

Conceptual Review Agenda

Schedule for 11/17/14 to 11/17/14

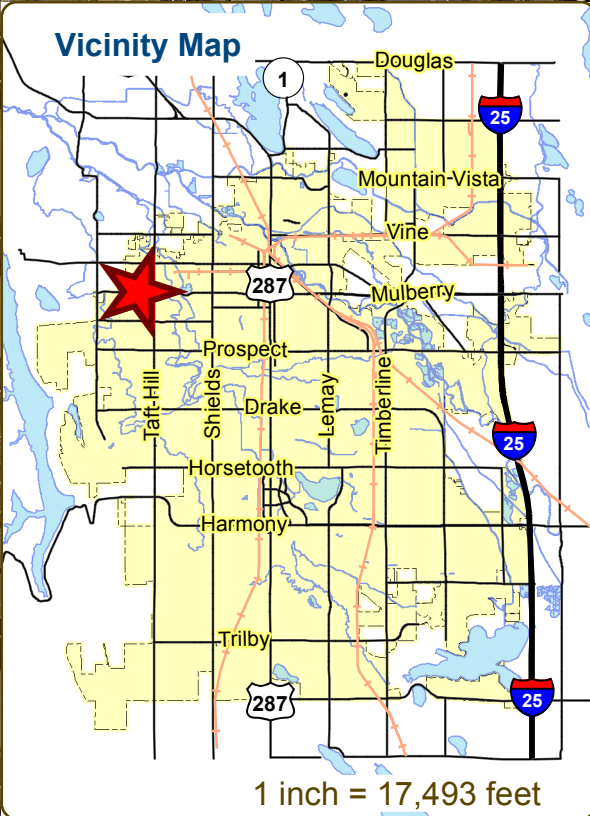
281 Conference Room A

Monday, November 17, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	255 S Taft Hill - Single-Family Home CDR140086	Shane Roberts (303) 564-5658 roberts.shane@gmail.com	This is a request to construct a home and two accessory structures at 255 S Taft Hill Rd (parcel #9709404013). The two accessory structures will not be habitable structures. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This project will be subject to Administrative (Type I) review.	Clay Frickey
10:15	1209 N College - Movie Theater CDR140087	Ben Mozer (970) 988-0731 bmozer@hotmail.com	This is a request to construct a movie theater at 1209 N College (parcel #9702434002). The movie theater will have 3 screens and will also contain an 80-seat restaurant/café. One screen will also feature a stage for live music events. The parcel is located in the Service Commercial (CS) zone district. This project will be subject to Administrative (Type I) review.	Jason Holland
11:00	900 E Stuart - Single-Family Homes and School CDR140088	Mollie Simpson (970) 223-7577 msimpson@bhadesign.com	This is a request to build 26-29 single-family homes and convert the existing structure to a school at 900 E Stuart (parcel #9724106020). The homes will be a mix of duplexes and single-family detached homes. The existing home on the site will house a private school. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson

255 S Taft Hill Rd Single-Family Home

Vicinity Map

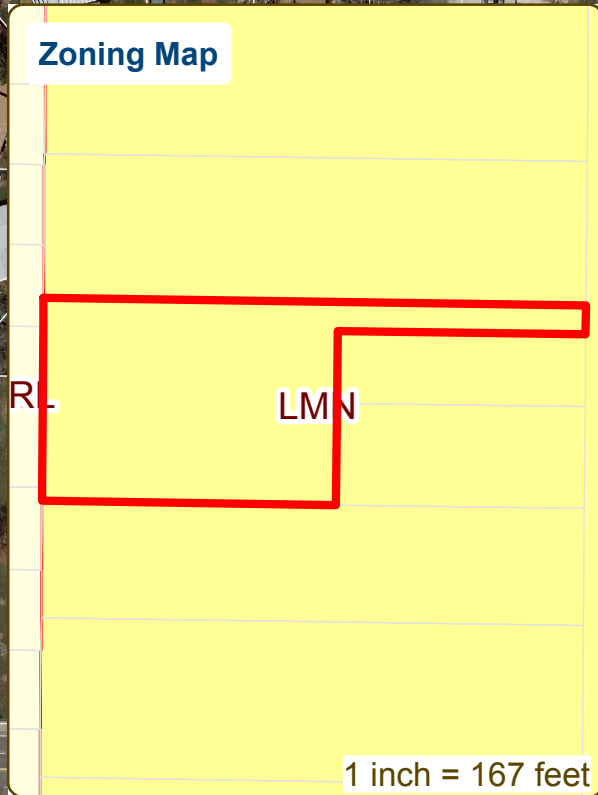


Aerial Site Map



S Taft Hill Rd

Zoning Map



W Mulberry St

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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.**

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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) Shane Roberts

Business Name (if applicable) _____

Your Mailing Address 255 S Taft Hill Rd.

Phone Number 303.564.5658 **Email Address** roberts.shane@gmail.com

Site Address or Description (parcel # if no address) 255 S Taft Hill Rd.

Description of Proposal (attach additional sheets if necessary) Single-family home with two accessory structures.

Proposed Use Single-family home **Existing Use** Vacant

Total Building Square Footage ~ 3,000 **S.F. Number of Stories** 1 **Lot Dimensions** 51,135 sq. ft.

Age of any Existing Structures _____

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 ~ 3,000 **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?

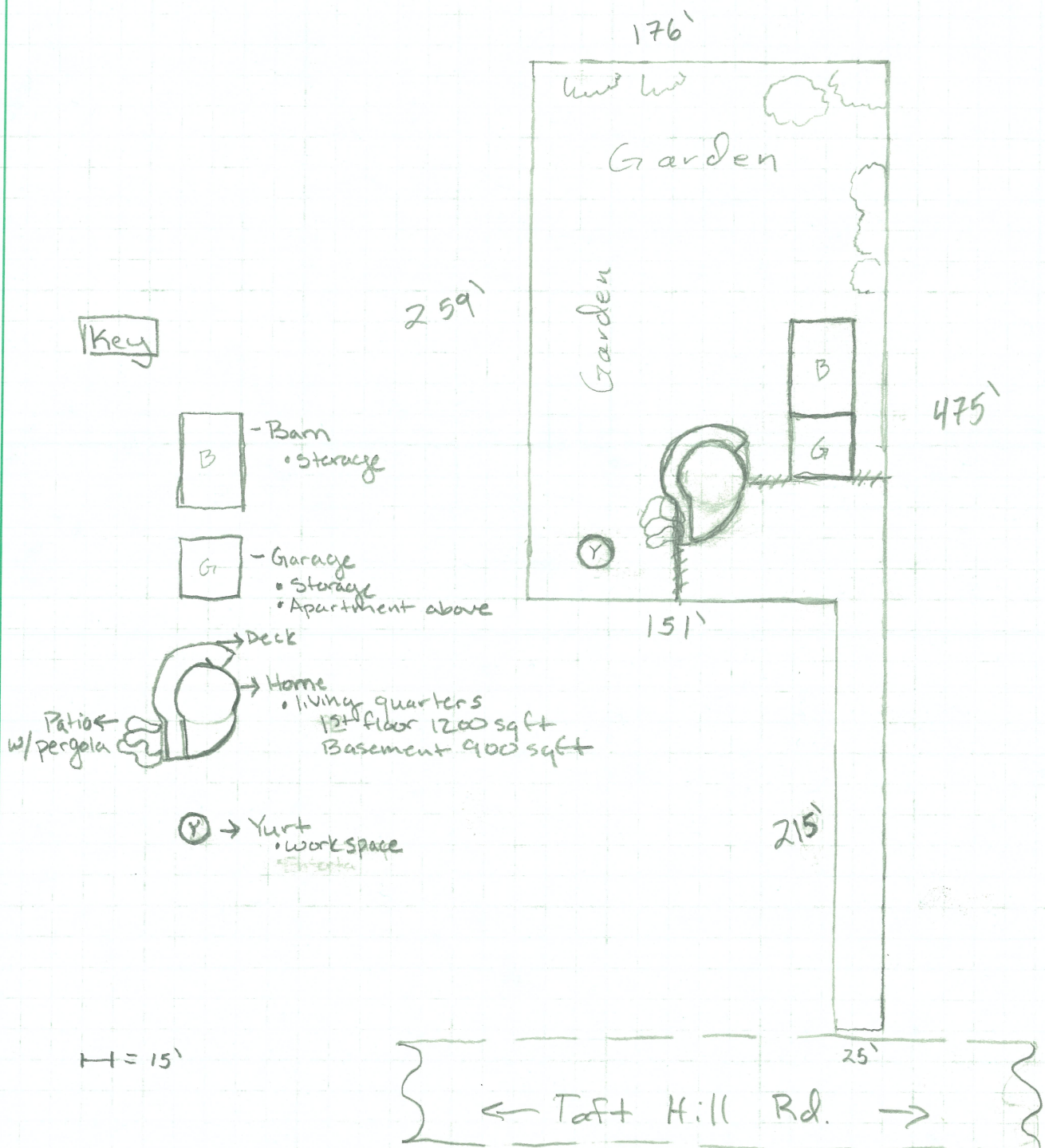
SITE PLAN

Parcel Number: 9709404013

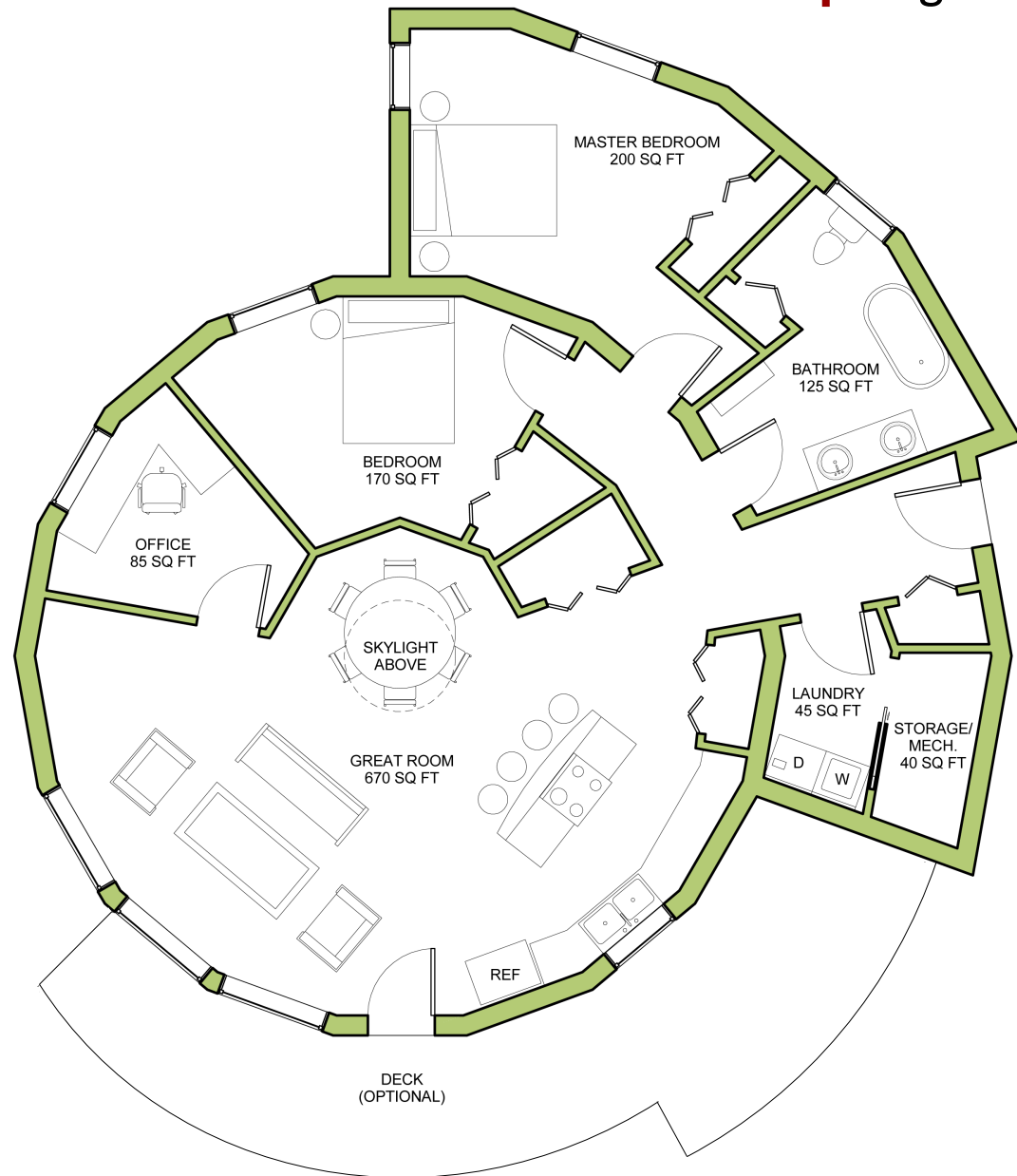
TBD Taft Hill Rd.

Shane Roberts, Jaclyn Fenske

Nov. 2, 2014



Floor Area: 1424 SQ FT
Bedrooms: 2
Bathrooms: 1
Width: 45'2
Depth: 46'



Main Floor

0 10ft









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

November 21, 2014

Shane Roberts
255 S Taft Hill Rd
Fort Collins, CO 80521

Re: 255 S Taft Hill - Single-Family Home

Description of project: This is a request to construct a home and two accessory structures at 255 S Taft Hill Rd (parcel #9709404013). One accessory structure will contain a garage on the first floor with an accessory dwelling unit on the second floor. The other out building will be a non-habitable structure. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) 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. This will require the property to be platted.
2. LUC 4.5(D)(1)(a) Requires a minimum average density of 3 dwelling units per acre. A modification would be required (type I) See section 2.8 for the Modification of Standards criteria
3. LUC 3.5.2 These residential building standards do apply.
4. LUC 3.2.2(K) On lots with less than 40 feet of street frontage you'll need to provide 2 parking spaces per dwelling unit (4 spaces are required).
5. Please contact Sarah Carter prior to submitting the building permit with building code questions.
970-416-2748 or scarter@fcgov.com
- 5.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 6" water main and 12" sanitary sewer in Taft Hill Road.
2. It does not appear there are water or sewer services serving this property. With this development, new water and sewer services will need to be installed from the mains in Taft Hill.
3. The service to the proposed house and apartment above the garage can be connected from the same service as long as the property is not intended to be subdivided. If both buildings are served from the same service, this will prohibit the subdivision of the property at any point in the future unless new service lines are run in order to serve each parcel individually.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due for both the main building and the apartment above the garage at time of building permit.

Department: Traffic Operations

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

1. Traffic operations and transportation planning have no comments. No traffic study is required.

Department: Stormwater Engineering

Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

1. 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.
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 outfall from this site is Taft Hill Road. It appears from the existing drainage patterns on the site that an easement may be required from the property owner(s) to the east in order to get this site to drain.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is 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. Information can be found on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

5. 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.
6. The design of this site must conform to the drainage basin design of the West Vine Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
7. Stormwater retention in lieu of detention with an outfall may be appropriate for this property. Retention is not normally allowed so the applicant would have to request a variance as part of the drainage report. If you are interested in pursuing this option, please contact me and I can work through the details with you or your engineer.

Department: Fire Authority

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

1. FIRE LANES

A fire lane shall be provided to within 150' of all portions of any residential structure. When a fire access road is not feasible, the requirement may be offset with a residential fire sprinkler system. Code language and fire lane specifications provided below.

2012 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.

FIRE LANE SPECIFICATIONS

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

- > Shall be dedicated as an Emergency Access Easement.
- > Maintain the required unobstructed width & overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by signage and maintained unobstructed at all times.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 400' feet of the residential structure. When this condition cannot be met, the requirement may be offset by installing a residential sprinkler system. Code language provided below.

IFC 508.1 and Appendix B: 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.

3. PREMISE IDENTIFICATION

Due to the setback distance from Taft Hill Rd, address numerals shall be both posted upon the structure and at the street, via a monument sign or other approved means. Code language provided below.

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: 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.
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 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.

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 it meets ADA standards or will need to be reconstructed.

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. Along the Taft Hill frontage 27.5 feet of right-of-way will need to be dedicated.
7. Utility plans may be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) or excavation permit will need to be obtained prior to starting any work on the site. Permit type is dependent on the work to be done. Street Cut fee shall apply for any cuts into the street that may be needed with this project.
9. Street Cut fees shall apply for any street cuts into Taft Hill Road.
10. Projects are not allowed to flow drainage out the driveway or across sidewalks out to Taft Hill Road. A sidewalk culvert would be needed.

Department: Electric Engineering

Contact: Janet McTague, 970-224-6154, jmctague@fcgov.com

1. Power exists along Taft Hill Rd. Due to the length of the driveway, we will need to install primary to the developable portion of the lot to provide power to the new house(s). We will need to coordinate the location of a new transformer. System modification in addition to normal development fees will apply.

Planning Services

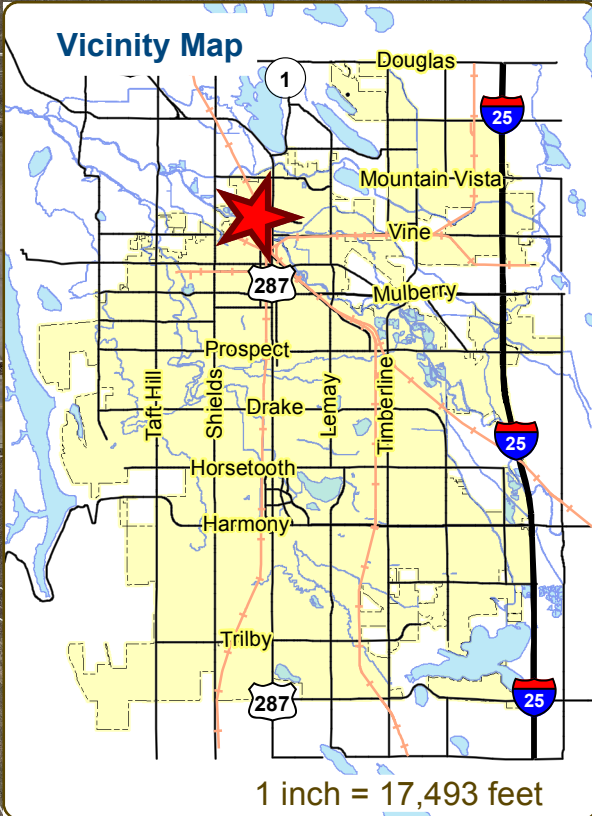
Contact: Clay Frickey, 970.224.6045, cfrickey@fcgov.com

1. 3.5.2(D)(1) - You will likely need to apply for a modification of standards for this provision. This standard calls for a connecting walkway that leads to your front door to be no more than 200 feet away from a sidewalk. Due to the configuration of your lot, this will be impossible to meet and you will likely be eligible to a modification based on hardship.
2. 3.5.2(E)(5) - The accessory buildings on your site may not exceed 2,500 square feet of floor area.
3. 3.8.10 - Since your lot has less than 40 feet of street frontage, you will be required to provide at least 2 off-street parking spaces per dwelling unit. Since you are proposing two dwelling units, you will need 4 parking spots on your site. These spots can be provided in a garage or on an improved area with a permanent border.
4. 3.8.11 - The fence standards will apply to your project. The front yard fence cannot be taller than 4 feet and your side yard fence cannot be taller than 6 feet.
5. This project will be eligible for the small project review fee. I can provide you with a copy of the fee schedule.
6. Any structures over 120 square feet will require a building permit.

7. The utility lines coming into the site will need to be appropriately separated. Janet McTague can assist you with determining the appropriate layout of your utility lines. You may also want to begin a dialogue with Xcel energy for your gas service early. Our two contacts at Xcel are Stephanie Rich and Pat Kreager. Stephanie can be reached at 970.225.7833 and Pat can be reached at 970.225.7865.
8. 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.
9. 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.
10. 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>.
11. 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.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. 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.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1209 N College Movie Theater

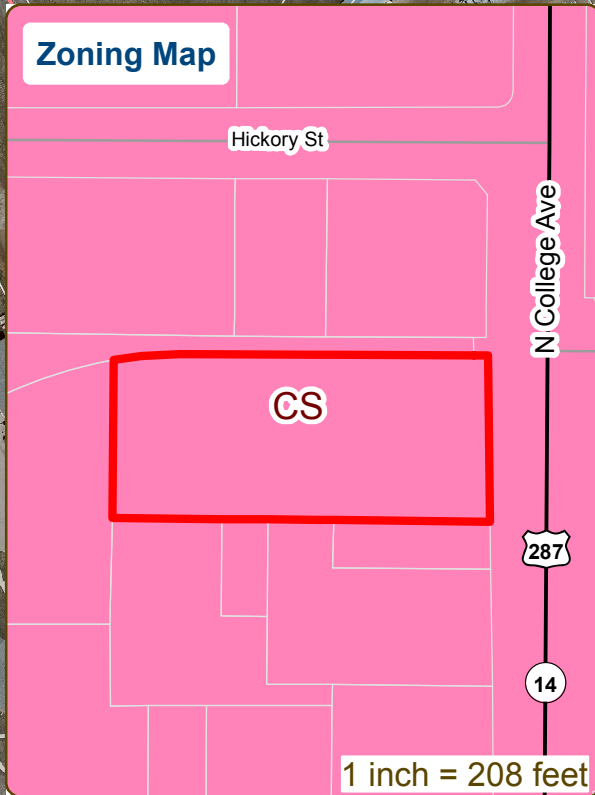
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Zoning Map



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

BEN MOZER (OWNER)

Business Name (if applicable) _____ LYRIC CINEMA

Your Mailing Address _____ 300 E. MOUNTAIN AVE FORT COLLINS, CO 80524

Phone Number _____ 970-988-0731 **Email Address** _____ bmoza@hotmail.com

Site Address or Description (parcel # if no address) _____

1209 N. COLLEGE AVE

Description of Proposal (attach additional sheets if necessary) _____

A new facility for the Lyric Cinema including two movie theaters, one movie theater / music venue (performance), a restaurant (~80 seats), and gathering space.

Proposed Use Theater | Restaurant **Existing Use** no existing structures

Total Building Square Footage 12,000 **S.F. Number of Stories** 2 **Lot Dimensions** 425' x 181' ~

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.

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Increase in Impervious Area 20,000 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:

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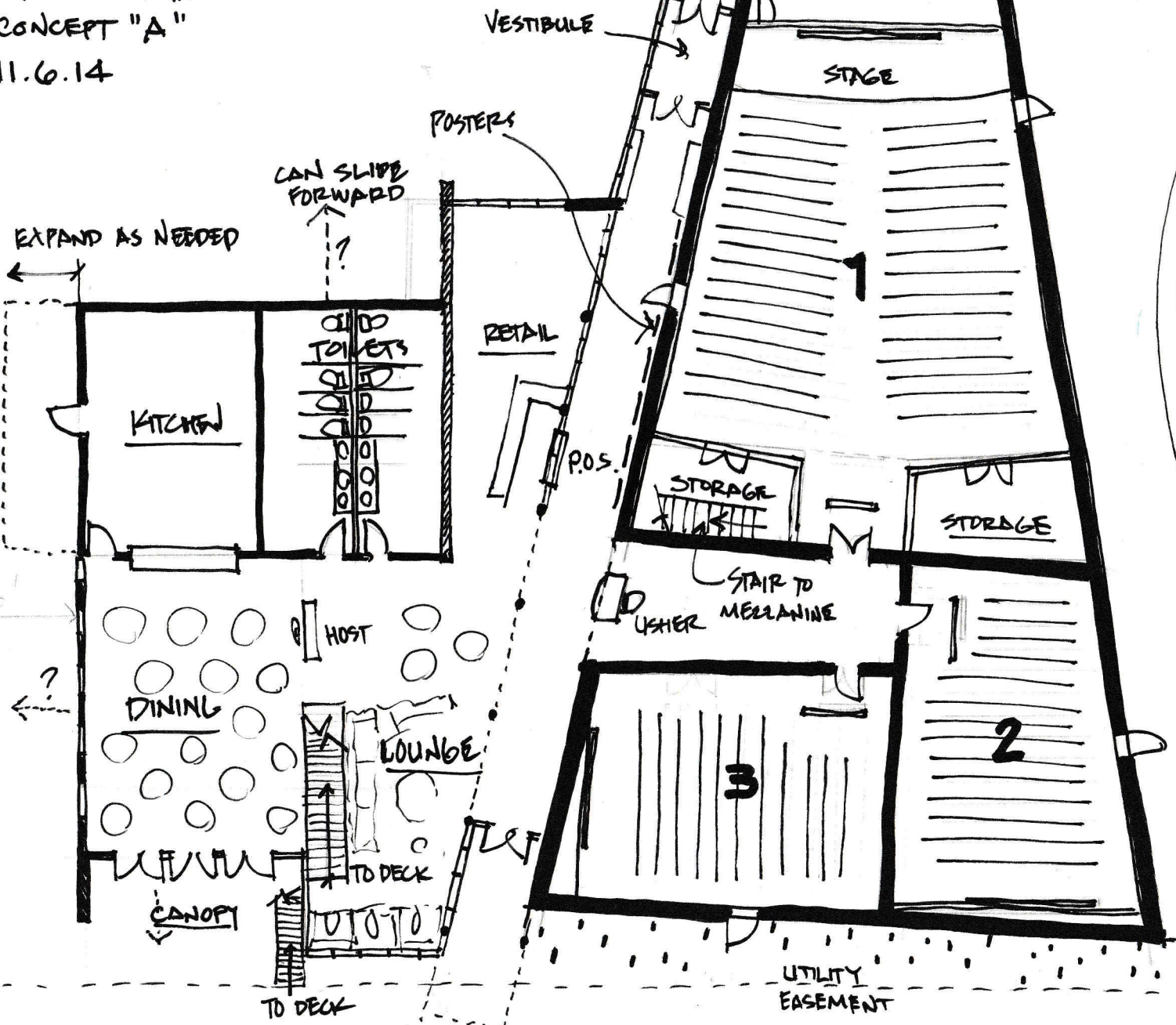
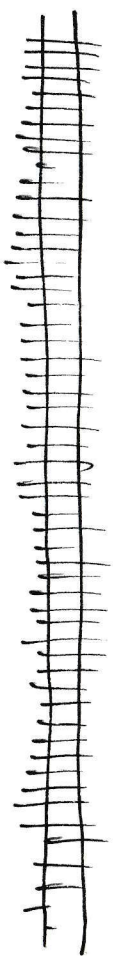
COLLEGE AVENUE

N
LYRIC CINEMA
CONCEPT "A"
11.6.14



FUNKY STEEL
TREE & ROOF
FACADE

DRIVE



Clay,

Here are the most current documents for the Lyric Cinema at 1209 N. College. I have provided the most current Alta Survey and the College Ave Street Improvements. The College Avenue sheet came from the City and locates the access point already predetermined (highlighted in yellow).

We believe the (2004) Alta Survey may not be correct when it comes to the "10' Utility Easement". Following my site evaluation, it *appears* that the easement has been moved west of the OHE line, not east, as a sanitary line has been installed sometime between the 2004 survey and last year. Basil Hamdan is looking into this issue. We might have an answer before the Concept Review on the 17th.

The dash-dot line on my 1:20 scaled plan sketch is the property line and is showing the eastern portion only. The building is halted to the west by the currently shown "utility easement".

For future, we want to have the OHE relocated (perhaps along south edge of site to west corner) and find that we can extend the building further west if in fact the "Utility Easement" has been relocated to what is constructed on site.

We have not included parking yet as the Lyric will work with adjacent property owners to see if we can share parking (Jax, Church to south), and then see what we need for parking. I expect to have a drive on the south edge of the site, coming from the Access Point, under the current OHE, then turning north. This will provide additional necessary parking (we hope to minimize) and get our access for PFA to circumvent the building with the 150' access to all sides of the building from pavement. In the end, we will create the fire access and focus on bike parking and public transit.

The site is also quite low below College Avenue. We have discussed options with CTL regarding stormwater. One idea is to use the available new parking lot as a detention area, plus rain garden(s). We will not know this until we can verify how much parking we will need.

The floor plan is being revised, mostly internal re-arrangement of spaces, but this plan should suffice for the purpose of this review. Things such as trash pad and access, parking, civil-related structures, and utility locates are TBD. Next week, we will be working on possible massing designs, but obviously things could change quite a bit if the utility easement is further west.

Also, regarding the site, I am not sure exactly where it drains, but either south or west or both. We do not have a topo at this time. The site is somewhere between 18-24" below the sidewalk/t.o. curb of N. College Avenue. It does not drain towards the street.

Thank you,
Brian

ALTA/ACSM LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.
(1209 N. College Avenue)

DESCRIPTION:

A portion of Riverside Park, City of Fort Collins, County of Larimer, State of Colorado, contained within the boundary lines which begin at a point which bears South, 230.50 feet; and again West, 40.00 feet from the East Quarter Corner of said Section 2, Township 7 North, Range 69 West of the 6th P.M., said point of beginning being the point of intersection of the Southerly right of way line of the Union Pacific Railroad and the Westerly right of way line of North College Avenue and run thence along said railroad right of way line on the following courses and distances: West, 190.00 feet, and again South 86°57'57" West, 182.74 feet, and again South 83°31'30" West, 52.04 feet; thence leaving said right of way line run South 00°32' West, 165.87 feet; thence, East, 425.74 feet to a point on the Westerly right of way line of North College Avenue; thence North, 181.40 feet along said Westerly right of way line to the Point of Beginning. Also known as Lots 4 through 10 and part of Lots 11 and 26 lying South of the Union Pacific Railroad and all of Lots 27 through 34, Block 5, Riverside Park, less Book 1854 at Page 700 and less Book 2038 at Page 947.

NOTES:

1) Land Title Guarantee Co., Commitment No. FCC25083945, dated August 12, 2008 at 5:00 P.M. was used for this survey and the following comments correspond to the items numbered in the commitment:

Schedule B - Section 2 Exceptions:

Item- 10: An easement as granted by instrument recorded February 3, 1977 in Book 1748 at Page 256, for the installation and maintenance of easements. *This easement is shown hereon as described in the metes and bounds description on Page 256. On Page 257, the depiction shows the easement West of the overhead power line. It appears to the surveyor that the metes & bounds description has omitted the 40 foot right-of-way of N. College Avenue to the 200 foot call in the description. No underground utilities were located to determine the correct location of the easement.*

2) Basis of Bearings is the East line of the Southeast Quarter of Section 2 as bearing South 00°34'04" West

3) Observed above ground utilities/structures were located and shown on this survey. The location of underground utilities were not shown on survey, any underground utilities should be determined by contacting "ONE CALL" for utility locate.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

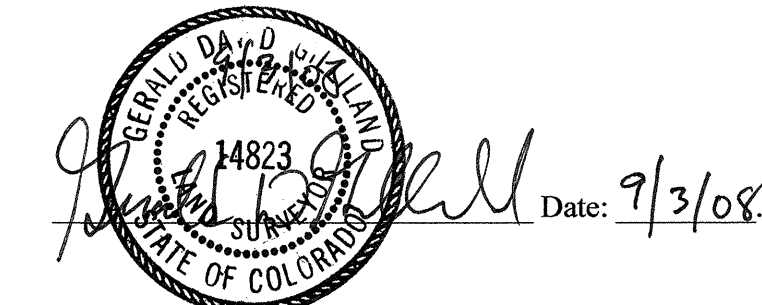


VICINITY MAP
-NTS-

SURVEYOR'S CERTIFICATE:

To: Land Title Guarantee Company, Old Republic National Title Insurance Company, Timberpark Associates, LLC, a Colorado Limited Liability Company and FC Partners, LLC, a Colorado Limited Liability Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

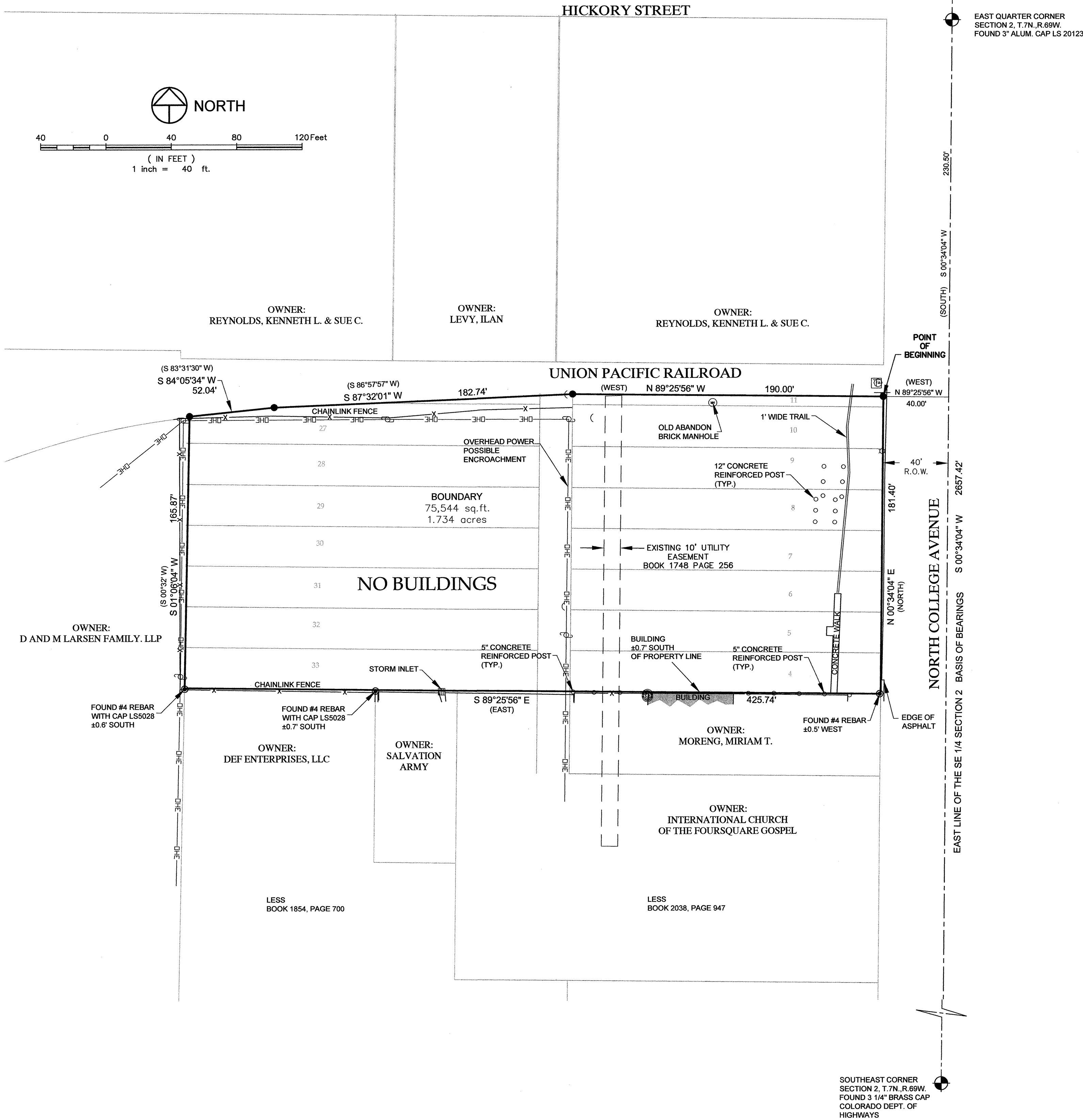


For and on behalf of Northern Engineering Services, Inc.,
Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823

(WEST)- INDICATES RECORDED BEARINGS
IN TITLE COMMITMENT

LINE LEGEND	
	SECTION LINE
	EASEMENT
	BOUNDARY
	OVERHEAD POWER
	LOT LINES
	FENCE

SYMBOL LEGEND	
	SECTION CORNER
	FOUND CORNER AS DESCRIBED
	TELEPHONE PEDESTAL
	FIBEROPTIC MARKER
	SIGN
	LIGHT POLE
	POST
	GAS METER
	INLET GRATE
	GUY WIRE
	UTILITY POLE
	MANHOLE
	SET #4 REBAR WITH CAP LS 14823



Revisions:		By:	Date:

SECTION:	TOWNSHIP:	RANGE:
2	7N	69 W

NORTHERN ENGINEERING
220 South College Avenue, Suite 100
Fort Collins, Colorado 80524
PHONE: 970.221.4159 FAX: 970.221.1159
www.northerneng.com

PROJECT:	DATE:
44C-001	08/20/08
DESIGNED BY:	SCALE:
	1"=40'
DRAWN BY:	REVIEWED BY:
L. MAYER	C.D.G.

1209 N. COLLEGE AVENUE
CITY OF FORT COLLINS
COUNTY OF LARIMER, COLORADO

Region 4

PTS

[illegible][illegible]

3538 JFK PARKWAY, SUITE 3
FORT COLLINS, CO. 80525
(970) 266-1066/ (970) 266-1075 Fax

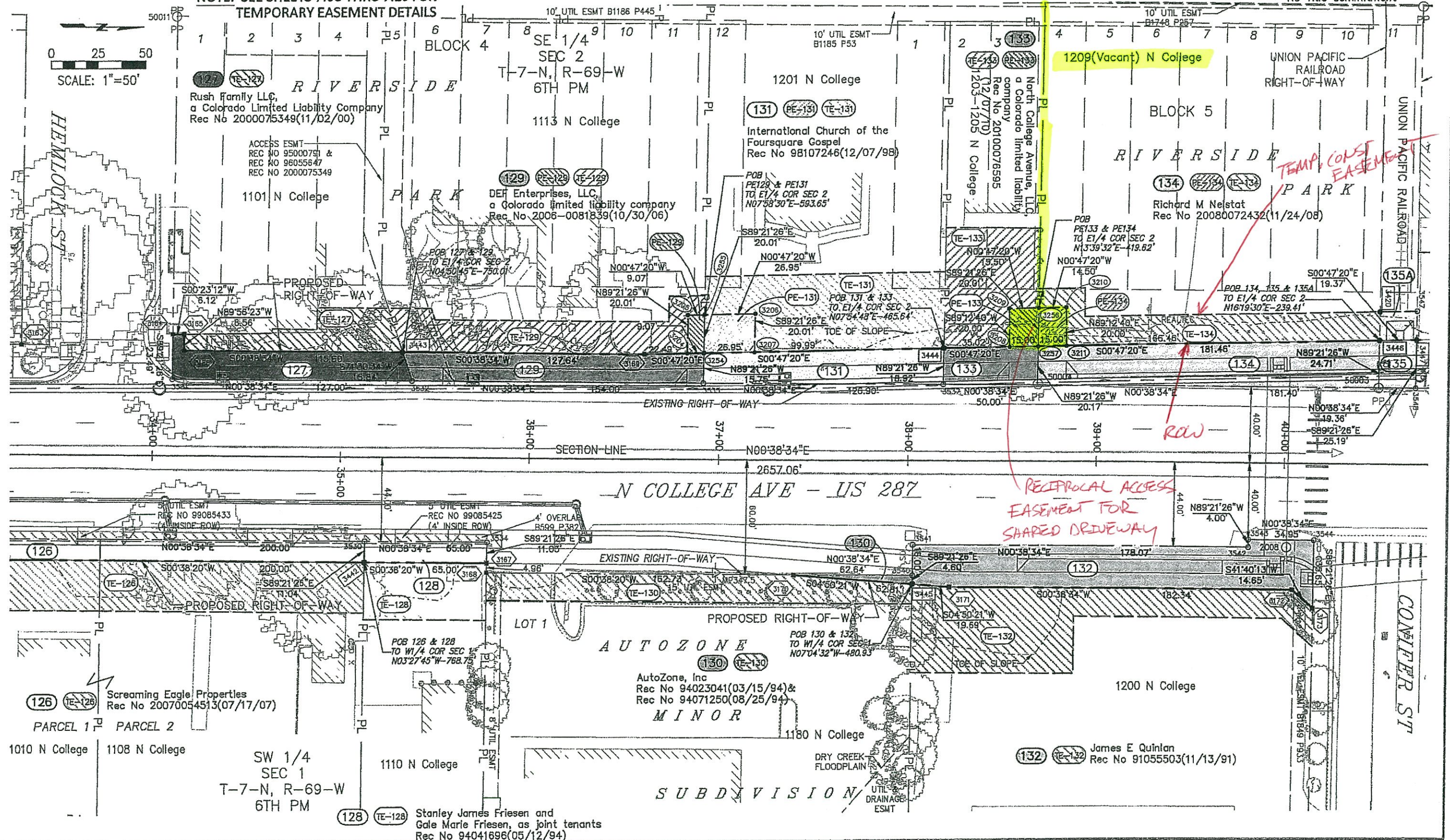
Plan Sheet

Project Location: NORTH COLLEGE CORRIDOR

IMPROVEMENTS - PHASE 2

Project Code:	Last Mod. Date:	Subset	Sheet No.	Sheet Total
16489	06/09/11	7.04 of 7.05	7.04	44

0 25 50
SCALE: 1"=50'



\$PLOT_INFO\$	
\$DATE\$	

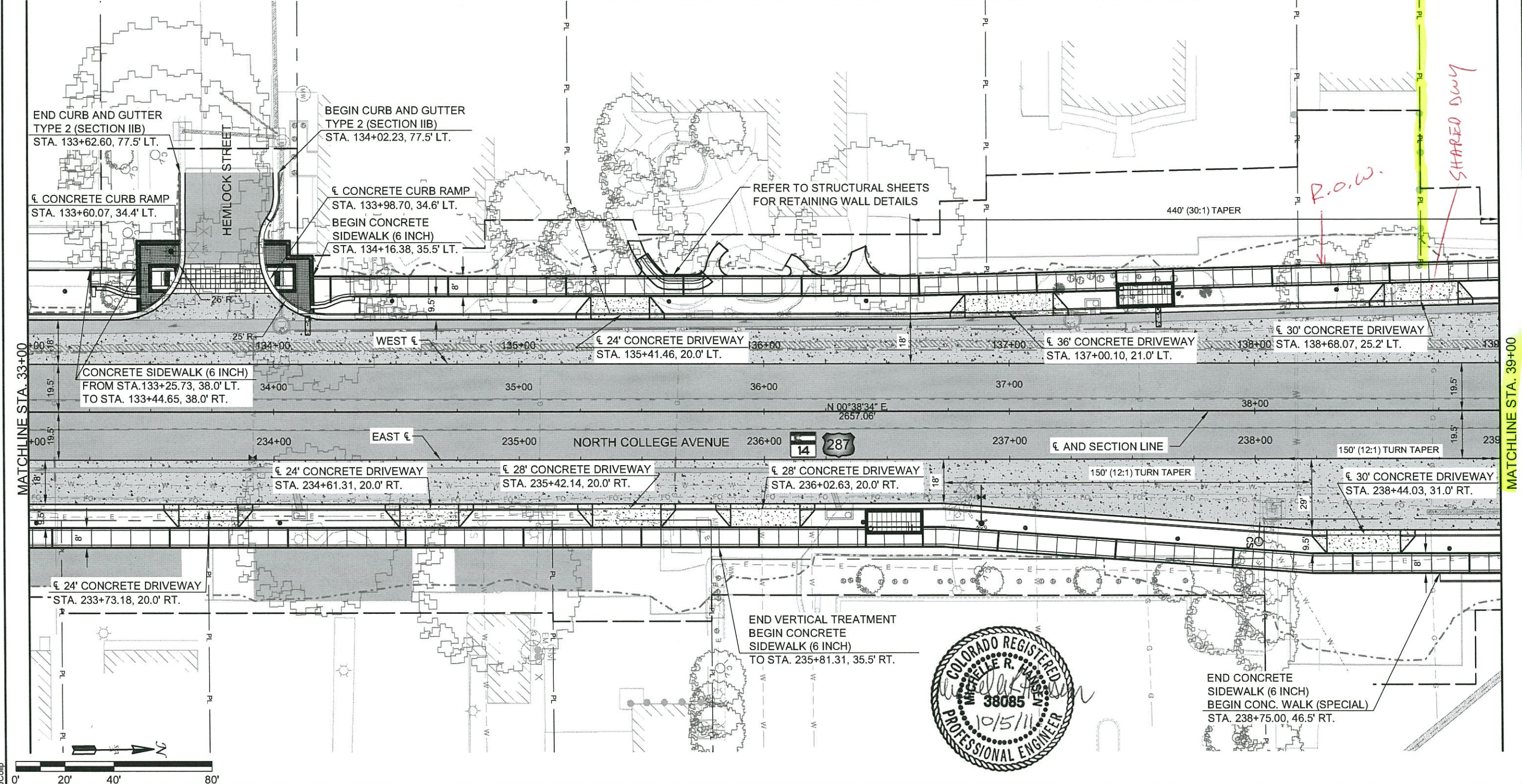


Know what's below.
Call before you dig.

	CONCRETE DRIVEWAY		PROPOSED STORM SEWER
	COMPOSITE PAVEMENT		PROPOSED R.O.W.
	HMA PAVEMENT		EXISTING R.O.W.
	BRICK PAVERS		EXISTING PROPERTY LINE
			EDGE OF SLOPE
			CONSTRUCTION EASEMENT

NOTES:

1. REFER TO PATH-DATA PLAN AND CURB RAMP DETAILS FOR SIDEWALK, MEDIAN, AND CURB RAMP.
2. REFER TO CDOT M STANDARD 609-1 FOR CONCRETE DRIVEWAY DETAILS.
3. REFER TO TYPICAL SECTIONS FOR VERTICAL TREATMENT DETAILS AND CONCRETE SIDEWALK SPECIAL DETAILS.



Print Date: July 21, 2011
Drawing File Name: P:\09001\CAD\Sheets\09001RoadPlan05.dwg
Horiz. Scale: Full Size: 1" = 20' Half Size: 1" = 40'

Stolfus
associates

5690 DTC BOULEVARD, SUITE 101W
GREENWOOD VILLAGE, CO 80111
PHONE: 303-221-2330
FAX: 303-221-2331
WWW.STOLFUSANDASSOCIATES.COM

Sheet Revisions		
Date:	Comments	Init.

City of Fort Collins

281 North College Avenue
Fort Collins, CO 80521
Phone: (970) 221-6605
Fax: (970) 221-6378

As Constructed		ROADWAY PLAN		Project No./Code
No Revisions:		STA. 33+00 TO STA. 39+00		AQC M455-079
Revised:		Engineer: M. HANSEN	Structure Numbers	16489
Void:		Designer: J. COLIP		
		Sheet Subset: ROADWAY	Subset Sheets: RD-05 of 07	Sheet Number 66



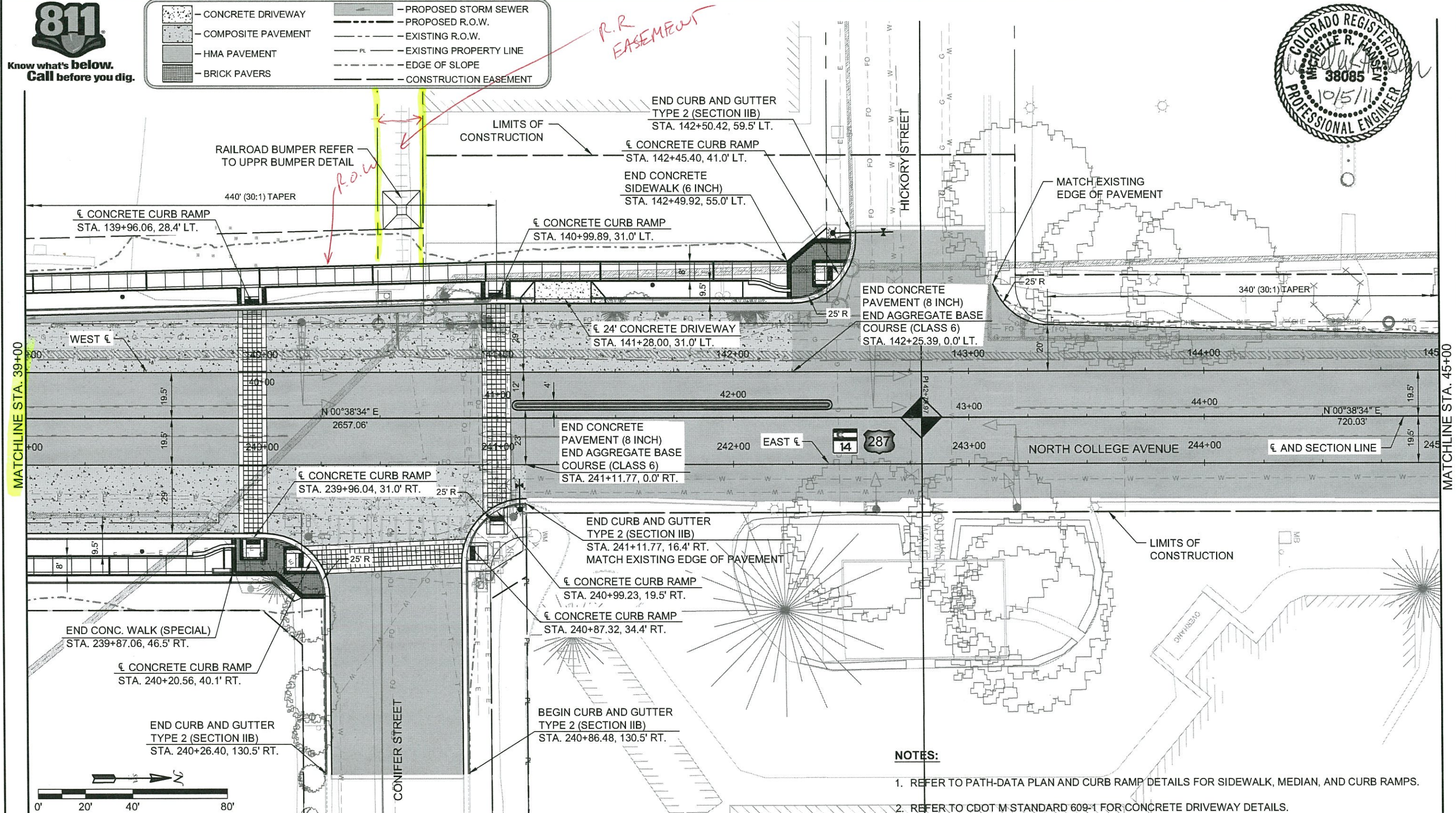
Know what's below.
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	CONCRETE DRIVEWAY		PROPOSED STORM SEWER
	COMPOSITE PAVEMENT		PROPOSED R.O.W.
	HMA PAVEMENT		EXISTING R.O.W.
	BRICK PAVERS		EXISTING PROPERTY LINE
			EDGE OF SLOPE
			CONSTRUCTION EASEMENT



MATCHLINE STA. 39+00

MATCHLINE STA. 45+00



NOTES:

1. REFER TO PATH-DATA PLAN AND CURB RAMP DETAILS FOR SIDEWALK, MEDIAN, AND CURB RAMP.
2. REFER TO CDOT M STANDARD 609-1 FOR CONCRETE DRIVEWAY DETAILS.
3. REFER TO TYPICAL SECTIONS FOR CONCRETE SIDEWALK SPECIAL DETAILS.

Print Date: July 21, 2011
Drawing File Name: P:\09001\CAD\Sheets\09001RoadPlan06.dwg
Horiz. Scale: Full Size: 1" = 20' Half Size: 1" = 40'

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No Revisions:		STA. 39+00 TO STA. 45+00		AQC M455-079
Revised:	Engineer: M. HANSEN	Structure Numbers		16489
Void:	Designer: J. COLIP	Sheet Subset: ROADWAY	Subset Sheets: RD-06 of 07	Sheet Number 67

7/20/2011 11:11:06 AM JColip



December 09, 2014

Ben Mozer
Lyric Cinema Cafe
300 E Mountain Ave.
Fort Collins, CO 80524

Re: 1209 N College - Movie Theater

Description of project: This is a request to construct a movie theater at 1209 N College (parcel #9702434002). The movie theater will have 3 screens and will also contain an 80-seat restaurant/café. One screen will also feature a stage for live music events. 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

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

1. If you do provide parking please see Land Use Code (LUC) section 3.2.2(K)(1)(h) for maximum spaces allowed.
2. If you provide parking please see section LUC 3.2.2(K)(5) for Handicap parking requirements.
3. If you provide parking:
LUC 3.2.2(L) Table A and B
Standard 90 degree parking stall is 19'x 9'
Two-way drive aisle is a minimum of 24' in width
4. LUC 3.2.2(C)(b) Theaters have a minimum bicycle parking requirement based on 1/30 seats, minimum of 4 spaces, all of these spaces could be fixed bicycle racks.
5. LUC 3.2.1 A landscape plan is required which includes but is not limited to street trees (see section for further details)
6. If you provide parking:
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.

LUC 3.2.1(E)(4) Parking lot Perimeter landscaping is required (these areas are not part of the interior landscaping).

7. LUC 3.5.3 These building design and location standards do apply. At least 30% of the total length of the building along College Ave. must be at least 10 feet and no more than 25 feet from the street right-of-way
8. LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
- 8.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include an 8" water main on the east side of College and a 12" sanitary sewer that bisects the site from north to south.
2. As indicated in the application letter, there are some questions as to the exact location and purpose of the existing Utility Easement. The sewer main was originally installed in 1956 and it is possible there is no formal easement in place. As part of this development, a 30' Utility Easement would need to be dedicated to the City if there is not one already in place. If the existing easement is not centered on the sanitary sewer, it is possible this easement may be for another utility and may require further investigation.
3. It does not appear there are water or sewer services installed for this site. If that is the case, new service lines will need to be connected at the main.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. All the adjacent street road improvements have been made to College Avenue so no sidewalk, bike lane etc work will need to be done.
2. A traffic impact memo or intermediate study will be needed to address access location, circulation, etc. The memo should discuss the access control plan along College, and any proposed access road west of College (Mason). Contact me to scope the study.

Department: Stormwater Engineering

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

1. 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.

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 release point for the site is the existing storm sewer in College Avenue.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is 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. Information can be found on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. 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.
6. 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. MIXED USE OCCUPANCY

Fire code requirements for mixed-use, assembly occupancies shall apply.

Movie theater: A-1 occupancy

Performance theater: A-1 occupancy

Restaurant/Bar: A-2 occupancy

Gallery space: A-3 occupancy

Retail space: B occupancy

I fully expect all spaces would default to an A-2 if drinking and dining is allowed within the theater and common areas, as is currently the policy at the existing Lyric Cinema, however further discussion may be needed.

For your reference: An A-2 occupancy will require a sprinkler system if the occupant load exceeds 99

persons within a fire area. An A-1 occupancy will require a sprinkler system if the occupant load exceeds 300 persons or contains a multi-plex theater.

2. FIRE LANES

Fire access to within 150' of all portions of the building is required. Access may not be calculated from College Ave, a state highway. Without specific site details, it appears an Emergency Access Easement would be required. Code language and fire lane specifications provided below.

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.

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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Special requirements for buildings greater than 30' in height. Contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of the building. Without a scaled site plan for study, it is unclear if this requirement is being met. Code language provided below.

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.

4. COMMERCIAL KITCHEN HOODS

IFC 609.2: A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, 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

6. 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: 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.

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 it meets ADA standards or will need to be reconstructed.
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. Any existing easements that are not needed as a part of the project can be reviewed thorough the development process and vacated on the plat. If you wish to request an easement vacation prior to any project submittal information on the process and costs can be found at: <http://www.fcgov.com/engineering/dev-review.php>
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. The street frontage along College Ave was recently built with a City of Fort Collins Engineering Capital Improvement project. With development of this property the project would be required to repay the City for

the developer's local street portion of the improvements 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 for the right-of-way purchase, which would be required prior to the issuance of building permit on the property. The frontage reimbursement amount would be \$207 per liner foot if paid prior to December 31, 2014.

11. This site is adjacent to CDOT roadway and all access to the site off of College Ave is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will need to be routed to CDOT for review and approval and the applicant will potentially need to obtain or update an access permit from CDOT. Feel free to contact me for more information about this requirement if necessary.
12. The US 287 Access Management Plan (short term) identifies a shared access point with this property and 1203 North College Ave (property to the south) and is consistent with what was recently constructed with the City improvements project.
13. The City of Fort Collins Master Street Plan and the US 287 Access Management Plan identifies future Mason St, as a collector street (without parking), continuing north along the western portion of the property. It will be the development's responsibility to dedicate the right-of-way required for Mason St across this property. It is also the development's responsibility to design and construct the portion of Mason St that is within or adjacent to the property line. Since it may not make sense to construct it now, a payment in lieu for the construction of the roadway would be accepted. As with the repays this payment in lieu of construction would need to be provided prior to the issuance of a building permit. If the developer does construct Mason Street it is eligible for street oversizing reimbursement since the roadway is considered a collector roadway and is shown on the master street plan. Oversizing reimbursement is for the improvements that are beyond the properties local street obligation. An exact alignment for this street has not yet been identified, but this can be determined if you wish to proceed with a project on this site.
14. We see Mason Street splitting the western property line, therefore the project shall dedicate 33 feet of right-of-way (1/2 of the roadway width) along the western boarder of the property and shall dedicate the standard 9 foot utility easement adjacent to this.

Department: Electric Engineering

Contact: Janet McTague, 970-224-6154, jmctague@fcgov.com

1. Power is available from along College Avenue. Normal development charges will apply. Please coordinate a transformer location with Light and Power

Planning Services

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

1. Building elevations are required with the submittal. Building standards apply, refer to LUC section 3.5.1 and 3.52. The operational and physical improvements must be compatible with the surrounding uses including providing adequate parking.
2. The North College Corridor Plan includes policy goals for community appearance and design (CAD). Reference page 46 CAD policies 2.1, 2.2 and 2.3. that call for combinations of durable, simple, authentic materials such as steel and masonry.

3. 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.
4. 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.
5. 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>.
6. 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.
7. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
8. 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.
9. 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 970-416-2341 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:

20012 International Building Code (IBC)

2012 International Residential Code (IRC)

20012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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.

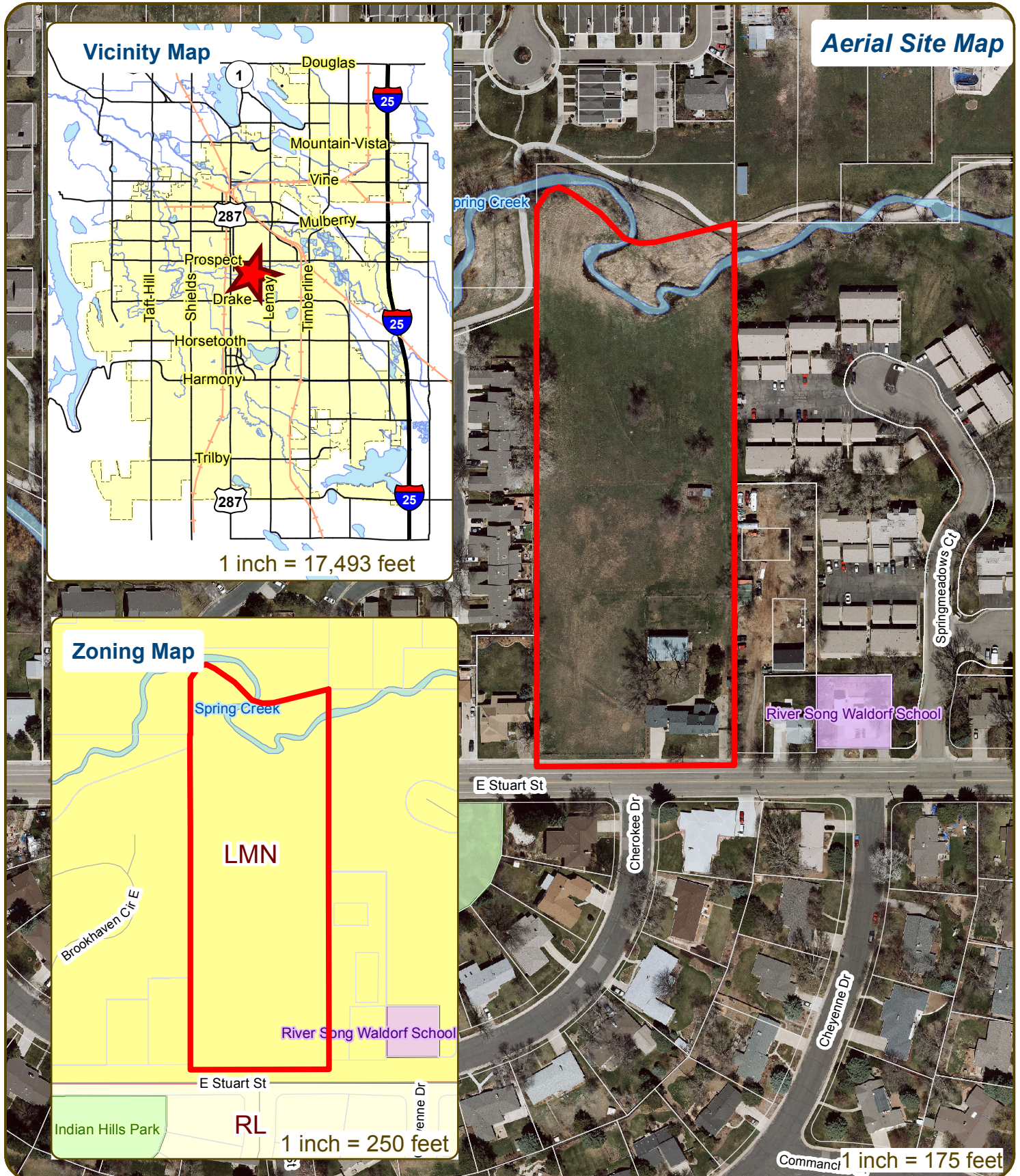
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341

900 E Stuart Single-Family Homes and School



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.





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) _____

Mollie Simpson - Consultant

Business Name (if applicable) BHA Design Incorporated

Your Mailing Address 1603 Oakridge Drive Fort Collins, CO 80525

Phone Number 970-223-7577 **Email Address** msimpson@bhadesign.com

Site Address or Description (parcel # if no address) 900 E. Stuart Street, Fort Collins, CO 80525

Parcel # 97241-06-020

Description of Proposal (attach additional sheets if necessary) Proposed uses include approx 26 to 29 residential dwelling units including a combination of duplexes (attached homes) and single family homes. The existing home will be converted to a private school (River Song Waldorf School).

Proposed Use Residential/Private School **Existing Use** A single residence, out buildings, pasture

Total Building Square Footage TBD **S.F. Number of Stories** 2.5 **Lot Dimensions** varies, see site plan

Age of any Existing Structures Existing single family residence was built in 1937, has been expanded since

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.

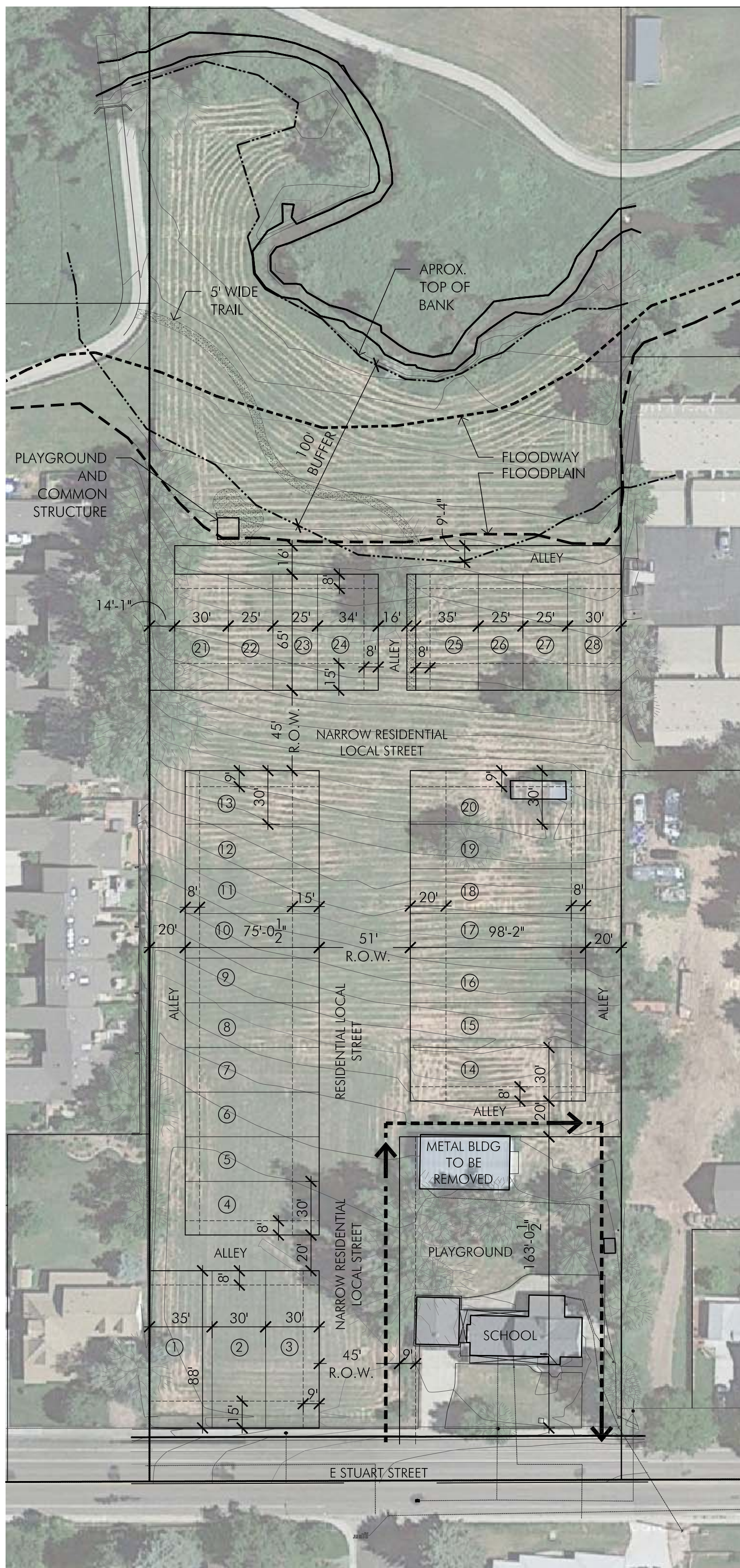
Is your property in a Flood Plain? ☒ Yes ☐ No If yes, then at what risk is it? High (north portion of parcel)

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

Increase in Impervious Area 70,000 to 80,000 square feet of additional 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?



October 22, 2014

Kyle Henderson
KJH Commercial, LLC
7619 S Cedar Circle
Littleton, CO 80120

RE: Ecological Characterization Study (ECS) Report for the 900 E. Stuart Street Property

Kyle:

This letter report documents the evaluation of habitat conditions at the proposed 900 East Stuart Street development parcel in Fort Collins, Colorado. The report was prepared in accordance with Section 3.4.1 of the Land Use Code of the City of Fort Collins regarding the preparation of an Ecological Characterization Study (ECS) Report. The proposed development site is located in Fort Collins, Larimer County, Colorado between the north side of East Stuart Street and the Spring Creek corridor to the north in the Northeast 1/4 of Section 24 (T. 7 N. R. 69 W.). The 4.43-acre property boundaries are defined by existing residential developments, East Stuart Street, and the City of Fort Collins' Spring Creek corridor. The property location is shown on Figure 1.

The current development proposal calls for the development duplexes for residential housing and a school site on the approximate southern two-thirds of the project site. A 100-foot development setback (buffer zone) would be maintained for Spring Creek as required by Section 3.4.1 of the City of Fort Collins Land Use Code.

Ecological characteristics of the property were reviewed during a field survey completed on October 20, 2014. The field survey was conducted to characterize existing wildlife habitats, as well as to identify any unique or sensitive natural resource features. The field survey did not include a delineation of wetland boundaries along Spring Creek since no development is proposed within the 100-foot Spring Creek buffer area. Natural Resources Conservation Service soils mapping was also reviewed, however, to determine if any known hydric (wetland) soil mapping units are located on the property. Observations recorded during the field evaluation included: major vegetation communities / wildlife habitats present within the property; dominant vegetation associated with each community / habitat; unique habitat features; and observations of wildlife species and/or definitive sign. Photographs showing representative views of existing habitats were also taken to document site conditions. Wildlife presence and habitat use was based on on-site observations and habitat presence in conjunction with the known habitat requirements of potential wildlife species. Existing habitats were also evaluated regarding their ability to support populations of threatened, endangered, and other sensitive plant and wildlife species.

The following provides a summary of information required by Fort Collins Land Use Code under 3.4.1 (D) (1) items (a) through (k).

ECOLOGICAL STUDY CHARACTERIZATION CHECKLIST

(a & i) Habitats in the project area are composed predominantly of non-native grassland currently grazed by horses (see Figure 1). Residential development and landscaping and minor amounts of the Spring Creek wetlands and riparian corridor are also present. The non-native grassland portions of the property were mapped as two separate habitat areas, one dominated by smooth brome (*Bromus inermis*¹), the other dominated by tall

¹ Scientific nomenclature follows USDA, NRCS Plants Database. Available online at: <http://plants.usda.gov/java/>

fescue (*Festuca arundinacea*) (see Figure 1). The tall fescue dominated non-native grasslands are located in the lower elevation, more northern portion of the property next to the Spring Creek corridor. This area receives additional moisture from the Spring Creek drainage and from surface runoff from the more upland and southern portion of the property. Within the lowest elevation portions of tall fescue non-native grasslands, a few wetland-associated plants, such as reed canarygrass (*Phalaris arundinacea*), are supported, but tall fescue (an upland species) is the dominant cover species. Smooth brome non-native grassland is supported in the more upland and drier portions of the property (see Figure 1). Other vegetation species recorded within non-native grassland included weedy and non-native species such as field bindweed (*Convolvulus arvensis*), cheatgrass (*Bromus tectorum*), crested wheatgrass (*Agropyron cristatum*), curly dock (*Rumex crispus*), Canada thistle (*Cirsium arvense*), curlycup gumweed (*Grindelia squarrosa*), common mallow (*Malva neglecta*), and many-flowered aster (*Symphotrichum ericoides*). Photos 1 and 2 provide representative views of tall fescue and smooth brome dominated non-native grasslands.

Habitat value and wildlife use of non-native grassland habitats are limited by the dominance by non-native grass species; horse grazing use of the grassland and Spring Creek corridor portions of the property; and surrounding residential development, roads, and recreational trail use. Mice, voles, and pocket gopher are the only species likely to establish resident populations in non-native grassland habitat. Songbirds such as western meadowlark, Brewer's blackbird, common grackle, and black-billed magpie may also occasionally use non-native grassland/pasture habitat. There was no evidence of prairie dogs or prairie dog burrows observed on the property. Canada geese may also occasionally graze the site. Geese could move up onto the property from Spring Creek.

Woody species are limited to non-native Siberian elm (*Ulmus pumila*) trees, saplings, and seedlings at scattered locations across the property and native eastern cottonwoods (*Populus deltoides*) along the western property boundary. One non-native mulberry (*Morus* sp.) tree also grows in the Siberian elm and cottonwood cluster at the west property boundary. Siberian elms, eastern cottonwoods, one non-native Russian olive (*Elaeagnus angustifolia*), one non-native green ash (*Fraxinus americanus*), and one native peachleaf willow (*Salix amygdaloides*) also grow within the Spring Creek corridor. Some of these are on City owned land within the Spring Creek corridor. Tree locations and sizes are depicted on Figure 1. The City Forester or a private arborist will need to evaluate the health of native and non-native trees greater than 6 inches in diameter at breast height (dbh) within the property boundaries to determine their significance status.

The Spring Creek corridor and associated wetlands are the only unique habitat features within or near the project area (see following discussion under Section (b)). In terms of vegetation and wildlife species diversity, wildlife habitat value, and potential to support sensitive plant and wildlife species, riparian and wetland habitats in conjunction with aquatic habitats along Spring Creek represent the only important habitats within or near the project area. These habitats are limited in areal extent along the Front Range and are usually only found in association with perennial and intermittent drainages and other sources of surface water. Spring Creek also provides a wildlife movement corridor for a variety of wildlife species that would not be found in areas of urban development, although its value as a movement corridor is restricted by numerous road crossings and recreational use of the Spring Creek Trail. Wetlands and associated open water habitats provide foraging, resting, and breeding habitat for some urban adapted species of waterfowl such as mallard and Canada goose. Wetlands with herbaceous and woody vegetation cover also support a variety of other wildlife populations including small mammals, mammalian predators, songbirds, reptiles, and amphibians. Larger trees and snags in riparian habitats provide important foraging and/or nesting habitat for woodpeckers and a variety of songbirds, but the proximity of residential developments and human recreational activities along the Spring Creek Trail restricts avian use of trees on or near the property primarily to songbird species adapted to urban environments. No evidence of raptor nesting activity was noted in the trees, and use of these trees by raptors, other than possibly great horned owl, is unlikely. Mammalian predators such as coyote, striped skunk, and red fox may occasionally move along the Spring Creek corridor and hunt non-native grassland habitats in the project area. Photo 3 provides a view of the Spring Creek corridor in the project area.

The remaining habitat/land use in the project area is residential. There are no important habitat features within this residential development other than the mature Siberian elm and pine (*Pinus* sp.) trees planted for landscaping (see Figure 1). Wildlife use of residential trees and shrubbery is limited to urban-adapted songbirds. Photo 4 provides a view of the residential portion of the project area.

(b) According to the Natural Resource Conservation Service (NRCS) soils mapping for the property (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) the predominant soils in the project area are Altvan-Satanta loams, Kim loam, Stoneham loam, and Nunn clay loam, wet. Altvan-Satanta loams, Kim loam, and Stoneham loam occupy the upland portions and are deep, well-drained soils. Runoff on these soils is medium and the erosion hazard is moderate. Nunn clay loam, wet is associated with the Spring Creek drainage along the northern property edge. Nunn clay loam, wet is a deep, somewhat poorly drained soil. Runoff is slow and the hazard of erosion is slight. No problem erosion areas were noted on the property.

Project area soil mapping units are not classified as hydric (wetland) soils, but they can contain hydric inclusions. The only evidence of all three wetland parameters (hydric soils, wetland hydrology, and wetland vegetation), required by the U.S. Army Corps of Engineers (COE) for wetland determination, was found within the Spring Creek corridor (see Figure 1).

Wetlands along Spring Creek in the project area are dominated primarily by stands of reed canarygrass with lesser amounts of Emory sedge (*Carex emoryii*). The wetland/upland boundary is defined by a relatively sharp transition in vegetation dominance from reed canarygrass in the wetlands to dense stands of tall fescue in the adjacent uplands. Wetlands along Spring Creek were not delineated since no development is proposed within the Spring Creek corridor and the associated 100-foot Spring Creek buffer.

Wetlands in the project area are less than of 1/3 acre in size, and Section 3.4.1 of the City's Land Use Code stipulates a non-development buffer of 50 feet for wetlands of this size. Current project development plans indicate a development setback of 100 feet would be maintained between proposed development areas and Spring Creek, which would also provide sufficient buffer for wetlands associated with Spring Creek.

(c) Surrounding development restricts any long-range views of significant topographic features in the region. The property does provide views of the Spring Creek corridor, which is classified by the City as a Natural Area.

(d) As indicated under (a & i) the project area supports little native vegetation. Trees 6 inches (dbh) or larger are restricted primarily to the western property edge, residential landscaping, and the Spring Creek corridor. Many of these may be classified as significant since they exceed 6 inches in diameter. Green ash, Russian olive, and Siberian elm are non-native trees, and Russian olive and Siberian elm are classified as nuisance species by the City of Fort Collins. However, these trees do provide perching, foraging, and nesting habitat value for songbirds.

(e) The Spring Creek drainage is the only natural drainage on or near the project area.

(f) The property was evaluated with regards to potential habitat for state and federal listed threatened and endangered species. Wetlands along Spring Creek were judged to be the only areas that could possibly provide suitable habitat for three federal listed threatened species, Preble's meadow jumping mouse (*Zapus hudsonius preblei*), Colorado butterfly plant (*Gaura neomexicana coloradensis*), and Ute ladies'-tresses orchid (*Spiranthes diluvialis*). An evaluation of their potential presence is provided in the following paragraphs.

Suitable habitat for the jumping mouse is provided by low undergrowth consisting of grasses, forbs, or both in open wet meadows and riparian corridors or where tall shrubs and low trees provide adequate cover. Potential habitat includes wet meadow habitats, native hayfields, stream channels (perennial and intermittent), riparian habitats, or floodplains below 7,600 feet elevation in Colorado. Saturated wetlands supporting dense stands of cattail or bulrush do not provide suitable habitat conditions for the jumping mouse (U.S. Fish and Wildlife Service

1999; Armstrong et al. 1997)². Suitable habitat conditions were judged to be marginal for Preble's meadow jumping mouse because of the general lack of shrub and tree cover and the adjacent presence of upland, non-native grassland instead of moist native meadow. Previous habitat assessments indicating lack of suitable habitat and negative trapping surveys completed by Cedar Creek along a nearby segment of Spring Creek (Pinnacle Development) have been reviewed and approved by U.S. Fish and Wildlife Service.

The Colorado butterfly plant is a short-lived, perennial herb endemic to moist soils in mesic or wet meadows of floodplain areas in southeastern Wyoming, north-central Colorado, and extreme western Nebraska. This early to mid-seral stage species occurs primarily in habitats created and maintained by streams active within their floodplains with vegetation that is relatively open and not overly dense or overgrown. It is found on subirrigated, alluvial soils of drainage bottoms surrounded by mixed grass prairie at elevations of 5,000 to 6,400 feet (Spackman et al., 1997, Federal Register, 1998)³. Populations of this species are often found in low depressions or along bends in wide, active, meandering stream channels a short distance upslope of the actual channel. The plant requires early to mid-seral riparian habitats. Typical habitat is relatively open without dense or overgrown vegetation. It commonly occurs in communities dominated by redtop (*Agrostis stolonifera*) and Kentucky bluegrass on wetter sites and by wild licorice (*Glycyrrhiza lepidota*), Flodman's thistle (*Cirsium flodmanii*), curlycup gumweed (*Grindelia squarrosa*), and smooth scouring rush (*Hippochaete laevigata*) on drier sites. These areas are usually intermediate in moisture between wet, streamside communities dominated by sedges, rushes, and cattails, and dry shortgrass prairie (Federal Register 1998). Suitable streamside habitats for Colorado butterfly plant are nonexistent along Spring Creek within the project area.

Habitat for the Ute ladies'-tresses orchid typically consists of seasonally moist soils and wet meadows near lakes, springs, or perennial streams and their associated floodplains below 6,500 feet. Associated vegetation species typically include those with a "FACW" Corps of Engineers classification (*Equisetum*, *Asclepias*, *Calamagrostis*, *Solidago*, etc. genera) occurring in relatively open and not overly dense, overgrown, or over-grazed areas. This species prefers comparatively well-drained, high moisture content wetland soils that are not strongly anaerobic or composed of heavy clays. Conversely, sites consisting entirely of dense stands of reed canarygrass, those characterized by standing water including monocultures of cattails or three-square, dense clayey soils, or highly saline soils supporting a dense community of inland saltgrass (*Distichlis stricta*) are not considered to be habitat for this species (U. S. Fish and Wildlife Service memorandum: Plants - *Spiranthes diluvialis*, Ute ladies'-tresses orchid, dated November 23, 1992). Wetlands supported along Spring Creek are comprised primarily of dense stands of reed canarygrass and Emory sedge that do not create suitable habitat conditions for Ute ladies'-tresses orchid.

(g) Past removal of native habitat has eliminated the potential for any special habitat features on the property other than significant trees and wetlands/aquatic habitat along Spring Creek.

(h) The Spring Creek corridor is the only wildlife movement corridor within 500 feet of the project area. Project development would not have any impact on this wildlife movement corridor since a 100-foot buffer would be maintained for Spring Creek.

² Armstrong, D.M., M.E. Bakeman, N.W. Clippinger, A. Deans, M. Margulies, C.A. Meaney, C. Miller, M. O'Shea-Stone, T.R. Ryon, and M. Sanders. 1997. Report on habitat findings of the Preble's meadow jumping mouse. Edited by M.E. Bakeman. Report presented to the U.S. Fish and Wildlife Service and the Colorado Division of Wildlife. 91 pp. U.S. Fish and Wildlife Service. 1999. Interim survey guidelines for Preble's meadow jumping mouse. U.S. Fish and Wildlife Service, May 19, 1999.

³ Federal Register. 1998. Endangered and threatened wildlife and plants: proposed threatened status for the plant, *Gaura neomexicana* ssp. *coloradensis*. Federal Register: March 24, 1998 (Volume 63, Number 56) pp.14060-14065. Spackman, S., B. Jennings, J. Coles, C. Dawson, M. Minton, A. Kratz, and C. Spurrier. 1997. Colorado rare plant field guide. Prepared for the Bureau of Land Management, the U.S. Forest Service, and the U.S. Fish and Wildlife Service by the Colorado Natural Heritage Program, Fort Collins, Colorado.

(j) There is only one issue regarding the timing of property development and ecological features or wildlife use of the project area. If the development proposal includes removal of any trees on the property or if construction occurs near an occupied bird nest during the songbird nesting season (April through July), these activities could result in the loss or abandonment of a nest and would be in violation of the federal Migratory Bird Treaty Act.

(k) Since the entire portion of the property proposed for development has been converted to residential or non-native grassland habitats, project development would have no impact on natural habitats or important habitat features, other than existing trees on the property. Trees determined to be significant on the property should be preserved to the extent possible. Removal of any trees classified as significant would need to be mitigated with replacement trees, as determined by the City Forester based on the Land Use Code. Additional mitigation plantings would also need to be made for loss of non-significant trees providing wildlife habitat value.

Because tree removal or construction near trees during the nesting season could result in the loss or abandonment of a nest, it is recommended that tree removal or construction near raptor or songbird nests occur outside of the nesting season (April 1 – July 31), or trees on or near the project area be surveyed to ensure lack of nesting prior to removal or construction activities during the nesting season. This mitigation recommendation would preclude the possible incidental take or disturbance of active songbird nests.

Current development plans indicate a development setback of 100 feet would be maintained from Spring Creek. Currently the buffer area is dominated by tall fescue non-native grassland. Horses currently graze the grasses, forbs, and woody species along Spring Creek on the project area and adjacent City owned property. Removal of horse grazing pressure on the property and within the Spring Creek corridor is the primary mitigation recommendation for enhancement of the buffer zone and adjacent City owned portions of the Spring Creek corridor. Elimination of grazing pressure will enhance grass and forb growth in the corridor and also permit recovery of existing shrubs and trees as well as natural regrowth of native streamside woody vegetation.

Although a non-native species, tall fescue has become naturalized adjacent to many drainages and moist pasture sites within the Fort Collins area. When not grazed, tall fescue creates stable and relatively tall, dense grass cover at these sites, thereby controlling erosion and capturing surface runoff prior to release into adjacent drainages. Therefore, it is recommended that tall fescue grass cover be maintained in the buffer area, but the buffer should be enhanced by the control and/or removal of broad-leafed weeds, such as Canada thistle. Plantings of additional native woody species such as chokecherry (*Prunus virginiana*), coyote willow (*Salix exigua*), peachleaf willow, eastern cottonwood, golden current (*Ribes aureum*), serviceberry (*Amelanchier alnifolia*), and American plum (*Prunus americana*) in the wetland and adjacent upland portions of the buffer zone should also be implemented to enhance the buffer zone. Native tree plantings in the buffer zone could also be used to mitigate significant and wildlife habitat trees lost to project development. Revegetation of any water quality/detention basins should also use native grass and forb species to meet buffer zone performance standards stipulated in Section 3.4.1 of the Land Use Code.

Section 3.4.1 of the Land Use Code also stipulates that: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations." Planting of additional woody species in the buffer zone would help visually shield the proposed development from the Spring Creek corridor and recreation trail. The selection of building colors and surface textures facing the Spring Creek corridor and recreation should also be used to minimize the visual intrusion of the development on Spring Creek as stipulated by Section 3.4.1(l)(1) of the Land Use Code.

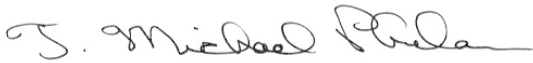
Section 3.4.1(L)(M) requires reasonable public access to Natural Areas whenever a project abuts a Natural Area. A project area trail connection to the Spring Creek trail system could be easily constructed at the northwest corner of the proposed development site. A trail connection in this area could be constructed without the need to bridge the Spring Creek drainage.

One final mitigation recommendation is based on Article 3.2.4(D)(6) in the City of Fort Collins Land Use Code that requires protection of natural areas and natural features from light spillage from off site sources. Therefore, intensity of night lighting from the sides of project residential structures facing the Spring Creek buffer zone should be shielded or directed to preclude the intrusion of artificial nighttime light into the landscaped buffer zone and adjacent Spring Creek corridor.

This concludes Cedar Creek Associates, Inc.'s evaluation of the 900 East Stuart Street property. If you have any questions or require additional information regarding my evaluation, please give me a call.

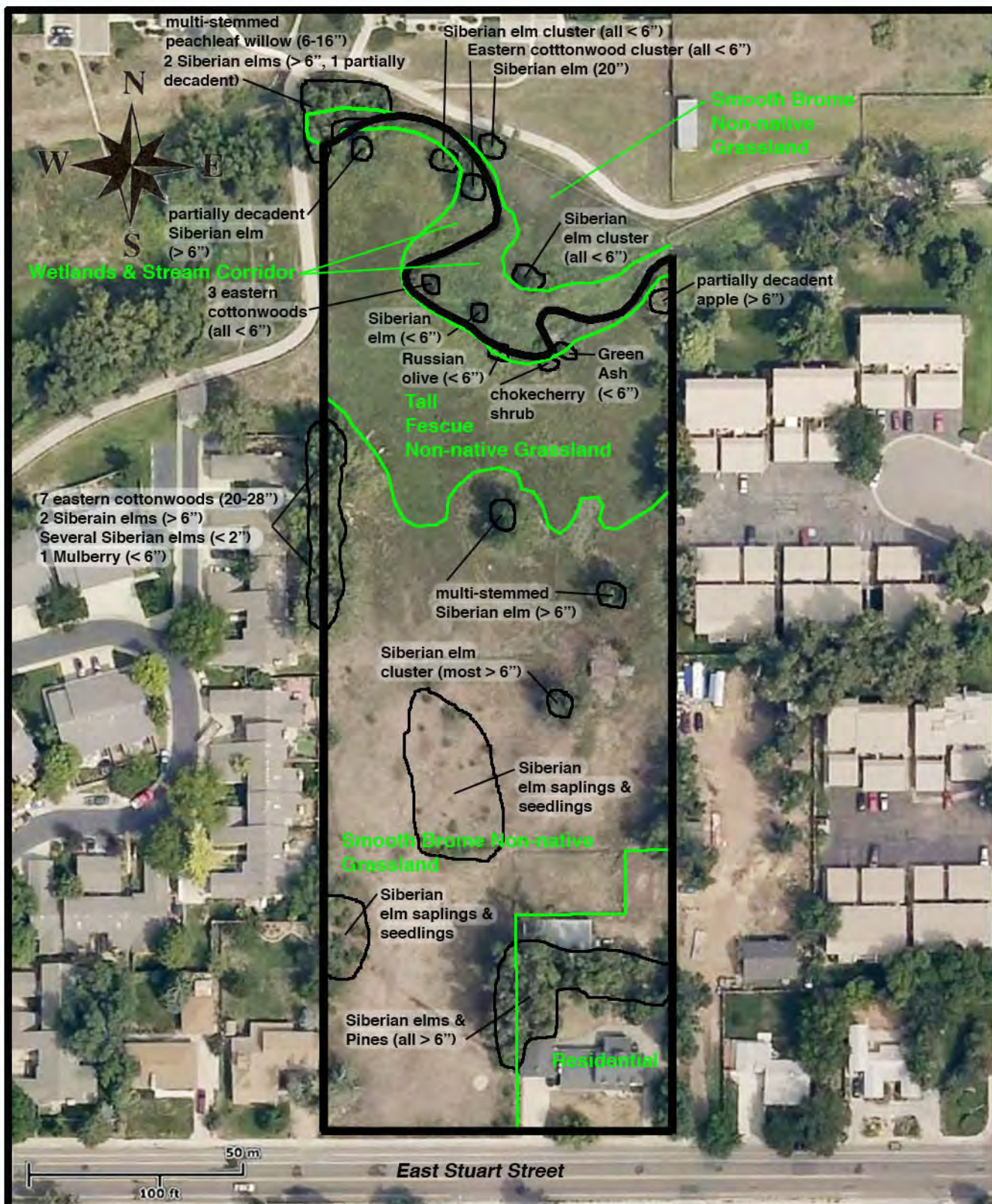
Sincerely,

CEDAR CREEK ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "T. Michael Phelan", written in a cursive style.

T. Michael Phelan
Principal
Senior Wildlife Biologist

attachments: Figure 1, Habitat Mapping for the 900 East Stuart Street Project Area
Photos 1, 2, 3, and 4



LEGEND

- Property Boundary
- Habitat Boundary
- Tree Area Boundary

Aerial Photo Source: Larimer County Landscape and Imagery Explorer 2012 Aerial Imagery

CEDAR CREEK
ASSOCIATES, INC.
916 Washere Ave., Fort Collins, CO 80521 • (970) 493-4294

FIGURE 1
Habitat Mapping
for the
900 East Stuart Property



Photo 1. View of Smooth Brome Dominated Non-native Grassland on the 900 E. Stuart Property. (View is looking north from southwest portion of the property.)



Photo 2. View of Tall Fescue Dominated Non-native Grassland on the 900 E. Stuart Property. (View is looking north from west central portion of the property.)



Photo 3. View of the Spring Creek Wetland and Riparian Corridor on the 900 E. Stuart Property. (View is looking west from east edge of property.)



Photo 4. View of the Residential Portion of the 900 E. Stuart Property. (Note mature Siberian elms on right and mature pine trees on left. View is looking south from east central edge of property.)



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

December 09, 2014

Mollie Simpson
BHA Design Incorporated
1603 Oakridge Dr.
Fort Collins, CO 80525

Re: 900 E Stuart - Single-Family Homes and School

Description of project: This is a request to build 26-29 single-family homes and convert the existing structure to a school at 900 E Stuart (parcel #9724106020). The homes will be a mix of duplexes and single-family detached homes. The existing home on the site will house a private school. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This project will be subject to Planning & Zoning Board (Type II) 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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. See comments from planning
2. The school would need to provide, to the extent reasonably feasible, adequately sized conveniently located, accessible trash and recycling enclosures. LUC 3.2.5

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include 8" water and 10" sewer in Stuart. There is also an existing 6" water main and 8" sewer main in the driveway of the multi-family complex to the east. If the existing water line is in an easement, the utility design should consider connecting to this line so that the water system can be looped to provide more reliable water service.
2. Water and sewer service configurations will vary depending on the proposed unit types. Single family units, including single family attached where each unit is on its own lot, will be required to have individual service

lines to each unit/lot. If condo type units are proposed, each building can be served by a common service line. Please coordinate with Utilities as design proceeds if you have questions.

3. There are existing service lines that serve the existing residential building. These services will need to be used with the proposed development or abandoned at the main. Please coordinate with Utilities at 970-221-6700 if the services are to be abandoned.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Are there two accesses proposed for the site? Typically only one is allowed, and it should be aligned with Cherokee Drive.
2. The internal circulation appears to be limited and very tight (such as corners in the alley). Do the units have garages and where do visitors park?
3. Where is the parking located for the school? Pick up and drop off circulation, as well as staff parking is also a concern. How many students will be attending the school?
4. The trail connection to Spring Creek is fabulous. A wider width and hard surface would make it more usable.
5. The 29 dwelling units will generate enough traffic that at least a traffic memo will be required that addresses access, circulation, and roadway function. Please contact me to scope the study.

Department: Stormwater Engineering

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

1. Floodplain - The northern portion of this property is located in the FEMA-regulatory Spring Creek 100-year floodway and flood fringe and must satisfy all safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map will be presented to the applicant at the Conceptual Review Meeting.
2. Floodplain - New residential construction is prohibited in the floodway.
3. Floodplain - Residential structures are allowed in a FEMA 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18\text{-inches}$.
4. Floodplain - Basements are not allowed in the flood fringe. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code; including venting, sump pumps, etc. Venting requirements are found in Section 10-39 of City Code.
5. Floodplain - Even though this proposal currently has no structures located in the floodplain, for safety reasons, we suggest that any structures adjacent to---or near---the floodplain follow the elevation requirements and basement restrictions listed in comments 3 and 4 above.
6. Floodplain - Any construction activities in the flood fringe (e.g. structures, playgrounds, driveways, sidewalks, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the

appropriate permit application fees, and approved plans. In addition to obtaining an approved Floodplain Use Permit, any development in the floodway (utility work, landscaping, paving, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. The Floodplain Use Permit and the No-Rise Certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

7. Floodplain - Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
8. Floodplain - Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.
9. 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.
10. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
11. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
12. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is 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. Information can be found on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
13. 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.
14. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire lanes are required to within 150' of all portions of any structure. Private drives, where required, shall be dedicated as an Emergency Access Easement. Code language and fire lane specifications are provided below.

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.

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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A utility plan will be necessary to help determine code compliance.

Commercial use (school): Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

Residential use: 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.

3. PREMISE IDENTIFICATION

2012 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.

4. CHANGE OF USE

The conversion of the residential home to school will require further details and review.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Spring Creek and isolated riparian forest). The conceptual review application has provided a draft ECS, which staff is currently reviewing, which meets this code requirement.

The buffer zone standard for Spring Creek is 100' and 50' for the isolated riparian forest. Currently, the plan illustrates a nearly continuous 100' buffer for the creek, whereas the riparian forest appears to be protected but the alley may impact those trees. I would like to see how a continuous greenbelt could extend up through the western edge of the site and protect the cottonwoods in this area.

2. 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.

The ECS discusses several measures meant to enhance the buffer zone, including the removal of grazing pressure, ensuring that light does not spillover into the buffer zone, and the enhancement of the buffer zone through native plantings such as chokecherry and other species. Staff supports this recommendation and would like to see these recommendations incorporated into the project development plans.

3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. Projects in the Vicinity of Spring Creek must also comply with Section 3.4.1(I)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."

The ECS recommends buffer zone plantings to enhance the screening between this development, the Spring Creek Trail and the proposed development. Staff will also be closely reviewing the architectural materials adjacent to the buffer zone to ensure compliance with this standard.

5. The Land Use Code requires that whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is required. Please ensure your ECS addresses this code requirement, see Section 3.4.1(L)(M) for more information.

The submitted ECS and conceptual review plan has provided a trail connection to the Spring Creek trail, meeting this requirement. Please review the proposed connection with our Parks Planning Department to ensure they agree with this location.

6. Regarding the Preble's Meadow Jumping Mouse habitat, I am reviewing the ECS with the City's Wildlife Biologist for his assessment of the ECS's assertion that the site provides marginal habitat.

7. Because of the site's healthy stand of tall fescue, even though it is non-native, this is one site where I would like to not see the buffer zone and the site's detention combined. Let's discuss this further as you move forward with the project.
8. 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.
9. 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.
10. 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. The sidewalk along the front of the property as it crosses the driveways probably doesn't meet ADA standards and will need to be upgraded so the crossing and the sidewalk along the frontage of the property meets ADA standards.
8. A Development Construction Permit (DCP) or an excavation permit will need to be obtained prior to starting any work on the sidewalks or driveways.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. Narrow Residential Streets are no longer an allowed street type.

11. Public alleys are only allowed to be used when they continue an existing pattern. There is not a system of streets and public alleys in this area, so public alleys cannot be used.
12. A public street can be designed into this site. It will need to align with Cherokee Drive and end in a cul-de-sac. Even if you wished to create a second street that T'd into the adjacent properties as shown cul-de-sacs would need to be constructed at the ends of these roads in order to meet standards and if the adjacent properties ever redeveloped and extended these stub, then and only then could the cul-de-sacs be removed.
13. Where are parking and drop off for the school to be provided? This will need to be identified and shown on any application.

Planning Services

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

1. Street trees need to be provided along all public streets per LUC 3.2.1(D)(2).
2. Depending on how the site plan is proposed, landscaping is required in all areas that are not buildings, roads, or sidewalks (LUC Sec. 3.2.1(E)(2)).
3. I don't see any parking proposed although it will be necessary and any parking lots will require interior and perimeter landscaping per LUC 3.2.1(E)(4-5).
4. Bike parking for the school shall be provided at 1 space per 3,000 square feet with a minimum of 4 spaces.
5. Sidewalks and direct pedestrian access to each dwelling unit, the sidewalk on Stuart, Spring Creek Trail, and the school shall be provided throughout the site per 3.2.2(C)(5). A pedestrian connection should be made to adjacent properties such as the parking area to the west.
6. Parking required:
 Duplexes and attached: 1.5/1-bd; 1.75/2-bd; 2/3-bd; 3/4+-bd
 Single-family detached: 2 spaces per lot with less than 40' of frontage (all the lots in this proposal)
 School: 1 space per 4 seats; or, 2 spaces per 3 employees; or, 1 space per 1,000 s.f. whichever is greatest.
7. As the site plan gets further worked out, make sure you reference Section 3.5.2 Residential Building Standards. Specifically, the setback requirements (E) and Minimum lot width (50' for single-family detached - this will be dependent on the alley concept [see Engineering comments])
8. When considering private streets or street-like private drives, please consult Sec. 3.6.2(M & N).
9. Density: the school site will have to be netted out of the density calculation. In the LMN zone, residential density is required to be between 3 dwelling units per net acre and 9 dwelling units per gross acre.
10. Please provide an detailed description of the school in order to verify whether it is a school or child care center. Please provide age of children attending, days/hours of operation, amount of students, is it chartered through the State? etc...
11. 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.

12. 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.
13. 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>.
14. 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.
15. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
16. 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.
17. 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 970-416-2341 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:

20012 International Building Code (IBC)

2012 International Residential Code (IRC)

20012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. 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
970-416-2341