

Conceptual Review Agenda

Schedule for 12/15/14 to 12/15/14

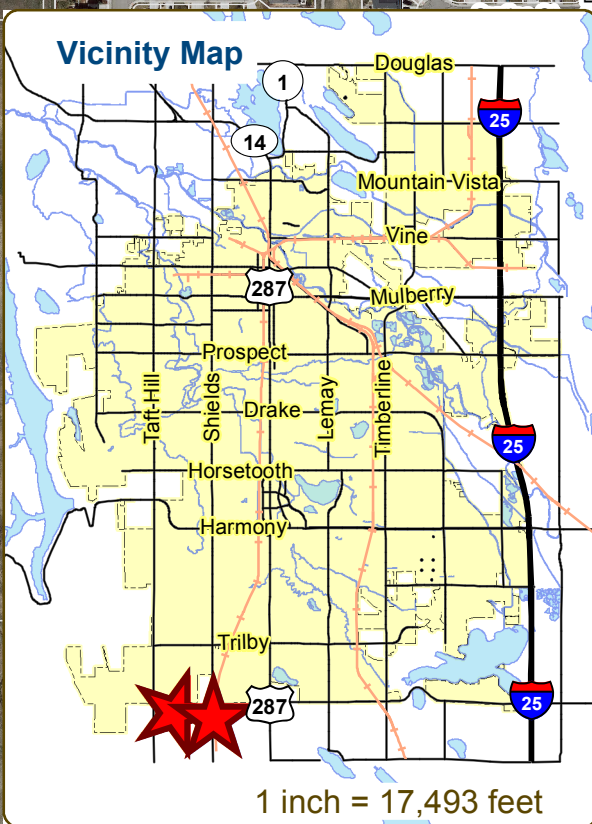
281 Conference Room A

Monday, December 15, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	7325 S Shields - 10 Lot Subdivision CDR140093	Jim Doyle (970) 532-5891 doyle@tbgroupp.us	This is a request to annex and subdivide a property into 10 1-acre lots (Parcel #961500011). The property would also contain ten acres of open space to be used as an equestrian riding area. The parcel will likely be zoned as Urban Estate (UE). This proposal will be subject to Administrative (Type I) review.	Clark Mapes
10:15	Timberline Center - Restaurant CDR140094	Dan Bernth (970) 221-1965 dan@dlcco.com	This is a request to construct a restaurant at 2039 or 2001 S Timberline (Parcel #'s 8719144001 and 8719144003). The proposed restaurant at 2001 S Timberline would contain a drive-thru while the proposal for 2039 S Timberline does not contain a drive-thru. Both parcels are part of the approved Timberline Center. Both parcels are located in the Industrial (I) zone district. This project will be a Major Amendment.	Jason Holland
11:00	2039 S Timberline - Drive-Thru Restaurant CDR140095	Dana Lockwood (970) 493-1023 lockwoodar@aol.com	This is a request to construct a drive-thru restaurant at 2039 S Timberline (Parcel #8719144003). The drive-thru would take access from Bear Mountain Drive. This parcel is a part of the approved Timberline Center. The parcel is located in the Industrial (I) zone district. This project will be a Major Amendment.	Jason Holland

7325 S Shields 10 Lot Subdivision

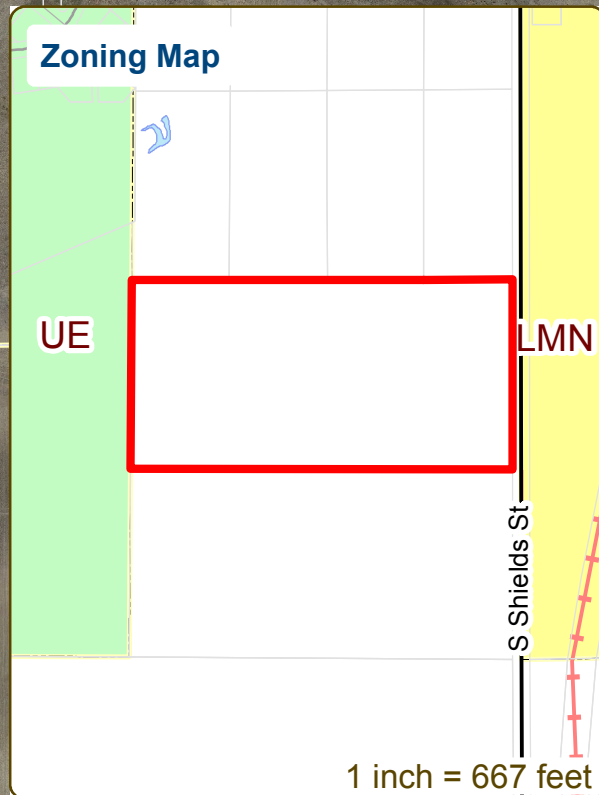
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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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) Rod Harr, Landmark Engineering, Jim Doyle, Cathy Mathis, TB\Group

Business Name (if applicable) TB Group - Jim Doyle

Your Mailing Address 444 Mountain Avenue, Berthoud, CO 80513

Phone Number 970.532.5891 **Email Address** doyle@tbgroupp.us

Site Address or Description (parcel # if no address) 7325 S. Shields Street, Fort Collins, CO 80526
Parcel # 961500011 - Located in Larimer County

Description of Proposal (attach additional sheets if necessary) Proposal to subdivide property into 10 - 1 Acre lots with 10 acres proposed for an equestrian riding area - Please see attached narrative.

Proposed Use Residential / Equestrian **Existing Use** Residential

Total Building Square Footage 920 **S.F. Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures 31 Years

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 Unknown at this time **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?

TO: City of Fort Collins Review Team,

FROM: Jim Doyle, TB Group
DATE: November 20, 2014
RE: Ritzman Property, Conceptual Review Application

Ritzman Property Narrative:

The Ritzman property is located at 7325 S. Shields in Larimer County. The legal description is the North ½ of the Southeast ¼ of Southeast ¼ of Section 15, Township 6, Range 69. The property is within the Larimer County growth Management Area and is currently zoned FA-1 in Larimer County. Adjacent properties are zoned FA-1 Farming to the North and South and City of Fort Collins to the West and East. The property is accessed from S. Shields Street to the East.

The overall property is approximately 20 acres in size and the applicant is proposing to develop the property as 10-1 acre parcels with an additional 10 acres proposed for an equestrian type use. This proposal seeks information regarding the possibilities and constraints for this type of development within the City of Fort Collins.

Specific development questions include whether the property would be required to be on septic or if the project could tie into an existing sewer line located in the nearby Registry Ridge subdivision? If the connection to existing sewer is preferred; the sewer line would need an easement across Larimer County Property. Regarding water there is an existing Loveland Water District line located near S. Shields on the eastern project boundary. The Site will be accessed via a new entrance near the southern boundary of the property, from Shields Ave. The existing site access is proposed to be used as a secondary emergency access.

RITZMAN PROPERTY



VICINITY MAP:
N.T.S.



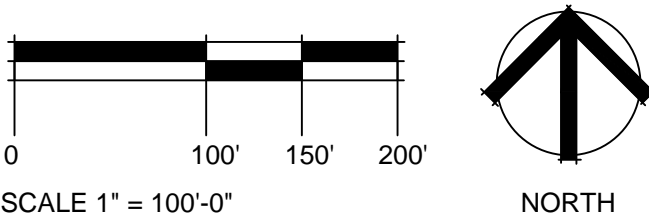
LANDMARK ENGINEERING
CONTACT: ROD HARR
LOVELAND, CO 80534
TEL: 970-667-6286

PLANNER/LANDSCAPE ARCHITECT:
TB GROUP
CONTACT: JIM DOYLE
444 MOUNTAIN AVE.
BERTHOUD, CO 80513
TEL: 970532-5891

OWNER:
EUGENE RITZTMAN
7325 S. SHIELDS
FORT COLLINS, CO

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave. | TEL: 970.532.5891
Berthoud, CO 80513 | WEB: TBGroup.us

CONCEPTUAL SITE PLAN





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 23, 2014

Jim Doyle
TB Group
444 Mountain Ave.
Berthoud, CO 80513

Re: 7325 S Shields - 10 Lot Subdivision

Description of project: This is a request to annex and subdivide a property into 10 1-acre lots (Parcel #961500011). The property would also contain ten acres of open space to be used as an equestrian riding area. The parcel will likely be zoned as Urban Estate (UE). This proposal 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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. LUC 4.2 Urban Estate zoning requires a 30 foot front, 25 foot rear, and 20 foot side setbacks.
If you are proposing a cluster development please see LUC section 4.2(E)(2)
2. LUC 3.5.2(F) The garage door standards do apply.
3. LUC 3.2.1 A landscape plan is required.
4. UE allows for single-family and two-family dwellings.
- 4.

Department: Traffic Operations

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

1. The anticipated traffic generated by the proposal is not expected to rise to the threshold of needing a TIS.
Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived....

2. However, Shields Street in this area a major, high speed, two lane arterial, and based on section 8.2.5 of LCUASS, a northbound left turn lane will be required into the access.
3. Work with the engineering department on any adjacent street improvements (i.e. sidewalks) that will be 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 for this site is Lang Gulch. The developer will need to provide adequate conveyance of the developed runoff into Lang Gulch, which may require the acquisition of offsite drainage easements.
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 on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area. Pavers will not be required unless the roads into the site are private drives or there are parking lots constructed with this development. For more information please refer to the City's website where additional information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
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 Fossil 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. AUTHORITY HAVING JURISDICTION

Upon further investigation, our GIS department has verified 7325 South Shields to be near the edge of but still within Poudre Fire Authority's jurisdiction. Comments provided by PFA remain applicable. Please contact me with any questions.

2. FIRE ACCESS

Private roads shall meet minimum fire lane standards. All portions of any residence shall be within 150' of the fire access road. 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 apparatus access roads cannot exceed 660 feet in length.
- > 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.

3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. If the utility infrastructure is unable to support the installation of hydrants, the residences may be sprinklered in lieu of, as long as minimum fire assess requirements have been met.

> 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. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

4. PREMISE IDENTIFICATION

A street naming and address plan shall be submitted for review and approval.

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

Department: Environmental Planning

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

1. 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 (wetlands, wet meadows). Please note the buffer zone standards range from fifty to one hundred feet (50 100 ft) for these features, depending upon area size, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. 2. Within a natural habitat buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. 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. 4. 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.
5. 5. 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.
6. 6. 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.
7. 7. Please note the existence of standard Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land, as this project site is adjacent to the Colina Mariposa Natural Area*. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land. 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.

*Note that Section 3.4.1 (L) would normally apply, however, in this case the development site is separated from the Natural Area by Shields St, and therefore should not present an issue here or need to be addressed in the ECS.

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. Right-of-way and easement dedication will be needed for Shields Street and any internal streets.
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. Is the access to the lots proposed to be a public street or a private drive? If it is to be a public street, right-of-way will need to be dedicated and the roadway designed and constructed to standards. Based on the lot sizes proposed here a rural residential street section can be used.
10. Shields Street along the frontage of the property is considered a 4-lane arterial roadway. The property will need to design and construct the curb, gutter and sidewalk for the arterial roadway section along the frontage of the property. Improvements needed to meet access requirements or serve the site, which could include turn lanes will be the responsibility of the project to design and construct.
11. If off-site easements or right-of-way is needed to construct improvements and develop the site they are the responsibility of the property owner/ developer to obtain.
12. All projects are required to have an improved connection to improved City streets. I don't know right now if the portion of Shields Street between this property and Registry Ridge meets the City's street requirements. It meets the minimum width requirement (unless turn lane or transitions are needed), but I do not know if the pavement structure meets requirements. If it does not then that section will need to be improved with this project.

13. Emergency services will likely want Shields between this property and Registry Ridge annexed.
14. Any improvements on property or streets that are not within the City will need to be reviewed and approved by the County and any work in these areas will need to be permitted by the County as well.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

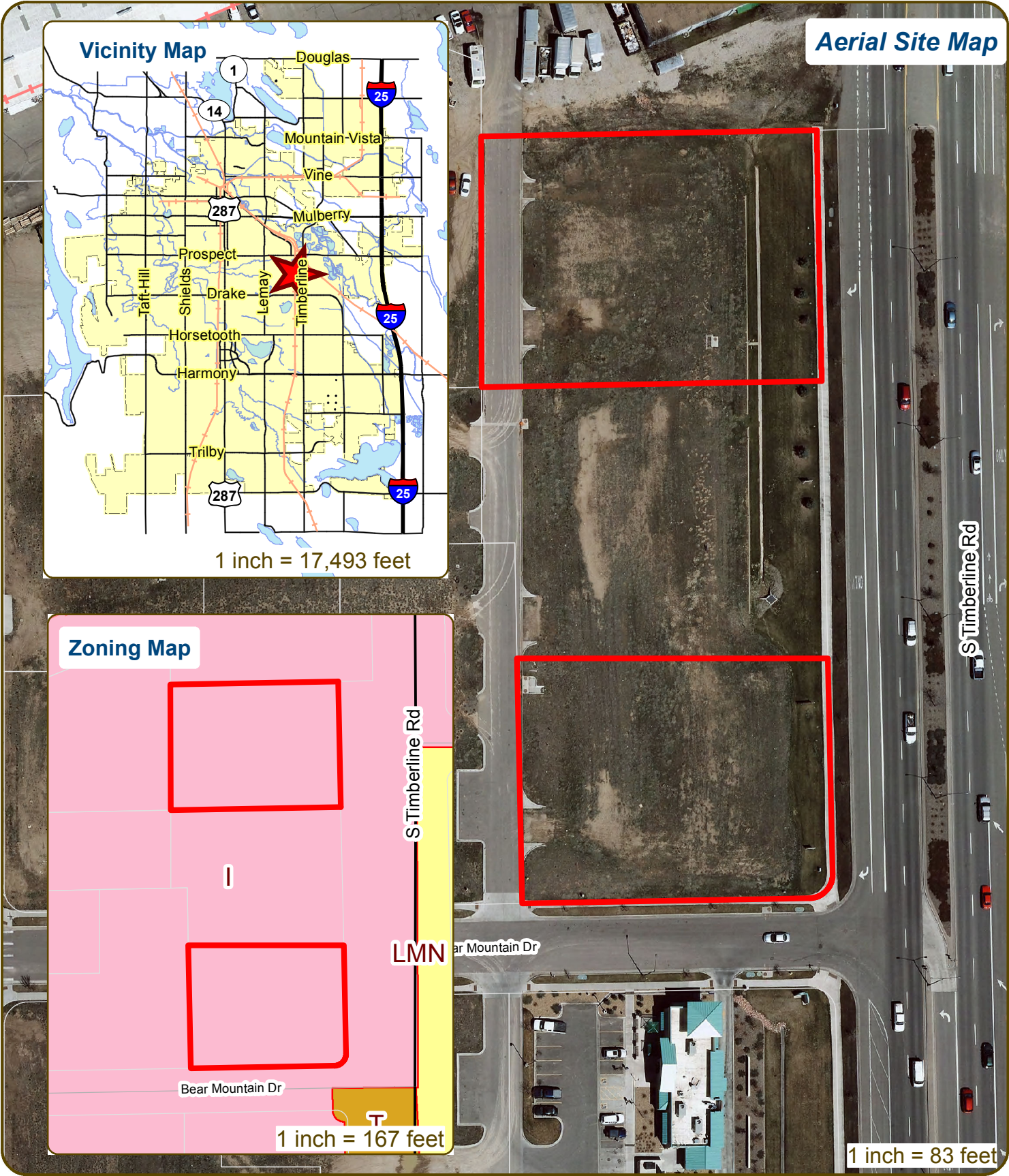
1. Electricity will be provided by Fort Collins Light and Power. Electric development and system modification charges will apply. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges. An online estimator is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator>.

Planning Services

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. Annexation and zoning into the City Urban Estate UE) zone will be required. This is a legal process that typically takes about 4 months. Please arrange a meeting with me to review the process and requirements.
2. Once the property is annexed, a Project Development Plan (PDP) hearing will be required. Preparation of the PDP can begin during the annexation process.
Submittal requirements are listed online at:
fcgov.com/developmentreview/applications.php
Submittal requirements can be tailored to fit the PDP prior to submittal of the PDP.
3. 100' lot width is required in the UE zone.
4. This project looks like a good candidate for a private drive access, with a design tailored to the rural city edge setting, as opposed to a public street. Staff will discuss requirements at an upcoming Transportation Coordination meeting to provide further guidance. In the meantime, applicants are encouraged to think about the desired design for this facility.
5. The landscape plan should be designed to reflect the rural setting at the city edge. The development team is encouraged to consider fencings as part of the landscaping. Similarly, the team is encouraged to consider incorporating a rural theme into the development to be implemented in private agreements outside of the scope of the development plan, to complement the design intent of the development plan.

Timberline Center Restaurant



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Julie Mote, Broker
Julie Mote, Broker

Business Name (if applicable) Serious TX BBQ

Your Mailing Address _____

Phone Number 970-221-1965x.2 Email Address Juliegmote@gmail.com

Site Address or Description (parcel # if no address) 2039 S. Timberline Rd
2001 S. Timberline Rd

Description of Proposal (attach additional sheets if necessary) See Attached

Proposed Use Restaurant Existing Use Land

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures None

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.

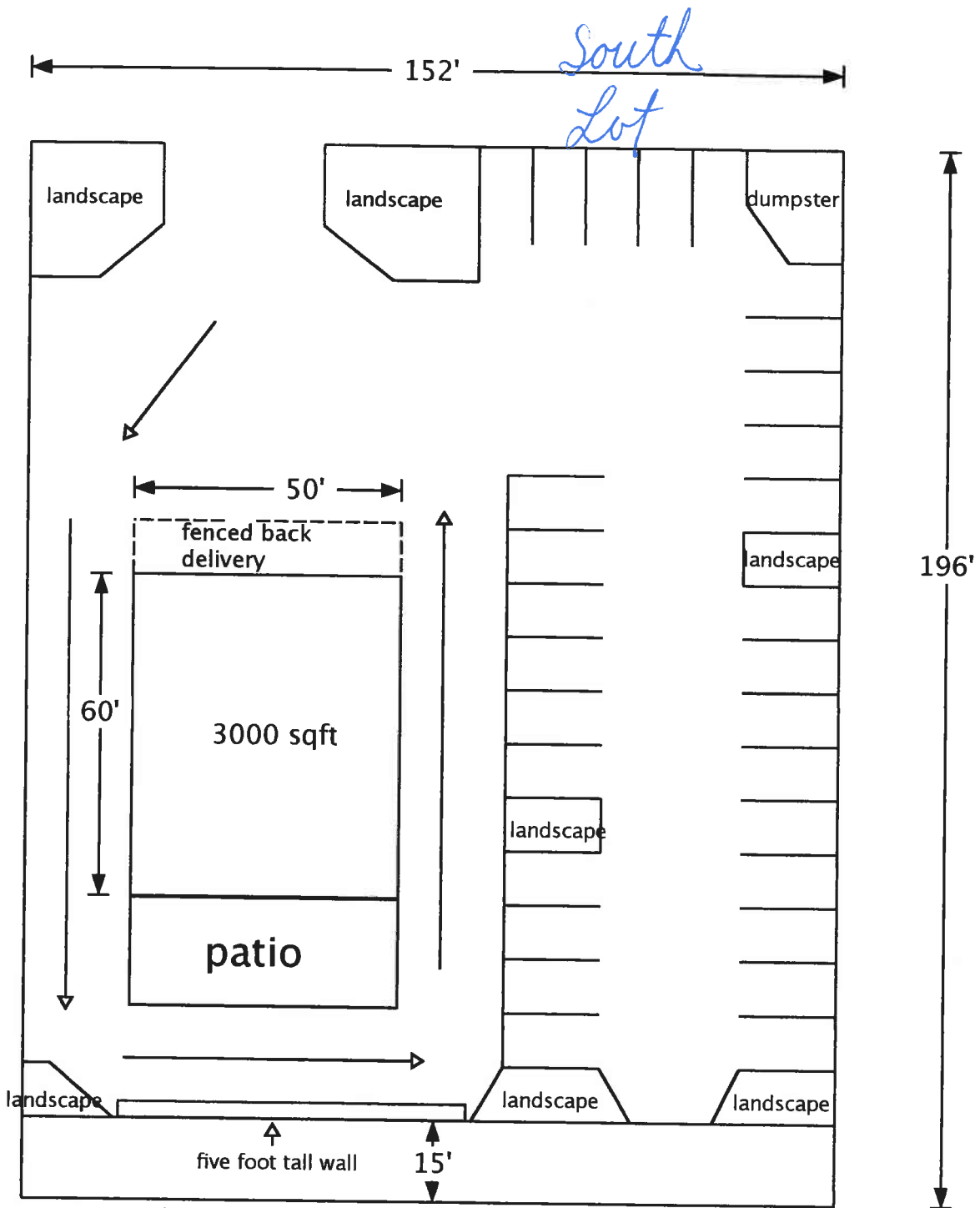
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

Increase in Impervious Area _____ 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:

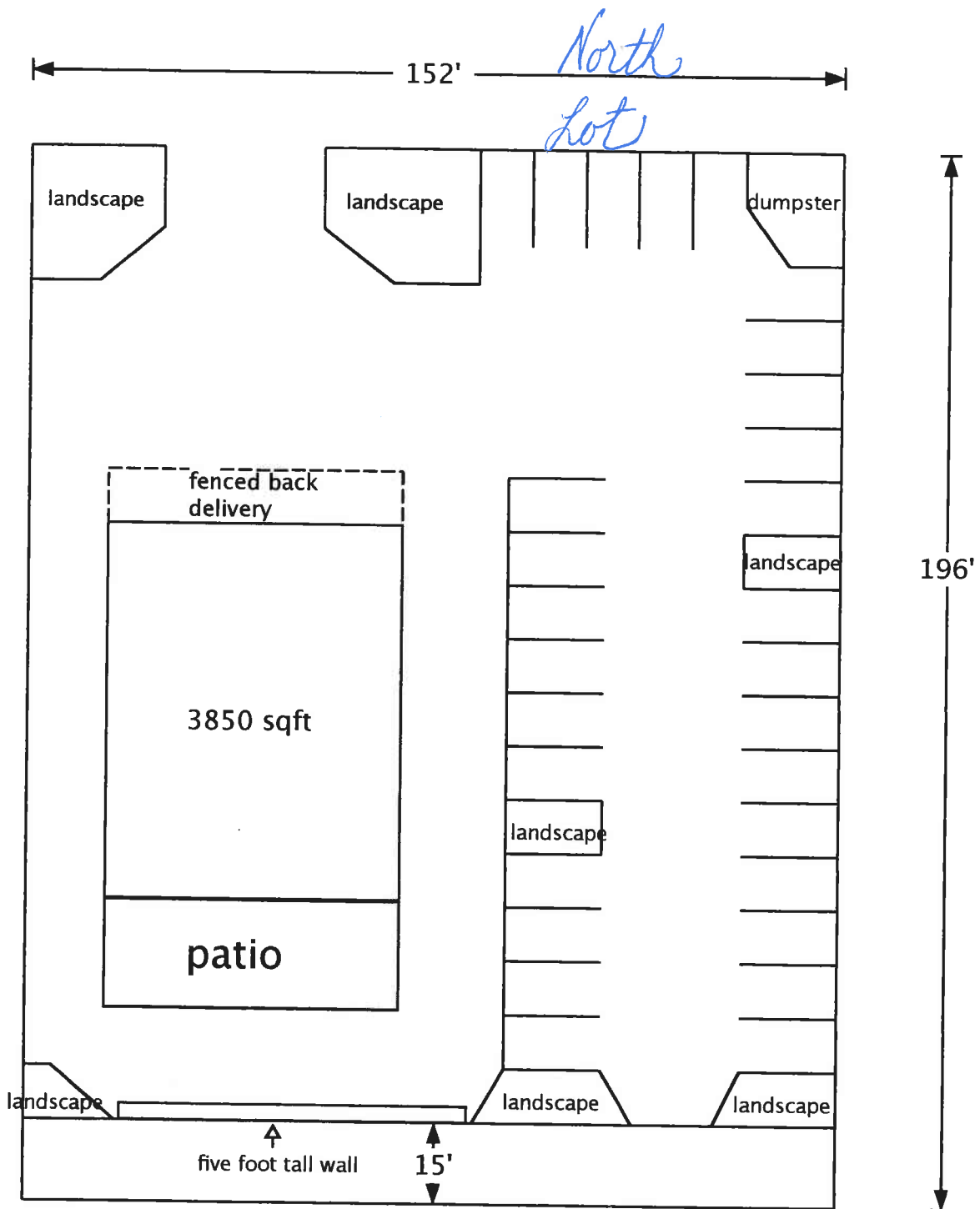
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



timberline
29792 sqft
29 parking spaces

2039 S. Timberline Rd

30,547 #



timberline
29792 sqft
29 parking spaces
no drive thru

2001 S. Timberline Rd 34,410 #



December 23, 2014

Dan Bernth
Doberstein Lemburg Commercial, Inc.
1401 Riverside
Suite A
Fort Collins, CO 80524

Re: Timberline Center - Restaurant

Description of project: This is a request to construct a restaurant at 2039 or 2001 S Timberline (Parcel #'s 8719144001 and 8719144003). The proposed restaurant at 2001 S Timberline would contain a drive-thru while the proposal for 2039 S Timberline does not contain a drive-thru. Both parcels are part of the approved Timberline Center. Both parcels are located in the Industrial (I) zone district. This project will be a Major Amendment.

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. LUC 3.2.1 A landscape plan is required.
2. LUC (Land Use Code) 3.2.2(C)(4)(b) A minimum of 4 bicycle parking spaces are required. All of these can be fixed racks.
3. Maximum parking allowed can be found in table 3.2.2(K)(2)(a) of the LUC. for a fast food restaurant the maximum is 15/1000 SF.
4. Handicap parking spaces will be required per section LUC 3.2.2(K)(5). You will need two handicap spaces, one will need to be a van accessible space.
5. LUC 3.2.2(M) 6% interior parking lot landscaping will be required. Please show the calculations on how this is being met.
6. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
7. LUC 3.5.3 The buildings shall be located at least ten (10) and no more than twenty-five (25) feet behind the

street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking.

8. 3.2.2(J) any vehicle use area shall be setback(with landscaping) from an interior lot line at least 5 feet. A vehicle use area shall be setback from an arterial street at least 5 feet with a minimum average of 15 feet.

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 and 8" sanitary sewer along the western property boundary, an 8" water main in Bear Mountain Drive, and a 24" water main in Timberline.
2. It does not appear there are services extended to this site so the developer will need to construct new service lines from the mains.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Its difficult to tell from the application exactly which site this is. More detailed information will be helpful so that applicable comments can be made.
2. Pedestrian connectivity - especially to the west - will be important.

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. The property is part of the Timberline Center PUD and quantity detention and extended water quality detention are provided in the existing pond that is on the eastern edge of the property. This development must comply with all assumptions stated in the Timberline Center PUD drainage report, including limiting impervious percentage to what was assumed for design of the detention pond.
3. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:

4. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. The existing utility infrastructure appears to support minimum code requirements for this development.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2. FIRE ACCESS

Depending on location of the building footprint, an Emergency Access Easement may be required. Please note that access cannot be measured from an arterial road. Code language 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.

3. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy

Keep in mind that sprinklering of the building will be required if the occupant load exceeds 99. Code language provided below.

> IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

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

4. 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

Department: Environmental Planning

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

1. 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. 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.

If tree tree removal will occur and a mitigation plan and landscape plan necessary, please note that tree removal should occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

3. 3. 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. The property will either need to be replatted or easements vacated by separate document and new easements dedicated by separate document to accommodate the change in building locations. The existing plat has all the area outside of the original planned buildings as easements.

7. The proposals will change the approved grading and utility services and layout. Revised or new utility plans will need to be provided.
8. There is an existing Development Agreement for the site, but an amendment to the Development Agreement or a new agreement will likely be required and recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any utility work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
11. On the south lot
Landscaping or other separation is needed between the sidewalk on Bear Mountain Drive and the drive through lane.
The NE corner of this lot contains the pond spillway and a portion of the detention pond. This either needs to be accommodated or a redesign of this system provided with the development.
There is an existing inlet located at the NW corner of this lot. It either needs to be accommodated in the design or the drainage system redesigned.
How will the drive through stacking be provided and where will the order boards be located? Engineering's concern is back up of the drive thru stack onto the public street.
12. Screening is needed to screen the headlights for the vehicles going thru the drive thru lane – so that they do not blind drivers on Timberline or Bear Mountain Drive.
13. On the north lot
The front (~50 feet) of this lot is the detention pond. This will need to be accommodated or the pond redesigned and relocated.
There is an existing storm inlet and an outlet to the pond located where the proposed building is shown. This will need to be redesigned to accommodate this proposal.
There is an existing fire hydrant in the NW corner of the lot where you are showing the dumpster.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator>.
2. A C-1 form and 1-line diagram will need to be submitted to Light and Power Engineering, 970-221-6700. The C-1 form is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.
3. The transformer and meter locations will need to be coordinated with Light and Power Engineering.

Planning Services

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

1. Sidewalk connectivity is an issue. Vehicle use areas, including parking areas and drive through lanes, are not permitted between the building and the streets, unless a connecting sidewalk can be provided with the site plan. This is outlined in land use code section 3.5.3(C). This connecting sidewalk must link the street sidewalk to the building entrance without crossing parking drives or drive-through lanes. Neither option one or two meet this standard.

2. Both proposed site plan layouts propose drive-through lanes that are considerably closer to Timberline Road than the approved plan. The drive through lanes are on top of ½ of the drainage swale shown on the current utility plans. In addition to the drainage challenges this may cause, this close proximity also makes an appropriate transition from Timberline to the drive isle much more difficult. Screen walls in this area may need to be tall and there is not sufficient landscape space provided with the concepts to avoid an abrupt transition. More landscape space is needed with terraced retaining or screen walls for a more gradual transition. The Burger King layout on the approved plans is a good example of the space needed to make an appropriate transition using walls combined with landscaping.
3. Staff recommends incorporating a pedestrian crossing from the Timberline street sidewalk to connect between lot one and two so that these lots provide a direct connection to the street as outlined in comment one.
4. The plan will need to incorporate landscape areas and shade trees are required around the building foundation perimeter. Parking lot landscaping is also required. Refer to land use code section 3.2.1. and 3.2.2. Perimeter landscaping around the parking lot is also required.
5. A site plan, landscape plan and lighting plan are required. Please refer to the development review checklists at <http://www.fcgov.com/developmentreview/applications.php> for detailed information on the plan submittal requirements.
6. An additional bus stop will be required along the west side of Timberline as part of this project.
7. The addition of a drive through restaurant use for Lot 1 will require a major amendment to the approved plan to include Lot 1 in the Neighborhood Center boundary.
8. 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.
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.

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.

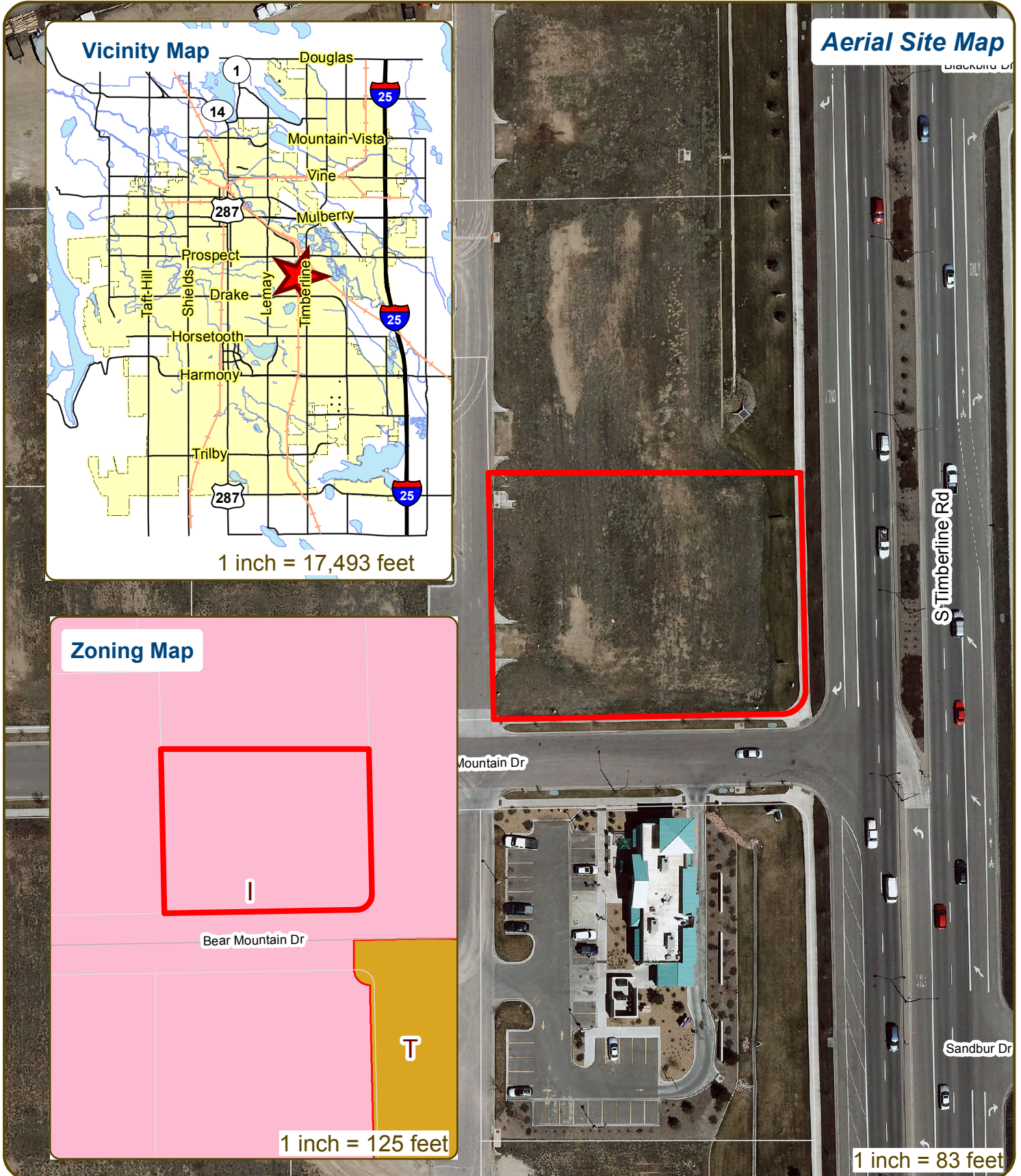
Energy Code Use

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

2039 S Timberline Drive-thru Restaurant



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) _____

Dana W. Lockwood, Architect (Consultant)

Business Name (if applicable) Lockwood Architects, Inc.

Your Mailing Address 415 E. Pitkin Street, Fort Collins, CO 80524

Phone Number 970-493-1023 **Email Address** lockwoodar@aol.com

Site Address or Description (parcel # if no address) 2039 Timberline
Timberline Center, Lot 'L'

Description of Proposal (attach additional sheets if necessary) Proposed new restaurant use
and building with drive-through window and drive-through lane.

Proposed Use Restaurant/Commercial **Existing Use** Vacant

Total Building Square Footage 4,400 +- **S.F. Number of Stories** 1 **Lot Dimensions** 197' x 156'

Age of any Existing Structures NA

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

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

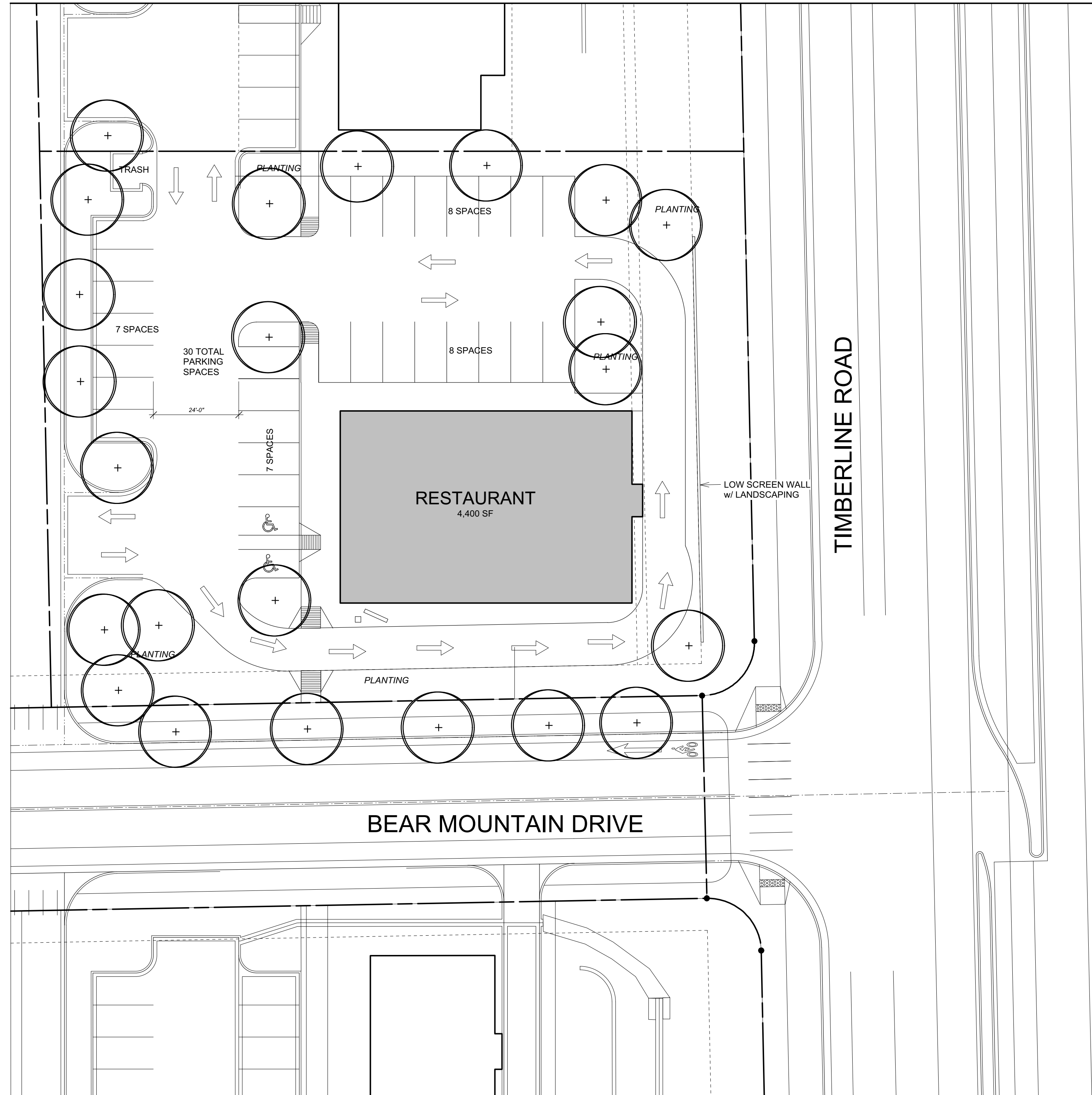
Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

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

Increase in Impervious Area 20,711 sf **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?



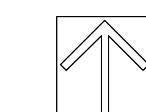
SCALE: 1" = 20'
OPTION 1

Owner/Developer:
Aspen Leaf Square, LLC
Blue Grama, LLC
2219 Charolais Dr.
Fort Collins, CO 80526
contact: Jack Fenwick

Planner/Architect:
LOCKWOOD ARCHITECTS INC.
415 E. Pitkin Street
Fort Collins, CO 80524
contact: Dana W. Lockwood
phone: 970.493.1023
email: lockwoodar@aol.com

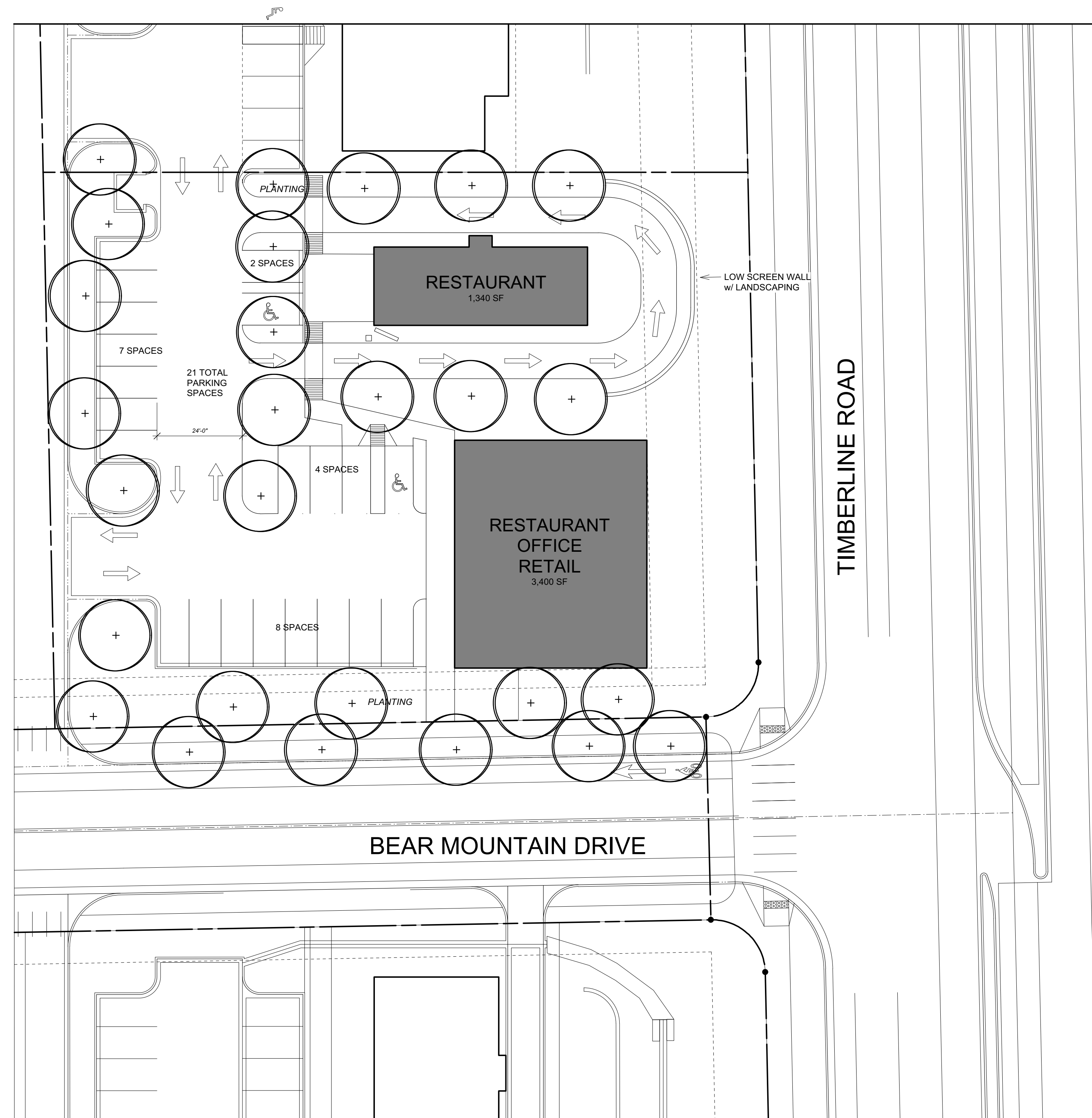
2039 Timberline Road
TIMBERLINE CENTER
LOT 'L'

FORT COLLINS, COLORADO



PRELIMINARY
SITE PLAN

NOVEMBER 28, 2014

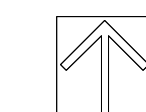


SCALE: 1" = 20'
OPTION 2

Owner/Developer:
Aspen Leaf Square, LLC
Blue Grama, LLC
2219 Charolais Dr.
Fort Collins, CO 80526
contact: Jack Fenwick

Planner/Architect:
LOCKWOOD ARCHITECTS INC.
415 E. Pitkin Street
Fort Collins, CO 80524
contact: Dana W. Lockwood
phone: 970.493.1023
email: lockwoodar@aol.com

2039 Timberline Road
TIMBERLINE CENTER
LOT 'L'
FORT COLLINS, COLORADO



PRELIMINARY
SITE PLAN

NOVEMBER 28, 2014



December 23, 2014

Dana Lockwood
Lockwood Architects
415 E Pitkin St.
Fort Collins, CO 80524

Re: 2039 S Timberline - Drive-Thru Restaurant

Description of project: This is a request to construct a drive-thru restaurant at 2039 S Timberline (Parcel #8719144003). The drive-thru would take access from Bear Mountain Drive. This parcel is a part of the approved Timberline Center. The parcel is located in the Industrial (I) zone district. This project will be a Major Amendment.

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. LUC 3.2.1 A landscape plan is required.
2. LUC (Land Use Code) 3.2.2(C)(4)(b) A minimum of 4 bicycle parking spaces are required. All of these can be fixed racks.
3. Maximum parking allowed can be found in table 3.2.2(K)(2)(a) of the LUC. for a fast food restaurant the maximum is 15/1000 SF.
4. Handicap parking spaces will be required per section LUC 3.2.2(K)(5). You will need two handicap spaces, one will need to be a van accessible space.
5. LUC 3.2.2(M) 6% interior parking lot landscaping will be required. Please show the calculations on how this is being met.
6. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
7. LUC 3.5.3 The buildings shall be located at least ten (10) and no more than twenty-five (25) feet behind the

street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking.

8. 3.2.2(J) any vehicle use area shall be setback(with landscaping) from an interior lot line at least 5 feet. A vehicle use area shall be setback from an arterial street (Timberline) at least 5 feet with a minimum average of 15 feet. A vehicle use area shall be setback from a non arterial street (Bear Mountain) at least 5 with a minimum average setback of 10 feet.
9. A drive-in restaurant, when located on a lot with frontage on only one (1) street, shall be permitted one (1) additional freestanding or ground sign for the sole purpose of a menu board for the drive-thru customers. Such sign shall not exceed five (5) feet in height, thirty-five (35) square feet in area and shall be limited to one (1) face. Fifty (50) percent of the square footage of such sign shall be exempted from the total allowed for the property.

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 and 8" sanitary sewer along the western property boundary, an 8" water main in Bear Mountain Drive, and a 24" water main in Timberline.
2. It does not appear there are services extended to this site so the developer will need to construct new service lines from the mains.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Pedestrian connectivity - especially to the west will be important.

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. The property is part of the Timberline Center PUD and quantity detention and extended water quality detention are provided in the existing pond that is at the northeastern corner of the property. This development must comply with all assumptions stated in the Timberline Center PUD drainage report, including limiting impervious percentage to what was assumed for design of the detention pond.

3. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
4. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. The existing utility infrastructure appears to support minimum code requirements for this development.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2. FIRE ACCESS

Depending on location of building footprint, an Emergency Access Easement may be required. Please note that access cannot be measured from an arterial road. Code language 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.

3. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy

Keep in mind that sprinklering of the building will be required if the occupant load exceeds 99. Code language provided below.

> IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

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

4. 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

Department: Environmental Planning

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

1. 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. 2. 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. The property will either need to be replatted or easements vacated by separate document and new easements dedicated by separate document to accommodate the change in building locations. The existing plat has all the area outside of the original planned buildings as easements.
7. The proposals will change the approved grading and utility services and layout. Revised or new utility plans will need to be provided.
8. There is an existing Development Agreement for the site, but an amendment to the Development Agreement or a new agreement will likely be required and recorded once the project is finalized.

9. A Development Construction Permit (DCP) will need to be obtained prior to starting any utility work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
11. The NE corner of this lot contains the pond spillway and a portion of the detention pond. This either needs to be accommodated or a redesign of this system provided with the development.
12. There is an existing inlet located at the NW corner of this lot. It either needs to be accommodated in the design or the drainage system redesigned.
13. How will the drive through stacking be provided and where will the order boards be located? Engineering's concern is back up of the drive thru stack onto the public street.
14. Screening is needed to screen the headlights for the vehicles going thru the drive thru lane – so that they do not blind drivers on Timberline or Bear Mountain Drive. A low screen wall may not be sufficient.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator>.
2. A C-1 form and 1-line diagram will need to be submitted to Light and Power Engineering, 970-221-6700. The C-1 form is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.
3. The transformer and meter locations will need to be coordinated with Light and Power Engineering.

Planning Services

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

1. Sidewalk connectivity is an issue. Vehicle use areas, including parking areas and drive through lanes, are not permitted between the building and the streets, unless a connecting sidewalk can be provided with the site plan. This is outlined in land use code section 3.5.3(C). This connecting sidewalk must link the street sidewalk to the building entrance without crossing parking drives or drive-through lanes. Neither option one or two meet this standard.
2. Both proposed site plan layouts propose drive-through lanes that are considerably closer to Timberline Road than the approved plan. The drive through lanes are on top of ½ of the drainage swale shown on the current utility plans. In addition to the drainage challenges this may cause, this close proximity also makes an appropriate transition from Timberline to the proposed plan's drive isle much more difficult. Screen walls in this area may need to be tall and there is not sufficient landscape space provided with the concepts to avoid an abrupt transition. More landscape space is needed with terraced retaining or screen walls for a more gradual transition. The Burger King layout on the approved plans is a good example of the space needed to make an appropriate transition using walls combined with landscaping.
3. We would encourage the addition of a large outdoor seating area with the restaurant use.
4. The plan will need to incorporate landscape areas and shade trees are required around the building foundation perimeter. Parking lot landscaping is also required. Refer to land use code section 3.2.1. and 3.2.2. Perimeter landscaping around the parking lot is also required.

5. A site plan, landscape plan and lighting plan are required. Please refer to the development review checklists at <http://www.fcgov.com/developmentreview/applications.php> for detailed information on the plan submittal requirements.
6. An additional bus stop will be required along the west side of Timberline as part of this project.
7. 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.
8. 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.
9. 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>.
10. 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.
11. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
12. 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.
13. 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