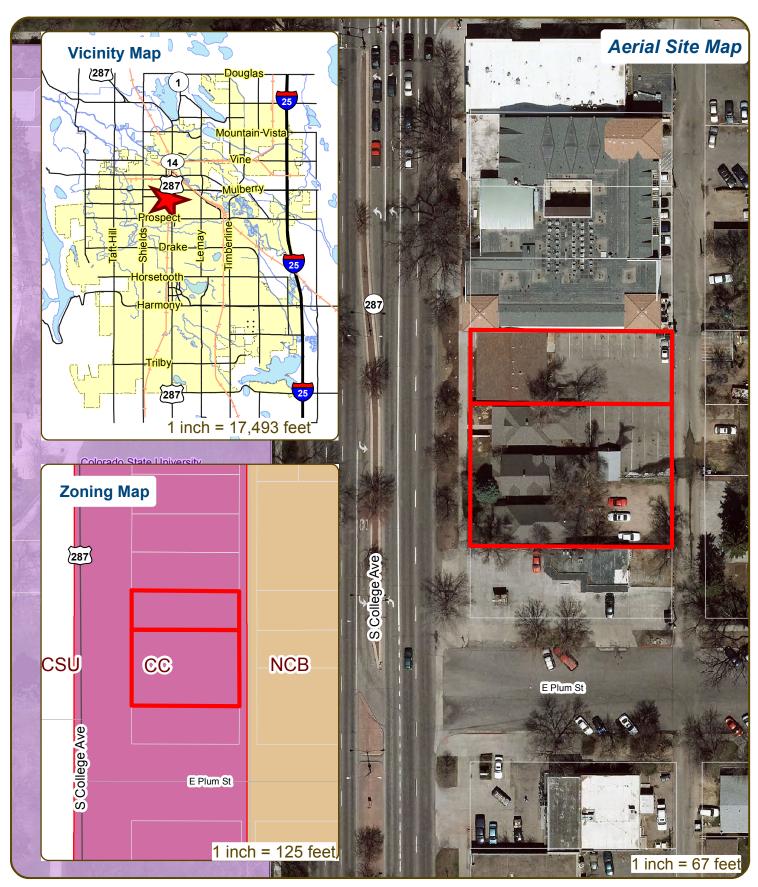
Conceptual Review Agenda

Schedule for 03/16/15 to 03/16/15

281 Conference Room A

Monday, March 16, 2015				
Time	Project Name	Applicant Info	Project Description	Planner
10:15	718 S College - Mixed Use CDR150015	Eric White (720) 946-3228 eric@joearchitect.com	This is a request to construct a 3 story, mixed use building comprising 718-726 S College Ave (Parcel #s 9713237005 and 9713219012). The proposal calls for the demolition of existing structures to build a 3 story building with office on the second level and residential on the third level. The main level would be tuck under parking with a small lobby. The project is located in the Community Commercial (CC) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey
11:00	Brookfield Replat CDR150016	Jason Sherrill (970) 460-0567 jsherrill@mylandmarkhomes.net	This is a request to replat a portion of the Brookfield Plat/FDP. The proposal calls for changes to 2 building types from the previously approved Brookfield FDP. The stacked ranch condos from the original FDP will changed to townhome style condos. The parcels are located in the Harmony Corridor (HC) zone district. This project will be subject to Administrative (Type I) review.	Jason Holland

718 S College Mixed Use



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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.

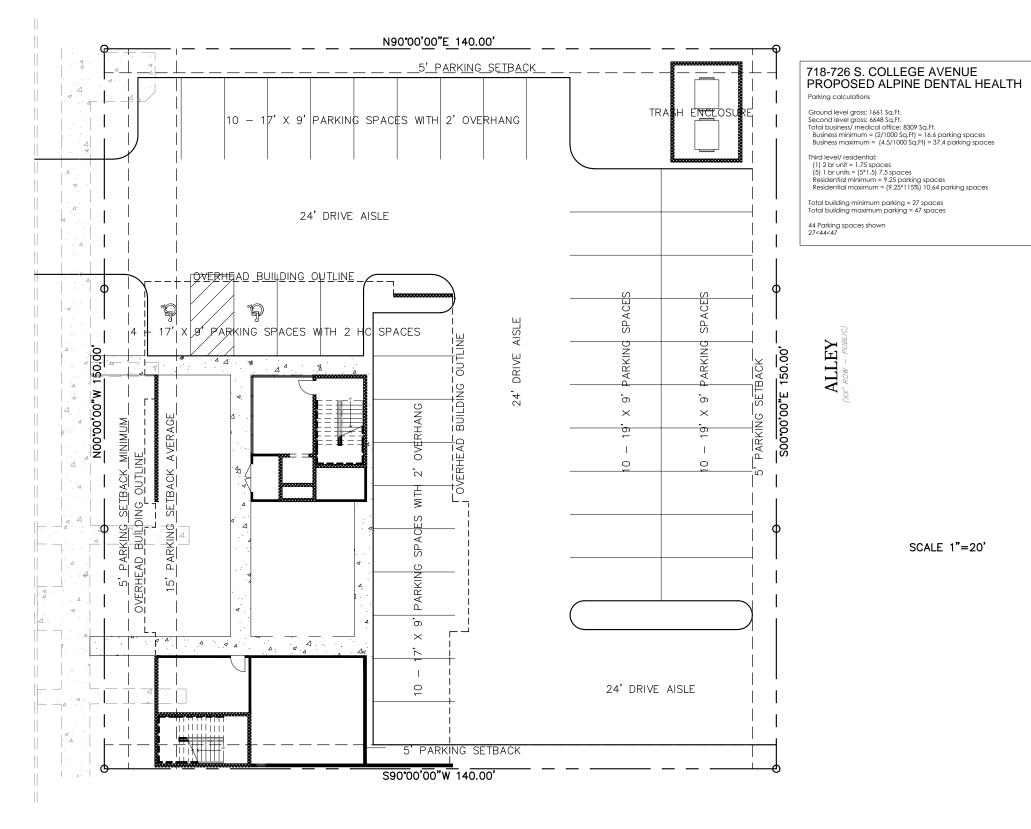
Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted 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.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)
Eric White - Joe Architect - Consultant/ Architect
Business Name (if applicable) Alpine Dental Health
Your Mailing Address1422 Delgany St. LL1
Phone Number 720.946.3228 Email Address eric@joearchitect.com
Site Address or Description (parcel # if no address) 718 - 726 S. College Ave
Description of Proposal (attach additional sheets if necessary)
Mixed Use building consisting of open parking on the first floor, a general dental office (buisness) on the second floor
and 4 - 6 residential units on the third level
Proposed Use Business (B) & Residential (R-2) Existing Use Business (B) & Residential (R-1)
Total Building Square Footage S.F. Number of Stories Lot Dimensions Lot Dimensions
Age of any Existing Structures 114 years (built in 1901) 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?
Increase in Impervious Area New impervious area 18,500 S.F Existing impervious area - 15,800 S.F. = 2,500 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?













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 25, 2015

Eric White 1422 Delgany St LL1 Denver, CO 80202

Re: 718 S College - Mixed Use

Description of project: This is a request to construct a 3 story, mixed use building comprising 718-726 S College Ave (Parcel #s 9713237005 and 9713219012). The proposal calls for the demolition of existing structures to build a 3 story building with office on the second level and residential on the third level. The main level would be tuck under parking with a small lobby. The project is located in the Community Commercial (CC) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

- **1.** LUC 3.2.2(C)(b) The medical office bicycle parking requirement is 1/4,000 SQFT, minimum of 4 spaces, 20% enclosed, 80% fixed racks. The multi-family requirement is 1 space per bedroom, 60% enclosed, 40% fixed racks.
- **2.** LUC 3.2.2(J) A minimum average of entire landscaped setback area is 15 foot along College Ave at any point 5 feet. A 5 foot setback of landscaping is required along the lot line.
- 3. LUC 3.2.1(E)(4)(b) Screening. Parking lots with six (6) or more spaces shall be screened from abutting uses and from the street. Screening from residential uses shall consist of a fence or wall six (6) feet in height in combination with plant material and of sufficient opacity to block at least seventy-five (75) percent of light from vehicle headlights.
- **4.** LUC 3.2.5 Trash/recycling enclosure is required. the enclosure shall be designed with walk-in access separate from the main service gate and located on a concrete pad. The enclosure doors cannot swing into to the alley.
- **5.** LUC 3.2.1 A landscape plan is required and shall be standards of this section (see section for details).

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8" water main in College and an 8" sewer main in the alley.

- 2. There is an existing 3/4" commercial water service and an existing sewer service serving the site. These services must be reused with the proposed development or abandoned at the main.
- **3.** Separate water and sewer services are required to service the commercial and residential components of the project.
- **4.** The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
- 5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

- 1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
- 2. The only issue related to traffic will be to establish the appropriate access location. Engineering is providing comments related to this and the coordination with CDOT that will need to occur.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@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. If there is an increase in imperviousness greater than 5,000 square feet 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. If there is less than 5,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 5,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
- **3.** When improvements are being added to an existing developed site onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
- **4.** Water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. (http://www.fcqov.com/utilities/business/builders-and-developers/development-forms-quideli

- nes-regulations/stormwater-criteria) In this case disconnection of impervious areas and directing the down spouts into landscaped areas are two acceptable methods.
- 5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. This requirement will apply for all new impervious area and any area of the existing parking lot that is removed and replace. For more information please refer to the City's website where additional information and links can be found at:

http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development

- **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-developme nt-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 Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

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

1. The buildings at 718, 724, and 726 South College Avenue were recently reviewed under Municipal Code Section 14 and determined to not qualify for individual designation as Fort Collins Landmarks. Therefore, their will be no further review of their demolition by the Historic Preservation Department.

However, since the project site is adjacent to the Laurel School Historic District, the project will be reviewed for compliance with LUC Section 3.4.7.

2. LUC 3.4.7(A) Purpose, states: This section 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 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.
LUC 3.4.7(B) General Standard, states: If the project contains a site, structure or object that is [designated or individually eligible for designation] then to the maximum extent feasible, the development plan and building design shall provide for the preservation and adaptive use of the historic structure. The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is: (a) preserved and adaptively used on the development site; or (b) is located on property adjacent to the development site and qualifies under (1), (2) or (3) above. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

LUC 3.4.7(B)(b) states, "...to the maximum extent feasible... the development plan and building design shall protect and enhance the historical and architectural value of any historic property that is...located on property adjacent to the development site and qualifies [as an individual landmark]. New structures must be compatible with the historic character of any

such historic property, whether on the development site or adjacent thereto.

LUC Division 5.1, Definitions, provides the definition of Maximum Extent Feasible: Maximum extent feasible shall mean that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken.

Department: Fire Authority

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

1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

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

2. AUTOMATIC FIRE SPRINKLER SYSTEM

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

GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3 occupancies.

BALCONIES AND DECKS

> IFC 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.

FDC

> IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

3. WATER SUPPLY

Fire hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is needed within 300' of the building and on the east side of College Ave. It is understood that recent upgrades to water utilities occurred in the area during the summer of 2014 and some additional hydrants were installed at that time. It is therefore likely that this code requirement has been already met however, it is the responsibility of the applicant to research and verify this information. Code language provided below.

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

4. FIRE ACCESS REQUIREMENTS

All portions of the building are required to be within 150' of a fire access road, as per the 2012 IFC. This condition has been modified locally to adjust for arterial roads and state highways. As such, fire access cannot be measured from College Ave, which is both a state highway

and city arterial. This modification exists to limit the added risk to both firefighters and motorists when fire apparatus are parked in pass through lanes of traffic. An Emergency Access Easement on the property is needed in order to satisfy the code requirement. Fire access will be further compromised if a connection cannot be made with College Ave.

When typical fire access cannot be achieved due to site constraints, alternative means shall be required in order to meet the intent of the code. The overall height of the building may play another determining factor in these considerations since additional access requirements kick into effect for buildings over 30' in height. Additional information is therefore needed and further study is required. If I can be of any help, you may contact me directly with follow-up questions or updated information. Fire lane specifications are provided below.

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

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

AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

1012 IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

2012 IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING 2012 IFC D105.3: 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. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the

status of the existing trees and any mitigation requirements that could result from the proposed development.

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.

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.** All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
- **5.** The alley adjacent to this site will need to be improved with this project.
- **6.** This site is adjacent to CDOT roadway. Plans will be routed to CDOT for review and approval. The proposed access onto College will not likely meet CDOT criteria for access and will not meet City spacing requirements. The best approach would be to utilize the alley for access to the site.
- **7.** CDOT standards do not allow any additional drainage to go out to College Avenue other than what already flows that direction. Any concentrated flows that may go out to College Ave will need to do so through a sidewalk chase.
- **8.** LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. The parking off of College Ave doesn't look like as designed is meeting this standard.
- **9.** The parking spaces directly off the alley are a possibility provided they meet engineering and planning's standards and that the alley is wide enough to provide the turning and backing area that is needed.
- **10.** 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
- **11.** This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
- **12.** Utility plans will be required and a Development Agreement will be recorded once the project is finalized.

- **13.** A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
- **14.** In regards to the Trash Enclosure. Doors into the enclosure cannot swing out into the alley. A way to solve this is to use sliding gates.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

- **1.** Light & Power has existing 3-phase electric facilities in the alley right-of-way. Power will most likely have to come from a switch cabinet on the east side of the alley right-of-way. Any modification or relocation of existing electric facilities will be at the applicants expense.
- 2. Electric Capacity Fee, Building Site charges and any applicable system modification charges will apply.
- **3.** A C-1 form and One-line diagram will be required. Coordinate transformer location with Light & Power Engineering. Transformer must be within 10' of an all weather drive over surface accessible by a line truck. Transformer cannot be installed in the alley ROW.
- **4.** Contact Light & Power Engineering @970-221-6700 with any questions/concerns or to discuss power needs or go to the following link. http://www.fcgov.com/utilities/business/builders-and-developers

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

- **1.** The parking lot does not show any landscaping. You will be required to landscape 6% of the interior space per Land Use Code section 3.2.1(E)(5). This can be provided through landscape islands and should be provided so that they do not impact driver visibility.
- 2. You will also be required to provide perimeter landscaping/screening around the parking lot per Land Use Code section 3.2.1(E)(4). You can use a fence with vegetation to meet this standard.
- **3.** The proposed building will need to conform with the standards in Land Use Code section 3.5.3 Building Standards for Mixed-Use, Institutional and Commercial Buildings. Some of these standards require the use of similar materials, architectural styles, massing and scale as its surroundings.
- **4.** All rooftop mechanical equipment shall be screened from public view per the standards in Land Use Code section 3.5.1(I).
- 5. Staff is concerned with the streetscape and pedestrian experience given the current site plan and layout. The curb cut coming off College interrupts the pedestrian experience and provides a point of conflict for pedestrians and cars. The building overhang with the main entrances setback does not provide for the quality pedestrian environment envisioned in the TOD. Staff would like to discuss ways to improve this building's interaction with the street to improve the pedestrian experience of the site.
- **6.** Since this parcel is located within the planning area for the Old Town Neighborhoods Plan, staff recommends attending an upcoming meeting for this plan update. One of the main topics of the plan update will be how commercial uses transition to the neighborhoods. By attending a meeting, you will better understand the concerns of the surrounding neighborhood and come up with a development plan that addresses these concerns. The next meeting is March 30th at 215 N Mason in the Community Room.

- 7. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
- **8.** Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- **9.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
- 10. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- **11.** Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- 12. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- **13.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

<u>Pre-Submittal Meetings for Building Permits</u>

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the <u>new commercial or multi-family projects</u> 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 <u>new commercial or multi-family projects</u> are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)

2012 International Residential Code (IRC)

20012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009. Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

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

Seismic Design: Category B.

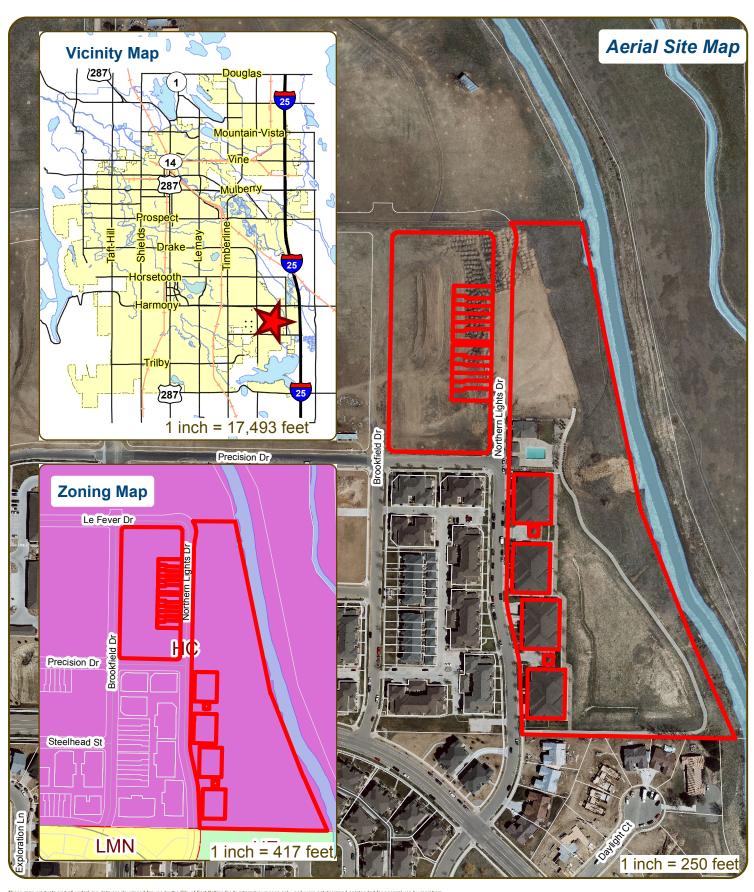
Climate Zone: Zone 5. Energy Code Use

- 1. Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 or 2012 IECC Chapter 4.
- 2. Multi-family and Condominiums 3 stories max: 2012 IECC Chapter 4 Residential Provisions.
- 3. Commercial and Multi-family 4 stories and taller: 2012 IECC Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins Building Services Plan Review 970-416-2341

Brookfield Replat



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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

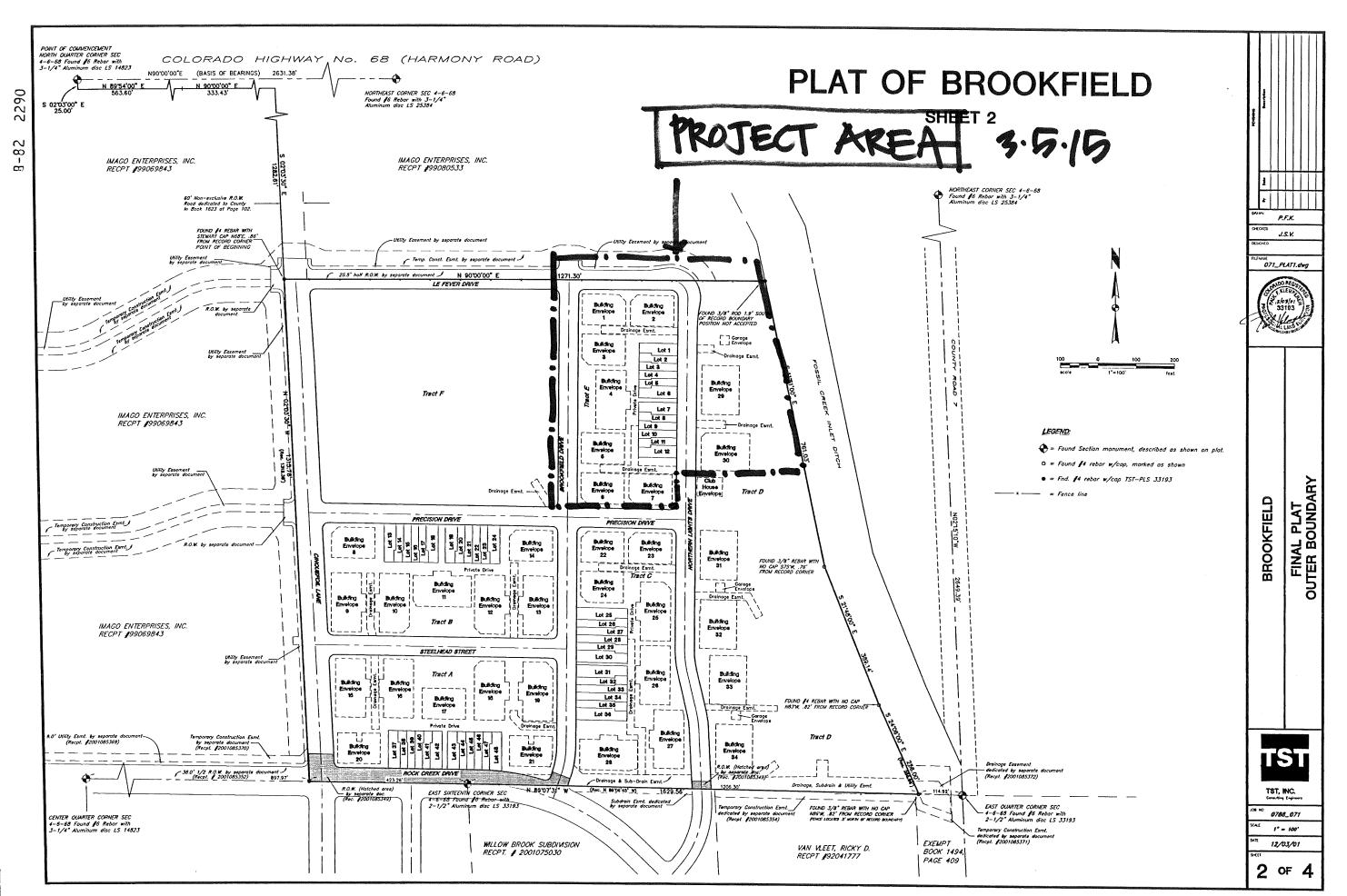
with a letter from staff, summarizing comments on your proposal. *BOLDED ITEMS ARE REQUIRED* *The more info provided, the more detailed your comments from staff will be.* Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) JASON SHERRILL Business Name (if applicable) Email Address ASherville Myland Mar Site Address or Description (parcel # if no address) FLAISTING BROOKFIELD Description of Proposal (attach additional sheets if necessary) To PROCEED WITH DEVELOPMEN OF APPROVED BROOKFIELD PUT/FOP WITH CHANGES TO 2 BUILDING TYPES TO TOWN HOME STYLE CONSO, UTILITY LYOUT FROM STACKED RINCH CONDOS NO CHANGE **Proposed Use Existing Use** Total Building Square Footage 36 Changes. F. Number of Stories 2 Lot Dimensions GENERALLY IN Age of any Existing Structures V/A - VACAPT 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?

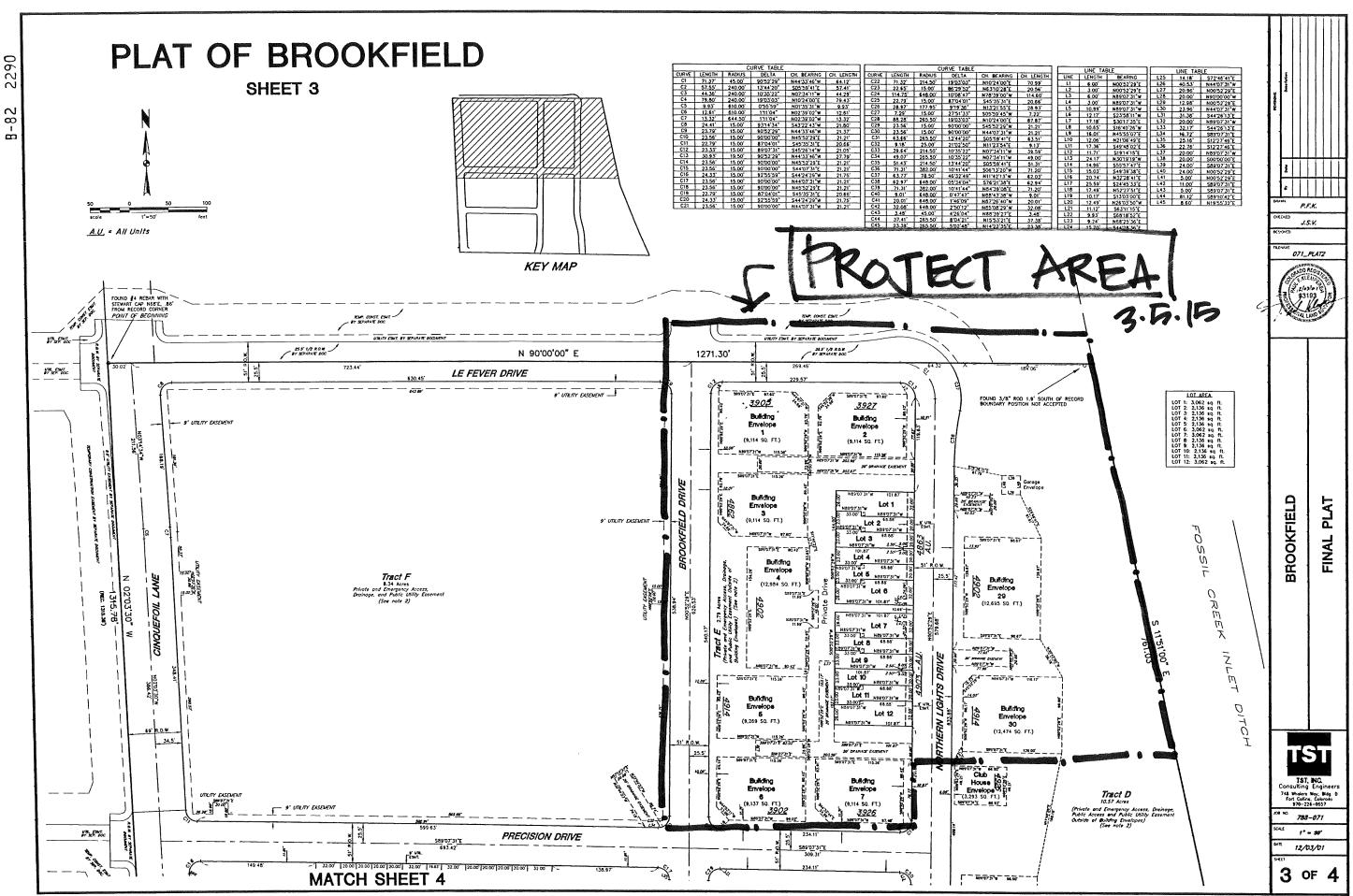
Yes No If yes, then at what risk is it?

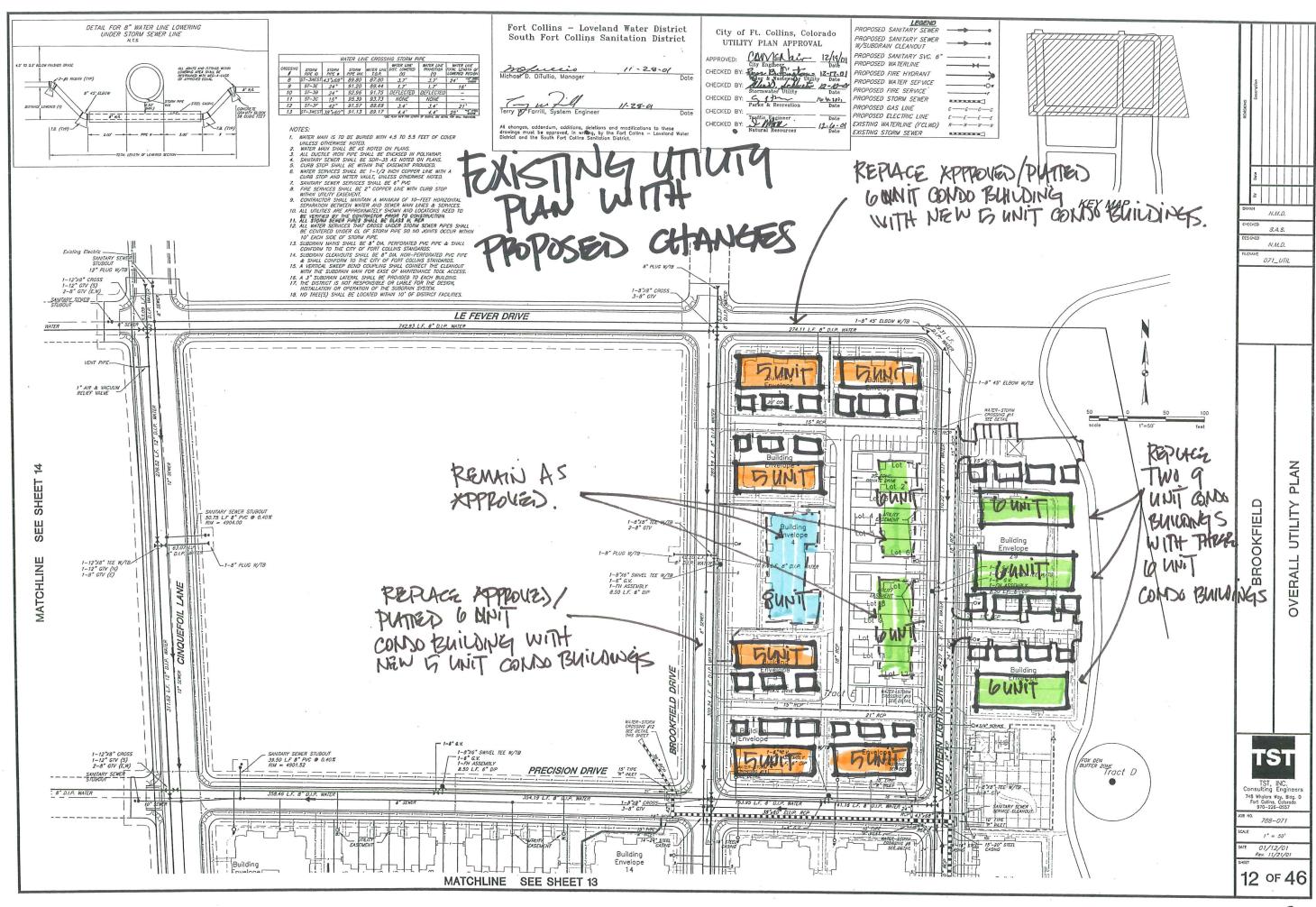
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. CHANGE TO APPROUGO PLANS Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site) Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies,

wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will

change? NOTE: NO CHANGES TO







KOPATZ What design ESSENIES

1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534-3881
303.534-3884 (FAX)
melhibox(9)ni wars-kopetz.com

SHEET 5

SHEET 4

SHEET 3

OFF STREET RESIDENT PARKING 9' x 20' (TYP.)

OFF STREET RESIDENT

PARKING 8' x 23' (TYP.)

20' DRIVE LANE (TYP.)

CABANA STRUCTURE

TURF SUNNING AREA

FOX DEN W/50' BUFFER

POOL

POOL DECK

9 PLEX MULTI-FAMILY

VERANDA PRODUCT (TYP.) NEIGHBORHOOD TRAIL (10' WIDE, CONCRETE, TYP.)

4' PRIVATE WALKS (TYP.)

OUTDOOR SEATING AREA (TYP.)

EXISTING WETLAND TO REMAIN UNDISTURBED

PROPERTY LINE

South Harmony LLC 8101 East Printice Ave. Sulle 815 Creemwood Village, CO 80111 (303) 771-5854

Plan Site Brookfield

> 00.1101000 CHECK BY: KSE BATE 09.5.00 01.12.01 07.24.01 09.11.01 11.30,01

Collins, (

Final Development Site Plan

5 of 11

8-82

VERANDA

NOTE: FOR ALL PLAT INFORMATION, REGARDING THE BUILDINGS, PLEASE REFER TO THE PLAT DRAWINGS.

official copy was downloaded en Aug-04-1011 from the City of Fon Collins Public Records Websites http://citydom.fcgov.com Stoom! information or an official copy, please contant Engineering Office 181 North College Font Collins, CO 80521 USA









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

June 09, 2015

Jason Sherrill Landmark Homes 1170 West Ash St Suite 100 Windsor, CO 80550

Re: Brookfield Replat

Description of project: This is a request to replat a portion of the Brookfield Plat/FDP. The proposal calls for changes to 2 building types from the previously approved Brookfield FDP. The stacked ranch condos from the original FDP will changed to townhome style condos. The parcels are located in the Harmony Corridor (HC) zone district. This project will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

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

- **1.** LUC 3.2.1 A landscape plan is required. There is a landscape setback for vehicle use areas along public right-of-way.
- **2.** LUC 3.2.2 Pedestrian access will need to be shown from building entries to public right and trail system.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

- 1. There are proposed water mains in Northern Lights Drive and Le Fever Drive shown in the Brookfield PUD that will need to be installed with this development. For sewer service, this site is being served by the South Fort Collins Sanitation District.
- 2. Any mixed use components of this development will be required to provide separate water and sewer services for any commercial use and the residential use.
- **3.** The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards

4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. No changes or issues anticipated related to traffic operations due to the change from the approved plan.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

- 1. It appears this proposed development is generally following the drainage design of the Brookfield PUD. If this is the case, a drainage letter indicating compliance along with supporting calculations should be sufficient.
- 2. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:
 - http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development
- 3. 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-developme nt-fees or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE ACCESS

As long as the change in building architecture does not result in a building greater than 30 feet in height, no additional changes for fire access would be required. Refer to Appendix D, Section D105 of the 2012 IFC for more detailed information.

2. EMERGENCY ACCESS EASEMENT

Were Emergency Access Easements provided for as part of the original approval of the site? If so, it appears the limits of the EAE will need to be re-adjusted in some areas. If no easements have been recorded, that provision will be required at this time, as part of the approval of the replat. The 8 unit building on the west side, requires an EAE to be within access and the two, drive aisles on the east side of Northern Lights Drive, which serve the three, 6-unit buildings will also require and EAE.

3. WATER SUPPLY

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

- > IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.
- > IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

Department: Engineering Development Review

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

- **1.** Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
- 2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: http://www.fcgov.com/engineering/dev-review.php
- **3.** Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
- **4.** All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
- **5.** The existing plans are expired. New utility plans for the design of the adjacent unbuilt streets, utilities within the streets, utilities serving the site, access and grading and drainage.
- **6.** The existing plat remains valid, but a replat can be filed if you are wishing to modify lot lines or add additional lots. A new plat would only include the property owned by the developer under this proposal and would not replat existing dedicated right-of-ways.
- **7.** 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
- **8.** This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
- **9.** 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.
- **11.** LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on-site parking design.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing electric facilities along the North side of Precision Dr. between Brookfield and Northern Lights; and as far North as the existing clubhouse. Electric would need to be extended North along Brookfield and along Northern Lights to feed this development. Any modification or relocation to existing electric facilities will be at the applicants expense.

- 2. Electric Capacity Fee, Building Site charges and system modification charges where applicable will apply.
- 3. Coordinate transformer and meter locations with Light & Power Engineering. Transformers will need to be within 10' of an all weather drive over surface accessible by a line truck. Meters need to be ganged on one end of the building.
- 4. Contact Light & Power Engineering @ 970-221-6700 with questions/concerns or to discuss power needs or go to the following link. http://www.fcgov.com/utilities/business/builders-and-developers

Planning Services

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

1. The elevations for the 5-plex and 6-plex must meet the City's building variation standards. These standards were updated in 2014 and are now applicable to both multi-family and single-family attached buildings. The standard is outlined in LUC 3.8.30(F) and 3.5.2(C)(2) and we would suggest being familiar with the details of code narrative.

The updated standards clarify that developments not only need at least three distinctly different building footprints, but that there shall also be no similar buildings placed next to each other along a street or street-like private drive. Building designs are now required to be further distinguished by including unique architectural elevations and unique entrance features, within a coordinated overall theme of roof forms, massing proportions and other characteristics.

The implication of this standard is that the two 5-plex and two 6-plex buildings would need to have variation where they are adjacent to one another along La-Fever and along Northern Lights. To achieve noticably different variation we would suggest making one of each building with brick, and one of each with stone, and in addition, adding distinctive details to the building entrances so that the change in material is not the only distinctive feature. The reason for the "no similar adjacent buildings" requirement is to ensure that the overall master-planned building variation (at least 3 building footprints) that is seen in plan view is also noticable in the street view.

- 2. Please be aware that there may be issues with emergency access for the 6-plex buildings to the east. If the garage alleys are needed for access, typically the limit for dead-end drive aisles is 150 feet.
- **3.** 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.
- **4.** 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.
- **5.** 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.

- **6.** 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.
- **7.** Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- **8.** 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.
- **9.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

<u>Pre-Submittal Meetings for Building Permits</u>

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the <u>new commercial or multi-family projects</u> 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 <u>new commercial or multi-family projects</u> are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)

2012 International Residential Code (IRC)

20012 International Energy Conservation Code (IECC)

2012 International Mechanical Code (IMC)

2012 International Fuel Gas Code (IFGC)

2012 International Plumbing Code (IPC) as amended by the State of Colorado

2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009. Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5. Energy Code Use

- 1. Single Family; Duplex; Townhomes: 2012 IRC Chapter 11 or 2012 IECC Chapter 4.
- 2. Multi-family and Condominiums 3 stories max: 2012 IECC Chapter 4 Residential Provisions.
- 3. Commercial and Multi-family 4 stories and taller: 2012 IECC Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

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