

Conceptual Review Agenda

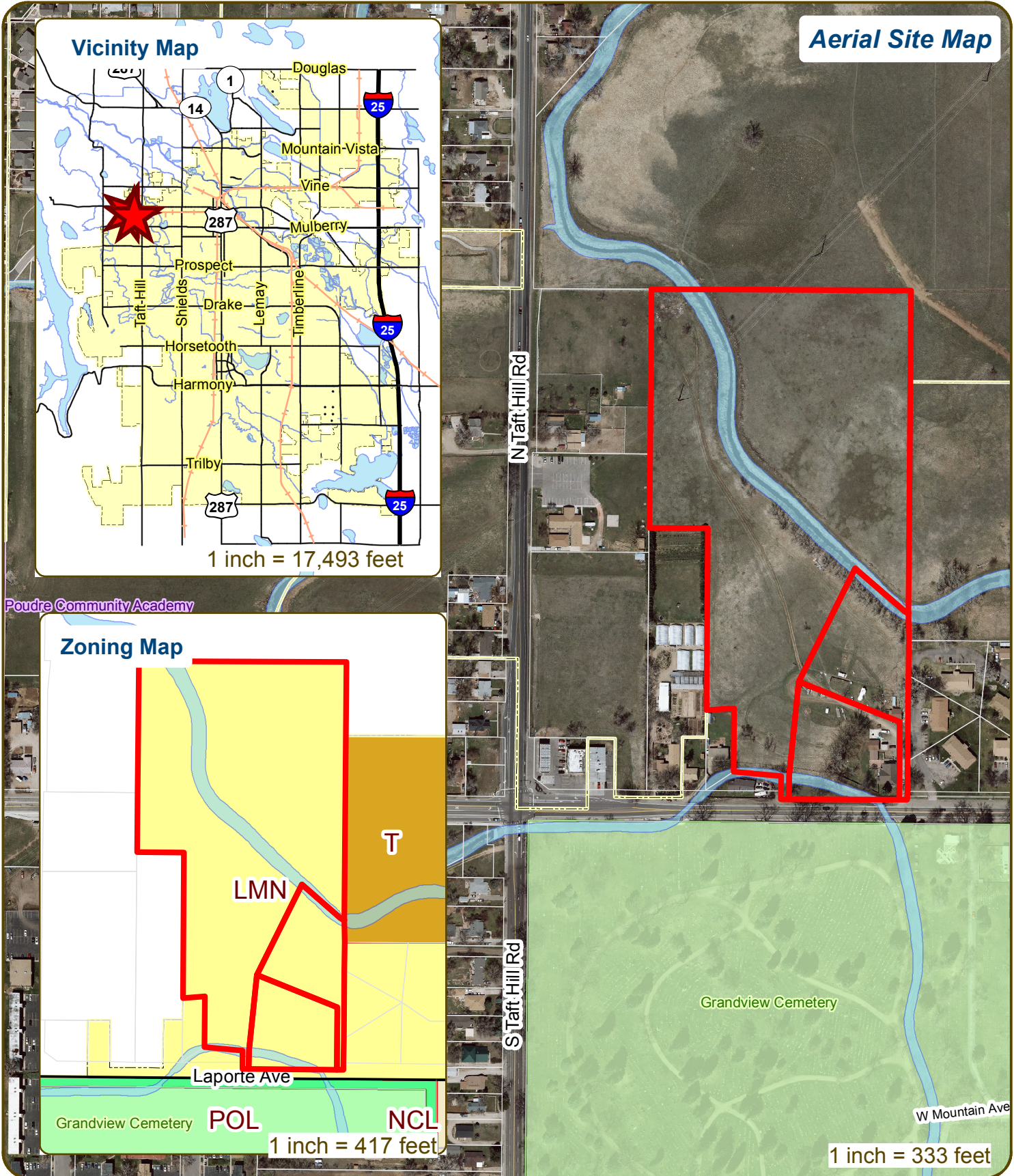
Schedule for 03/28/16 to 03/28/16

281 Conference Room A

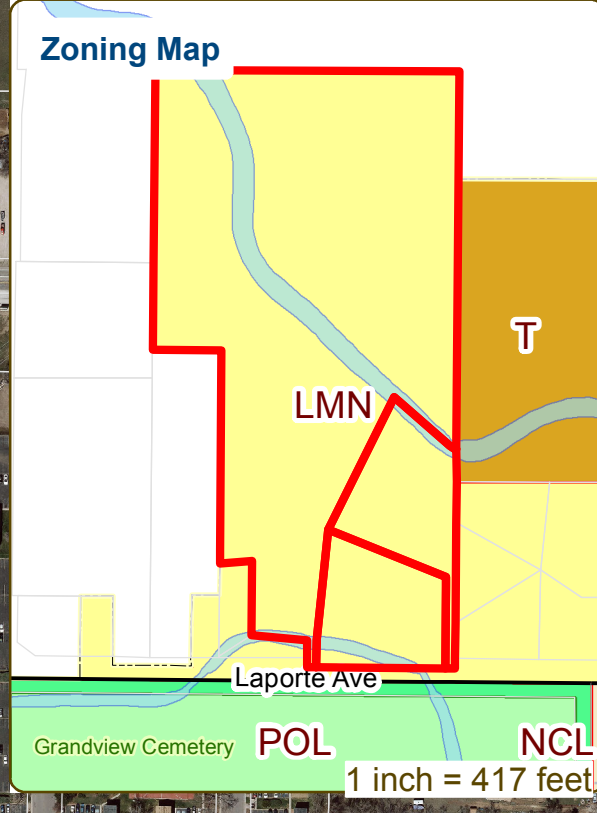
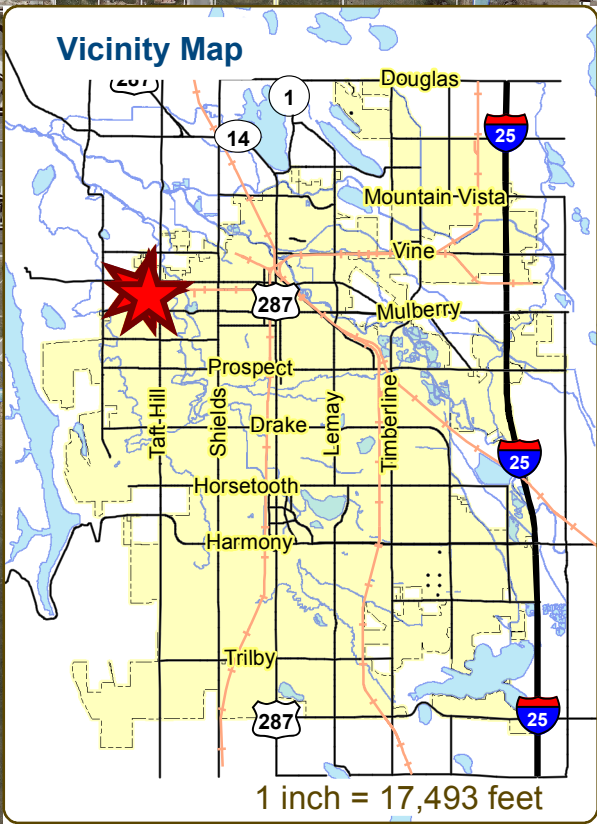
Monday, March 28, 2016

| Time | Project Name | Applicant Info | Project Description | Planner |
|-------|---|--|---|--------------|
| 8:45 | 1906 Laporte Ave - Single-family Detached CDR160023 | Ernie Schmidtberger (970) 490-1710 cityparkliquor@gmail.com | This is a request to construct two single-family detached homes at 1906 Laporte Ave (parcel #'s 9710211001 and 9710211002). Both homes would take access off Laporte Ave. One of the homes would share a parcel with an existing solar array. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review. | Ryan Mounce |
| 9:30 | 538 Apple Blossom Ln - Replat CDR160024 | Brian Richardson (970) 231-8236 brichardson1945@gmail.com | This is a request to replat the lots at 538 Apple Blossom Ln (parcel #'s 9602300024 and 9602300010). The new plat would combine both parcels into one. As part of this proposal, the applicant would like to build a 24' x 24' shop and a 36' x 40' storage barn. The site is located in the Urban Estate (UE) zone district. This proposal will be subject to the Minor Subdivision process. | Clay Frickey |
| 10:15 | 112 W Magnolia St - Parking Lot CDR160025 | Clay Cox (970) 472-1972 clay@coxpavementconsulting.com | This is a request to improve a parking lot at 112 W Magnolia St (parcel #9711424001). The parking lot will contain 50 spaces with one handicap accessible space. The parking lot will preserve most of the mature trees currently on site. The site is located in the Downtown (D) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review. | Seth Lorson |

1906 Laporte Ave Single-family Detached



Aerial Site Map



Poudre Community Academy

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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) _____

Ernest M Schmidtberger Owner _____

Business Name (if applicable) _____

Your Mailing Address 1900 Laporte Ave. Fort Collins, Co. 80521 _____

Phone Number 970-490-1710 Email Address Cityparkliquor@gmail.com _____

Site Address or Description (parcel # if no address) 1906 Laporte Ave. Lot 1 _____

1912 Laporte Ave. Lot 2 Schmidtberger Subdivision _____

Description of Proposal (attach additional sheets if necessary) Build one house plus one _____

detached garage per Lot _____

Proposed Use Residential Existing Use Open Land _____

Total Building Square Footage 2500 S.F. Number of Stories 1 Lot Dimensions 1.5 Acres _____

Age of any Existing Structures _____

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

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

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

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

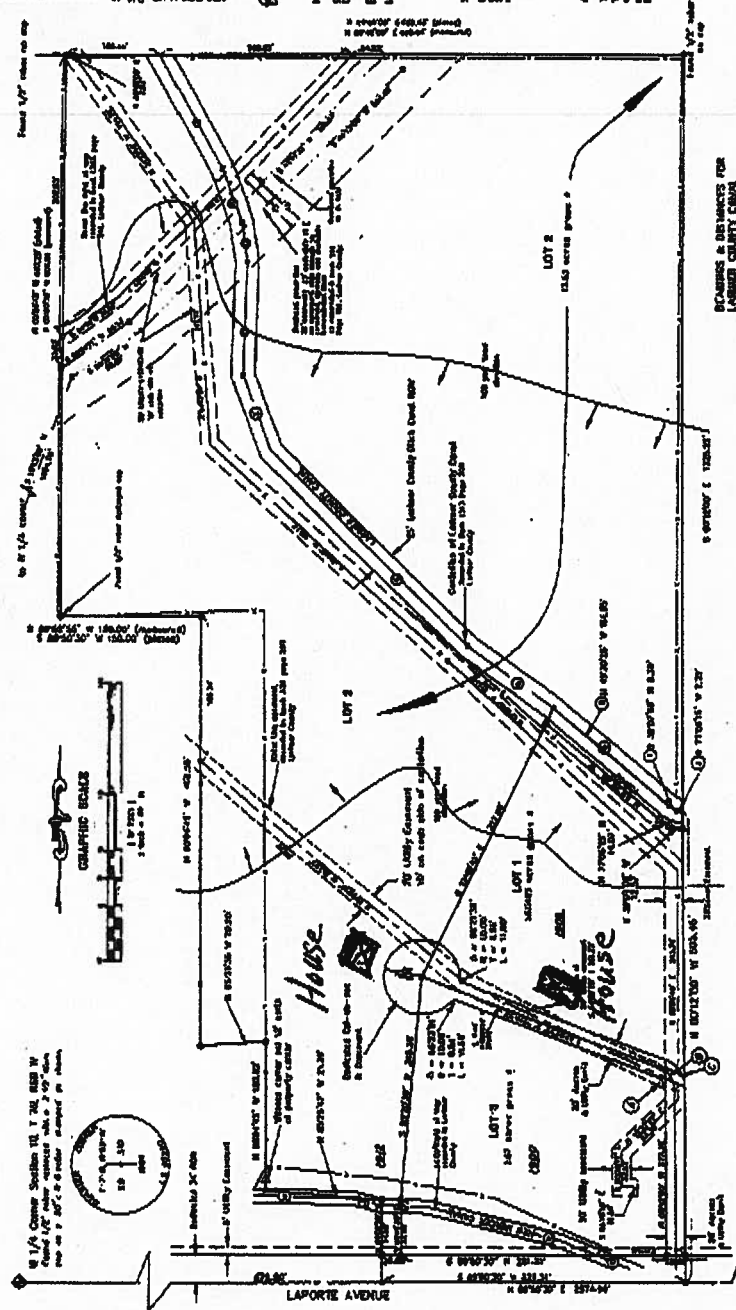
Increase in Impervious Area 1200 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

FIRST REPEAT OF THE SCHMIDTBERGER SUBDIVISION

Part of the NW 1/4 Section 10, Township 7 North,
Range 69 West of the 6th P.M., City of Fort Collins, Larimer County, Colorado.



EXAMINER'S CERTIFICATE FOR
LARAMIE COUNTY CLERK

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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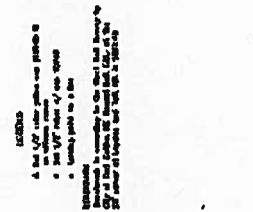
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

OWNER: Grand M. and Madeline Z. Schmidtberger
625 1/2 Street
Fort Collins, CO 80504
408-1170

DESIGNER: Advanced Professional Engineering Inc.
P.O. Box 1291
Fort Collins, CO 80527
408-1833

DATE: January 15, 1984

REMARKS:
1. All L.P. notes on this plan are in accordance with the L.P. notes on the original plan.
2. The L.P. notes on this plan are in accordance with the L.P. notes on the original plan.
3. The L.P. notes on this plan are in accordance with the L.P. notes on the original plan.
4. The L.P. notes on this plan are in accordance with the L.P. notes on the original plan.



ON 1/4 Corner Section 10, T. 7N, R. 69W, S. 10E, Larimer County, Colorado, the following described land is being subdivided into lots as shown on the attached plat, which is a true and correct copy of the original plat on file in the office of the County Clerk of Larimer County, Colorado, and is being recorded for the purpose of creating a public record of the same.

SCHMIDTBERGER SUBDIVISION

NOTICE TO CREDITORS: The undersigned, being the executor of the last will and testament of the late Grand M. and Madeline Z. Schmidtberger, do hereby give notice to all persons having claims against the estate of the said Grand M. and Madeline Z. Schmidtberger, to present the same to the undersigned, at the office of the undersigned, at Fort Collins, Colorado, on or before the 15th day of February, 1984.

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April 15, 2016

Ernie Schmidtberger
1900 Laporte Ave
Fort Collins, CO 80521

Re: 1906 Laporte Ave - Single-family Detached

Description of project: This is a request to construct two single-family detached homes at 1906 Laporte Ave (parcel #'s 9710211001 and 9710211002). Both homes would take access off Laporte Ave. One of the homes would share a parcel with an existing solar array. The site is located in the Low Density Mixed-Use Neighborhood (LMN) 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, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. The setbacks for LMN are:

Front 15'
Rear 8'
Side 5'
Corner Side 15'

2. This property is zoned LMN (Low Density mixed-use neighborhood) which requires 4-9 dwelling units per acre. Any change to this would require a Modification of Standard. For proposals of 20 acres or less the minimum density is 3 dwelling units per acre.
3. LUC 3.5.2 (D) (1) Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk.
4. LUC 3.5.2 (E) (4) A minimum lot width of fifty (50) feet shall be required for any single-family detached dwelling if the garage and/or driveway is served by access from the abutting street, unless such lot also adjoins an alley or is located at the corner of two (2) public streets.
5. LUC 3.5.2 (F) (1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors

complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.

6. LUC 3.5.2 (F) (2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
7. LUC 3.5.2 (F) (3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Alleys and corner lots are exempt from this standard.
8. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development by one (1) or more of the methods described in subparagraphs (a) through (c)

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. There is an existing 12-inch water main that terminates at a fire hydrant in the vicinity of Lots 1 and 3 of this property. There is a ¾" water service to the existing residence at 1900 Laporte Ave.
2. The proposed residences will each be required to have their own, separate ¾-inch water taps.
3. There may be an old abandoned 20-inch water main through this property. The pipe material is cast iron. It is unclear if the pipe was abandoned in place or if it was removed.
4. There is an existing 8-inch sanitary sewer main located along the east and northerly boundary of the lot at 1906 Laporte Avenue. We understand that you have planned for an additional service from MH13319 to service a future residence at this property.
5. The proposed residences will each be required to have their own, separate sewer services.
6. 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. Work with the engineering department on appropriate adjacent street improvements on LaPorte.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. The design of this site must conform to the drainage basin design of the West Vine Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. Stormwater requirements for this project will be based upon planning requirements for this site. For instance, if a replat of the property is required and this project becomes a subdivision, then onsite water quantity and water quality treatment will be required for the added imperviousness. However, if a replat is not required and new residential structures can be added to the existing lots as is, then we will accept an imperviousness up to 45%

(sub-basin 54 of the West Vine Basin Master Drainage Plan assumes 45% for this basin). If the proposed condition imperviousness for this site is greater than 45% imperviousness, then onsite detention is required with a 2-year historic release rate for water quantity. The 2-year historic release rate in the West Vine drainage basin is 0.35 cfs/acre.

3. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. A drainage letter and grading plan are required if the increase in imperviousness is greater than 350 square feet and less than 1000 square feet. A grading plan is required if the increase in imperviousness is less than 350 square feet.
4. If the site is required to meet present Land Use Code requirements (or if the property is required to replat), onsite quantity detention will be required, onsite water quality treatment of the runoff is required, and LID will be required. Please contact Heather McDowell at (970) 224-6065 if you plan to replat the property as there will be different development standards required.
5. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre 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 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.
6. A portion of this property is located in the City regulatory West Vine 100-year Floodplain and Floodway. The current conceptual materials do not appear to show any proposed structures or work within the floodplain/floodway. If any improvements are planned for the floodplain/floodway area, they must comply with Chapter 10 of City Code. A Flood Risk Map is attached.
7. The floodplain and floodway boundaries must be shown and called out on all plans so that it is clear whether improvements are within the boundaries or not. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
8. New residential structures may not be built in the floodway. Residential construction is allowed within the flood fringe, provided that the lowest finished floor of all structures (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) are elevated a minimum of 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). New basements are not allowed below the RFPE in any residential structure located in the floodplain.
9. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) can be completed within the floodway as long it can be proven that the work will not cause a change in the Base Flood Elevation (BFE), or a change to the boundaries of the floodway or floodplain (No-Rise Certification).
10. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) is not restricted in the flood fringe.
11. Any and all construction activities in the flood fringe must be preceded by an approved Floodplain Use Permit, the appropriate permit application fees, and approved plans. A FEMA Elevation Certificate is required prior to issuance of the CO for any structures built in the 100-year floodplain.
12. In addition to obtaining an approved Floodplain Use Permit, any development in the Floodway (utility work, landscaping, paving, curb & gutter, sidewalks, etc.) must be preceded by a No-Rise Certification as discussed above. The permit forms can be obtained at

<http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

13. 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.
14. Please contact Heidi Hansen, 970-221-6854, hhansen@fcgov.com with questions concerning development in the floodplain.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building perimeter. When this cannot be achieved via a public road, an Emergency Access Easement would be required. Any deviations to standard fire lane construction shall be pre-approved by the fire authority. In circumstances when the creation of a fire lane is not possible, installing a residential fire sprinkler system is an acceptable ulterior. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

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

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 400' of any residential structure. Code language provided below.

> 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.

3. PREMISE IDENTIFICATION

Based upon setback distances from the road, addresses may be required on both the

structure and at the road. Further details will be required. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@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 or feature (New Mercer Ditch and Larimer County Canal #2). However, as an ECS was recently conducted for part of this property for the Laporte Solar Array, a memo-based ECS can be submitted that addresses (a) what wildlife utilize the New Mercer Ditch and in the broader area, (b) based on your ecologist's professional opinion, whether or not the ditch qualifies as a wildlife corridor, and (C) the extent of the wetlands along the ditch and any sensitive or specially valued species. Once I have this information, staff will be able to better evaluate whether the buffer zone standards should be applied and the implications to your project as a result. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. In regard to LED light fixtures, IDA (International Dark-Sky Association) recommends using lighting that has a color temperature of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment, as blue light brightens the night sky more than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Please consider a warmer color temperature (3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
5. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
6. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

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. 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. 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 serving the site and/or required by the City for this project. Lot 2 of the Schmidtberger Subdivision dedicated Laporte Avenue right-of-way and utility easement as part of the Laporte Solar Array project, and the same dedications would be required with Lot 1 of this project (including TDRF deed of dedication fees and Larimer County Recorder fees).
7. The project is responsible for the local street portion Laporte Avenue. Lot 2 was satisfied as part of the Laporte Solar Array project, Lot 1 is required for its local street obligation which may be the construction of improvements, or payment in lieu of construction.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site if public improvements are required.
10. Existing overhead abutting Laporte Avenue would either need to be undergrounded abutting the lots, or conduit provided to accommodate future undergrounded (if not already provided with Lot 2).

Department: Electric Engineering

Contact: Coy Althoff, , CAalthoff@fcgov.com

1. Light and Power has electric facilities on the East side of the property that could be utilized to provide power to both homes.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
4. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

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

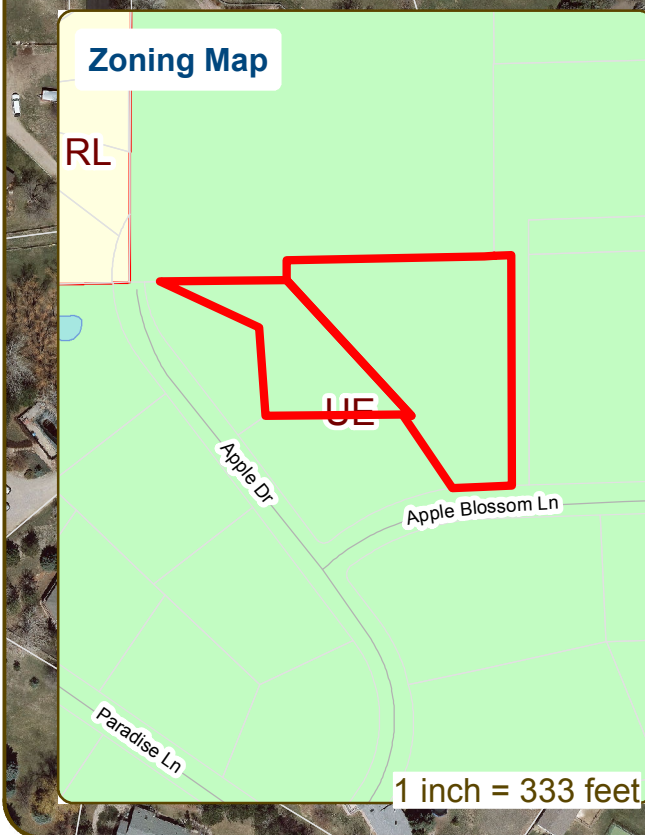
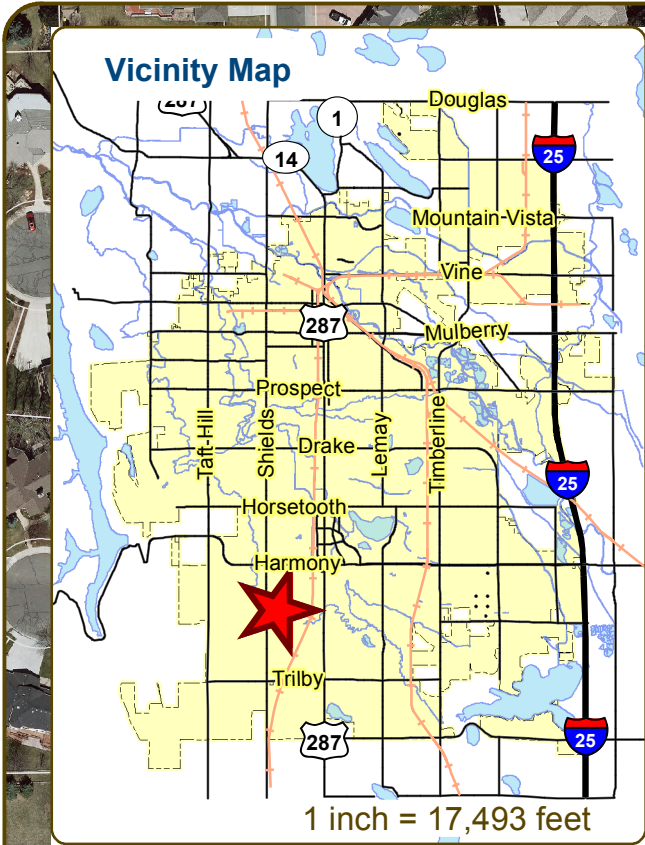
1. Single-family detached units are subject to Administrative (Type 1) review and a public hearing in the Low Density Mixed-Use Neighborhood (LMN) district.
2. Minimum density in LMN is 3 units per acre for developments less than 20 acres in size. Density less than 3 units per acre will require a modification of standard to Land Use Code Section 4.5(B)(D)(1)(a).

The Northwest Subarea Plan calls for maintaining the more rural character of the area. Given this policy direction, and consideration of on-site constraints such as ditch crossings, protection of important natural features, existing easements, and floodplains, staff feels more comfortable exploring a reduction in the required density of the LMN zone.

3. Maximum building height for single-family detached residences in LMN is 2.5 stories. Please see zoning comments for a comprehensive list of other setback and lot design criteria.
4. Access to the lots shown on the previously-approved plat may also require additional modification of standards after reviewing current Land Use Code requirements. These may relate to:
 - Width of the driveway leading to each lot from Laporte Avenue. Two-way drive aisle widths should be 24-feet wide.
 - Vehicle use areas such as driveways should be set back from side lot lines a minimum of 5-feet.
 - Driveways should be hard-surfaced with asphalt, concrete, or other approved material.
5. 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.
6. 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.
7. 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>.
8. 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.
9. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

- 10.** 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.
- 11.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

538 Apple Blossom Ln 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.

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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) _____

Brian Richardson Owner

Business Name (if applicable) _____

Your Mailing Address 2438 Strawfork Dr, Fort Collins, CO 80525

Phone Number 970-231-8236 Email Address brichardson1945@gmail.com

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

538 Appleblossom Ln, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) To combine both lots into one,

build a 24'x24' workshop and 36' x 40' barn for storage of personal camper, boat and truck. Please see attached for more information

Proposed Use Storage and workshop Existing Use no buildings other than house

Total Building Square Footage 2,016 S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures 40

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

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

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

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

Increase in Impervious Area 2016 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?

The first building we would like to construct is the 24' x 24' shop. There will be no road built for vehicle access to this building. The driveway that accesses 520 Apple Blossome lane could be used should there be an incident where close vehicle access is needed. There is also a vehicle gate on the property that accesses the pasture where this building would be located. The intent of this building is to use it mainly as a woodshop or other like activities.

The second would be the 36' x 40' storage barn in conjunction with bringing the two parcels into one. This building will be accessed with a small (10-15 ft) driveway extension from the current driveway on the west side of the residential structure. The intent of this building is inside storage for a camper, boat and vehicle also for private use.

The parcels in question are 9602300010 and 9602300024

The surrounding land use is residential horse properties. The current lot has a primary residence that will remain as such. There should be no issues to drainage as the locations are fairly level and roofline runoff can be managed through grading of land in immediate area. There is a small irrigation canal that cuts through the property as noted on the map that is not used full time. It only carries water when irrigation water is due to those in the areas this creek serves.



Apple Dr

Apple Dr

Apple Blossom Ln

Apple Blossom Ln

Apple Blossom Ln

Apple Blossom Ln

Jonathan Ct

Jonathan Ct

Fossil Creek Dr

Fossil Creek Dr

9602312002

APPLE DR

9602307030
5222

9602300010

9602300024

538

500
9602405001

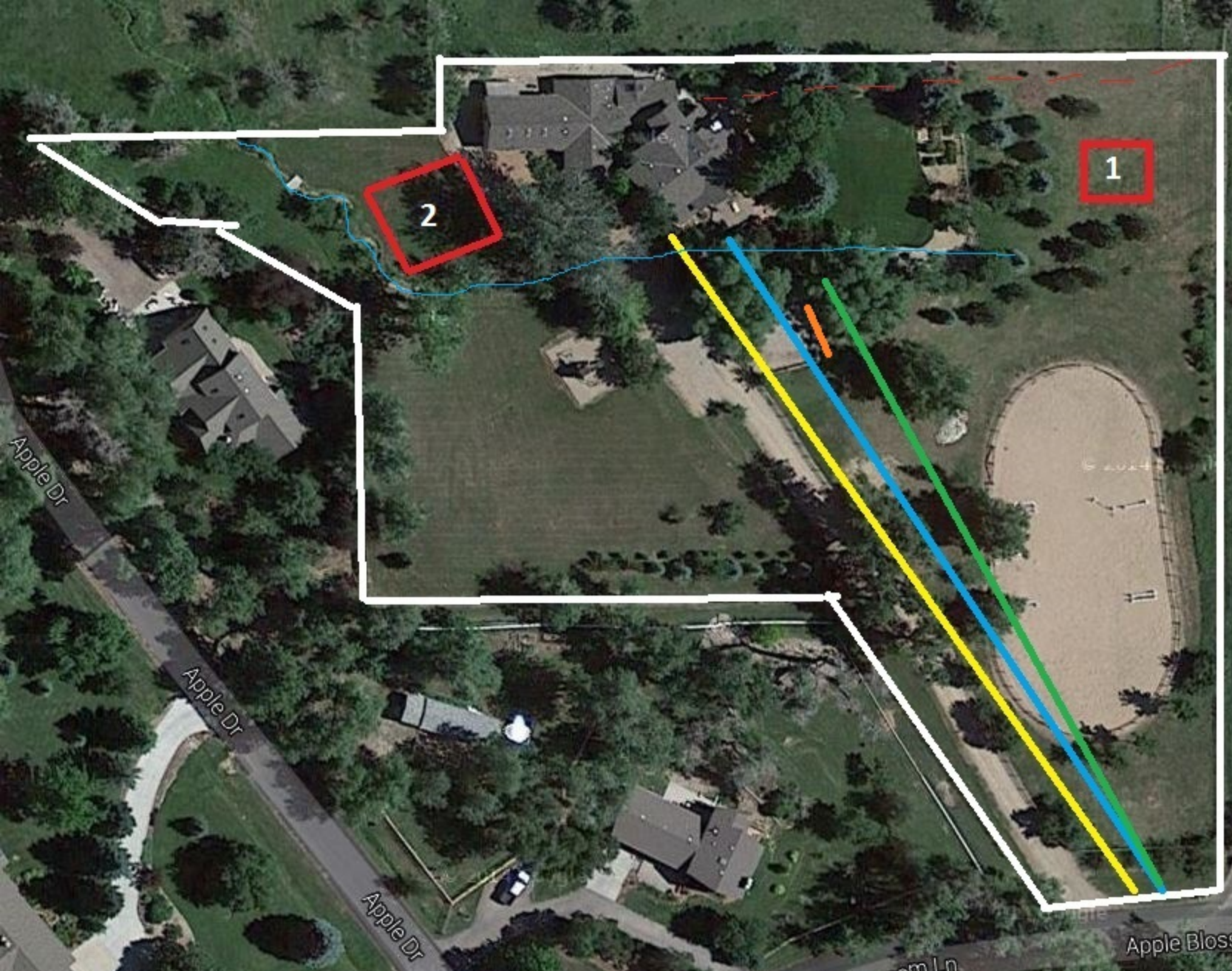
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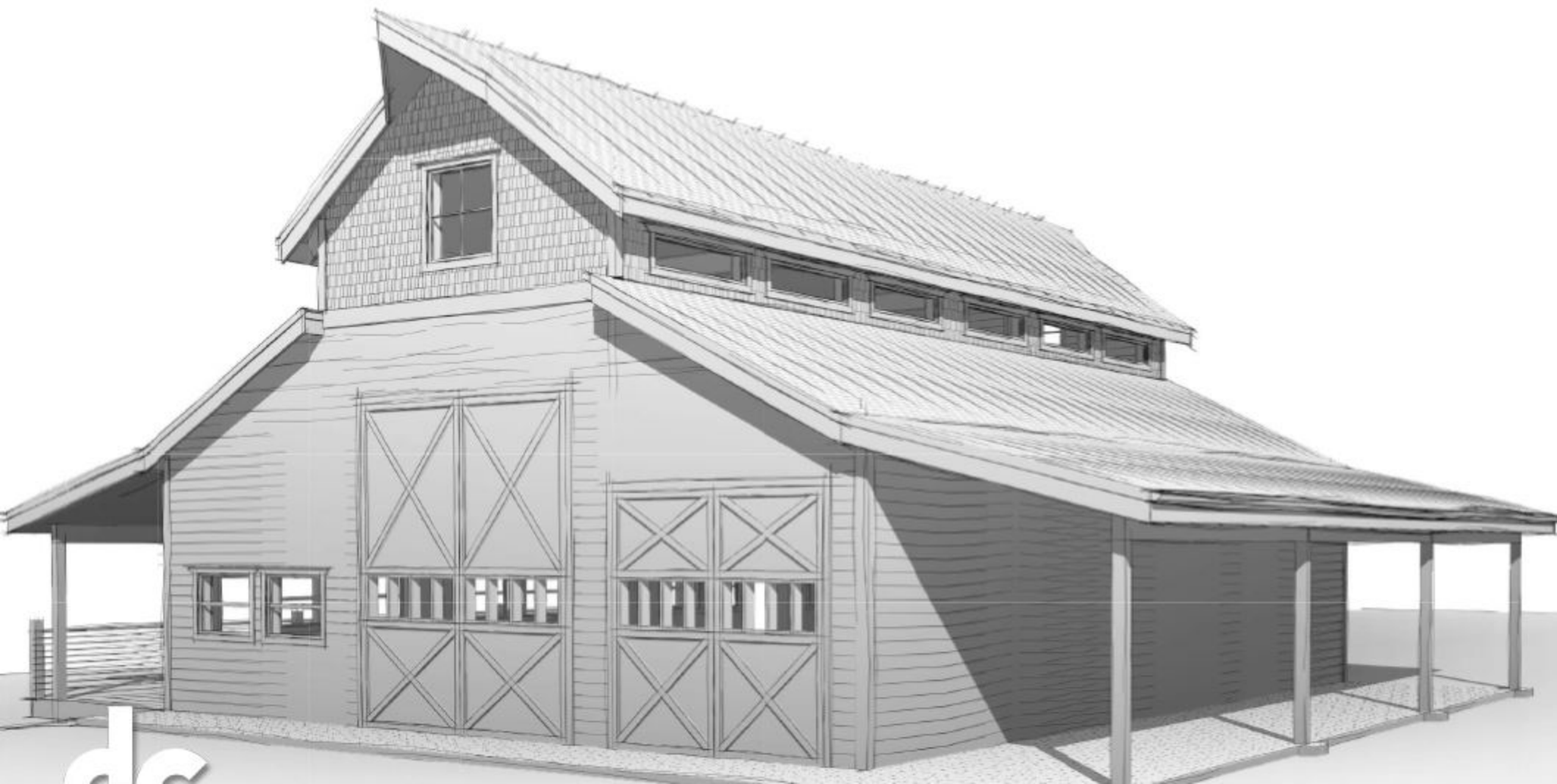
APPLE BLOSSOM LN



Building 1
24 ft x 24ft approx 600 square feet
10 foot walls
primary use is wood/work shop for personal use

Building 2
36 ft x 40ft 1440 sq ft
3 stall pole barn structure
primary use is storage for personal camper, boat and truck
*see attached picture for picture of similar barn likeness

-  sewer
-  water
-  Gas
-  Electric
-  Part time irrigation creek
-  Gate access for pasture- big enough to get a truck through



dc



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

April 04, 2016

Brian Richardson
2438 Strawfork Dr
Fort Collins, CO 80525

Re: 538 Apple Blossom Ln - Replat

Description of project: This is a request to replat the lots at 538 Apple Blossom Ln (parcel #'s 9602300024 and 9602300010). The new plat would combine both parcels into one. As part of this proposal, the applicant would like to build a 24' x 24' shop and a 36' x 40' storage barn. The site is located in the Urban Estate (UE) zone district. This proposal will be subject to the Minor Subdivision process.

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: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. The setbacks for UE are:

Front 30'
Rear 25'
Side 20'

2. LUC 3.8.17 (A) (2) (c) A maximum vertical height of twelve (12) feet eight (8) inches shall be permitted for each residential story.
3. This proposal will be subject to a Basic Development Review.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. This project site is located within the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. Please contact them for any water and sewer requirements.

Department: Traffic Operations

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

1. This proposal is not expected to generate any additional traffic and as such there is no requirement for a traffic impact study.
2. No other comments.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. This site is located within sub-basin 5 of the Fossil Creek Basin Master Drainage Plan and assumes 40% imperviousness for that basin. If the proposed condition imperviousness for your property plus your half of the street frontage (in front of your lot only) is greater than 40% imperviousness, then onsite detention is required with a 2-year historic release rate for water quantity.
3. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. A drainage letter and grading plan are required if the increase in imperviousness is greater than 350 square feet and less than 1000 square feet. A grading plan is required if the increase in imperviousness is less than 350 square feet.
4. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
5. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre 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 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.

Department: Historical Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. The property does not contain buildings 50 years old or older, and the proposed plans are unlikely to affect adjacent historic properties, if any.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building and unless otherwise approved by the fire authority, typical fire lane specifications shall apply. Code language and fire lane specifications provided below.

Exception: U-Group occupancies. Occupancy Group Classifications are established by the building department. If the barn and workshop are classified as U-group occupancies, there is no fire lane requirement.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

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

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. If the new buildings were to go through a full development review process, an Ecological Characterization Study (ECS) would be required as the irrigation ditch that runs through the property may serve as a wildlife corridor. Whenever a project is within 500' of a known natural habitat or feature, which includes irrigation ditches that serve as wildlife corridors, an ECS is required as per Section 3.4.1 (D) of the Land Use Code. However, as this is project is a replat only and the new buildings will not go through a full development review process, the ECS is waived at this time provided the new buildings are setback at least 50' from the top of bank of the ditch, which is the standard buffer for irrigation ditches that serve as wildlife corridors.

If you cannot meet the 50-foot setback from the ditch bank, then an Ecological Characterization Study will be required to identify and describe any wildlife use of the site. If the ditch is determined to be a wildlife movement corridor, then the 50-foot setback would apply. If it is not determined to be a wildlife movement corridor, then we can discuss an alternative setback or other design features to protect the natural feature. Please contact me

if you would like to schedule a site visit or discuss this requirement further.

Please also consider the use of native plants and grasses in your landscaping to complement the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.

2. Furthermore, please keep in mind that as per Section 3.4.1 (E)(1)(A) of the Land Use Code, the project shall be designed to preserve or enhance the ecological function and wildlife use of the natural habitat or feature and to minimize or adequately mitigate the foreseeable impacts of development.
3. Additionally, 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 barn or other site amenities shall not spill over to the buffer areas along the ditch. And if using LED light fixtures, IDA (International Dark-Sky Association) recommends using lighting that has a color temperature of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment, as blue light brightens the night sky more than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Please consider a warmer color temperature (3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@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 asphalt or asphalt 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.
4. The property has an obligation for the local street portion of its Apple Blossom frontage, including curb, gutter, sidewalk, and asphalt. In lieu of this construction, the property will need to enter into a development agreement which states that these public improvements will be put in when all of the neighborhood streets are improved.
5. This project is responsible for dedicating any easements that are necessary or required by the City for this project. This shall including the standard utility easements, required by the Larimer County Urban Area Street Standards that are to be provided behind the right-of-way (9 foot along a local street).

6. Utility plans will be required for any grading/stormwater drainage. A Development Agreement may be required prior to plan approval.
7. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power is currently serving this address.
2. Any changes to the existing electric capacity and or location will initiate electric development and system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
4. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

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

1. The replat will be processed through the Minor Subdivision process. For the Minor Subdivision, please submit the plat developed by your surveyor. Planning staff will coordinate with you on the number of copies you will need to submit for review.
2. If you are seeking a modification to a standard in the Land Use Code as part of this submittal, you must submit a narrative that discusses how your proposal meets one of the following criteria in addition to your proposal not being detrimental to the public good:

(1) the plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested; or

(2) the granting of a modification from the strict application of any standard would, without impairing the intent and purpose of this Land Use Code, substantially alleviate an existing, defined and described problem of city-wide concern or would result in a substantial benefit to the city by reason of the fact that the proposed project would substantially address an important community need specifically and expressly defined and described in the city's Comprehensive Plan or in an adopted policy, ordinance or resolution of the City Council, and the strict application of such a standard would render the project practically infeasible; or

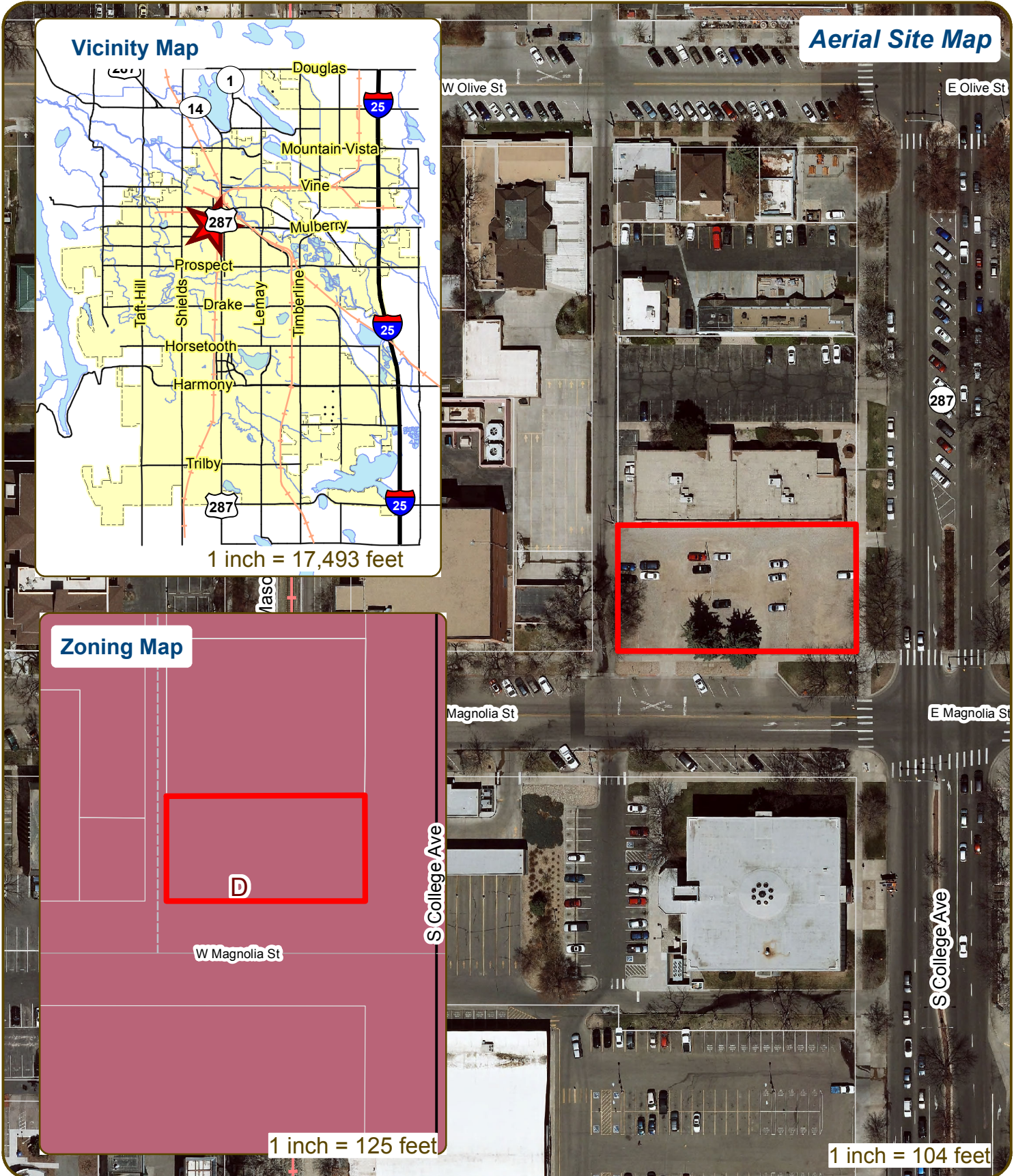
(3) by reason of exceptional physical conditions or other extraordinary and exceptional situations, unique to such property, including, but not limited to, physical conditions such as exceptional narrowness, shallowness or topography, or physical conditions which hinder the owner's ability to install a solar energy system, the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties, or exceptional or

undue hardship upon the owner of such property, provided that such difficulties or hardship are not caused by the act or omission of the applicant; or

(4) the plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

- 3.** The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.

112 W Magnolia St Parking Lot



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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) Clay Cox

Business Name (if applicable) Cox Pavement Consulting

Your Mailing Address 228 Stratton Park Rd Bellvue, CO 80512

Phone Number 970.472.1972 Email Address clay@coxpavementconsulting.com

Site Address or Description (parcel # if no address) 112 W Magnolia St (parcel #9711424001)

Description of Proposal (attach additional sheets if necessary) Improve parking lot at 112 W Magnolia St

Proposed Use Parking lot Existing Use Parking lot

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

Age of any Existing Structures

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

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

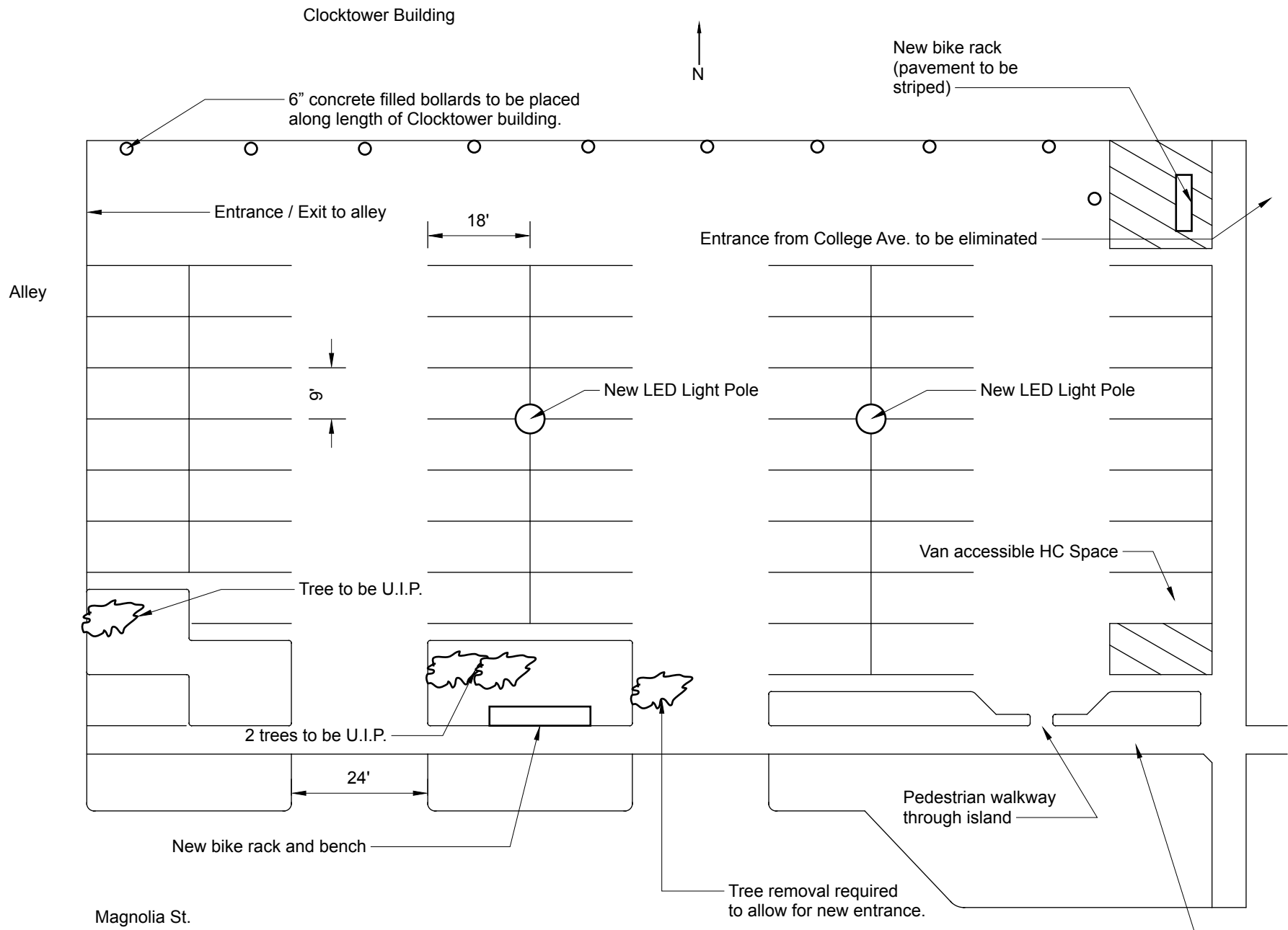
Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

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

Increase in Impervious Area 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?



- 50 parking spaces to be created
- 1 Handicap space with associated cross hatching
- Approximately 1,444 s.f. of green space to be created
- Drip line irrigation to be used in all new islands
- Signage designating lot "Well Fargo Employee and Customer Only"

Sidewalks along Magnolia and College to be removed and replaced. Set to ADA compliance for cross slope and direction of travel.

Tree removal required to allow for new entrance.

New bike rack (pavement to be striped)



Alley

Clocktower Building

Entrance / Exit to alley

18'

Entrance from College Ave. to be eliminated

9'

New LED Light Pole

New LED Light Pole

Van accessible HC Space

Tree to be U.I.P.

2 trees to be U.I.P.

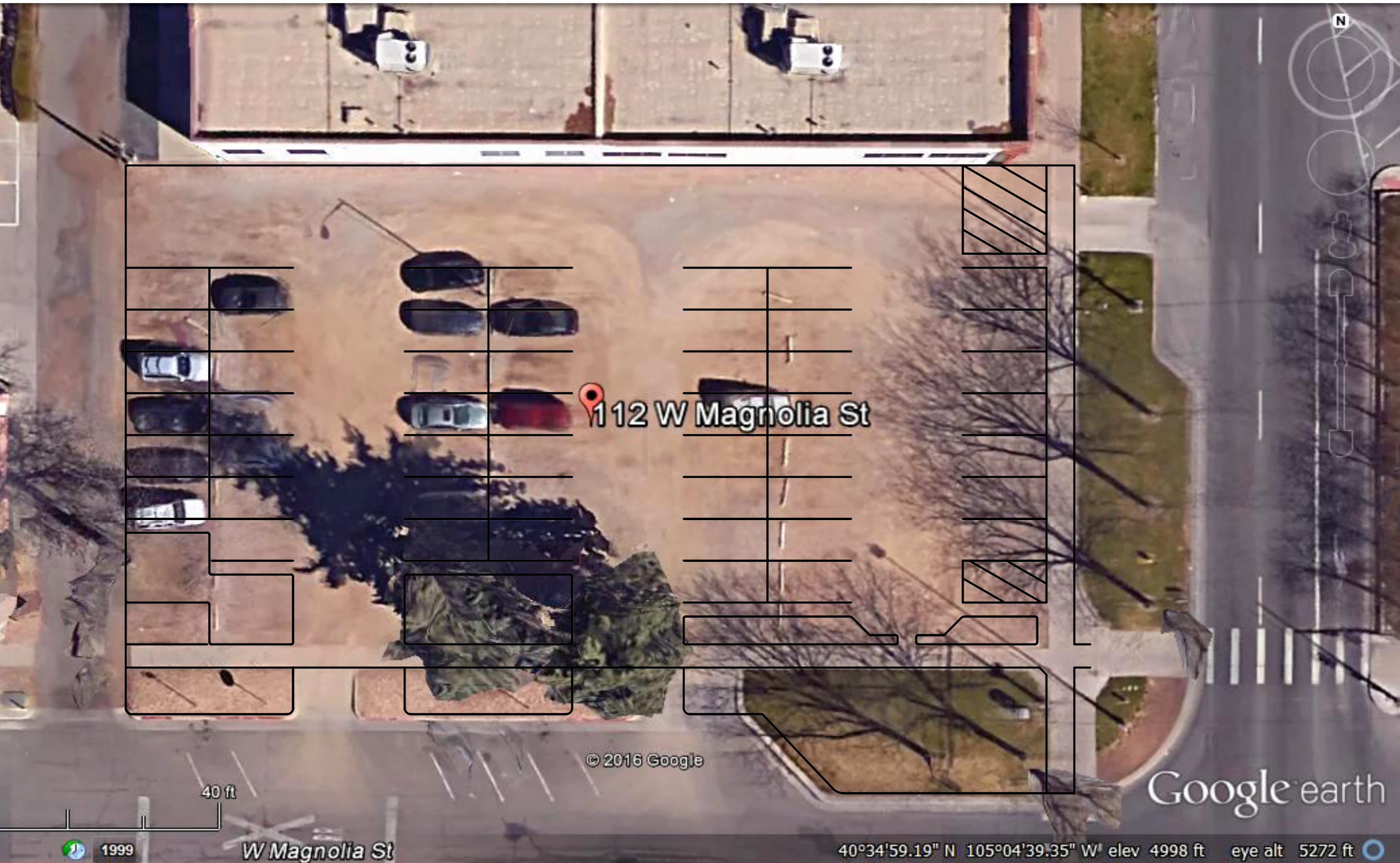
24'

New bike rack and bench

Pedestrian walkway through island

Magnolia St.

Proposed new parking lot layout overlaid on existing lot.



© 2016 Google

Google earth



1999

W Magnolia St

40°34'59.19" N 105°04'39.35" W elev 4998 ft eye alt 5272 ft



April 15, 2016

Clay Cox
Cox Pavement Consulting
228 Stratton Park Rd
Bellvue, CO 80512

Re: 112 W Magnolia St - Parking Lot

Description of project: This is a request to improve a parking lot at 112 W Magnolia St (parcel #9711424001). The parking lot will contain 50 spaces with one handicap accessible space. The parking lot will preserve most of the mature trees currently on site. The site is located in the Downtown (D) zone district. This proposal will be subject to Planning & Zoning Board (Type II) 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
2. LUC 3.2.2(J) TABLE
Setback Requirements
Along an Arterial Street: Minimum landscape setback area- 15 ft

Along a Nonarterial Street: Minimum landscape setback area- 10 ft

Along a Lot Line: Minimum landscape setback area- 5 ft
3. LUC 3.2.2(K)(2) Nonresidential Parking Requirements: Nonresidential uses shall provide a minimum number of parking spaces, and will be limited to a maximum number of parking spaces as defined by the standards defined below.
Financial Services: Minimum- 2/1000 sq. ft.
Maximum- 3.5/1000 sq. ft.
4. LUC 3.2.2(L)(1) Standard Spaces. Parking spaces for standard vehicles shall conform with the standard car dimensions show on Table A.
Angle of Parking- 90°

Stall Width- 9 ft
Stall Length- 19 ft

Two-Way Drive Aisle Width- 24 ft
One-Way Drive Aisle Width- 20 ft

5. LUC 3.2.2(K)(5)(d) Each parking lot shall contain at least the minimum specified number of handicap spaces as provided in the table below. Regardless of the number of handicap spaces required, at least one (1) such space shall be designated as a van-accessible space, and must be a minimum of eight (8) feet wide and adjoin a minimum eight-foot-wide access aisle.
Total Parking Spaces in lot: 51-75
Minimum Required Number of Accessible Spaces: 3
6. LUC 3.2.2(C)(4)(b) Bicycle Parking Space Requirements. The minimum bicycle parking requirements are set forth in the table below. For uses that are not specifically listed in the table, the number of bicycle parking spaces required shall be the number required for the most similar use listed.
Financial Services:
Bicycle Parking Space Minimums- 1/4,000 sq. ft., minimum of 4
Percent of Enclosed Bicycle Parking-20%
Percent of Fixed Bicycle Racks-80%
7. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
8. Parking lot perimeter landscaping required as part of LUC 3.2.1(E)(4)
9. Parking lot interior landscaping required as part of LUC 3.2.1(E)(5)
10. Tree Removal will require replacement as part of LUC 3.2.1(F)

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. It doesn't appear that this project will require water or sewer services for any purpose other than potentially irrigation of landscape areas. However, please contact Heather McDowell at (970) 224-6065 in Water Utilities Engineering if this changes.
2. If an irrigation tap is needed, there is an existing 8-inch water main in College Avenue and an existing 4-inch main in Magnolia Street that could be tapped into.
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. Since the parking lot isn't a land use that generates traffic, plus the property is already a parking lot, this proposal is not expected to generate any additional traffic and as such there is no requirement for a traffic impact study.
2. The closure of the access on College is very helpful. We'll need to work with CDOT (Department of Transportation) on a change in use permit for that closure.

3. Can one (or maybe even both?) of the accesses on Magnolia be closed? With an alley access and perhaps one access on Magnolia that would seem to provide adequate access, and allow for additional on-street parking to be striped.

Department: Stormwater Engineering

Contact: Heidi Hansen, 970-221-6854, hhansen@fcgov.com

1. 1. A portion of the existing parking lot is located in the City regulated, 100-year Old Town floodplain. City regulated floodway extends to the back of walk. A Flood Risk Map is attached.
2. 2. Any new construction and/or site work within the 100-year floodplain must obtain a Floodplain Use Permit and comply with the safety regulations of Chapter 10 of City Municipal Code. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
3. 3. Portions of the existing sidewalk, landscaping, and the street improvements are in the 100-year floodway. Nonstructural development (curb-cuts, driveways, sidewalks, vegetation, etc.) can be built within the floodway as long it can be proven that the work will not cause a change in the Base Flood Elevation (BFE), or a change to the boundaries of the floodway or flood fringe. This is called a No-Rise Certification and it must be performed, and signed, by a Professional Engineer registered in the State of Colorado. The no-rise certification must be submitted as a part of the floodplain use permit if there will be work done in the floodway.
4. 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.
5. 5. The boundaries of the floodplain and floodway should be included on any plans. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work, as required per the floodplain development review check list.
6. 6. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. hhansen@fcgov.com 970-221-6854.
7. 1. The design of this site must conform to the drainage basin design of the Old Town Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
8. 2. In the Old Town Basin, 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. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. The existing lot is a gravel parking lot, so the assumed existing imperviousness is 40%.
9. 3. Stormwater outfall options for this site appear to be the following:
 - a. At street level - either the adjacent streets Magnolia or College;
 - b. Connection to the existing storm pipe and inlet in Magnolia Street, just west of the alley.
10. 4. 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. The existing lot is a gravel parking lot, so the assumed existing imperviousness is 40%.
11. 5. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs. 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.

12. 6. Water quality treatment for 50% of the site is provided for in the Udall Natural Area water treatment facility. However additional onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
13. 7. 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 with one of the two following options:
 - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
14. 8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre 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 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.

Department: Fire Authority

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

1. No PFA comment related to improvement of parking lot at 112 W Magnolia.

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
3. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@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 driveways 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. 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. The parking stalls shown on the east of the site will need wheel stops so that the front end of the vehicle is at least 2' behind the sidewalk.
7. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). ROW may be needed to provide the minimum 7' sidewalks required for Downtown.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT. Please work with CDOT to modify the access permit to close the access off of College Avenue.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be

scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.

12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. It appears that the eastern access on Magnolia Street may not meet standards.
13. LCUASS intersection spacing requirements apply. Please verify that the two driveways along Magnolia meet minimum driveway spacing requirements. Also, verify that the minimum distance between the eastern driveway and College Avenue is met.
14. With the driveway location changes, it appears that an on street parking spot may need to be removed. Please work with Parking Services to verify that this will be allowed.
15. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
16. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
17. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way. It appears that the bike parking shown on Magnolia Street will extend into the right of way. If only a bench is proposed, the bench needs to be set back at least 2 feet from the ROW.
18. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power currently serves this property with a400W HPS Flood Light located on the North central portion of the property. Light & Power can offer to remove this floodlight for no charge.
2. Light & Power has underground electric facilities that could provide power to this parking lot. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
3. Any changes to the existing electric capacity and or location will initiate electric development and system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
4. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at

Planning Services

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

1. The proposed parking lot is required to be screened from the public ROW and adjacent properties. The following standards and guidelines apply to the screening:

LUC

Section 3.2.2(J) requires a 15 foot landscape setback from the ROW.

Section 3.2.2(J) requires a 5 foot landscape setback from adjacent property lines.

Section 3.2.1(E)(4) requires trees along the street property line spaced at 25' and along the adjacent property line at 40'. Also, the parking lot must provide "Screening from the street and all nonresidential uses shall consist of a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of thirty (30) inches. Such screening shall extend a minimum of seventy (70) percent of the length of the street frontage of the parking lot and also seventy (70) percent of the length of any boundary of the parking lot that abuts any nonresidential use. Openings in the required screening shall be permitted for such features as access ways or drainage ways. Where screening from the street is required, plans submitted for review shall include a graphic depiction of the parking lot screening as seen from the street. Plant material used for the required screening shall achieve required opacity in its winter seasonal condition within three (3) years of construction of the vehicular use area to be screened." -- the most appropriate screening for this area of town would be a brick wall with landscaping integrated. Concepts for the screening wall can be found in the RDR Design Guidelines:

http://www.fcgov.com/planning/pdf/ftc_riverdg_adoption_web.pdf

2. The proposed development is in the Canyon Avenue Subdistrict of the Downtown Zone District. Parking lots in this district are required to be reviewed and approved by the Planning and Zoning Board (Type 2). A neighborhood meeting is required two weeks prior to submittal. Please contact me to schedule the meeting. A notice will be mailed to affected property owners two weeks prior to the neighborhood meeting.
3. Section 3.2.1(E)(4): Six percent of the parking lot interior space shall be landscape areas. All the existing trees should be retained to lend to this requirement.
4. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
5. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

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

Pre-Submittal Meetings for Building Permits

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

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

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 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