

Conceptual Review Agenda

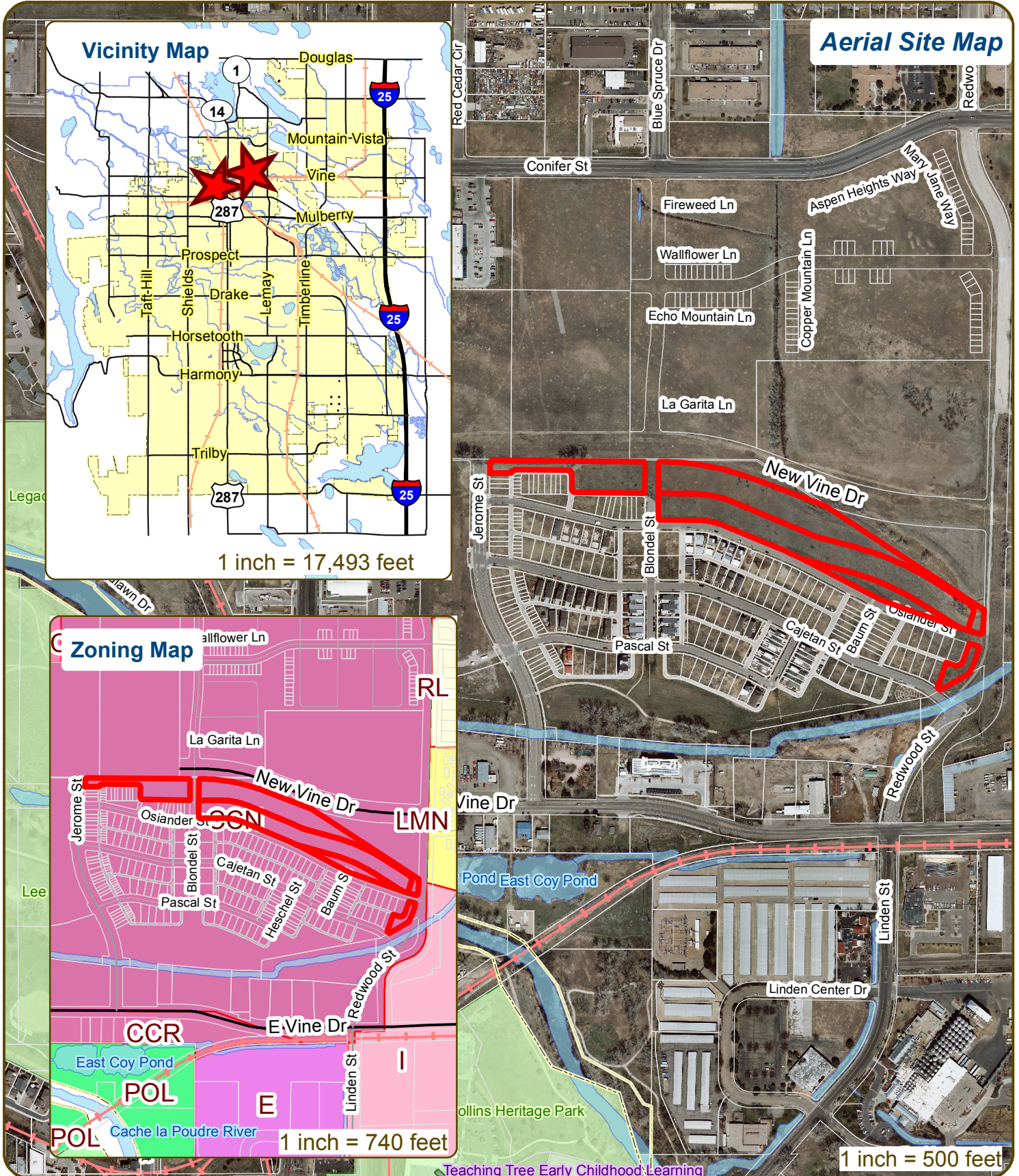
Schedule for 01/05/15 to 01/05/15

281 Conference Room A

Monday, January 5, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Old Town North Replat CDR140097	Brent Balik (970) 226-5334 bbalik@shearengineering.com	This is a request to replat Tract F, Block 6, Tract KK, Tract JJ and a portion of Block 9 in Old Town North (Parcel #s 9701375006, 9701379210, 9701379211, 9701379006 and 9701379308). These parcels were previously undevelopable due to the Dry Creek floodplain but have since been removed from the floodplain. These lots will be platted for a mix of single-family attached and single-family detached homes. The parcels are located in the Community Commercial - North College (CCN) zone district. This project will be subject to Administrative (Type I) review.	Ted Shepard
11:00	5720 Bueno - Retail Marijuana Cultivation Facility CDR140098	Pete Tovani (303) 725-4917 pete_t@etsquared.com	This is a request to locate a marijuana cultivation facility at 5720 Bueno (Parcel #9612206012). There will be no exterior modifications to the site. The applicant wishes to add a 600 foot addition to the second floor of the building. The parcel is located in the Service Commercial (CS) zone district. This project will be subject to Administrative (Type I) review.	Clay Frickey

Old Town North Replat



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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) Brent Balik - Consultant
(Shear Engineering Corp) Spencer Douthit - Owner (Managing Member of Rocky Mountain High, LLC)

Business Name (if applicable) Shear Engineering Corporation

Your Mailing Address 4836 S College Ave, Suite 12; Fort Collins, CO 80525

Phone Number (970) 226-5334 Email Address bbalik@shearengineering.com

Site Address or Description (parcel # if no address) 97013-75-006; 97013-79-210; 97013-79-211; 97013-79-006
& 97013-79-308 (Block 6, Tract JJ, Tract KK, Tract F and a portion of Block 9, Old Town North Subdivision)

Description of Proposal (attach additional sheets if necessary) See Project Narrative attached

Proposed Use C-C-N District **Existing Use** C-C-N District

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions see attached

Age of any Existing Structures N/A exhibit

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 Negligible 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?

Tract F, Block 6, Tract KK and Tract JJ and a portion of Block 9 Old Town North

Fort Collins, Colorado

PROJECT NARRATIVE

This is a request to replat Tract F, Block 6, Tract KK, Track JJ and a portion of Block 9, Old Town North. These tracts were previously undevelopable because they were encumbered by the Dry Creek floodplain. These Tracts were removed from the Dry Creek floodplain in 2008.

1. Existing platted lots:

- The existing platted Tracts are noted on Sheets 2, 5, 8 and 9 of 10 of the final plat for Old Town North as recorded on 06/11/2004. Those sheets are attached for immediate reference.
- Single family lots were originally planned for the north side of Osiander Street. However, these lots were not platted with the original Old Town North plat due to the definition of the Dry Creek floodplain at the time. These lots were represented with the Final Utility Plans and water services were installed with Osiander Street to service these single family lots. Refer to Sheet 8 of 88 and Sheet 10 of 88 of the Final Utility Plans attached.
- Tract F and Track KK were previously reserved as a major drainage channel to accommodate offsite Dry Creek flows from the north. The Northeast College Corridor Outfall (NECCO) project has eliminated the need for that drainage channel.
- 3 of the existing Block 9 lots have houses built on them. The remainder of the platted Block 9 lots cannot be built until Osiander Street is completed, the alley is completed and the temporary emergency access easement vacated.

2. Zoning:

- C-C-N District (Community Commercial – North College District)

3. Proposed use:

- Single family attached units are anticipated on Tract F. This may include 3 buildings with four (4) units per building. The concept would be similar to the current single family attached units previously platted in Block 2 and currently being built.
- Lots for single family detached units are planned for Block 6 and Track JJ.

- Lots for four (4) unit single family attached or single family detached units are planned for Track KK. Single family detached or shown with the plan submitted.
- An additional lot is proposed with Block 9. The proposed lot (Lot 7) was planned back when Old Town North was platted. There was a portion of the Redwood Street right-of-way from Evergreen Park encumbering part of Tract HHH that had to be vacated. The Redwood Street right-of-way was since vacated. This proposed lot is already serviced with water and sewer. Refer to Sheet 11 of 88 of the Final Utility Plans attached.

4. Modifications:

- Modifications to Sections 3.5.2(D)(2), 3.5.3(D)(3), and 3.8.3(1) were granted by the planning and zoning board on June 21, 2001.
 - The modification of to 3.5.2(D)(2) of the LUC allows non-arterial streets for single family attached dwellings with rear vehicular access to be reduced from 15 feet to 9 feet.
 - The modification 3.5.2(D)(3) of the LUC allows the minimum side yard setback to be reduced from 5 feet to 4 feet.
 - The modification to 3.8.3(1) of the LUC allows home occupations to be located in rooms to be built above the detached garages in the rear yard of lots.

5. Street Access:

- **Osiander Street:** Osiander Street was built from Jerome Street to Baum Street. Osiander Street was constructed as a 24' wide narrow local street with a 45' right-of-way. Osiander Street will be completed as part of this project from Baum Street to Redwood Street as a narrow local.
- **Blondel Street:** The extension and completion of Blondell Street will occur with this project. Blondell Street will tie in with the New Vine Drive currently being constructed with Aspen Heights. Blondell Street was constructed as a 30' wide residential local street with a 51' right-of-way.
- **Public Alley:** A publicly dedicated alley will access the lots from the rear. The alley will be public as all other alleys at Old Town North have been publicly dedicated. The width of the alley will be defined by utility requirements including water, sanitary sewer and storm sewer.
- **Redwood Street:** Redwood Street adjacent to the east side of Old Town North is being completed by the Aspen Heights project.

6. Pedestrian Access:

- Pedestrian access will be provided between Osiander Street and New Vine Drive Between Blondel Street and Baum Drive as indicated on the Overall Development Plan (ODP) for Old Town North.

7. Parking:

- Parking will be primarily accommodated by garages. An additional parking space will be provided with each lot along the alley.

8. Existing and proposed utilities:

- There is an existing 8" water line in Osiander Street and an existing 8" water line in Blondel Street. 3/4" water services were installed in Osiander Street to service a majority of the single family lots on the north side of Osiander Street with the original Old Town North development. Sanitary sewer service will be provided in the proposed alley. Water will also be provided in the alley to service the single family lots on the north side of the alley. Note that the alley and sewer line were represented on Sheet 8 of 88 and Sheet 10 of 88 of the original Old Town North Final Utility Plans.

9. Fire Protection:

- Fire protection will be provided by the Poudre Fire Authority.

10. Drainage and Water Quality:

- Tract F, Track KK and a portion of Block 6 were not accommodated by the existing Old Town North detention pond located on the south side of Old Town North. A portion of Block 6 is accommodated by the existing Old Town North detention pond based on the original Old Town North Drainage Plan and the SWMM exhibit prepared for Old Town North.
- A new water quality and detention pond will be required with this development. The detention facility will be located on the east side near Redwood Street. An outfall to the Lake Canal will be provided. Our understanding is that the allowable detention pond discharge is 0.20 cfs per acre.

11. Floodplain:

- The Dry Creek floodplain currently encumbers a small portion of Track KK. The limits of the 100-year floodplain (Zone AE) for Dry Creek are defined by the Flood Insurance Rate Map (FIRM) Map Number 08069C0977; Panel 977 of 984; map dated June 17, 2008. Our understanding is that the Dry Creek floodplain may be entirely eliminated when a letter of map revision (LOMAR) for Aspen Heights (to the north) is approved.

12. Landscaping:

- Landscaping will conform to current City of Fort Collins requirements.



High Risk

- Floodway - Area of 100-year floodplain with greatest depths and fastest velocities.
- Flood Fringe - May Include:
 - Areas of FEMA 100-year floodplain (FEMA Zones A, AE, AO, and AH)
 - Areas of City 100-year floodplain including ponding areas and sheet flow areas with average depths of 1-3 feet.
 There is a 1% annual chance that these areas will be flooded.

Moderate Risk

- May include:
 - Areas of FEMA 500-year floodplain (FEMA Zone X-shaded).
 - Areas of FEMA or City 100-year floodplain (sheet flow) with average depths of less than 1 foot.
 - Areas protected by levees from the 100-year flood.

Low Risk

- Areas outside of FEMA and City mapped 100-year and 500-year floodplains. Local drainage problems may still exist.

FEMA Flood Risk Map

This information is based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and the City of Fort Collins Master Drainage Plans. This letter does not imply that the referenced property will or will not be free from flooding or damage. A property not in the Special Flood Hazard Area or in a City Designated Floodplain may be damaged by a flood greater than that predicted on the map or from a local drainage problem not shown on the map. This map does not create liability on the part of the City, or any officer or employee thereof, for any damage that results from reliance on this information.

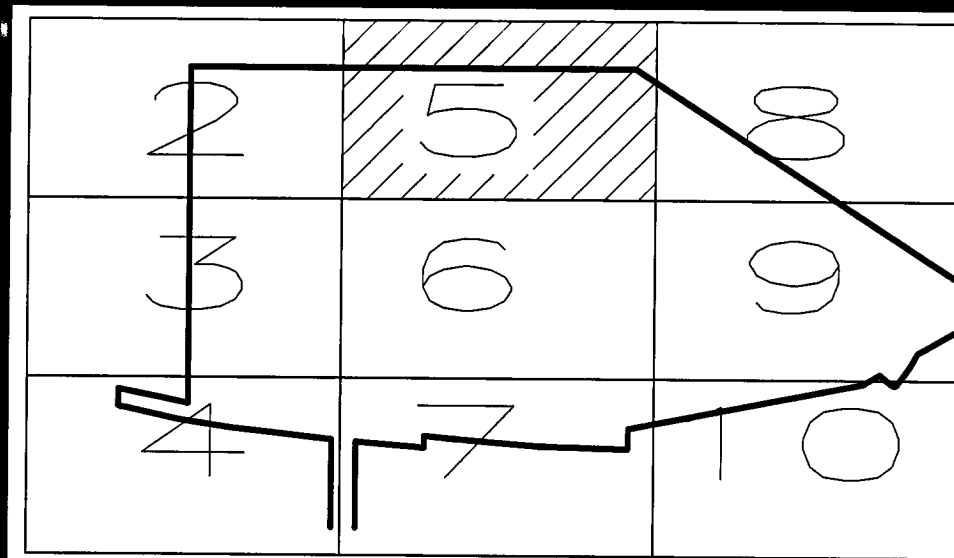
All floodplain boundaries are approximate.

0 60 120 240 Feet



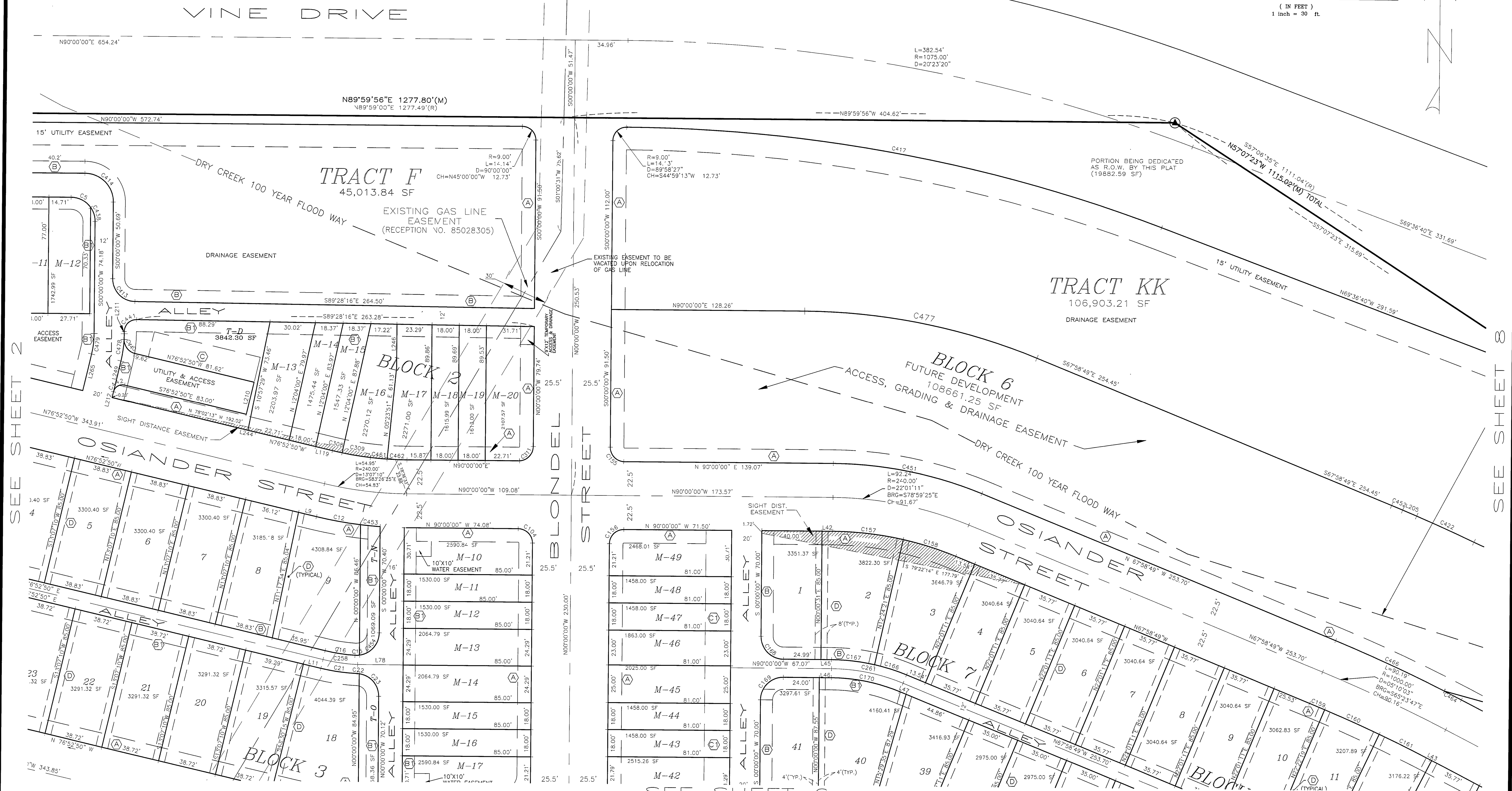
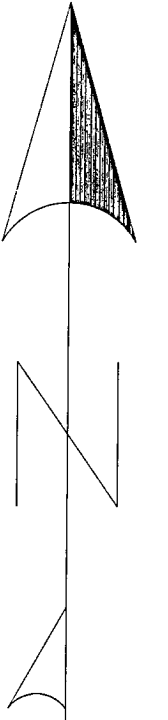
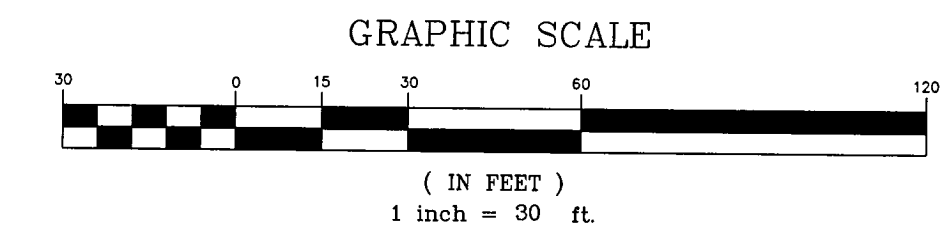
- LEGEND:**
- Ⓐ 9' UTILITY EASEMENT
- Ⓑ 8' UTILITY & ACCESS EASEMENT/GARAGE & FENCE SETBACK
- Ⓒ 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE & FENCE SETBACK
- Ⓓ 17' ACCESS & UTILITY EASEMENT
- Ⓔ 17' ACCESS, DRAINAGE & UTILITY EASEMENT
- Ⓕ 8' PUBLIC DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) & PRIVATE ACCESS EASEMENT — SEE RECORDED DOCUMENT FOR OWNERSHIP (RECEPTION NO. 2004-0028102)
(4' EACH SIDE LOT LINE)





FINAL PLAT OF
OLD TOWN NORTH
A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST
OF THE 6th P.M., IN THE CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO

- LEGEND:**
- (A) 9' UTILITY EASEMENT
 - (B) 8' UTILITY & ACCESS EASEMENT/GARAGE & FENCE SETBACK
 - (C) 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE & FENCE SETBACK
 - (D) 17' ACCESS & UTILITY EASEMENT
 - (E) 17' ACCESS, DRAINAGE & UTILITY EASEMENT
 - (F) 8' PUBLIC DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) & PRIVATE ACCESS EASEMENT - SEE RECORDED DOCUMENT FOR OWNERSHIP (RECEPTION NO. 2004-0028102) (4' EACH SIDE LOT LINE)



DATE: 5-24-2001
SCALE: 1" = 30'
FIELD BOOK: -

DRAWN: CLC, DJS
CHECKED: RJL
APPROVED: -

REVISIONS:



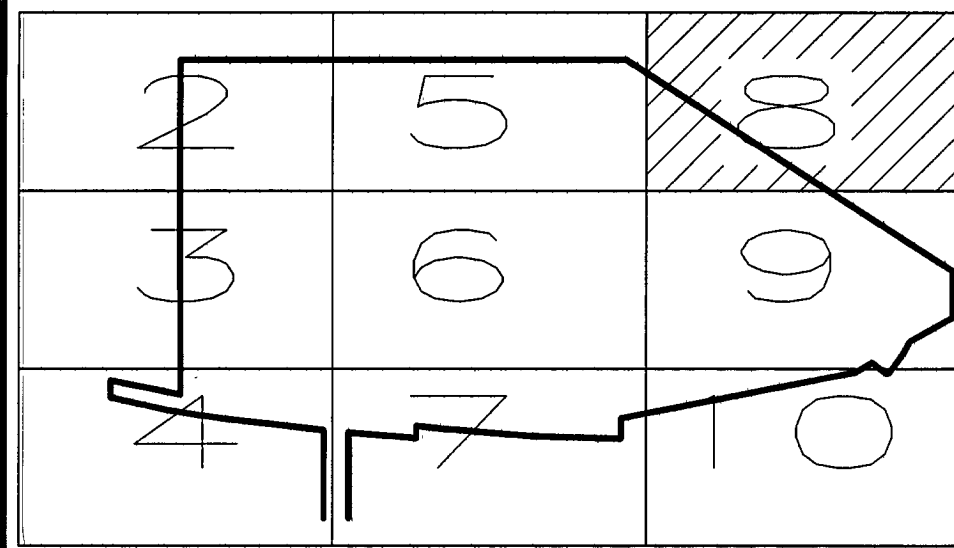
R.J.L. SURVEYS
113 CAMERON DRIVE, SUITE B
FORT COLLINS, COLORADO 80525
(970) 226-3007



CLIENT:
Old Town North LLC

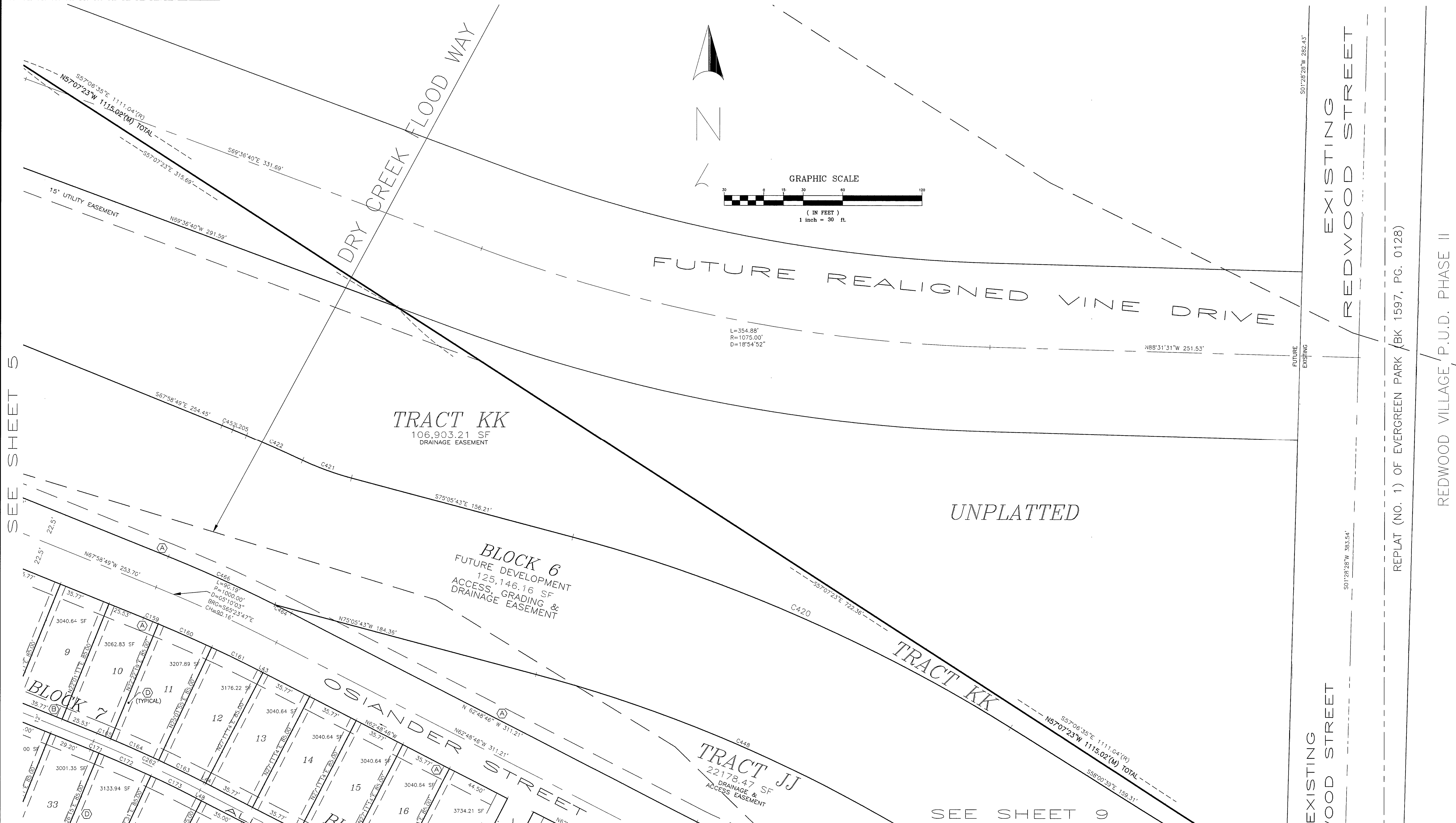
TITLE:
Old Town North

SHEET NO.	NO. OF SHEETS	PROJECT NO.
5	10	1597



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 - (4' EACH SIDE LOT LINE)

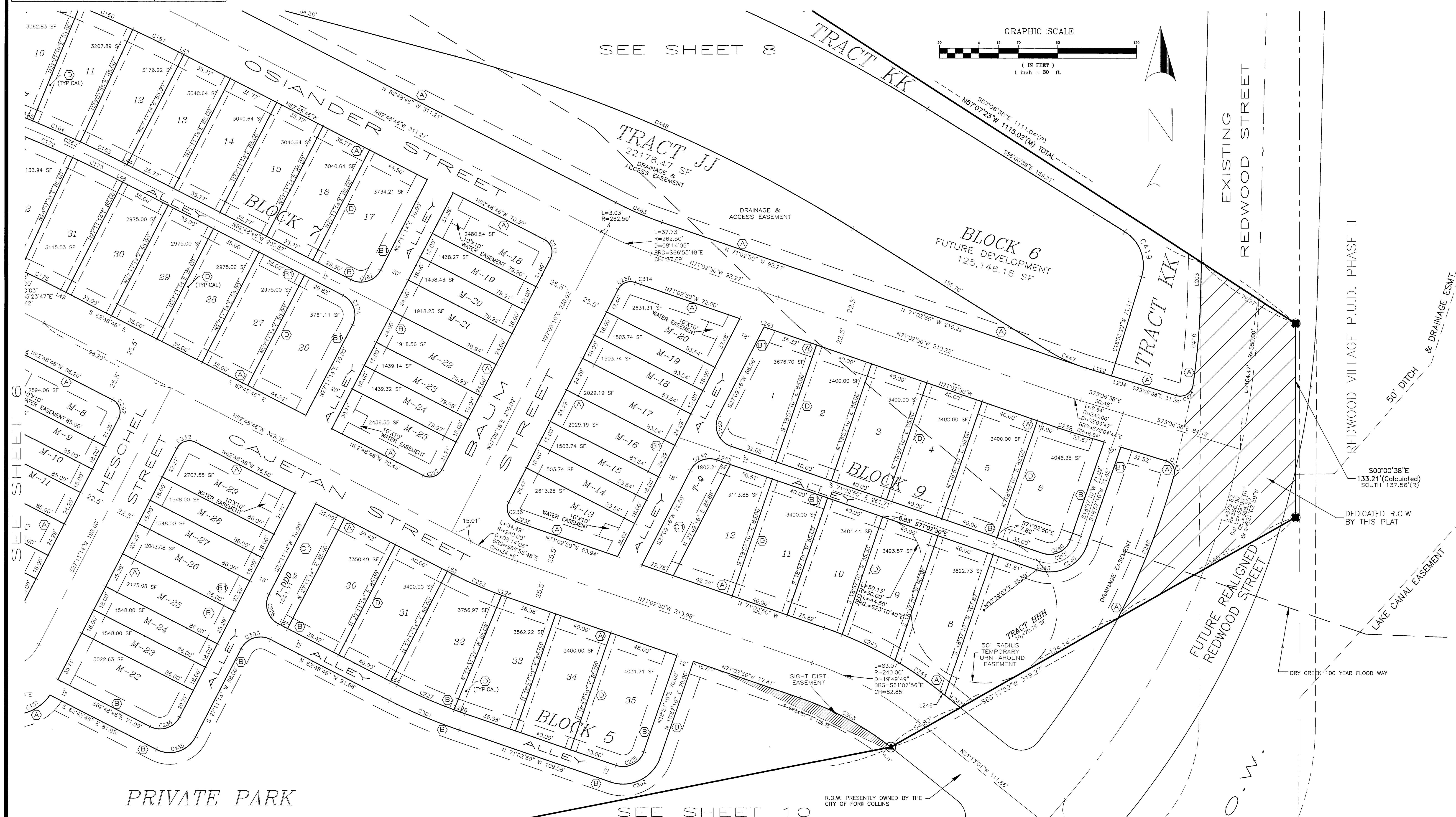


DATE: 5-24-2001	DRAWN: CLC, DJS	REVISIONS:		R.J.L. SURVEYS 113 CAMERON DRIVE, SUITE B FORT COLLINS, COLORADO 80525 (970) 226-3007		CLIENT:	TITLE:	SHEET NO.	NO. OF SHEETS	PROJECT NO.
SCALE: 1" = 30'	CHECKED: RJL					Old Town North LLC	Old Town North	8	10	1597
FIELD BOOK:	APPROVED:									

2	5	8
3	6	9
4	7	10

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(4' EACH SIDE LOT LINE)



PRIVATE PARK

SEE SHEET 10

R.J.L. SURVEYS
113 CAMERON DRIVE, SUITE B
FORT COLLINS, COLORADO 80525
(970) 226-3007

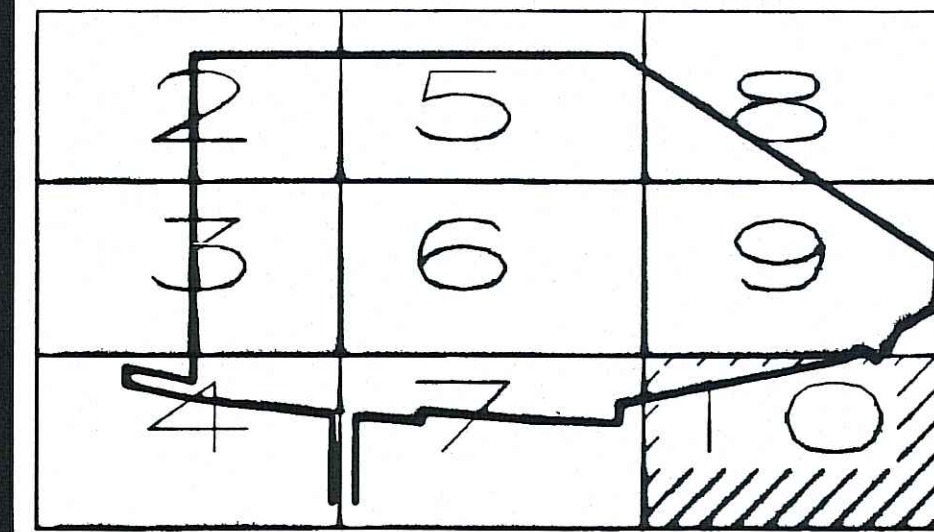
CLIENT: Old Town North LLC

TITLE: Old Town North

SHEET NO.	NO. OF SHEETS	PROJECT NO.
9	10	1597

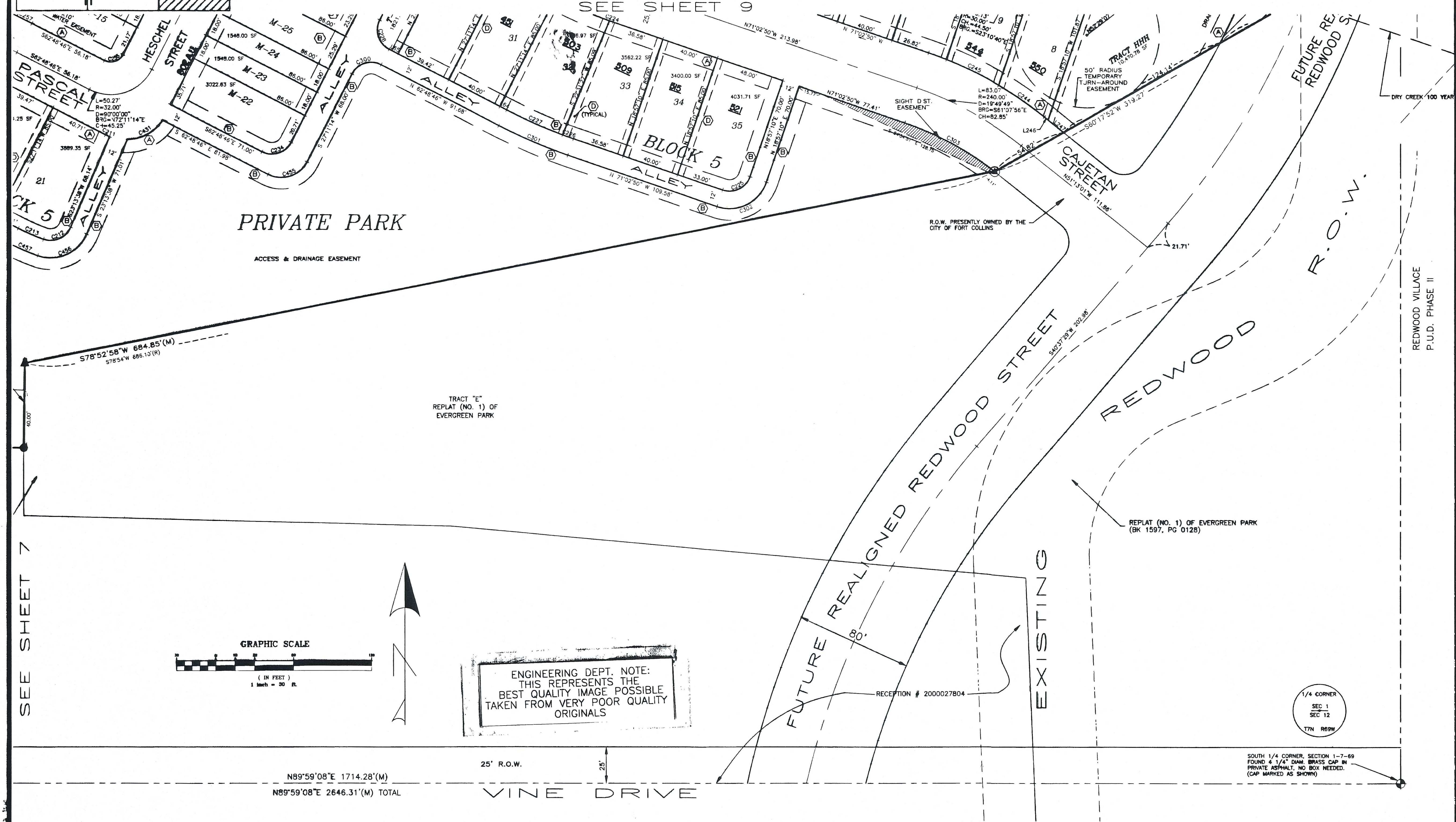
\\1597 OLD TOWN NORTH\dwg\1597-OTN_FINAL.dwg, 06/09/04 01:06:30 PM, BOB

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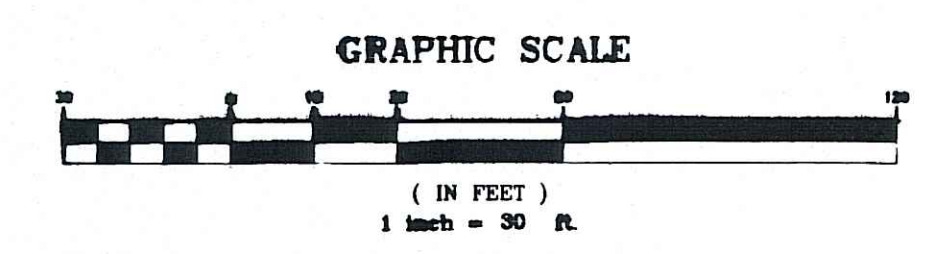


FINAL PLAT OF
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 - ⑥ 8' PUBLIC DRAINAGE EASEMENT (DEDICATED BY THIS PLAT) & PRIVATE ACCESS EASEMENT - SEE RECORDED DOCUMENT FOR OWNERSHIP (RECEPTION NO. 2004-0028102) (4' EACH SIDE LOT LINE)



SEE SHEET 7



ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS

DATE: 5-24-2001	DRAWN: CJC, DJS	REVISIONS:	R.J.L. SURVEYS 113 CAMERON DRIVE, SUITE B FORT COLLINS, COLORADO 80525 (970) 226-3007	CLIENT: Old Town North LLC	TITLE: Old Town North	NO.	SHEETS	PROJECT NO.
SCALE: 1" = 30'	CHECKED: RJL					10	10	1597
FIELD BOOK:	APPROVED:							

RCPTN
95046927

1ST STOP MINOR
SUBDIVISION
RCPTN. 97038884

RECEIPT 96036783
PARCEL 11

N 89° 15' 00" W
E 10° 00' 00" S

10' TYPE R INLET

84.28LF 18" RCP

PROPOSED RE-ALIGNED VINE DRIVE

MH ST-J1

EX. 18" C.M.P. CULVERT

EX. IRRIGATION DITCH

397.40LF 18" RCP

MH ST-J2

STORM J 304.23LF 18" RCP

EXIST. GAS LINE

GM

RCPTN
86050431

BROOKS MINOR
SUBDIVISION
RCPTN. 93038058

TRACT F

F.H. TEMP
BLOW OFF

RELOCATED 6" XCEL GAS LINE

TYPE 3 BARRICADE

PHASE 3

TYPE 3 BARRICADE

TYPE 3 BARRICADE

TYPE 3 BARRICADE

TYPE 3 BARRICADE

TYPE 3 BARRICADE

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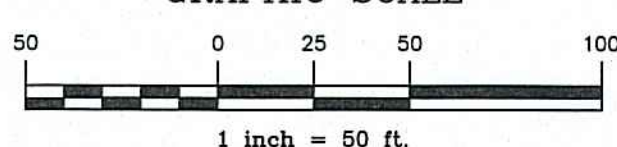
TYPE 3 BARRICADE

TYPE 3 BARRICADE

TYPE 3 BARRICADE



GRAPHIC SCALE



NOTE: ALL UTILITIES SHOWN WITHIN PHASE 1 ARE TO BE INSTALLED WITH PHASE 1. OTHER UTILITIES SHOWN ARE FOR REFERENCE ONLY.

LEGEND:

- (A) 9' UTILITY EASEMENT
- (B) 8' UTILITY & ACCESS EASEMENT/GARAGE SETBACK
- (C) 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE SETBACK
- (D) 17' ACCESS & UTILITY EASEMENT
- (E) 17' DRAINAGE, ACCESS & UTILITY EASEMENT
- (F) 8' PRIVATE ACCESS EASEMENT
- (G) 10' X 10' UTILITY EASEMENT

MASTER UTILITY PLAN NOTES:

1. See Topographic Survey included with this plan set (for reference only) for all existing sanitary sewer line manhole rim and invert data. Topographic Survey prepared by R.L. Surveys, Survey dated 10/06/99 (latest revision date 06/27/2000); R.L. Surveys Project No. 159710P0.
2. See Sheet 2 (PROJECT NOTES) for City of Fort Collins Standard General Notes and City of Fort Collins standard Construction Notes.
3. See Sheet 7 for Master Utility Plan Specific Construction Notes.
4. All water mains to be D.I.P. wrapped with polywrap.
5. The minimum cover over water lines is 415 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
6. Existing 6" XCEL Energy Gas Line will be relocated.

RECORD DRAWING

MILAN MINOR SUBD.

LOT 1

24' TEMP. EMERG. ACCESS-ESMT.

20' TEMP. EMERG. ACCESS-ESMT.

TEMP. GRAVEL EMERG. ACCESS ESMT.

F.H. TEMP BLOW OFF

12-28-06 MC 10:10 AM

Date 12-31-2006 By DMC
Date By Description
Date By Description

REVISIONS
Description RECORD DRAWING

Date Drawn CSP
Field Book Checked B.W.S.
Scale 1" = 50' Approved B.W.S.

CLIENT

OLD TOWN NORTH LLC

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

TITLE

MASTER UTILITY PLAN
OLD TOWN NORTH
FORT COLLINS, COLORADO

PROJECT NO.
1646-01-98
MAST-UTIL-2.DWG

SHEET NO.
8
NO. OF SHEETS
88

City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

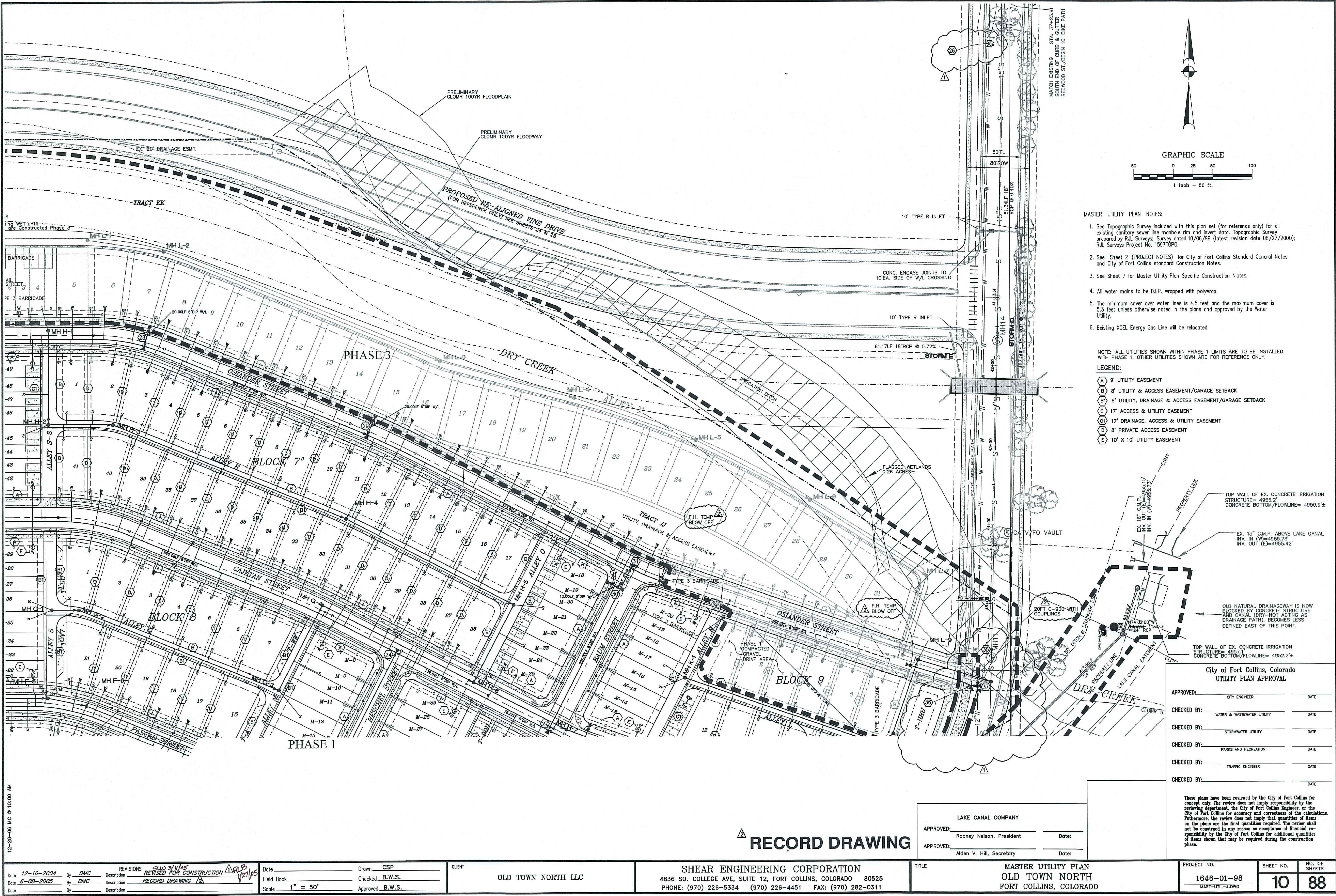
APPROVED: CITY ENGINEER DATE
CHECKED BY: WATER & WASTEWATER UTILITY DATE
CHECKED BY: STORMWATER UTILITY DATE
CHECKED BY: PARKS AND RECREATION DATE
CHECKED BY: TRAFFIC ENGINEER DATE
CHECKED BY: DATE

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any way as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

LAKE CANAL COMPANY

APPROVED: Rodney Nelson, President Date:

APPROVED: Alden V. Hill, Secretary Date:



- MASTER UTILITY PLAN NOTES:
1. See Topographic Survey included with this plan set (for reference only) for all existing sanitary sewer line manhole rim and invert data. Topographic Survey prepared by R.J.L. Surveys; Survey dated 10/06/99 (latest revision date 06/27/2000); R.J.L. Surveys Project No. 159770PO.
 2. See Sheet 2 (PROJECT NOTES) for City of Fort Collins Standard General Notes and City of Fort Collins standard Construction Notes.
 3. See Sheet 7 for Master Utility Plan Specific Construction Notes.
 4. All water mains to be D.I.P. wrapped with polywrap.
 5. The minimum cover over water lines is 4.5 feet and the maximum cover is 5.5 feet unless otherwise noted in the plans and approved by the Water Utility.
 6. Existing XCEL Energy Gas Line will be relocated.

- NOTE: ALL UTILITIES SHOWN WITHIN PHASE 1 LIMITS ARE TO BE INSTALLED WITH PHASE 1. OTHER UTILITIES SHOWN ARE FOR REFERENCE ONLY.
- LEGEND:
- (A) 9' UTILITY EASEMENT
 - (B) 8' UTILITY & ACCESS EASEMENT/GARAGE SETBACK
 - (C) 8' UTILITY, DRAINAGE & ACCESS EASEMENT/GARAGE SETBACK
 - (D) 17' ACCESS & UTILITY EASEMENT
 - (E) 17' DRAINAGE, ACCESS & UTILITY EASEMENT
 - (F) 8' PRIVATE ACCESS EASEMENT
 - (G) 10' x 10' UTILITY EASEMENT

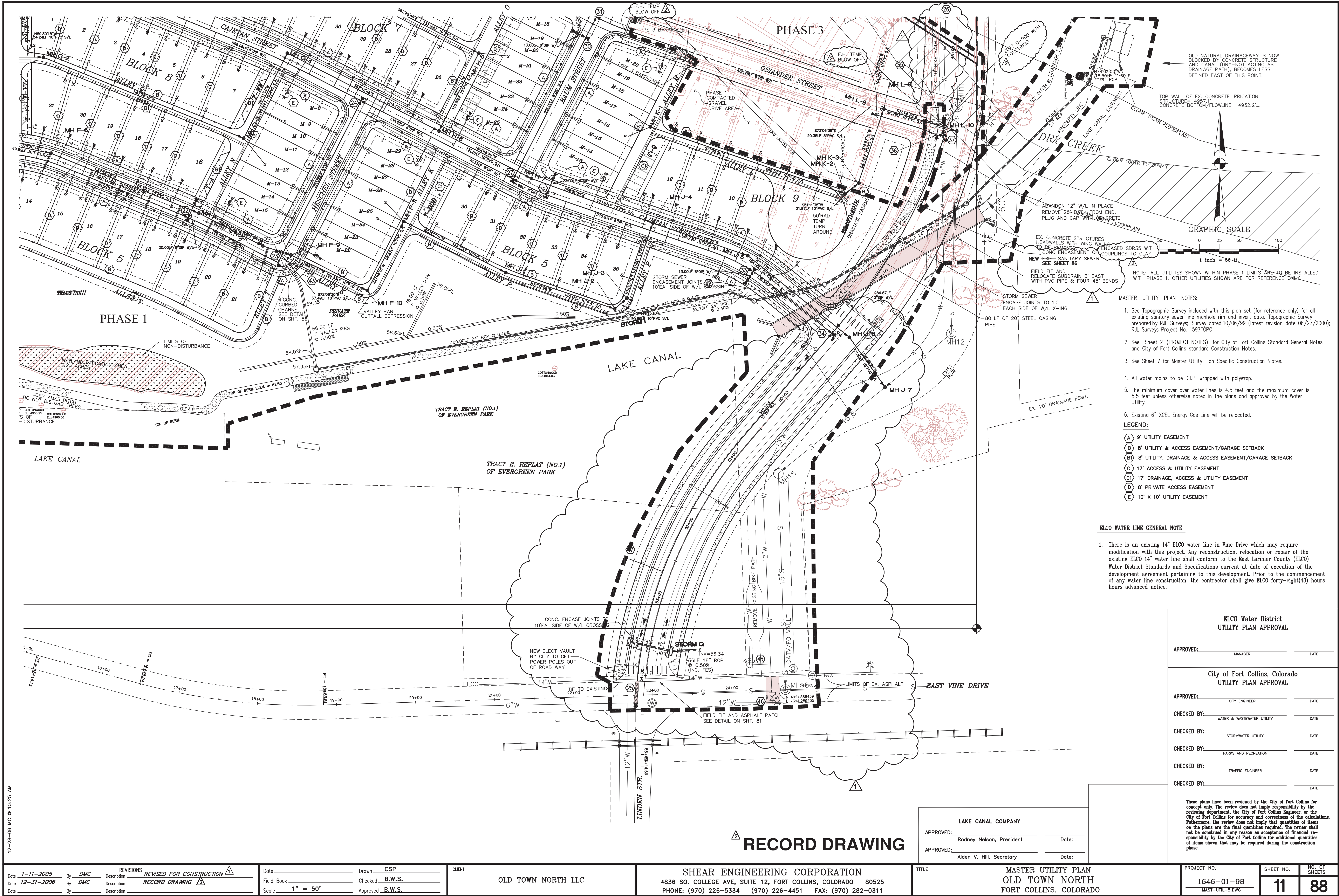
City of Fort Collins, Colorado
UTILITY PLAN APPROVAL

APPROVED:	CITY ENGINEER	DATE
CHECKED BY:	WATER & WASTEWATER UTILITY	DATE
CHECKED BY:	STORMWATER UTILITY	DATE
CHECKED BY:	PARKS AND RECREATION	DATE
CHECKED BY:	TRAFFIC ENGINEER	DATE
CHECKED BY:		DATE

These plans have been reviewed by the City of Fort Collins for concept only. The review does not imply responsibility by the reviewing department, the City of Fort Collins Engineer, or the City of Fort Collins for accuracy and correctness of the calculations. Furthermore, the review does not imply that quantities of items on the plans are the final quantities required. The review shall not be construed in any reason as acceptance of financial responsibility by the City of Fort Collins for additional quantities of items shown that may be required during the construction phase.

LAKE CANAL COMPANY	
APPROVED:	DATE:
Rodney Nelson, President	
APPROVED:	DATE:
Alden V. Hill, Secretary	

RECORD DRAWING



12-25-06 MC 10:25 AM

REVISIONS		REVISED FOR CONSTRUCTION	
Date	1-11-2005	By	DMC
Date	12-31-2006	By	DMC
Date		By	
Date		By	

Date		Drawn	CSP
Field Book		Checked	B.W.S.
Scale	1" = 50'	Approved	B.W.S.

CLIENT	OLD TOWN NORTH LLC
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SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

LAKE CANAL COMPANY	
APPROVED:	Rodney Nelson, President
APPROVED:	Alden V. Hill, Secretary

TITLE	MASTER UTILITY PLAN
	OLD TOWN NORTH
	FORT COLLINS, COLORADO

PROJECT NO.	1646-01-98
SHEET NO.	11
NO. OF SHEETS	88

ELCO Water District	
UTILITY PLAN APPROVAL	
APPROVED:	MANAGER
APPROVED:	CITY ENGINEER
CHECKED BY:	WATER & WASTEWATER UTILITY
CHECKED BY:	STORMWATER UTILITY
CHECKED BY:	PARKS AND RECREATION
CHECKED BY:	TRAFFIC ENGINEER
CHECKED BY:	
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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 26, 2015

Brent Balik
Shear Engineering Corp
4836 S College Ave
Suite 12
Fort Collins, CO 80525

Re: Old Town North Replat

Description of project: This is a request to replat Tract F, Block 6, Tract KK, Tract JJ and a portion of Block 9 in Old Town North (Parcel #s 9701375006, 9701379210, 9701379211, 9701379006 and 9701379308). These parcels were previously undevelopable due to the Dry Creek floodplain but have since been removed from the floodplain. These lots will be platted for a mix of single-family attached and single-family detached homes. The parcels are located in the Community Commercial - North College (CCN) zone district. This project will be subject to Administrative (Type I) 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, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. Please see the Planning comments. This project is subject to an administrative (type I) review.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in this area include 8" water mains in Osander Street, Blondel Street, and Jerome Street, and a 12" water main in Redwood Street. Existing sanitary sewers include intermittent 8" mains and manholes in Osander Street and a 15" main in Redwood Street.
2. Existing water and sewer services for this site will need to be located and either used or abandoned at the main. Abandonment will need to be coordinated with the Utilities Water Distribution Group at 970-221-6700.
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. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. It looks like a little more than 50 units are proposed. That will require at least a traffic memo. Contact me to scope the study.
2. You'll need to work with the engineering department on what, if any portions of New Vine will need to be constructed with this development?

Department: Stormwater Engineering

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

1. A portion of the area to be replatted is in the FEMA-regulatory Dry Creek 100-year floodway, and must satisfy all safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map will be provided at the Conceptual Review Meeting.
2. CLOMR No. 14-08-0967R was approved by FEMA on October 30, 2014, removing the Old Town North property from the Dry Creek 100-year floodway. The replat and construction of street and utility improvements for the Old Town North property can proceed under the approved CLOMR.
3. The LOMR must be approved by FEMA prior to any building permits being issued for lots platted in the current effective Dry Creek 100-year floodway. The LOMR should be submitted as part of downstream construction improvements by the City, but in the event that they do not complete that LOMR for whatever reason (or do not complete it in a timely enough manner), the Old Town North owner has the option of preparing and submitting the LOMR to FEMA for approval in order to apply for building permits in the currently mapped floodway.
4. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.
5. A drainage report, 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 report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
6. Onsite detention is normally required for the runoff volume difference between the 100 year developed flow rate and the 2 year historic release rate. In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre. This volume will ultimately be provided in the NECCO regional detention pond directly north of this site. Since the regional pond and associated outfall has not yet been constructed, the development will be required to temporarily detain their runoff until the NECCO system is constructed. This can be accomplished in a number of ways, at the choice of the developer:
 - A. Onsite detention can be provided with a temporary outfall into the Lake Canal, which would require an outfall agreement from the Lake Canal Company and once the NECCO system is constructed the remainder of the Old Town North land can be developed.
 - B. Detention can be provided in the area of the regional pond to be constructed by the developers of Old Town North with a temporary outfall into Lake Canal, which would require an outfall agreement from the Lake Canal Company.

C. A temporary retention pond could be constructed either on Old Town North property or in the area of the regional pond to be constructed by the developers of Old Town North. This concept would require a pond able to hold two times the 100-year runoff volume from the site but would not require an outfall into Lake Canal or the associated outfall agreement.

7. Normally onsite water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. However in this case the water quality treatment is being provided for in the North East College Corridor Outfall (NECCO) detention pond; so the applicant does not need to provide onsite water extended quality detention.
8. There are fees associated with the NECCO project that would be required from this development to help cover the cost of the regional pond and outfall. Fees for this development are \$27,853 per acre, payable at the time of building permit.
9. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

10. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 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 Manual.
11. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. An updated utility plan is needed with subsequent plans.

> IFC 508.1 and Appendix B: 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.

2. FIRE LANES

A fire lane, meeting minimum requirements and specifications shall be located within 150' of all portions of every residence. Future Vine Drive will become an arterial and cannot be used for measuring fire access. Alley Y and Alley Z will need to serve as the fire lane. Fire lane widths are established at 20' minimum.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

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 if the building is equipped throughout with an approved, automatic fire-sprinkler system.

3. PREMISE IDENTIFICATION

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

1. If development at this site occurs in the future, please note that an An Ecological Characterization Study would be required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature (riparian forest and prairie dogs). Please note the buffer zone standard for riparian forest is fifty feet (50 ft), as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.

City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Should a development project gain approval at this site and proceed to construction, a burrowing owl survey that is in accordance with the Division of Parks and Wildlife standards shall be conducted prior to construction by a professional, qualified wildlife biologist.

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.
3. 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 of the trees within this 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 that could result from the proposed development.
4. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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>
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. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. All street cuts and patches shall be repaired in accordance with standards and associated impact fees shall apply.
11. Street design for Blondel and Osiander will need to be provided as a part of the utility plan set and will need to tie into the proposed design for Suniga and Redwood Street.
12. This project will need to complete Blondel Street and Osiander Street improvements. If Suniga and Redwood Street are not constructed or designed at the time that this project proceeds forward with design and then construction this project will be responsible for constructing Redwood Street to Osiander and north along the frontage of the property and constructing a turnaround at the north end of Blondel to standards.
13. The traffic study will help determine if there are any other traffic improvements that are needed for the proposed development to meet level of service standards and requirements.
14. Changes and improvements to Alley Z will likely need to be made so that the alley can be used by PFA for fire and emergency access for the lots that are inaccessible from Osiander and Blondel for fire protection. The alley doesn't meet their minimum width requirements and I doubt that they can make the turns needed to navigate this alley.
The new alley on Block 6 will also likely need to be designed to accommodate emergency services usage for the residential lots that are not accessible from Osiander or Blondel.
15. Per Section 3.5.2(E) of the Land Use Code a minimum 30 setback from Arterial right-of-way to residential buildings is required.
16. Per Section 3.6.2(G) of the Land Use Code lots abutting an Arterial roadway (front or rear lot lines) shall have a minimum depth of 150 feet. It doesn't look like the proposed lots meet this requirement.
17. A sight distance easement maybe needed at the Blondel/ Suniga intersection. This will need to be looked at.

Planning Services

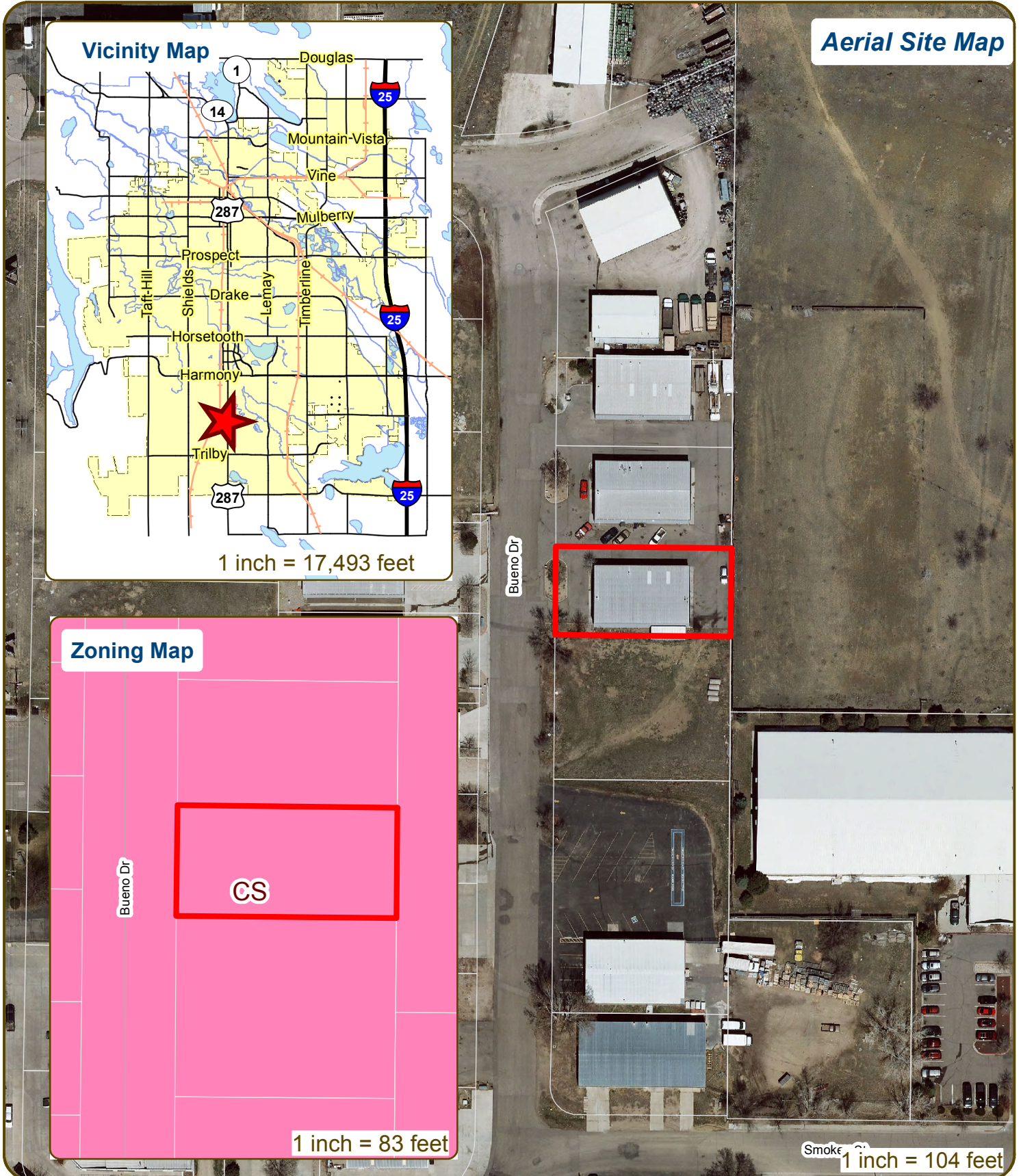
Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. Staff will not allow residential lots to front on a four-lane arterial street. (The proposed name for this new four-lane arterial street is "Suniga Road," subject to approval by City Council on Jan20, 2015). Therefore, Tract F and the westerly 15 lots indicated on Tract KK will need to be redesigned.
2. Buffer Yard Tract: Along the southerly right-of-way for the future four-lane arterial, a separate Tract should be created for the purpose of establishing a buffer yard and sound wall. This common area can range in width from approximately 10 to 20 feet and feature generous landscaping, undulating earthen berms and six foot high sound walls. These elements, in combination, will contribute to attenuating the traffic noise and create an aesthetic feature for the benefit of the Old Town North neighborhood. Well-designed buffer yards are found along arterials throughout the City and have proven over time to be effective in creating attractive and quiet neighborhoods as well as pleasing streetscapes.
3. The Buffer Yard Tract allows the lots not to be considered to have double frontage.
4. A Plat Note would be needed stating that there can be no access from the four-lane arterial street to the Buffer Yard Tract.
5. For Tract F, please consider orienting a portion of the lots to Blondel Street. In addition, for the balance of the lots, the alley will need to be upgraded to a Street-Like Private Drive, a Private Street, or a Public Local Street. Such a street can be named and lots can be assigned addresses. All lots on Tract F must feature rear-loaded garages served by a new alley. The alley on Lot Two can be extended to serve Tract F. This new alley should outlet onto the new street and not onto Blondel so as to not be in too close proximity to the Blondel / New Arterial intersection.
6. A Street-Like Private Drive must include a detached sidewalk and street trees per Section 3.6.2(N).
7. For Block Six and Tract KK, in order to not front residential lots along a four-lane arterial, the site plan needs to be re-designed so that lots front onto either Blondel Street or Osiander Street.
8. Osiander can remain a Narrow Residential Local Street or be widened to Residential Local Street. In either case, all parking needs to be off-street and served by an alley. There can be no driveways off Osiander due to the narrow lots on the south side of the street. The alley that is conceptually shown needs to be shifted north so that it abuts the aforementioned Tract set aside for a buffer yard and sound wall. This will create lots with sufficient depth to consider a variety of housing types and density ranges depending on lot width.
9. For example, lots fronting on Osiander could range in width from 40 to 70 feet. The narrow lots could feature single family detached or single family attached dwellings. Again, all garages would gain access from an alley.
10. Wider lots, for example, could feature single family detached or two-family dwellings (duplexes).
11. Or, a lot could feature a single family detached dwelling unit fronting onto Osiander Street as well as a single family detached dwelling located over the alley-loaded garage in a carriage house-like fashion. (Keep in mind that in the C-C-N zone, there is no size limit on the size of dwelling unit over a rear-loaded garage.)
12. Or, a flag-pole lot, with lot frontage along Osiander of less than 40 feet, could be created to allow a single family detached or attached dwelling to be located behind a dwelling fronting on Osiander. Such a dwelling would need to comply with the access requirements of the Poudre Fire Authority. In addition, the garage would need to be served by the alley.

13. As you can see, a given the depth of the lots and rear-loaded garages, a variety of lot sizes could support a variety of housing types, depending on lot width.
14. As with Tract F, alleys need to outlet as far away from the Blondel / four-lane arterial intersection (Suniga Road) as possible to avoid turning conflicts and sight distance issues.
15. The Modifications of Standard that were granted under previously approved Final Plans, would not carry over. Any Modification that is requested would have to comply with the criteria found in Section 2.8.2 (H).
16. For the lots on Tract KK where the north property line angles away from the four-lane arterial right-of-way, such lots will still not be allowed to front on the arterial but they may not necessarily need to front on Osiander Street either. At your option, these lots could front on Osiander Street or be served by a Street-Like Private Drive, Private Street, or Local Residential Public Street.
17. Please note that all lots are subject to the access standards of the Poudre Fire Authority. If internal drives do not connect or loop, please consider using hammer-head turn-arounds versus cul-de-sacs.
18. If the provision of utilities is not in conformance with standard installation procedures, the applicant is encouraged to hold a utility coordination meeting so that all utility providers have sufficient area. Please contact the Engineering Department to set this meeting up.
19. Since the narrow streets limit on-street parking, please consider providing common off-street parking spaces. These spaces can be distributed throughout the project in groupings of four to six spaces (approximately) in order to minimize the visual impact of a parking lot. These common areas are also good locations for the U.S. Postal Service cluster boxes.
20. 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.
21. 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.
22. 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>.
23. 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.
24. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
25. 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.
26. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

5720 Bueno

Retail Marijuana Cultivation Facility



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. 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.





Development Review Guide – STEP 2 of 8

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) _____

PETE TOVANI

Business Name (if applicable) DA KIND COLORADO

Your Mailing Address 7033 S. ONEIDA CIR.

Phone Number 303-725-4917 **Email Address** PETE-T@ETSQUARED.COM

Site Address or Description (parcel # if no address) 5720 BUENO DR.

FT. COLLINS

Description of Proposal (attach additional sheets if necessary) CULTIVATION AND MANUFACTURING FACILITY

Proposed Use SEE ABOVE **Existing Use** STORAGE/WAREHOUSE

Total Building Square Footage 3,400 **S.F. Number of Stories** 1 **Lot Dimensions** 70'x140'

Age of any Existing Structures BUILT IN THE 1990'S

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.

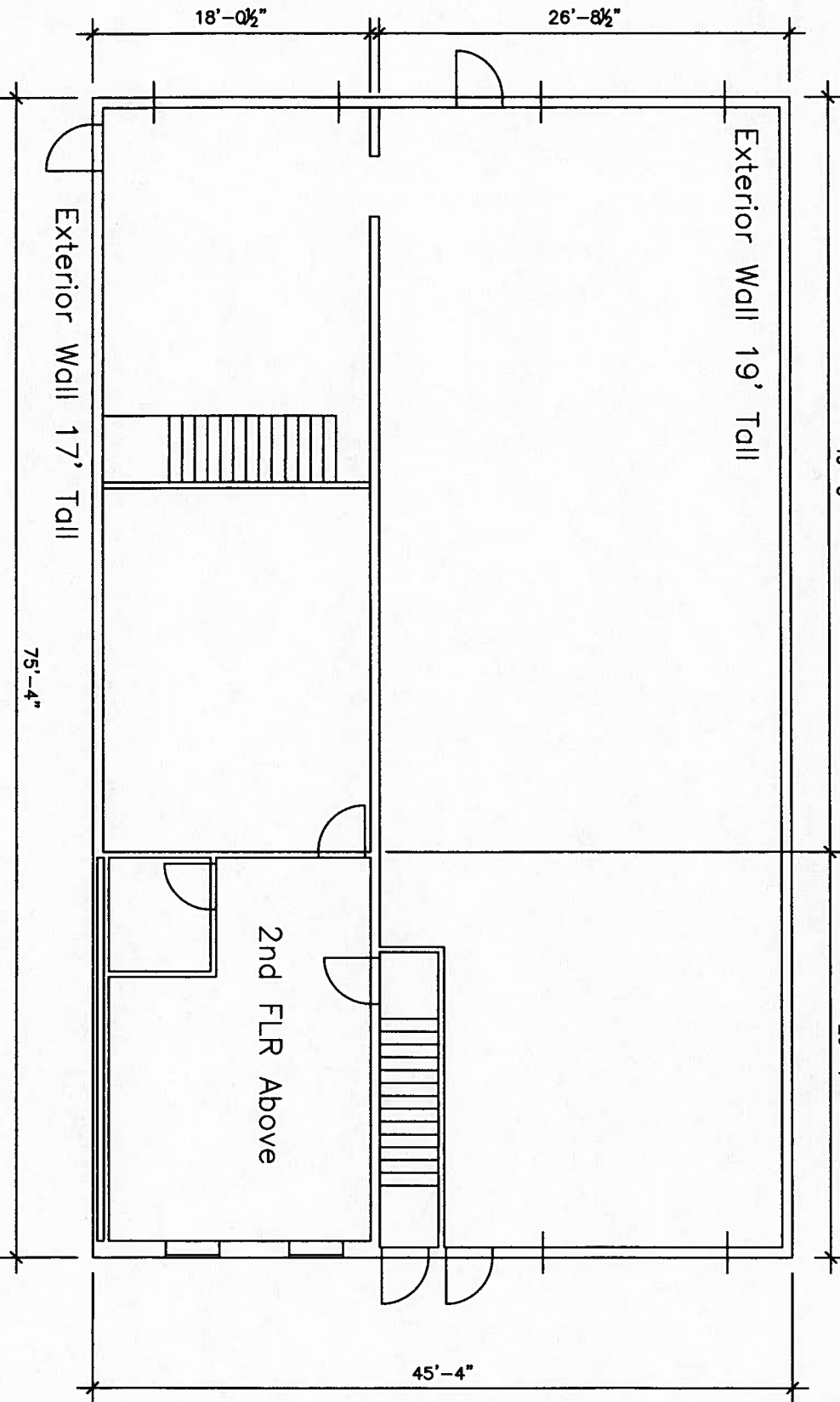
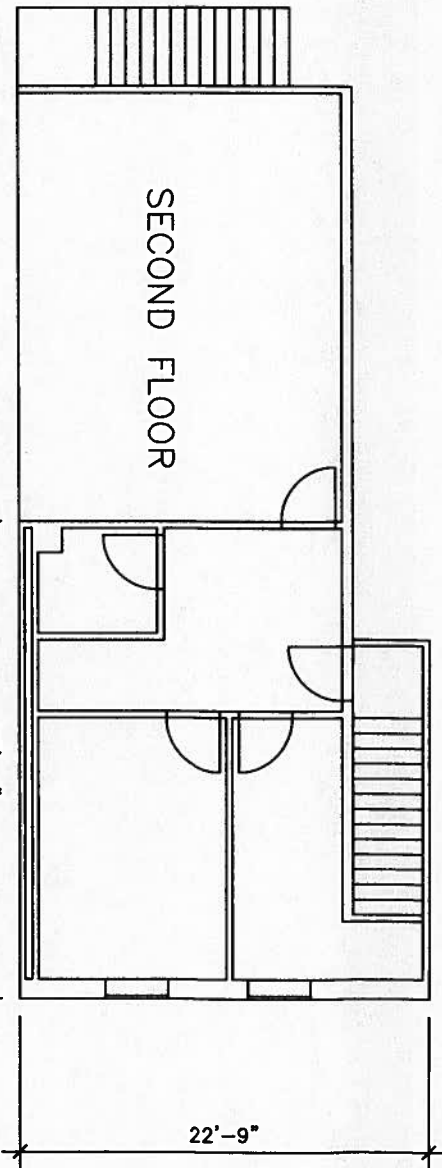
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? N/A

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

Increase in Impervious Area INTERNAL 6000' BY ADDING A SECOND FLOOR **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:

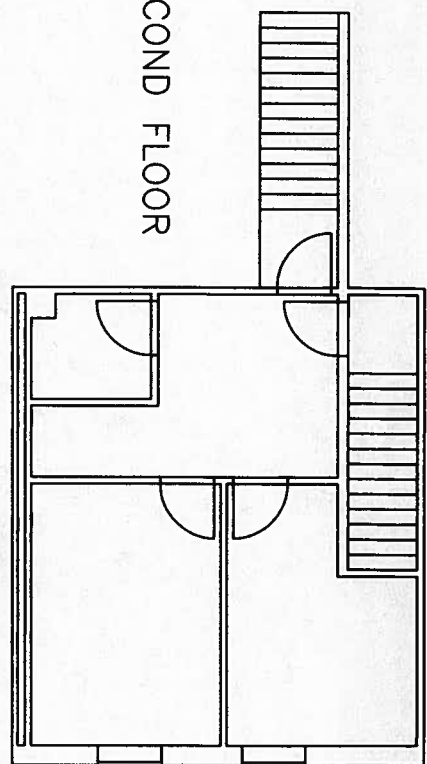
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



3/32" = 1'-0"

REDESIGNED

SECOND FLOOR



49'-0"

26'-4"

22'-9"

45'-4"

Exterior Wall 19' Tall

Exterior Wall 17' Tall

2nd FLR Above

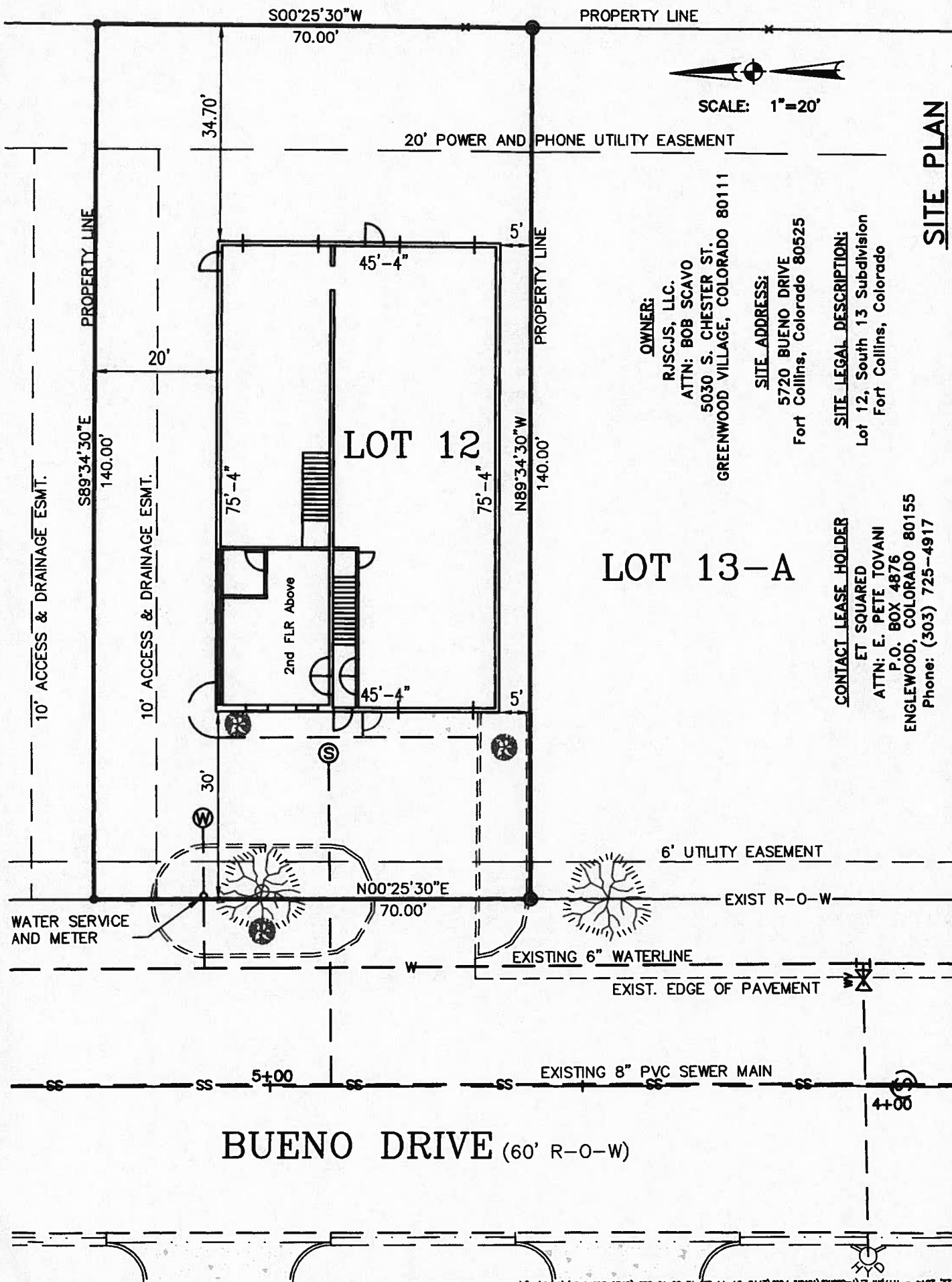
18'-0 $\frac{1}{2}$ "

26'-6 $\frac{1}{2}$ "

75'-4"

3/32"=1'-0"

EXISTING



SITE PLAN

OWNER:

RJSCJS, LLC.

ATTN: BOB SCAVO

5030 S. CHESTER ST.

GREENWOOD VILLAGE, COLORADO 80111

SITE ADDRESS:

5720 BUENO DRIVE

Fort Collins, Colorado 80525

SITE LEGAL DESCRIPTION:

Lot 12, South 13 Subdivision

Fort Collins, Colorado

CONTACT LEASE HOLDER

ET SQUARED

ATTN: E. PETE TOVANI

P.O. BOX 4876

ENGLEWOOD, COLORADO 80155

Phone: (303) 725-4917



January 12, 2015

Pete Tovani
Da Kind Colorado
7033 S Oneida Cir
Centennial, CO 80112

Re: 5720 Bueno - Retail Marijuana Cultivation Facility

Description of project: This is a request to locate a marijuana cultivation facility at 5720 Bueno (Parcel #9612206012). There will be no exterior modifications to the site. The applicant wishes to add a 600 foot addition to the second floor of the building. The parcel is located in the Service Commercial (CS) zone district. This project will be subject to Administrative (Type I) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. See planning comments for parking requirement numbers. You'll need to submit a site plan for review with the parking shown.
2. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 1-25 parking spaces you'll need one van accessible handicap space.
3. LUC 3.2.2(L) Table A and B
Standard 90 degree parking stall is 19'x 9'
4. LUC 3.2.1 A landscape plan is required.
5. LUC 3.2.1(E)(5) A minimum of 6% of the interior space of all parking lots is required to be landscaped. Please show the calculations on how this is being met. If you provide parking you may need to add a landscaped island with tree.
6. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
7. LUC 3.2.2(C)(b) 4 bicycle parking spaces are required, all of these spaces could be fixed bicycle racks.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. This property is not within the City of Fort Collins service area.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. If this is only a cultivation facility without any retail sales or customers (limited staff only), then the anticipated traffic volume is not expected to rise to the threshold of needing a TIS. Please provide a narrative on the number of staff and anticipated traffic trips per day and based on that, using section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can likely be waived.
2. Please work with the engineering department on any needed upgrades to the adjacent street such as sidewalk, etc.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3—Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
2. No improvements or increases in impervious area are indicated in the application, so please contact the Stormwater Utility if this changes.
3. If site improvements are required, the city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 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 Manual.

Department: Fire Authority

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

1. GROW FACILITIES
Grow facilities for marijuana must meet minimum fire hazard and exit requirements. The applicant is responsible for obtaining and completing a "Marijuana Check Sheet". The check sheet is available from the

the City of Fort Collins at such time a business permit is obtained. The completed check sheet is to be returned to the Poudre Fire Authority as directed. This document will be reviewed with the applicant at time of final inspection. For more information, contact PFA Captain, Shawn McGaffin at 416-2863.

2. HAZARDOUS MATERIALS

The storage and use of hazardous materials over and above maximum allowable quantities shall be reviewed and approved by the Poudre Fire Authority. A Hazardous Materials Impact Analysis (HMIA) may be required at time of building permit.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@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. This property was developed in the county and annexed into the City. Under the annexation policy the street in front of this property remains the obligation of the property owners for maintenance, until such time as the street is brought up to City standards (curb, gutter, sidewalk, width and pavement design).
4. As identified above Bueno has not been constructed and improved to City street standards. In accordance with Section 3.3.2(F) of the Land Use Code a development is required to have an improved connection to the arterial roadway, which in this case is College Avenue. As identified above Bueno is not considered improved. One way to meet this requirement is for Bueno to be improved from this property out to College Ave. The code also identifies a waiver possibility. A waiver will be supported for this change of use.
5. This property is responsible for improving the adjacent portion of Bueno, not just because of the annexation policy, but also the City Code requires this at the time of development or redevelopment of the property prior to issuance of a building permit. To accommodate the industrial local street cross-section this property will need to dedicate additional 6 feet of row along the frontage of the property. Sample dedication formats and information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php> Or you can contact me and I can provide any information and answer questions about this process. There is a \$250 processing fee and Larimer county recording fees will apply.
6. In accordance with City Code Section 24-95 a property is responsible for improving the street frontage adjacent to the property at the time of development/redevelopment prior to the issuance of a building permit or as identified in a development agreement. In lieu of designing and constructing the improvements at this time we can enter into a development agreement that identifies that this is still an obligation and at such time as there is a project or special improvement district is formed to complete these improvements that the owner will participate.
7. The site plans will need to show the new property line (property boundary after the dedication of the additional 6 feet of right-of-way) and how the proposed improvements fit within the property. The plans need to show the future sidewalk and driveway locations (as identified above this project will not be required to build them at this time, but it needs to be shown how this plan and layout will work with those future improvements).
8. 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>

9. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. The attached site plan does not have any parking shown. You will need to provide .75 parking spaces per employee according to the standards outlined in section 3.2.2(K)(2) of the Land Use Code and show the location of these parking spots on you site plan.
2. Along with showing parking spaces, you will be required to provide interior landscaping for your parking area. 6% of the interior area of the parking lot will require some sort of landscaping according to section 3.2.1(E)(5) of the Land Use Code. Landscaped islands will likely be sufficient in meeting this code provision.
3. In looking at an aerial of the site, I am not seeing any sidewalks. Once you put in sidewalks, you will also need to create a walkway leading from the main entrance to the sidewalk. This is required per our connecting walkway standard in section 3.2.2(C)(6).
4. 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.
5. 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.
6. 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>.
7. 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.
8. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
9. 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.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.