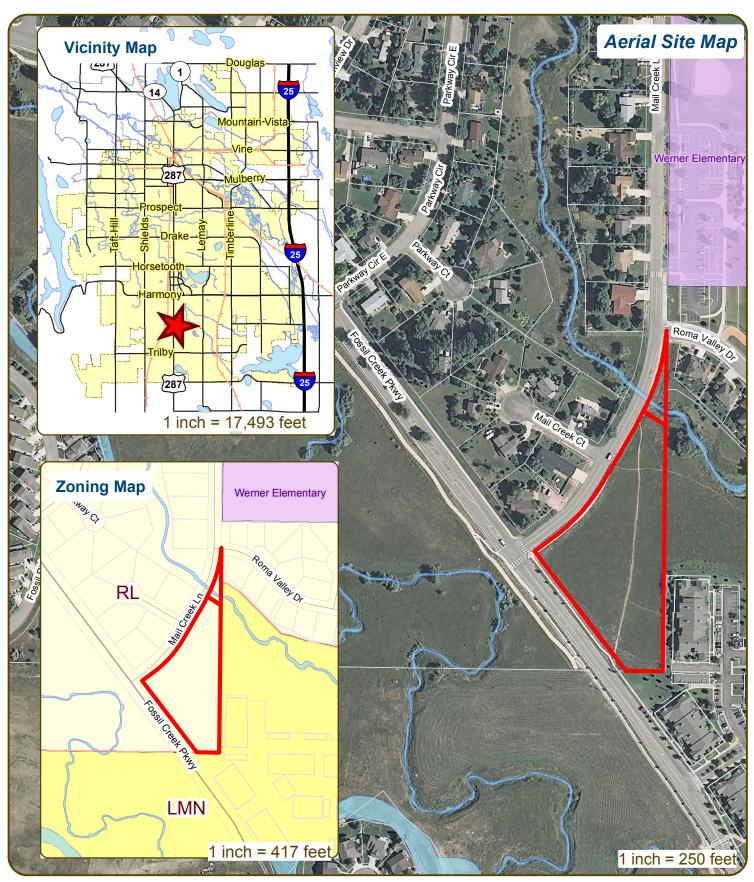
Conceptual Review Agenda

Schedule for 03/18/13 to 03/18/13

281 Conference Room A

Time	<u>r, March 18, 2013</u> Project Name	Applicant Info	Project Description	Planner
9:00	Fossil Creek & Mail Creek - SF Lots	Rich Stave 970-225-1594 rstavemail@gmail.com	This is a request to subdivide land and create single family lots located east of the intersection of Fossil Creek Parkway and Mail Creek Lane, adjacent to the Two Creeks Natural Area (Parcel #s 9601306004 & 96011306003). Several different subdivision layout strategies have been submitted for discussion. Each layout features between 11 and 15 single family lots. The site is located in the Low Density Residential (R-L) Zone District; the platting of the lots is subject to Administrative (Type 1) review.	Lindsay Ex
9:30	218 Laurel - Multifamily	Dana Lockwood 970-493-1023 lockwoodar@aol.com	This is a request to remove an existing single family residence and construct a new multifamily rental project located at 218 West Laurel Street (Parcel # 97141-13-026). The new multifamily project would contain approximately 5 units. The site is located in the Community Commercial (C-C) Zone District and the TOD Overlay Zone; multifamily uses with less than 50 units are subject to Administrative (Type 1) review in this zone district.	Courtney Levingston
10:15	Harmony & Strauss Cabin - Mixed Use	Jay Stoner 970-566-4891 jay@stonerco.com	This is a request to build a mixed-use development on approximately 25 acres located southwest of the Harmony Road & Strauss Cabin Road intersection (parcel #s 86040-00-007 & 86040-00-001). The development would include a hotel, convenience store, office, residential and retail uses. The site is located in the Harmony Corridor (H-C) Zone District. Several of the proposed uses are subject to Planning & Zoning Board (Type 2) review in this zone district.	Ted Shepard
11:00	213 Jefferson - Mixed Use	Laurie Davis 970-482-1827 Idavis@davisdavisarch.com	This is a request to remodel an existing building at 211 & 213 Jefferson Street and build a new 3-story mixed use building on an empty adjacent lot at 201 Jefferson Street (Parcel #s 97122-12-011 & 97122-12-014). The buildings would contain residential, office and retail. The site is located in the Old City Center subdistrict of the Downtown Zoning District (D). The project is utilizing a conceptual review to discuss historic preservation/design issues.	Sherry Albertson-Clark

Fossil Creek & Mail Creek SF Lots



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Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

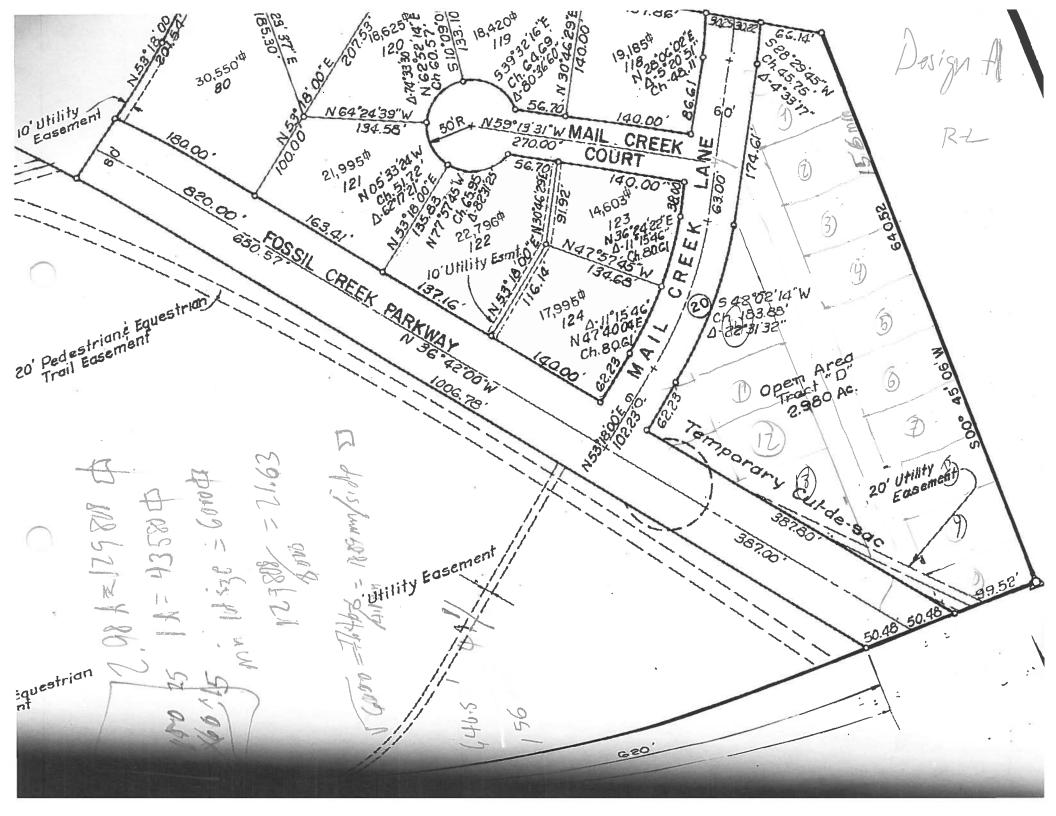
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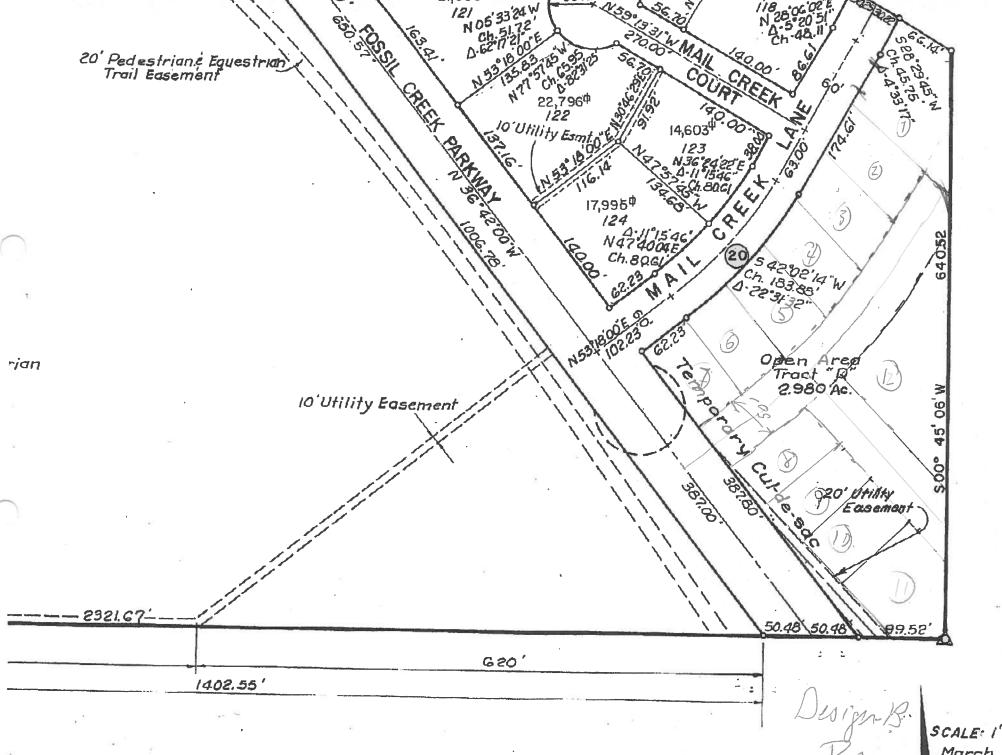
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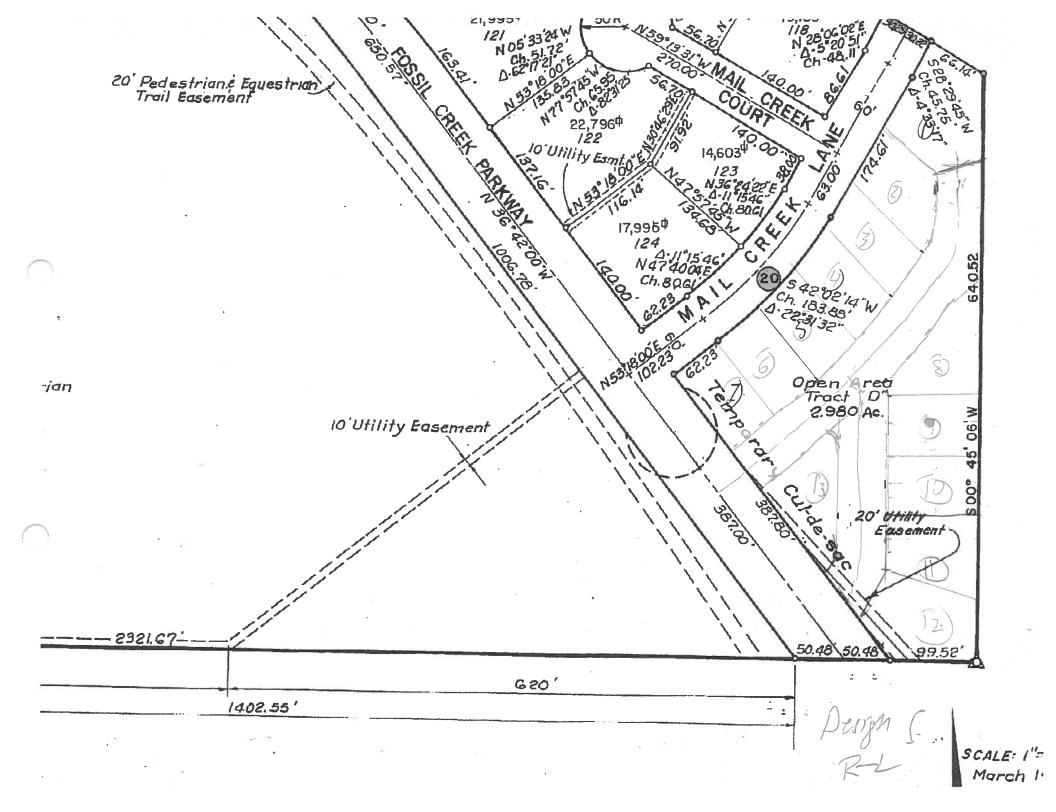
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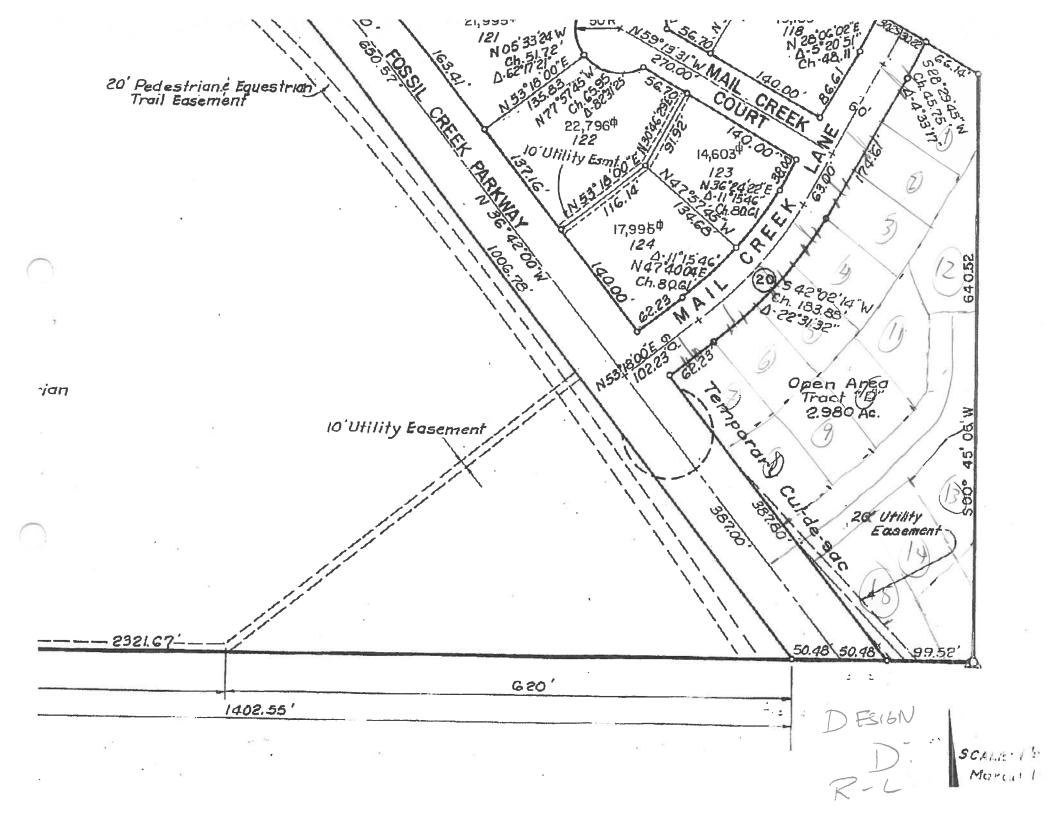
At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation 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) Business Name (if applicable) Your Mailing Address 5410 **Email Address** Site Address or Description (parcel # if no address) 601130600 Description of Proposal (attach additional sheets if necessary **Existing Use** Proposed Use S.F. Number of Stories Z Total Building Square Footage ひん 3 Lot Dimensions VARIE 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. ✓ Yes □ No If ves. then at what risk is it? Is your property in a Flood Plain? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. Increase in Impervious Area (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











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

Rich Stave 5410 Fossil Ridge Dr Fort Collins, CO 80525

Re: Fossil Creek & Mail Creek - SF Lots

Description of project: This is a request to subdivide land and create single family lots located east of the intersection of Fossil Creek Parkway and Mail Creek Lane, adjacent to the Two Creeks Natural Area (Parcel #s 9601306004 & 96011306003). Several different subdivision layout strategies have been submitted for discussion. Each layout features between 11 and 15 single family lots. The site is located in the Low Density Residential (R-L) Zone District; the platting of the lots is subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referrenced 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, Lindsay Ex, at 970-224-6143 or lex@fcgov.com.

Comment Summary:

Department: Zoning

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

1. No comments at this time.

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 Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts may be contacted at (970) 226-3104.

Department: Environmental Planning

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

 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 (Mail Creek). Please note the buffer zone for Mail Creek is 100', as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. **Department: Environmental Planning**

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

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. Due to the site's adjacency to the Two Creeks Natural Area, this site must also demonstrate compliance with the following standards:
 - (L) Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.
 - (M) Access to Public Natural Areas or Conserved Land. In the event that the development plan contains or abuts a publicly owned natural area or conserved land, the development plan shall include such easements and rights-of-way as are necessary to allow reasonable access for the public to such natural area or conserved land, unless such access is deemed by the decision maker to be unnecessary and undesirable for the proper public utilization of such natural area or conserved land. Any such access requirement or dedication shall be credited (based upon a fair market value analysis) against any such natural area or conserved land dedication or fee-in-lieu thereof required by the city. If the development site contains any privately owned natural area or open lands, any access provided to such area or open lands, whether for private or public use, if determined to be appropriate, shall be designed and managed in such manner as to minimize the disturbance of existing wildlife using such area.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

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

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

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. Individual lots will not be allowed driveway access onto either Fossil Creek Parkway or Mail Creek Lane. Driveway access for these lots will need to be to an internal street(s)/private drive(s) which then intersect with Fossil Creek Parkway and/or Mail Creek Lane.
- 7. Public streets, if proposed with the development, would need to meet LCUASS design and construction criteria. Options that showed dead-end streets not terminating in a City standard cul-de-sac, streets intersecting not substantially at right angles, for example, would not meet criteria to be public streets.
- **8.** Section 3.3.1(B)(1) of the Land Use Code requires that lots not have both front and rear frontage on a street (no double-frontage lots).
- 9. The connection of an internal public street system out to Mail Creek Lane and/or Fossil Creek Parkway would require that the new intersection install access ramps to lead pedestrians across Mail Creek Lane and/or Fossil Creek Parkway. Access ramps across the street(s) to receive the pedestrian crossing movements would be needed as well.
- **10.** With the previous comments in mind, the applicant may wish to explore the use of private drives internally as they would like afford more flexibility than having to meet public street standards.
- 11. The existing access ramp abutting the property at the intersection of Mail Creek Lane and Fossil Creek Parkway would need to add truncated dome detection panels to meet LCUASS and ADA requirements.
- 12. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
- **13.** Construction plans will be required.
- **14.** A Development Agreement will be required and recorded once the project is finalized with recordation costs paid by the applicant.
- 15. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Current Planning

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

- 1. Street trees and species diversity requirements are required pursuant to Section 3.2.1
- 2. 65% of lots must be "solar-oriented" residential lots.

Solar-oriented lot shall mean:

(1) a lot with a front lot line oriented to within thirty (30) degrees of a true east-west line. When the lot line abutting a street is curved, the "front lot line" shall mean the chord or straight line connecting the ends of the curve. For a flag lot, the "front lot line" shall mean the lot line that is most parallel to the closest street, excluding the "pole portion of the flag lot"; or

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

(2) a lot which, when a straight line is drawn from a point midway between the side lot lines at the required front yard setback to a point midway between the side lot lines at the required rear yard setback, is oriented to within thirty (30) degrees of true north along said line; or

- (3) a corner lot with a south lot line oriented to within thirty (30) degrees of a true east-west line, which south lot line adjoins a public street or permanently reserved open space; provided, however, that the abutting street right-of-way or open space has a minimum north-south dimension of at least fifty (50) feet. For the purposes of this definition, "permanently reserved open space" shall include, without limitation, parks, cemeteries, golf courses and other similar outdoor recreation areas, drainage ditches and ponds, irrigation ditches and reservoirs, lakes, ponds, wetlands, open spaces reserved on plats for neighborhood use and other like and similar permanent open space.
- 3. 3.5.2(B)(1) requires at least three different housing types. Each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

This standard does not apply for developments with ten units or fewer Section 3.5.2(B)(3).

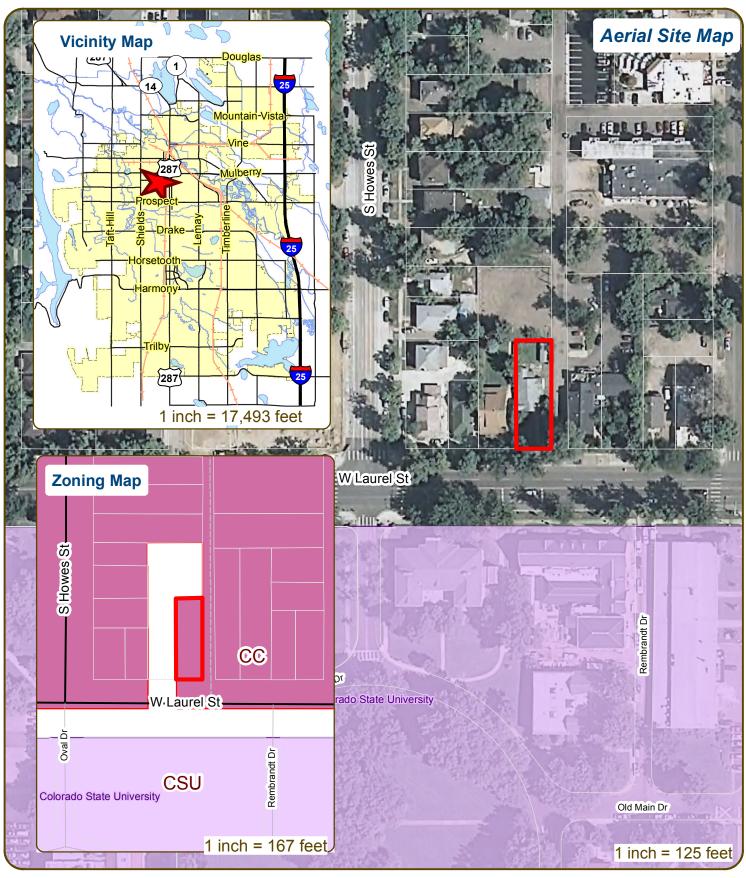
- 4. Minimum setbacks in the R-L Zone are as follows:
 - -20' front yard
 - -15' rear, except that alley-accessed garage setbacks are 6'.
 - -15' side setback for corner lots; 5' for all others

Garages must be setback a minimum of 4' from the front of the house.

- 5. Minimum lot width is 60'. Maximum building height is 28'.
- 6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
- 7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
- 9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

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

218 W Laurel Multifamily



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CONCEPTUAL REVIEW: APPLICATION

General Information

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.* Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)							
Tom Peck (Owner) Dana W. Lockwood (Architect)							
Business Name (if applicable) Lockwood Architects, Inc.							
Your Mailing Address 415 E Pitkin Street, Fort Collins, CO 80524							
Phone Number (970)493-1023 Email Address lockwoodar@aol.com							
Site Address or Description (parcel # if no address)218 W Laurel Street							
Description of Proposal (attach additional sheets if necessary)							
a new multi-family rental project with approximately 5 dwelling units.							
Proposed Use Multi-family Residential Existing Use Single family residence							
Total Building Square Footage $3.700 \text{ sf+-}\text{S.F.}$ Number of Stories 3 Lot Dimensions $47.5 \text{ '} \times 139.9 \text{ '}$							
Age of any Existing Structures Approx. 112 years (Built approx. 1900) 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. The existing structure has been reviewed by LPC & found to be not eligible for designation, see attached LPC response Is your property in a Flood Plain? Yes No If yes, then at what risk is it?							
Increase in Impervious Area <u>827</u> (2,624 sf existing; 3,451 sf proposed) 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?

From: Josh Weinberg < jweinberg@fcgov.com>

Subject: 218 W Laurel

Date: January 4, 2013 4:21:12 PM MST

To: "Tom Peck (tpeck2318@aol.com)" <tpeck2318@aol.com>

1 Attachment, 49.0 KB

Hi Tom,

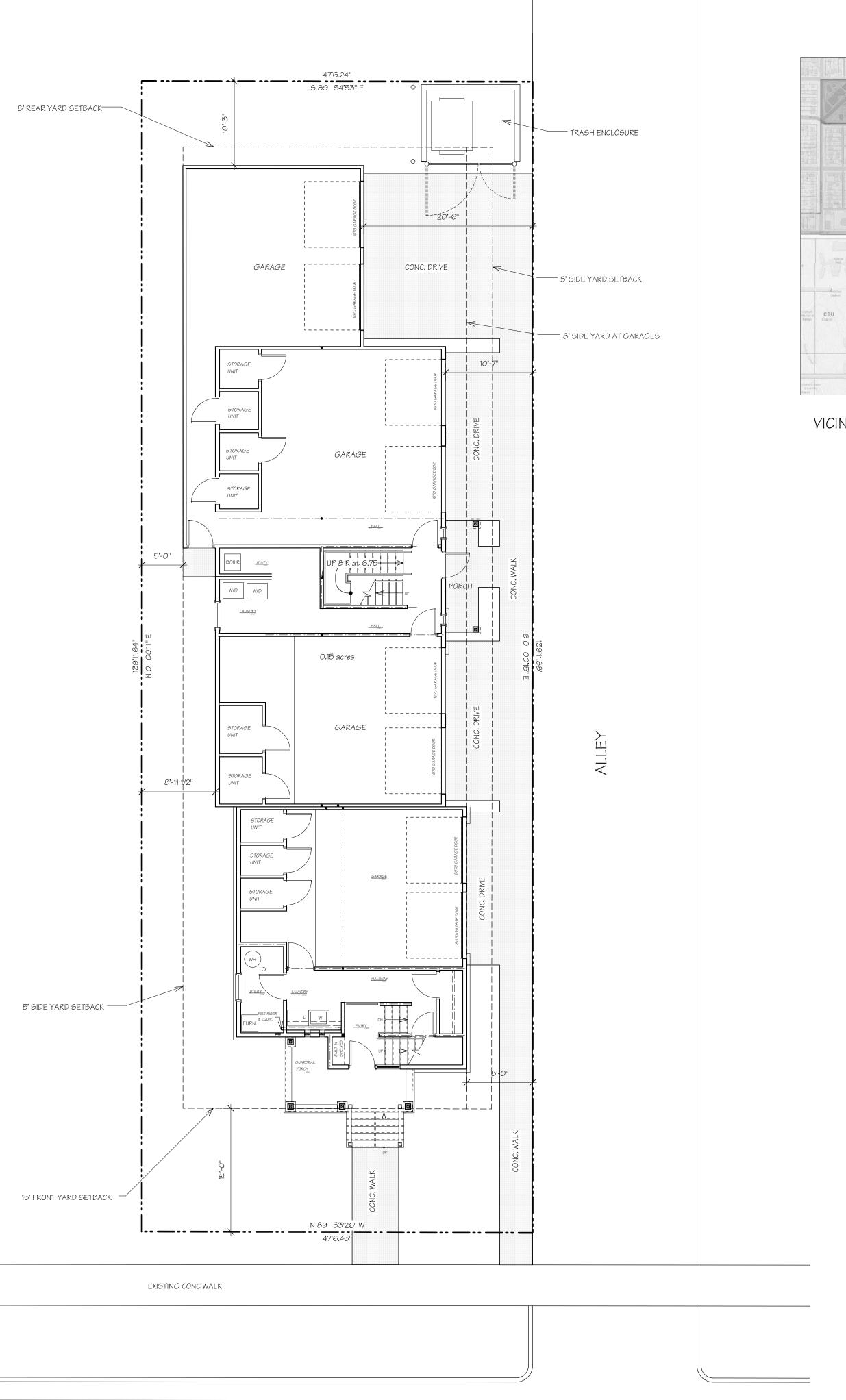
The property at 218 West Laurel Street was determined not individually eligible for designation as a Fort Collins Landmark by the Chair of the Landmark Preservation Commission and the Director of Community Development and Neighborhood Services. The property was also posted to allow an appeal of that decision. Since there was no appeal, there is no further historic preservation review for the existing building.

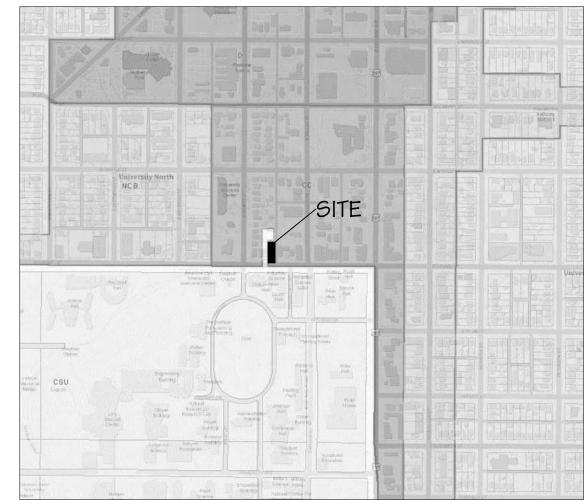
Also, as we discussed, please find the attached list of pre-approved consultants for the City's Design Assistance Program.

Let me know if you have any questions, Josh

Josh Weinberg, Preservation Planner CDNS I City of Fort Collins jweinberg@fcgov.com 970-221-6206

DAP CONSUL...oc (49.0 KB)





VICINITY MAP

DIRECTORY

OWNER: TOM PECK 4122 VISTA LAKE DRIVE FORT COLLINS, COLORADO 80524

DEVELOPER/APPLICANT: TOM PECK 4122 VISTA LAKE DRIVE FORT COLLINS, COLORADO 80524

ARCHITECT/PLANNER: LOCKWOOD ARCHITECTS, INC. 415 E. PITKIN STREET FORT COLLINS, CO 80524 CONTACT: DANA LOCKWOOD PHONE: 970-493-1023 EMAIL: LOCKWOODAR@AOL.COM

LAND USE DATA

LAND AREA	SQUARE FEET	ACRES	% OF NET
SITE AREA GROSS	6,653.12 SF	.15 ACRES	100%
SITE AREA NET	6,653.12 SF	.15 ACRES	100%
BUILDING COVERAGE	2,998.00 SF	.07 ACRES	45%
ON-SITE WALK & DRIVES	1,578.73 SF	.04 ACRES	25%
ON-SITE LANDSCAPE AREA	2,076.39 SF	.05 ACRES	31%

BUILDING INTENSITY

RESIDENTIAL

3 BEDROOM RENTAL	1 UNIT	1,046 SF
2 BEDROOM RENTAL	2 UNITS	734 SF EA
1 BEDROOM RENTAL	2 UNITS	474 SF EA
	5 LINITS	3462 SF

8 SPACES 2,998 SF (1ST FLOOR FOOTPRINT) GARAGES

PECK APARTMENTS SKETCH PLAN





1027 W HORSETOOTH RD., FORT COLLINS COLORADO 80526 (970) 493-1023

MEMBER AMERICAN INSTITUTE OF ARCHITECTS JOB # 13104

DATE MARCH 5, 2013 REVISIONS

DRAWN DWL CHECKED DWL

SHEET



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

Dana Lockwood Lockwood Architects, Inc. 415 E Pitkin Street Fort Collins, CO 80524

Re: 218 Laurel - Multifamily

Description of project: This is a request to remove an existing single family residence and construct a new multifamily rental project located at 218 West Laurel Street (Parcel # 97141-13-026). The new multifamily project would contain approximately 5 units. The site is located in the Community Commercial (C-C) Zone District and the TOD Overlay Zone; multifamily uses with less than 50 units are subject to Administrative (Type 1) review in this zone district.

Please see the following summary of comments regarding the project request referrenced 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, Courtney Levingston, at 970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Zoning

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

- 1. 5 dwelling units proposed but there are only 4 two-car garages shown. Min. off-street parking must meet LUC 3.2.2(K) standards.
- 2. There is a conflict between the trash enclosure doors and last driveway as the likely scenario is that the driveway will be occupied by vehicles. In addition trash enclosures must meet LUC 3.2.5 standards.
- 3. With the number of garage doors seen from the street consider larger planter areas between the garages using columnar junipers or similar to break up the garage faces.

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 8-inch sewer in Laurel.
- **2.** The existing water service to the property is a ¾-inch service.

Department: Water-Wastewater Engineering

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

- 3. The water service to 212 W Laurel is located at the west edge of the north/south alley and needs to be protected in place.
- **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. Credit will be given for the existing established service based upon the account information.

Department: Transfort

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

1. This site is about one block west of the Laurel MAX BRT stop.

Department: Historical Preservation

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

 This property was reviewed for its eligibility to qualify for designation as a Fort Collins Landmark by the LPC Chair and CDNS Director, per Municipal Code 14-72. It was determined not individually eligible for Landmark Designation. Thus, there is no further Historic Preservation review for this project.

Department: Forestry

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

1. Please contact Tim Buchanan, City Forester, for an on-site tree mitigation meeting. A tree mitigation plan is required listing existing trees, trees to be protected, trees to be removed and proposed mitigation.

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 have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
- 2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

- 2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: http://www.fcgov.com/engineering/dev-review.php
- 3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, 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. An 8' utility easement is required abutting the alley per LCUASS criteria. This can be waived if the utility providers do not find a need for the easement dedication.
- 7. LCUASS criteria specifies that garage doors off the alley are required to setback from the alley a distance of 8 feet or more, or 20 feet for fences placed less than 8 feet from the edge of the alley. The garage doors all appear to be set at least 8 feet, however with the porch indicated on the plan set, there may be concerns that associated structural components provide similar impact as a fence and that it may be interpreted that 20 feet would be the required setback for the garage doors (perhaps only abutting the garages next to the porch). Additional review and discussion on this item may be needed to understand the potential impact of the porch and its interpretation on the criteria.
- 8. Constriction plans will be required.
- **9.** A Development Agreement may be required and recorded once the project is finalized with recordation costs paid for by the applicant.
- **10.** A Development Construction Permit (DCP) or excavation permit will need to be obtained prior to starting any work on the site.

Current Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

- 1. In the Community Commercial district, multi-story buildings are encouraged to provide a vertical mix of residential and non-residential uses.
- 2. In your planning objectives (or sep. exhibit), please explain/demonstrate of this project contributes to the oveall mix of land uses within the surrounding area.
- **3.** This standard requires that 40% of each block side and 50% of the total of all block sides shall consist of building frontage, plazas or other functional open space.

Current Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

- 4. You may want to consider having the trash open to the alley. Please make a note on the submitted plans that the trash is on a concrete pad. The trash enclosure details should be included on the elevations with materials called out. See Section 3.2.5 for details.
- 5. Per Section 3.5.1(I), all rooftop mechanical should be screened from public view. Additionally all conduit, meters, vents should be screened and painted to match. Please call out meter locations on the elevations and make a note on the plans that they are painted to match.
- 6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
- 7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
- 9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- 11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- **12.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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 <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 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.

<u>Seismic Design</u>: Category B.

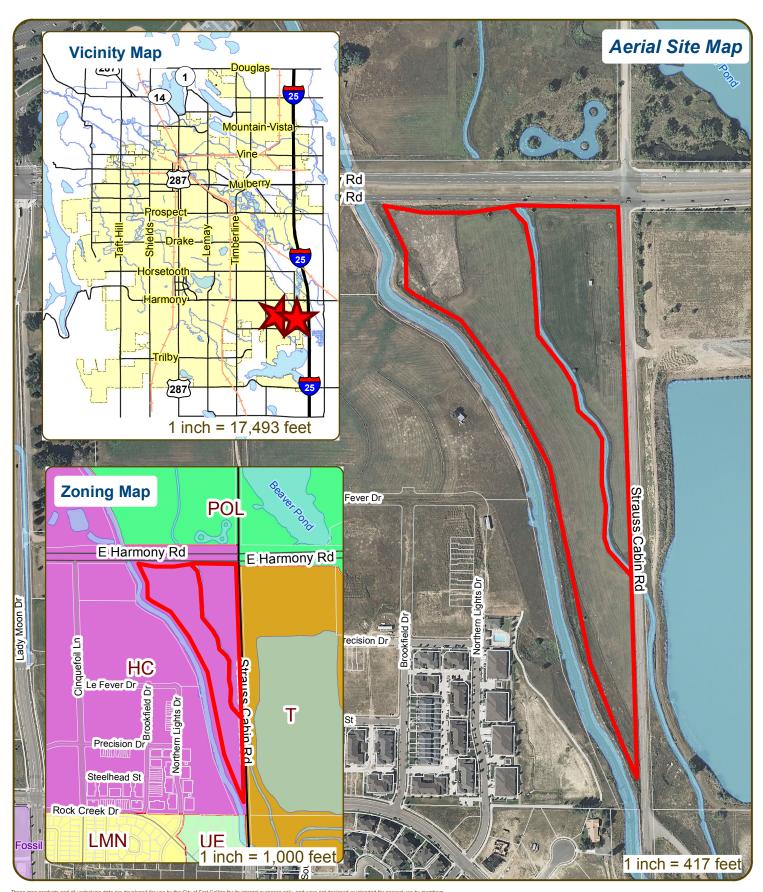
Climate Zone: Zone 5
Energy Code Use

- 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

Harmony & Strauss Cabin Mixed-Use



These map products and as underlying local are developed for use by the CLY colins for its internal purposes the CLY and as underlying local are developed for user by the CLY and the CLY







Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

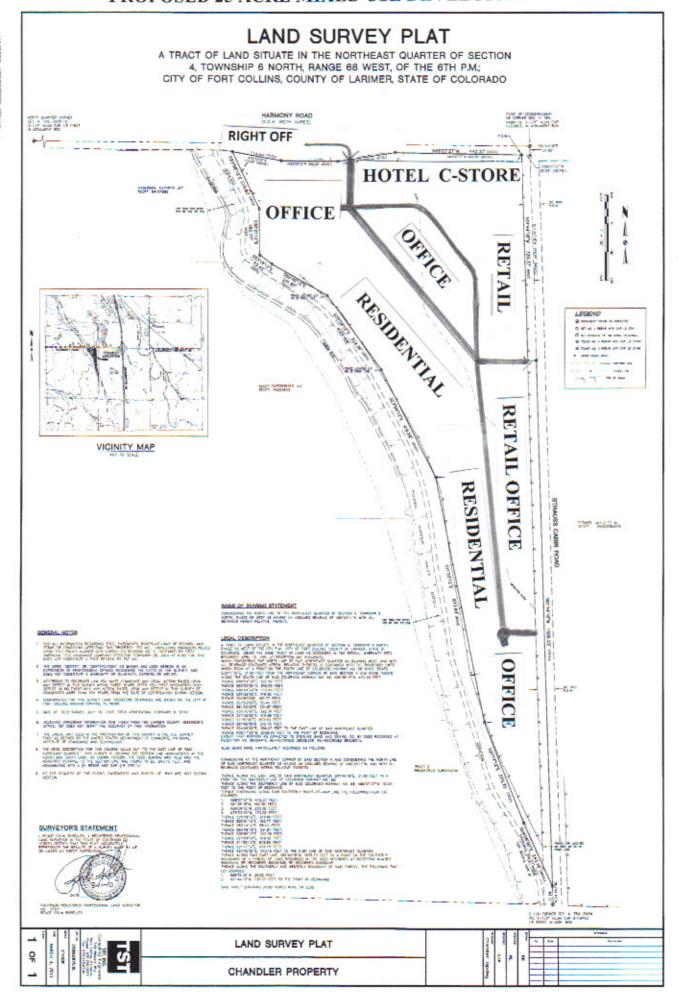
All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan 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) Business Name (if applicable) Your Mailing Address Phone Number 9 mail Address Site Address or Description (parcel # if no address) Description of Proposal (attach additional sheets if necessary) Proposed Use M Dent Existing Use Total Building Square Footage 5,50 S.F. Number of Stories /~ Lot Dimensions Age of any Existing Structures None 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 ves, then at what risk is it? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. Increase in Impervious Area (Approximate amount of additional building, payement, 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?

PROPOSED 25 ACRE MIXED USE DEVELOPMENT





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, 2013

Jay Stoner Stoner and Company 840 Noriker Dr Fort Collins, CO 80524

Re: Harmony & Strauss Cabin - Mixed Use

Description of project: This is a request to build a mixed-use development on approximately 25 acres located southwest of the Harmony Road & Strauss Cabin Road intersection (parcel #s 86040-00-007 & 86040-00-001). The development would include a hotel, convenience store with fuel sales, office, residential and retail uses. The parcel is bounded by the Fossil Creek Reservoir Inlet Ditch and the Poudre Valley Wall on the west. The site is located in the Harmony Corridor (H-C) Zone District. Several of the proposed uses are subject to Planning & Zoning Board (Type 2) review in this zone district.

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

Comment Summary:

Department: Zoning

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

No comment at this time.

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 Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts may be contacted at (970) 226-3104.

Department: Stormwater Engineering

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

1. A large portion of this property is in the FEMA Regulatory Poudre River 500-year Floodplain and must comply with Chapter 10 of City Code. A FEMA Floodplain Risk Map is attached.

Department: Stormwater Engineering

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

2. Life-safety and emergency response critical facilities are not allowed within the moderate risk 500-year floodplain. Gas stations are considered a critical facility.

- 3. FEMA has begun to remap the Poudre River. They are calling this RiskMAP, and it will be a multi-year project. Property owners near the river need to be aware that the floodplain may be remapped and may change on their property. Furthermore, the Biggert-Waters Flood Insurance Reform Act of 2012 is removing subsidized flood insurance rates. Complete details regarding implementation by FEMA are unknown at this time. However, what we do know is that future structures that are mapped in the floodplain will not be eligible to receive grandfathered or subsidized rates. Therefore, if a structure is built with a basement and then gets mapped in the floodplain, they will be paying actuarial rates which are significantly higher when the basement is 8-10 feet below the 100-year flood elevation. Therefore, we are encouraging you to consider if you want to have basements on these structures and encourage you to elevate the structures as much as possible. We are providing you this information to help you plan for possible future change in the floodplain mapping and already adopted changes in flood insurance.
- 4. 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. You can 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.
- **5.** The floodplain administrator for the Poudre River is Marsha Hilmes-Robinson; 970.224.6036, mhilmesrobinson@fcgov.com. Please contact Marsha with questions, or to set up a meeting.
- 6. 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.
- 7. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
- 8. 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-regulati ons/stormwater-criteria) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
- 9. 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

10. The drainage outfall for this site will have to be determined by the design engineer since the irrigation ditches are not normally allowed to be used for drainage runoff. The Fossil Creek Reservoir Inlet Ditch (FCRID) is uphill from the site and wouldn't work as an outfall. The Box Elder Ditch is low enough but is not designed for drainage runoff from a developed site. The design engineer should consider ditch seepage from the irrigation ditches and especially the effects on the proposed buildings shown on the west side of the site. The embankment on the FCRID may not have been compacted properly even though it acts much like a levy that can and has failed in the past. A geotechnical evaluation of the stability should be included in the soils report which is part of the submittal documents required. Please include an extra copy for the Stormwater Utility.

- 11. Drainage easements will probably be needed for an outfall system. The easements will need to extend from the site to a public outfall system. The only public outfall system for the site that I can see is the Poudre River on the east side of the Interstate. That seems an awfully long ways to go. There may be other systems or pipes that I am not aware of. There was mention of a storm sewer that crosses the Interstate at I-25 and Kechter Rd. when the south gravel pit was being considered for storage of treatment plant mitigation water. Even that is quite a long distance from this site. This appears to be the biggest drainage issue for develop this site. The project to store mitigation water in the south gravel pit has been abandoned because a different site has been chosen for it.
- **12.** The contacts for the FCRID are Steve Smith, Operations Manager (568-3612) and Gary Simpson, President (484-2476). The contacts for the Box Elder Ditch Company are Leslie Thompson, Superintendent (482-3067) and Don Kehn, President (493-0103).
- 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 Cache la Poudre River Master Drainageway Plan as well the City's Design Criteria and Construction standards.
- 15. There was mention of a project to pass the floodplain flows under Harmony Road. Stormwater had a consultant look at alternatives but that is as far as the design went. This would not be a Stormwater project since Stormwater is not changing the floodplain flows. It would be part of the final Harmony Road improvements, probably by either the Engineering Department or a developer if they were required to make the road improvements.

Department: Fire Authority

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

1. GENERAL COMMENTS

As the plans submitted for Conceptual Review are general in nature, only general comments can be

Department: Fire Authority

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

provided to the applicant at this stage. I look forward to further assisting the applicant in developing a successful plan for the design and build out of this mixed-use development. Feel free to contact me at any time for assistance.

2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings.

Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.

Poudre Fire Authority Bureau Admin Policy #07-01

3. FIRE LANES

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

2006 International Fire Code 503.1.1

4. FIRE LANE SPECIFICATIONS

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

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

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

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

5. ROOF ACCESS

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

2006 International Fire Code 504.3

Department: Fire Authority

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

6. FIRE CONTAINMENT

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

7. FIRE STANDPIPE SYSTEM

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

8. WATER SUPPLY

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

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

2006 International Fire Code 508.1 and Appendix B

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 (Fossil Creek Reservoir Inlet). Please note the buffer zone standard of 50' for this feature, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. The ECS should also discuss how to replace the value of the Russian Olives that will likely be removed through the project. The ECS is due ten days prior to any PDP submittal.
- 2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
- 3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
- 4. As per our discussions, this project must demonstrate compliance with the following standards:
 - (H) Ridgeline Protection.
 - (1) Ridgeline Setback. So that structures blend more naturally into the landscape rather than being a prominent focal point, no development shall intrude into any ridgeline protection area identified and designated by the Director during the development review process in conjunction with the establishment of the LOD and the buffer zone. For the purposes of this subsection, a designated ridgeline protection

Department: Environmental Planning

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

area shall include the crest of any hill or slope so designated, plus the land located within one hundred (100) horizontal feet (plan view) on either side of the crest of the hill or slope.

- (2) Building Height and Profile. Multilevel buildings shall follow the general slope of the site in order to keep the building height and profile in scale with surrounding natural features.
- 5. 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.
- 6. Please also note the following standard regarding protection of the site's natural topography: 3.4.1(E)(1)(f) The project shall be designed to integrate with and otherwise preserve existing site topography, including but not limited to such characteristics as steepness of slopes, existing drainage features, rock outcroppings, river and stream terraces, valley walls, ridgelines and scenic topographic features.
- 7. 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)."
- 8. 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: Andrew Gingerich, 970-221-6603, agingerich@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

Department: Engineering Development Review

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

6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Right of Way will need to be dedicated on Strauss Cabin for a 2 lane arterial road classification, which is 84' of total row. Additional Right of Way may be required to accommodate a right turn lane off of Harmony Road onto Strauss Cabin.

- 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.** This project will be responsible for a Repay to the city for the Harmony Frontage for the local street portion of asphalt and road improvements.
- 10. The frontage of Strauss Cabin will need to be designed and constructed as a 2 lane arterial.
- **11.** Right of way internal to the site plan will need to be revised or the existing ditch relocated to keep the ditch out of right of way and only crossing perpendicularly
- 12. The access proposed off of Harmony road west of Strauss Cabin will need additional evaluation to determine if it is feasible. Sight distance will need to be evaluated for vehicles turning into this access and turning out of this access. Additionally this will require an amendment to the Harmony Road access plan.

Department: Electric Engineering

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

 Power exists on the corner of Strauss Cabin and Harmony and also at Rock Creek Drive. We will be installing a duct bank along Strauss Cabin and will need to coordinate the location of one or more 8' x 13' vaults.

Current Planning

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

- The site is designated as a "basic industrial and non-retail activity center" on the Harmony Corridor Plan.
 These areas are intended to provide industrial uses and/or office or institutional type land uses located in planned office or business park settings.
- 2. The property is zoned H-C Harmony Corridor. Some of the proposed land uses (hotel and residential) are secondary uses and require Planning and Zoning Board approval. Secondary uses are limited to being 25% of the total gross development area. Retail uses and convenience stores are permitted, but only as part of a shopping center, either convenience, neighborhood or larger scale center and also require P & Z approval. Exceeding the 25% threshold would require an amendment to the Harmony Corridor Plan, as well as approval of an Addition of a Permitted Use. Office uses are a permitted principal or primary use.
- 3. Residential land uses (unless they are mixed-use dwellings) are required to have a minimum average density of 7 DU/net acre and based on the development size, a minimum of two housing unit types would be required. If single-family housing is planned, then an equal amount of multi-family units must also be

Current Planning

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

provided,

- **4.** Of the proposed residential units, 90% must be located within ½ mile of a park (public or private), a central development feature, or open space. The park or open space must be at least 10,000 SF in size.
- 5. Assuming the development would be phased, an Overall Development Plan (ODP) will be required and may either be submitted by itself, or along with a Project Development Plan (PDP) for at least one of the phases.
- 6. Maximum building height in the H-C district is 6 stories; however, height at this location is of concern and may not be an area where the full 6-story height is appropriate, given the proximity to the Poudre River Wall and the site's relative isolation from the overall corridor. Any height proposed over 40 FT will require a height analysis, to evaluate the potential impact on views and shadowing/shading. Please refer to Section 3.5.1(G) for the criteria associated with the height analysis.
- 7. The development standards of the Harmony Corridor Plan and the General Development Standards of Article 3 of the Land Use Code will apply to the development proposal. Key standards of the Harmony Corridor Plan include an 80 FT setback from future edge of pavement; a detached 8 FT meandering sidewalk; the use of berms to create a naturalistic rolling landscape; clear, continuous pedestrian network; high quality of design and materials; etc.
- 8. The adopted Harmony Corridor Plan describes the area as the Gateway Area to the Harmony Corridor and the City of Fort Collins. The description emphasizes the river valley floodplain setting defined by the bluffs, or valley wall. While the Plan is not conclusive or specific about requirements, the starting point for further work on a land use strategy is the intent to create a gateway entrance to the city that integrates quality development with the natural characteristics of the landscape.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. 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.
- **13.** Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

- 14. 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.
- **15.** 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 <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.

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Construction shall comply with the following adopted codes as amended:

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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.

<u>Seismic Design</u>: Category B.

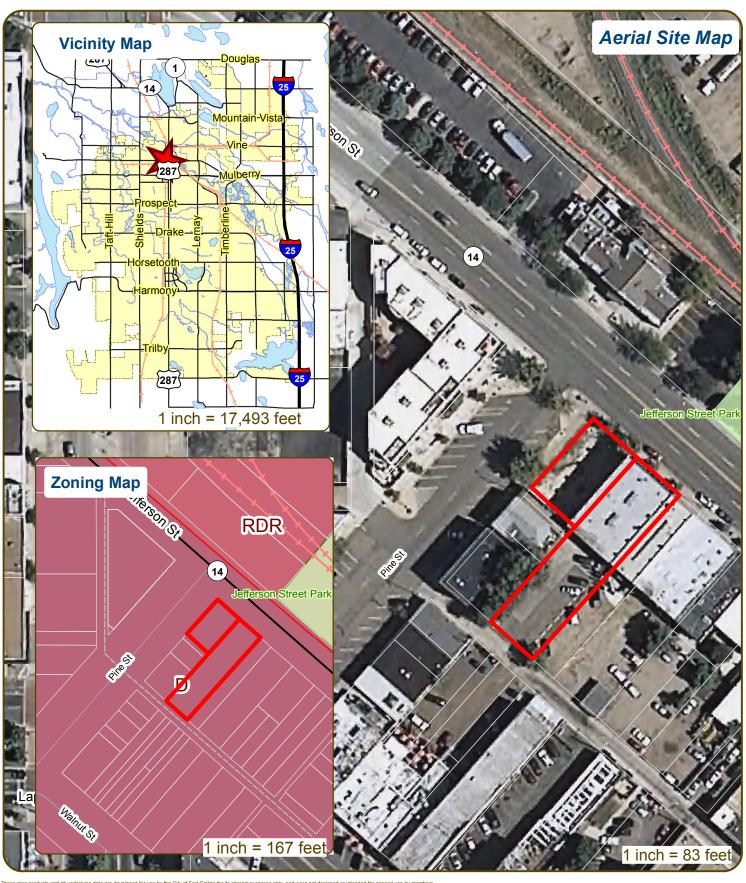
Climate Zone: Zone 5
Energy Code Use

- 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.
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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

201, 211, 213 Jefferson St Mixed-Use



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

change?

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.

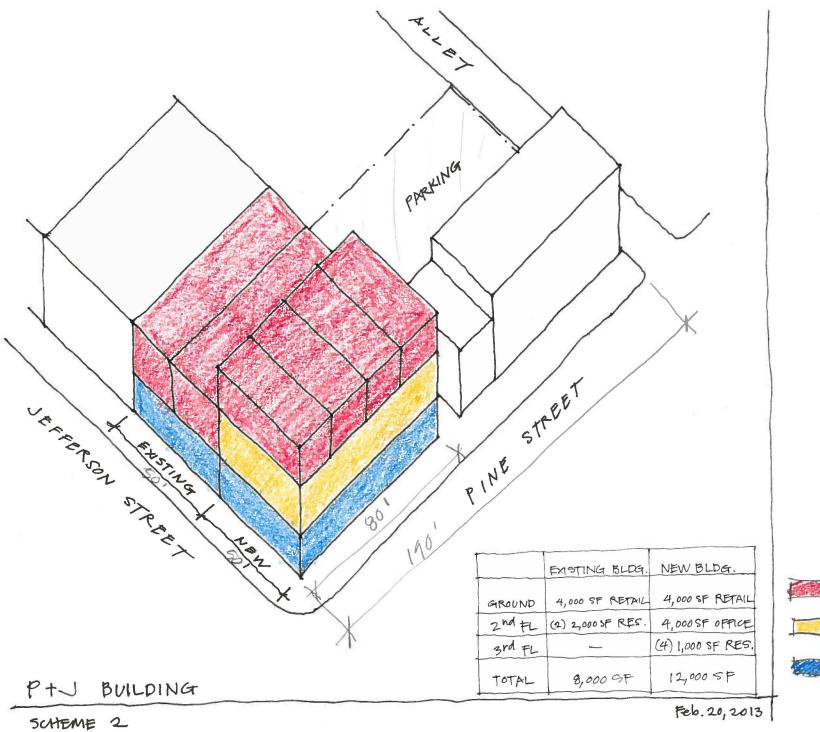
Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcqov.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) Laune Business Name (if applicable) Your Mailing Address Phone Number 9 Email Address | davi Site Address or Description (parcel # if no address) Description of Proposal (attach additional sheets if necessary) resident idexisting Use commera 20, 8.F. Number of Stories 2 to 3 Lot Dimensions Total Building Square Footage 6,000 to Age of any Existing Structures > 100 yearS 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?laverTheme=Floodplains Increase in Impervious Area none (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





RESIDENTAL

OFFICE

RETAIL/COMM.





Sent from my iPhone

1 Attachment, 2 MB





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, 2013

Laurie Davis
Davis Davis Architects
204 Walnut St., Suite J
Fort Collins, CO 80524

Re: 213 Jefferson - Mixed Use

Description of project: This is a request to remodel an existing building at 211 & 213 Jefferson Street and build a new 3-story mixed use building on an empty adjacent lot at 201 Jefferson Street (Parcel #s 97122-12-011 & 97122-12-014). The buildings would contain residential, office and retail. The site is located in the Old City Center subdistrict of the Downtown Zoning District (D). The project is utilizing a conceptual review to discuss historic preservation/design issues.

Please see the following summary of comments regarding the project request referrenced 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: Gary Lopez, 970-416-2338, glopez@fcgov.com

- 1. This will be reviewed as a BDR.
- 2. While no min. off-street parking is required for the residential component the availability of an existing parking lot on 211/213 Jefferson should be considered at least partial accommodation for residential tenants. Consider a means for such tenants to directly access 201 Jefferson from that lot. Considerer upgrades to the parking lot meeting LUC 3.2.2.
- **3.** Any new uses occurring in 211/213 Jefferson will trigger the need for the parking lot to be upgraded to LUC 3.2.2.
- **4.** Any new use in 211/213 Jefferson will require the construction of a trash enclosure meeting LUC 3.2.5. A direct pedestrian connection between the parking lot and 201 Jefferson could allow all tenants in the building to utilize the a enclosure at 211/213 Jefferson.
- 5. The proposed building must meet LUC 3.16(D) applicable to the Old City Center sub-district.

Department: Water-Wastewater Engineering

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

 Existing water mains and sanitary sewers in this area include a 16-inch water main in Jefferson, an 8-inch/4-inch water main and a 15-inch sewer in Pine and an 8-inch sewer in the alley to the southwest.

- 2. There is an existing \(^3\)-inch water service to the building to the east.
- 3. The commercial and residential portions of mixed-use buildings must have separate water and sewer services.
- **4.** The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
- 5. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

- It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
- 2. A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. The erosion control requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
- 3. If the empty lot is not paved at this time, onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
- 4. Water quality treatment is also required as described in the 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)
- 5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new 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.
- **6.** There is a 20 inch VCP storm drain line in Pine St. and an inlet on the 211site with a 15 inch VCP outlet drain line. The other outfalls would be the surrounding streets.
- 7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at

Department: Stormwater Engineering

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

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

8. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

Contact: Karen McWilliams, 970-224-6078, kmcwilliams@fcgov.com

- This property is designated on the National and State Historic Registers as part of the Old Town National Register District, and as a Fort Collins Landmark, as part of the Old Town Fort Collins Historic District. Land Use Code Section 3.4.7, Historic and Cultural Resources, will apply to the review of this project.
- 2. 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 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 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.
- 3. Work to Fort Collins Landmark buildings is reviewed for compliance with Section 14-48 of the Municipal Code, which includes, in part, the Secretary of Interior's Standards for the Treatment of Historic Properties, http://www.cr.nps.gov/hps/standguide/index.htm.
- 4. Projects within the Old Town Historic District will require the approval of the Landmark Preservation Commission (LPC). Design assistance may be sought through the City's Design Assistance Program, which may cover up to \$2,000 of professional design consultation; and through LPC Design Review Subcommittee meetings. To arrange either of these, please contact either Karen McWilliams, kmcwilliams@fcgov.com, or Josh Weinberg, jweinberg@fcgov.com.
- 5. Properties designated as Fort Collins Landmarks, and/or on the National or State Registers of Historic Places, qualify for additional financial incentives, for both interior and exterior work. These include Historic Structure Assessment grants, State Historic Fund grants, both 20% State and 20% Federal Tax Credits, and 0% interest City Rehabilitation Loans.

Department: Fire Authority

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

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from

Department: Fire Authority

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

fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

2. 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.

This will apply to new construction at 201 Jefferson and may also be required at 211 & 213 Jefferson depending on the extent of remodel to the existing building.

3. FDC

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.

2006 International Fire Code 912.2

4. KEY BOXES REQUIRED

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

5. 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.

Department: Engineering Development Review

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

Department: Engineering Development Review

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

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.
- Utility plans will be required and a Development Agreement will be recorded once the project is finalized
- **8.** Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
- 9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
- **10.** The existing buildings are very close to the existing right of way on Jefferson Street and Pine Street. It should be noted that doors, stairways, railings, etc. cannot extend into the public right of way.
- 11. This project is within a General Improvements District. There is a plan for some concrete flatwork at this intersection and adjacent to this project. Please contact Rob Mosbey in Engineering, 221-6659 for additional details, schedules and the possibilities of any repays that are the responsibility of this project.
- 12. Following up after the conceptual meeting I have more information regarding future plans for Jefferson Street. A cross section design has been adopted and added to the S.H. 14 access control plan and includes 2 travel lanes, bike lanes, parking lanes and a center median on Jefferson across the Pine intersection. The access to Pine from Jefferson will be right in right out. Please contact me if you would like copies of the plan. Aaron Iverson, 416-2643 or Dean Klingner, 221-6511 may be the best contacts for getting an idea of timing of the improvements.

Department: Electric Engineering

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

 Three-phase power exists in the alley although we may need to modify existing infrastructure depending on capacity needs. We may need to find a location for a transformer that is within 10' of a paved surface and accessible to a line truck. Normal development charges will apply with credit given for exising capacity.

Current Planning

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

Current Planning

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

- 1. The site is zoned D-Downtown and is in the Old City Center Sub-District. Commercial and residential uses are permitted as a Basic Development Review use (no public hearing required) for either building.
- 2. Building height in this district is a maximum of 4 stories or 56 feet; however, consideration should be given to the height and design of the proposed new structure, to ensure compatibility with the existing structures in the area.
- **3.** The standards in the D-Downtown District and the Old City Center, as well as the General Development Standards of Article 3 of the Land Use Code will apply to the proposed new structure.

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- 1. Single Family; Duplex; Townhomes: 2009 IRC Chapter 11 or 2009 IECC Chapter 4
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City of Fort Collins Building Services Plan Review 416-2341