

Conceptual Review Agenda

Schedule for 02/24/14 to 02/24/14

281 Conference Room A

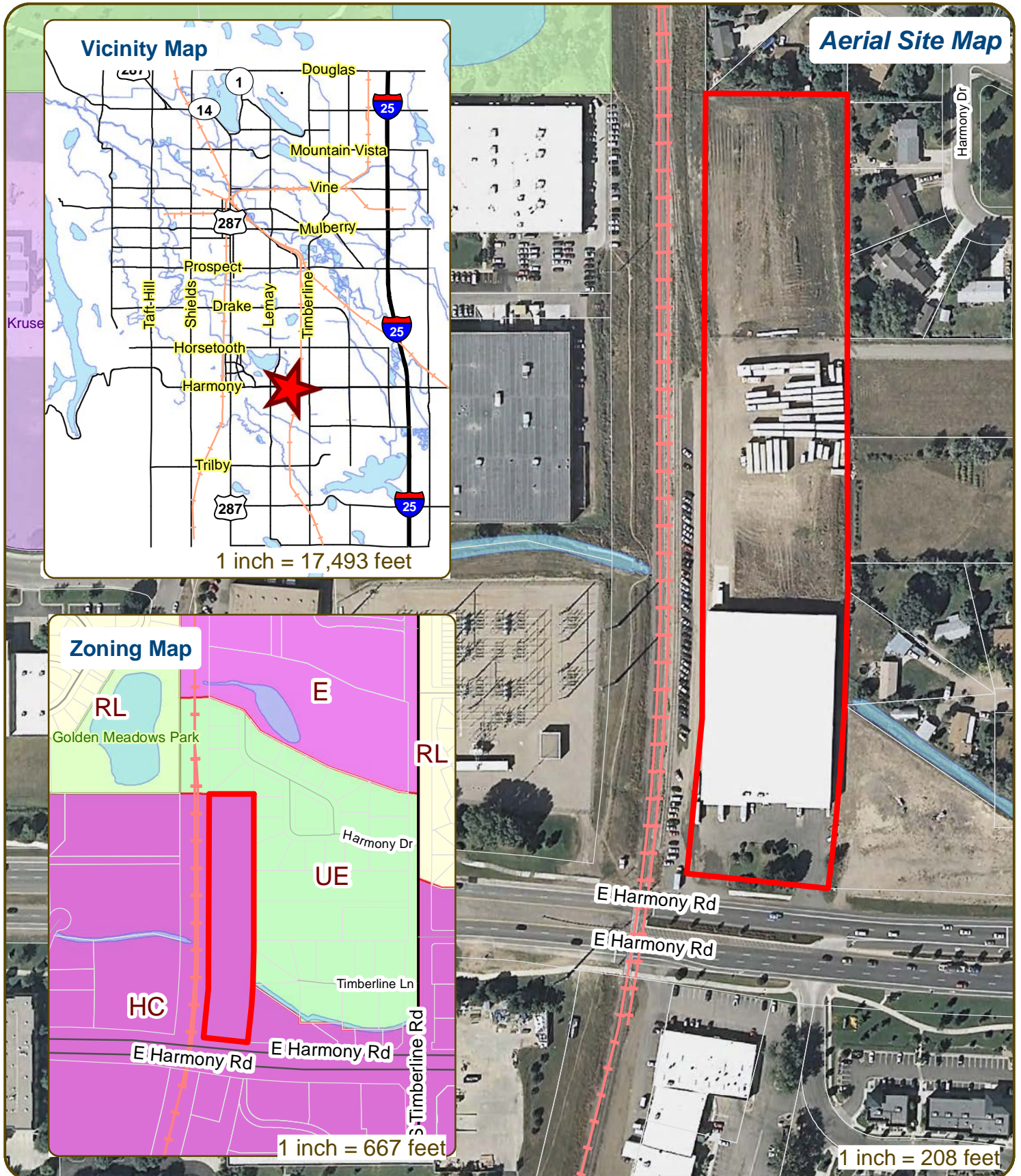
Monday, February 24, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1800 E Harmony - Unlimited Indoor Recreation CDR140007	JD Padilla 970-407-7808 joe@postmoderndevelopment.com	This is a request to expand an existing building at 1800 E Harmony Road (Parcel # 87314-00-033) for use as an indoor baseball training facility. The proposed 30,000 SF addition (150' x 200') would be situated along the north side of the existing structure. The site has been used in the past for warehousing/distribution and classified as a nonconforming use since its annexation into the City. The site is located in the Harmony Corridor (H-C) Zone District. Unlimited indoor recreation requires an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review.	Noah Beals
10:15	Rigden Farm, Filing Six - Replat CDR140006	Larry Buckendorf 970-352-7072 larry@journeyhomes.com	This is a request from multiple lot owners in Rigden Farm, Filing Six to replat lots located generally along Exmoore Lane between Porter Place and Des Moines Drive. The subject lots were originally-approved and are being constructed as either two-family (duplex) or multifamily (triplex) units. The replat would create additional lots so these uses can be converted and sold as single-family attached units in the future. The site is located in the Low Density, Mixed-Use Neighborhood (L-M-N) Zone District. The replatting is subject to Administrative (Type 1) review.	Ryan Mounce

Monday, February 24, 2014

Time	Project Name	Applicant Info	Project Description	Planner
11:00	410 E Oak St - Carriage House CDR140008	Christopher Nolin 970-219-7330 chrisnolin@hotmail.com	This is a request to convert an existing accessory structure to a dwelling unit (carriage house) at 410 East Oak Street (Parcel # 97123-15-011). The existing accessory structure is located off the rear-alley and currently used for storage. Utilities already extend to the accessory structure and a detached garage connected by a breezeway. The site is located in the Neighborhood Conservation, Buffer (N-C-B) Zone District. The carriage house is subject to Administrative (Type 1) review.	Ryan Mounce

1800 E Harmony Rd Baseball Training Facility



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

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

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

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

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

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

JD PADILLA (OWNER)

Business Name (if applicable) 1800 LUCKY SHOT, LLC

Your Mailing Address 144 NORTH MASON ST # 4 - FORT COLLINS COLO 80524

Phone Number 970.407.7808 **Email Address** JOE@POSTMODERNDEVELOPMENT.COM

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

1800 E HARMONY ROAD FORT COLLINS COLO 80525

Description of Proposal (attach additional sheets if necessary) _____

ADDITION OF 30,000 SQ FT ON BACK FOR BASEBALL TRAINING FACILITY INCLUDING WAREHOUSE USE

Proposed Use BASEBALL TRAINING FACILITY **Existing Use** WAREHOUSE

Total Building Square Footage 90,250 S.F. **Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures BUILT 1977 - 36 YEARS OLD

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?

1800 Lucky Shot, LLC

**144 N. Mason Street, Suite 4
Fort Collins, CO 80524
(Office) 970-407-7808
(Fax) 970-407-7823**

February 6th, 2014

Conceptual Review Board Members,

1800 Lucky Shot, LLC would like to add an Additional Permitted Use to the current building including an additional 30,000 square feet, which is located at 1800 E Harmony Rd, Fort Collins, CO 80525. The existing building is located in the Harmony Corridor and the current use is Warehouse, we would like to add the additional use of a Baseball Training Facility.

Breakdown of space

60,250 Total Square Footage of existing building.
30,000 Addition constructed on the north end of existing building.

Land use code 4.26 D (2) states:

(2) *Secondary Uses*. All secondary uses shall be integrated both in function and appearance into a larger employment-based development plan that emphasizes primary uses. A secondary use shall be subject to administrative review or Planning and Zoning Board review as required for such use in Section 4.26(B). The following permitted uses shall be considered secondary uses in this zone district and together shall occupy no more than twenty-five (25) percent of the total gross area of the development plan.

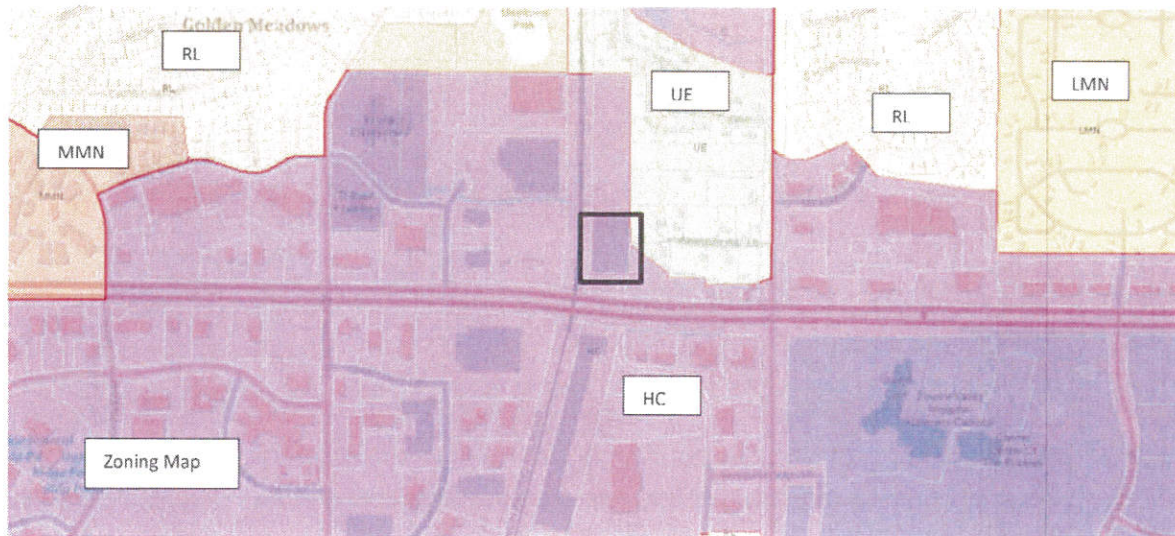
Thank you

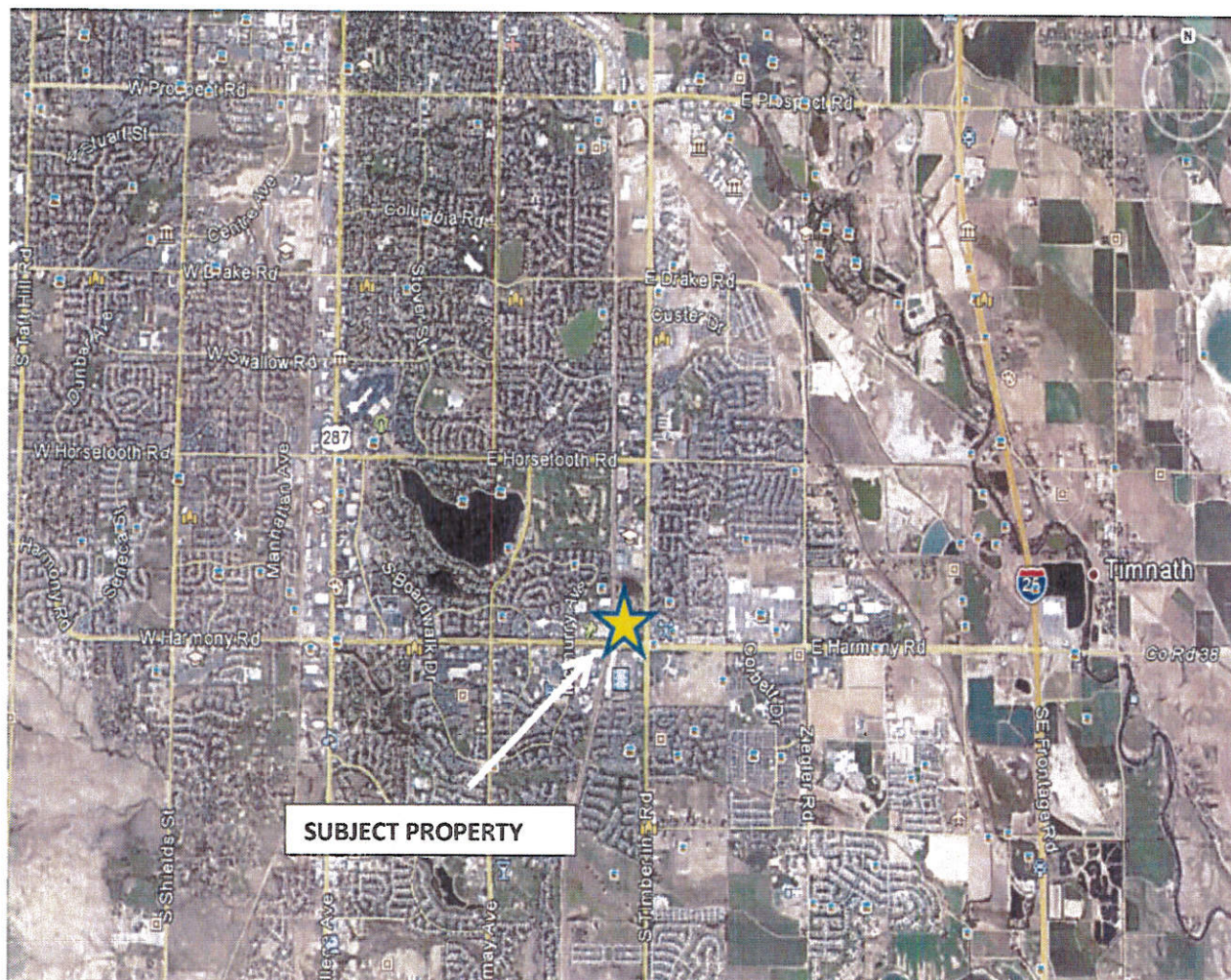
Joseph J. Kish
Director of development/construction
Post Modern Development Inc.
1800 Lucky Shot, LLC

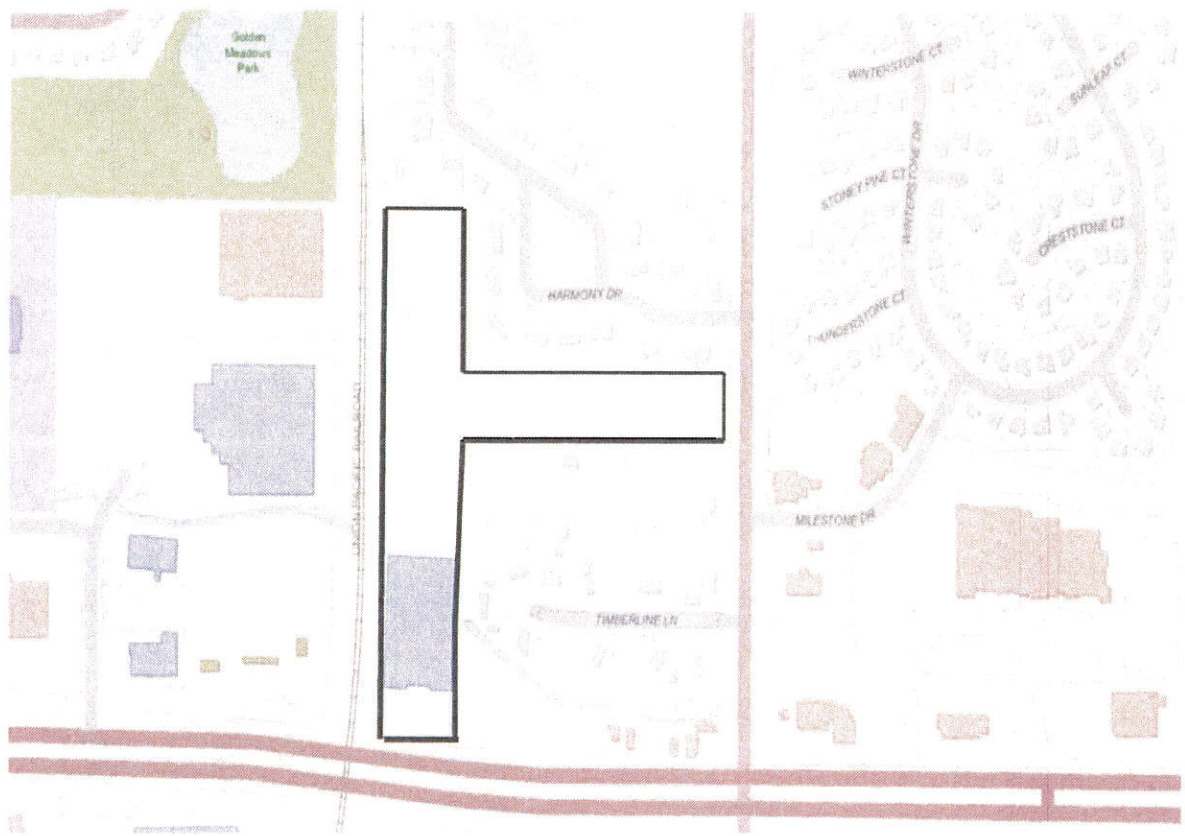
Concept Review – Sketch Plans

1800 E Harmony Rd

Site plan and Location

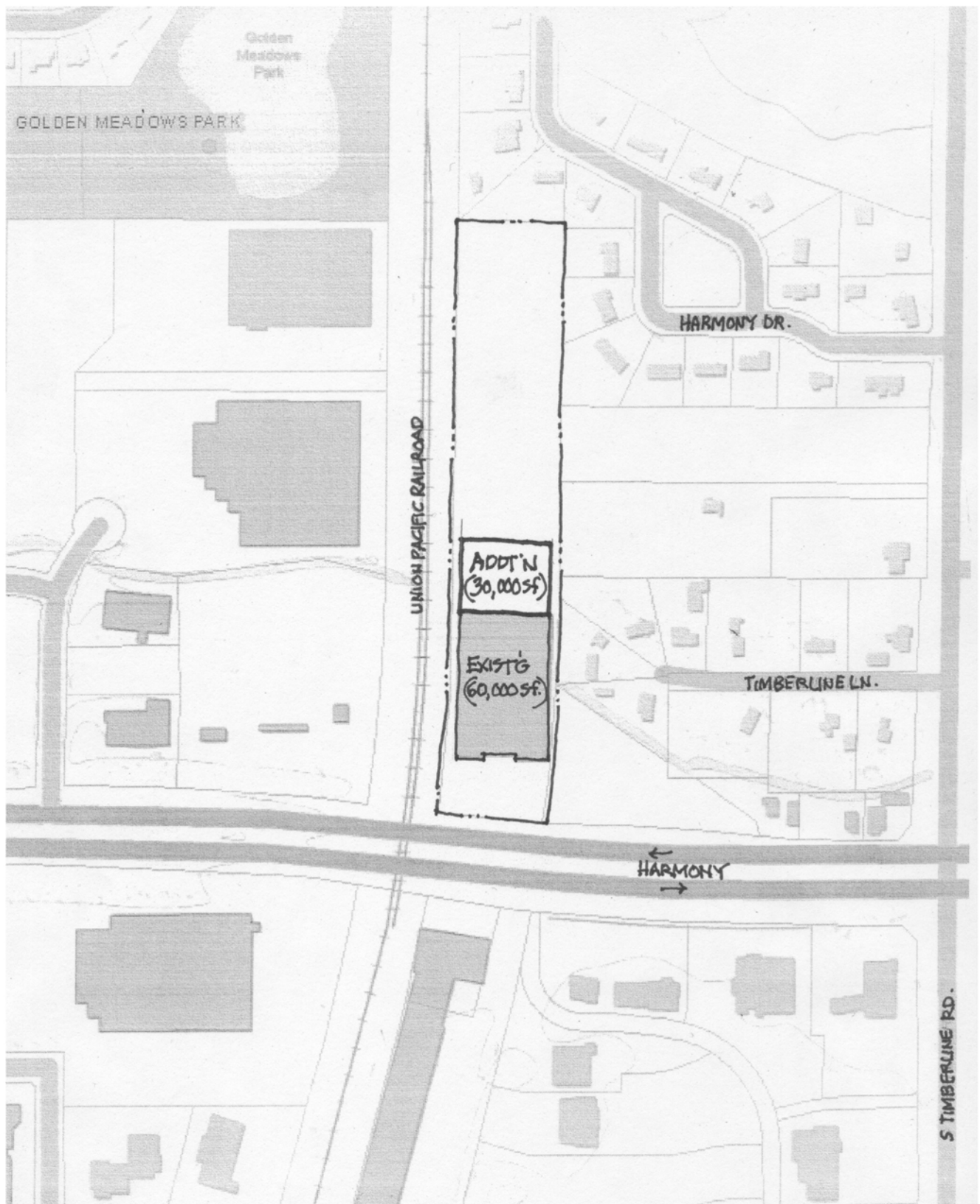












1800 Harmony Addition

Baseball Training Facility
Post Modern Development

Thorp Associates PC, Architects



February 28, 2014

Jd Padilla
1800 Lucky Shot, LLC
144 N Maston St #4
Fort Collins, CO 80524

Re: 1800 E Harmony - Unlimited Indoor Recreation

Description of project: This is a request to expand an existing building at 1800 E Harmony Road (Parcel # 87314-00-033) for use as an indoor baseball training facility. The proposed 30,000 SF addition (150' x 200') would be situated along the north side of the existing structure. The site has been used in the past for warehousing/distribution and classified as a nonconforming use since its annexation into the City. The site is located in the Harmony Corridor (H-C) Zone District. Unlimited indoor recreation requires an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. The entire property would be subject to improvements to meet the LUC. This would include improvements to the existing parking lots, landscaping, outdoor storage areas, existing exterior building condition such as lighting and rooftop mechanical screening.
2. The front parking lot will be required to include a with 5' wide strip of landscaping required at both the west and east property line and add'l 15' of landscaping between the parking lot and the south property line. LUC 3.2.2(J) In addition a min. of 6% of the interior parking lot(s) must also be landscaped. LUC 3.2.1(E) (5) Any parking wall constructed on the north side of the building must be hard-surfaced and meet applicable requirements of LUC 3.2.2.
3. All exterior wall mounted vents, conduit, utility boxes, etc. shall be painted to match the building color and all roof mounted vents, etc. shall be painted to match the surface colors mounted or protruding through. Roof mounted HVAC and similar equipment shall be screened LUC 3.5.1(I)
4. The maximum number of parking spaces allowed is 5 spaces for 1000 sf. of floor area devoted to the recreational use and .75 spaces per employee for the warehouse use. Bicycle parking is required at a ratio

of one bike stall for every 2000 s.f., with 20% of those being enclosed. LUC 3.2.2(C)(4).

5. Wall mounted and parking lot lighting fixtures must be non-adjustable and down-directional and sharp cut-off to prevent light spillage outside of the property. LUC 3.2.4(D).
6. Areas of the property which will not be developed now will need to be fenced off to assure those portions are not used for storage, parking or other exterior uses.
7. Existing or proposed exterior trash storage must be contained by an enclosure meeting LUC 3.2.5 providing recyclables, walls of similar material/color of building, metal doors, and separate entry or "man-door" gated or non-gated allowing access by individuals without having to open the service doors.
8. Since the building contains a nonconforming use (warehouse), the code limits the expansion of the building to not more than a 25% floor area increase over the existing square footage. The proposed 30,000 sf. addition is a 50% increase. The only way this can be approved is by adding the warehouse use to the unlimited indoor recreation use as part of the addition of permitted use process. If approved, the property would lose its nonconforming status and the 25% limit wouldn't apply.

Department: Water-Wastewater Engineering

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

1. Existing City water mains and sanitary sewers in the area include a 16-inch water main in Timberline, a 27-inch sewer north of site and an 8-inch sewer on the east side of Timberline in the drive on the south side of the convenience store.
2. The area was originally developed in the county. FCLWD presently provides water service to this site and to adjacent properties east and north of the site. If there is need to expand water service to the site, a meeting with the City and District is suggested to determine the best approach.
3. Wastewater from this building is currently discharged to an onsite septic system. From a preliminary review, the most logical point of connection to sewer appears to be to the sewer north of the site.
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. If water or wastewater service is obtained from the City, development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. 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.

3. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and a release rate not to exceed 0.23 cfs/acre for the new impervious increase of the addition.
4. Fifty percent of the new impervious area 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.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. 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. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information 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>.
6. The drainage outfall for the site is complicated. The design engineer will need to identify where the site is draining to now. There is a small pipe under the RR that could be draining the front area of the property to the west into the channel that discharges into the Golden Meadow pond. Another option could be to drain it to the north into the Timberline wetland using either the RR ROW or obtain an easement from the private property owners. A third option is to drain it to the east to Timberline via the property that used to be part of this site as well. The irrigation ditch cannot be used for a drainage outfall especially since it flows under the building not to mention the use of irrigation ditches for drainage is not allowed.
7. 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.
8. The design of this site must conform to the drainage basin design of the Fox Meadows Master Drainage Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 2/24/2014: No comments

Department: Fire Authority

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

1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
New buildings or building additions that cause the building to be greater than 50,000 square feet will 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

2. FIRE LANES

A dedicated fire lane is required to enable access to all portions of the existing and proposed building. Fire lane specifications are provided below with special provisions for any building over 30' in height.

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building.

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 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.

2006 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.

*STRUCTURES EXCEEDING 30' (OR) THREE OR MORE STORIES IN HEIGHT

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

3. AUTOMATIC FIRE SPRINKLER SYSTEM

This building additions will require an automatic fire sprinkler system under a separate permit.

4. WATER SUPPLY

Due to the size of the proposed addition, overall building envelope, depth of the property and distance from the existing hydrant on the SE corner of the existing building, a fire hydrant is required on the north end of the proposed addition. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

06IFC 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.

5. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from

the street fronting the property, plainly visible, and posted with a minimum of eight-inch numerals on a contrasting background.

Department: Environmental Planning

Contact: Kate Rentschlar, 970-224-6086, krentschlar@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 (Dixon Canyon Lateral). However, the ditch does not run on your property, and the standard buffer (50 from the top of bank) would not extend to the proposed new development on this project's parcel, the ECS is waived for this site. However, the lateral runs to the east and west side of the property and those developments have enhanced the landscaping along the lateral to help it serve as a wildlife corridor. Accordingly, we would like to see an enhanced vegetated native upland strip on the northside of the new proposed building.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
3. 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 on the adjacent properties. Also, please reduce the lighting on the upland strip of vegetation as much as possible to preserve its function as a continuation of the adjacent wildlife corridors.

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. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. It is not anticipated that additional right-of-way will be needed.
7. The street frontage along Harmony was improved last year (2012) with a city capital improvement project. Per the City of Fort Collins Municipal Code 24-95, this project would be required to repay the City for the developer's local street portion costs for the improvements fronting the property. The applicant should contact Dean Klinger in Engineering Capital Projects (221-6511) for establishment of the repay obligation

amount, which would be required prior to a building permit on the property.

8. Utility plans may be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) or an excavation permit may need to be obtained prior to starting any work on the site.
10. An updated drive approach and reconfiguration of the access into the site off of Harmony Rd will be required as part of this project. Current access to the site off of Harmony does not meet our LCUASS drive approach minimum spacing requirements. There are (2) existing driveways into the site spaced approximately 100 ft from edge to edge. Only one driveway into the site will be permitted off of Harmony Rd. It will be the projects responsibility to design a single access point (driveway) into the property that meets current standard and remove the additional driveway/access point. Configuration of the new access point in relation to the railroad should be considered to minimize conflicts.
11. Parking stall setbacks are to be in compliance with the setback requirements in the Larimer County Urban Area Street Standards.
12. If the property does have frontage along Timberline Road – this frontage is missing the sidewalk and would be the responsibility of this project at the time of development.

Department: Electric Engineering

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

1. Contact Light and Power Engineering, 910-221-6700, if changes need to be made to the electric service.

Current Planning

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com

1. TRAFFIC OPERATIONS: Applicant has been advised that a TIS will be required.
2. TRAFFIC OPERATIONS: How is the new facility accessed from Harmony? Is parking for the facility within the property and outside of UPRR property/ROW? Is there a legal agreement between the owner and the UPRR to park in what appears to be UPRR ROW? The City may not be able to approve a use that takes access from/across private property unless proof of legal access/parking is provided. Just raising the question.
3. We will need more information on the 30,000 square foot addition. Is this solely for the Unlimited Indoor Recreation use or is part of the additional square footage for the non conforming use.?
4. Land Use Code (LUC) 4.26(D)(1) All Development in the Harmony Corridor (HC) zone district shall comply with the Harmony Corridor Land Use Standards.

Unlimited Indoor Recreation is not a listed permitted use in the HC zone district.

LUC 4.26(D)(2) Secondary uses are limited to 25% of the total gross area of the development plan

1800 E Harmony has never been platted and will need to be platted in conjunction with the Development Review Process.

LUC 4.26(B)(3)(c)6. An Addition of Permitted Use is subject to a Type 2 (Planning and Zoning Board)

review.

5. Should the use change to a recreational facility, the first 80' of the lot abutting Harmony Road must be landscaped consistent with the Harmony Corridor Design Standards (prohibits vehicle use area between building faces and the street).
6. LUC 3.2.2(D)(3)(c) All vehicle Use areas shall be surfaced with asphalt or concrete. Details on the site and landscape should include how vehicles will be prevented from driving on unpaved areas.

LUC 3.2.2(K)(2)(a) There is a maximum number of Off Street Vehicle Parking spaces allowed for the property.

Warehouse use is limited to .75 spaces per employee Unlimited Recreation is limited to 6 spaces per 1000 sq ft

We will need to know the number of employees in the warehouse on the largest shift.

LUC 3.2.2(C)(4) Bicycle Parking is required for each use. Recreational requires at least 1 space for every 2000 sq ft

Warehouse requires only 4

The minimum required shall be fixed spaces for both uses.

7. LUC 2.8.2 The Project Development Plan will need to address the standards for an Addition of Permitted Use found in cited section.
8. LUC 1.5 The Project Development Plan will need to address the standards for a non conforming use found in the cited section if the application includes the expansion of the non conforming use.
9. It should also be noted that it appears that no structures are being built on the parcel that extends to Timberline Road. Should there be development on this parcel such development would be subject to the Urban Estate zone district.
10. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
11. 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.
12. 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>.

13. 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.
14. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
15. 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.
16. 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/builders by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

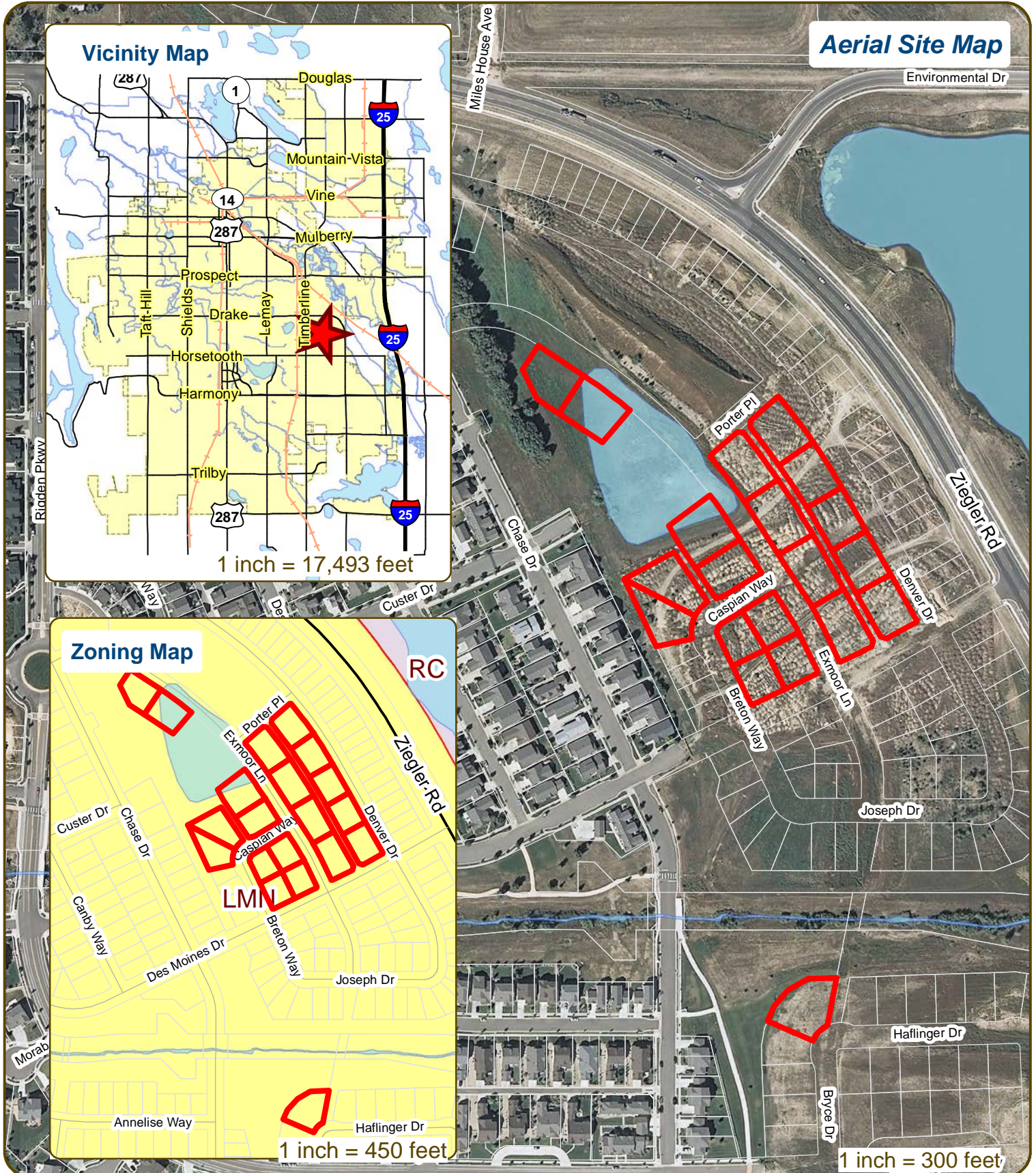
City of Fort Collins

Building Services

Plan Review

416-2341

Rigden Farm, Filing Six Replat



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Development Review Guide – STEP 2 of 8

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) _____
Larry S. Buckendorf, General Manager, Morgan Kidder, Project Manager, Dave Oswandel, Savant Homes, PM

Business Name (if applicable) Journey Homes, LLC

Your Mailing Address 7251 W. 20th Street, L-200, Greeley, CO 80634

Phone Number (970) 352-7072 **Email Address** larry@journeyhomes.com, morgan@crow-creek.com
dave.oswandel@savanthomesinc.com

Site Address or Description (parcel # if no address) _____
Rigden Farm 6th Lots D1, D2, D3, D8, D9, D10, D11, D12, M10, M13, M14, M15, M16, D4, D5, D6, D7, M11, M12

Description of Proposal (attach additional sheets if necessary) Minor Replat

Proposed Use single family attached **Existing Use** duplex/triplex lot

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

Age of any Existing Structures New Construction

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 N/A **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?



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

NAEEM KHAN (OWNER)

Business Name (if applicable) _____

Your Mailing Address 2702 COMBURY WAY, FT. COLLINS, CO 80525

Phone Number 970-237-0336 **Email Address** NAEEMKHAN@YAHOO.COM

Site Address or Description (parcel # if no address) 3003 BAILEY DR, FT. COLLINS, CO 80525
LOT D-13, RIDGEMOUNTAIN PLANS 6

Description of Proposal (attach additional sheets if necessary) _____

REPAIR OF DUPLEX LOT TO ASK X2

Proposed Use DUPLEX **Existing Use** ASF

Total Building Square Footage 3092 **S.F. Number of Stories** 1 **Lot Dimensions** 14,303

Age of any Existing Structures N/A

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

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MINOR AMENDMENT
LOTS D1,D2, D3, D8, D9, D10, D11, D12, M10, M13-M16
RIGDEN FARM FILING SIX
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

ENGINEER
OLSSON ASSOCIATES
5285 McWHINNEY BOULEVARD, SUITE 160
LOVELAND, CO 80538
PHONE: (970) 461-7733

OWNER
RIGDEN FARM INVESTMENTS, LLC
7251 W 20TH STREET, L-200
GREELEY, CO 80634
PHONE: (888) 756-9036

Proposed lot lines in Red

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	SITE PLAN
02	SITE PLAN
03	ARCHITECTURAL ELEVATIONS
04	ARCHITECTURAL ELEVATIONS
05	ARCHITECTURAL ELEVATIONS
06	ARCHITECTURAL ELEVATIONS
07	ARCHITECTURAL ELEVATIONS
08	LANDSCAPE PLAN
09	LANDSCAPE PLAN

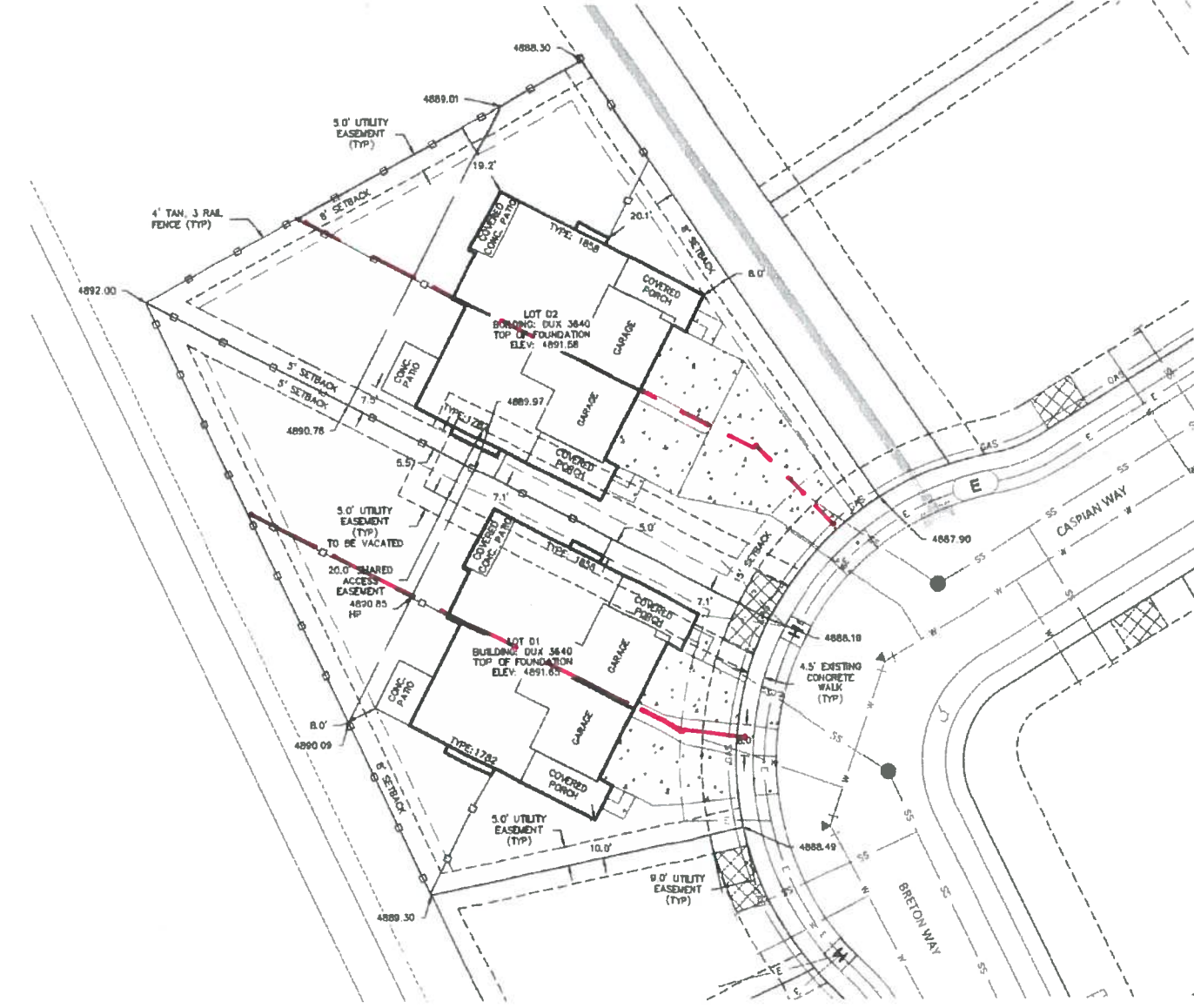
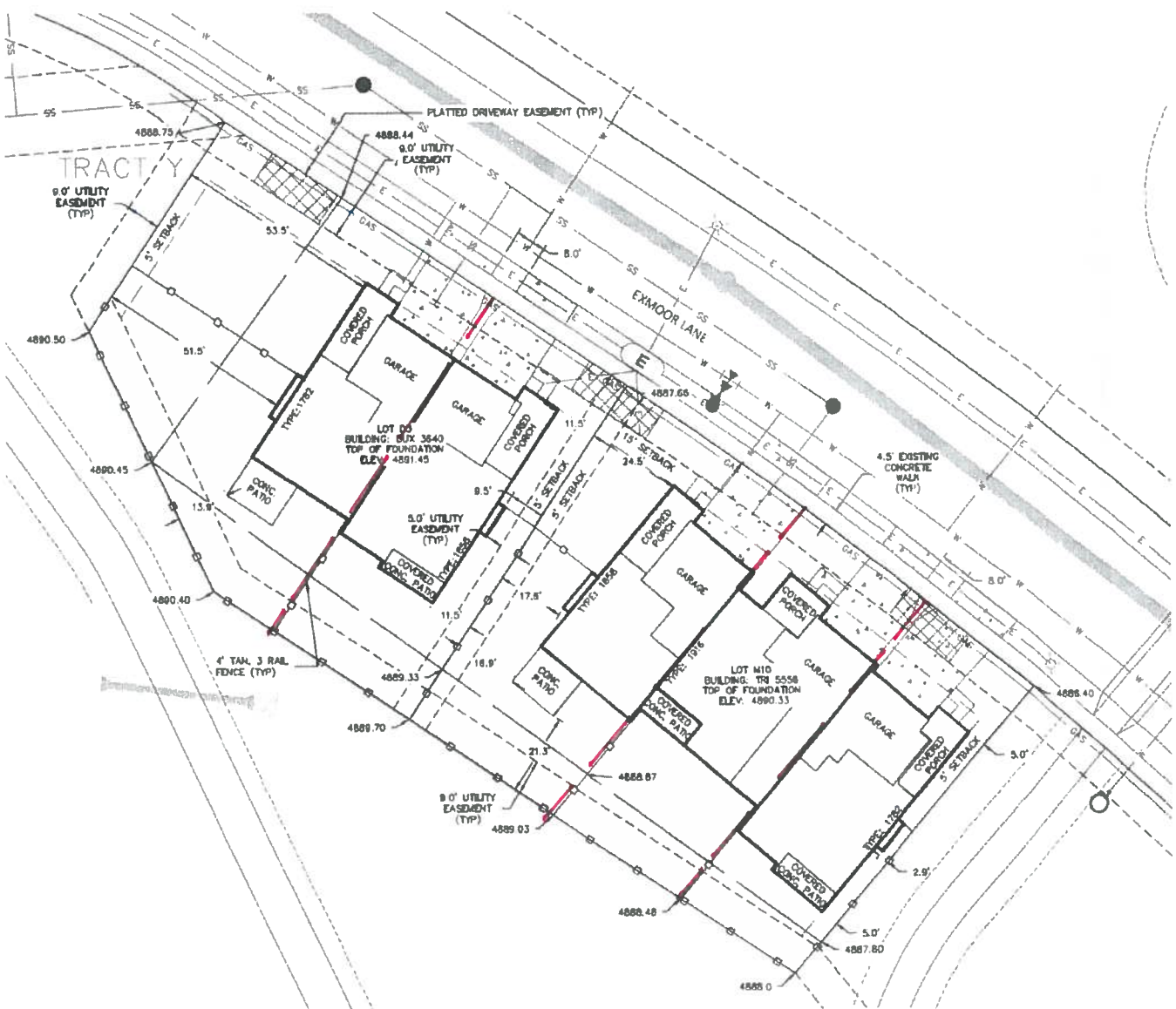
LAND USE BREAK DOWN				
	D1	D2	D3	M10
TOTAL LOT AREA (SF)	11,408	12,566	11,728	12,724
UNITS PROPOSED	2	2	2	3
COVERAGE				
BUILDING FOOT PRINT	3,716	3,716	3,716	5,799
DRIVEWAYS	1,038	1,955	924	1,427
OPEN SPACE	6554	6885	7088	5498
PARKING REQUIREMENTS				
3 BEDROOMS @ 2.0	4	4	4	6
TOTAL REQUIRED SPACES	4	4	4	6
PROVIDED PARKING				
GARAGE SPACES	4	4	4	6
TOTAL SPACES PROVIDED	4	4	4	6

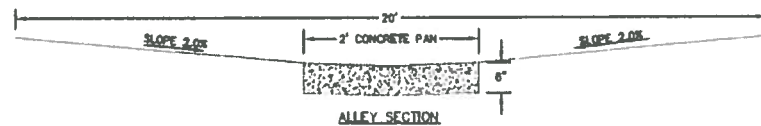
NOTES

1. ALL DRIVEWAYS ACCESSING PUBLIC RIGHT OF WAY SHALL HAVE A MINIMUM DEPTH OF 20 FEET FROM THE RIGHT OF WAY.
2. ALL DRIVEWAYS ACCESSING PUBLIC RIGHT OF WAY SHALL HAVE A MINIMUM SEPARATION OF 8 FEET
3. ALL FRONT YARD FENCES FOR TRI-PLEX UNITS SHALL BE LESS THAN 4 FEET IN HEIGHT, AND SHALL BE SET BACK 2 FEET FROM THE BACK OF THE SIDEWALK.

SITE PLAN LEGEND

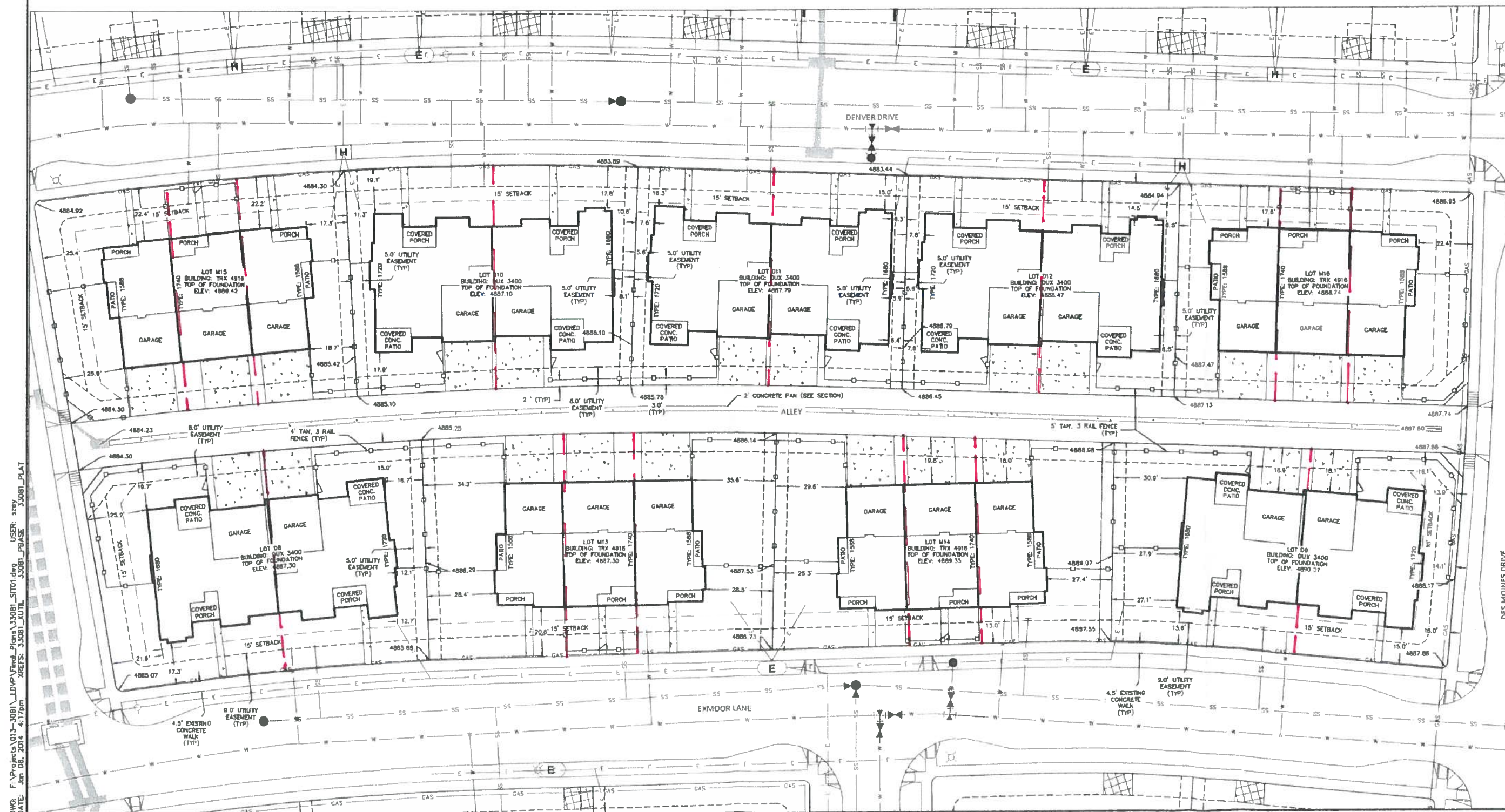
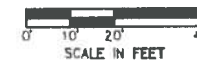
- PROPERTY LINE
- RIGHT OF WAY
- STREET FLOWLINE
- WALK
- UTILITY EASEMENT
- LOT (BUILDING) ENVELOPE
- ELECTRICAL LINE
- WATER LINE
- SANITARY SEWER
- DRAINAGE WAY





Proposed lot lines in red

LAND USE BREAK DOWN									
	D8	D9	D10	D11	D12	M13	M14	M15	M16
TOTAL LOT AREA (SF)	12,724	12,421	11,208	10,303	10,257	13,567	12,332	11,926	11,094
UNITS PROPOSED	2	2	2	2	2	3	3	3	3
COVERAGE									
BUILDING FOOT PRINT	5,828	5,828	5,828	5,828	5,828	4,318	4,318	4,318	4,318
DRIVEWAYS	777	605	734	742	760	1184	1021	1237	1096
OPEN SPACE	6319	6188	4644	3633	3669	8067	6995	6373	5682
PARKING REQUIREMENTS									
3 BEDROOMS @ 2.0	4	4	4	4	4	2	2	2	2
2 BEDROOMS @ 2.0						4	4	4	4
TOTAL REQUIRED SPACES	4	4	4	4	4	6	6	6	6
PROVIDED PARKING									
GARAGE SPACES	4	4	4	4	4	8	8	8	8
OPEN PARKING STALLS									
TOTAL SPACES PROVIDED	4	4	4	4	4	8	8	8	8



JWG: F:\Projects\013-3081\LDVP\Final\Plan\33081_SIT01.dwg USER: zxyw
 DATE: Jan 08, 2014 4:17pm XREFS: 33081_UTIL_33081_PBASE 33081_PLAT

NOTE
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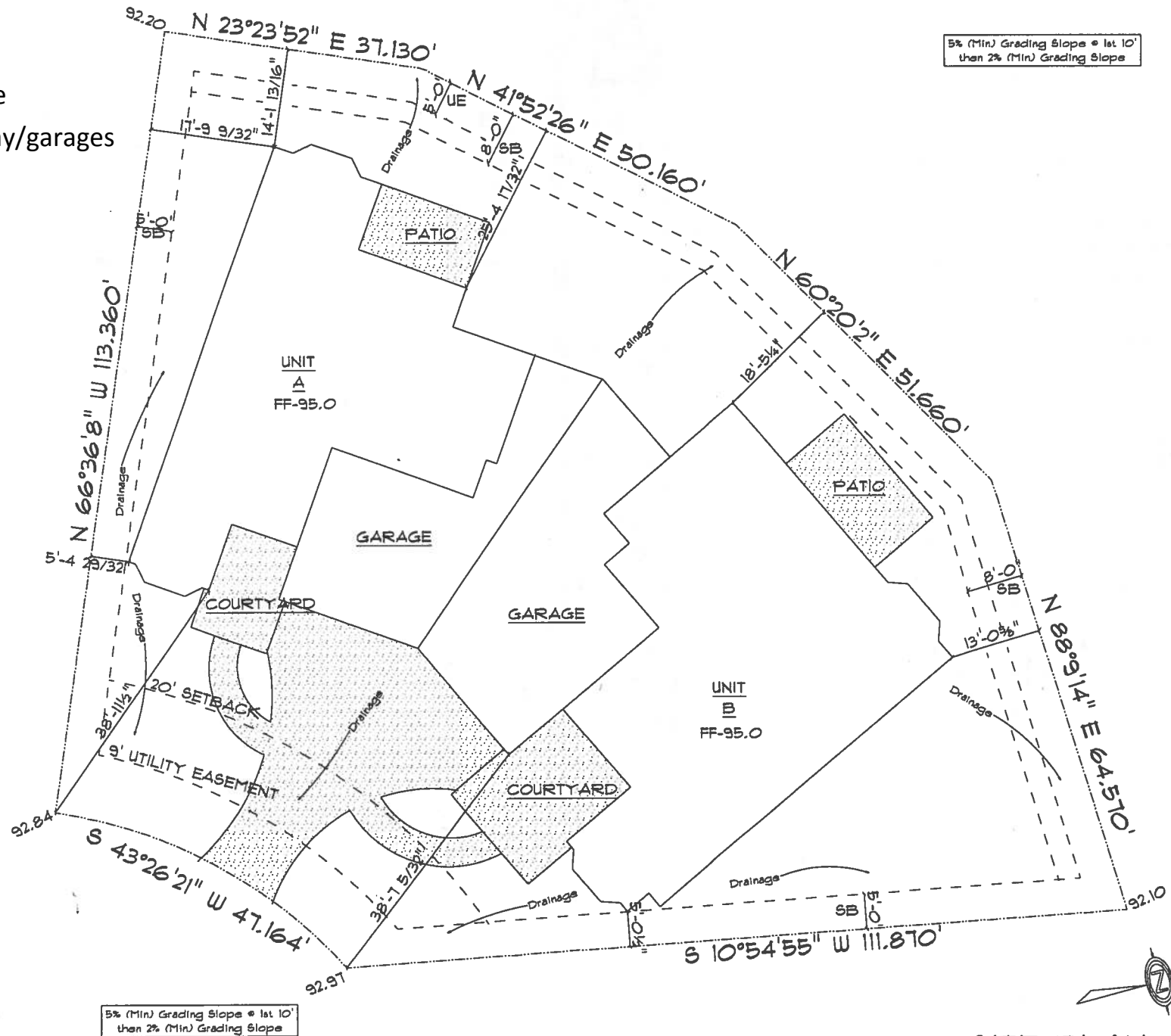
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REV	NO	DATE	DESCRIPTION	BY	DATE
1	1	07/2013	MINOR AMENDMENT	SEB	

RIGDEN FARM FILING SIX
 MINOR AMENDMENT, MA 130095

drawn by
 checked by
 approved
 QADOC by
 project no
 drawing no
 date


Lot D13
Proposed lot line
splitting driveway/garages
to rear



SITE PLAN

Scale 1"=20'-0"

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Kahn Residence	
Owner: R. J. R.	Address: A1 BD
	
R. J. R. Design, LLC 10700 111-1100 P.O. Box 1000 P. O. Box 1000	



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

February 28, 2014

Larry Buckendorf
Journey Homes, LLC
7251 W. 20th Street
Greeley, CO 80634

Re: Rigden Farm, Filing Six - Replat

Description of project: This is a request from multiple lot owners in Rigden Farm, Filing Six to replat lots located generally along Exmoore Lane between Porter Place and Des Moines Drive. The subject lots were originally-approved and are being constructed as either two-family (duplex) or multifamily (triplex) units. The replat would create additional lots so these uses can be converted and sold as single-family attached units in the future. The site is located in the Low Density, Mixed-Use Neighborhood (L-M-N) Zone District. The replatting is subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Essentially these units will become single family attached units from duplex dwelling units. Some of the proposed lots, particularly the non-rectilinear shaped lots, will probably need to have shared access easements platted since the abutting property owners will be sharing portions of the driveways for access and egress.
2. No other comment at this time.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area were included in the Rigden 6th Filing Utility Plans.
2. City Code currently requires each property (i.e. separate lot) to have separate water and sewer services.

Possible revisions to this requirement are being discussed.

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: Stormwater Engineering

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

1. Splitting the lots into single family attached lots does not trigger any Stormwater requirements unless there is a proposed change in the grading. The site has begun the Overall Site Certification process and there is an escrow to allow additional building permits. So I don't see a need to modify the Development Agreement but it will require a separate grading certification for each building permit.

Department: Environmental Planning

Contact: Kate Rentschlar, 970-224-6086, krentschlar@fcgov.com

1. 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. Triple street cut fees will apply for any needed street cuts.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Revisions to the existing utility plans will be required for any changes in utility services or lot grading details that are needed.
8. The existing development agreement will probably work, but if any changes are needed we can do an amendment to the development agreement. The plat needs to contain a note indicating that the Rigden

Farm 6th Filing development agreement and all amendments shall apply to this property.

9. An excavation permit will be needed if there are any street cuts, sidewalk or curb work that are needed for this proposal.

Department: Electric Engineering

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

1. System modification charges will likely apply and the development charges will change. Contact Light and Power Engineering, 970-221-6700, to review these changes.

Current Planning

Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

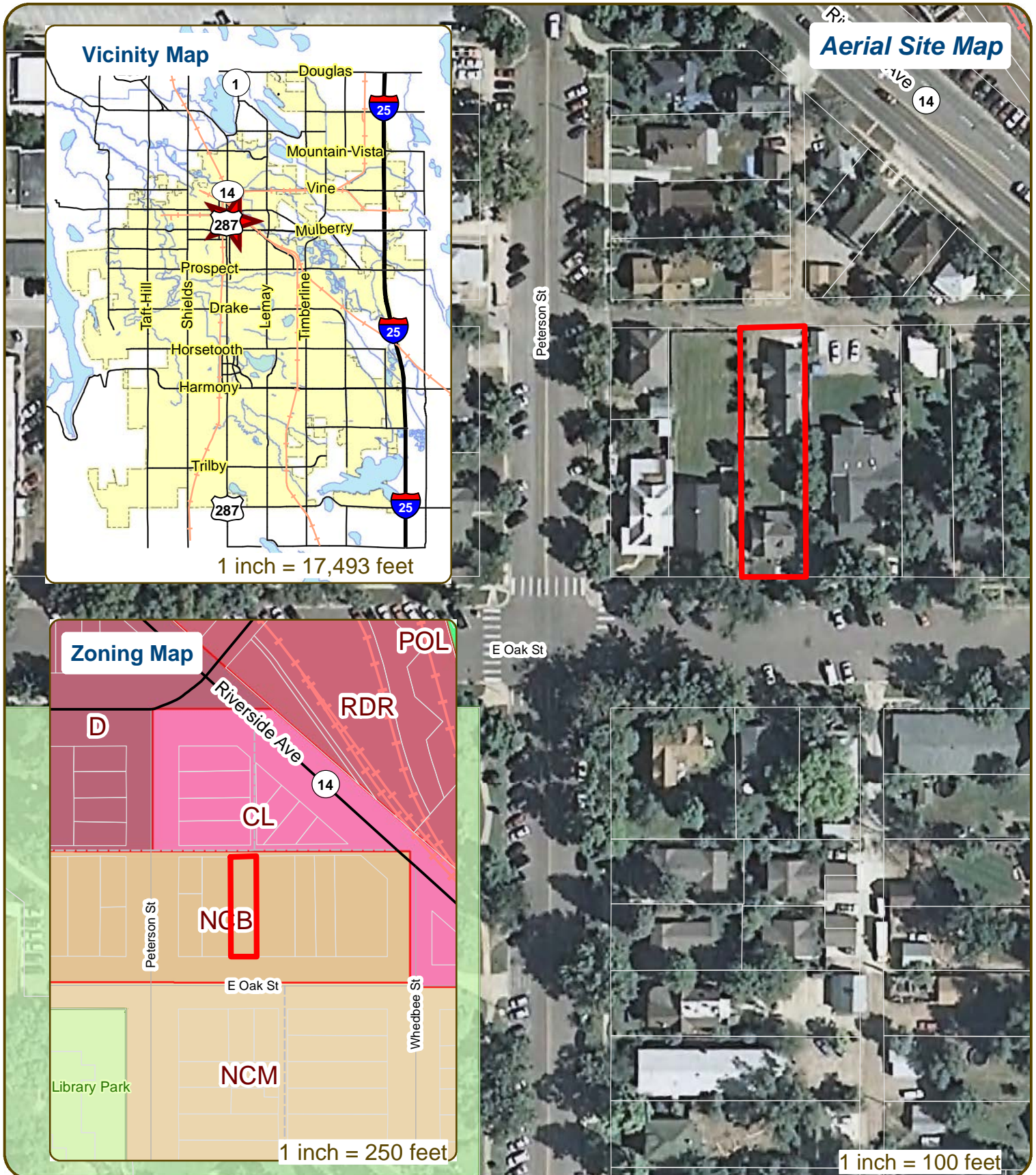
1. Brief summary of process:
Per note 22 on the Rigden Farm, Filing Six Site Plan, each two-family or multifamily lot requires an approved minor amendment prior to the issuance of a building permit (minor amendments currently in-process).

This replatting and the creation of additional lots for single-family attached units is to be processed as an Administrative (Type 1) review.

2. To the extent possible, it would be beneficial to have all interested lot owners submit for the replatting together, to reduce duplicative work and save time.
3. TRAFFIC OPERATIONS: We need a clear count of how many duplex units are converting to how many single family units.
4. TRAFFIC OPERATIONS: Please provide what most recent traffic study addresses these lots.
5. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
6. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
7. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
8. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
9. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

10. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
11. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

410 E Oak - Carriage House



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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) _____

Christopher K. and Kelleen A.J. Nolin - Owners

Business Name (if applicable) N/A

Your Mailing Address 410 E Oak St, Fort Collins, CO 80524

Phone Number 970-219-7330 **Email Address** chrisholin@hotmail.com

Site Address or Description (parcel # if no address) 410 E Oak St, FoCo, CO 80524

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use Residence

Existing Use Storage

Total Building Square Footage 772[±] **S.F. Number of Stories** 1.5 **Lot Dimensions** 50' x 190'

Age of any Existing Structures Front House built 1885; Carriage House built 2003

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

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

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

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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?

Description of Proposal – Nolin, 410 East Oak Street

We are proposing to finish the 1-1/2 story accessory building against the alley at the rear of our property at 410 East Oak Street, creating a separate dwelling unit. This building is currently unfinished on the inside (open studs, rough utilities), completely finished on the outside, and used only for storage. This residence would have a master suite upstairs and a kitchen, 3/4 bathroom, and family room on the ground floor. We will not be adding square footage to the existing building. This accessory building is detached from an adjacent garage, connected only by an open breezeway.

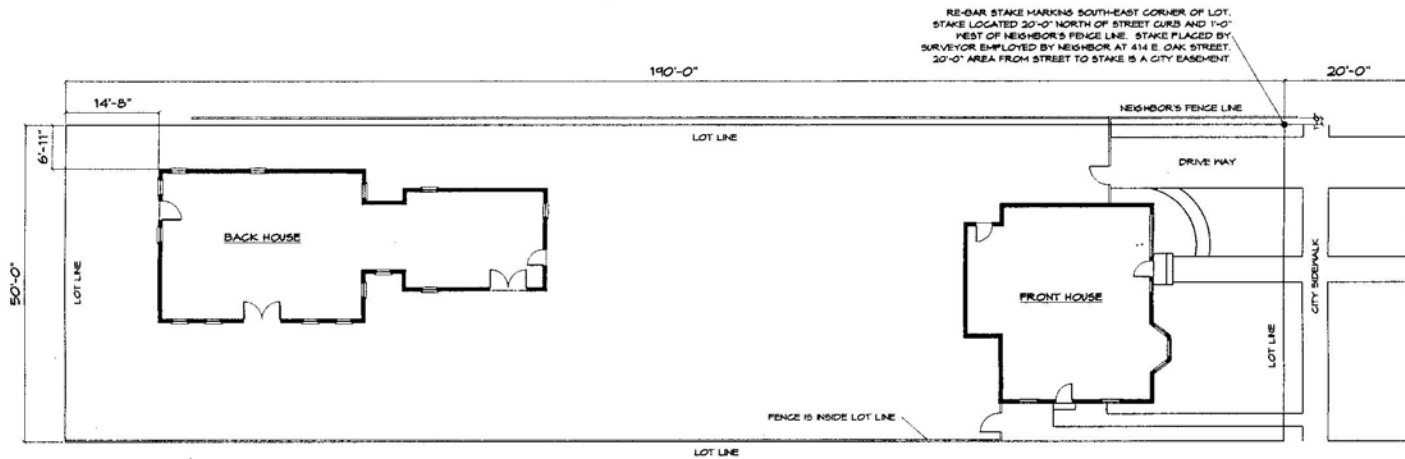
The lot to the west is a legal duplex, and the lot to the east is a small business (DataSplice, LLC.) which employs approximately 19 people.

The accessory building footprint is 772sf (the second floor has a ceiling height of less than 7-1/2'.) We hope to obtain a variance or modification since this is 172sf larger than the max allowed 600sf.

We understand that the size of our lot (9,500sf) is currently 500sf too small for a separate dwelling unit to be allowed. We plan to either purchase extra property from our neighbors, or request a modification. We anticipate two vehicles being parked near this structure (which is what we currently have parked there.) There will not be changes to the drainage since this building is already in place. When the building was built in 2003, the site was elevated so that the grade at the foundation is above the base flood elevation (please see included drawing.) This building in question already has electric, gas, water and sewer service. The sewer and water service tie into the front house. We understand that all utilities must be separate in order to make this a dwelling unit, and are prepared to make any required modifications to the utilities.

Thank you,

Chris and Kelly Nolin



SITE PLAN

SCALE: NONE

NOTES:

1. LOT SIZE IS 50 FT X 190 FT (9500 SQ. FT.).

PROPERTY RENOVATION
410 E. Oak Street
Fort Collins, CO 80525

SITE PLAN

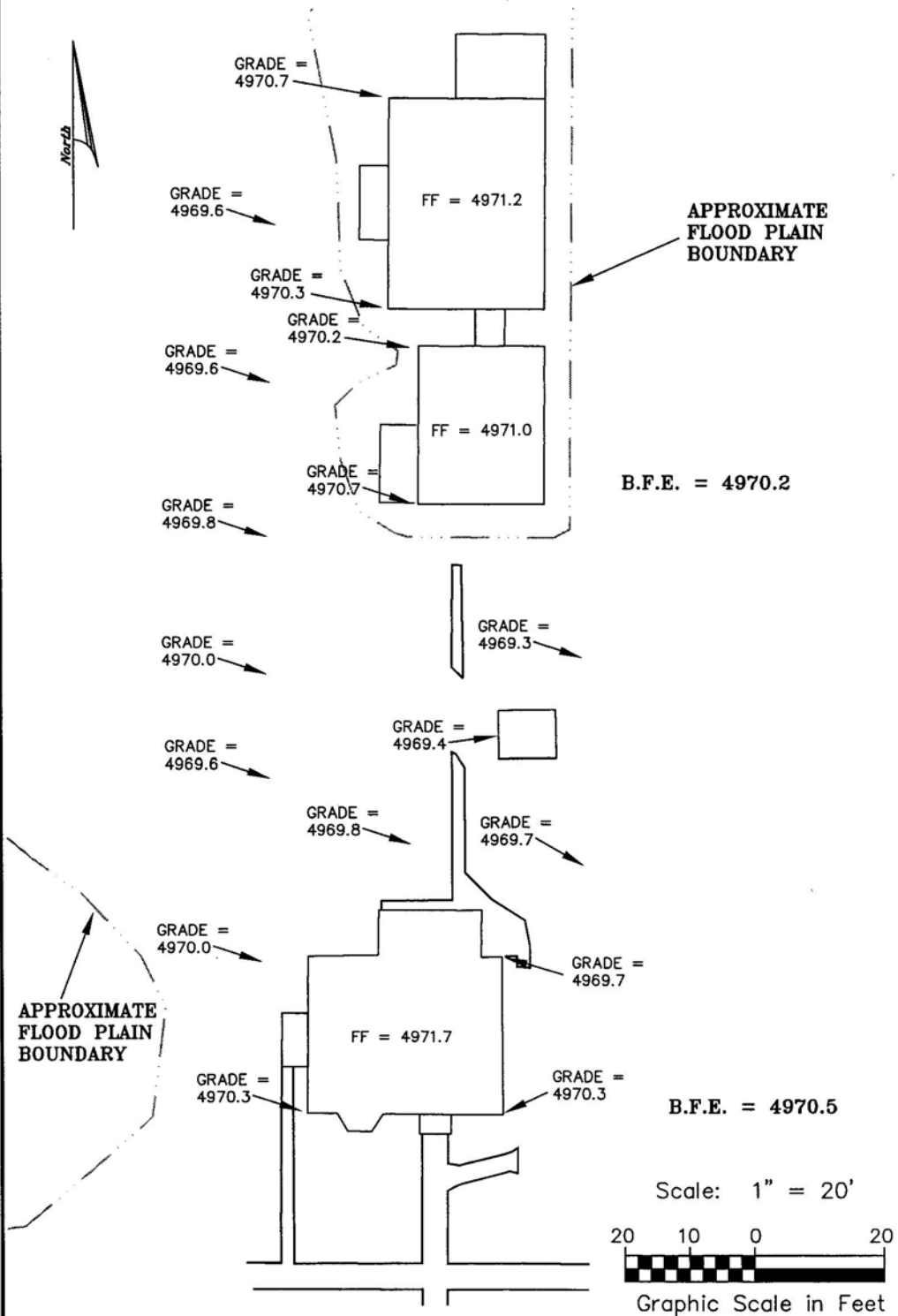
SCALE: SEE VIEW
Oct 15, 2007
DRAWN BY: D.J.F.

SHEET NUMBER
A6

This drawing is created by the current property owner solely for the purpose of conceptualizing renovation ideas for the owner's personal use and does not represent renovation work that may or may not be approved by the City of Fort Collins.

PRELIMINARY ELEVATION EXHIBIT

410 EAST OAK STREET
FORT COLLINS, COLORADO



02/12/2009
DRAWING BY ARP
SURVEY BY ARP
FIELD BOOK 17

PERKINS LAND SURVEYING, INC.
171 NORTH COLLEGE AVENUE
FORT COLLINS, COLORADO 80524

PHONE: (970)407-9220

FAX: (970)407-9244

EMAIL: pls@verinet.com



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

February 28, 2014

Christopher Nolin
410 E. Oak St
Fort Collins, CO 80524

Re: 410 E Oak St - Carriage House

Description of project: This is a request to convert an existing accessory structure to a dwelling unit (carriage house) at 410 East Oak Street (Parcel # 97123-15-011). The existing accessory structure is located off the rear-alley and currently used for storage. Utilities already extend to the accessory structure and a detached garage connected by a breezeway. The site is located in the Neighborhood Conservation, Buffer (N-C-B) Zone District. The carriage house is subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. None of the second floor can be used beyond storage because the ceiling height is less than than 7.5 feet and therefore not habitable under the building code.
2. Yes, modifications are needed for both the add'l footprint size and the lack of square footage required if the 500 s.f. shortage cannot be aquired.
- 2.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 4-inch water main and a 10-inch sewer in Oak and a 6-inch water main in the alley.
2. The existing water service to the property is a ¾-inch service.

3. If this dwelling unit fits the definition of a carriage house as defined in the Land Use Code, it may be possible to have the house at the rear of the lot connected to the same water and sewer services as the principal dwelling that fronts Oak if the conditions listed in Sections 26-94 and 26-256 of city Code are met. In that situation, the water/sewer usage for both dwelling units would be included in a single water/sewer billing. If you wish to have the two units receive separate water/sewer bills, the water and sewer services for the carriage house will need to be connected to the City water and sewer mains noted above.
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: Stormwater Engineering

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

1. Floodplain Comments:
This property is located in the City-regulatory Old Town 100-year flood fringe and must comply with the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
2. A residential structure is allowed in a City 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-inches.
3. 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.
4. Any construction activities in the flood fringe (e.g. the structure, driveway, sidewalk, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
5. 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 Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
6. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.
7. Development Review Comments:
I know the project description states that there is no new impervious area but if there are requirements to pave the parking area or some other increase in imperviousness there may be Stormwater requirements that apply. So if that happens please contact Stormwater to discuss them.
8. If the building is to be raised to meet the floodplain requirements a new grading plan is required and there would be water quality treatment and LID (Low Impact Development) requirements as well.
9. If there is new impervious area 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.

10. The design of this site must conform to the drainage basin design of the Old Town 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 ACCESS

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

In this case, fire access may be measured from Oak and Peterson Streets (fire access is not measured off the alley). If the proposed carriage house is determined to be out of fire access, the installation of a residential sprinkler system is an acceptable means for offsetting the fire lane requirement (either a 13D or P2904 system is acceptable). Further study is recommended.

2. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

The carriage house shall be addressed separately from the main residence. Address numerals shall be posted on the structure and visible by means of signage on Oak St. identifying and directing emergency personnel to the separate structure.

Department: Environmental Planning

Contact: Kate Rentschlar, 970-224-6086, krentschlar@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. In accordance with the Land Use Code if this dwelling unit is considered a Carriage House the alley can remain in its current condition. If the dwelling unit doesn't fit within the Carriage House criteria and is not considered a Carriage House, the alley will need to be designed and improved along the frontage of the lot out to the nearest street in accordance with the standards.
5. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
6. 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>
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. Utility plans may be required or it may be possible for all improvements and grading information to be shown on the site plan. A Development Agreement maybe entered into and if so will be recorded once the project is finalized. The applicant is responsible for the cost of filing this document at the county.
9. If there are any improvements or work to be installed or constructed within the right-of-way or public easements a permit will need to be obtained from the City Engineering Department prior to starting any of this work on the site.

Current Planning

Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

1. LUC 4.9(D)(1) A minimum of 10,000 square feet of lot area is required for a carriage house. If no additional lot area is purchased from a neighbor, a modification of standard is required.

Staff would not recommend approval of the modification finding that the applicable review criteria cannot be met.

2. LUC 4.9(D)(2) The maximum building footprint for a carriage house is 600 square feet. As the existing structure exceeds this standard, a modification of standard is necessary.
3. LUC 4.9(D)(5) There is a maximum floor area of 33% on the rear half of the lot, or 1,567 SF on the current 9,500 SF lot. The submittal should show the floor area on the rear half of the lot, including the existing garage, to demonstrate this standard is being met.
4. At time of submittal, building elevations will be needed to help demonstrate and verify building height and floor area.
5. TRAFFIC OPERATIONS: No Comments.
6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.

7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.
13. Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.