use subject to a Type 1 review.

LUC 4.27(B)(3)(a)1. Single Family detached dwellings on lot containing no more than 6,000 sq ft is permitted use in the Employment (E) zone district subject to a Type 2 review.

Because a portion is subject to Type 2 review the whole project will be reviewed as a Type 2.

2. LUC 4.27(C)(2)(d) Residential uses are considered secondary uses in the E zone district. Therefore only 25% of the portion of the project that is in the E zone district can be residential. The proposal is showing 100% of the E zone district to be residential this would require a modification.

4.27(D)(5) In the E zone district the density requirement is 7 units per net acre.

4.27(D)(7) 90% of the dwellings are required to be within quarter mile and have Access to a park feature

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

or gathering place at least 10,000 sq ft that is publicly accessed (see section for further details).

3. LUC 4.5(D)(1)(a) For projects less than 20 acres the minimum density for a residential use is 3 dwelling units per net acre.

LUC 4.5(E)(3) The maximum height of residential building is 2.5 stories.

LUC 4.5(D)(3) At least 90% of the dwellings have to be within three-quarters of a mile of a Neighborhood Center.

LUC 4.5(D)(6) At least 90% of the dwellings are required to be within one-third of a mile to a publicly accessed 1 acre park.

LUC 4.5(E)(1)(b) If a block face is over seven hundred ft long, then walk-ways connecting to other streets shall be provided.

4. LUC 3.5.2(D)

Setback from non-arterial street is 15 ft

Setback for side and rear lot lines is 5ft

Setback for garage doors is at least 20ft from back side of sidewalk. Also LUC 3.5.2(E) Garage standards do apply.

Minimum lot width for single family detached is 50ft

5. LUC 3.2.1 This section requires a landscape plan

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in Joseph Allen
2. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in Joseph Allen
3. Any water/sewer lines stubbed into this site must be used or abandoned at the main.
4. Any water/sewer lines stubbed into this site must be used or abandoned at the main.
5. Development fees and water rights will be due at building permit.
6. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. The rate and volume have preliminarily been determined and a detention pond is to be constructed on the park site that was approved on the Spring Creek Farm 3rd Filing plans.
3. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs). (http://www.udfcd.org/downloads/down_critmanual_volIII.htm) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect in mid February 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
5. The drainage outfall for the site is in the SE corner of the site. Previous drainage studies have documented the release rate for the various portions of this site.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
7. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the City's Design Criteria and Construction standards.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1/7/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. WATER SUPPLY

Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department.

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Residential requirements: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

2. FIRE LANE SPECIFICATIONS

In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

> Shall be designated on the plat as an Emergency Access Easement.

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

3. CUL-DE-SACS

Cul-de-sacs are permitted only if they have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

FCLUC 3.6.2(B)

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. The cul-de-sacs shown on the site plan will need to be designed to allow for room to park (1) on street vehicle per residence in the Cul-de-sac without blocking any driveways.
10. At the time of construction Joseph Allen Drive will be constructed so all curb cuts, utility service cuts, etc. will charged at triple street cut fees. Applicant may want to consider a complete overlay of Joseph Allen depending on the amount of cuts and fees.

Department: Electric Engineering

Contact: Alan Rutz, 970-224-6153, arutz@fcgov.com

1. Electric development charges will apply.

Current Planning

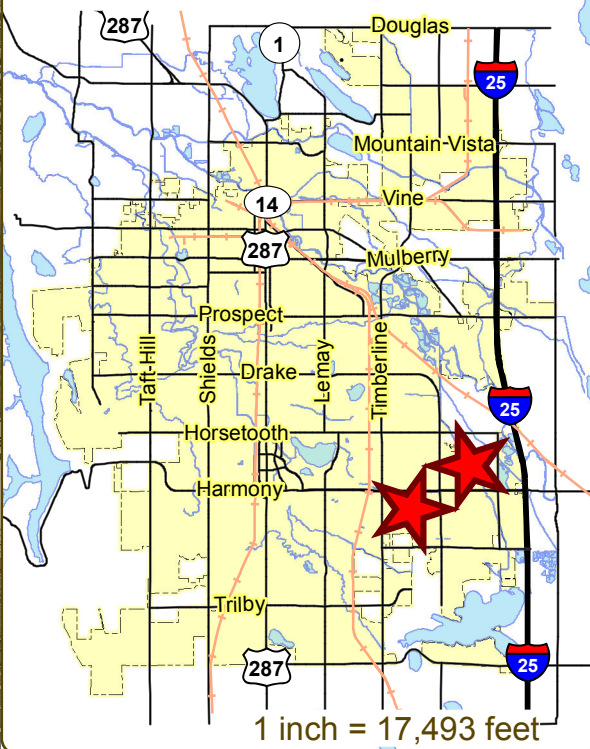
Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. A Modification of Standard will be required for an increase in secondary uses above the 25% maximum in the Employment zone. A Modification of Standard will also be required for a reduction in density below the required minimum of 7 d/u acre in the Employment zone.
2. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

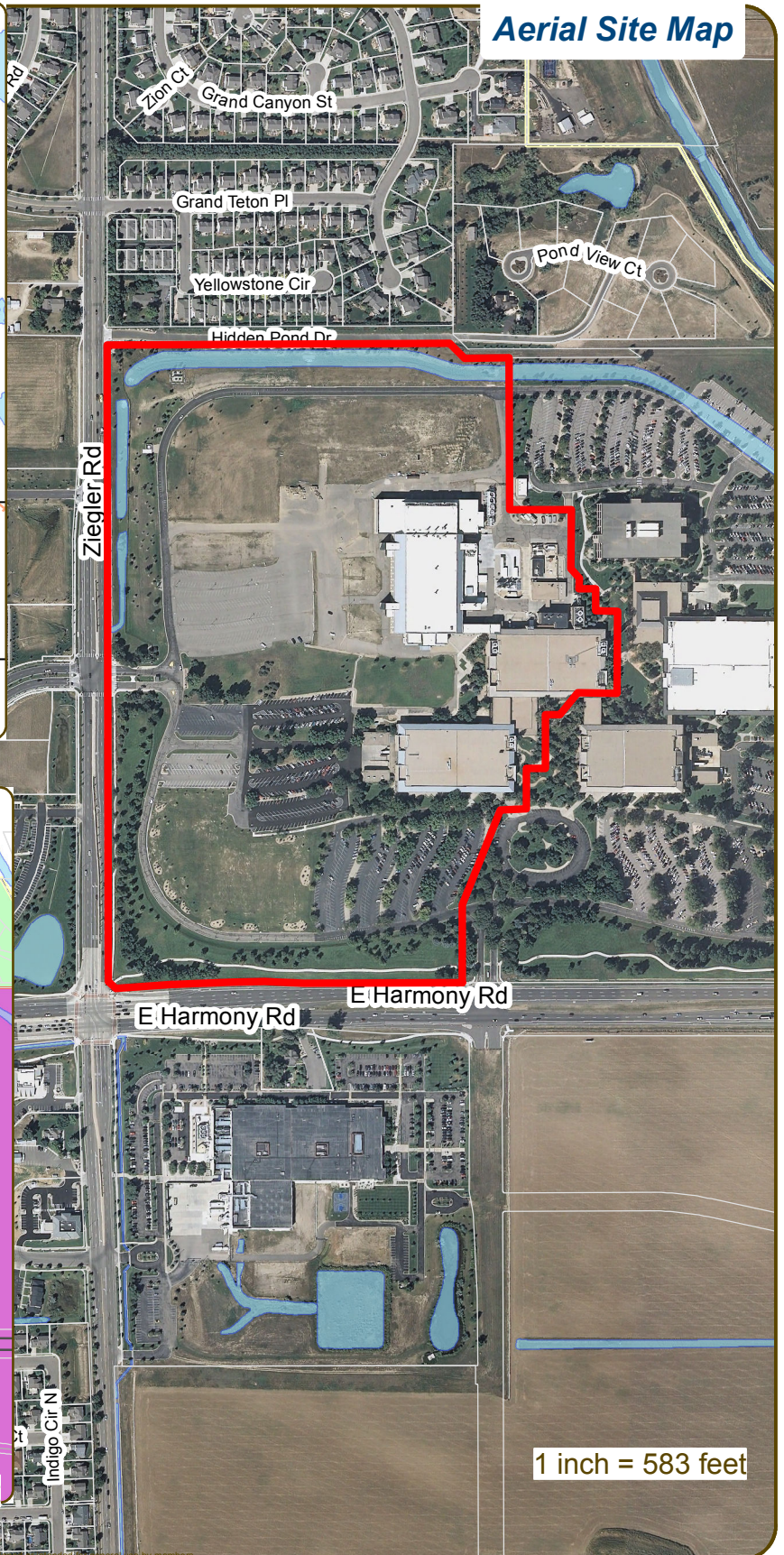
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

4380 Ziegler Rd Avago Building 4 West Annex

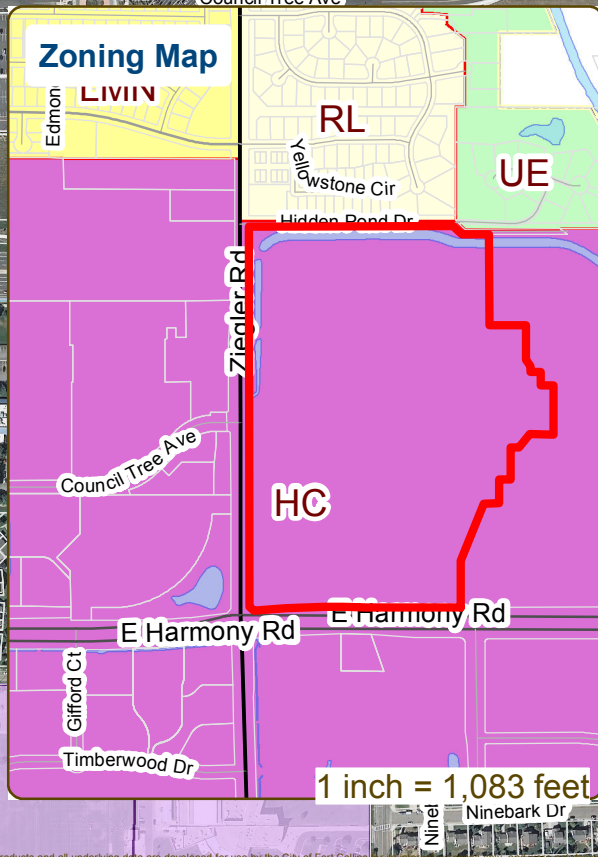
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

PAUL TANGUAY - OWNER PM

Business Name (if applicable) AVAGO TECHNOLOGIES

Your Mailing Address 4380 ZIEGLER RD FORT COLLINS, CO 80525

Phone Number 970 288 0344 **Email Address** paul.tanguay@avagotech.com

Site Address or Description (parcel # if no address) 4380 ZIEGLER RD FORT COLLINS, CO 80525

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED

Proposed Use WAFER MANUFACTURING **Existing Use** WAFER MANUFACTURING

Total Building Square Footage 235,000 **S.F. Number of Stories** 3 **Lot Dimensions** 1192' x 2162' FRONTAGE

Age of any Existing Structures SEE ATTACHED

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area SEE ATTACHED S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Avago Technologies – Building 4 West Annex

Conceptual Review Application

Description of Proposal: Annex to Building 4 to house up to 35,000 square feet of additional fabrication space. Addition will be west of the existing structure. Addition will include a 3 story structure to house cleanroom on second floor with support functions on the ground floor and 3rd floor fan attic.

Age of any Existing Structures: Building 1 34 years (1978), Building 2 33 years (1979), Building 4 14 years (1998)

Increase in Impervious Area: We will propose a net increase of zero impervious area from the approved 1999 Drainage and Erosion Control Study. We will accomplish this through the use of porous asphalt pavement and by reducing the overall parking lot surface area from the 1999 study.

Pervious area to be eliminated by building	1.391 Acres
Area of planned impervious parking from 1999 study not to be built	(0.958) Acres
Existing impervious lots not shown on the 1999 study to remain	1.332 Acres
Area of impervious paving north of proposed building	0.178 Acres
Area of proposed porous asphalt pavement originally shown as impervious on the 1999 study	(1.949) Acres
Net increase (decrease) in impervious area	(0.0060) Acres



Community Development and
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281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

January 18, 2013

Paul Tanguay
Avago Technologies
4380 Ziegler Rd
Fort Collins, CO 80525

Re: 4380 Ziegler Rd - Avago Building 4 West Annex

Description of project: This is a request to construct a 235,000 sq. ft., 3-story addition to the west side of Building 4 located at 4380 Ziegler Road (Parcel# 87333-27-002). The addition will include fabrication space, clean room and support functions. The site is part of the Avago campus and located in the Harmony Corridor Zoning District (H-C).

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. In the Harmony Corridor (HC) zone district development projects over 80,000 sq ft require a Type 2 review.
2. We will need a detailed site plan, an updated landscape plan, an updated lighting plan, and elevations.

New Mechanical/Utility equipment locations need to be identified on the above mentioned plans with notes on how such equipment is to be screened/painted

3. Land Use Code 3.2.2(C)(4) This section requires bicycle parking spaces, these will need to be identified on the plans and shall be located near primary pedestrian entrances.
4. This new addition will need to accommodate for an increase in trash/recycling needs with new enclosures. Such enclosures are required to be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. The City provides water and wastewater services for the Avago/HP site; however, Avago and HP maintain the water distribution and wastewater collection systems within the Avago/HP campus. The terms under which the City provides these services are outlined in an agreement dated August 9, 2012.
2. The City provides water and wastewater services for the Avago/HP site; however, Avago and HP maintain the water distribution and wastewater collection systems within the Avago/HP campus. The terms under which the City provides these services are outlined in an agreement dated August 9, 2012.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. The addition to building 4 and the parking lot reconfiguration will affect the amount of impervious area on the site. The drainage engineer will need to evaluate the effects of these changes and their impact to the overall drainage system. A drainage letter prepared by a Professional Engineer registered in Colorado is sufficient instead of a full drainage report. A grading plan is required as well.
2. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, additional onsite detention is required with a 2 year historic release rate or a release rate not to exceed 0.23 cfs/acre for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
3. Additional water quality treatment may also be required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs).
(http://www.udfcd.org/downloads/down_critmanual_volIII.htm)
4. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect in mid February 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious. Once the impervious area change has been calculated please contact Basil to determine the LID requirements. (224-6035)
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.

6. The design of this site must conform to the drainage basin design of the Fox Meadows Master Drainage Plan Update as well the City's Stormwater Design Criteria.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 1/7/2013: No comments

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

2. FIRE LANE SPECIFICATIONS

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

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

***STRUCTURES THREE OR MORE STORIES IN HEIGHT**

Required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to on entire side of the building.

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

3. DEAD-END FIRE LANES

Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Current fire access to the south side of Building 4 shall be maintained.

FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

4. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

When required, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

5. GROUP H-5 OCCUPANCIES REQUIREMENTS

- > Automatic sprinkler system

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

- > Manual fire alarm system
- > Emergency alarms for notification of an emergency condition in HPM facility
- > Continuous gas detection system provided for HPM gases
- > Explosion control if applicable

2006 International Fire Code 903.2.4.2; 907.2.5; 908.2; 911

6. HMMP

An updated HMMP shall be submitted to the Poudre Fire Authority for review and approval.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The natural resources on the site are largely on the eastern border, Fossil Creek Inlet Ditch. As the proposed expansion is in close proximity to Ziegler Road and almost 1/2 mile from the ditch, there are no natural resources concerns because of the proposed expansion.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development impacts.

It appears the proposed expansion will be north of any significant trees, but if this is not the case, then a site visit shall be scheduled with the City Forester.

3. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.
4. The City's green building program has many programs that may benefit your project. Resources are available at the Green Building web page: <http://www.fcgov.com/greenbuilding/>. Of particular interest may be the Integrated Design Assistance Program, which offers financial incentives and free technical support to those interested in delivering high performance buildings that exceed building code requirements for energy performance. Gary Schroeder (970 221 6395) is the contact person for this program. This is the direct link to the web page for this program: <http://www.fcgov.com/conservation/bizidap.php>.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. If utility plans are needed due to design changes, grade changes, utility installations, etc any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. It was brought up at the conceptual meeting held on 1/14/13 that there may be a need for an emergency access easement per Poudre Fire Authority comments. This easement will need to be dedicated by separate document. Please contact me for information on this process.
7. Depending on the extent of construction proposed a Development Construction Permit (DCP) or an excavation permit may need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Alan Rutz, 970-224-6153, arutz@fcgov.com

1. Contact Light and Power to discuss new load and primary metering requirements.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. Since the request exceeds 80,000 in gross floor area, the review will be considered a Major Amendment and subject to review by the Planning and Zoning Board. A neighborhood meeting is required unless the Director determines that the development proposal would not have significant neighborhood impact.
2. As mentioned by Engineering, a consultation with the City's Traffic Engineer is recommended to determine the scope of the Transportation Impact Study. The T.I.S. can range from a comprehensive analysis, to a brief memo, or it may be waived. It may be helpful to establish a baseline as to number of employees, number of parking spaces and how the employees are distributed across the various shifts. Then, the new floor area and new number of employees can be projected on top of the baseline to help determine the impact. It would be helpful to know what hours are assigned to each shift and what is the extent of the shift overlap, if any.
3. The Major Amendment will include a revised Landscape Plan. Be sure to consider buffering the residential area to the north to mitigate any perceived impacts that may be associated with building height,

mass, bulk, scale, noise, etc.

4. The revised Lighting Plan should also consider the residential area to the north so that there is no spillover of illumination north of your property line.
5. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
6. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
7. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
8. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
9. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
10. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
11. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

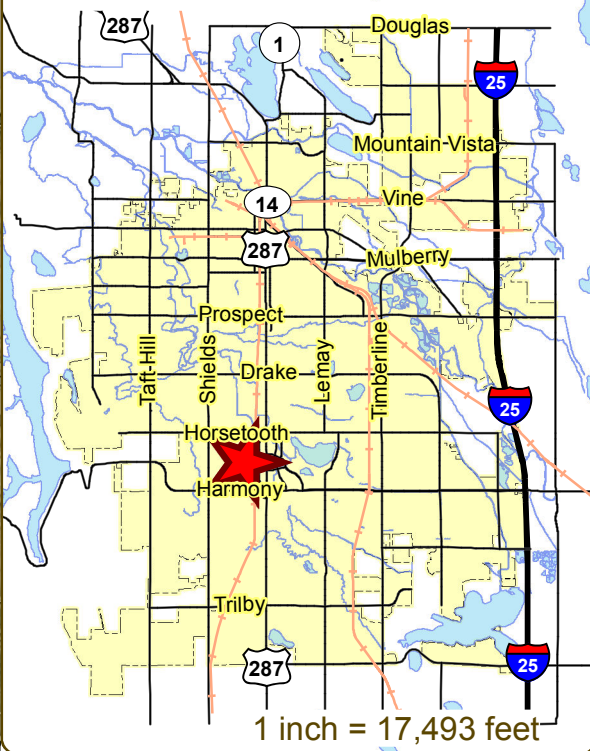
Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

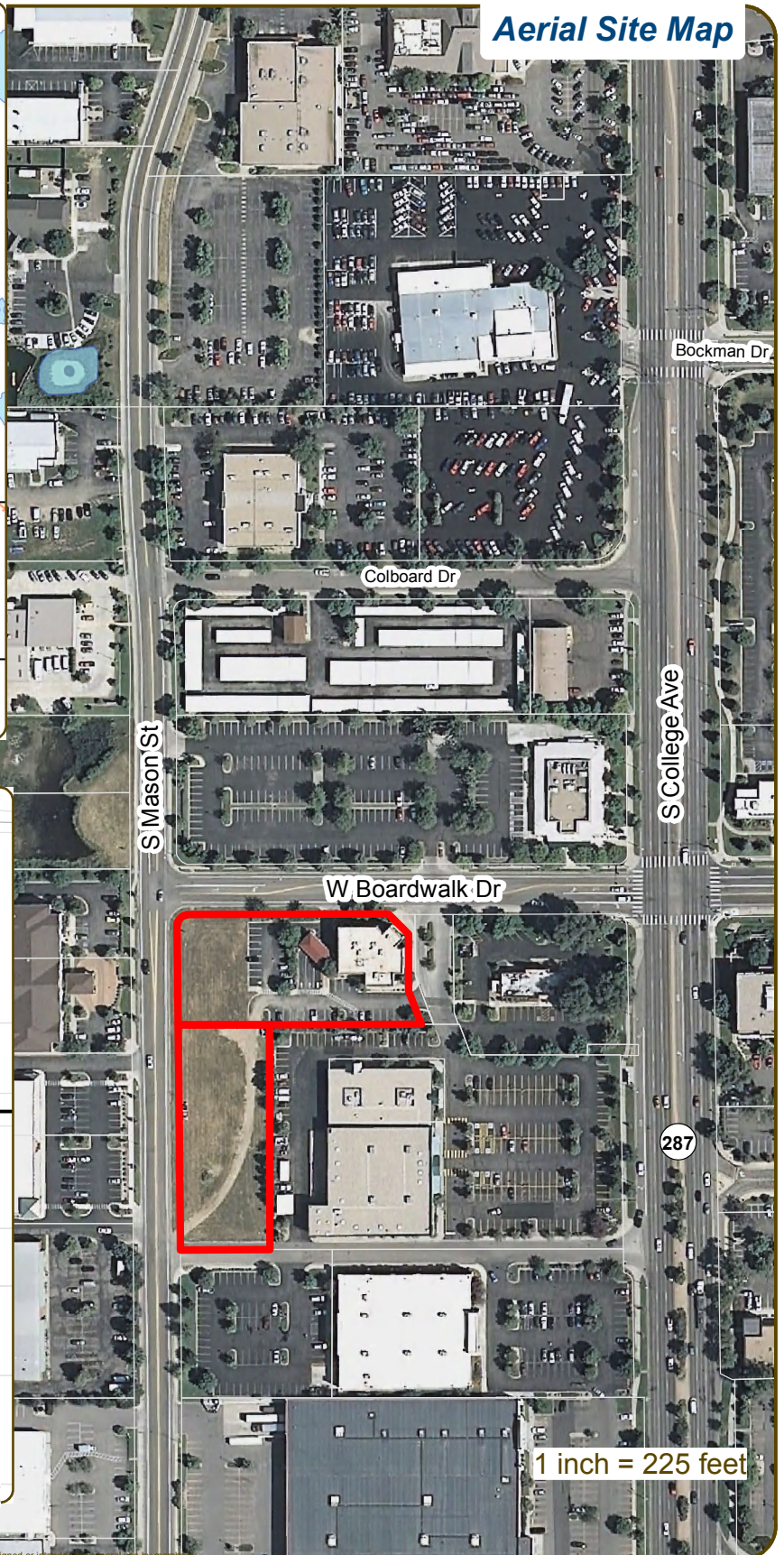
4012 S Mason St

Boardwalk Crossing Office/Retail

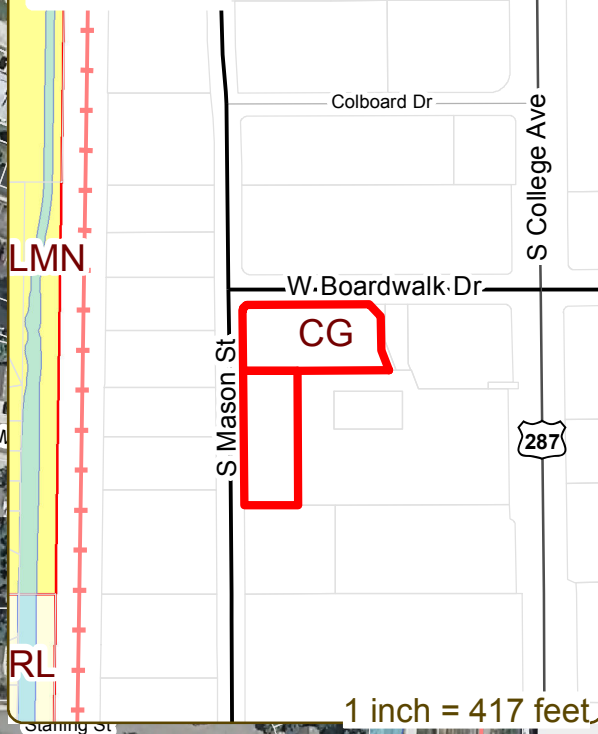
Vicinity Map



Aerial Site Map



Zoning Map



These maps are for informational purposes only and are not intended to be used for legal or financial purposes. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) GEORGE HOLTER, OWNER -
STEVE STEINBICKER - ARCHITECTURE WEST, LLC

Business Name (if applicable) HOLTER CONSTRUCTION, LLC. & ARCHITECTURE WEST, LLC

Your Mailing Address 3509 S. MASON, FORT COLLINS, CO 80525 & 4710 S. COLLEGE, FORT COLLINS, CO 80525

Phone Number 970-566-5438 & **Email Address** STEVE@ARCHITECTUREWESTLLC.COM
970-207-0424

Site Address or Description (parcel # if no address) LOT 1 & 2 - BOARDWALK CROSSING PDP, SEC. OF SOUTH
MASON & BOARDWALK

Description of Proposal (attach additional sheets if necessary) RE- REVIEW OF THE PREVIOUSLY APPROVED
2005 BOARDWALK CROSSING PDP (EXPIRED). LOT LINE ADJUSTMENT & NEW PROPERTY BOUNDARY/LEGALS. INCREASE
NW BUILDING AREA FROM 10K TO 12K.

Proposed Use OFFICE/RETAIL **Existing Use** VACANT LAND

Total Building Square Footage 12K + 5K **S.F. Number of Stories** 1 & 2 **Lot Dimensions** APPROX. 115'X 428'

Age of any Existing Structures N/A

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** N/A

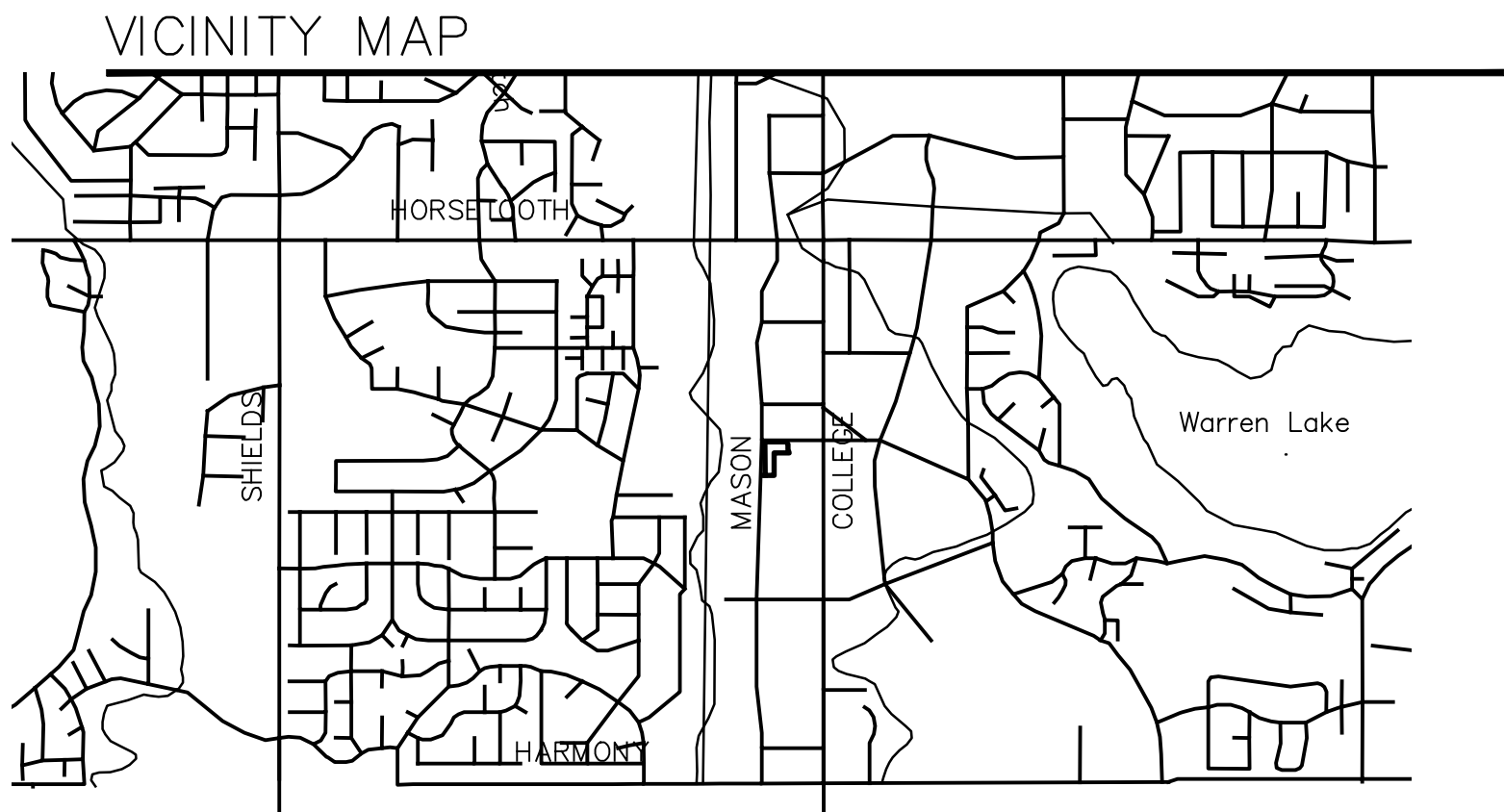
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area NEW DEVELOPMENT - APPROX. 36,000 SF IMPERVIOUS AREA **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

PROJECT DEVELOPMENT PLAN
BOARDWALK CROSSING AT MASON STREET



LAND USE TABLE

ZONING		C- COMMERCIAL	
<u>SITE AREA</u>			
LOT 1		43,116	SQ. FT.
LOT 2		34,038	SQ. FT.
TOTAL		77,154	SQ. FT.
<u>SITE COVERAGE</u>			
LOT 1			
EXISTING BUILDING COVERAGE		4,145	SQ. FT. 10%
NEW BUILDING COVERAGE		6,000	SQ. FT. 14%
DRIVEWAYS AND PARKING		22,906	SQ. FT. 53%
LANDSCAPING AREA		10,065	SQ. FT. 23%
TOTAL		43,116	SQ. FT. 100%
LOT 2			
NEW BUILDING COVERAGE		5,000	SQ. FT. 15%
DRIVEWAYS AND PARKING		24,452	SQ. FT. 72%
LANDSCAPING AREA		4,586	SQ. FT. 13%
TOTAL		34,038	SQ. FT. 100%
<u>OFF-STREET PARKING - LOT 1</u>			
STANDARD		34	
ACCESSIBLE		3	
TOTAL		37	
<u>OFF-STREET PARKING - LOT 2</u>			
STANDARD		44	
ACCESSIBLE		1	
TOTAL		45	
<u>OFF-STREET PARKING PROVIDED = 82</u>			

LEGAL DESCRIPTION

Lots 1 and 2, Boardwalk Crossing, Filing 2, minor subdivisions being a part of Lot 7, Garth Commercial Plaza and part of Tracts A, B and C of Boardwalk Crossing P.U.D., Filing 1, situate in the Northeast 1/4 of Section 35, Township 7 North Range 63 West of the Sixth P.M., Fort Collins, Larimer County, Colorado.

GENERAL NOTES

- SEE UTILITY PLANS FOR DESIGN OF ALL EASEMENTS, LOT AREAS AND SIDEWALKS.
- BUILDING HEIGHT SHALL NOT EXCEED FORTY (40') FEET.
- ALL SIGNS SHALL COMPLY WITH THE CITY OF FORT COLLINS SIGN CODES.
- ANY ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.
- BICYCLE RACK (3 SPACES) SHALL BE PERMANENTLY AFFIXED AND DESIGNED & CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE LAND USE CODE.
- BUILDING MOUNTED LIGHTING TO BE 250 WATT METAL HALIDE, DOWN-DIRECTIONAL, CUT-OFF. HOURS OF ILLUMINATION ARE 6:00 PM (START) TO 6:00 AM (STOP) WITH PHOTOCELL. SEE FOLLOWING NOTE # 7 FOR SITE LIGHTING DESCRIPTION AND SPECIFICATION.
- SITE LIGHTING TO BE 320 WATT POLE MOUNTED AT 22'-0". FIXTURES TO BE DOWN DIRECTIONAL WITH HORIZONTAL CUT-OFF HOUSING.

SIGNATURES AND APPROVALS

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

OWNER'S SIGNATURE _____ DATE _____

NOTARY'S SIGNATURE _____ NOTARY'S ADDRESS _____

DIRECTOR OF PLANNING CERTIFICATION:
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS _____ DAY OF _____, 20____.

DIRECTOR OF PLANNING _____

BOARDWALK CROSSING AT MASON STREET
PROJECT DEVELOPMENT PLAN

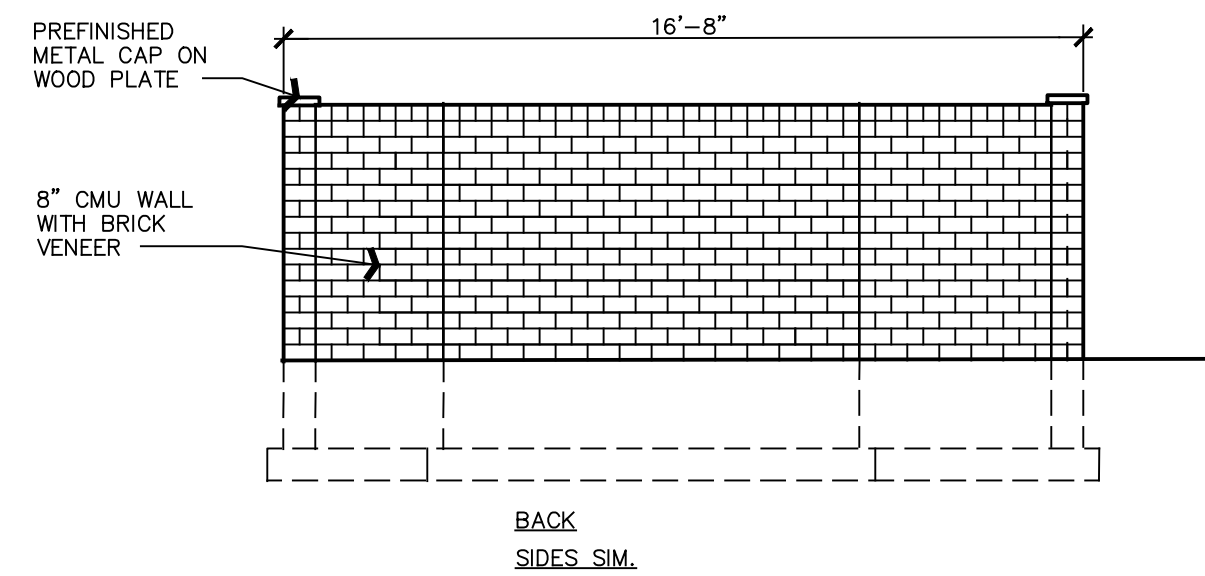
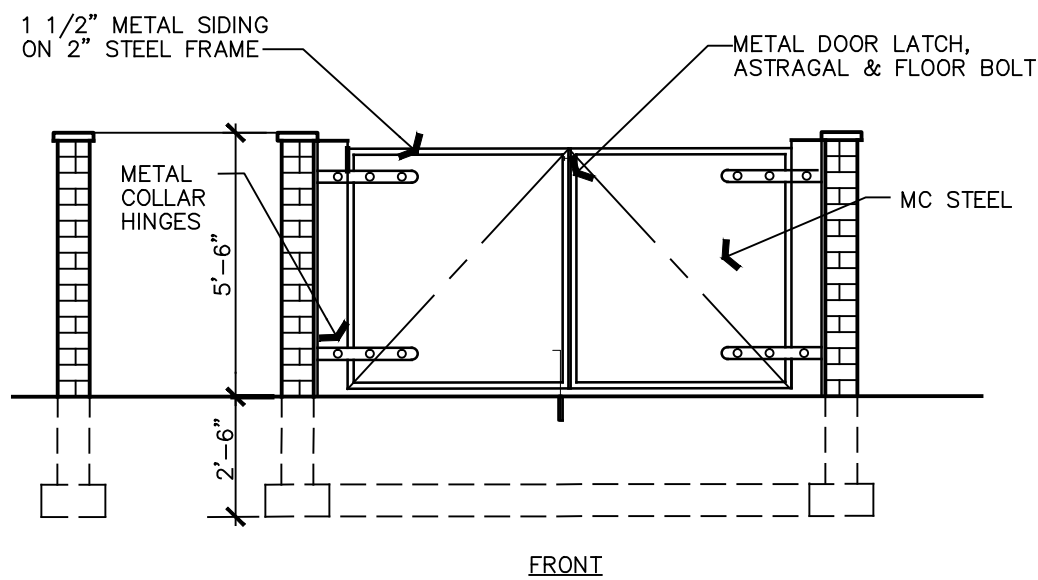
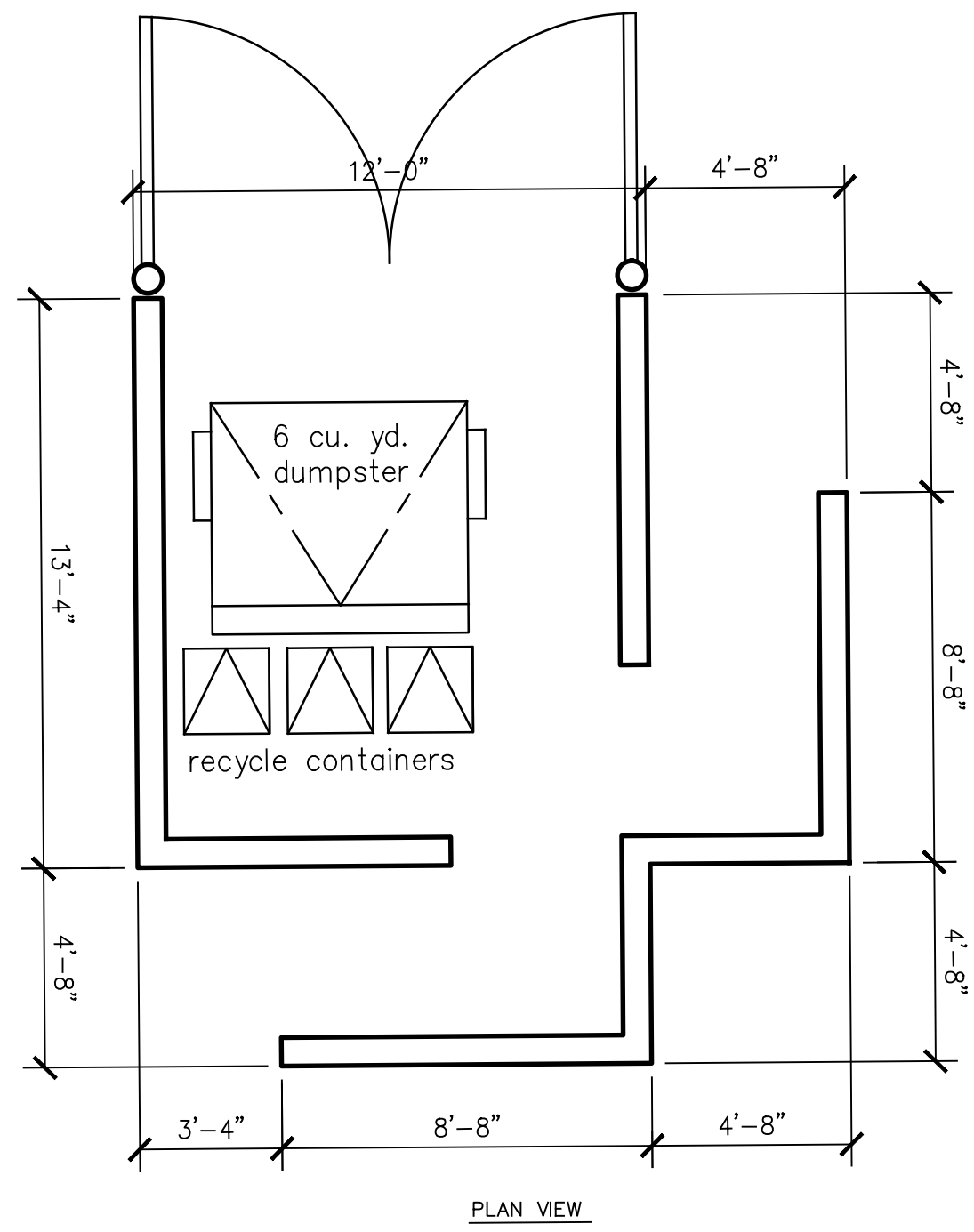
SITE PLAN
BOARDWALK & MASON



4710 S. COLLEGE AVE.
FORT COLLINS, CO. 80525
(970) 207-0424
(FAX) 207-9191

BOARDWALK CROSSING LP
PO BOX 272546
FORT COLLINS, CO. 80527

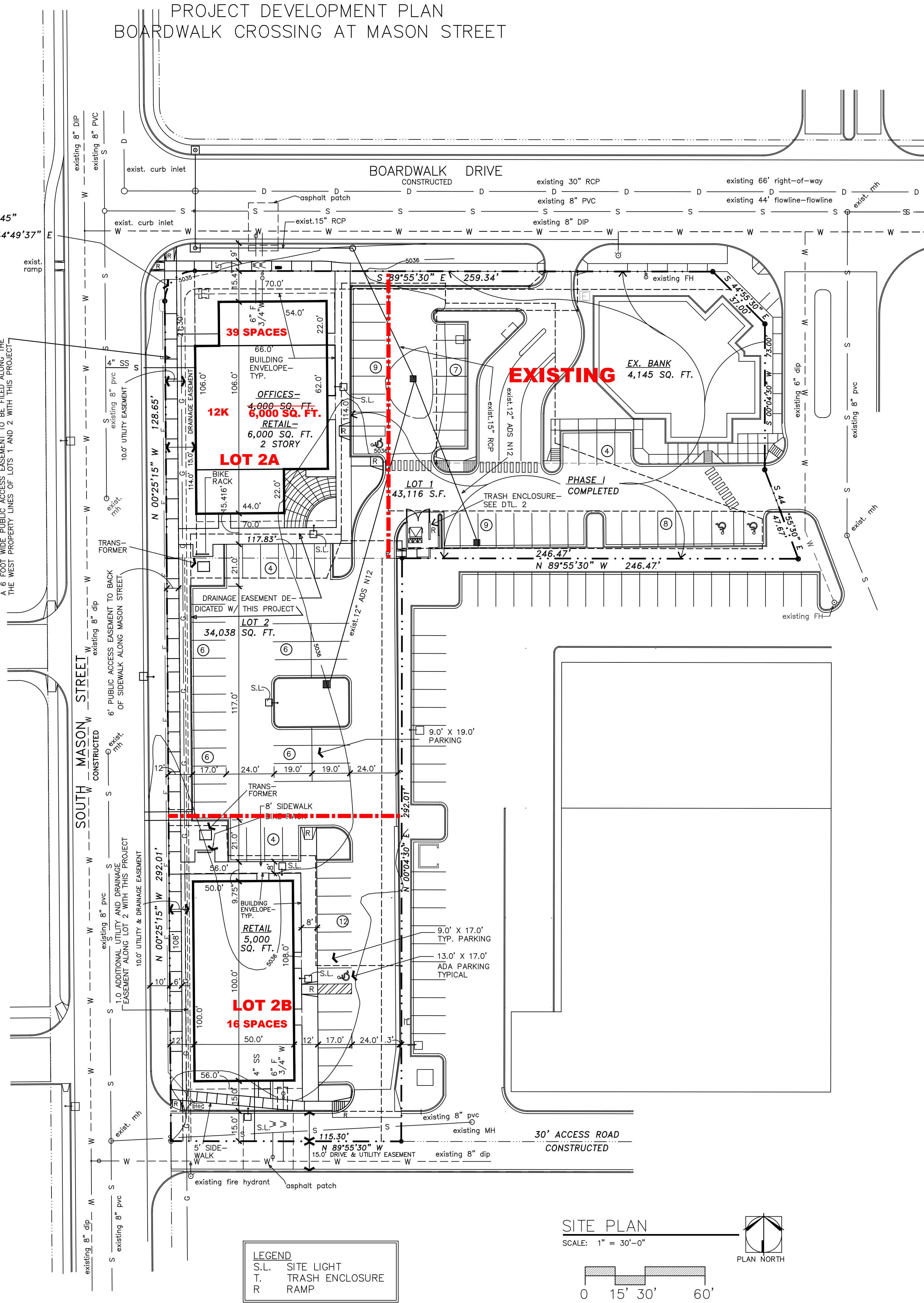
SHEET 1 OF 4
FEBRUARY 2005
JANUARY 4, 2013



2 TRASH ENCLOSURE
1 SCALE: 1/4" = 1'-0"

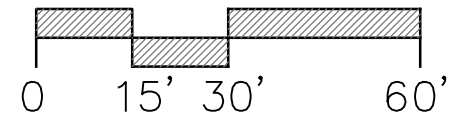
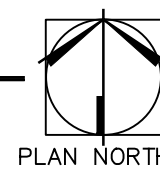
D= 90°29'45"
R= 15.00'
CHD= N 44°49'37" W
L= 23.00'

A 6 FOOT WIDE PUBLIC ACCESS EASEMENT TO BE FILED ALONG THE WEST PROPERTY LINES OF LOTS 1 AND 2 WITH THIS PROJECT



SITE PLAN

SCALE: 1" = 30'-0"





Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

January 18, 2013

Steve Steinbicker
Architecture West, LLC
4710 S College Ave
Fort Collins, CO 80525

Re: 4012 S Mason St - Boardwalk Crossing Office/Retail

Description of project: This is a request to review the previously approved and expired Boardwalk Crossing project development plan (PDP) located southeast of the intersection of Boardwalk Drive and South Mason Street (Parcel #s 97351-58-001 & 973510580992). Changes requested to the original PDP include lot line adjustments for new property/legal boundaries and an increase of 2,000 square feet to the northwestern building containing office/retail. The site is located in the General Commercial District (C-G) and retail/office is subject to administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Sherry Albertson-Clark, at 970-224-6174 or salbertson-clark@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 3.2.2(K)(5) There needs to be at least one accessible vehicle space per each of the undeveloped lots that are being created. These spaces are required to be van accessible, located near the primary entrance of the building and designated by a sign.

LUC 3.2.2(J) Requires vehicle use areas to be setback 15ft landscaped area from an arterial ROW line. This would mean the parking spaces along Mason would need to be setback 15ft.

2. LUC 3.2.2(C)(4) Bicycle parking is required for each of the undeveloped lots that are being created (see section for requirements).
3. Please label the dimensions of the landscaped areas and sidewalks that have vehicle overhang.
4. LUC 3.2.5 An enclosure is required that is adequate for both trash and recycling. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad that is at least 20ft away from a public sidewalk.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

If the enclosure is intended to serve both lots then a note on the plans is required explaining this use.

5. LUC 3.2.1 An updated/new landscape plan is required (see section for details).

LUC 3.2.4 An updated/new lighting plan is required this should include by not limited to a photometric site plan complete with catalog cut sheets (see section for other details).

6. LUC 3.5.1(l) Plans (site, landscape and elevations) shall identify locations of the Mechanical/Utility equipment (vents, flues, meters, RTU/ac, conduit...) and include notes on how such equipment is painted/screened.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include 8-inch water mains and 8-inch sewers in Boardwalk, Mason and the E/W drive to the south.
2. Existing water mains and sanitary sewers in this area include 8-inch water mains and 8-inch sewers in Boardwalk, Mason and the E/W drive to the south.
3. If any restaurants are included in the development, grease interceptors will be required.
4. If any restaurants are included in the development, grease interceptors will be required.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
7. Development fees and water rights will be due at building permit. The development fees will include a sewer repay for the Warren Lake Trunk sewer.
8. Development fees and water rights will be due at building permit. The development fees will include a sewer repay for the Warren Lake Trunk sewer.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. This site had a project approved on it previously. Please resubmit the drainage and erosion control report along with the construction plan set.
2. Water quality and quantity requirements have not changed but the Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect in mid February 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
3. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.

4. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update as well the City's Design Criteria and Construction standards.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 1/7/2013: No comments.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

2. FIRE LANE SPECIFICATIONS

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

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

***STRUCTURES THREE OR MORE STORIES IN HEIGHT**

Required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to on entire side of the building.

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

3. FIRE CONTAINMENT

Buildings exceeding 5000 square feet shall be sprinklered or fire contained. If containment is used, the

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

4. WATER SUPPLY

Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial requirements: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

5. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. While this site is within 500' of a Natural Habitat or Feature, the requirement for an ECS (as per Section 3.4.1(D) of the Land Use Code) has been waived with the approval of the Director for the following reasons:
 1. The project is separated from any natural features, e.g., a wetland over 1/3 of an acre and an irrigation ditch, by a distance greater than the buffer standard should it be applied and by Mason Street, and
 2. The site does not have any known natural habitat value.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development impacts.
3. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
4. The City's green building program has many programs that may benefit your project. Resources are available at the Green Building web page: <http://www.fcgov.com/greenbuilding/>. Of particular interest may be the Integrated Design Assistance Program, which offers financial incentives and free technical support to those interested in delivering high performance buildings that exceed building code requirements for energy performance. Gary Schroeder (970 221 6395) is the contact person for this program. This is the direct link to the web page for this program: <http://www.fcgov.com/conservation/bizidap.php>.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. 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.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. A 6 ft detached sidewalk and 10 ft wide landscaped parkway along Mason St and a 5 ft detached sidewalk and 8 ft wide landscaped parkway along Boardwalk will be required with this project. All public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Alan Rutz, 970-224-6153, arutz@fcgov.com

1. Electric Development Charges will apply to lots 2A and 2B.
2. Submit C-1 form with load requirements and coordinate transformer locations with Light and Power.

Current Planning

Contact: Sherry Albertson-Clark, 970-224-6174, salbertson-clark@fcgov.com

1. Since the property is proposed to be subdivided, adequate parking should be provided for all portions of the site and cross easements may be needed. Parking maximums for vehicles are 4:1,000 SF for retail and 3:1,000 SF for general office.
2. Bicycle parking requirements in the TOD are 10% of the total number of auto parking spaces provided (but not less than 4 spaces). Of the bicycle parking, 20% must be enclosed and 80% in fixed bicycle racks.
3. The site is within the TOD, so the TOD standards will apply. The previously-approved project may already address a number of these in the approved design. Of particular importance are the character and image

standards of Section 3.10.5 and the intent of this district to encourage land uses, densities and design that will enhance and support the transit stations along the Mason Corridor.

4. Buildings in the TOD have a minimum height of 20' (measured to dominant roof line). See Section 3.10.5.F for more detail in measuring height for this particular standard.
5. Office and retail uses are a Type 1 review in the General Commercial District, as long as the retail component is less than 25,000 SF.
6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341