

Conceptual Review Agenda

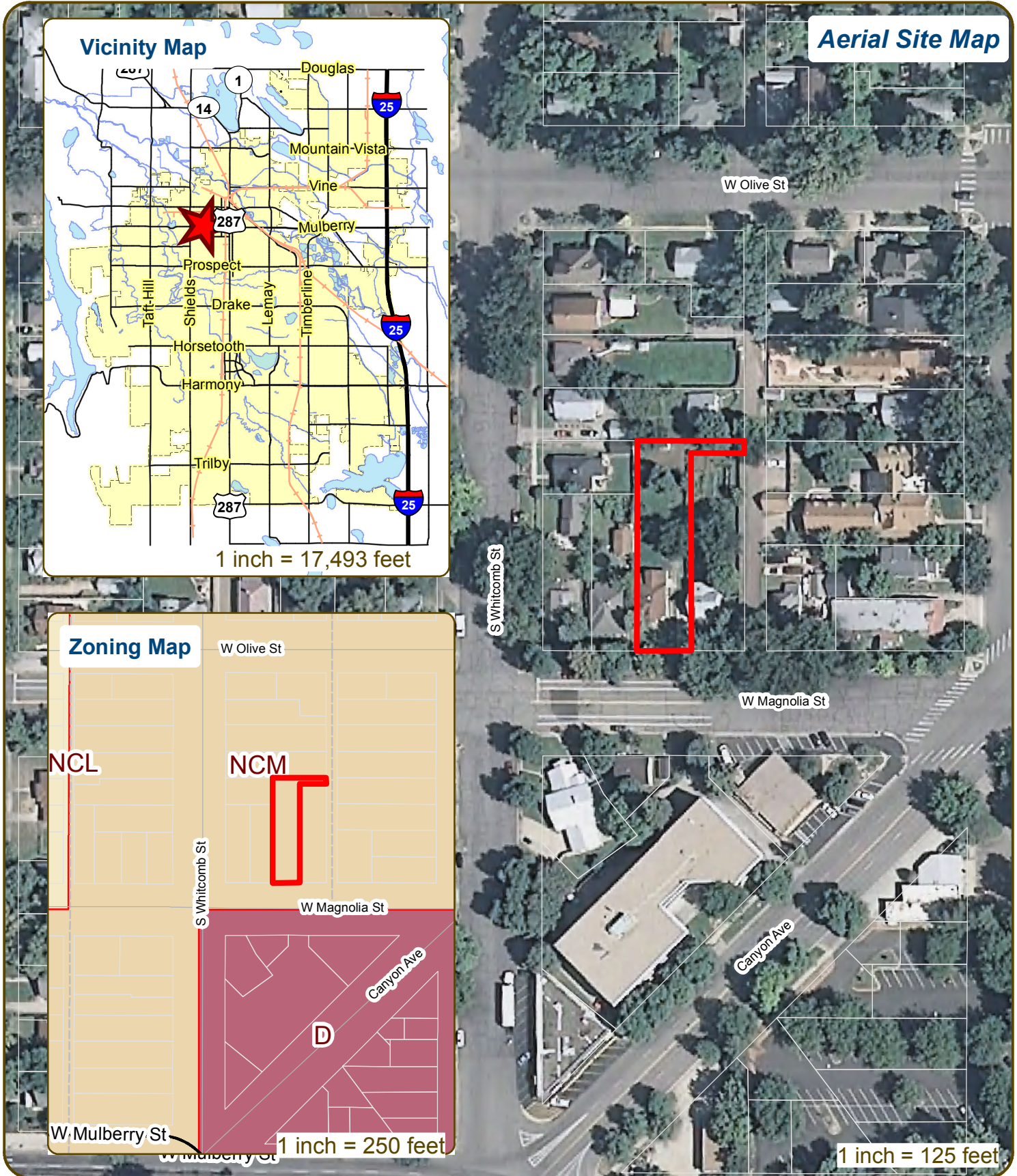
Schedule for 03/11/13 to 03/11/13

281 Conference Room A

Monday, March 11, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:00	522 W Magnolia - Carriage House	Dwight Sailer 970-472-8100 dwight@highcraft.net	This is a request to construct a carriage house located at 522 West Magnolia Street (Parcel # 97114-20-015). The carriage house would be 2 stories with 2 bedrooms and approximately 1,120 square feet. The site is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. Single-family detached dwellings are subject to Administrative (Type 1) review in this zone district when a lot contains more than one principal building.	Sherry Albertson-Clark
9:30	204 Harvard - Child Care Center	Bridgitt Scott 970-388-5105 bridgittladay@yahoo.com	This is a request to turn a residence into a small childcare center located at 204 Harvard Street (Parcel # 97243-09-111). The childcare center would include two fenced in play areas behind the residence. The site is located in the Low Density Residential (R-L) Zone District. Child care centers are subject to Planning & Zoning Board (Type 2) review in the Low Density Residential Zone District.	Seth Lorson
10:15	2309 Kechter Rd - Group Home	Tamra Meurer 970-388-5588 starry@aliazena.com	This is a request to change the use of a single-family residence to a group home located at 2309 Kechter Road. This is on land recently annexed into the City as part of Kechter Crossing. The group home is for the elderly and would have up to 8 persons. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Group homes for the elderly with up to 8 persons are subject to Administrative (Type 1) review in this zone district.	Courtney Levingston
11:00	Lot 2, LEE MLD - Single Family & Multifamily	Stephanie Sigler 970-224-5828 stephanie.sigler@ripleydesigninc.com	This is a request to build a housing development located on Lot 2, LEE M.L.D. (Parcel # 87152-18-702) east of I-25 and south of Mulberry Street. The housing development would contain 160 units with both single-family and multifamily dwellings. The site is zoned Low Density Mixed-Use (L-M-N). As the multifamily component contains more than 50 units, the project is subject to Planning & Zoning Board (Type 2) review.	Jason Holland

522 W Magnolia St Carriage House



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Dwight Sailer, High Craft Builders (contractor for owner)

Business Name (if applicable)

Your Mailing Address 429 S. Howes St. Ft Collins CO 80521

Phone Number (970) 472-8100 Email Address dwight@highcraft.net

Site Address or Description (parcel # if no address) 522 W. Magnolia Fort Collins CO

Description of Proposal (attach additional sheets if necessary) Two story, two bedroom carriage house (approx. 1120 sq. ft.) per plans dated 10.31.12

Proposed Use Single family (rental) Existing Use N/A

Total Building Square Footage 1120 S.F. Number of Stories 2 Lot Dimensions 10,500 SF

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.

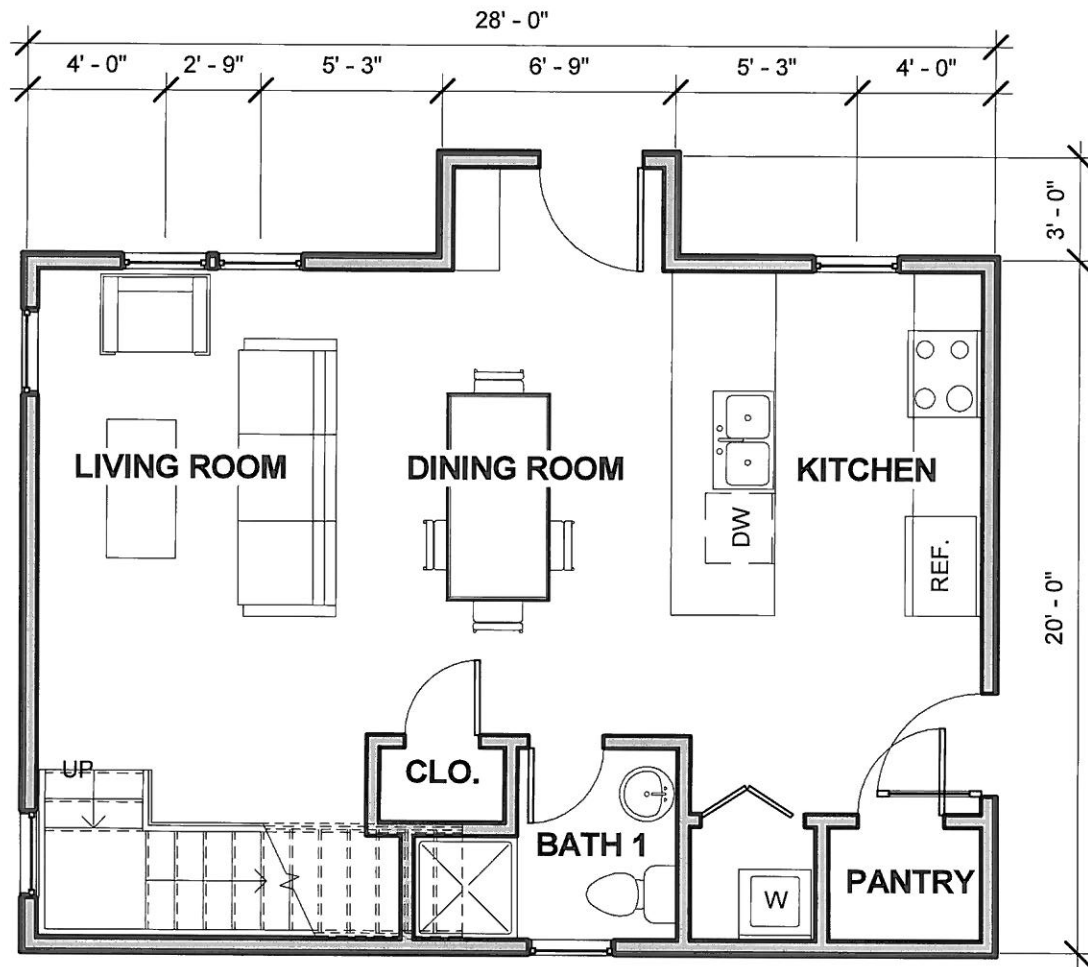
Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it?

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

Increase in Impervious Area 1120 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?

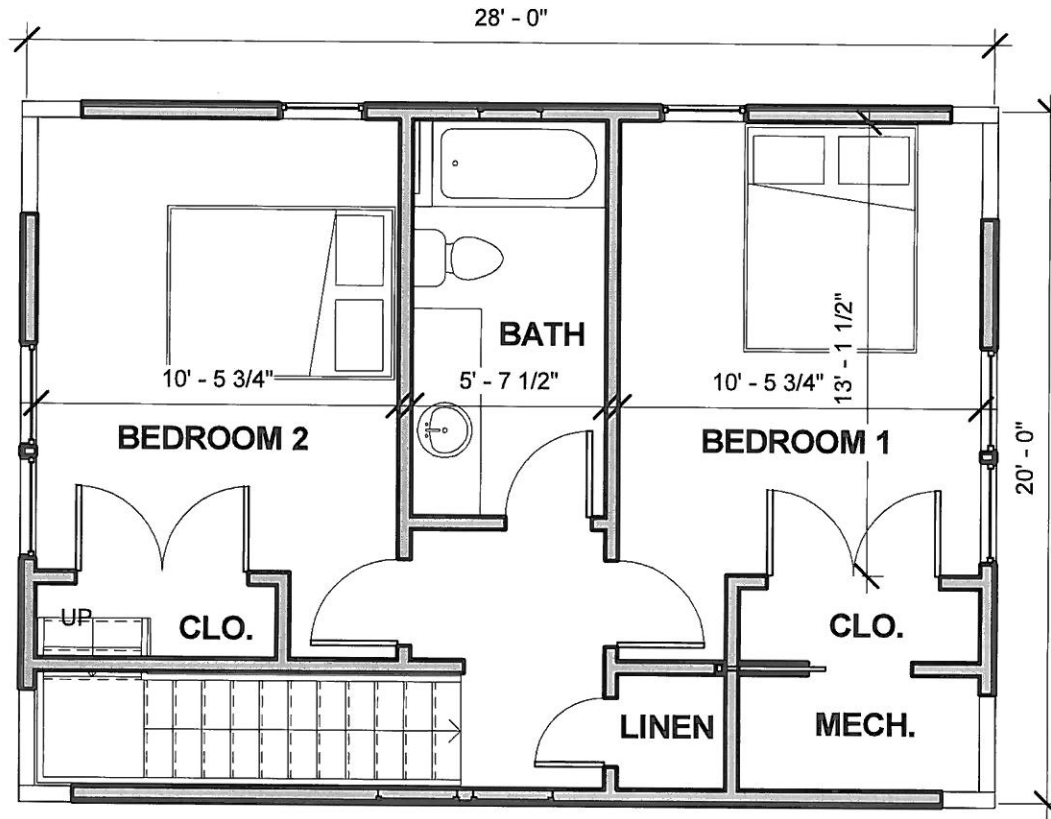


1
A2 MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



HIGH CRAFT
BUILDERS
designed by:
Studio S Architecture

Torres Residence
522 W. Magnolia Street
Fort Collins, CO

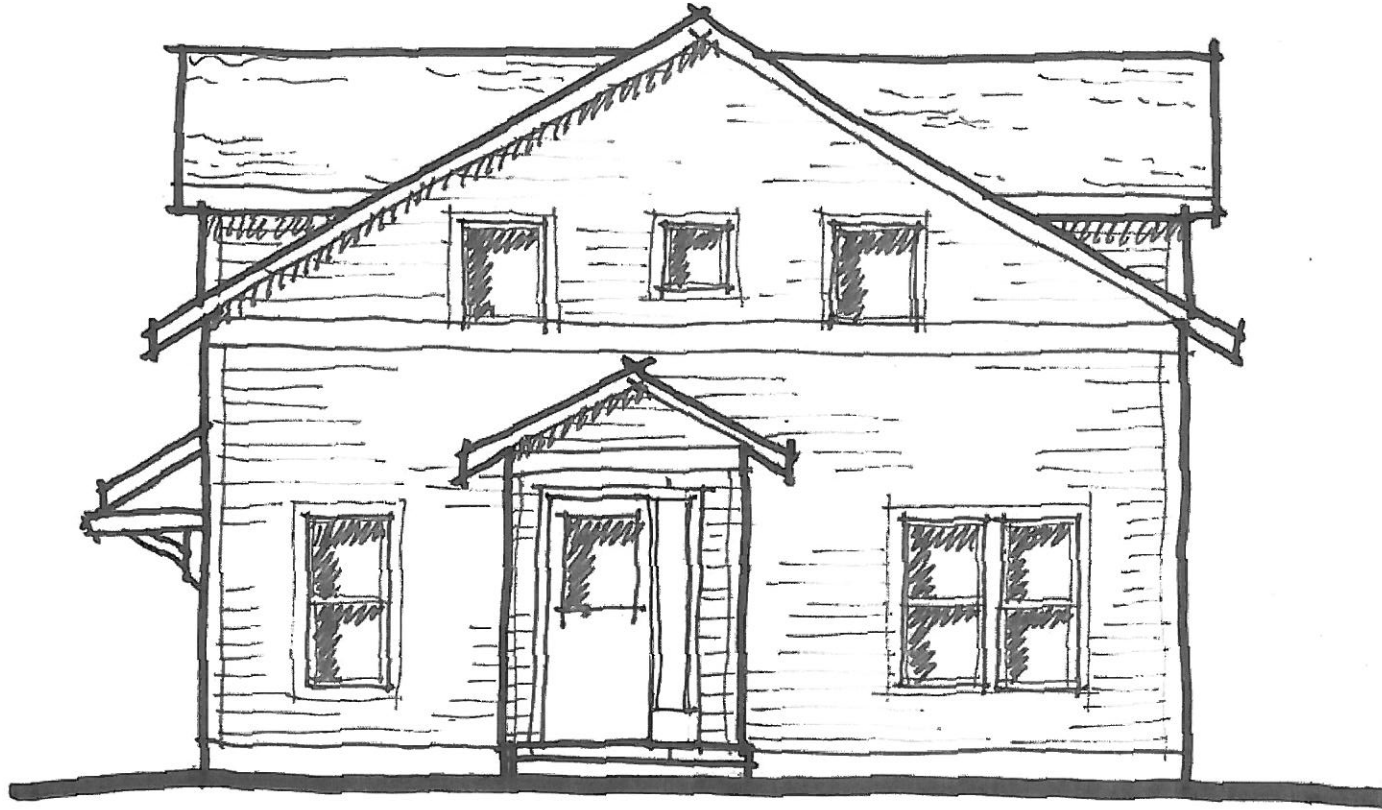


1 UPPER FLOOR PLAN
 A3 SCALE: 3/16" = 1'-0"



HIGH CRAFT
 BUILDERS
 designed by:
 Studio S Architecture

Torres Residence
 522 W. Magnolia Street
 Fort Collins, CO



○ NORTH ELEVATION
scale: $\frac{3}{16}'' = 1'-0''$

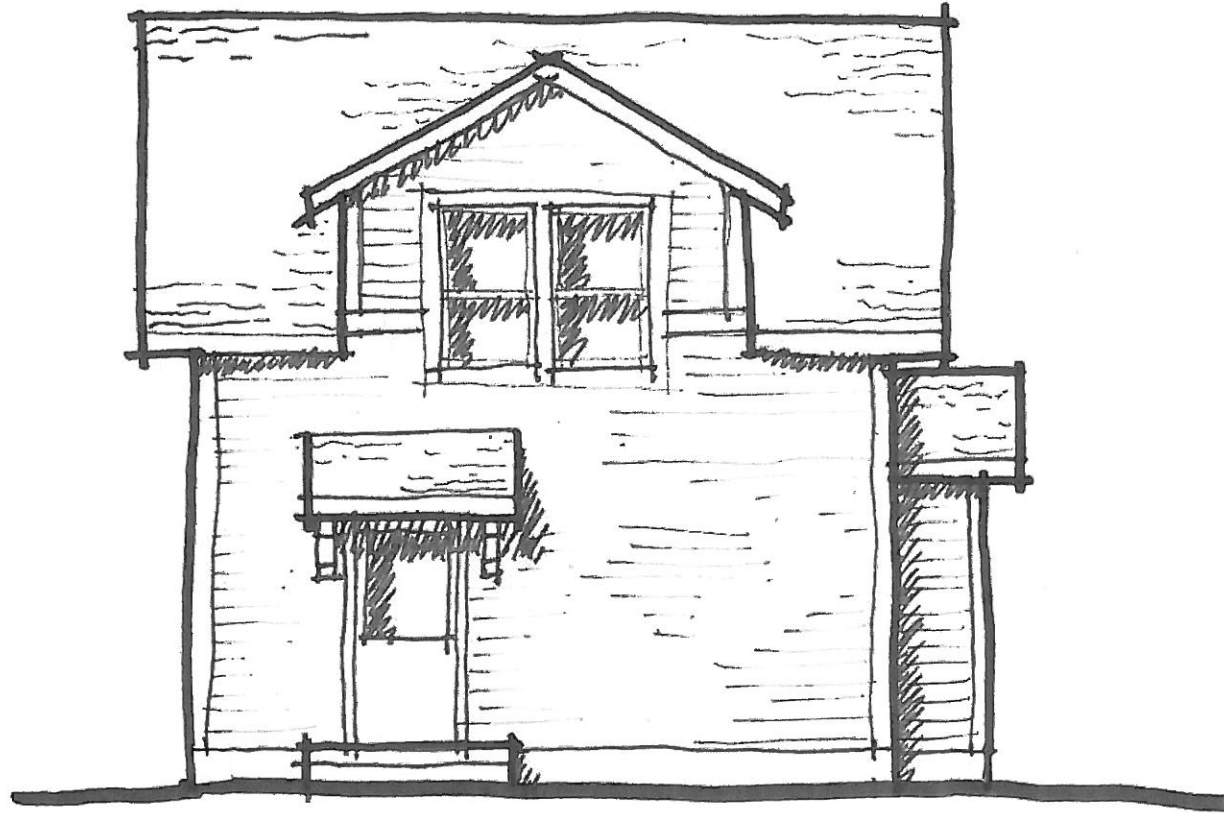
CARRIAGE HOUSE ELEVATIONS

10-31-12

HIGHCRAFT
BUILDERS

designed by:
Studio S Architecture

Torres Residence
522 W. Magnolia Street
Fort Collins, CO



○ EAST ELEVATION
scale: $\frac{3}{16}'' = 1'-0''$

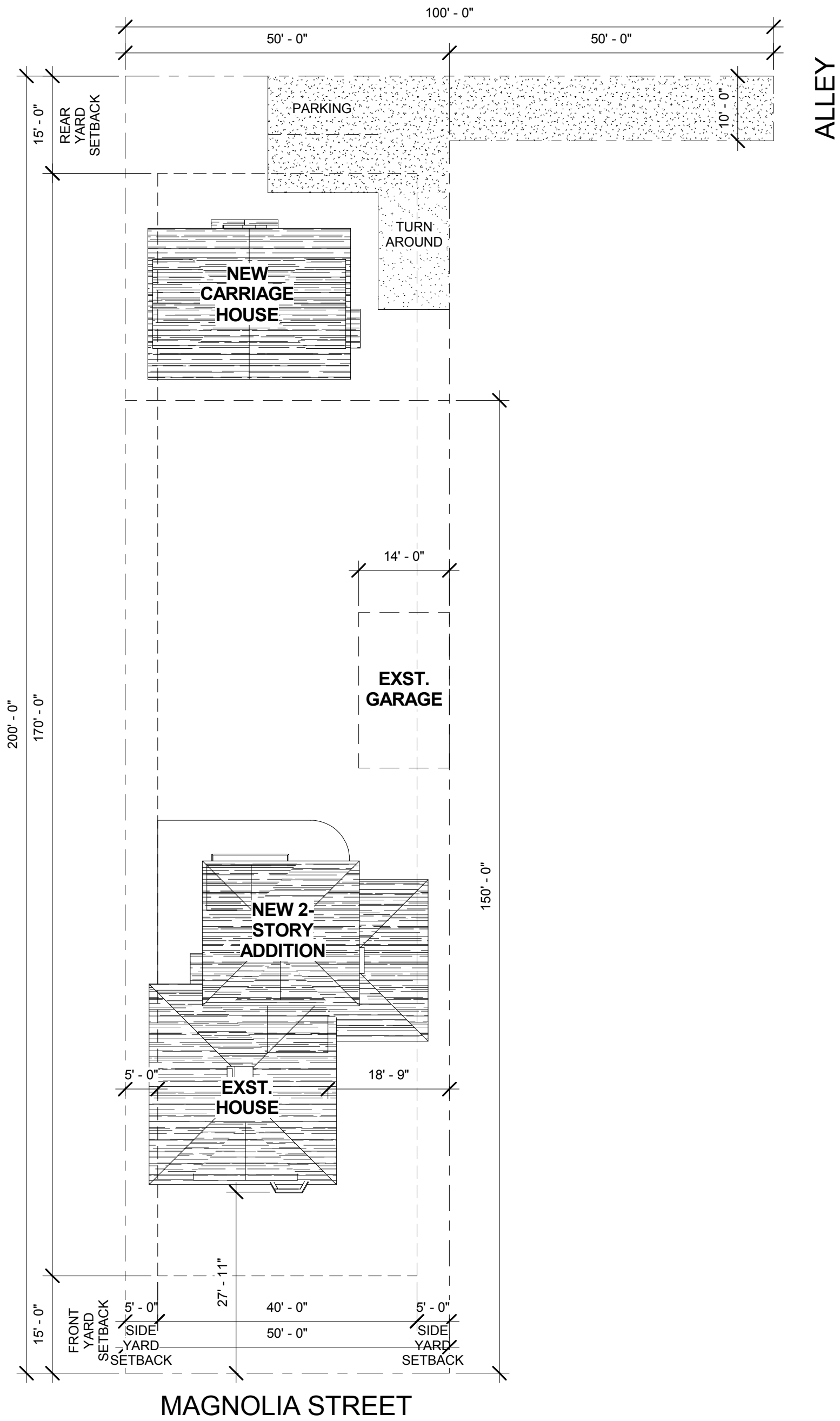
CARRIAGE HOUSE ELEVATIONS

10-31-12

HIGH CRAFT
BUILDERS

designed by:
Studio S Architecture

Torres Residence
522 W. Magnolia Street
Fort Collins, CO



SITE PLAN

SCALE: 1/16" = 1'-0" RE: /

SITE PLAN

10-30-12

Torres Residence
 522 W. Magnolia Street
 Fort Collins, CO

HIGHCRAFT
 BUILDERS
 designed by:
 Studio S Architecture



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 15, 2013

Dwight Sailer
Highcraft Builders
429 S. Howes St.
Fort Collins, CO 80521

Re: 522 W Magnolia - Carriage House

Description of project: This is a request to construct a carriage house located at 522 West Magnolia Street (Parcel # 97114-20-015). The carriage house would be 2 stories with 2 bedrooms and approximately 1,120 square feet. The site is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. Single-family detached dwellings are subject to Administrative (Type 1) review in this zone district when a lot contains more than one principal building.

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.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. As Current Planning noted the maximum sq ft for the carriage house is 1000 sqft. It appears that proposed structure is over the maximum. Please provide additional details to show compliance.
2. Land Use Code (LUC) section 4.8(F)(3)(c)2. States that windows overlooking abutting side and rear yards shall be minimized. Any proposed windows that do overlook abutting side and rear yards please provide explanation on the location and size.

We will need also to see elevations of all sides of the building.

3. Wheel stops will need to be included on the parking stalls and turn around areas if there is no curb.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 18-inch sewer in Magnolia and an 8-inch sewer in the north/south alley to the east of 516 W Magnolia.

Department: Water-Wastewater Engineering

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

2. The existing water service to the property is a ¾-inch service extending from the main in Magnolia. It appears that the existing sewer service also connects to the sewer main in Magnolia.
3. There are two possible options for water/sewer service to the carriage house. Services separate from the existing primary residence may be installed connecting to the City mains, or if both residential buildings will be on the same lot and under the same ownership and if the dwelling unit near the alley meets the definition of a carriage house, water and sewer service may be extended from the primary residence to the carriage house provided the conditions of City Code Sections 26-94 and 26-256 are met.
4. Development fees and water rights will be due at building permit.

Department: Transfort

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. No Comments

Department: Stormwater Engineering

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

1. Floodplain Comments:
This project is located in a City-regulatory 100-year high risk flood fringe in the Old Town Basin, and must satisfy the standards of Chapter 10 of City Code. A Floodplain Risk Map is attached.
2. Construction of a residential structure is allowed in the flood fringe, provided that all duct work, heating, ventilation and air conditioning systems, hot water heater, electrical and the lowest floor of the carriage house, are a minimum of 18-inches above the Base Flood Elevation (BFE). That minimum elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18"$.
3. Basements may not be constructed below the RFPE in the flood fringe. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code (this will include venting, sump pumps, etc.).
4. The new addition proposed for the existing house is subject to the same basement restriction, crawl space requirement, and elevation requirements as the carriage house; with the exception that the $RFPE = BFE + 6"$.
5. Critical use facilities (group homes, residential care facilities, congregate care facilities, daycare facilities, etc.) are not allowed in any portion of the 100-year floodplain.
6. Any construction activities in the flood fringe must be preceded by an approved floodplain use permit, \$25 fee and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
7. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.

Department: Stormwater Engineering

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

8. 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.
9. 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. A site grading and erosion control plan is also required instead of a complete construction plan set.
10. Water quality treatment is provided for this site in the Udall Natural Area water treatment facility. However onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
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 parking lots 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.
12. The drainage outfall for this site is either the alley or Magnolia Street. There are two storm drains in Magnolia St. if a deeper outfall is needed.
13. 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 Manual.
14. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE ACCESS
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.

Department: Fire Authority

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

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

The carriage house exceeds the maximum allowable limits for fire access and shall require an NFPA13R fire sprinkler system. Contact Joe Jaramillo at Poudre Fire Authority for further information. Phone: 970-416-2868.

2. 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

The carriage house will need to be addressed separately from the residence at 522 W Magnolia. The addressing plan shall be submitted for review prior to approval.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, 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. 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.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, 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:

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

6. Any work that may be required within the Right of Way or Public Alley will require an excavation permit which you can pick up in the City of Fort Collins Engineering Department.

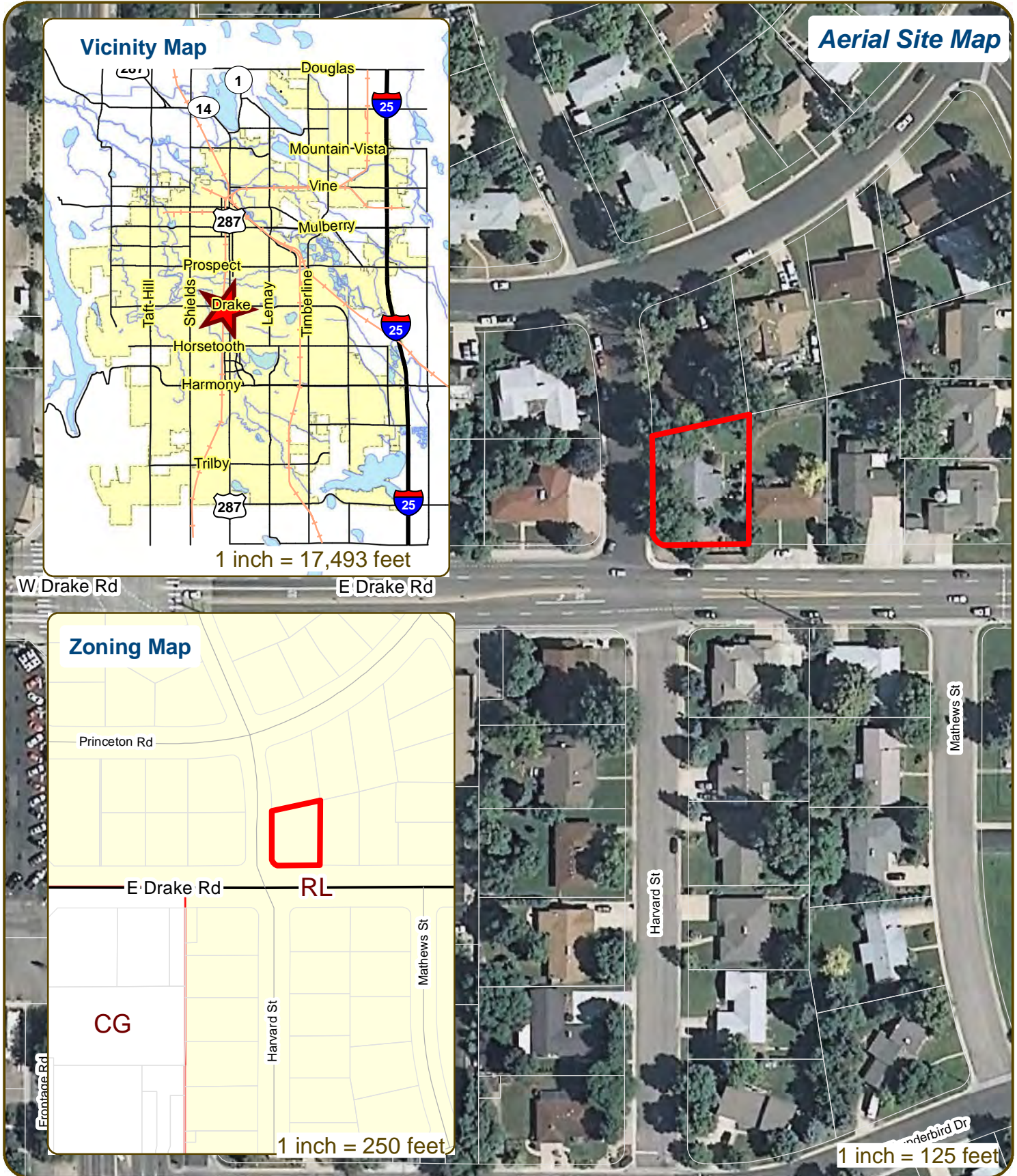
Current Planning

Contact: Sherry Albertson-Clark, 970-224-6174, salbertson-clark@fcgov.com

1. The lot appears to meet the minimum lot area (5,000SF or two times the total floor area) and lot width standards (40FT) for the NCM district.
2. The maximum size of a carriage house in this district is 1,000SF, with a 600SF footprint. Maximum building height is 1-1/2 stories and 24FT for a carriage house. Maximum eave height is 13FT along the side lot line.
3. The rear half of the lot has an FAR limitation of .33. The proposed site plan appears to meet this standard.
4. Setbacks are 15FT front; 5FT rear and 5FT for side yards, unless the side wall height exceeds 18FT (which requires an additional 1FT of setback for every 2FT of height). The west side of the carriage house is within the 5' side setback.
5. One off-street parking space is required per bedroom. Individual parking stalls and their dimensions will need to be shown on the site plan.
6. A separate yard area to serve the carriage house and main house, and will need to be delineated on the site plan. This area will need to be at least 120SF, with no dimension smaller than 10FT and be screened from abutting properties, for privacy purposes.
7. An ordinance was adopted by City Council as a result of the Eastside Westside Character Study on March 5, 2013. This ordinance included a provision that the new standards would not go into effect until May 15, 2013. This means that a complete application for a Type 1 review for the carriage house submitted prior to May 15 would be reviewed under the current NCM standards and a complete building permit application for the 2nd story addition submitted prior to May 15 would also be reviewed under current NCM standards.
8. The only provision in the new ordinance that would be applicable to the carriage house is the FAR/total floor area, which would limit the total floor area (including the carriage house) on the lot to 3,500SF (based on 25% of a lot area of 10,000SF + 1,000SF).
9. The provisions in the new ordinance that would be triggered by the proposed addition are the revised FAR (and what is counted toward FAR); and depending on the total floor area with the proposed addition, the front facade character could apply.
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.

204 Harvard St Child Care Center



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Bridgitt and Malcolm Scott

Business Name (if applicable) Little Dreamer's Academy LLC

Your Mailing Address 204 E HARVARD ST Fort Collins Co 80525

Phone Number 970-388-5105 Email Address bridgittladay@yahoo.com

Site Address or Description (parcel # if no address) 204 E Harvard Fort Collins Co 80525 97243-09-11 Parcel#

Description of Proposal (attach additional sheets if necessary) At this time we have a in-home childcare. Would like to turn residence into small childcare center.

Proposed Use Childcare Center Existing Use Residential and in home childcare

Total Building Square Footage 2657 S.F. Number of Stories 1 Lot Dimensions 10464

Age of any Existing Structures 382

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?

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

Increase in Impervious Area N/A S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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FENCE

Small play area
4 years and younger

LARGE PLAYGROUND
AREA
4 years + older

GATE

EXIT GATE

EXIT

EXIT

204 HARVARD
BUILDING

ENTRANCE

DRIVEWAY

PARKING

PARKING

FENCE

PARKING

FENCE

SIDEWALK

DRAKE STREET

SIDEWALK

204 E. HARVARD STREET

MALCOLM + BRIDGITT SCOTT

FENCE

Small play area
4 years and younger

LARGE PLAYGROUND
AREA
4 years + older

GATE

EXIT GATE

EXIT

EXIT

204 HARVARD
BUILDING

ENTRANCE

LARGE TREE FENCE

FENCE

DRIVEWAY

PARKING

PARKING

LARGE TREE

PARKING

SIDEWALK

DRAKE STREET

SIDEWALK

204 E. HARVARD STREET

MALCOLM + BRIDGIT SCOTT



E DRAKE RD →

HARVARD ST ←
2600

5377





←

curve

↓
No. 10

→





25







HAYWARD ST





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 15, 2013

Bridgitt Scott
Little Dreamer's Academy LLC
204 Harvard St
Fort Collins, CO 80525

Re: 204 Harvard - Child Care Center

Description of project: This is a request to turn a residence into a small childcare center located at 204 Harvard Street (Parcel # 97243-09-111). The childcare center would include two fenced in play areas behind the residence. The site is located in the Low Density Residential (R-L) Zone District. Child care centers are subject to Planning & Zoning Board (Type 2) review in the Low Density Residential 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.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) section 4.4(B)(3)(c) In the Low Density Residential District Child care centers are permitted through a TYPE 2 review (Planning and Zoning Board). A new Child Care Center shall not be within 1,500 ft of an existing Child Care Center.
2. LUC 3.2.1 A landscape plan will need to be provided.
3. LUC 3.2.2(C)(4) Child Care Center are required to provide a minimum of 4 fixed bike spaces.

3.2.2(K) A Child Care Center is required to provided off street vehicle parking spaces. The minimum number of spaces is one per 1000 sq ft of floor area or 2 spaces for every 3 employees, which ever is greater. Such spaces are required to be surfaced.

LUC 3.2.2(K)(5) One of the off street vehicle spaces shall be designated by a sign as an accessibility space sized for a van.
4. LUC 3.2.5 This section requires a trash/recycling enclosure. Please explain the trash/recycling storage and pickup for this site.

Department: Water-Wastewater Engineering

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

1. If there are no changes to the size of the existing water service, no development fees will be due.
2. If the building will be a child care center only with no one living there, the utility rate codes will change from residential to commercial.

Department: Transport

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. No Comments

Department: Stormwater Engineering

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

1. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.
2. 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.
3. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. Any exterior changes to or demolition of buildings 50 years old or older will need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72. This process begins with a determination of eligibility, which identifies the appropriate review process(es). The determination of eligibility requires current color photographs, of all sides of each building or structure. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.

3. Owners of properties that are eligible as landmarks may choose to have the property officially recognized as a landmark, and then qualify for financial incentives. Financial programs include 20% State Tax Credits, \$7,500 yearly no-interest loans, \$15,000 Historic Structure Assessment grants, State Historic Fund grants of \$200,000 and more, and, for income producing properties, an additional 20% Federal Tax Credit. Any work, both interior and exterior, which protects or promotes a building's historic character by meeting the Secretary of the Interior's Standards (<http://www.cr.nps.gov/hps/tps/standguide/index.htm>) can qualify. For more details on financial incentives, please contact Historic Preservation staff.
4. Historic Preservation Staff and the Landmark Preservation Commission are always available to assist with free professional advice and complimentary design reviews on issues affecting historic properties.
- 4.

Department: Fire Authority

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

1. OCCUPANCY CLASSIFICATION

The State will help you determine if your change of use from In-home Childcare to a Childcare Center will define you as a Group-E Occupancy vs. a Group-I Occupancy. The number of children on site as well as the floor plan and exiting are determining factors. The code is more restrictive for the Group-I Occupancy so it is to your advantage to remain a Group-E if possible. I'm happy to assist you further with identifying applicable code requirements once your Occupancy Classification has been identified. Please contact me with any questions.

2. 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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. 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

Department: Environmental Planning

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

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: Andrew Gingerich, 970-221-6603, 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. East Drake Road is considered a constrained 4-lane arterial and requires a full right of way width of 102 feet. Depending on final survey information this project may be required to dedicate 0-5 feet of additional right of way along the properties frontage of east drake Road.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. Sidewalk along East Drake Road will need to be brought up to City of Fort Collins Standards as a detached walk and parkway.
10. Sidewalk along Harvard Street will need to be brought up to current standards and further discussions need to occur about attached versus detached sidewalk and how it fits with the proposed site plan.
11. The fence along East Drake appears to be currently within the Right of Way. At the time of redevelopment this fence will need to be moved and placed outside of the right of way.
12. The parking proposed off of Harvard Street at the corner of East Drake will need to be moved farther away from East Drake. Please consider Figure 19-6 of the LCUASS as a guideline for an appropriate distance to begin the private parking stalls.

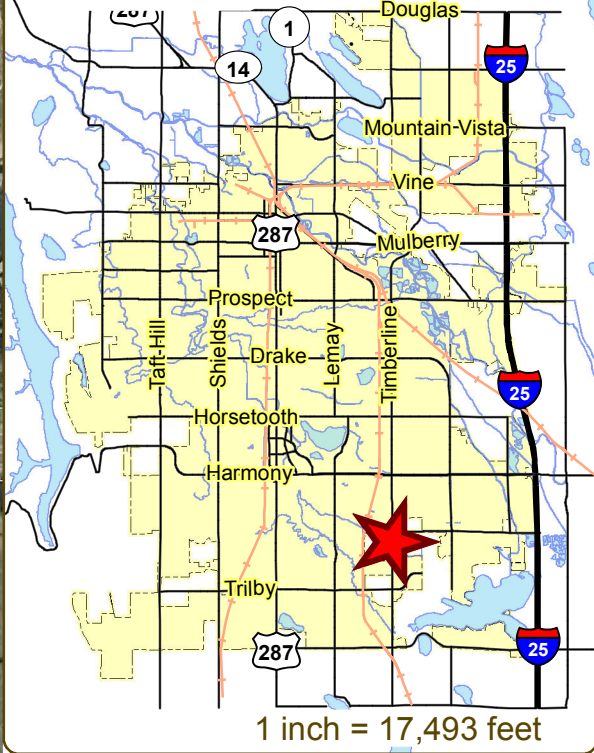
Current Planning

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

1. The proposed child care center shall not be within 1,500 feet of any other existing child care center (Div. 4.4(B)(3)(c).
2. Minimum lot width shall be 60 feet (4.4(D)(2).
3. How many children are proposed to be cared for at this facility?
4. How will parking and queuing for pick-up and drop-off be maintained?
5. Prior to submittal of an application, a neighborhood meeting is required in order to provide information to neighbors and citizens about your proposal.
6. Required parking is as follows: 1-4 parking spaces per 1000 square feet, or 2 parking spaces per 3 employees, whichever is more. (3.2.2(K)
7. No more than 40% of the front yard may be dedicated toward parking per Municipal Code Section 20-205.
8. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

2309 Kechter Rd Group Home

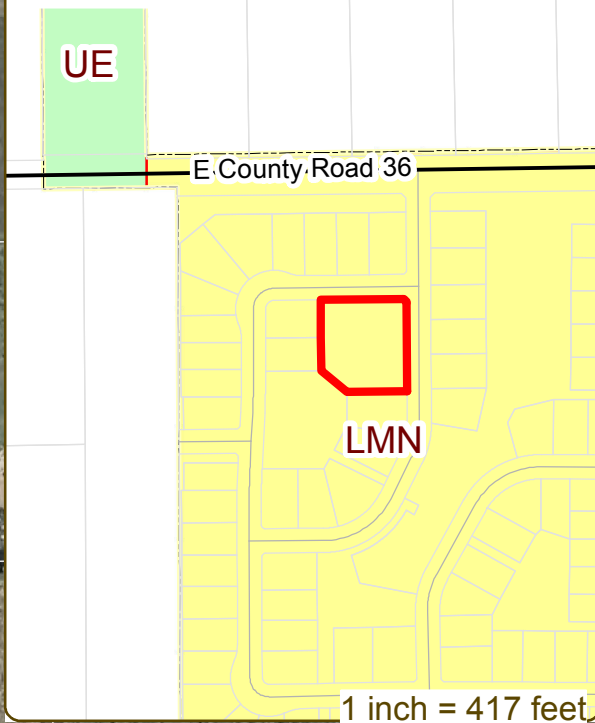
Vicinity Map



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.

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) _____

Tamra meurer

Business Name (if applicable) Nathan Colorado Living Solutions, LLC

Your Mailing Address 1137 Wyndham Hill Road

Phone Number 970-388-5588 Email Address starnyc@aliazena.com

Site Address or Description (parcel # if no address) 2309 Kechter Rd - recently county property annexed by city -> Kechter Crossing

Description of Proposal (attach additional sheets if necessary) change of use from family residence to group home for the elderly - up to 8 persons - current zoning LMR

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures 1973 original build

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.

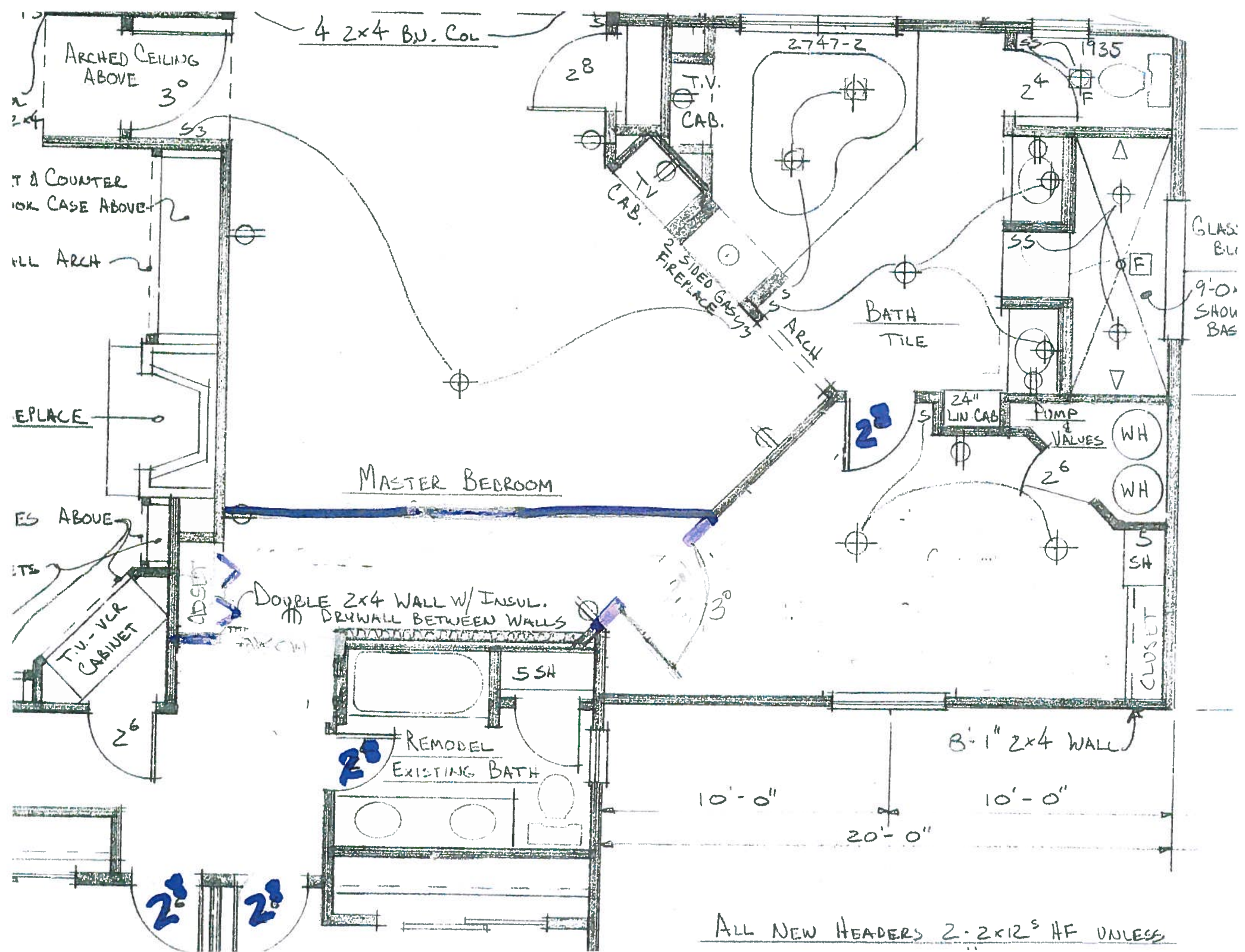
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

Increase in Impervious Area MA 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? enlarged doors - building of wall to separate room.



4 2x4 BU. COL

ARCHED CEILING ABOVE
3°

T & COUNTER
CAB. CASE ABOVE

ALL ARCH

FIREPLACE

ES ABOVE

T.V. - VCR
CABINET

CLOSET

DOUBLE 2x4 WALL W/ INSUL.
DRYWALL BETWEEN WALLS

REMODEL
EXISTING BATH

T.V.
CAB.

T.V.
CAB.

2 SIDED GAS
FIREPLACE

2747-2

1935

BATH
TILE

24" LIN CAB

PUMP
VALVES

WH

WH

5 SH

CLOSET

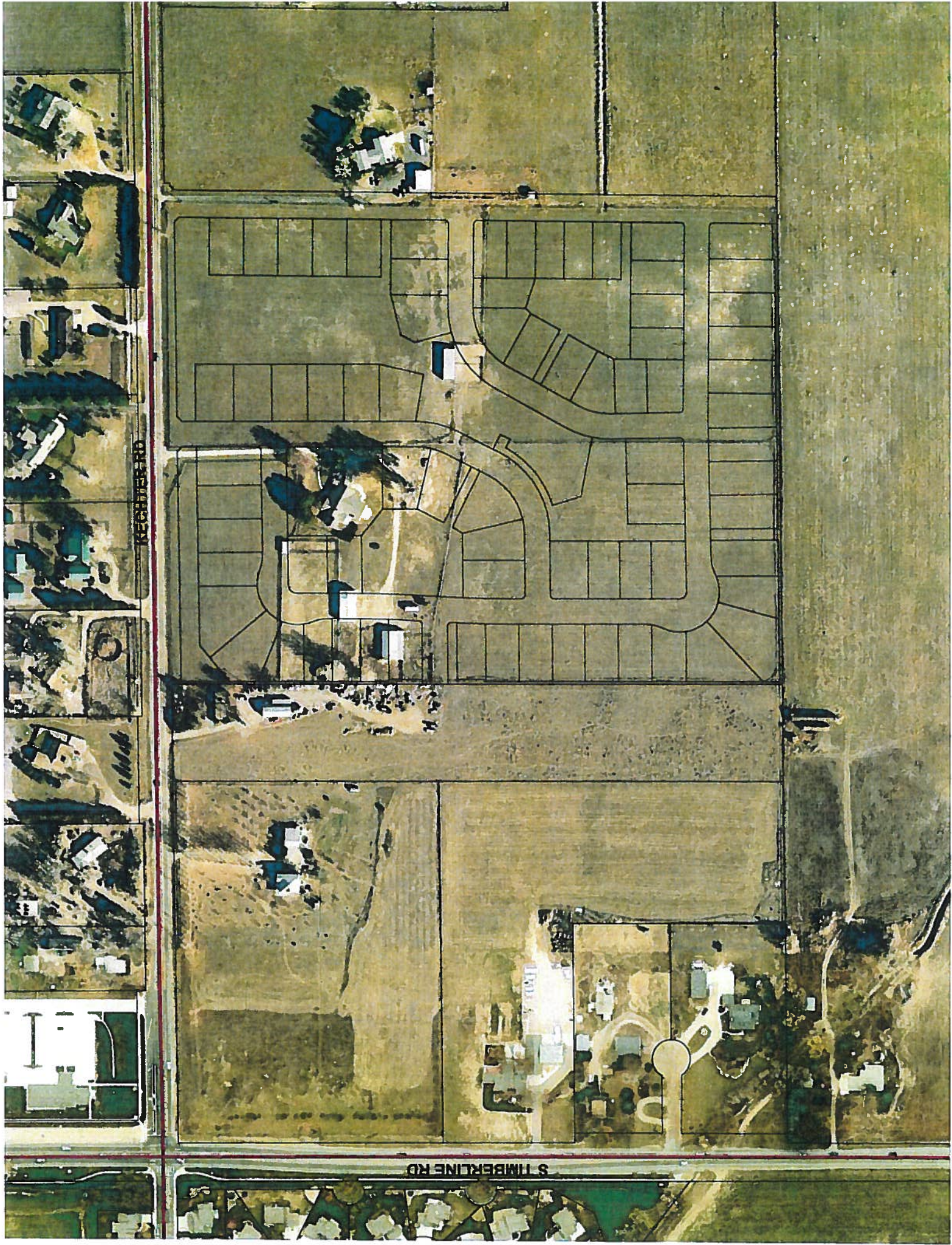
8'-1" 2x4 WALL

10'-0"

10'-0"

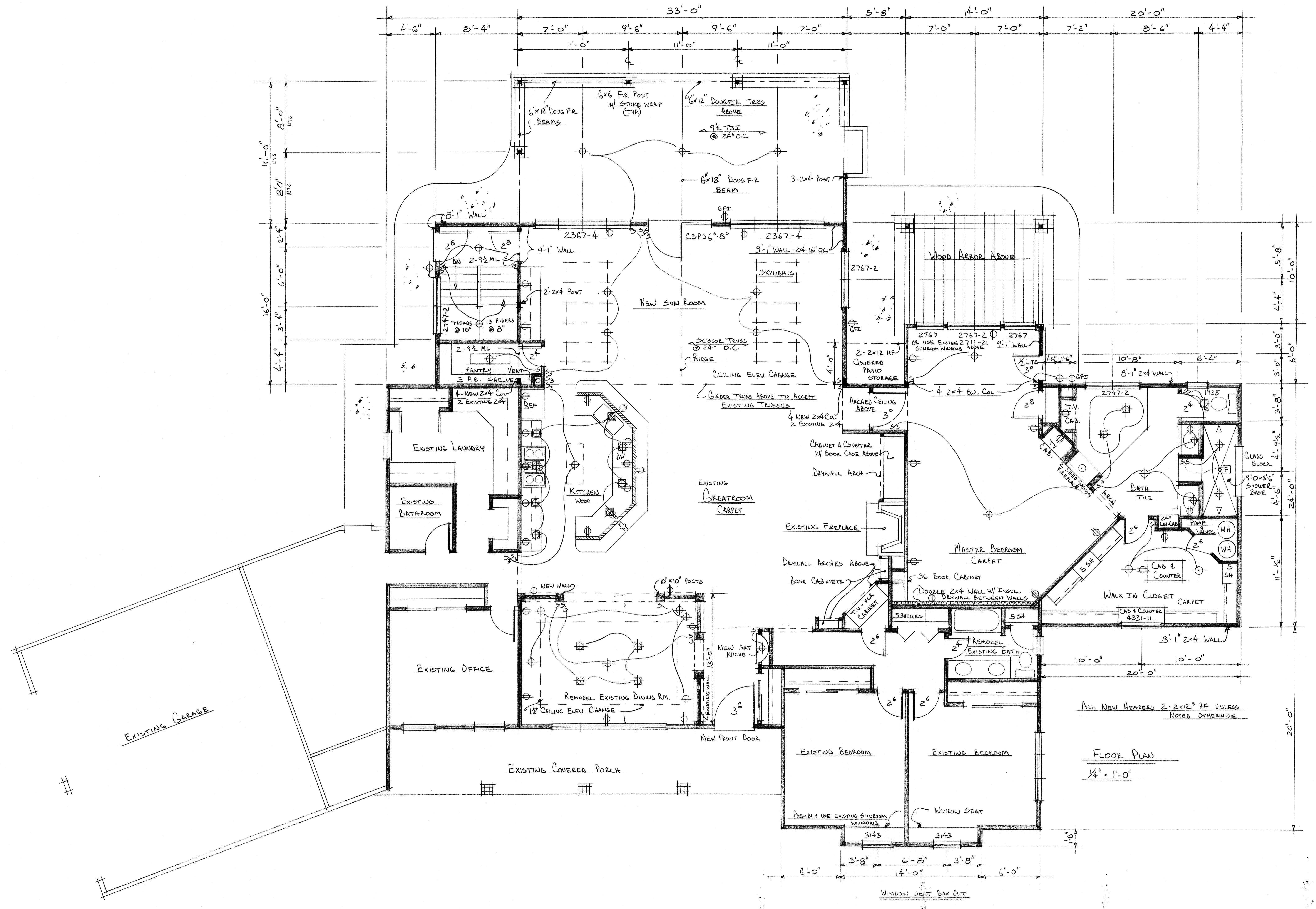
20'-0"

ALL NEW HEADERS 2-2x12^s HF UNLESS



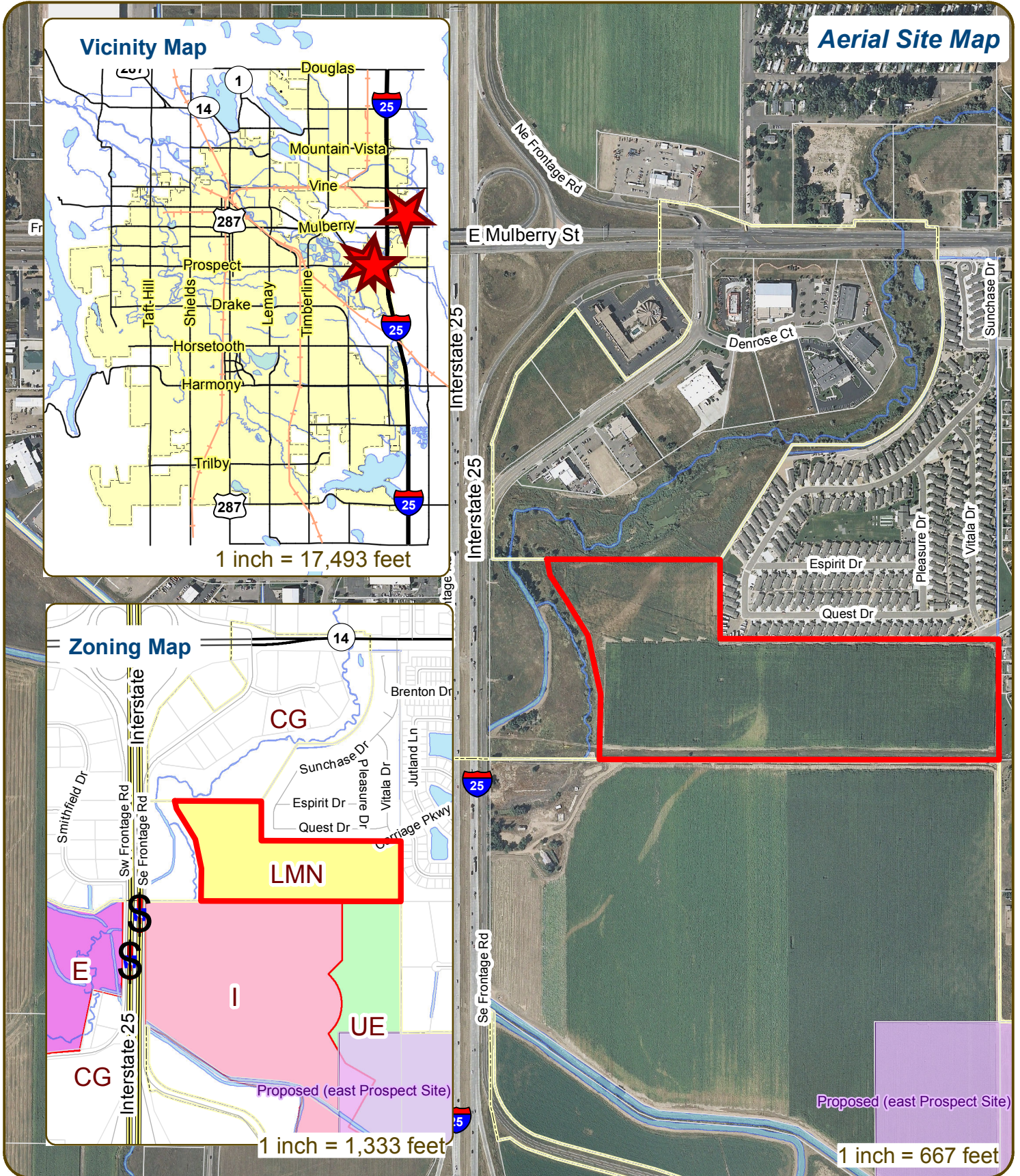
KECHIC RD

S TIMBERLINE RD



FLOOR PLAN
 1/4" = 1'-0"

Lot 2, LEE MLD SF & MF Housing



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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) Les Kaplan (Owner)

Stephanie Sigler (Consultant)

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 401 W. Mountain Ave. Fort Collins, CO 80524

Phone Number 970.224.5828 Email Address stephanie.sigler@ripleydesigninc.com

Site Address or Description (parcel # if no address) Lot 2 of LEE MLD, East of I-25 and south of Mulberry

Description of Proposal (attach additional sheets if necessary) The applicant is proposing a housing development which includes approximately 160 single family and multi-family units. Also included will be a 1.0AC pocket park and other open space.

Proposed Use Residential

Existing Use Agricultural

Total Building Square Footage N/A S.F. Number of Stories 2 Lot Dimensions Vary

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? X Yes [] No If yes, then at what risk is it?

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

Increase in Impervious Area Unknown 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?

LEE - MLD
SITE PLAN

FORT COLLINS, COLORADO



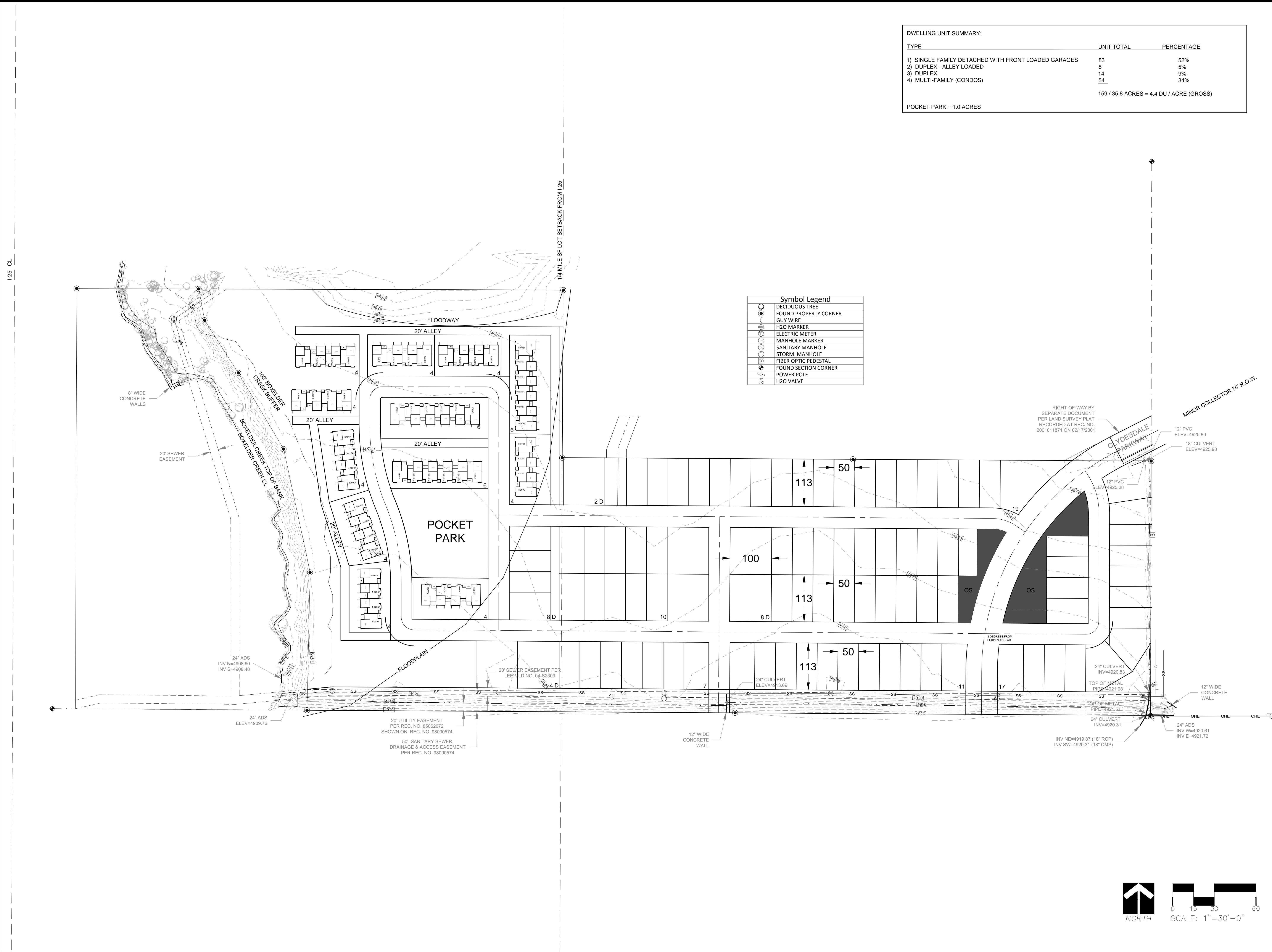
land planning ■ landscape architecture ■
urban design ■ entitlement ■
401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970/224.1662 phone 970/224.5828 www.ripleydesigninc.com
stephanie.sigler@ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT
LES KAPLAN

DWELLING UNIT SUMMARY:

TYPE	UNIT TOTAL	PERCENTAGE
1) SINGLE FAMILY DETACHED WITH FRONT LOADED GARAGES	83	52%
2) DUPLEX - ALLEY LOADED	8	5%
3) DUPLEX	14	9%
4) MULTI-FAMILY (CONDOS)	54	34%
	159 / 35.8 ACRES = 4.4 DU / ACRE (GROSS)	

POCKET PARK = 1.0 ACRES



ISSUED

No.	DESCRIPTION	DATE
1	CONCEPT	02.25.13
2		

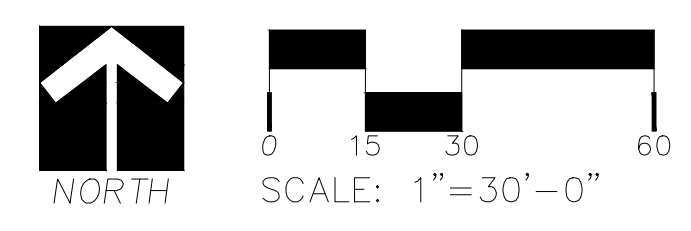
REVISIONS

No.	DESCRIPTION	DATE
1		

LANDSCAPE PLAN

SEAL:

PROJECT No.:	R13-
DRAWN BY:	SS
REVIEWED BY:	FV / LR





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 15, 2013

Stephanie Sigler
Ripley Design, Inc.
401 W. Mountain Ave.
Fort Collins, CO 80524

Re: Lot 2, LEE MLD - Single Family & Multifamily

Description of project: This is a request to build a housing development located on Lot 2, LEE M.L.D. (Parcel # 87152-18-702) east of I-25 and south of Mulberry Street. The housing development would contain 160 units with both single-family and multifamily dwellings. The site is zoned Low Density Mixed-Use (L-M-N). As the multifamily component contains more than 50 units, 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.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) section 4.5(B)(2) Single-family detached homes are subject to a Type 1 review

LUC 4.5(B)(3)(a)3. Any residential development contain multi-family dwellings that are over 50 dwelling units is subject to a TYPE 2 review.

If a portion of a Development Project is subject to a higher level of review the whole Development Project is reviewed at the higher level.

2. LUC 4.5(D) Residential developments in the LMN zone district are required a minimum of 4 units per net acre of residential land and a maximum of 9 units per net acre.
3. LUC 4.5(D)(2)(a) Any development containing 30 acres or more shall contain at least 4 housing types (see section for details of different housing types). The project seems to be proposing only 2 housing types, it will need additional 2 types for a total of 4 housing types.
4. LUC 4.5(D)(6) At least 90% of the dwellings shall be within a one third of mile of a neighborhood park or a privately owned park that is at least 1 acre in size. Please identify the size of the park and demonstrate it

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

consist of multiple -use turf areas, walking paths, plazas, pavilions, picnic tables, benches or other features for various age groups to enjoy.

5. LUC 4.5(E)(1)(a) Blocks shall not exceed 12 acres in size. Please identify the size of the blocks.

LUC 4.5(E)(1)(b) If any block face exceeds 700 ft in length then walkways connecting to other streets shall be provided.

6. LUC 4.5(E)(3) Maximum height for residential uses containing 3 or less units is 2.5 stories

LUC 4.5(E)(4) Building heights for residential buildings contain more than 4 units is three stories. This section contains addition design standards for mutli-family dwellings (see section for details).

7. LUC 3.8.30 This section applies to the Multi-family dwellings within in the development project (see section for details). This section states there is no setback to the ROW.

LUC 3.5.2 For the detached single family dwellings setback from:

An arterial street is 30ft

Non arterial street is 15ft

Side and Rear lot line is 5ft

Side and Rear lot line for garage doors is 8ft

Garage doors that face a street 20ft and are required to be recessed 4ft from the facade of the ground level habital space.

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

LUC 3.2.4 A lighting plan is required (see section for details).

LUC 3.2.5 The multi-family portion is required enclosures that are adequately sized for both trash and recycling. Such enclosures shall be designed with walk-in access without haiving to open the main service gate and located on a concrete pad that is 20ft from a public sidewalk.

9. LUC 3.5.1 For the Multifamily Mechanical/Utility equipment (vents, flues, meters, boxes, transformers, ac/rtu, conduit...) locations shall be identified with notes on how such equipment is screened.
10. LUC 3.2.2(K) For the detached single family lots there shall be 1 off street parking space for lots greater 40ft in width and 2 off street parking spaces for lots 40ft or less in width.

For the multi-family there shall be 1.5 off street parking spaces for units with one or less bedrooms, 1.75 spaces for units with 2 bedrooms, 2 spaces for units with 3 bedrooms and 2.5 spaces for units with 4 or more bedrooms.

LUC 3.2.2(K)(5) A certain number of the parking spaces will be required to be accessibility spaces and located near primary entrances, this is based on the total number of off street spaces being provided. Accessibility spaces shall be designated by a sign and at least one shall be van accessible.

See section for stall and aisle dimensions.

11. LUC 3.2.2(C)(4) Multi family is required to provided 1 bicycle space for every bedroom. At least 60% of

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

these spaces shall be enclosed and 40% of the required are to be fixed.

03/08/2013: LUC 3.2.2(C) Pedestrians shall be separated from vehicles and bicycles.

LUC 3.2.2(C)(5)(a) Walkways within the site for multi family shall provide directness and continuity from pedestrian origins and destination that are not aligned solely on the outline of vehicle use areas and such sidewalks shall be 6ft wide.

Department: Water-Wastewater Engineering

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

1. Water and wastewater services in this area are provided by the ELCO Water District (970-493-2044) and the Boxelder Sanitation District (970-498-0604).

Department: Transfort

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. No Comments

Department: Stormwater Engineering

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

1. Floodplain Comments:
A large portion of this property is in the FEMA Regulatory Boxelder Creek 100-year Floodplain and must satisfy the standards of Chapter 10 of City Code. The floodplain on this property consists of 100-year floodway and flood fringe. A FEMA Floodplain Risk Map, showing the two zones, is attached.
2. Construction of new residential structures is not allowed in the floodway. Residential structures are allowed in the flood fringe, provided that all duct work, heating, ventilation and air conditioning systems, hot water heater, electrical and the lowest floor of the building, are a minimum of 18-inches above the Base Flood Elevation (BFE). That minimum elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18"$.
3. The Flood Fringe is an AO Zone, meaning that the BFEs have not been determined, so the BFE for each structure will be 2.0 feet above the highest adjacent grade (HAG), and the RFPE will be $HAG + 3.5$ feet; or this area will have to be modeled by a Professional Engineer licensed in the State of Colorado to establish BFEs.
4. Basements may not be constructed below the RFPE in the flood fringe. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code (this will include venting, sump pumps, etc.).
5. Nonstructural development (fences, detention ponds, hard surface paths, fill, driveways, parking areas, vegetation, etc.) is allowed within the floodway as long as it can be proven that the development will not cause a rise in the Base Flood Elevation (BFE) or a change to the floodway or flood fringe boundaries.

Department: Stormwater Engineering

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

Nonstructural development is not restricted within the flood fringe.

6. A CLOMR to move Boxelder Creek was approved by FEMA for this property in November, 2008. Will those improvements be constructed as part of this project or have those plans been abandoned?
7. Any and all construction activities in the floodway or flood fringe must be preceded by an approved floodplain use permit, \$25 fee and approved plans. The permit form, as well as no-rise certification forms for work in the floodway, can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
8. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
9. Any and all construction activities in the floodway or flood fringe must be preceded by an approved floodplain use permit, \$25 fee and approved plans. The permit form, as well as no-rise certification forms for work in the floodway, can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
10. The Floodplain Administrator for the Boxelder Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments. A meeting to go over the floodplain requirements in more detail for this project is strongly encouraged.
11. Stormwater 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 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 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.
12. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
13. Water quality treatment is also required 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.
14. 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 parking lots 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.

Department: Stormwater Engineering

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

15. The drainage outfall for a portion of this site is Box Elder Creek. A portion of the site is also in another basin in the County. We have no information on how that drains or what Larimer County will require should a portion of the site drainage be released to the east. If the entire site is to drain to Box Elder Creek the release rate would be based upon the existing 2 year historic release rate for the area that presently drains to Box Elder Creek. If any of the site is to release to the east this project will need to be submitted to Larimer County as well as the City.
16. 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 Manual.
17. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. PREMISE IDENTIFICATION

A plan for street naming shall be submitted for review prior to project approval. 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

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.

Residential requirements: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

3. 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.

Department: Fire Authority

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

- > Be visible by painting and signage, and maintained unobstructed at all times.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.
- > 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 installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

As several multifamily dwellings are accessible only by means of the drive aisles currently labeled as "alleys", all streets and alleys within this project shall be designed to fire lane specifications and dedicated EAEs.

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

If the multifamily buildings proposed for Phase II are Group R-2 occupancies, a 13R sprinkler system shall be required.

5. SECONDARY ACCESS

The second point of access to this development has been identified and made available through a 20' EAE onto Quest Drive. Gating or otherwise obstructing this access must conform to the fire lane requirements outlined above.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Boxelder Creek). Please note the buffer zone standards is 100' for this feature, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.
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.

Department: Environmental Planning

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

5. If the site is to be phased and an ODP is required, according to Section 2.3.2(H)(3)(5) of the Land Use Code, "the overall development plan shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to Section 3.4.1(E)."
6. Please add a note on the Overall Development Plan sheet to read as follows, "Please see Section 3.4.1 of the Land Use Code for allowable uses within the Natural Habitats Buffer Zone." In addition, please feel free to reference Section 2.3.2(H)(3)(5) to reiterate the areas delineated on the ODP are rough estimates of existing Natural Habitat Buffer Zones and that these areas will be delineated in greater detail on individual PDPs for the respective parcels.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, 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. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. The preliminary road design with this submittal looks attainable. Engineering does not support alleys in new residential neighborhoods but private drives would be acceptable. By continuing Carriage Pkwy through the property as the major collector road, please show conceptually how Carriage Pkwy will continue south and tie into the Prospect Rd/ SE Frontage Rd intersection.
10. The preliminary road design with this submittal looks attainable. Engineering does not support the proposed alleys to be public but private drives would be acceptable. By continuing Carriage Parkway through your development as the major collector road please show conceptually that Carriage Parkway will be able to continue south and tie into the Prospect Rd/ SE Frontage Rd intersection.

Department: Electric Engineering

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

1. Power exists along the frontage road, but we will need an easement across the property between the frontage road and the development site. Normal development charges will apply. Thank you, Janet McTague

Current Planning

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

1. Based on the conceptual review information presented at the review meeting on 3-11-2013, an Overall Development Plan will be submitted for the project. Standards related to housing density and mix of housing types will need to be described on the O.D.P.
2. 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.
3. 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.
4. 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>.
5. 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.
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. 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.
8. 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