

Conceptual Review Agenda

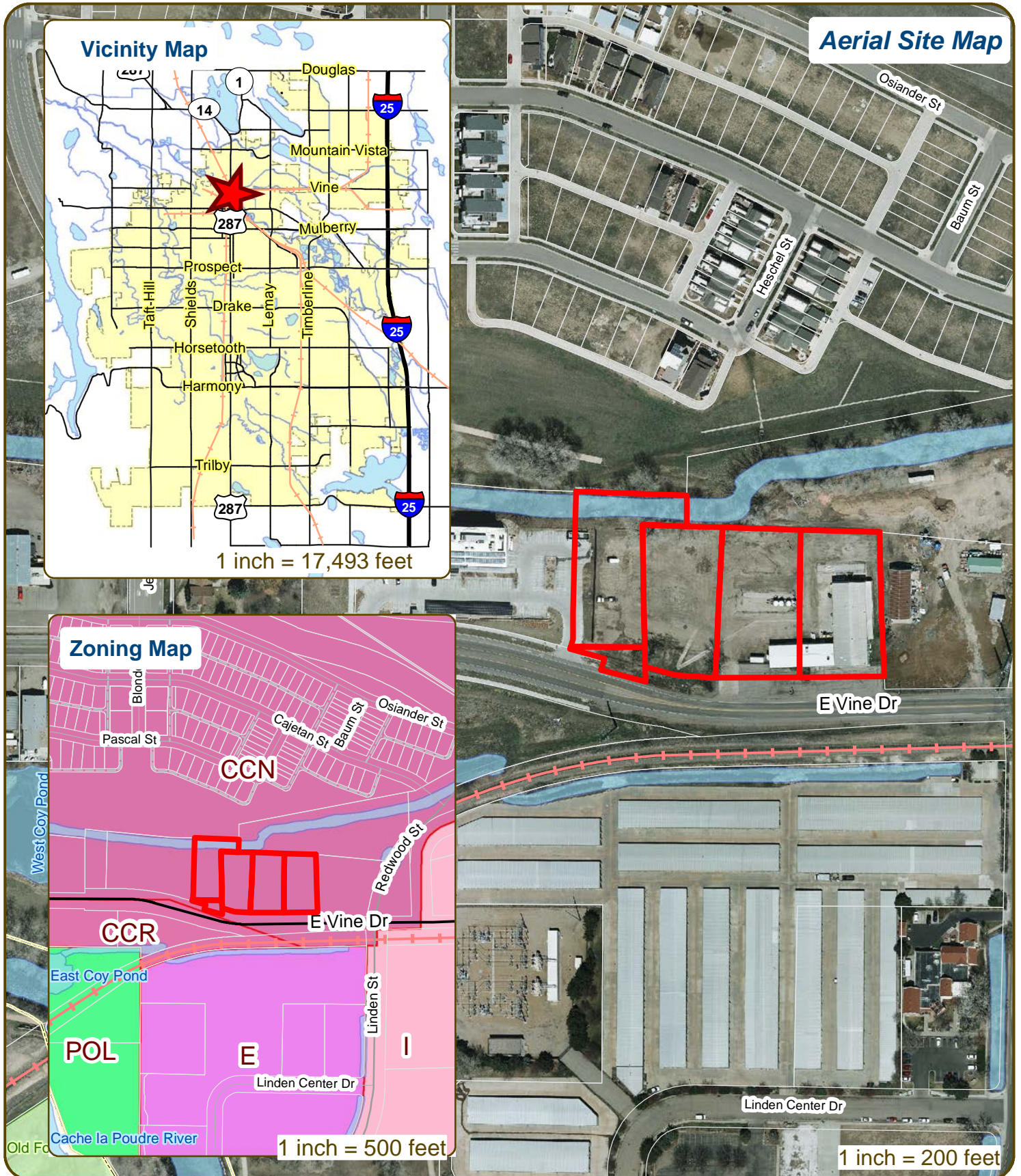
Schedule for 03/10/14 to 03/10/14

281 Conference Room A

Monday, March 10, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	412 Vine Dr - Office/lab CDR140009	Russell Lee 970-224-5828 russ.lee@ripleydesigninc.com	This is a request to construct two buildings for office/laboratory use at 412 East Vine Drive (Parcel #s 97013-00-062, 97122-00-008, 97013-08-001, 97013-06-001 & 97013-06-002). The existing structures on site would be removed and two, 3-story buildings constructed in their place. Each building would be approximately 30,000 to 40,000 square feet. The site is located in the Community Commercial - North College (C-C-N) Zone District. Office/laboratory uses are subject to Administrative (Type 1) review.	Clark Mapes
10:15	6813 S College Ave - Adult Day/Respite Care CDR140010	James Brannan 303-710-1851 jim@jamesbrannan.com	This is a request to utilize and expand an existing building located at 6813 S College Avenue (Parcel # 96141-00-002) for adult day/respice care. Total additions planned on-site include 525 SF to the main structure and 1,000 SF to an accessory utility building. The building has been vacant for more than 12 months. The site is located in the Medium Density, Mixed-Use Neighborhood (M-M-N) Zone District. Adult day/respice care is subject to Administrative (Type 1) review.	Ryan Mounce
11:00	4706 McMurry Ave - Multifamily CDR140011	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	This is a request to construct affordable multifamily housing located at 4706 McMurry Avenue (Parcel # 86061-00-030). 128 units are proposed in a mix of one and two-bedroom units. Units will be affordable and senior-oriented. The site is located in the Harmony Corridor (H-C) Zone District. Multifamily units are subject to Planning & Zoning Board (Type 2) review.	Ryan Mounce

412 E Vine Dr Office/Lab



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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) _____

Russell Lee (Ripley Design) Devin Ferry and Chuck Yocum (Developer)

Business Name (if applicable) _____

Your Mailing Address 401 West Mountain Ste 100 Fort Collins, CO 80521

Phone Number 970-224-5828 **Email Address** Russ.Lee@ripleydesigninc.com

Site Address or Description (parcel # if no address) 300, 400, 412 East Vine Drive, Fort Collins

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

Proposed Use Office/Laboratory **Existing Use** Office/Laboratory

Total Building Square Footage 60K-80K S.F. **Number of Stories** 3 **Lot Dimensions** ± 465' x 219'

Age of any Existing Structures 32 yrs. old

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

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

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

Info available on FC Maps: <http://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area ± 55,000 S.F.

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



land planning ■ landscape architecture ■ urban design ■ entitlement

February 26, 2013

Inverness Innovation Park Parcel B Project Narrative

The developer would like to construct two buildings on the parcels east of the Rocky Mountain Innosphere (RMI) building located along East Vine. The existing office/ laboratory building will be removed. Two new buildings are proposed. The buildings will have automatic fire sprinklers. They will house both laboratories and offices and will be designed to attract innovative entrepreneurs and businesses specializing in science and technology. The architecture is envisioned to have a modern edge with accents of natural materials to give it a distinctive Fort Collins aesthetic.

Laboratories require precisely controlled conditions. Due to concerns about vibration from the adjacent railroad and East Vine Drive, the buildings have been placed along the site's north edge. This placement allows for the preservation of two existing large trees along east Vine Drive. This orientation also complements the RMI building creating a cohesive campus feel between the two developments.

To accentuate this campus feel, this project proposes a low screen wall along East Vine Drive which would continue the urban edge started at the RMI building. An enhanced pedestrian access will be provided along the western boundary, allowing for direct pedestrian access to the buildings without crossing parking or drive ways. In addition, a pedestrian walk connection will link these buildings with the RMI site.

A plaza, located between the two buildings will provide a pleasant outdoor gathering space for the building users. Its location provides a focal point as well as engages the pedestrian with the Josh Ames Ditch and the natural amenities to the north. Site amenities including special paving, lighting, planting and a variety of seating will enhance the space.

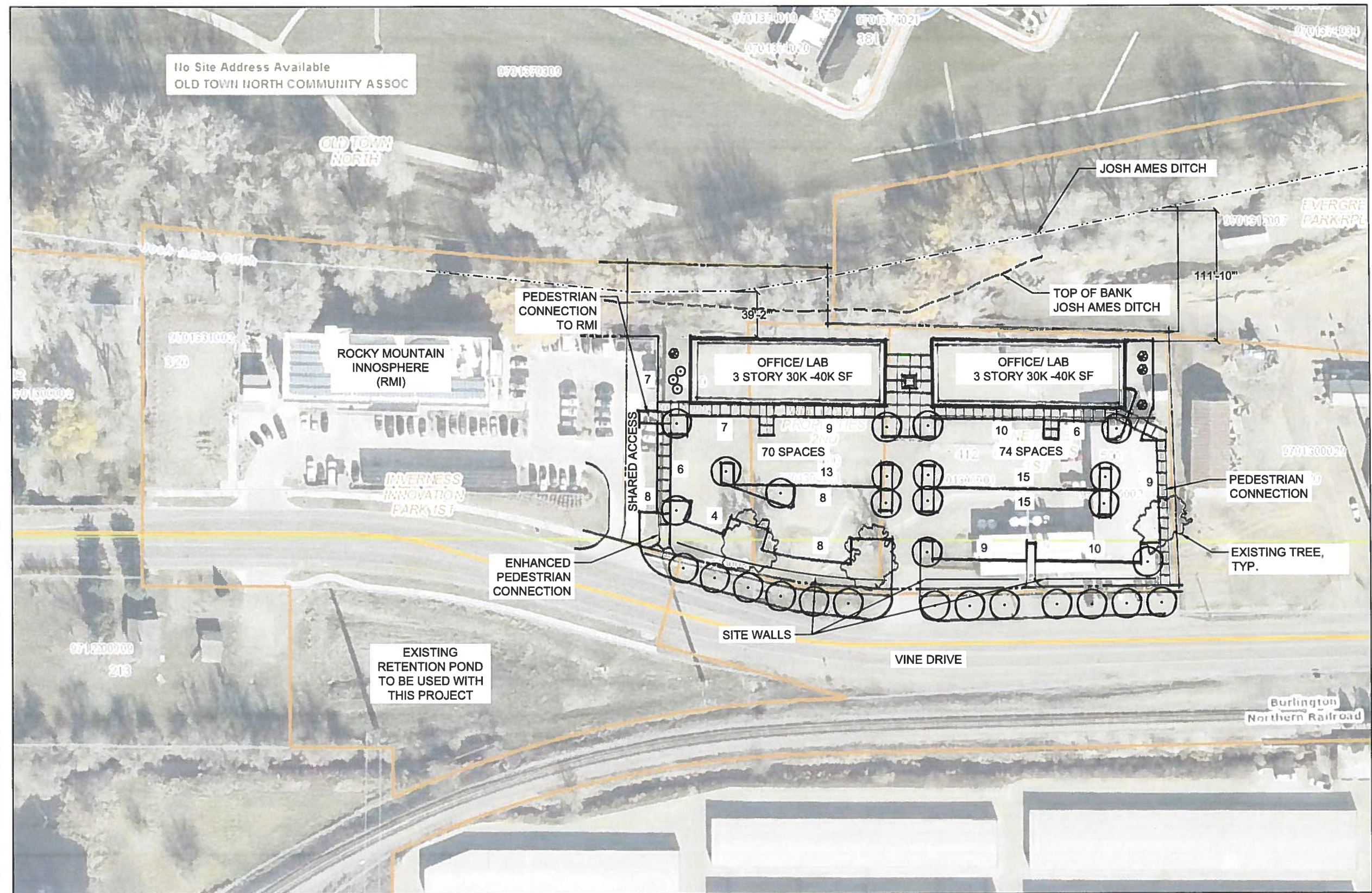
The improvements are setback from the Josh Ames Ditch an average of 66' (+/-40' at the west end and +/-106' at the east end). The landscape between the improvements and the ditch will transition the manicured plantings around the buildings to a more native look consisting of native seed and non-invasive shrubs appropriate for the natural environment adjacent to the ditch.

The existing retention/ infiltration pond across East Vine Drive has been sized to accommodate the detention requirements of this project. The existing pond will be used for this project's detention. The applicant would like to know if water quality can be handled in the existing retention pond or if it needs to be on site? What other LID requirements will need to occur on site?

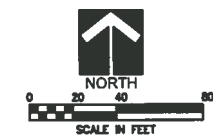
Please refer to the attached conceptual site plan for additional detail regarding the proposed project.

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com



This plan was generated from scanned print material and non-rectified aerial imagery. Ripley Design can not guarantee the accuracy of the layout, dimensions or parking counts.



THIS IS A LAND USE PLANNING DOCUMENT, NOT A CONSTRUCTION DOCUMENT. REFER TO CIVIL ENGINEERING PLANS.

Inverness Innovation Park Parcel B

CONCEPT PLAN



land planning landscape architecture urban design entitlement
401 West Mountain Avenue, Suite 200 Fort Collins, CO 80521
fax 970/224.1682 phone 970/224.1181 www.ripleydesigninc.com

IN ASSOCIATION WITH:

ISSUED		
No.	DESCRIPTION	DATE
1	CONCEPT PLAN	2/26/2014
REVISIONS		
No.	DESCRIPTION	DATE
1		
2		
3		

CONCEPT PLAN

SEAL:

PROJECT No.:
DRAWN BY:
REVIEWED BY:



March 17, 2014

Russell Lee
Ripley Design Inc.
401 W Mountain Ave Suite #100
Fort Collins, CO 80521

Re: 412 Vine Dr - Office/lab

Description of project: This is a request to construct two buildings for office/laboratory use at 412 East Vine Drive (Parcel #s 97013-00-062, 97122-00-008, 97013-08-001, 97013-06-001 & 97013-06-002). The existing structures on site would be removed and two, 3-story buildings constructed in their place. Each building would be approximately 30,000 to 40,000 square feet. The site is located in the Community Commercial - North College (C-C-N) Zone District. Office/laboratory uses are subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. A modification to LUC 3.5.3(C)(2) which establishes build to lines in relationship to the street is required unless it's determined that one or more of the exceptions in 3.5.3(C)(2)(d) is satisfied.
2. 144 vehicle parking spaces are proposed which is less than the maximum 3 spaces per 1000 square feet allowed based on the buildings' proposed square footage. Parking for the existing RMI site is insufficient to meet their parking demand. Is there any possibility of increasing the amount of parking proposed? A min. of 5 HC spaces are required with one meeting LUC 3.2.2(K)(5)(d) for van accessible space.
3. A min. of 1 bicycle storage or space is required for every 4000 s.f. of (office) building square feet with 20% of the storage/spaces being enclosed and 80% fixed (racks) or not enclosed. LUC 3.2.2(C)(4).

A trash enclosure will be required.

4. Consider landscape treatments at the rear of the buildings as what the RMI building did which may have included a sidewalk at the rear.
5. The western portion of the development does not appear to be platted. It will have to be platted as part of the development process.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 6-inch water main and a 21-inch sewer in Vine.
2. There are two ¾-inch water services extending north from the main in Vine. These are at 408 and 500 E Vine.
3. All water and sewer lines extending to these properties must be used or abandoned at the main.
4. Any connections to the 21-inch sewer must be made at a manhole.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights will be due at building permit. Credit will be given for services where accounts have previously been established.

Department: Stormwater Engineering

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

1. Floodplain Comments:
This project is located in the FEMA regulatory Poudre River 500-year floodplain and must abide by Chapter 10 of City Code. A FEMA Flood Risk Map is attached.
2. Even though the property is currently not shown in the Poudre River 100-year high risk flood fringe, we know that there is more water flowing in Vine Drive than what the floodplain map reflects. FEMA has begun to remap the Poudre River. They are calling this RiskMAP, and it will be a multi-year project. This property is likely to be included in the 100-year high risk flood fringe when the area is remapped, and any future development will be subject to the floodplain map and regulations effective when RiskMAP is completed. We strongly recommend that any new structures be elevated sufficiently to minimize the risk of flooding.
3. At-Risk Population and Essential Service critical facilities are not allowed in the moderate risk 500-year floodplain. At-Risk Population, Essential Service, Hazardous Material and Government Service critical facilities are all prohibited in the 100-year floodplain.
4. Due to the additional flow in Vine Drive, we also are concerned about hazardous material critical facilities on this site. If this property is identified as being within the high risk flood fringe, hazardous material critical facilities would not be allowed. We would like to discuss your operations further to understand if this would be considered a critical facility.
5. If the property were to be mapped in the 100-year floodplain; the developer would be required to have an Emergency Response Preparedness Plan approved prior to starting construction, and floatable materials (including overnight parking) would be prohibited.
6. The Floodplain Administrator for the Poudre River Floodplain is Marsha Hilmes-Robinson; 970.224.6036, mhilmesrobinson@fcgov.com. Please schedule a meeting with her as soon as possible to discuss the elevation of proposed structures, and the nature of the operation of the laboratory as it relates to hazardous materials.
7. Stormwater Development Review Comments:

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.

8. 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 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.
9. The detention for this site is in an infiltration pond (no outlet except percolation) on the south side of Vine Drive. As long as this proposal is in the basin area FE no additional quantity detention is needed.
10. Fifty percent of the site runoff is required to be treated using the standard water quality treatment but right now the infiltration pond treats all of the runoff because it does not discharge into the drainage system.
11. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
12. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
13. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

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

radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

3. FIRE LANES

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

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width (see footnote for buildings over 30' in height)* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

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

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

4. AUTOMATIC FIRE SPRINKLER SYSTEM

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

5. HAZARDOUS MATERIALS

The storage of hazardous materials shall be regulated by Chapter 50 and other relevant chapters of the 2012 International Fire Code. The Poudre Fire Authority shall review and approve the on-site, outdoor storage of hazardous materials.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Lake Canal). Please note the buffer zone standard for the canal is 50' from top-of-bank, as identified in Section 3.4.1(E) of the Land Use Code. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
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 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 may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. Looking down the road, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Right-of-way to continue the 42' half right-of-way for Vine Drive will need to be provided. A 15' utility easement behind the right-of-way is required unless a different width is approved by all the utility providers. In accordance with the development agreement for Inverness Innovation to the west, this property will need to convey a sight distance easement to ensure a suitable sight distance corridor is maintained for the eastern driveway of that project out to Vine Drive. This may impact the proposed screen wall location.
7. The development will need to design and improve Vine Drive to minor arterial standards abutting the property. Offsite design to the east will be required as was required with the Inverness Innovation project.
8. Driveway access to the site will need to be reviewed in accordance with criteria in LCUASS. Inverness Innovation eastern driveway (which requires the sight distance easement) was intended to be joint access with the proposal and should be incorporated into the site plan.

9. Construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized with recordation costs required of the developer.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. System modification and electric development charges will apply. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges. Power requirements, as well as the meter and transformer locations, will need to be coordinated with Light and Power Engineering. A C-1 form and 1-line diagram will need to be submitted to Light and Power Engineering. The C-1 form is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.

Current Planning

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

1. The proposed office/laboratory uses are consistent with the zoning and North College Corridor Plan, improving the linkage across the river between Downtown and the North College Corridor and bringing supportive employment uses near Downtown.
2. Adding to comments from Zoning: A key Code standard requires mixed use buildings to be placed to face onto street sidewalks with no intervening parking lots. This is perhaps the most important site planning standard in the Code. It implements important and pervasive aspects of the community's Comprehensive Plan. Purposes are to create attractive and active streets that encourage pedestrian use. The proposed plan is fundamentally contrary to this standard. A Modification of the standards could be requested based on the proposed plan meeting the purposes as well as or better than a plan that complies with the standard, and/or the proposed plan being necessary due to unusual physical conditions unique to the property.
3. In order to proceed forward with consideration of a Modification, please prepare a plan that complies with the standard, in similar format to the plan with the layout as submitted, for comparison and evaluation side-by-side. The point is to aid review of the Modification if the applicants choose to proceed with a layout similar to the one submitted.
4. Some factors to incorporate into a plan requiring the Modification request would be: 1) bring architectural features of the building out to the street sidewalk; and 2) bring enhanced tree-lined walkways out to the street sidewalk. The Siberian Elm trees do not warrant the Modification as they are poor to fair. If they can be kept and incorporated into plans they would be a positive aspect of the development but they should not determine building placement as shown in the application.
5. A question to be addressed: can the assertion about vibration from the railroad and Vine Drive be quantified or validated, in order to be useful as a potential consideration for a decision maker? i.e., how much vibration occurs; what kind of lab uses would be precluded? Lab-type uses do not appear to be incompatible with the presence of railroads as a general land use principle, based on light industrial areas where such uses often occur near rail lines.
6. Human-scale design features are required for building facades - wall articulation, prominently defined entrance(s), and design of the base and top of buildings to relate to pedestrians and the skyline

respectively.

7. A consideration that may be interrelated with the fundamental building orientation is the question of service, delivery, loading, trash, and recycling facilities. One of the aspects of a plan meeting the street orientation standards is that these functions can be absorbed internally within the site behind streetfront buildings. Will there be any potential need for truck parking?
8. TRAFFIC OP's: The development will need to submit a traffic impact study.
9. TRAFFIC OP's: This portion of Vine is a 2-lane arterial and the development will be required to improve Vine with a center two-way left turn lane the length of their frontage to Vine (Figure 8-1, Note 1, LCUASS).
10. 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.
11. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
12. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
13. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
14. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
15. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
16. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/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)

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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.

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Seismic Design: Category B.

Climate Zone: Zone 5

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1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
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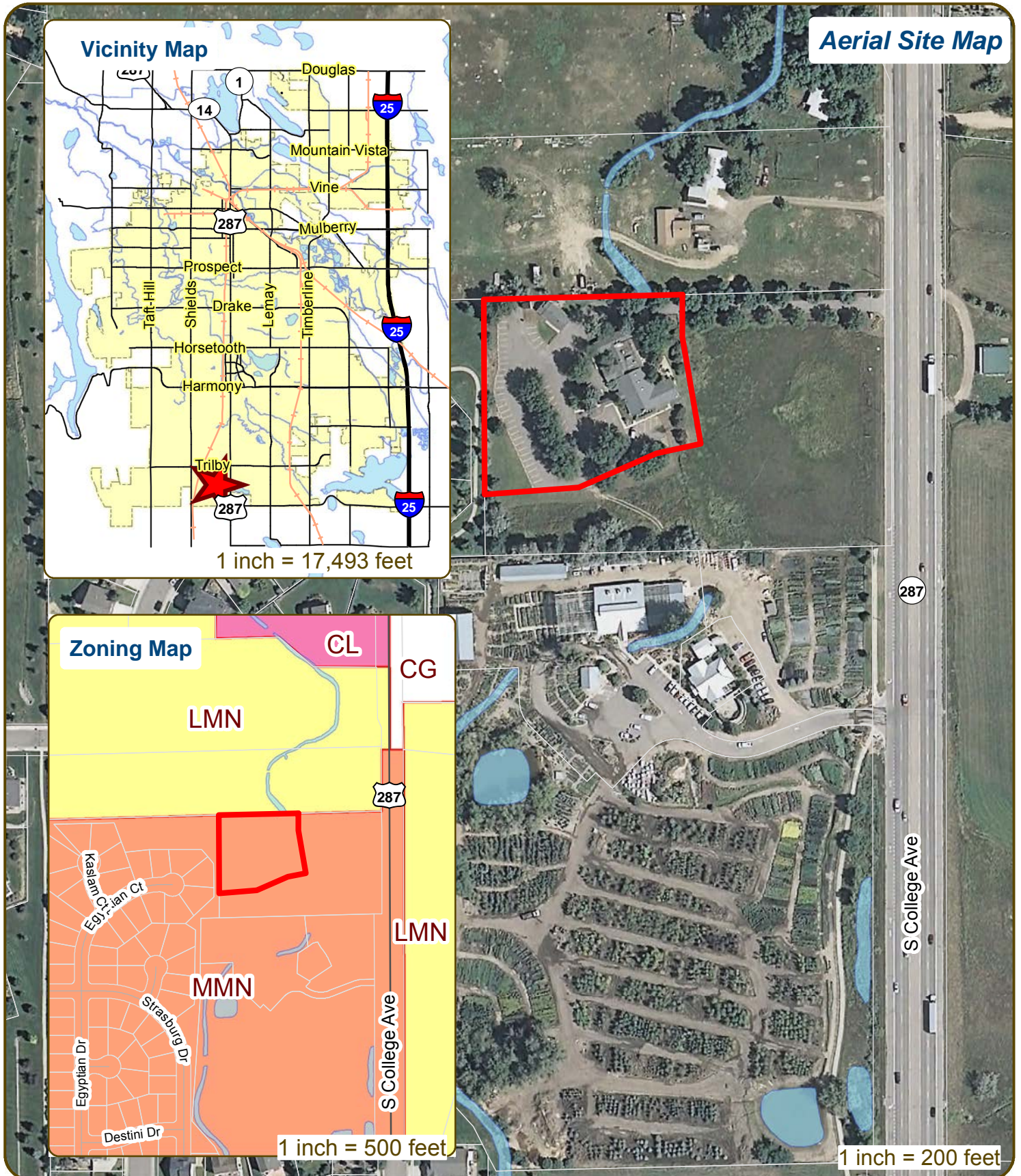
City of Fort Collins

Building Services

Plan Review

416-2341

6813 S College Ave Adult Day/Respite Care



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

James D. Brannan, Consultant

Business Name (if applicable) Strategic Plan Consulting, Inc.

Your Mailing Address 1209 St. Croix Place, Fort Collins, Co. 80525

Phone Number 303-710-1851 **Email Address** Jim@jamesdbrannan.com

Site Address or Description (parcel # if no address) 6813 South College Ave. Ft. Collins, CO.

Description of Proposal (attach additional sheets if necessary) Additions to existing structures and construction of a storage/utility structure in the existing parking lot.

Proposed Use Adult Day Care **Existing Use** Fraternal Order of Police Lodge

Total Building Square Footage Approx. 11,000 S.F. **Number of Stories** 1 **Lot Dimensions** 302' x 297'

Age of any Existing Structures Originally Built in 1947

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 None 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?



West Entry Elevation

A Historical Preservation Review For:

Cottonwood Club

6813 SOUTH COLLEGE AVE.





West Elev.





West Elev.





West Elev.





West Elev.





North Elevation





East Elevation





East Elevation





East Elevation





East Elevation





East Elevation





South Elevation- East





South Elevation



Jim Brannan, AIA
SPC, Inc.



Strategic Plan Consulting, Inc.
303-710-1851
1209 St. Croix Place
Fort Collins, CO. 80525





March 14, 2014

James Brannan
Strategic Plan Consulting, Inc.
1209 St. Crois Place
Fort Collins, CO 80525

Re: 6813 S College Ave - Adult Day/Respite Care

Description of project: This is a request to utilize and expand an existing building located at 6813 S College Avenue (Parcel # 96141-00-002) for adult day/respite care. Total additions planned on-site include 525 SF to the main structure and 1,000 SF to an accessory utility building. The building has been vacant for more than 12 months. The site is located in the Medium Density, Mixed-Use Neighborhood (M-M-N) Zone District. Adult day/respite care is subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Rebecca Everette, at 970-416-2625 or reverette@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The parking areas will need to be improved meeting LUC 3.2.2 and 3.2.1 (design and landscaping). Having visited the site last week the asphalt may need resurfacing and re-striped. Screening and a min. 5' landscaping strip required along the boundaries of the parking lot. The driveway between the highway and the property appears to meet that requirement but improvements will need to be made including pruning of the trees there.
2. The property is located in the Residential Neighborhood Sign District. This will limit the entry sign on S College to no more than one sign at a max. of 32 s.f. per side and a 5' overall height.
3. The property is known as Foothills Country Club Catering PUD and a major amendment for the proposed use is required and will be processed as a Type 1 review. Full size copies are available in Technical Services.
4. Based on the legal description per County records the property appears not to be platted. Platting of the property is required.
5. The entryway portion off S College averages approximately 70 wide x nearly 348' long and on a separate parcel which may not be platted. The PUD documents indicate this parcel as a Non-Exclusive Easement. It

may have to be more descriptive during the platting process such as an access easement.

Department: Water-Wastewater Engineering

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

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage 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.
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 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. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. The drainage outfall for the site 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 \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing

impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

8. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the City's Design Criteria and Construction standards.

Department: Fire Authority

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

1. FIRE LANES

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

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. An engineer study may be needed to verify the construction design of the irrigation ditch crossing meets required structural needs.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

2. 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.

06IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

The hydrant requirement may, in some cases, be offset by the existing sprinkler system in an occupancy group where no sprinkler system is required (e.g. Group B). Please contact me for more information as needed.

3. OCCUPANCY CLASSIFICATION

Please verify the occupancy group classification for this facility. In our conceptual review meeting, the

applicant stated the intended use was a B-occupancy. Upon further review, a day care would most likely be classified as an I-4 or possibly an A-3, if the occupants are capable of responding to an emergency situation without physical assistance from the facility staff.

The occupancy classification will drive fire code requirements, especially those relative to fire sprinkler and alarm systems. A fire sprinkler system may not be required for an A-3 group occupancy (see 06IFC 903.2.1.3) however a sprinkler system is absolutely required for an I-4 group occupancy (see 06IFC 903.2.5). This is important because the lack of available hydrants in the area may be offset (substituted) by an available sprinkler system in an allowable A-3 occupancy group (i.e. sprinkler system not required), however, an I-3 occupancy group (i.e. requiring a sprinkler system) shall also require a hydrant to be within 300' of the structure. I recognize this to be confusing so please contact me should you need further clarification.

4. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background. The address for this property shall be posted in some manner at College Ave.

5. FIRE SPRINKLER SYSTEM

Depending on the occupancy group classification, tenant finish, etc., a review of the existing sprinkler plan shall be required. System alterations and upgrades require a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo at 970-416-2868 to discuss your needs or determine need for a system evaluation.

Department: Environmental Planning

Contact: Kate Rentschlar, 970-224-6086, krentschlar@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. As several of the trees within this site may 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.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

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

4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Specifically right of will need to be dedicated along College Ave (provided that parcel is a part of the application). 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. A turn lane or deceleration lane for this project will be determined based upon TIS report and traffic volumes. If required, any right-of-way or easements needed for this is the applicants responsibility
9. 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 and a circulator roadway is identified along the north edge of this property (along the entry driveway) that will connect College Ave (SH 287) to the N-S connector roadway. This project will be responsible for dedicating the appropriate right of way/ easements and configuring the site plan to accommodate these roadway in the future.
10. The property owners are financially responsible for the "local street" portion for their half of College Avenue adjacent to the project and for their portion of the circulator roadway.
11. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
12. 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.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. Contact Light and Power Engineering, 970-221-6700, if changes need to be made to the electric service.

Current Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. The site will need to be platted as part of the development review process.
2. As a nonresidential use, the plan will be subject to vehicle parking maximums and bicycle parking minimums. As requirements for adult day care are not specifically listed, the plan will be reviewed in accordance with the most similar use listed. See LUC 3.2.2(K)(2) for vehicle parking requirements. See LUC 3.2.2(C)(4) for bicycle parking requirements.

3. What are your plans for the covered parking? Will it be fully enclosed with garage doors, an open air carport, etc.? Be sure to comply with the variation in massing requirements found in LUC 3.5.3(D).
4. 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.
5. Reference the landscaping requirements in LUC 3.2.1, particularly if any alterations to existing landscaping are proposed.
6. As part of the major amendment process, compliance with the applicable standards in Articles 3 and 4 is required to the maximum extent feasible.
7. TRAFFIC OP'S: Based upon an adult day care- respite care facility of 11,000 s.f. a traffic impact study will not be required.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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.

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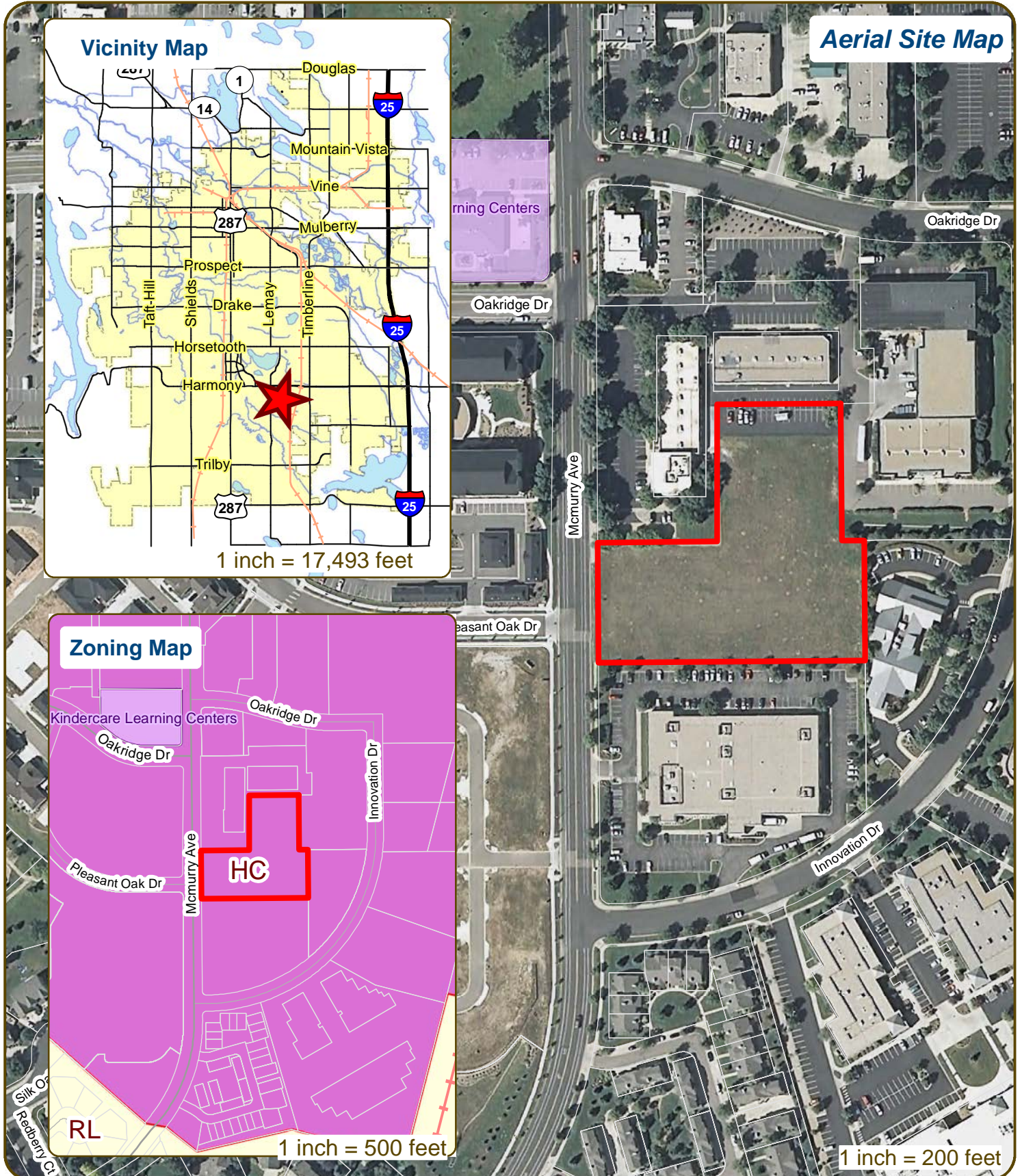
City of Fort Collins

Building Services

Plan Review

416-2341

4760 McMurry Ave Multifamily



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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) _____

Terence Hoaglund, Consultant

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889

Phone Number 970-472-9125 Email Address hoaglund@vignetestudios.com

Site Address or Description (parcel # if no address) 8606100030

Description of Proposal (attach additional sheets if necessary) _____

Construction of an 128 unit four story senior affordable housing project with support facility. The building will be constructed in two phases. We know we will need at least two modifications of standards, of which that process we would like to begin shortly.

Proposed Use multi-family **Existing Use** Vacant

Total Building Square Footage @ 130,000 S.F. Number of Stories 4 Lot Dimensions irregular, 2.5 ac

Age of any Existing Structures NA

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

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

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

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

Increase in Impervious Area 2 acres 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?

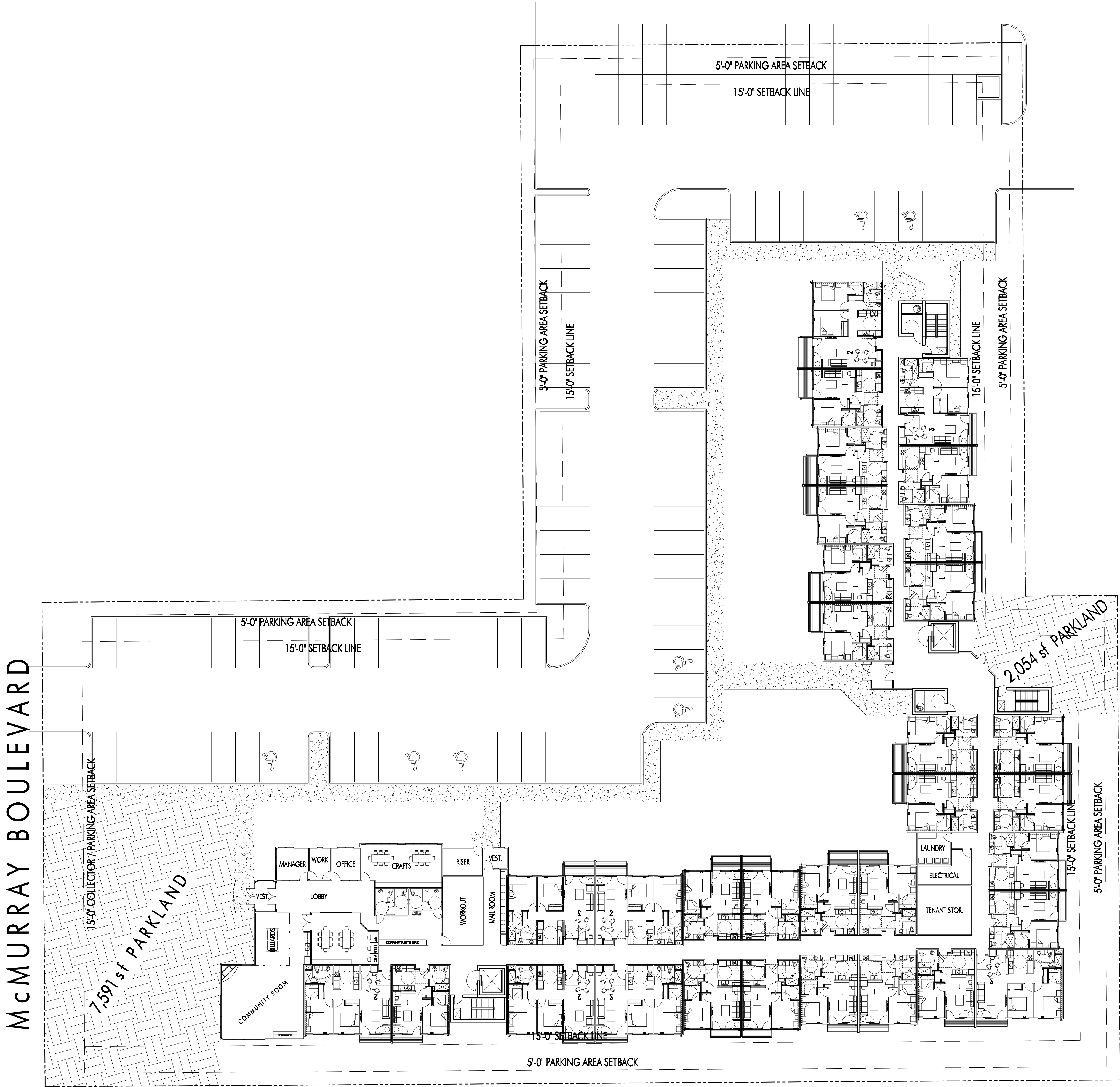
OAK RIDGE SENIOR APARTMENTS
4 STORY FRAME
PHASE ONE
22 UNITS per FLOOR
16 ONE's x 4 = 64 (73%)
6 TWO's x 4 = 24 (27%)

PHASE TWO
10 UNITS per FLOOR
8 ONE's x 4 = 32 (80%)
2 TWO's x 4 = 8 (20%)

AGGREGATE
ONE's = 96 (75%)
TWO's = 32 (25%)
TOTAL = 128

PARKING
16 EXISTING (NORTH)
83 NEW
99 TOTAL = (77 %)

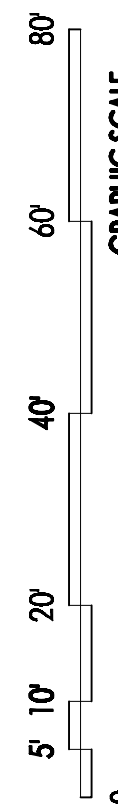
POTENTIAL 'PARKLAND'
7591 + 2054
= 9,645 sf



1
A1.1
GRADE LEVEL / SITE PLAN
SCALE : 1" = 20'-0"

LEWIS
HIMES
ASSOCIATES

ARCHITECTURE &
SPACE PLANNING
2100 LITTLETON BLVD.
SUITE 200
LITTLETON, CO 80120
PH: 303-738-9989
FAX: 303-738-9990



OAKRIDGE SENIOR APARTMENT COMMUNITY
for McDermott Properties
McMurray Boulevard
Fort Collins, Colorado

REVISIONS:		
No.	DATE	REMARKS
1	MAY	

DR: O.D: APD:
DRAWING SCALE: AS NOTED
DATE: FEBRUARY 18, 2014

GRADE LEVEL /
SITE PLAN
DRAWING No.: A1.1
JOB No.: -

REVIEW DRAWING ONLY
NOT for CONSTRUCTION

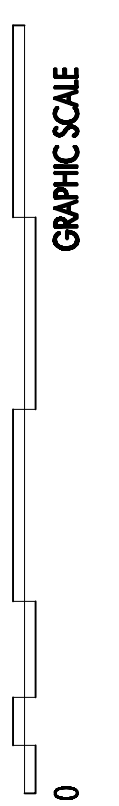


1
A1.2 TYPICAL UPPER LEVEL FLOOR PLAN (2 - 4)
SCALE : 1" = 20'-0"



**LEWIS
HIMES**
ASSOCIATES

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FAX: 303-738-9990



OAKRIDGE SENIOR APARTMENT COMMUNITY
for McDERMOTT PROPERTIES
McMURRAY BOULEVARD
FORT COLLINS, COLORADO

REVISIONS:		
No.	DATE	REMARKS
1	M O Y	.

DR: O.D. APD:

DRAWING SCALE: AS NOTED

DATE: FEBRUARY 18, 2014

TYPICAL
UPPER LEVEL
FLOOR PLAN

DRAWING No.: A1.2

JOB No.: .

REVIEW DRAWING ONLY
NOT for CONSTRUCTION

NOT FOR CONSTRUCTION



24
16
8
0
GRAPHIC SCALE

A3.1

OAKRIDGE - SOUTH ELEVATION

SCALE : 1" = 10'-0"



TYPICAL PLATE
REF. ELEV.: 142'-6"

SUBFLOOR - 4th
REF. ELEV.: 133'-0"

SUBFLOOR - 3rd
REF. ELEV.: 122'-0"

SUBFLOOR - 2nd
REF. ELEV.: 111'-0"

SLAB
REF. ELEV.: 100'-0"

2
A3.1

OAKRIDGE - WEST ELEVATION

SCALE : 1" = 10'-0"

OAKRIDGE SENIOR APARTMENT COMMUNITY

for McDermott Properties

McMURRAY BOULEVARD

FORT COLLINS, COLORADO

REVISIONS:	
No.	REMARKS
1	AS NOTED

DATE: FEBRUARY 18, 2014

DRAWING SCALE: AS NOTED

DATE: FEBRUARY 18, 2014

DATE: FEBRUARY 18, 2014

DATE: FEBRUARY 18, 2014

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DATE: FEBRUARY 18, 2014

DATE: FEBRUARY 18, 2014

TYPICAL
UPPER LEVEL
FLOOR PLAN

DRAWING No.: A1.2

JOB No.: -

NOT FOR CONSTRUCTION

REVIEW DRAWING ONLY
NOT for CONSTRUCTION

CLIENT

Oakridge Business Park Secondary Use Calculations

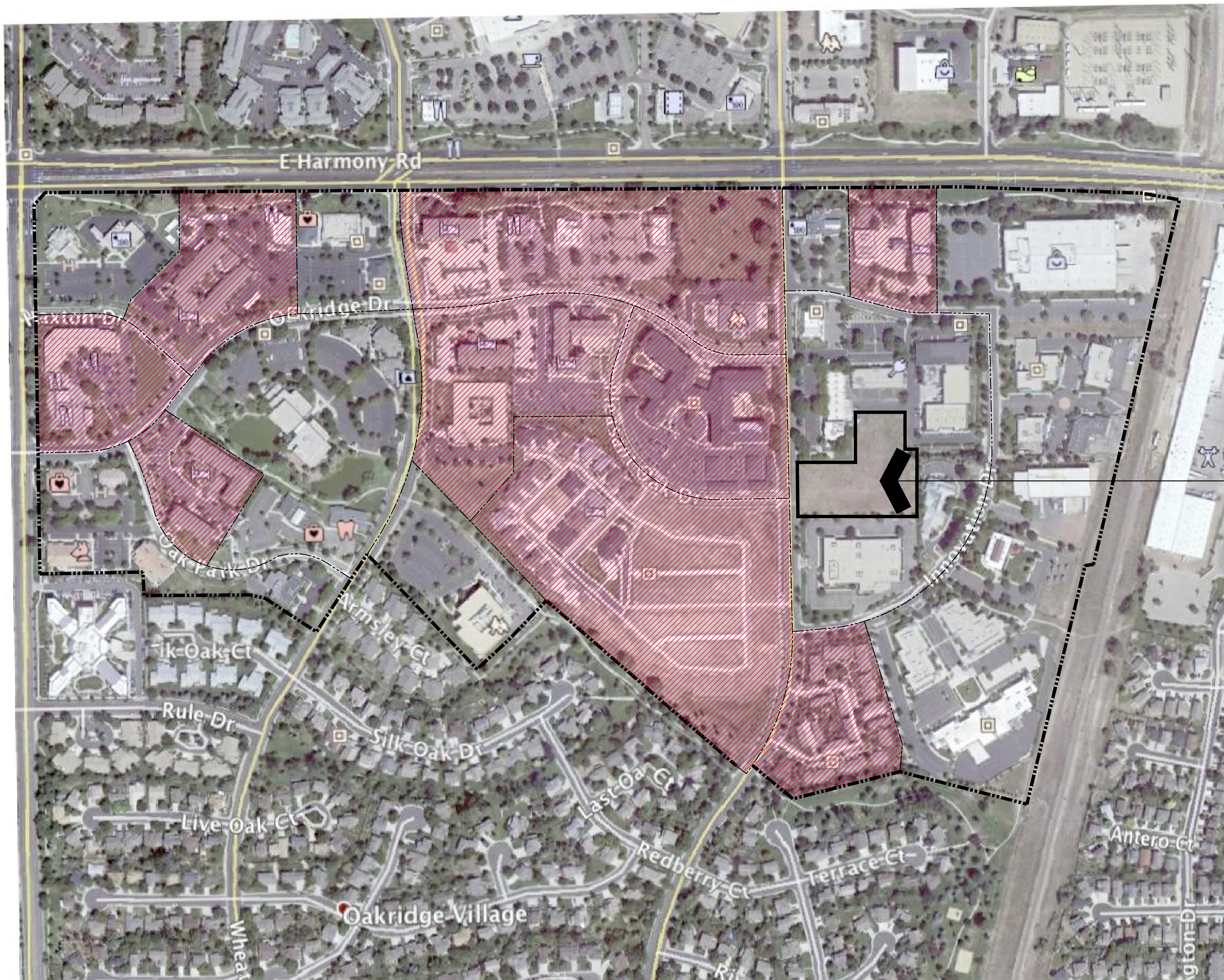
FORT COLLINS, COLORADO

JOB NO.:
ACAD FILE:
DRAWN: TCH
CHECKED: TCH
ISSUE DATE: JAN 21, 2014

REVISIONS	DATE

SHEET TITLE:
SITE

SHEET NO:
1 OF **1**

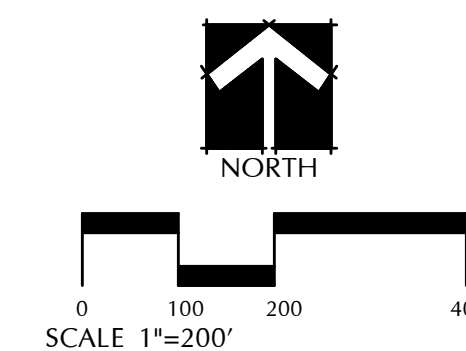


SITE

SUMMARY

OAKRIDGE BUSINESS PARK GROSS SITE AREA (PER 1990 ODP) 132.2
(THIS EXCLUDES ARTERIAL RIGHTS OF WAY AND SINGLE
AND TWO FAMILY RESIDENTIAL AREA PLATTED PRIOR TO
THE ADOPTION OF THE LAND USE CODE)

SECONDARY USES PRIOR TO MACKENZIE HOUSE 39.2 AC 29.65%
SECONDARY USES WITH MACKENZIE HOUSE 61.7 AC 46.67%





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

March 14, 2014

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: 4706 McMurry Ave - Multifamily

Description of project: This is a request to construct affordable multifamily housing located at 4706 McMurry Avenue (Parcel # 86061-00-030). 128 units are proposed in a mix of one and two-bedroom units. Units will be affordable and senior-oriented. The site is located in the Harmony Corridor (H-C) Zone District. Multifamily units are 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, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Platting of the property is required.
2. The maximum number of stories allowed for residential uses in the HC zone is 3. The application indicates that at least 2 modifications will be necessary. Is this one of them? Also, since the building is taller than 40', the Building Height Review process in Sec. 3.5.1(G) will apply.
3. The parking lot design and landscaping will need to comply with Sec. 3.2.1 and 3.2.2 of the LUC. A minimum of 200 parking spaces are required based on the number of one- and two-bedroom units, but only 99 are proposed. Is this another modification?
4. Site plan proposes only one trash enclosure. That seems insufficient. Please refer to LUC 3.2.5 for trash enclosure requirements.
5. As a multi-family development and 160 bedrooms a minimum of 160 bicycle storage/spaces required with 96 of these enclosed and 64 fixed to outdoor racks. Please refer to LUC 3.2.2(C)(4).

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in McMurry and an 8-inch sewer extending east from McMurry in an easement on the property to the north.
2. If there are any water or sewer lines extending onto the site, these must be used or abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the old 100 year developed runoff and the present 100 year runoff requirements. The existing offsite detention pond was sized for this site to drain into it. In the McClellands drainage basin onsite detention is required with a 0.2 cfs/ac release rate for the 10 year storm and a 0.5 cfs/ac release rate for the 100 year storm.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The outfall for the site is the storm drain line in McMurry Ave.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees

can be found on the City's web site at

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

7. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

3. FIRE LANES

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. An EAE will be required for fire access. There is a fire lane connectivity concern at the NE corner of the site. Otherwise an approved turnaround will be needed on site. The current site plan does not provide fire access to all portions of the building. Additionally, buildings over 3 stories shall require a 30' fire lane, positioned as per local amendments. A continuous and dedicated fire lane is necessary. Please contact me should you need further clarification or direction.

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 (see footnote for bldgs. in excess of 30' in height)* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

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

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

4. ROOF ACCESS

06IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

5. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an NFPA 13 automatic fire sprinkler system under a separate permit.

BALCONIES AND DECKS

06IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

6. FIRE STANDPIPE SYSTEM

06IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

7. WATER SUPPLY

06IFC 508.1 and Appendix B: Commercial 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: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

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

improvements and/or prior to the issuance of the first Certificate of Occupancy.

4. 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. The driveway access onto McMurtry will need to meet standards and separation requirements. From my initial look at this, this means that the driveway will need to align with Pleasant Oak Drive or be shared driveway with the Oakridge 7th Filing project to the north as was originally planned with that approval.
8. Detached sidewalk will need to be installed along the frontage of the property and if the driveway pan along the north property line is not going to be used it will need to be removed and replaced with vertical curb and gutter.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

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

Current Planning

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

1. Secondary uses, including multifamily, are limited to 25% of the gross area of a larger employment-based development plan in the Harmony Corridor Zone District. In addition, the Oakridge Business Park Overall Development Plan, approved in 2000, designates this parcel for primary uses.

As it appears a secondary use at this location exceeds the 25% threshold, both a modification of standard and amendment of the Oakridge Business Park ODP will be required. An analysis of primary and secondary uses in the area should utilize the most-recent Oakridge Business Park ODP approved in 2000 as the baseline. Please note 3.18 acres of the Mackenzie Place development are classified as a primary use and the remaining 15.65 acres as a secondary use.

Based on a preliminary analysis, staff cannot support a modification increasing the amount of secondary uses in Oakridge. We would welcome and investigate additional data and analysis on the amount of primary and secondary uses and the remaining availability of sites for employment uses.

2. The maximum height for residential buildings in the Harmony Corridor is 3-stories. The 4 stories as proposed will require approval of a modification of standard.

LUC 3.5.1(G) Structures over 40 feet in height are subject to special height review, examining views, shading, privacy and overall neighborhood scale.

3. Please refer to Project & Residential Building Standards in LUC 3.5.1 and 3.5.2. The nearby area features a variety of uses and building heights. Utilizing similar colors, materials and massing/articulation patterns from the nearby area will be important in achieving compatibility.
4. The project should include access to a park, central feature or gathering place of at least 10,000 square feet. Features such as plazas, pavilions and multi-use walking and turf areas are good examples. Please refer to LUC 3.8.30(C) for details.
5. Minimum parking requirements are based on bedrooms per dwelling unit; 1.5 spaces per one bedroom unit and 1.75 for each two bedroom unit. The number of spaces shown do not meet these minimum requirements, however, alternative compliance may be requested.

In evaluating any alternative compliance request, staff will need to see a detailed parking analysis showing project parking demand based on resident and employee demographics, data from comparable projects, and anticipated mode shares.

6. Given the intended demographics for the proposal, please be sure to follow Handicap Parking requirements found in LUC 3.2.2(K)(5)
7. LUC 3.2.1(E)(5)(e) There should be no more than 15 spaces without a landscape island - the northernmost parking spaces appear to be exceeding this limit.
8. A minimum of 1 bicycle parking space per bedroom is required, with a minimum of 60% of these spaces enclosed.
9. Please see LUC 3.8.26 for residential buffering standards. The 15' buffer along the south and eastern portions of the lot should utilize landscaping elements, berming and walls/fencing, or a combination thereof, to help reduce potential impacts between different land uses and ensure privacy.
10. TRAFFIC OP's: A Traffic Impact Study will be required.
11. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
12. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
13. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
14. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

15. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
16. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
17. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 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