

# Conceptual Review Agenda

Schedule for 02/04/13 to 02/04/13

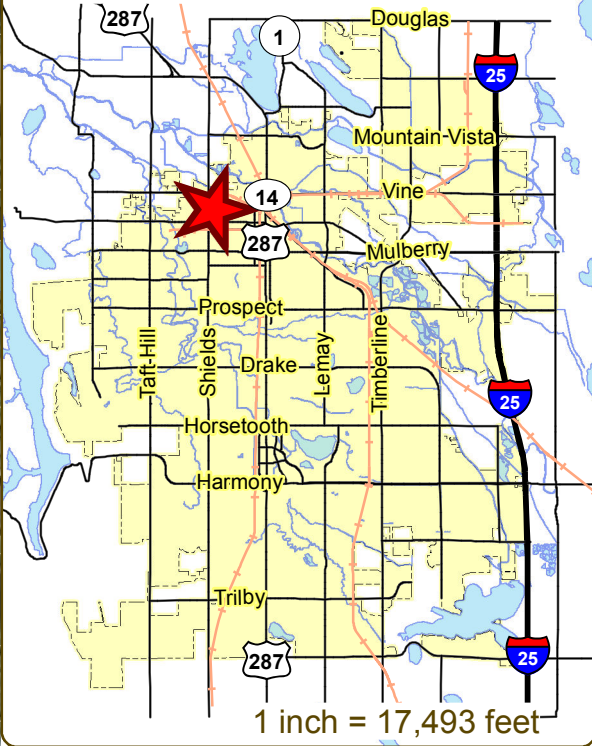
281 Conference Room A

## Monday, February 4, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:00	417 N Grant Ave - Subdivide & SF Homes	Christophe Attard 970-988-6740 <a href="mailto:welcometorealty@gmail.com">welcometorealty@gmail.com</a>	This is a request to subdivide a single lot into 2 new lots, remove an existing single family home and construct a new single family home on each new lot on property located at 417 N Grant Ave (Parcel # 97112-20-009). The property is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District and the Eastside Westside Study Area. The subdivision or the construction of a single family home with only alley frontage are subject to administrative (Type 1) review in the N-C-M Zone District.	Sherry Albertson-Clark
9:30	I-25 & Carpenter Rd - Kum & Go Gas Station	Ryan Halder 515-457-6232 <a href="mailto:rjh@kumandgo.com">rjh@kumandgo.com</a>	This is a request to construct a convenience store with fuel sales at the northwest corner of I-25 and Highway 392/Carpenter Rd (a portion of Parcel # 86150-00-007). The site is located adjacent to, but outside City limits and would require annexation. The Structure Plan and Fossil Creek Reservoir Area Plan designate the site as General Commercial. Convenience stores with fuel sales are subject to Planning & Zoning Board (Type 2) review when located within the boundaries of the I-25/CO392 Corridor Activity Center of the General Commercial Zone District.	Ted Shepard
10:15	6813 S College Ave - Saint Spyridon Greek Orthodox Church	Mark O'Dell 970-667-5778 <a href="mailto:dnmarkodell@hotmail.com">dnmarkodell@hotmail.com</a>	This is a request to add a new church sanctuary and investigate replatting for the Saint Spyridon Greek Orthodox Church located at 6813 South College Avenue (Parcel #s 96141-00-002 & 96141-00-017). Both parcels are located in the Medium Density Mixed-Use Neighborhood District. Places of worship or assembly are subject to administrative (Type 1) review in the M-M-N Zone District.	Sherry Albertson-Clark
11:00	3836 Manhattan Ave - Townhomes	Blaine Rappe 970-667-7000 <a href="mailto:brappe@lovelandcommercial.com">brappe@lovelandcommercial.com</a>	This is a request to construct a 41 unit townhome project similar to the expired plans for the Manhattan Townhomes located at 3836 Manhattan Avenue (Parcel # 97351-86-001). The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. If the project contains more than 75 bedrooms, the project is subject to Planning & Zoning Board (Type 2) review.	Jason Holland

# 417 N Grant Ave Subdivide & SF Homes

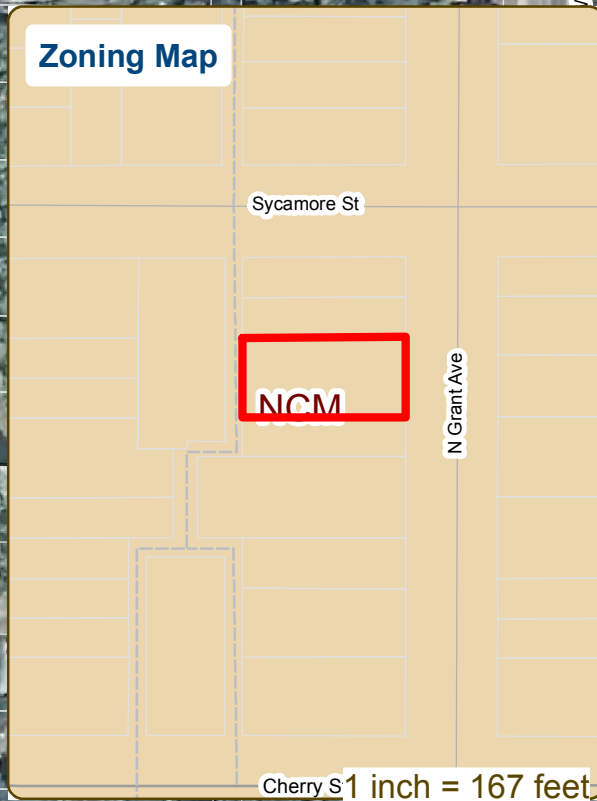
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

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

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

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

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

ATTARD, TRUSTEE FOR OWNER

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** 2021 FOSSIL CREEK PWT, FORT COLLINS, CO 80528

**Phone Number** 970-988-6740 **Email Address** WELCOMETOREALTY@GMAIL.COM

**Site Address or Description** (parcel # if no address) 417 N. GRANT, FORT COLLINS  
97112-20-009

**Description of Proposal** (attach additional sheets if necessary) DEMOLITION OF EXISTING  
STRUCTURE, SUBDIVISION OF DOUBLE LOT INTO 2 SINGLE LOTS  
FOR SINGLE FAMILY DETACHED HOME BUILT ON EACH LOT

**Proposed Use** SINGLE FAMILY x2 **Existing Use** SINGLE FAMILY x1

**Total Building Square Footage** 500 **S.F. Number of Stories** 1 **Lot Dimensions** 9,830 sf

**Age of any Existing Structures** 117

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://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

**Increase in Impervious Area** 2 HOUSES OF 2000 sf EACH 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?



# Larimer County Land Information Locator



Maps: **Property Assessment: Tax Parcel**



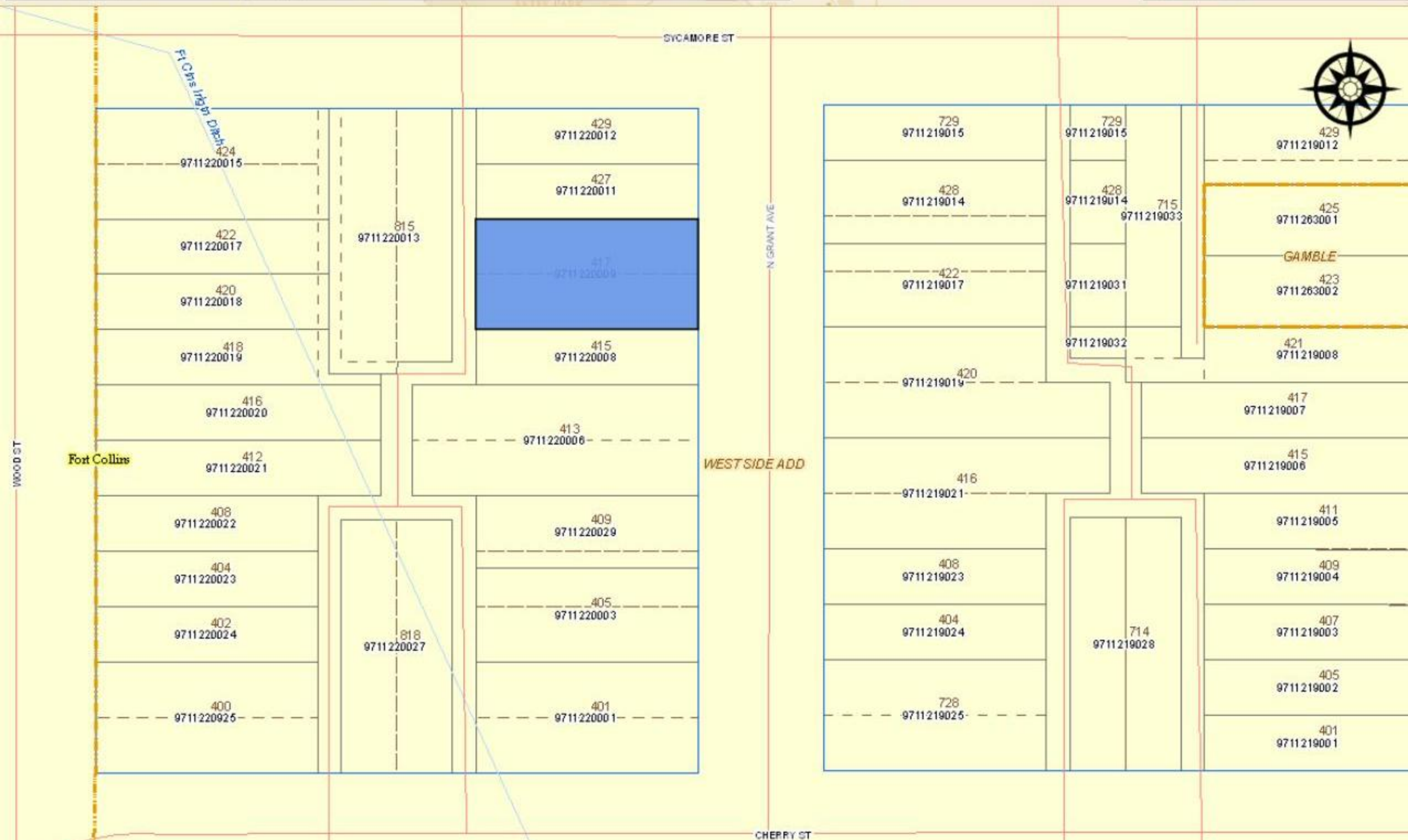
Search

Owner Notification

Landscape & Imagery Explorer

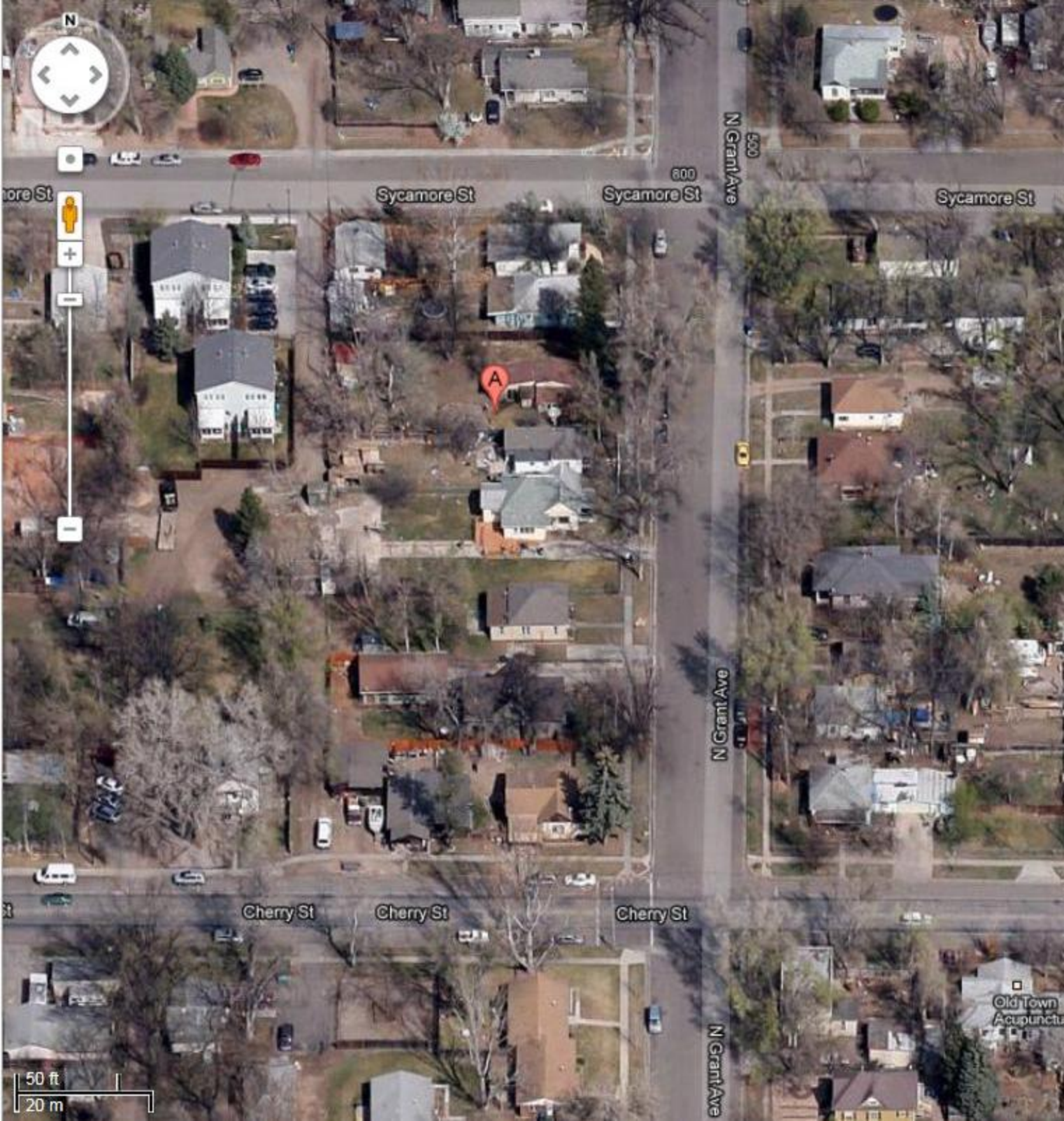
Vicinity Map

Table Of Contents Selected Results



Get directions

My places



### 417 N Grant Ave

Fort Collins, CO 80521



[Directions](#) [Search nearby](#) [Save to map](#) [more](#)



It's here.  
Google Maps  
for iPhone®

[Get the app](#)

[Maps Labs - Help](#)

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

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

February 11, 2013

Christophe Attard  
2021 Fossil Creek Pkwy  
Fort Collins, CO 80528

**Re:** 417 N Grant Ave - Subdivide & SF Homes

**Description of project:** This is a request to subdivide the lot into 2 new lots, remove an existing single family home and construct a new single family home on each new lot on property located at 417 North Grant Ave (Parcel # 97112-20-009). The property is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District and the Eastside Westside Study Area. The subdivision & new lots or the construction of a single family home with only alley frontage are subject to administrative (Type 1) review in the N-C-M Zone District.

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

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. Land Use Code (LUC) 4.8(E)(1) The minimum lot width is 40ft. As Current Planning has stated that a modification for the total lot size would be necessary a modification for the lot width of the one of the lots will be required also.
2. LUC 3.2.2(K)(1)(c) For detached single family lots 2 off street parking spaces are required for lots that are 40ft and less in width.
3. LUC 4.8(E)(3) Rear setback is 5ft from an existing alley
4. LUC 4.8(F) Please refer to this section for additional building design standards.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include a 4-inch water main and a 6-inch sewer in Grant.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

2. The water service to the existing house is a ¾-inch service.
3. Water and sewer services for the second lot being created must connect to the water and sewer mains in Grant.
4. Development fees and water rights will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto: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 is required.
2. In the Old Town drainage basin a drainage and erosion control report and construction plans are required if there is an increase in impervious area greater than 5000 square feet on an existing development. They must be prepared by a Professional Engineer registered in Colorado. If there is less than 5000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 5000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are being added to an existing developed site onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
4. Water quality treatment is also required as described in the City's Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. In this case disconnection of impervious areas and directing the down spouts into landscaped areas are two acceptable methods.  
([http://www.udfcd.org/downloads/down\\_critmanual\\_volllll.htm](http://www.udfcd.org/downloads/down_critmanual_volllll.htm))
5. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious. For a single family lot this could be a rain garden or landscaping that promotes infiltration and water treatment.
6. The drainage outfalls for this site are the Grant St. and possibly the alley. However if the alley drains onto private property before it gets to a public easement or Right-of-way the runoff cannot be increased without an easement from the affected properties.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.

8. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the City's Stormwater Criteria Manual.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 1/25/2013: No comments

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

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

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@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,

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

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. It appears that the portion of alley along the rear of the property is not improved (paved). 3.6.2(J)(2) of the Land Use Code requires that public alleys be improved. In addition per 24-95 of the City Code, required when alley improvements are required the paving of the alley shall be extended to the nearest public street. With 3.6.2(J)(2), an exemption to the alley paving requirement exists in this zoning district when the alley provides access only for carriage houses and accessories buildings. As the proposed expansion is no a carriage house or accessory building, this exemption does not apply per se, however in lieu of needing to construct the alley, the applicant may want to explore a modification to the standard.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Typically a 9' utility easement behind the right-of-way is required for dedication to the City along Grant Avenue and an 8' utility easement behind the alley right-of-way is required for dedication. If all the utility providers are acceptable to a reduced amount of dedication (or elimination) this comment would be amended accordingly.
8. Depending on whether public improvements will ultimately be required for the project (alley improvements), utility plans, a Development Construction Permit (DCP) will be required and a Development Agreement will be recorded once the project is finalized.
9. Any existing overhead utilities traversing the property are required to be undergrounded abutting the property with the project, or if not undergrounded with the project, conduit needs to be installed to accommodate the future undergrounding.
10. An excavation permit is required for any street cuts (for both Grant Street and the alley).

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. Existing duplex is served by a 1/0 AL triplex from a secondary box at the alley right-of-way. Any relocation or modification to the existing electric facilities would be at the owners expense.
2. Owner may be required to provide a pocket easement at the N.W. corner of the site for a pad mount transformer to feed both lots. Also, an easement along the back of the N. property adjacent to the alley may be required to feed the S. lot.
3. Owner will be responsible for Electric Capacity Fees and Building Site charges. The existing secondary service may be able to serve one of the new structures depending on it's location. Coordinate all power needs with Light & Power Engineering @ 970-221-6700.

## Current Planning

Contact: Sherry Albertson-Clark, 970-224-6174, [salbertson-clark@fcgov.com](mailto:salbertson-clark@fcgov.com)

1. The site is zoned N-C-M, which has a minimum lot area of two times the total floor area of the principal building and area of detached accessory buildings over 120 SF, or a minimum of 5,000 SF per lot. Creating two lots from this area would mean at least one of the lots would not meet the required minimum size and could not be done unless a Modification to the minimum lot size standard were approved. Front-to-back lot splits are not permitted in this zone district.
2. The minimum lot width is 40' for a single-family home, a 15' front setback, and minimum 5' interior side setback are required. If any portion of a wall exceeds 18' in height, then additional setback equal to 1' of setback for every 2' of building height is required. There is also a limit on the amount of floor area that can be placed on the back half of each lot. This limit (floor area ratio) means that 33 percent of the back half of the lot can have floor area built on it.
3. The proposed lot split would require a Type I Administrative Hearing. A neighborhood meeting is not required. We would encourage you to talk with surrounding property owners about your proposal since owners within an 800' radius would be notified of the Administrative Hearing.
4. There are provisions to address accessory structures (i.e. detached garage or shed) in Section 4.8(D) of the City's Land Use Code.
5. There are building design standards in the N-C-M district that address such things as building entrance (primary entrance on front of building and must include porch, landing or portico); setbacks for accessory structures; front porch design; roof pitch; building height (2 stories for principal building); and eave height. Please see Section 4.8(F) of the Land Use Code for more detail.
6. There are changes proposed to the N-C-M zone district for single-family houses that if adopted as proposed, may change the amount of floor area that could be built on the proposed lots. These changes, if adopted as is and on the current schedule, would go into effect on March 15 at the earliest. A complete application submitted prior to this date would mean that the current standards of the district would apply.
7. There are standards for accessory structures found in Section 3.8(D), (E), and (F) as well as in Section 3.5.2 Residential Building Standards that be applicable.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.

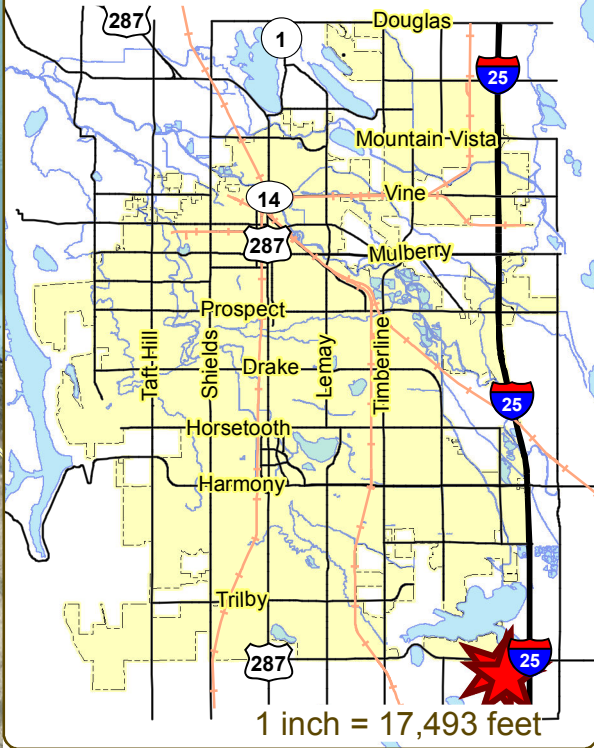
12. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time 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.



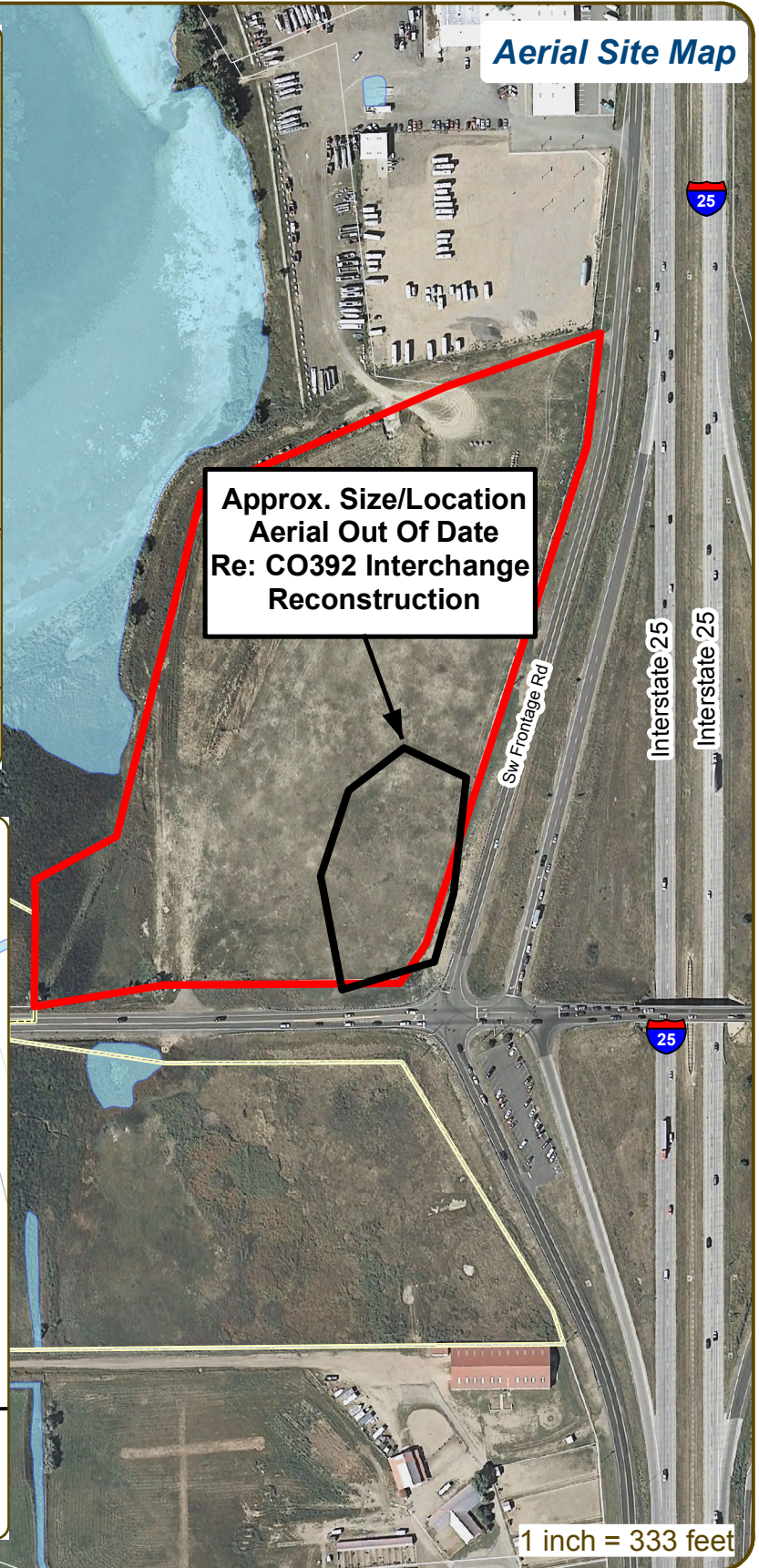
# I-25 & Carpenter Rd

## Kum & Go Convenience Store w/ Fuel Sales

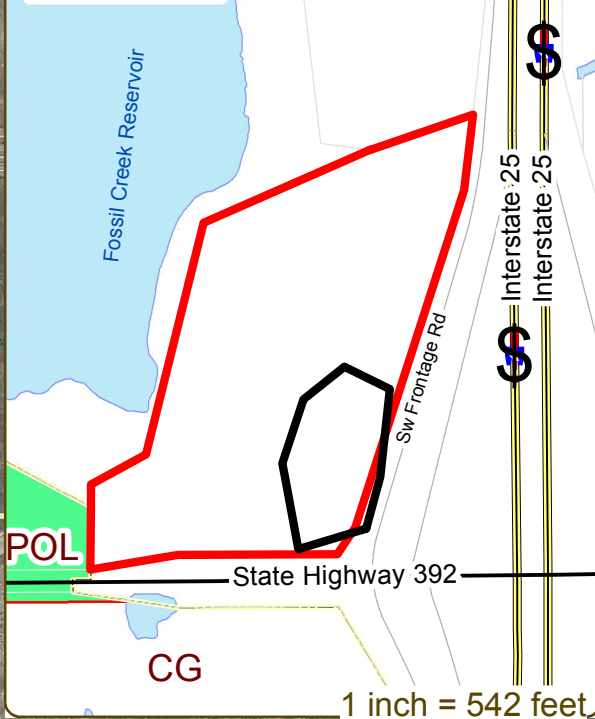
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CONCEPTUAL REVIEW: APPLICATION

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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)

Ryan Halder - Developer, Josh Erramouspe - Consultant

Business Name (if applicable) Kum & Go

Your Mailing Address 6400 Westown Parkway West Des Moines, IA 50266

Phone Number 515.457.6232 Email Address RJH@kumandgo.com

Site Address or Description (parcel # if no address) A portion of Parcel No. 86150-00-007, the northwest corner of I-25 and Highway 392.

Description of Proposal (attach additional sheets if necessary)

The development of a convenience store with fuel.

Proposed Use Convenience Store with Fuel Existing Use Vacant

Total Building Square Footage 4,958 S.F. Number of Stories 1 Lot Dimensions 2.92 Acres

Age of any Existing Structures N/A, there are no existing structures on this site.

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 [x] No If yes, then at what risk is it? N/A

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

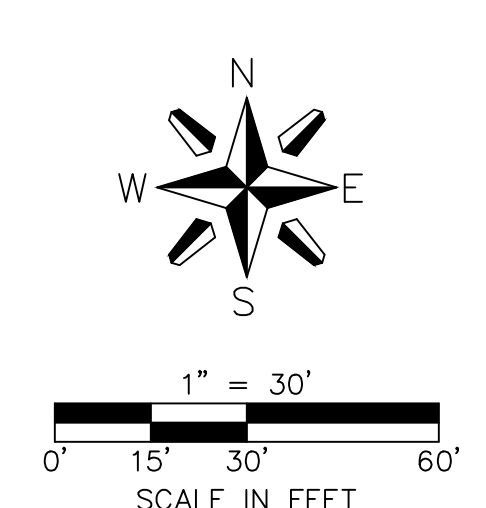
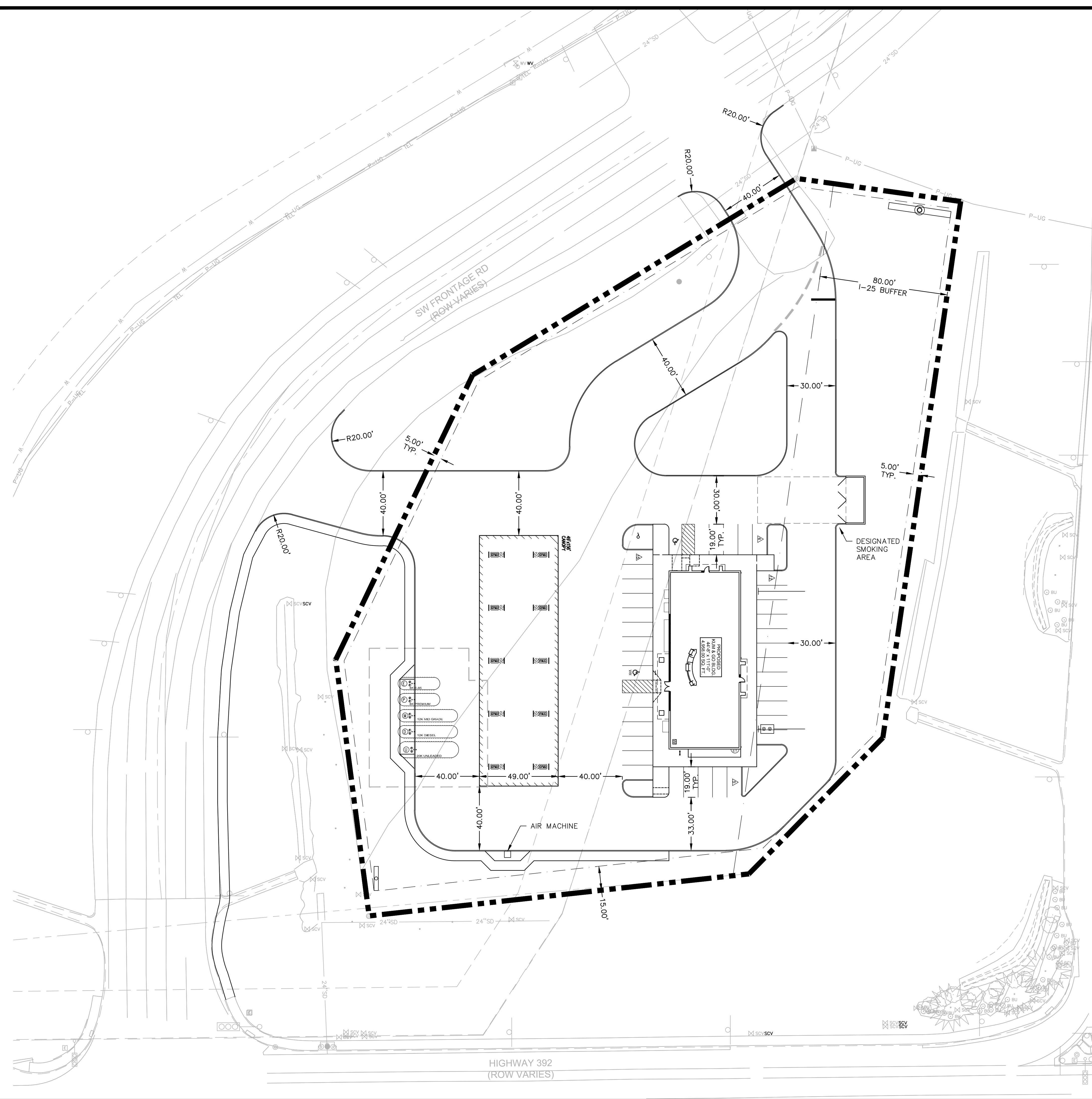
Increase in Impervious Area 76,099 S.F.

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

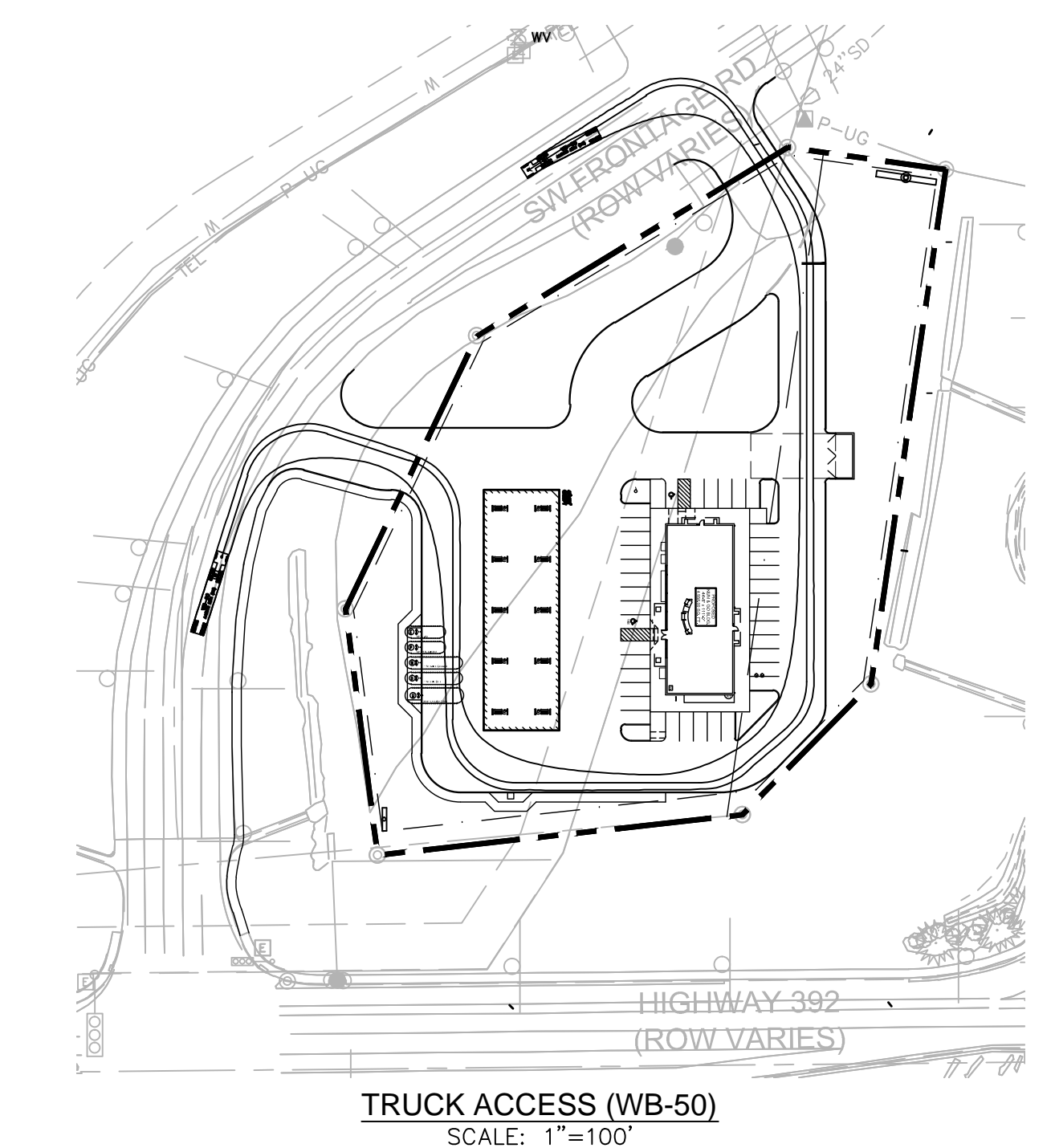
Suggested items for the Sketch Plan:

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?


DWG: F:\Projects\012-2460\LDVP\Conceptual\_Plans\122460\_CONCEPT.dwg  
 DATE: Dec 19, 2012 2:52pm  
 USER: bhonsen



- LEGEND**
- PROPOSED BOUNDARY LINE
  - SETBACK LINE
  - EXISTING PROPERTY/LOT LINE
  - CENTERLINE
  - EASEMENT LINE
  - SD STORM SEWER
  - TEL TELEPHONE LINE
  - P-UG UNDERGROUND ELECTRIC
  - W UNDERGROUND WATER
  - BU BUSH
  - CONF CONIFEROUS TREE
  - CI CURB INLET
  - DECID DECIDUOUS TREE
  - EB ELECTRIC BOX
  - FM FOUND MONUMENT
  - SCV SIGN
  - SCV SPRINKLER CONTROL VALVE
  - SMH STORM DRAIN MANHOLE
  - TSA TRAFFIC SIGNAL WITH ARM
  - TR TELEPHONE RISER



SITE DATA	
PROPOSED LOT SIZE	±123,702 S.F. ±2.84 ACRES
KUM & GO BUILDING	4,958 S.F.
STORE TYPE	BARREL
CANOPY/DISPENSER ARRANGEMENT	10 DISPENSERS
REQUIRED PARKING	20 STALLS
PROPOSED PARKING	38 STALLS
ADA REQUIRED PARKING	2 STALLS



6400 Westtown Parkway  
 West Des Moines, Iowa 50266  
 P: 515-226-0128  
 F: 515-223-9873

**STORE #317 - FORT COLLINS, CO**  
 I-25 & CR32  
 CONCEPT PLAN

KG PROJECT TEAM:  
 RDR: PEH  
 SDM: RJH  
 CPM: TLK

REVISION DESCRIPTION	DATE	BY

REVISIONS

DATE: 12.19.12


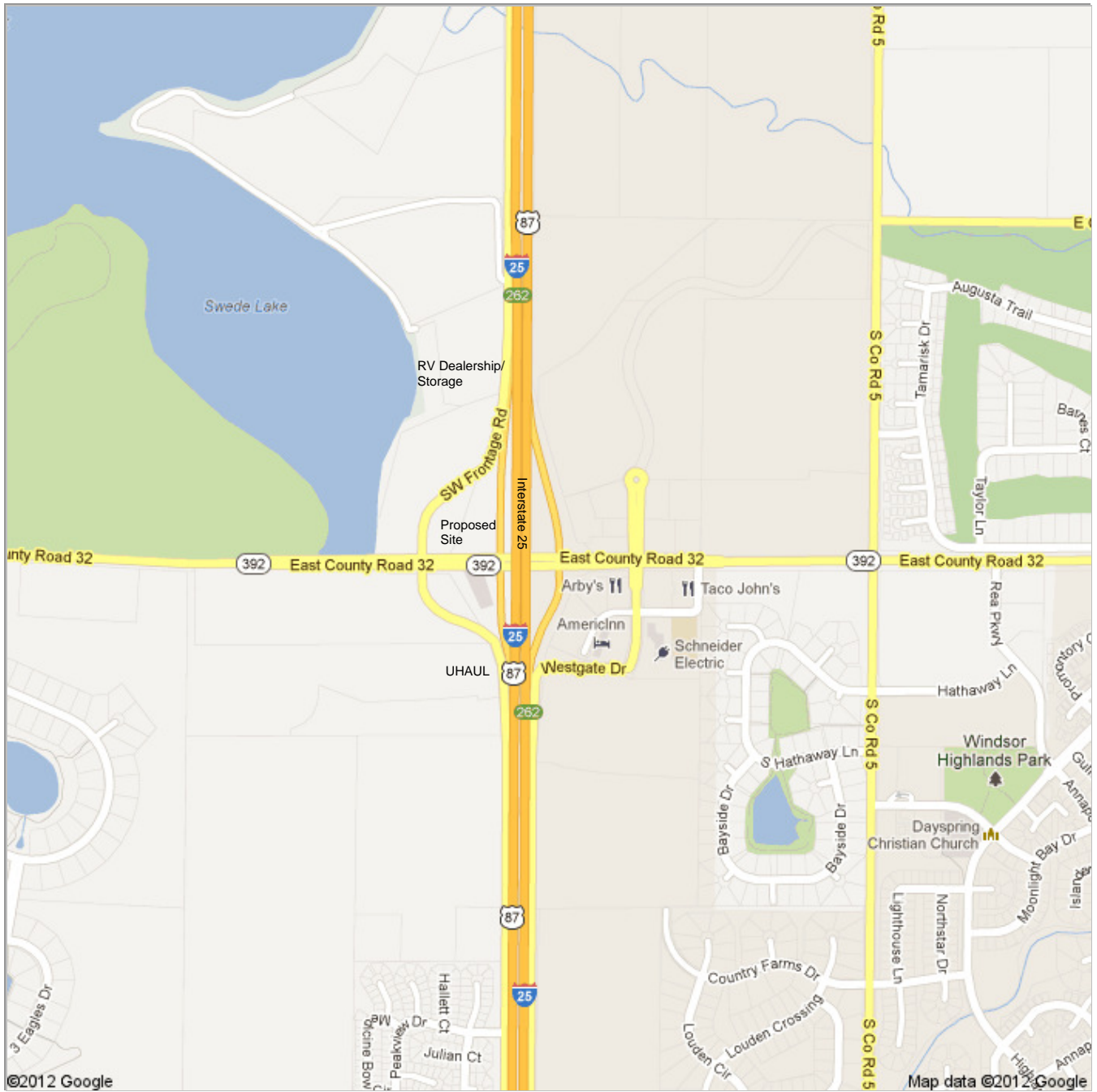
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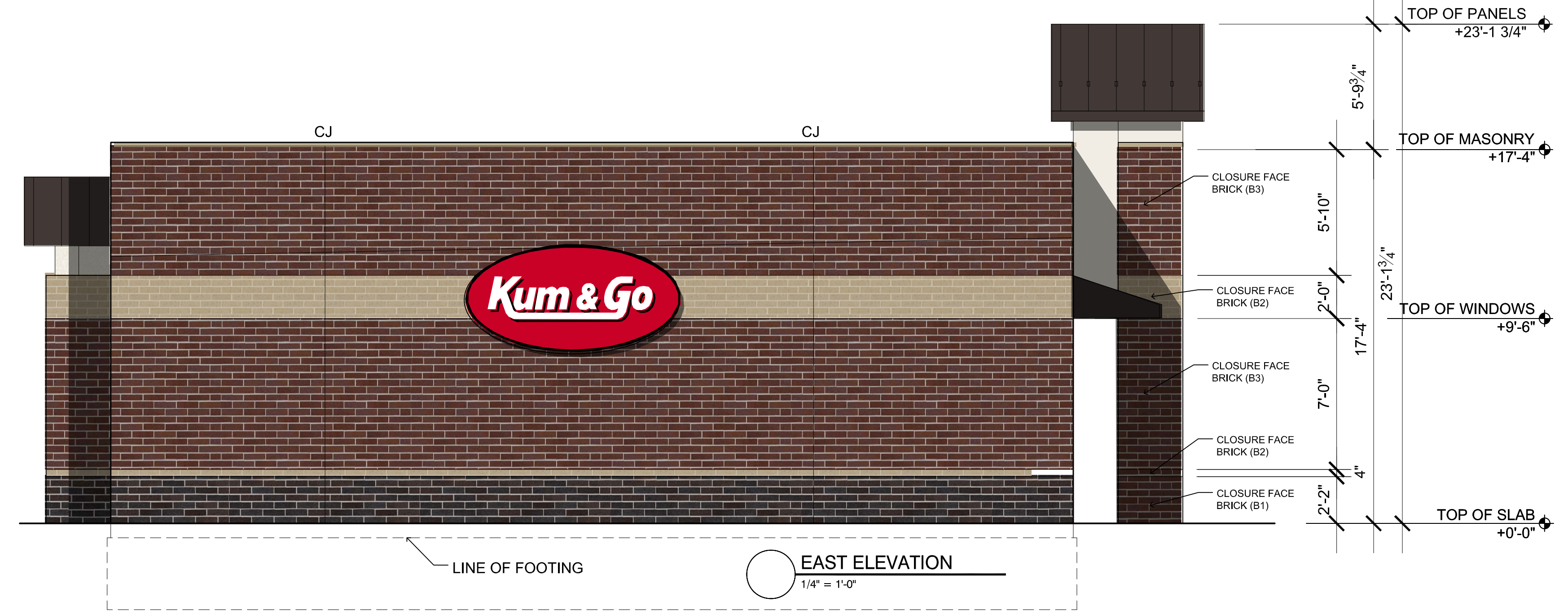
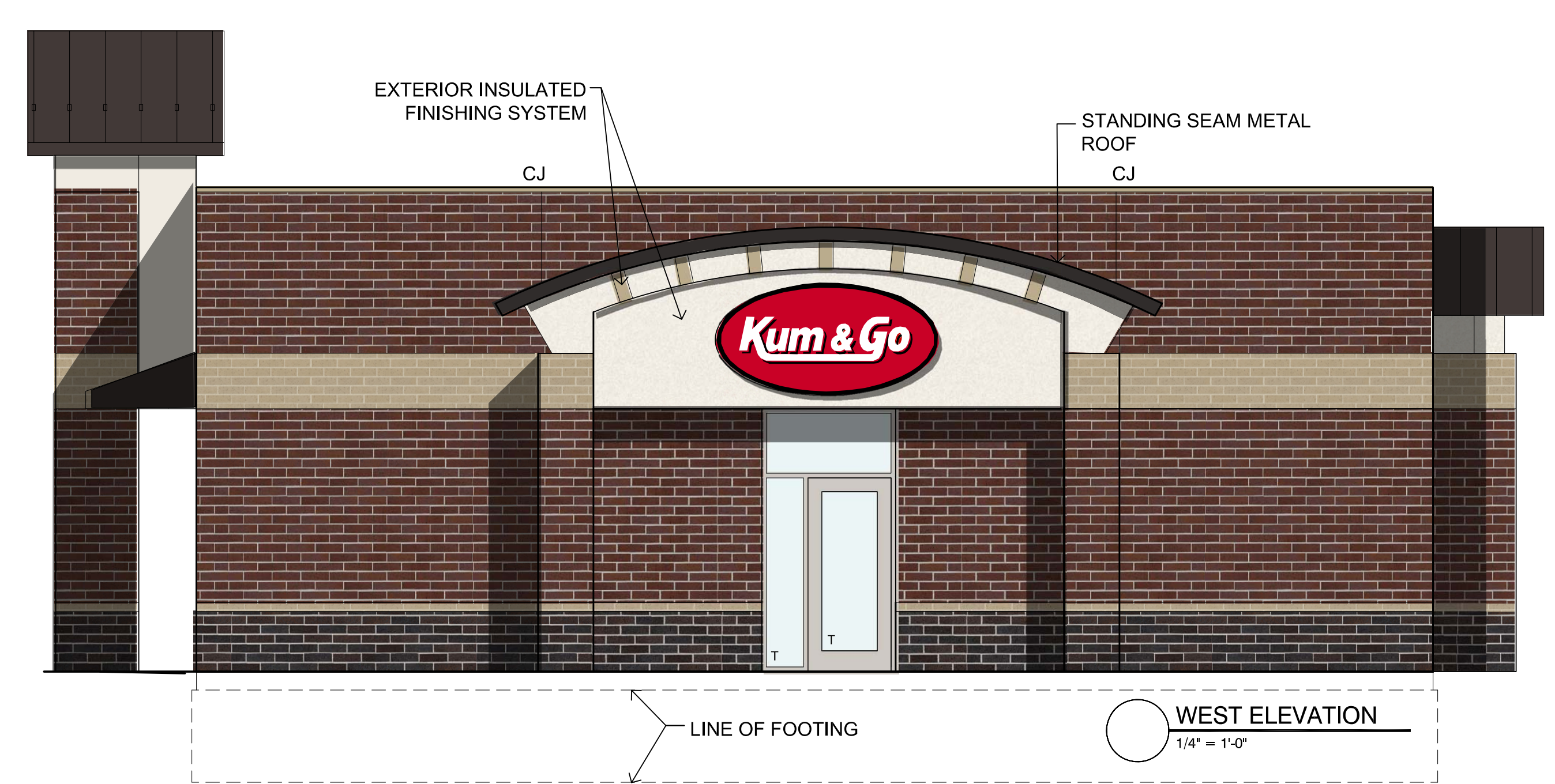
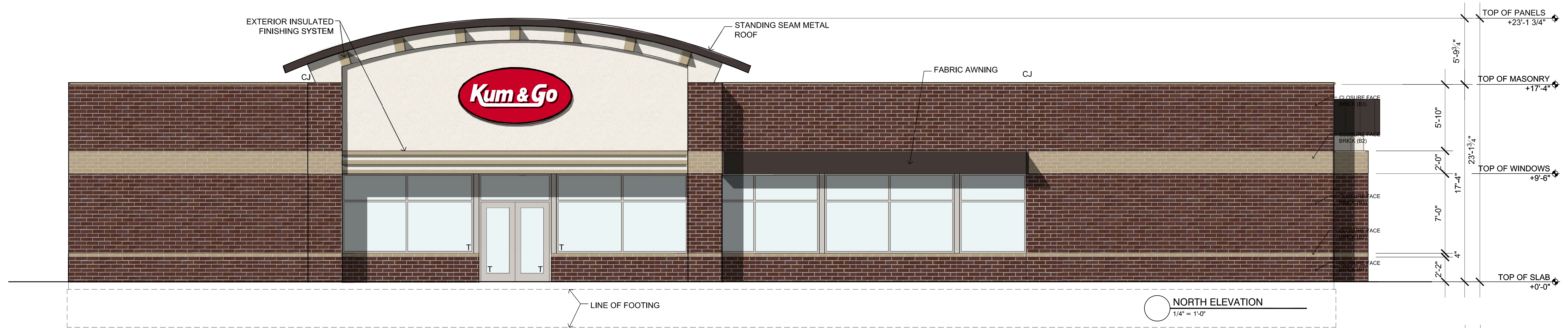
**MOLSSON ASSOCIATES**  
 11035 Aurora Avenue  
 Minneapolis, IA 55422  
 TEL: 515.331.8577  
 FAX: 515.331.8578  
 www.molssonassociates.com

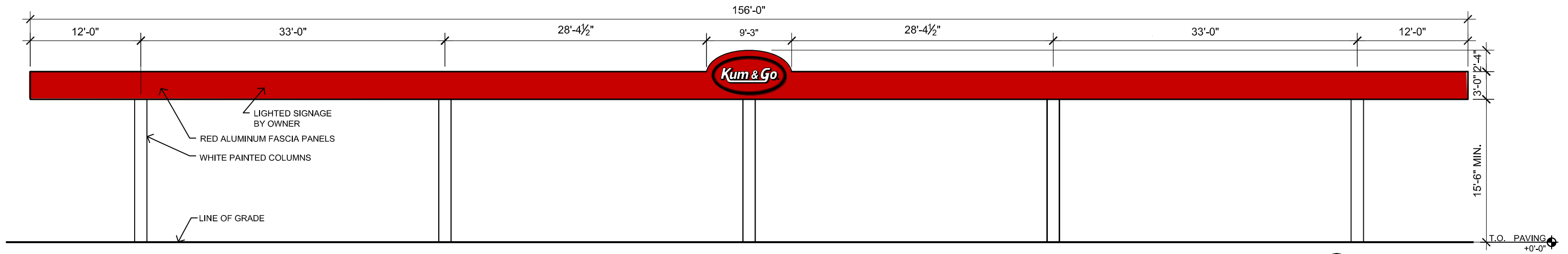


Address Fort Collins, CO

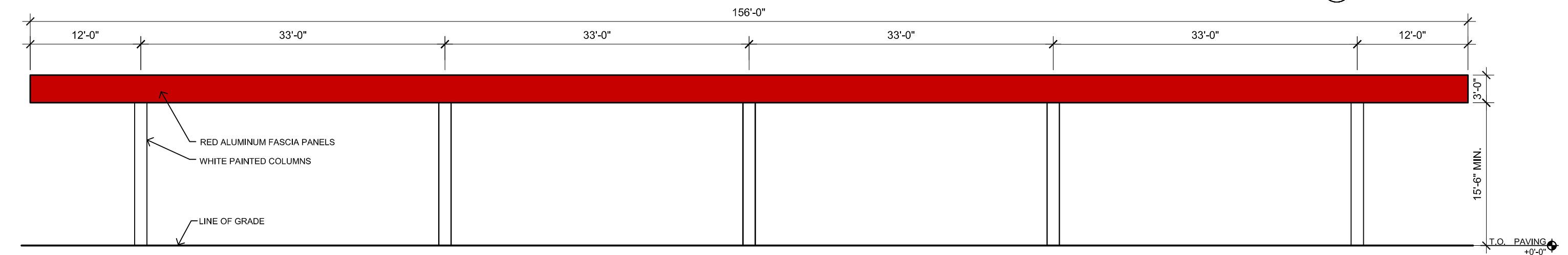
Get Google Maps on your phone  
 Text the word "GMAPS" to 466453

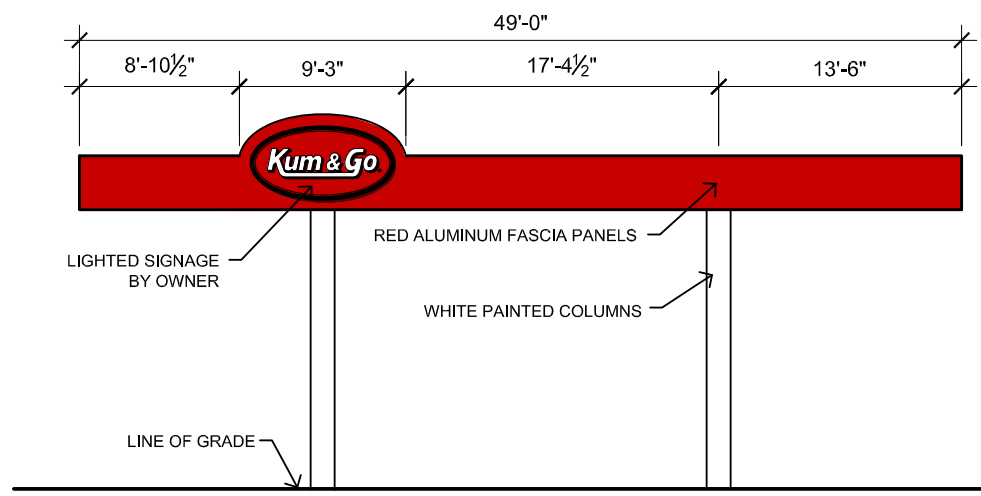




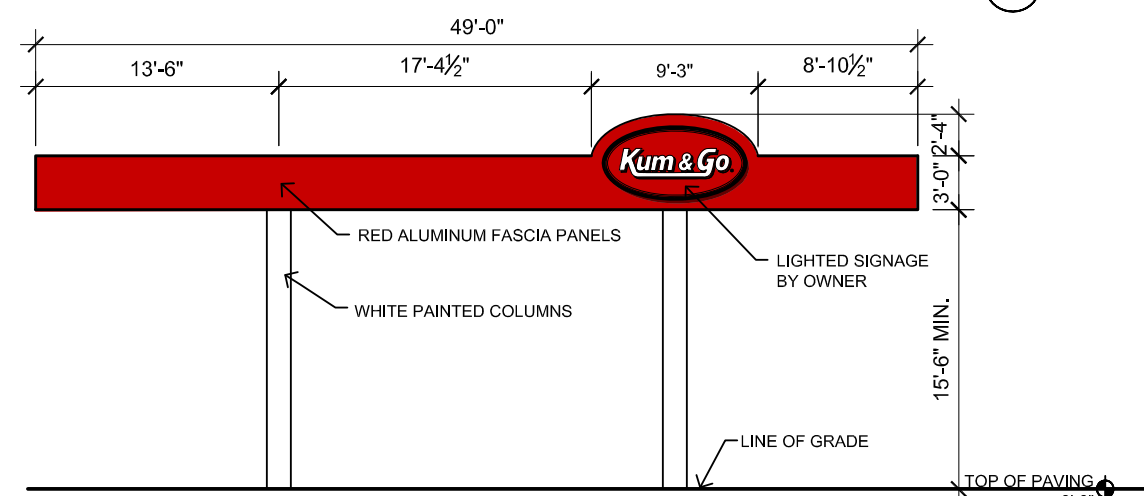
1 WEST ELEVATION  
3/32"=1'-0"



2 EAST ELEVATION  
3/32"=1'-0"



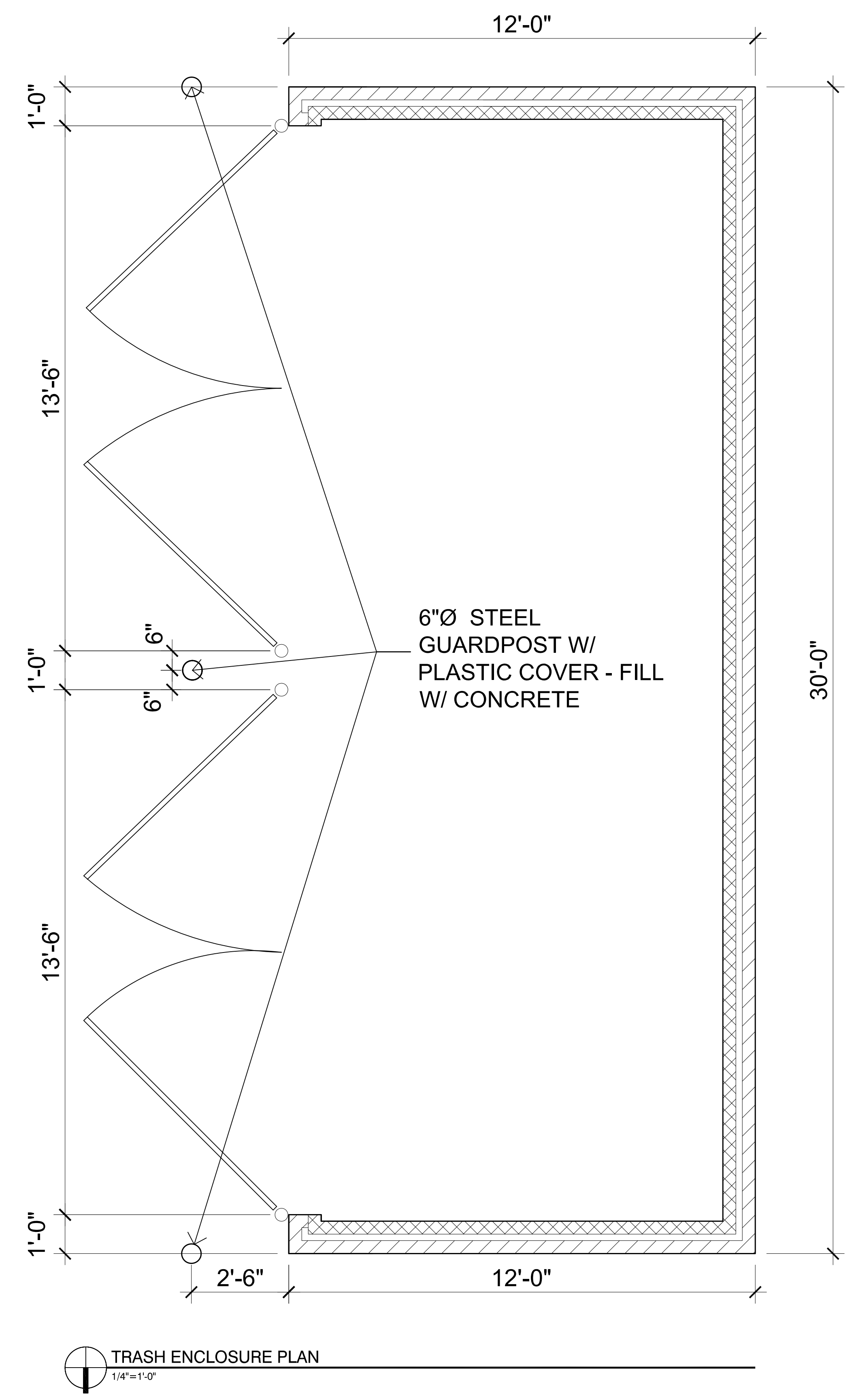
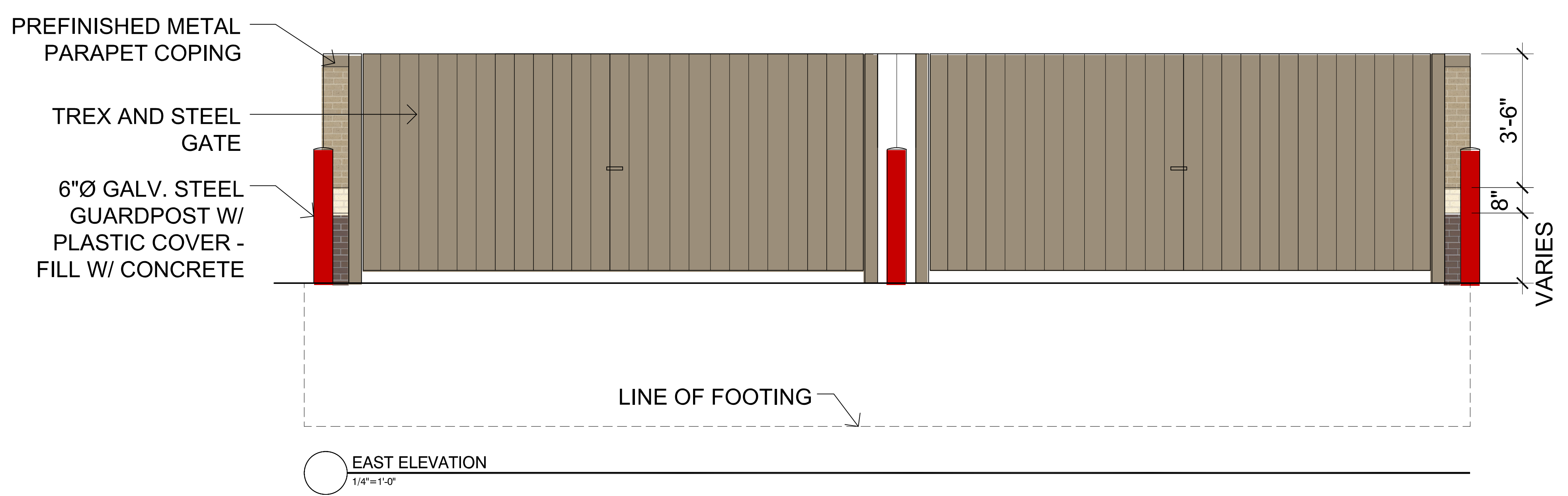
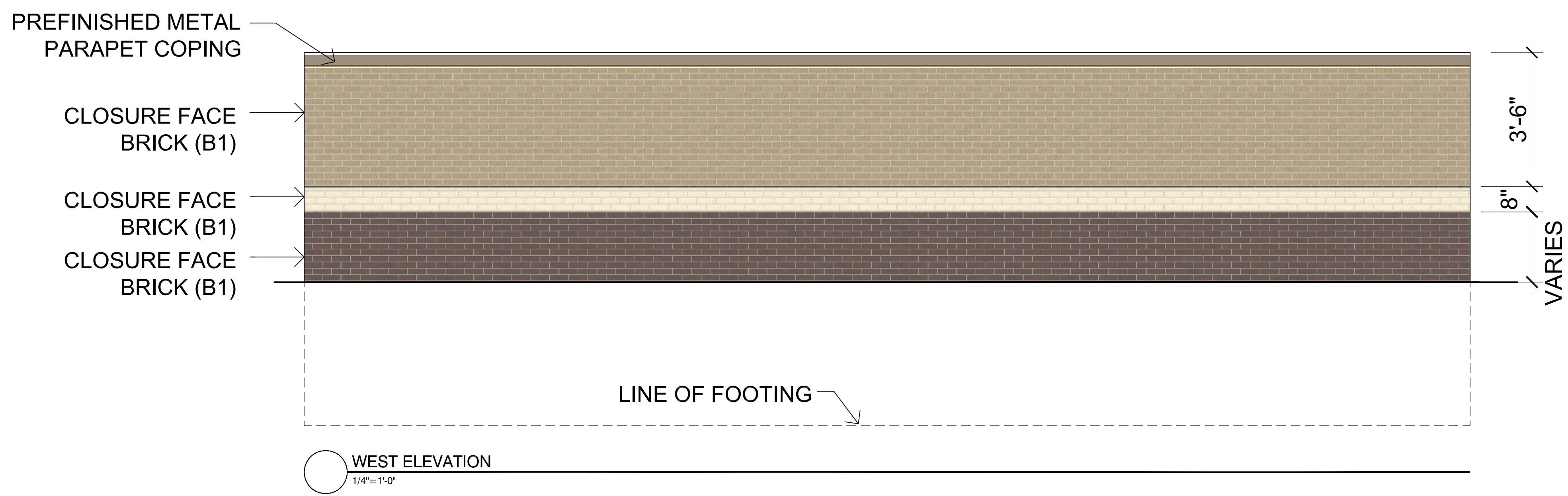
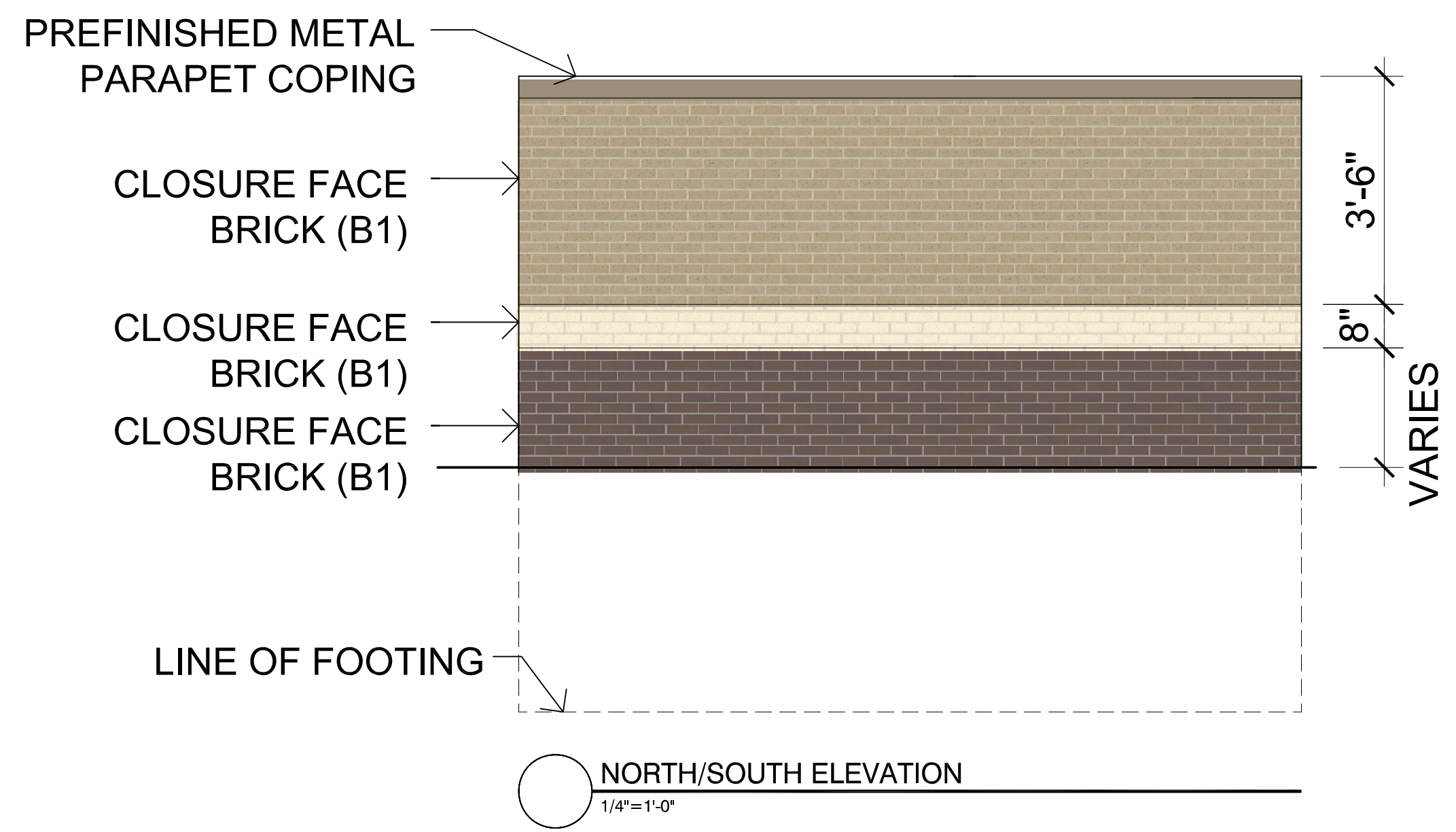
4 SOUTH ELEVATION  
3/32"=1'-0"



3 NORTH ELEVATION  
3/32"=1'-0"

K U M & G O P R O T O T Y P E G A S C A N O P Y

S H I F F L E R A S S O C I A T E S A R C H I T E C T S , P . L . C .



KUM & GO - PROTOTYPE

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SHIFFLER ASSOCIATES ARCHITECTS, P.L.C.



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](http://fcgov.com)

February 11, 2013

Ryan Halder  
Kum & Go  
6400 Westown Parkway  
Des Moines, IA 50266

**Re:** I-25 & Carpenter Rd - Kum & Go Gas Station

**Description of project:** This is a request to annex, zone and develop 2.84 acres at the northwest quadrant of I-25 and State Highway 392/Carpenter Rd (a portion of Parcel # 86150-00-007). As proposed, the project would consist of a 5,000 square foot convenience store with ten pump islands under a canopy. The Structure Plan and Fossil Creek Reservoir Area Plan designate the site to be zoned General Commercial and placed within the Corridor Activity Center. Convenience stores with fuel sales are subject to Planning & Zoning Board (Type 2) review when located within the boundaries of the I-25/CO392 Corridor Activity Center of the General Commercial Zone District.

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

**Comment Summary:**

**Department:** Zoning

**Contact:** Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)

1. Development of this property subject to annexation to the City.

The City Structure Plan indicates this to be zoned General Commercial (CG).

Land Use Code (LUC) 4.21(B)(2) In the Corridor Activity Center Convenience Store with Fuels sales is subject to a Type 2 review (Planning and Zoning Board).

2. LUC 4.21(E)(2)(a) Pedestrian-oriented outdoor spaces shall be place nest to activity areas that generate users such as stores to the maximum extent feasible the development shall link outdoor space to and make visible from streets and sidewalks.

LUC 4.21(F) This section states that development within one quarter mile of I-25 is subject to section 3.9 of the LUC. This development is within one quarter mile of I-25.



**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

LUC 4.21(H) This section indicates development within the Corridor Activity Center (CAC) is subject to section 3.9.12 of LUC. This development is in within the CAC

3. LUC 3.9.3(A) Buildings are required to be setback 205 from the centerline of adjoining I-25 Right-of-Way.

LUC 3.5.3(B)(2) Commercial buildings along a nonarterial shall be built to 0 to 15 ft of the Right-Of-Way line and 10 to 25ft of an arterial. If a property adjoins multiple streets then it shall be built to at least 2 of them.

4. LUC 3.2.1 A landscape is required, includes 6% of interior landscaping for vehicle use areas (see section for other details).

LUC 3.5.3(B)(2) Parking is prohibited in between the building face and pedestrian oriented street fronts.

LUC 3.9.4(A) At least 75% of all parking areas shall be screened from nearby streets, public right-of-ways, public open space and nearby uses by at least one of the following methods:

1. A berm at least 3ft in height
2. Hedge at least 3ft in height
3. Decorative fence between 3 to 4ft in height in combination with landscaping.

LUC 3.2.2(J) Vehicle use areas shall have a landscape setback of 10ft from nonarterial right-of-way, 15 from an arterial right-of-way and 5ft from lot line.

LUC 3.9.4(B) Development adjoining I-25 Right-Of-Way shall provide a landscaped buffer of 80 between both building and parking lot edge.

5. LUC 3.2.2(K) Convenience store with fuel sales fits within the General Retail Use for parking requirements. This use is limited 4 spaces/1000 sq ft which limits to 20 spaces for this proposed building size.

LUC 3.2.2(K)(5) With 20 vehicle spaces only one of these spaces is required to be an accessibility space and this one space is required to be van accessible. This space shall be designated by a sign and located as close to the primary entrance as possible.

3.2.2(L) Standard stall dimensions are 19'x9' and drive aisle widths for two-way traffic is 24ft.

LUC 3.2.2(C)(4) Bicycle parking spaces are required at least 5 spaces and at least one of these is required to be covered.

6. LUC 3.9.5 This section has specific design standards for the building (see section for details).

LUC 3.9.6 Requires independent pad sites to minimize parking lot and service areas and buildings shall be directly connected to the pedestrian sidewalk network.

7. LUC 3.9.7 This section requires developments to locate and screen service areas, and mechanical equipment (see section for further details).

LUC 3.5.3(C) and (D) This section has further design standards for buildings (see section for details).

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

LUC 3.9.12 This section has further design standards for buildings (see section for details).

8. LUC 3.2.5 Enclosures are required to be adequately sized to accommodate both trash and recycling. Such enclosures shall be designed with walk-in access without having to open the main service and gate and located on a concrete pad at least 20ft from a public sidewalk.
9. LUC 3.2.4 This section requires a lighting plan this should include a photometric sight plan and catalog cut sheets (see section for further details). Note that under canopy lighting shall be flush mounted.
10. Signage is not approved through PDP/FP review. If included on plans it should accompany a note stating it is for reference only and will be approved through a separate sign permit.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

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

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. Floodplain Comment:  
Please submit verification that this site is not in the dam inundation area for Fossil Creek Reservoir.
2. Development Review Comments:  
A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
3. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
4. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs).  
([http://www.udfcd.org/downloads/down\\_critmanual\\_vollll.htm](http://www.udfcd.org/downloads/down_critmanual_vollll.htm)) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
6. The drainage outfall for the site does not yet show on the Stormwater inventory map, but the property owner's representative has told us that there is a pipe to the north that conveys the runoff to the east side of I-25. The location, size, and pipe material has not been identified.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
8. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the City's Design Criteria and Construction standards.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 1/25/2013: No comments

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. FIRE LANES  
Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.  
2006 International Fire Code 503.1.1
2. FIRE LANE SPECIFICATIONS  
A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:
  - > Shall be designated on the plat as an Emergency Access Easement.
  - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
  - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
  - > Be visible by painting and signage, and maintained unobstructed at all times.2006 International Fire Code 503.2.3, 503.3, 503.4
3. WATER SUPPLY  
Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.  
Commercial requirements: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

2006 International Fire Code 508.1 and Appendix B

**4. MOTOR FUEL-DISPENSING FACILITIES**

Motor fuel-dispensing facilities shall be designed and operate in compliance with Chapter 22 of the 2006 IFC.

**5. FUEL STORAGE TANKS**

Fuel storage tanks shall be installed in compliance with Chapter 34 of the 2006 IFC. A separate permit is required for any underground or above ground storage tanks.

**6. FIRE CONTAINMENT**

If the building exceeds 5000 square feet, it shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

**7. PREMISE IDENTIFICATION**

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

2006 International Fire Code 505.1

**8. COMMERCIAL KITCHEN HOODS**

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

2006 International Fire Code 609.2

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. The proposed site is over 500' from a natural habitat or feature (wetlands associated with the Fossil Creek Reservoir). In addition, the recently constructed frontage road separates this site from the reservoir and its wetlands, so Section 3.4.1 of the Land Use Code does not apply.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

**Department: Engineering Development Review**

**Contact: Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced

**Department: Engineering Development Review**

**Contact: Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)**

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.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. Improvements to the frontage road will be required with this project. Improvements should be consistent with our LCUASS Collector street standards with installation of curb, gutter and a 6ft detached sidewalk along the frontage of the property.
9. Related to the proposed access, this site is adjacent to CDOT roadway and all access to the site is governed by CDOT. Plans will be routed to CDOT for review and approval and the applicant will need to obtain access permit(s) from CDOT. The City's understanding is that CDOT will only be allowing one driveway into this site.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. Per the agreements with the property owners in the area regarding the funding of the interchange, there will be a fee due prior to the issuance of the Building Permit for the site.
12. Per the agreements with Windsor, the City has the obligation to refer all submittals to Windsor within 7 days of the submittal.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. Light & Power is currently in the design phase of extending a duct bank from Timberline & Carpenter Rd. approximately 2.5 miles East to the I-25 Frontage Rd. A date for the start or completion of this construction has not been established.

**Current Planning**

**Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)**

1. The proposed driveway access closest to Carpenter Road would be located on a very steep slope. A significant swale at the toe of the slope would require a culvert. The driveway alignment appears to be in conflict with the canopy. The location on the curve could present sight distance problems. The allowance of the driveway would be subject to approval by C.D.O.T. Depending on the access allowance per CDOT, consideration should be given to this site being served by only the existing driveway which already

## Current Planning

Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

includes the necessary drainage improvement and also a deceleration lane.

2. The site is 2.84 acres in size. The proposed site plan appears to leave a significant portion of the site vacant or under-utilized. While there will be land area devoted to stormwater detention and water quality, there remains land area that would appear to be beneficial if improved appropriately. The applicant is encouraged to consider providing an additional viable land use or an outdoor dining area, patio, picnic shelter, dog exercise area, playground or other features that would serve the traveling public and make better utilization of the available land area. For example, what is the proposed use for the large island north of the building? Note that there are striking views of Long's Peak. Perhaps an amenity package that acts as a rest stop with views to the southwest would be attractive to customers. Perhaps the location of the canopy can be adjusted to accommodate this view.
3. As mentioned, the building is surrounded by parking and drives. This precludes a direct connecting walkway that links the building to the public street system that includes a bike lane and will, upon development of this parcel, a public sidewalk. Please note that the schematic plan sent by Jessica Bowser via pdf on December 12, 2012 does a better job of relating the building to the Frontage Road than the current version. If a site plan cannot be arranged to provide this connecting walkway, then the applicant will need to seek a Modification of Standard. Please refer to Section 2.8 for the criteria by which the Planning and Zoning Board may approve or approve with conditions, a Modification of Standard.
4. Sections 3.9.5 and 3.9.12 require that the convenience store feature a pitched roof with a minimum slope of 5:12. The provisions in these sections that refer to a sloping mansard as an option would not be applicable to this site due to the view from above along the public roads. A pitched roof will satisfy the standard in Section 3.5.3(D)(6) that the building provide for a distinctive and recognizable top.
5. All H.V.A.C. mechanical equipment, therefore, must be ground mounted. Hood and duct systems for the standard restaurant must be minimized to the maximum extent feasible. Electrical meters, gas meters, utility cabinets and phone and cable appurtenances must be screened from public view. Doors to equipment rooms must be painted to match the predominant color of the building field.
6. There are 11 existing trees that were planted with the CDOT project. Section 3.2.1(G) contains our tree protection specifications. These protective measures will need to be documented on the Landscape Plan.
7. Sections 3.9.12 and 3.5.3(D) require high quality building materials and that the building includes a distinctive base, middle and top. Since this standard was adopted, CDOT, the City of Fort Collins and the Town of Windsor have invested approximately \$20 million to improve the interchange. A significant amount of investment was added into the project to promote a distinctive gateway for the two communities by the generous use native stone. Please note that Section 3.5.1(B) requires new developments to be compatible with the established character of the area. Consequently, the building and canopy columns should reflect this design feature by use of native stone.
8. The canopy has a larger building footprint than the building. And, like the building, it is visible from above. Design of the canopy will be critical in terms of evaluating the overall project. Please note that the same pitched roof requirement for the building, Section 3.9.5(A)(1), shall also apply to the canopy.
9. The conceptual elevation of the canopy indicates a continuous red band on all four sides that is part of the logo and will therefore be subject to the allowances of the Sign Code. But, in addition, such use of the logo has the effect of turning the building into a sign band. While the use of the color scheme and logo may be applied to the canopy in a judicious manner, subject to the square footage allowances of the Sign Code, devoting the entire perimeter to signage would violate the architectural standards of Section

## Current Planning

Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

3.5.3(D).

10. Please note that Section 3.5.3(D)(4) allows for the modification of a standardized prototype design in order to promote a distinctive urban design for the Corridor Activity Center. With regard to the canopy, therefore, white painted columns would need to be re-designed to feature the masonry material used on the building. Also, Section 3.9.5(C) requires colors to be of low reflectance.
11. A Lighting Plan will be required. Please note that all fixtures must be fully shielded and down-directional. Under-canopy lighting must be specified to be flush-mount and flat-lens. Under-canopy lighting must not exceed 26 foot-candles at initial installation and not exceed 20 foot-candles over the long term.
12. Please be aware of the illumination prohibition per Section 3.5.3(D)(9) as it applies to the building, canopy and fuel dispensers.
13. In general, the site is characterized by an irregular shape and significant topography. Further, a substantial public investment has resulted in improved functionality and capacity at the interchange of an interstate highway and state highway. Finally, the additional capital investment in landscape and hardscape public improvement demonstrates the commitment of the two communities to enhance their gateways. These factors combine to highly encourage both public and private sectors to create a new land development pattern that is both creative and at least equal to the quality of public improvements especially as it relates to site planning, landscaping and architecture. Staff looks forward to working the applicant to accomplish these objectives.
14. 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.
15. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
16. 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>.
17. 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.
18. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
19. 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.

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



## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

*2009 International Building Code (IBC)*

*2009 International Residential Code (IRC)*

*2009 International Energy Conservation Code (IECC)*

*2009 International Mechanical Code (IMC)*

*2009 International Fuel Gas Code (IFGC)*

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

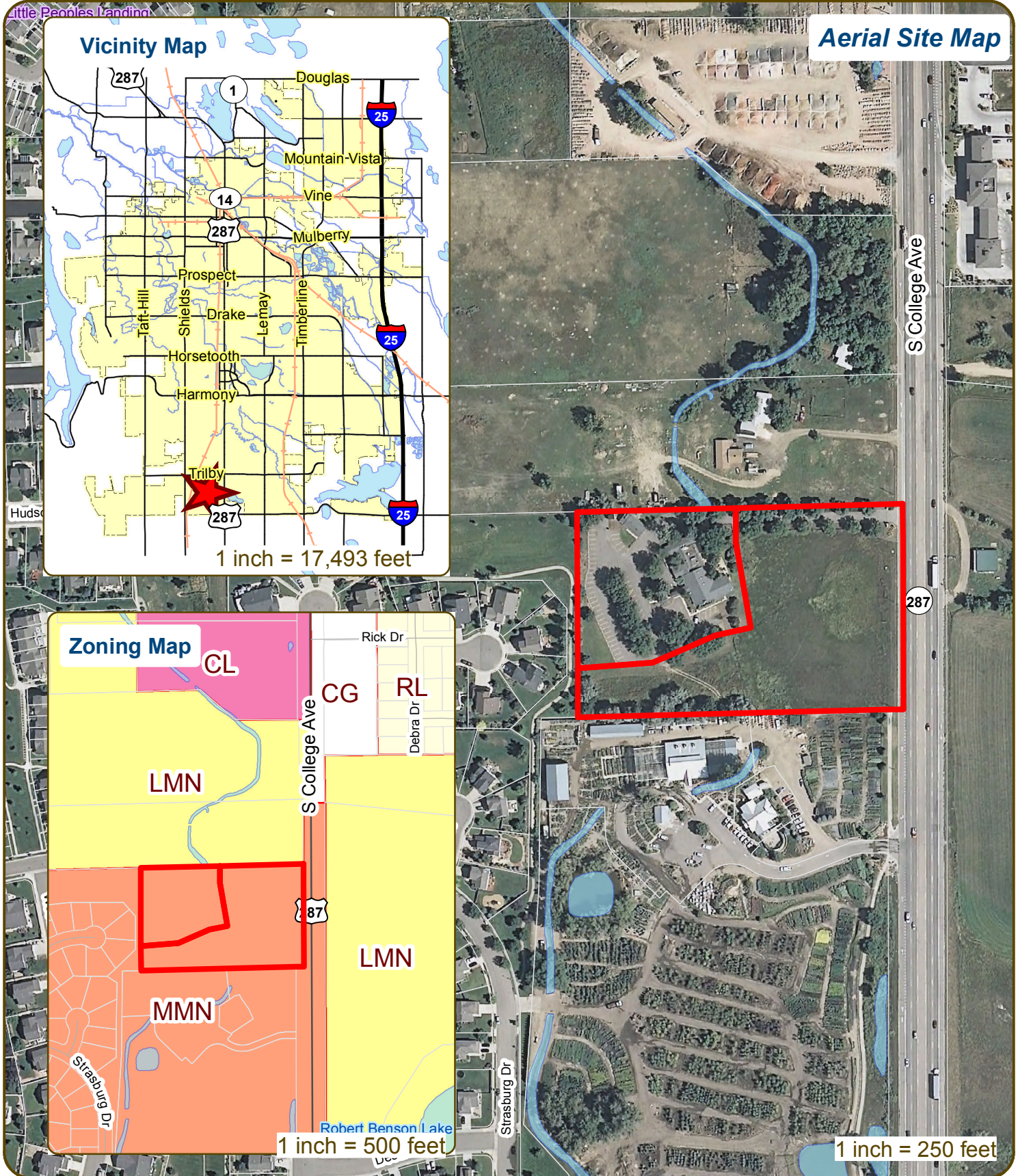
Energy Code Use

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

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

City of Fort Collins  
Building Services  
Plan Review  
416-2341

# 6813 S College Ave Saint Spyridon Greek Orthodox Church



**Aerial Site Map**

**Vicinity Map**

1 inch = 17,493 feet

**Zoning Map**

1 inch = 500 feet

1 inch = 250 feet

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) \_\_\_\_\_

DN. MARK O'DELL, SPIRO PALMER

Business Name (if applicable) SAINT SPYRIDON GREEK ORTHODOX CHURCH

Your Mailing Address 745 E. FIFTH STREET, LOVELAND, CO 80537-5743

Phone Number 970-667-5778 Email Address dnmarkodeil@hotmail.com

Site Address or Description (parcel # if no address) 6813 S. COLLEGE AVE.

6815 S. COLLEGE AVE. FORT COLLINS, CO

Description of Proposal (attach additional sheets if necessary) FURTHER DEVELOP PROPERTY

TO INCLUDE BUILDING A NEW CHURCH SANCTUARY. ADDITIONAL DETAILS OF OUR PROPOSAL WILL BE INCLUDED IN OUR CONCEPTUAL PLAN (to be submitted in the next couple of weeks)

Proposed Use CHURCH COMMUNITY Existing Use EVENT PLANNING

Total Building Square Footage 11,187 S.F. Number of Stories 1 Lot Dimensions 2 ACRES

Age of any Existing Structures BUILT IN 1947, REMODELED AROUND 1990

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?

### **Parking, Access, and Landscape Requirements**

1. Is the existing parking sufficient if structures are added to the property?
2. Would it be acceptable to provide a shared parking count based solely upon the seating available in a new Sanctuary structure?
3. Is the current landscape plan sufficient if structures are added to the property?
4. Will a turn in or deceleration lane be required off of College (Hwy 287)?
5. Are there any proposed public streets or access ways through either of the two properties?
6. Would a traffic study be required?
7. Would the property owners be financially responsible for future improvements to College Avenue and access roads proposed adjacent to the properties?
8. Will walkways or path improvements be required if a new structure is added to the property?

### **Utilities and Drainage**

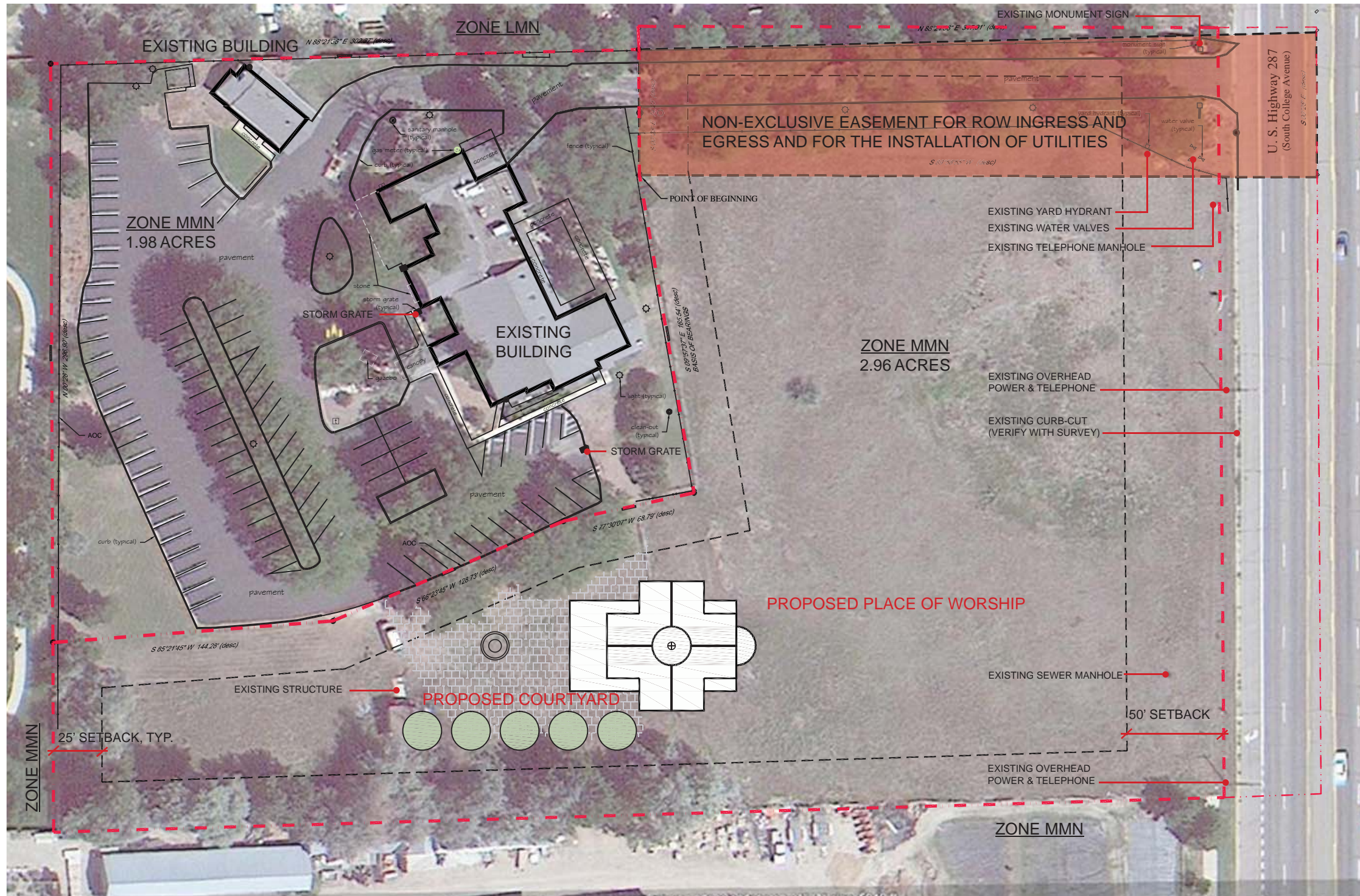
9. If a new worship structure is added to the property, can the existing utilities be extended to the new structure? What additional utility improvements might be required? (i.e.: new water taps, additional storm and waste connections, gas, electric, etc...)
10. Is a full drainage report and water quality report required? What is the threshold for the size of development that triggers a full drainage and water quality report?
11. Will water detention be required?

### **Land Use and Platting**

12. Would a Change of Use be required of the existing structures if a new place of worship is built on the adjacent property and the properties maintain their separation?
13. Would a re-plat be required for one or both of the properties?
14. As portions of the existing property are over 50 years old, would changes to the property require a review for historic significance?
15. Will the properties be subject to development guidelines for the South College Gateway Area?

### **Height Requirements**

16. The zoning code for the MMN district indicates that the maximum height is limited to 3 stories. Additional provisions of the zoning code indicate that the height limit is 40'-0". Section 3.8.17 of the zoning code provides a height limit exception in parts C.6 & 7 for belfries, spires, steeples, monuments and ornamental towers. What is the review process to qualify for the height exception? Would there be any reason to believe that a height exception might not be granted for an ornamental dome and cross that exceeds 40'-0" in height?



### EXISTING DEVELOPMENT

6813 S. COLLEGE AVENUE = 1.98 ACRES  
 ADJACENT PROPERTY = 2.96 ACRES

PRIMARY BUILDING: 7318 SF  
 SECONDARY BUILDING: 1020 SF

EXISTING PARKING: 84 STALLS

### PROPOSED DEVELOPMENT

PROPOSED PLACE OF WORSHIP:  
 APPROX. 5000 SF

PLACE OF WORSHIP REQUIRES 1 STALL  
 PER 4 SEATS.

84 EXISTING STALLS X 4 SEATS PER  
 STALL = 336 SEATS.

NORTH



SCALE 1" = 60'-0"

ONE LINE STUDIO | 22 JANUARY 2013

# SAINT SPYRIDON | CONCEPT SITE SKETCH



SOUTH SIDE OF EXISTING EVENT STRUCTURE

VIEW OF ENTRY



EXISTING COURTYARD / PATIO

VIEW OF EXISTING SECONDARY STRUCTURE

ONE LINE STUDIO | 22 JANUARY 2013

# CONCEPT SITE SKETCH | EXISTING SITE PHOTOGRAPHS



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](http://fcgov.com)

February 11, 2013

Mark O'Dell  
Saint Spyridon Greek Orthodox Church  
745 E. Fifth Street  
Loveland, CO 80537

**Re:** 6813 S College Ave - Saint Spyridon Greek Orthodox Church

**Description of project:** This is a request to add a new church sanctuary and investigate replatting for the Saint Spyridon Greek Orthodox Church located at 6813 South College Avenue (Parcel #s 96141-00-002 & 96141-00-017). Both parcels are located in the Medium Density Mixed-Use Neighborhood District. Places of worship or assembly are subject to administrative (Type 1) review in the M-M-N Zone District.

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

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. Neither of two properties have been platted and will be required to be platted with this development process.

In the MMN zone district Place of worship is subject to a Type 1 review (Administrative Hearing Officer).

2. Land Use Code (LUC) 4.6(D)(2) Places of Worship are considered secondary uses in the MMN zone district. With less than 10 acres the development plan must demonstrate how it contributes to the overall mix of land uses with the surrounding area.
3. LUC 4.6(D)(3) Building height is limited to 3 stories.

LUC 3.5.3(B)(2) New buildings a required to built within 10 to25ft of the Right-of-way of an arterial street. This section does allow for alternative compliance.

LUC 3.5.3(C) and (D) These sections require to meet certain building design standards (see sections for details).

4. LUC 3.2.2(K) Requires a minimum number of parking for Places of Worship (see section for details)

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

LUC 3.2.2(K)(5) This section requires 4 accessible vehicle spaces for 86 parking stalls. At least one of these shall be van accessible. These spaces shall be located as close as possible to primary entrances of buildings and be designated by sign.

LUC 3.2.2(C)(4) Places of worship are required a minimum of 4 bicycle parking spaces.

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

LUC 3.2.4 A lighting plan is required that should include a photometric plan and catalog cut sheets (see section for further details).

LUC 3.5.1(I) Plans should include mechanical/utility equipment locations and notes on how such equipment will be screened and painted.

6. LUC 3.5.1(G) Structures over 40ft are subject to a special height review that includes a shadow and visual analysis.
7. LUC 3.2.5 An enclosure is required that is adequately sized for both trash and recycling. Such enclosure shall be designed with a walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

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

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto: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 and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report could be more of a letter report if the increase in impervious area is less than 1000 sq.-ft. but it 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. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one



**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.

4. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs).  
([http://www.udfcd.org/downloads/down\\_critmanual\\_vollI.htm](http://www.udfcd.org/downloads/down_critmanual_vollI.htm)) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
6. The drainage outfall for the site appears to be College Ave. or it may drain onto the Fossil Creek Nursery site that has a pipe outfall that drains into Robert Benson Reservoir. There is also a 21 inch storm drain along the property line parallel to College Ave. that does drain to the Fossil Creek Nursery outfall.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
8. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the City's Design Criteria and Construction standards.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 1/25/2013: No comments

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. FIRE LANES

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

2006 International Fire Code 503.1.1

Portions of the new church sanctuary may exceed 150' and create an out-of-access condition.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

## 2. FIRE LANE SPECIFICATIONS

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

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

### \*STRUCTURES 30' or THREE OR MORE STORIES IN HEIGHT

Required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to on entire side of the building. 2006 International Fire Code 503.2.3, 503.3, 503.4 and Appendix D

A 30' wide fire lane may be required at the site if the building height exceeds 30'.

## 3. WATER SUPPLY

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

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

2006 International Fire Code 508.1 and Appendix B

An additional hydrant may be required.

## 4. FIRE CONTAINMENT

If the building exceeds 5000 square feet it shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

## 5. AUTOMATIC FIRE SPRINKLER SYSTEM

An automatic sprinkler system shall be provided for Group A-3 occupancies when the fire area has an occupant load of 300 or more persons.

2006 International Fire Code 903.2.1.3

## 6. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4)

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

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.

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

**Department: Engineering Development Review**

**Contact: Andrew Gingerich, 970-221-6603, [agingrich@fcgov.com](mailto:agingrich@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Specifically right of will need to be dedicated along College Ave. The right of way for College in this section is 144' total and your project will be responsible for its half, additionally a 15' utility easement will need to be dedicated behind the right of way.
7. An 8' wide detached sidewalk and 9' wide parkway will be required along the College Ave. frontage.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. A turn lane or deceleration lane for this project will be determined based upon TIS report and traffic

**Department: Engineering Development Review**

**Contact: Andrew Gingerich, 970-221-6603, [agingrich@fcgov.com](mailto:agingrich@fcgov.com)**

volumes.

12. Per the South College Avenue Access Control Plan there is a circulator roadway that extends from Trilby Road and runs along the west property line of this project. This project will be responsible for dedicating the appropriate right of way and configuring the site plan to accommodate this roadway in the future.
13. The property owners are financially responsible for the "local street" portion for their half of College Avenue adjacent to the project.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. The existing building is currently fed by a 3-phase 150KVA 120/208v transformer. Any modification or relocation to the existing electric facilities will be at the owners expense.
2. If replatting, Electric Capacity Fees and Building Site charges will apply to the new lot. Any increase in existing load will be subject to KVA charges and any system modification charges that apply.
3. Contact Light & Power Engineering @ 970-221-6700 to discuss power needs. A C-1 form and One-line diagram will be required for the new building and/or any increase in existing load.

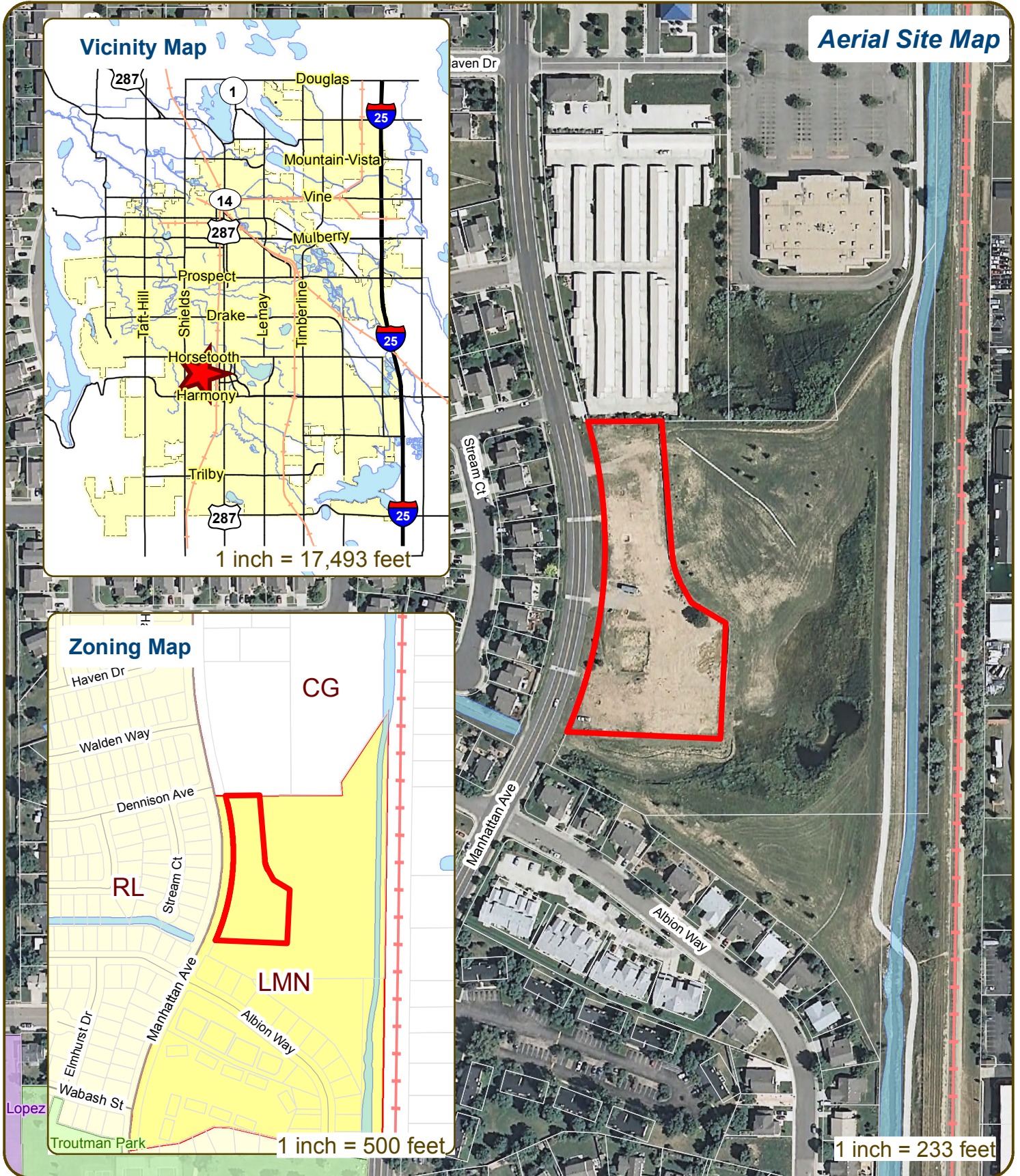
**Current Planning**

**Contact: Seth Lorson, 970-224-6189, [slorson@fcgov.com](mailto:slorson@fcgov.com)**

1. Parking sufficiency will be dependent on how many seats exist and are proposed.
2. Landscaping requires belts and groves per full tree stocking (Sec 3.2(D)(1)(c)).
3. Walkways are not required from the ROW to the proposed structure. But, sidewalks along College Ave. and from the parking lot to the structure are required.
4. Historic Preservation will determine whether or not further review is required. Please contact Josh Weinberg, 224-6206, [jweinberg@fcgov.com](mailto:jweinberg@fcgov.com).
5. Section 3.8.17 specifically exempts belfries, spires, and steeples. Please provide elevation drawings of the proposed dome so staff can determine if it meets this definition.
6. 30% of the proposed structure is required to be 10' - 25' from the ROW. The applicant can propose a contextual setback per 3.5.3(B)(d)(5).
7. 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.

8. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
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<http://www.fcgov.com/developmentreview/applications.php>.
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13. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 3836 Manhattan Ave Townhomes



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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) \_\_\_\_\_

Blaine Rappé - Owner

Business Name (if applicable) Loveland Midtown Development, Inc.

Your Mailing Address 1043 Eagle Dr. Loveland, CO 80537

Phone Number 970-667-7000 Email Address brappe@lovelandcommercial.com

Site Address or Description (parcel # if no address) 3836 Manhattan Ave, Ft. Collins, CO 80526

Manhattan Townhomes

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

Proposed Use 41 Unit Townhome Project Existing Use Expired 41 Unit Townhome Project

Total Building Square Footage ~60K S.F. Number of Stories 3 Lot Dimensions between 6 buildings n/a

Age of any Existing Structures \_\_\_\_\_

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

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

Is your property in a Flood Plain? [ ] Yes [ ] No If yes, then at what risk is it? \_\_\_\_\_

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

Increase in Impervious Area ~50K 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?

Conceptual Review  
3836 Manhattan Avenue  
Supplemental Questions

**Description of Proposal:** To develop a 41 unit townhome project similar to the expired plans for Manhattan Townhomes.

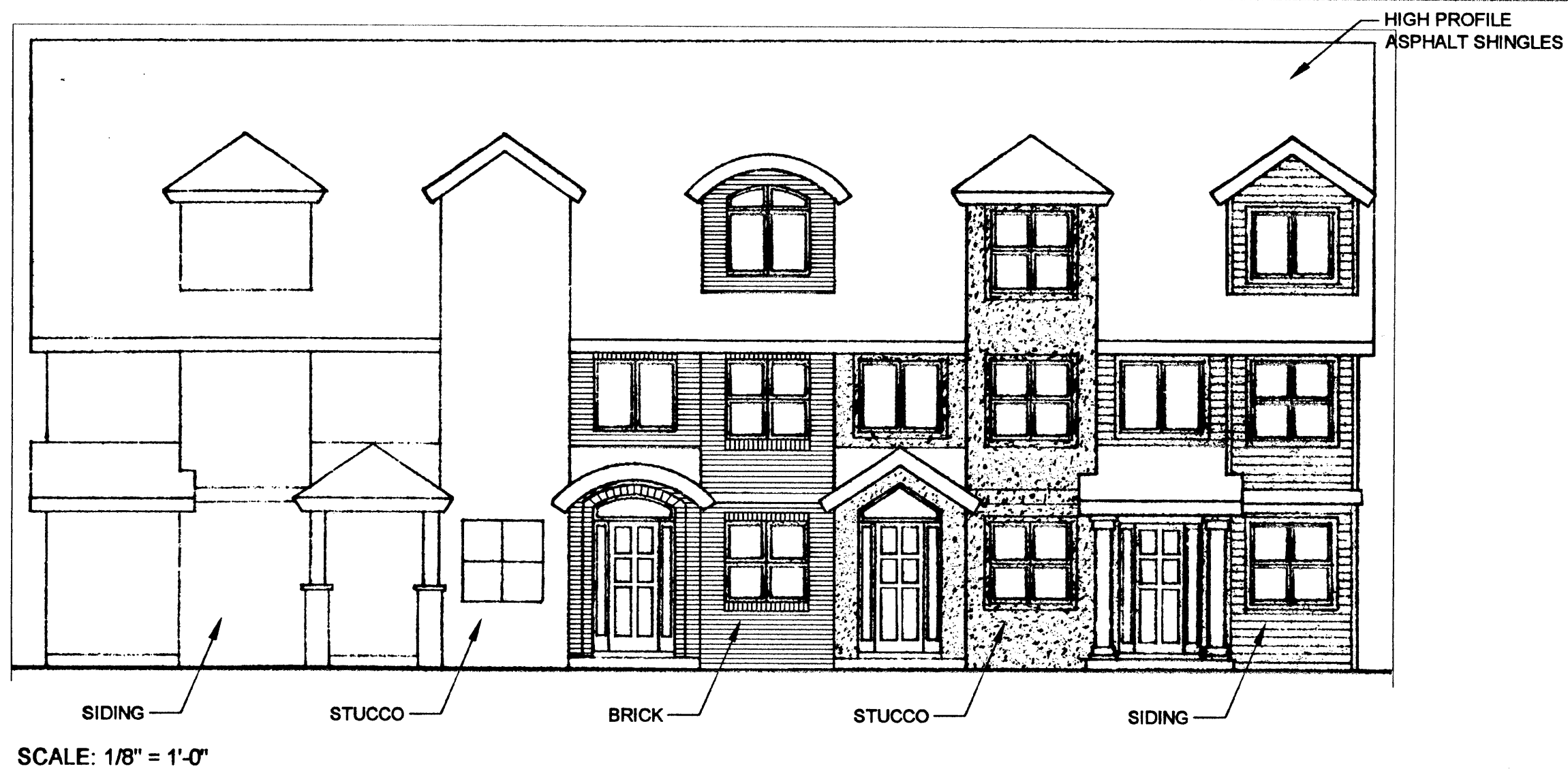
Questions:

1. What is required to restart this project? Can we use the old (expired) plans?
2. What utilities are installed (wet and dry) and have they been through the warranty process and accepted?
3. There was previously an old 8-plex that burnt down. Is 41 units still feasible?
4. Is a development agreement required?
5. We learned raw water is satisfied, please confirm. What are water/sewer tap fees?
6. Can City owned land adjacent be used for detention & recreational use by townhome owners?
7. What is the timeframe for approval and what is the process?
8. Any offsite improvements?
9. Any reimbursement agreements on file?





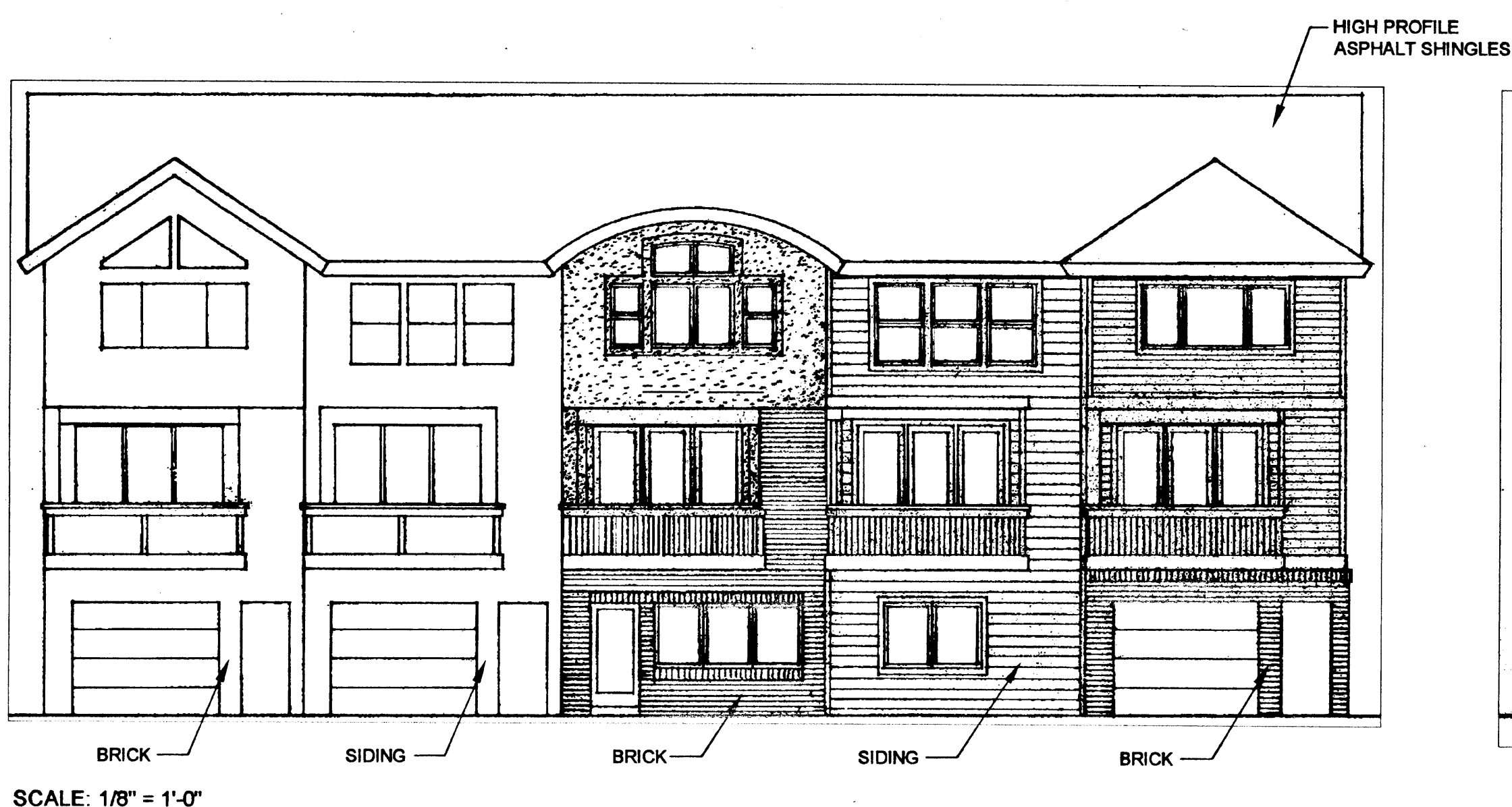
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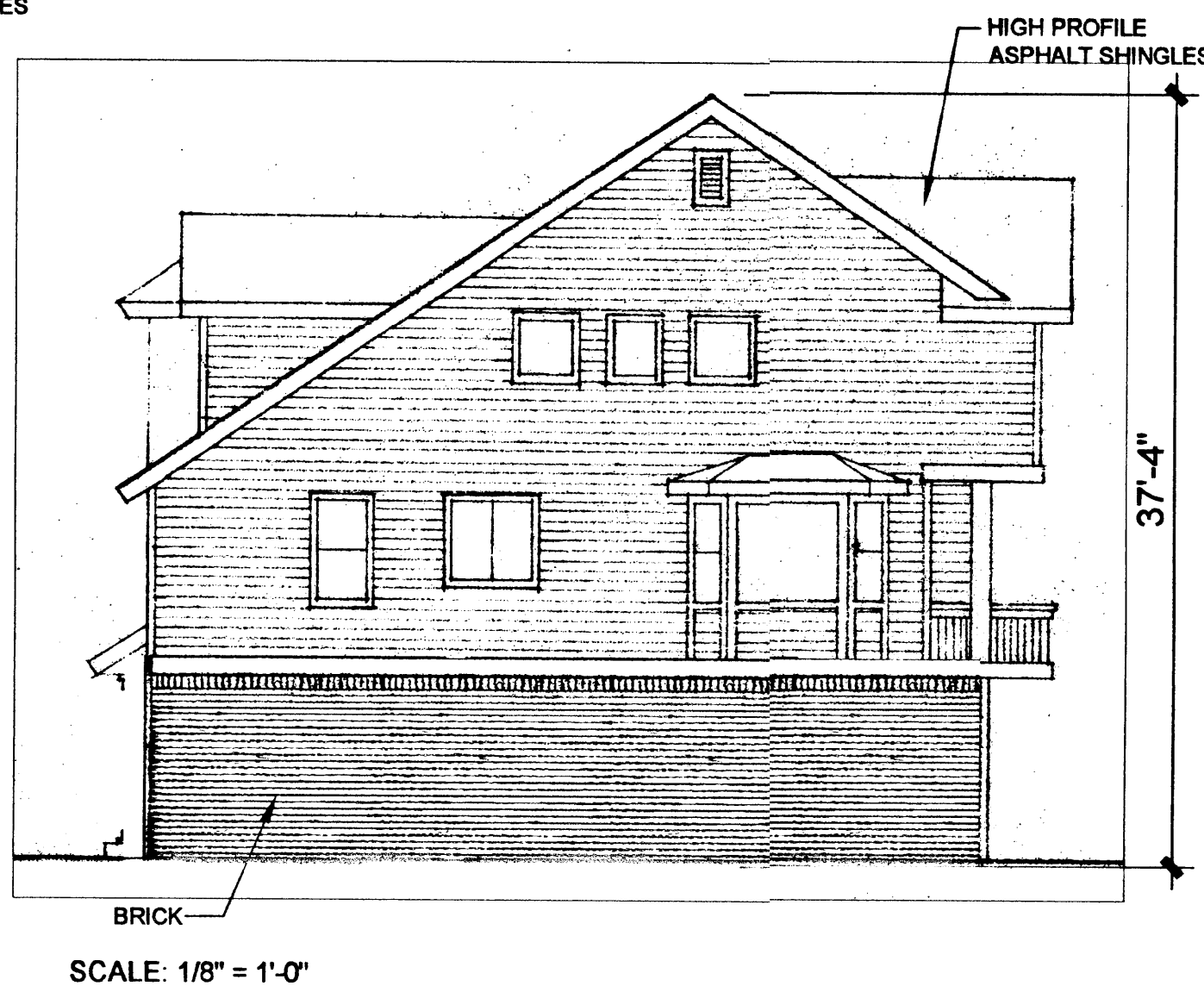
FRONT ELEVATION



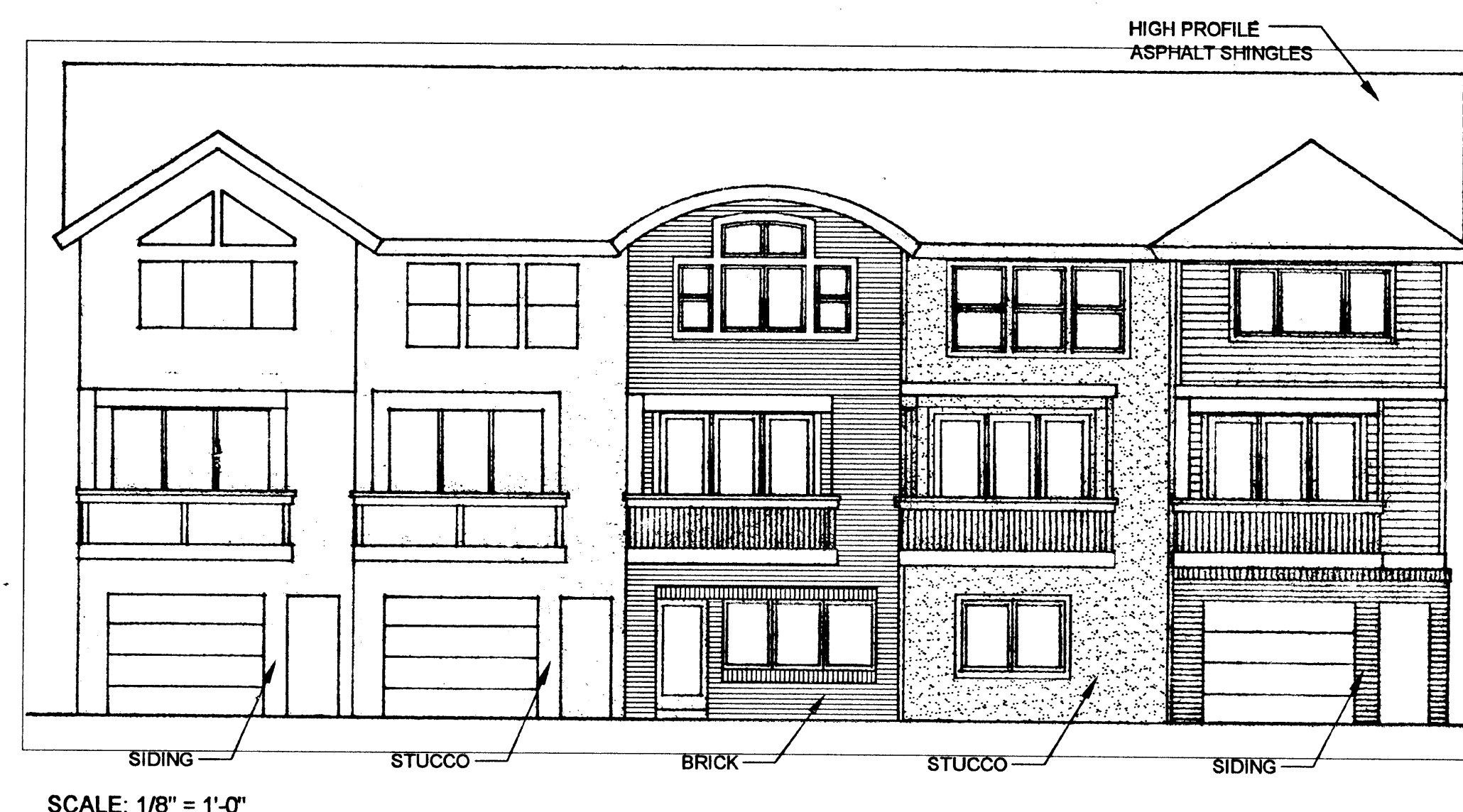
FRONT ELEVATION WITH ACCESSIBLE UNIT



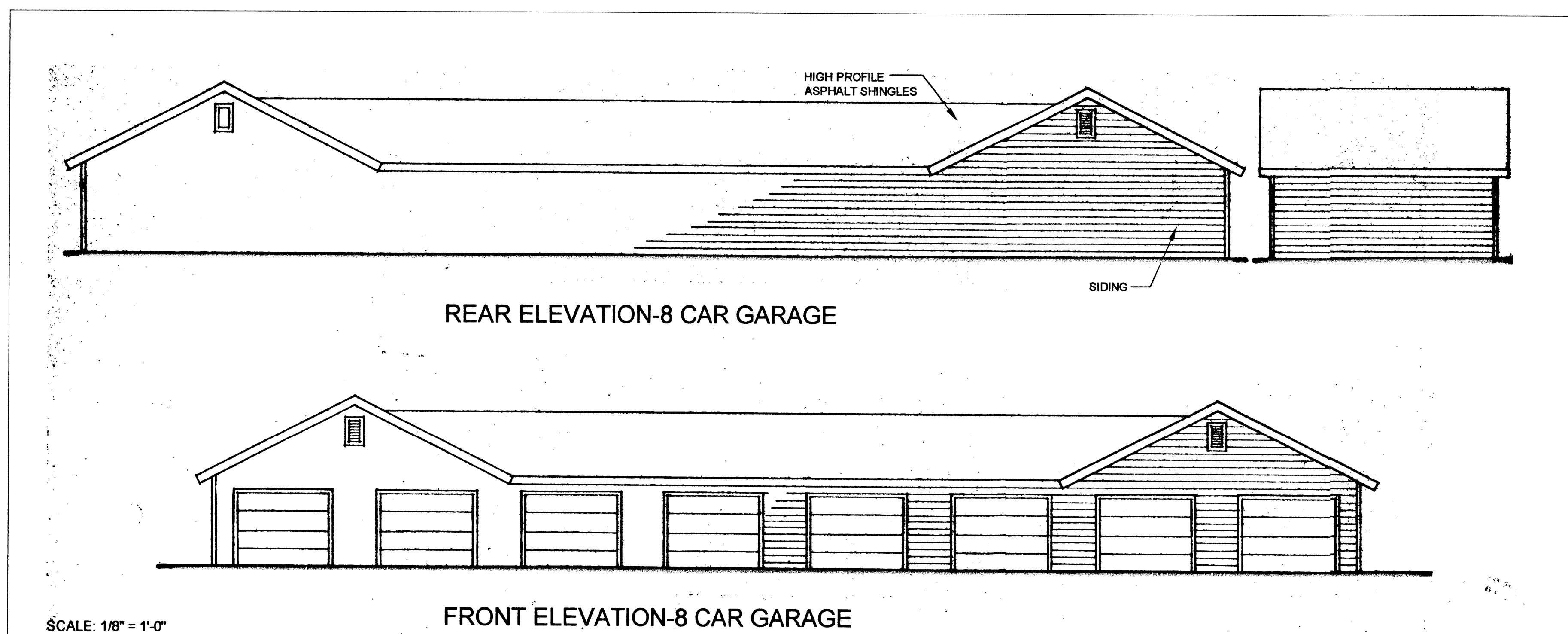
REAR ELEVATION



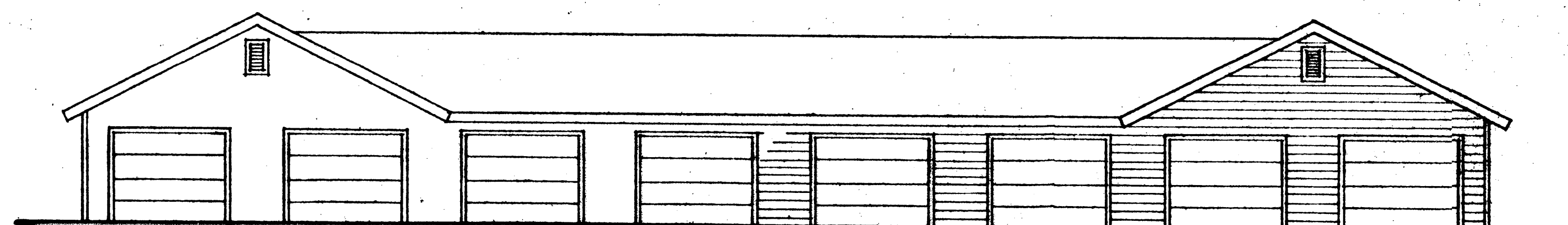
SIDE ELEVATION



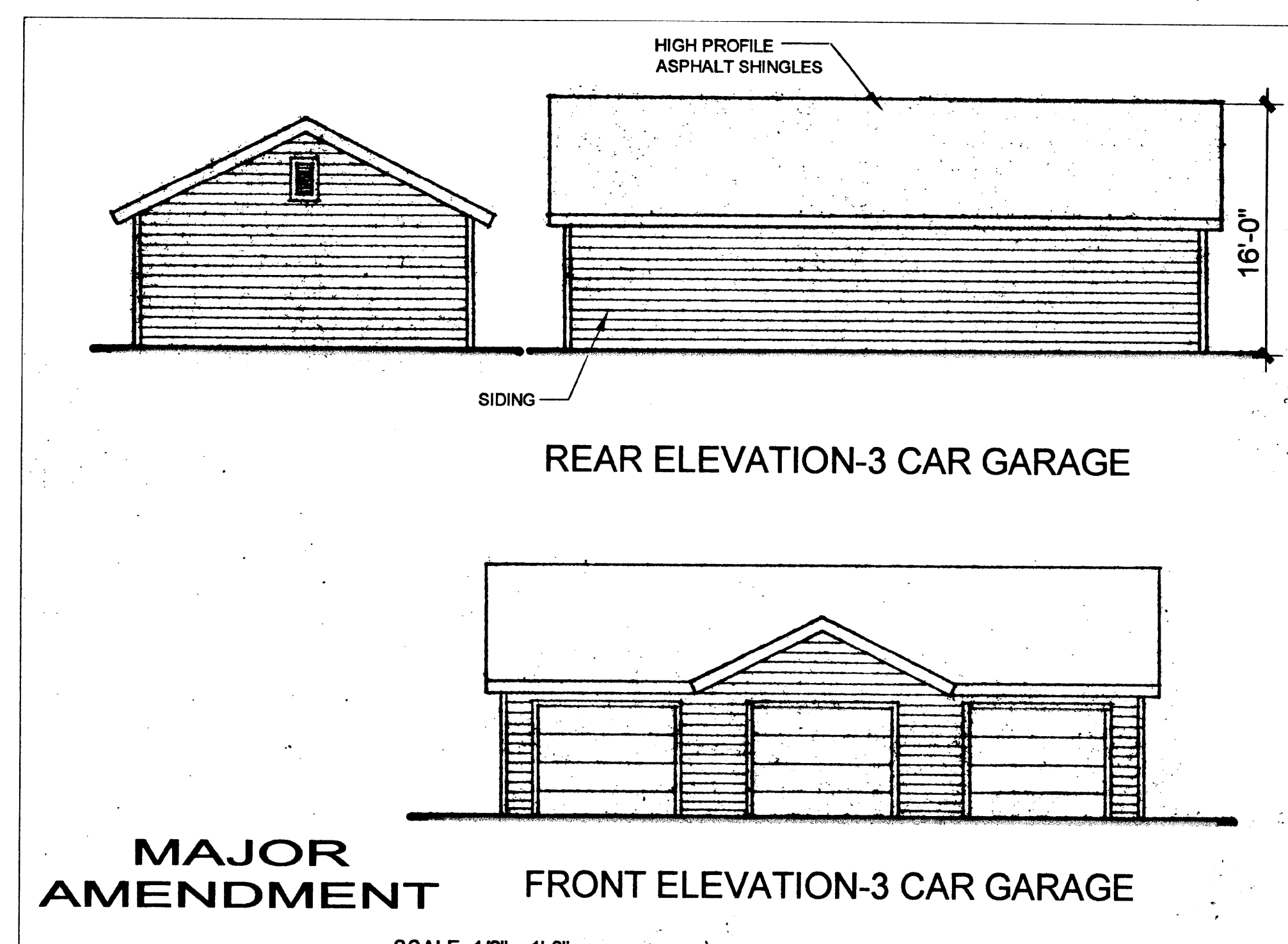
REAR ELEVATION WITH ACCESSIBLE UNIT



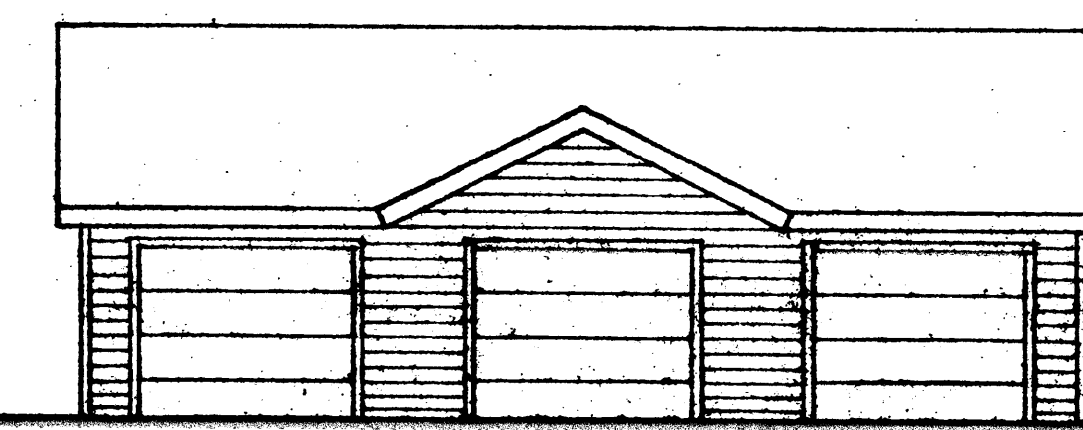
REAR ELEVATION-8 CAR GARAGE



FRONT ELEVATION-8 CAR GARAGE



REAR ELEVATION-3 CAR GARAGE



MAJOR AMENDMENT FRONT ELEVATION-3 CAR GARAGE

SCALE: 1/8" = 1'-0"

This is a Land Use Planning Document, not a Construction Document. Refer to Civil Engineering Plans.



**VFRipley**  
ASSOCIATES, INC.  
Landscape Architecture Urban Design Planning  
401 West Mountain Avenue  
Suite 201  
Fort Collins, CO 80521  
(970) 224-5828  
(970) 224-1662 (fax)



3944 JFK Parkway, Suite 12E  
Fort Collins, CO 80525  
(970) 228-5000  
Fax (970) 228-5125

**OWNER & APPLICANT**

Lagunitas Manhattan, Inc.  
3944 JFK Parkway, Suite 12E  
Fort Collins, CO 80525  
(970) 228-5000  
(970) 228-5125 fax

City of Fort Collins  
Utilities Department  
PO Box 580  
Fort Collins, CO 80522  
(970) 221-8700

**ARCHITECT**

Silbert Architects  
56 Antler Drive  
Boulder, CO 80302  
(303) 440-5574  
(303) 440-5534 fax

**ENGINEER**

North Star Design  
700 Automation Drive  
Unit 1  
Windsor, CO 80550  
(970) 886-6939  
(970) 886-1188 fax

**SURVEYOR**

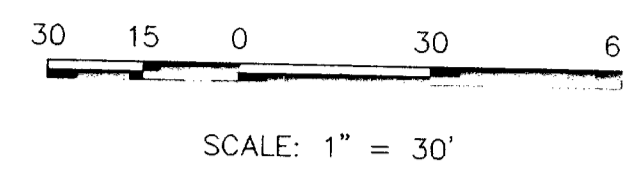
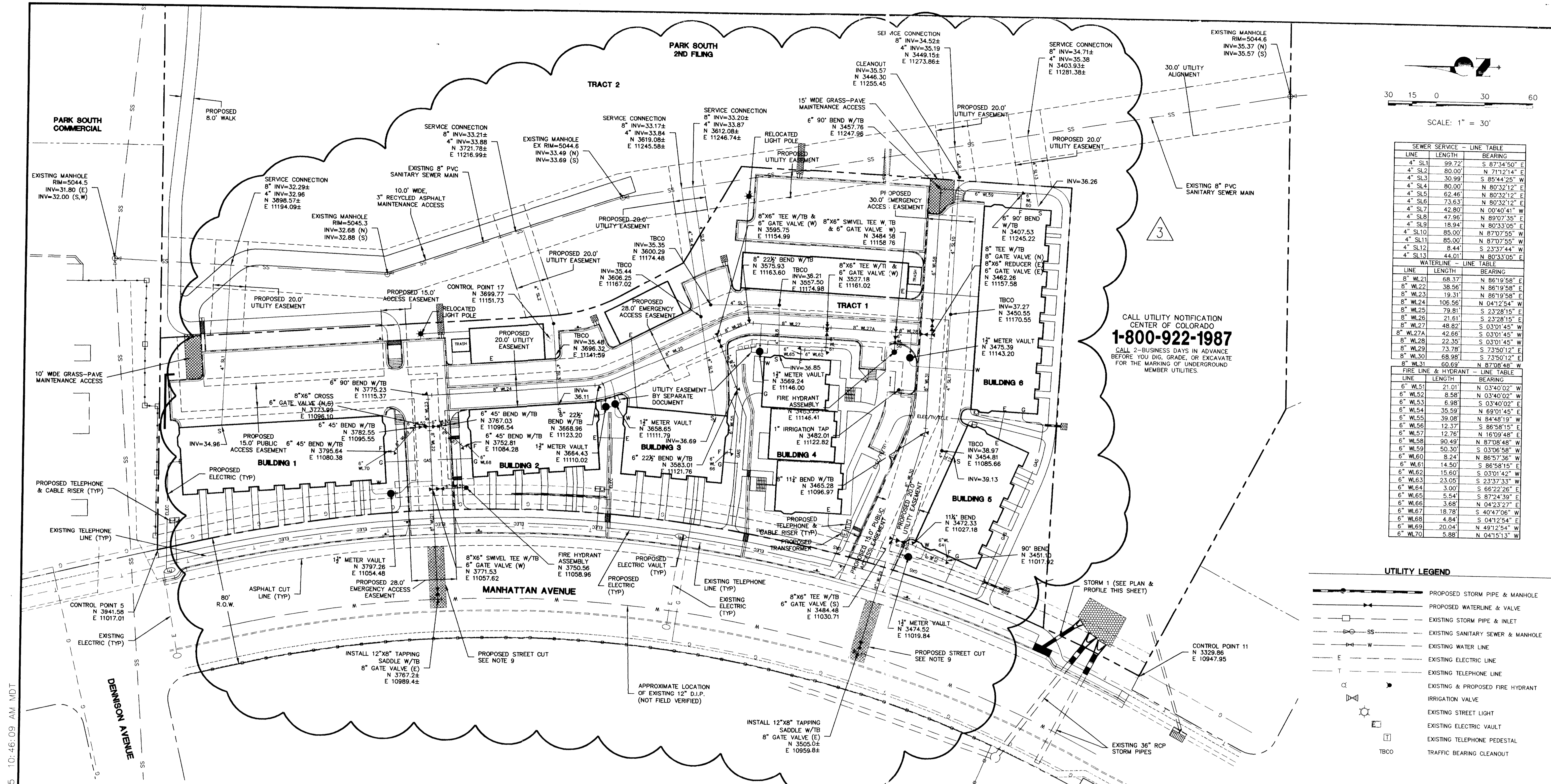
R.J.L. Surveys  
113 Cameron Drive  
Ste. B  
Fort Collins, CO 80525  
(970) 226-3007

**MANHATTAN  
TOWNHOMES**  
BEING A REPLAT OF PARK SOUTH  
SECOND FILING PUD  
FORT COLLINS COLORADO

**FINAL ELEVATIONS**

DATE	05/06/05
JOB NO.	VFR 03-057
DRAWN	AJ
CHECKED	CM
REVISED	07/20/05 10/25/05 MYLAR
	06/16/05
	08/13/05

M 113 2452



SEWER SERVICE - LINE TABLE		
LINE	LENGTH	BEARING
4" SL1	99.72	S 87°34'50" E
4" SL2	80.00	N 71°12'14" E
4" SL3	30.99	S 85°44'25" W
4" SL4	80.00	N 80°32'12" E
4" SL5	62.46	N 80°32'12" E
4" SL6	73.63	N 80°32'12" E
4" SL7	42.80	N 00°40'41" W
4" SL8	47.96	N 89°07'35" E
4" SL9	18.94	N 80°33'05" E
4" SL10	85.00	N 87°07'55" W
4" SL11	85.00	N 87°07'55" W
4" SL12	8.44	S 23°37'44" W
4" SL13	44.01	N 80°33'05" E

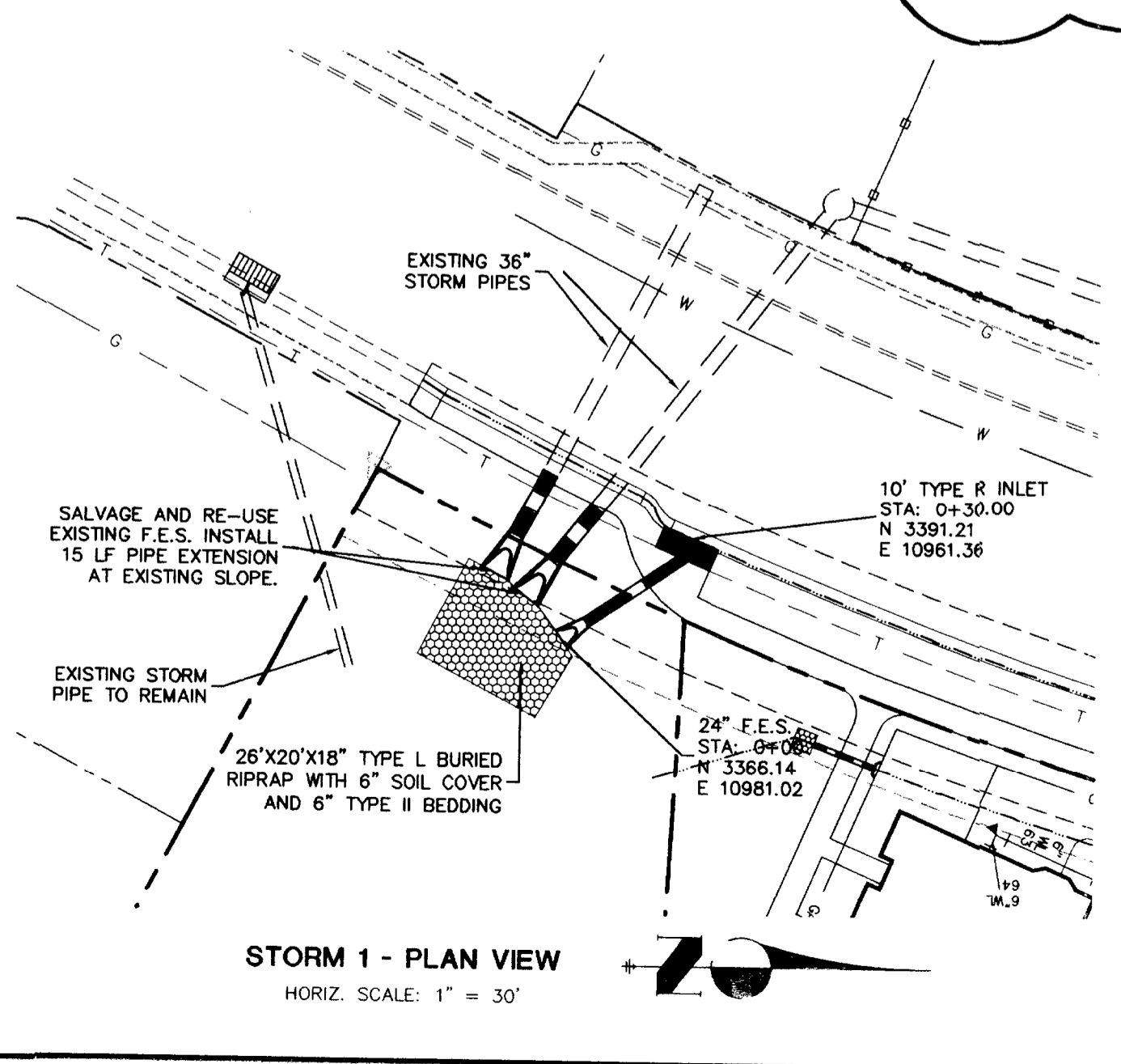
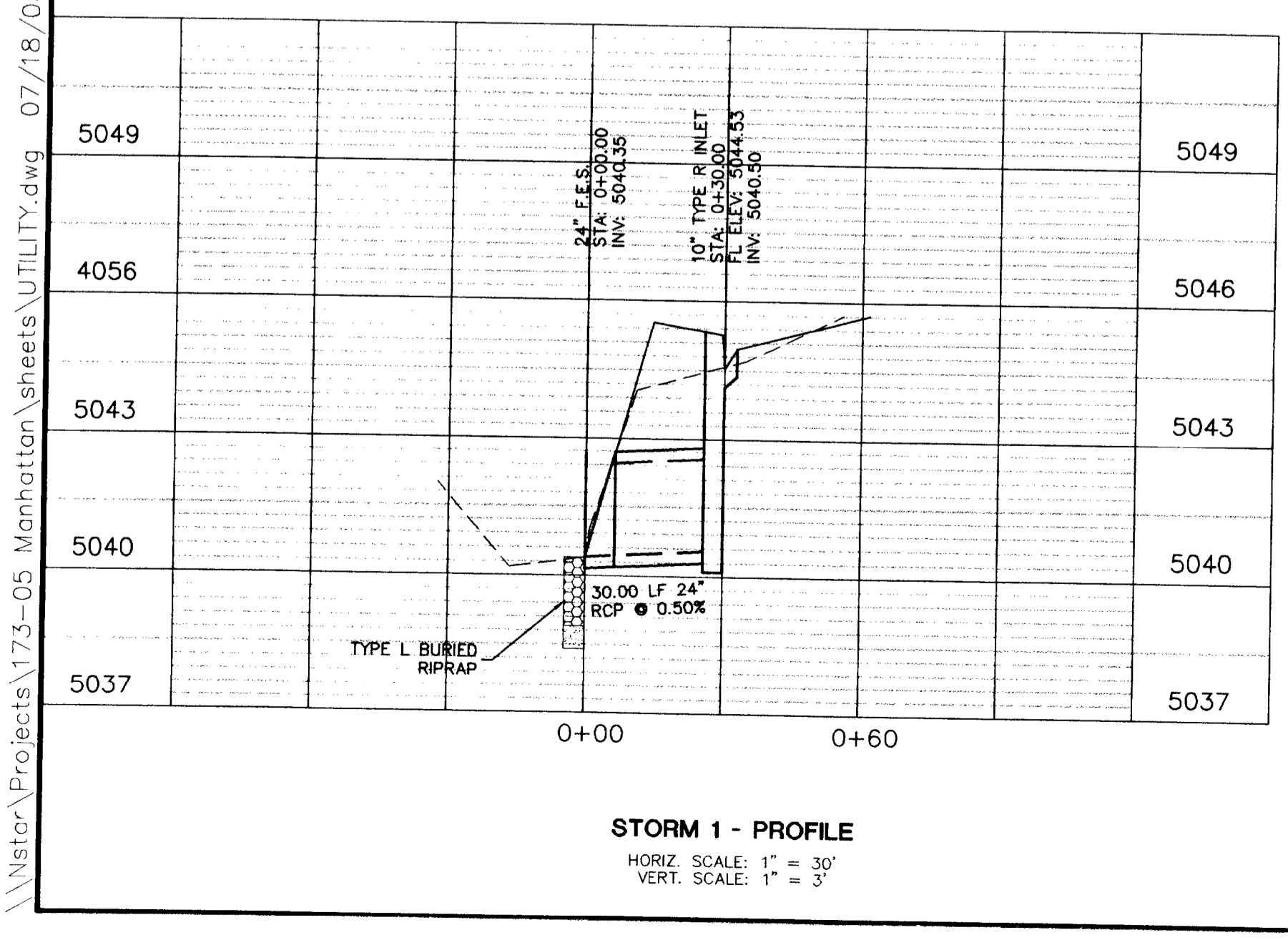
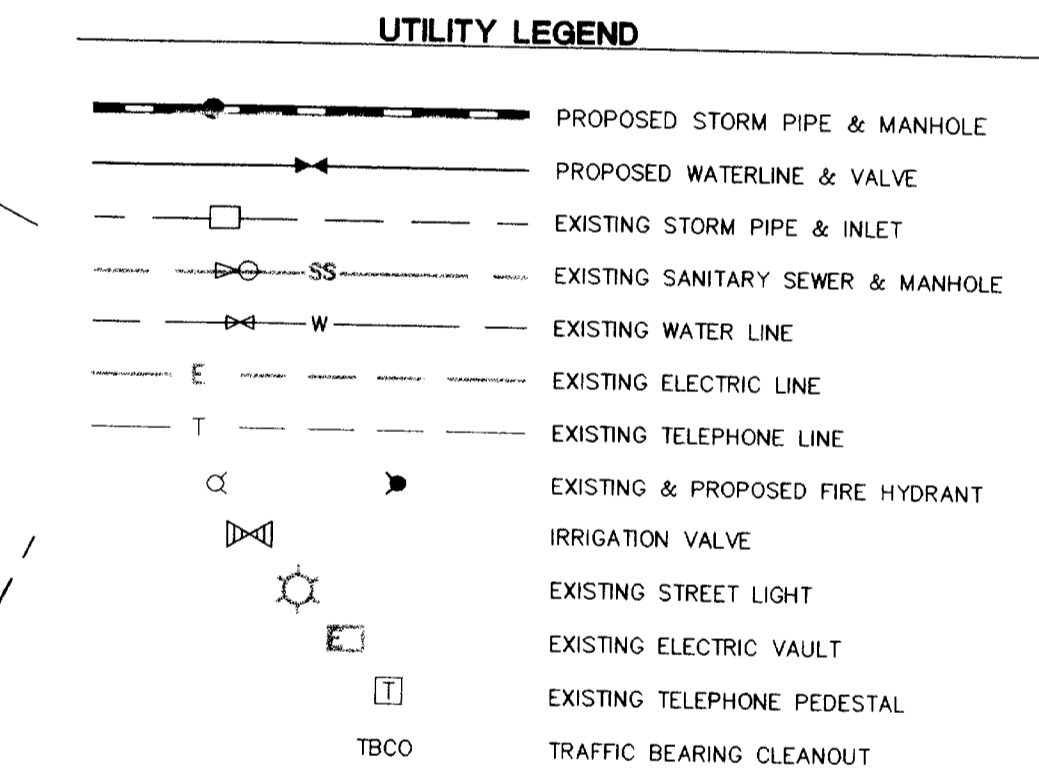
  

WATERLINE - LINE TABLE		
LINE	LENGTH	BEARING
8" WL21	68.37	N 86°19'58" E
8" WL22	38.56	N 86°19'58" E
8" WL23	19.31	N 86°19'58" E
8" WL24	106.56	N 04°12'54" W
8" WL25	79.81	S 23°28'15" E
8" WL26	21.61	S 23°28'15" E
8" WL27	48.82	S 03°01'45" W
8" WL27A	42.66	S 03°01'45" W
8" WL28	22.35	S 03°01'45" W
8" WL29	73.78	S 73°50'12" E
8" WL30	68.98	S 73°50'12" E
8" WL31	60.69	N 87°08'48" W

FIRE LINE & HYDRANT - LINE TABLE		
LINE	LENGTH	BEARING
6" FL51	21.01	N 03°40'02" W
6" FL52	8.58	N 03°40'02" W
6" FL53	6.98	S 03°40'02" E
6" FL54	35.59	N 89°01'45" E
6" FL55	39.08	N 84°48'19" W
6" FL56	12.37	S 86°58'15" E
6" FL57	12.76	N 16°59'48" E
6" FL58	90.49	N 87°08'48" W
6" FL59	50.30	S 03°06'58" W
6" FL60	8.24	N 86°57'36" W
6" FL61	14.50	S 86°58'15" E
6" FL62	15.60	S 03°01'42" W
6" FL63	23.05	S 23°37'33" W
6" FL64	3.00	S 68°22'20" E
6" FL65	5.54	S 87°24'39" W
6" FL66	3.68	N 04°23'27" E
6" FL67	18.78	S 40°47'06" W
6" FL68	4.84	S 04°12'54" E
6" FL69	20.04	N 49°12'54" W
6" FL70	5.98	N 04°15'13" W

CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- NOTES**
- ALL WATER SERVICES SHALL BE 1 1/2" UNLESS NOTED OTHERWISE.
  - ALL SEWER SERVICE SHALL BE 4" PVC AND HAVE A SLOPE OF 2% UNLESS NOTED OTHERWISE.
  - ALL FIRE LINES SHALL BE 6" PVC UNLESS NOTED OTHERWISE.
  - MINIMUM COVER OVER WATER SERVICES AND MAINS SHALL BE 5.0', MAXIMUM COVER SHALL BE 6.0' UNLESS NOTED OTHERWISE.
  - WATER MAINS SHALL BE 8" D.I.P. WITH POLYWRAP UNLESS NOTED OTHERWISE AND SHALL CONFORM TO CITY OF FORT COLLINS WATER AND WASTEWATER UTILITY STANDARDS CURRENT AT TIME OF APPROVAL. FIRE LINES SHALL BE PVC C900, CLASS 200.
  - ALL FIRE LINES SHALL HAVE BACK-FLOW PREVENTION DEVICES WITH FLOW DETECTION.
  - ALL CONNECTIONS TO EXISTING THE SANITARY SEWER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF FORT COLLINS STANDARDS.
  - ALL CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF FORT COLLINS STANDARDS.
  - LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
  - REFER TO SHEET 3 FOR UTILITY REMOVAL INFORMATION.

**Utility Providers**

**UTILITY PLAN APPROVAL**

CHECKED BY: *[Signature]* *[Signature]* *[Signature]*  
 XCEL Energy Date  
 Comcast Date  
 Qwest Date

**City of Fort Collins, Colorado**

**UTILITY PLAN APPROVAL**

APPROVED: *[Signature]* 11/25/05  
 City Engineer Date

CHECKED BY: *[Signature]* *[Signature]*  
 Water & Wastewater Utility Date  
 Stormwater Utility Date

CHECKED BY: *[Signature]* *[Signature]*  
 Parks & Recreation Date  
 Traffic Engineer Date

CHECKED BY: *[Signature]*  
 Light & Power Date

**North Star design, inc.**  
 700 Automation Drive, Unit 1  
 Windsor, Colorado 80550  
 Phone: 970-686-6939  
 Fax: 970-686-1188

BY DATE: BK 07/03/07  
 TDS 03/06/09  
 TDS 04/07/05

REVISION: REVISION ONSITE PARKING & GARAGE LAYOUT - REVISED  
 SERVICE AND PROPOSED LAYOUT REVISED  
 REVISED WATER METER AND FIRE SERVICES

Date: 10/17/05  
 Scale: 1" = 30'  
 Designed by: SB  
 Drawn by: SB

**MANHATTAN TOWNHOMES BEING A REPLAT OF PARK SOUTH 2ND FILING P.U.D.**

**OVERALL UTILITY PLAN**

SHEET **5** OF 14

Job No. 173-05

\\nstar\Projects\173-05 Manhattan\Sheets\UTILITY.dwg 07/18/05 10:46:09 AM MDT



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](http://fcgov.com)

February 11, 2013

Blaine Rappe  
Loveland Midtown Development, Inc.  
1043 Eagle Dr.  
Loveland, CO 80537

**Re:** 3836 Manhattan Ave - Townhomes

**Description of project:** This is a request to construct a 41 unit townhome project similar to the expired plans for the Manhattan Townhomes located at 3836 Manhattan Avenue (Parcel # 97351-86-001). The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. If the project contains more than 75 bedrooms, the project is 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, Jason Holland, at 970-224-6126 or [jholland@fcgov.com](mailto:jholland@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. Land Use Code (LUC) 4.5(D)(6) It is unclear how this development is meeting the The Neighborhood Park Requirement of this section. Please demonstrate compliance
2. LUC 3.2.5 Enclosures are required that will adequately accommodate both the trash and recycling needs of the project. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.
3. LUC 3.2.2(C)(5)(a) Walkways from building entrances to the street sidewalks shall be 6ft in width
4. LUC 3.2.2(C)(4) There are new bicycle standards and it is unclear at this time the development is meeting those. Please review standards and if necessary revise plans to comply.
5. LUC 3.2.4 A lighting plan is required (see section for details).
6. It may be necessary for this project to install the trail connection on the adjoining lot. Further staff discussion is needed to determine if this connection is required of the project.
7. LUC 3.2.1 A landscape plan is required that. It is unclear if the old plan is still in compliance with current standards. Please review section and revise plans to comply

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. The water mains and sanitary sewer services shown on the approved utility plans (Last revised April 2009) are essentially complete with only some minor items remaining.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees will be due at building permit. The raw water requirements were previously satisfied.

**Department: Stormwater Engineering**

**Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)**

1. The approved drainage report is still acceptable but may need an addendum if there are changes to the approved drainage plan to meet new requirements.
2. Water quantity detention was proposed and accepted to be provided in the adjacent regional Manhattan detention pond.
3. Water quality treatment is also required as described in the City's Stormwater Criteria Manual and is provided in the adjacent regional detention pond. However the additional use of any of the Urban Storm Drainage Criteria Manual, Volume 3 ' Best Management Practices (BMPs) is encouraged .  
([http://www.udfcd.org/downloads/down\\_critmanual\\_vollll.htm](http://www.udfcd.org/downloads/down_critmanual_vollll.htm))
4. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
6. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update as well the City's Design Criteria and Construction standards.

**Department: Park Planning**

**Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)**

1. 1. 1/25/2013: No comments

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANE SPECIFICATIONS**

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

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

**\*STRUCTURES EXCEEDING 30' IN HEIGHT OR THREE OR MORE STORIES**

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

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

**2. WATER SUPPLY**

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

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

**3. PREMISE IDENTIFICATION**

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

2006 International Fire Code 505.1

**4. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS**

An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. Exceptions: Detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress.

2006 International Fire Code 903.2.7

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands, wet meadows, and aquatic areas). Please note the buffer zone standards range from 50-100' for these features, 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 ECS is due no later than 10 days prior to the PDP submittal for the project.
2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

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. 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. 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. 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. As several of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221-6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

**Department: Engineering Development Review**

**Contact: Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. 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. Installation of curb, gutter and detached sidewalk along the frontage of the property and a connection to the existing sidewalk to the south will be required with this project.
8. A new set of utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Engineering Development Review**

**Contact: Tyler Siegmund, 970-221-6501, [tsiegmund@fcgov.com](mailto:tsiegmund@fcgov.com)**

10. This project will be responsible to repair the asphalt road to current standards where the previous utility connections cut the road.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. Electric primary system was installed for the expired Manhattan Townhomes development. Secondary services have been stubbed out but not installed.
2. Any relocation or modification to the existing electric facilities will be at the owners expense.
3. Light & Power development charges were paid with the expired Manhattan Townhomes exclusive of secondary services charges. Secondary service charges will be due at time of building permit. Any change in the number of units or the existing layout of the site may be subject to development charges and / or system modification charges.

**Current Planning**

**Contact: Jason Holland, 970-224-6126, [jholland@fcgov.com](mailto:jholland@fcgov.com)**

1. If multi-family buildings are limited to 8 or less units per building, then approval of the plans would be under a Hearing Officer. If more than 8 units per building are desired, then the project is subject to review and approval by the Planning and Zoning Board.
2. Each multi-family dwelling containing between four (4) and eight (8) dwelling units, when located in a building of three (3) or more stories in height, shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics similar in scale to those of single-family detached dwelling units, so that such larger buildings can be aesthetically integrated into the low density neighborhood. The following specific standards shall also apply to such multi-family dwellings:

For any development containing at least five (5) and not more than seven (7) dwelling units, there shall be at least two (2) distinctly different building designs. For any such development containing more than seven (7) dwelling units, there shall be at least three (3) distinctly different building designs. For all developments, there shall be no more than two (2) similar buildings placed next to each other along a street or major walkway spine. Distinctly different building designs shall provide significant variation in footprint size and shape, architectural elevations and entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics. To meet this standard, such variation shall not consist solely of different combinations of the same building features.

Each multi-family building shall feature a palette of muted colors, earth tone colors, natural colors found in surrounding landscape or colors consistent with the adjacent neighborhood. For a multiple structure development containing at least forty (40) and not more than fifty-six (56) dwelling units, there shall be at least two (2) distinct color schemes used on structures throughout the development.

The maximum height of a multi-family building shall be three (3) stories. Buildings with a setback of less



## Current Planning

Contact: Jason Holland, 970-224-6126, [jholland@fcgov.com](mailto:jholland@fcgov.com)

than fifty (50) feet facing a street or single- or two-family dwellings shall minimize the impact on the adjacent single- or two-family dwelling property by reducing the number of stories and terracing the roof lines over the occupied space.

The maximum gross floor area (excluding garages) shall be fourteen thousand (14,000) square feet.

Colors of nonmasonry materials shall be varied from structure to structure to differentiate between buildings and provide variety and individuality. Colors and materials shall be integrated to visually reduce the scale of the buildings by contrasting trim, by contrasting shades or by distinguishing one (1) section or architectural element from another. Bright colors, if used, shall be reserved for accent and trim.

3. Any garage located with its rear wall along the perimeter of a development and within sixty-five (65) feet of a public right-of-way or the property line of the development site shall not exceed fifty-five (55) feet in length. A minimum of seven (7) feet of landscaping must be provided between any two (2) such perimeter garages.

(b) Articulation. No rear garage wall that faces a street or adjacent development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:

1. change in wall plane of at least six (6) inches,
  2. change in material or masonry pattern,
  3. change in roof plane,
  4. windows,
  5. doorways,
  6. false door or window openings defined by frames, sills and lintels, and/or
  7. an equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building.
4. 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.
  5. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
8. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
9. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

*2009 International Building Code (IBC)*

*2009 International Residential Code (IRC)*

*2009 International Energy Conservation Code (IECC)*

*2009 International Mechanical Code (IMC)*

*2009 International Fuel Gas Code (IFGC)*

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

City of Fort Collins  
Building Services  
Plan Review  
416-2341