

Conceptual Review Agenda

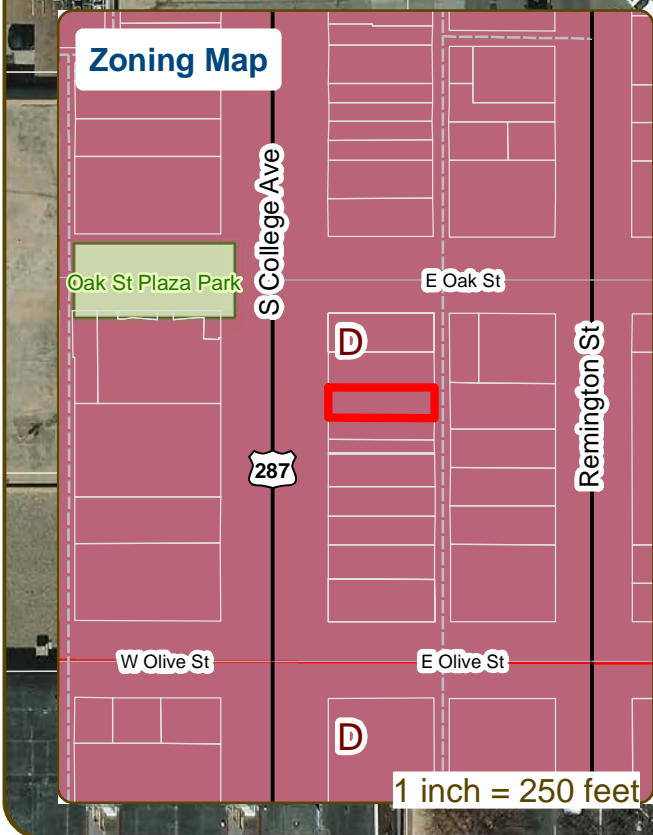
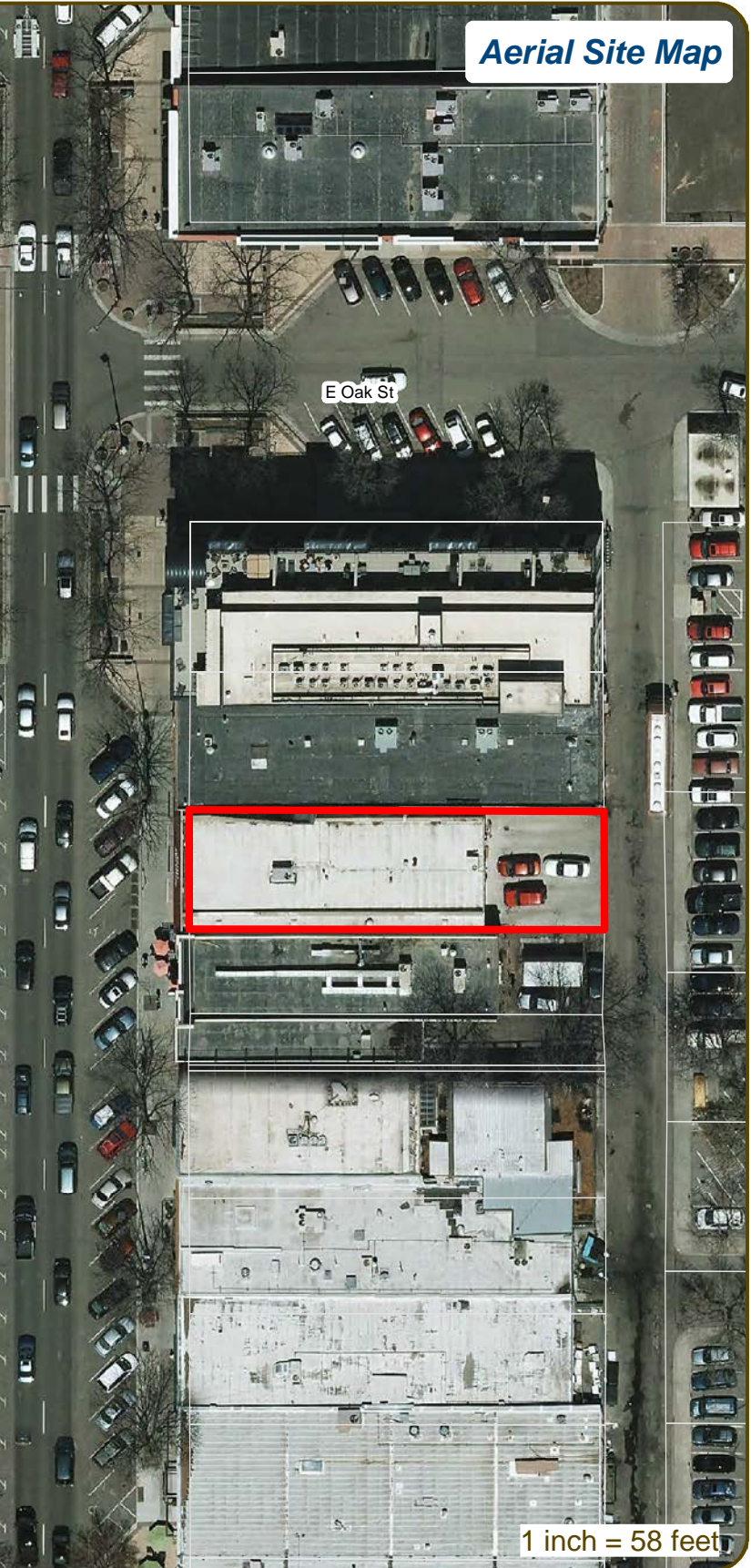
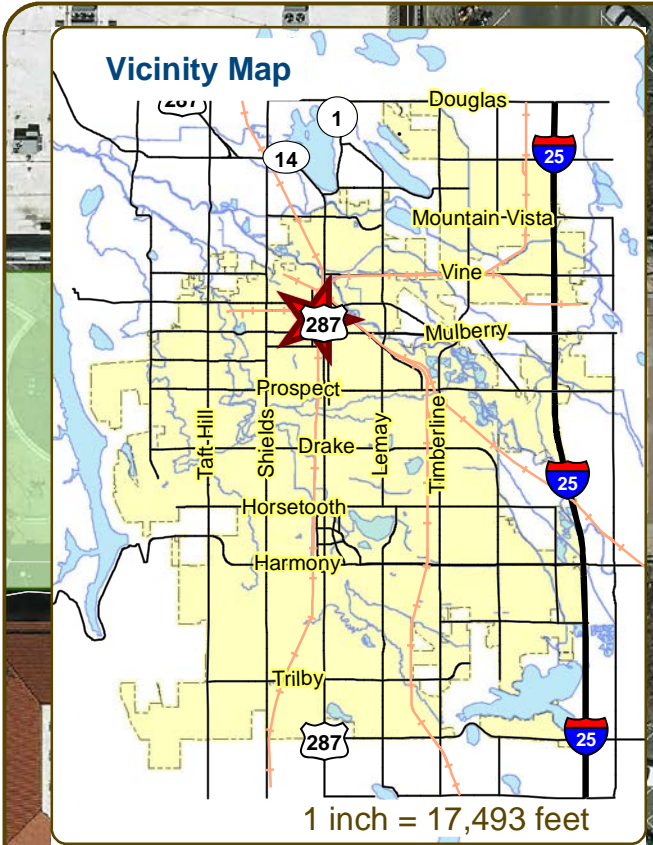
Schedule for 03/31/14 to 03/31/14

281 Conference Room A

Monday, March 31, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	2057 Vermont Dr - Charter School CDR140015 CANCELLED	Veronica Estelle 970-493-7827 vbestelle@gmail.com	This is a request to utilize an existing building located at 2057 Vermont Drive (Parcel # 87304-15-001) as a charter school. The school anticipates approximately 248 students after several years of operation. A possible lease of a portion of the property to the south for a playground area is currently being investigated. The site is located in the Employment (E) Zone District. The charter school will participate in a Site Plan Advisory Review with the Planning & Zoning Board.	Noah Beals
10:15	208 S College Ave - Microbrewery/Restaurant CDR140016	Ted Mares 970-690-7653 evenkeelinvestments@hotmail.com	This is a request to expand an existing building at 208 S College Avenue (Parcel # 97123-19-013) for use as a microbrewery and restaurant. The existing first floor offices would remain and 2 additional levels would be added above for the microbrewery and restaurant uses. The site is located in the Downtown - Old City Center Zone District (D). Restaurants and microbreweries are subject to Basic Development Review; this proposal is seeking to utilize a conceptual review for additional coordination.	Rebecca Everette
11:00	832 Wood St - Annexation & SF Home CDR140017	Michael Chalona 416-7267 michael.chalona@neenan.com	This is a request to annex land and construct a new single family home located at 832 Wood Street (Parcel # 97023-00-034). The site has more than the 1/6 contiguity with City limits required for annexation. The requested zoning for the site is the Urban Estate (U-E) Zone District. Single family homes in the U-E Zone District are subject to Administrative (Type 1) review.	Ryan Mounce

208 S College Ave Restaurant/Microbrewery



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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) _____

Ted Mares Co-owner Jason Swedlund co-owner

Business Name (if applicable) _____

Your Mailing Address 208 S. College Ave. Fort Collins Co 80524

Phone Number 970-690-7653 Email Address Evenkeelinvestments@hotmail.com

Site Address or Description (parcel # if no address) 208 S. College Ave
Fort Collins Co 80524

Description of Proposal (attach additional sheets if necessary) _____

Two levels built on top of existing for a restaurant/bar/brewery

Proposed Use restaurant/Brewery Existing Use Real Estate Office to remain

Total Building Square Footage Approx 2500 S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures Approx 50 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? _____

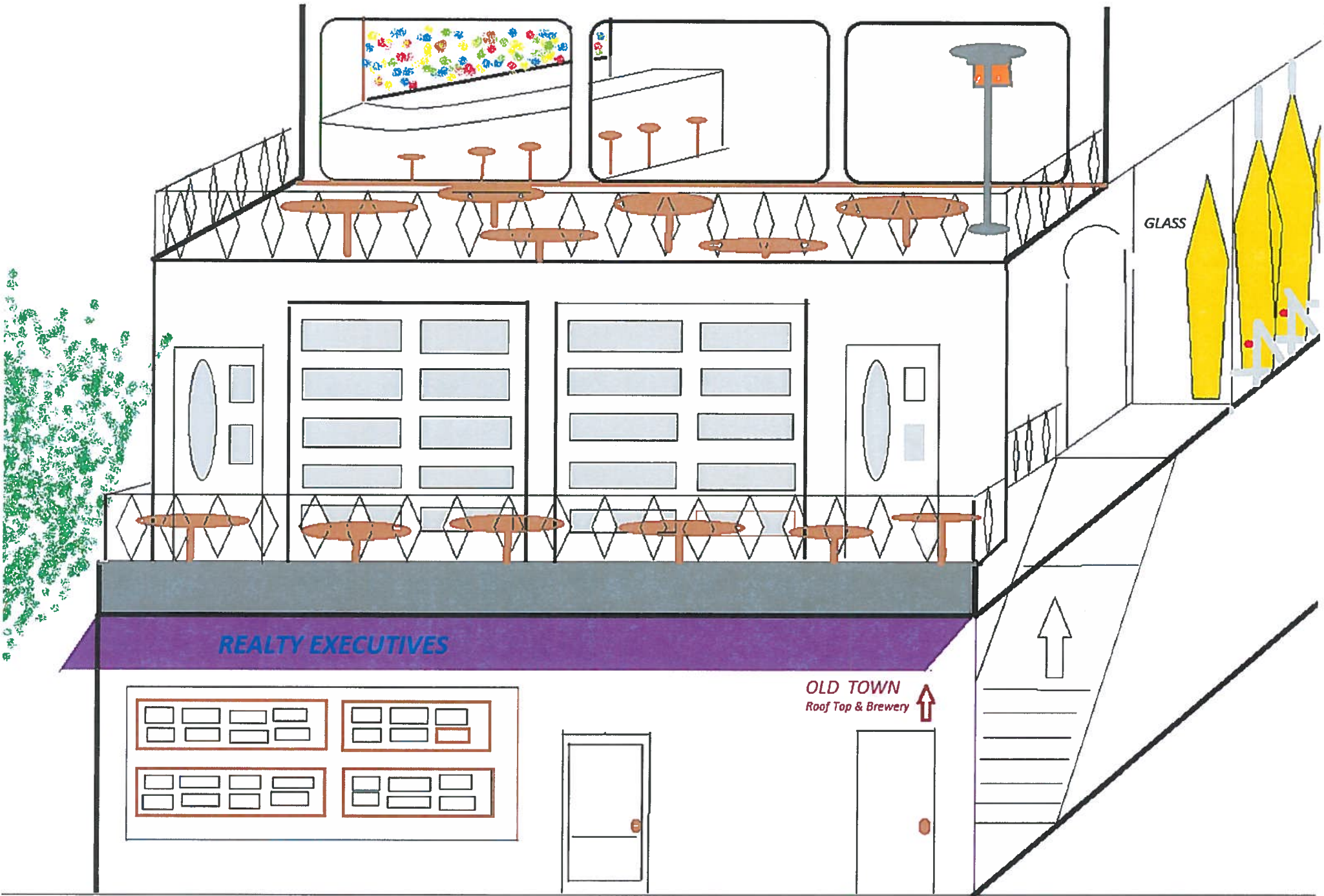
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area No 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?



REALTY EXECUTIVES

OLD TOWN
Roof Top & Brewery

GLASS



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, 2014

Ted Mares
208 S College Ave
Fort Collins, CO 80524

Re: 208 S College Ave - Microbrewery/Restaurant

Description of project: This is a request to expand an existing building at 208 S College Avenue (Parcel # 97123-19-013) for use as a microbrewery and restaurant. The existing first floor offices would remain and 2 additional levels would be added above for the microbrewery and restaurant uses. The site is located in the Downtown - Old City Center Zone District (D). Restaurants and microbreweries are subject to Basic Development Review; this proposal is seeking to utilize a conceptual review for additional coordination.

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

Comment Summary:

Department: Zoning

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

1. If a parking lot exists at the rear as shown one vehicle space must be provided for handicap parking of 16' in width accommodating a van accessible space of 8' for it and 8' for an access isle. LUC 3.2.2(K)(5)(d). Also, the parking lot layout (spaces and drive aisles) must comply with Sec. 3.2.2 and if the lot is larger than 1800 sf. and/or contains more than 5 parking spaces, then landscaping may be required.
2. The sign allowance for this property is 78 square feet.
3. If I understand the plan correctly, this will become essentially a 3 story building - is that correct? If it's 4 stories, then the top floor must be set back per Sec. 4.16(D)(4). Also, the maximum height in feet is 56.
4. A trash enclosure will be required and it will need to be large enough to accommodate containers for trash and for recyclable materials.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 4-inch water main on the east side of College, an 8-inch water main on the west side of College and an 8-inch sewer in the north/south alley east of College.
2. The existing water service to the site is a 1½-inch service connecting to the 4-inch main in College.
3. If a fire line is needed, it will need to connect to the 8-inch main on the west side of College as the 4-inch has limited capacity.
4. There is a large bank of storm sewer intakes along College that cross the front of this property which will create a challenge for any new water service or fire line connections.
5. A grease interceptor will be required for the restaurant.
6. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
7. If a larger water service or an additional water service is needed, development fees and water rights will be due at building permit. In addition, wastewater development fees for the higher strength wastewater from the microbrewery/restaurant use will be due at building permit.

Department: Historical Preservation

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

1. If the property contains any buildings or structures 50 or more years old, the demolition or exterior changes to these buildings would need to be reviewed under the City's Demolition/ Alteration Review Process, Municipal Code Section 14-72, to determine if they would qualify for recognition as a landmark. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under.
2. The Demolition/Alteration Review begins with current color photographs of each side of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of each building, as well as any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at the Development Review Center, 1st Floor, 281 N. College Ave., attn. Josh Weinberg.
3. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially 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.
4. Properties that are, or become, designated as Fort Collins Landmarks, and/or on the National or State Registers of Historic Places, qualify for 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, jlynxwiler@poudre-fire.org

1. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy
06IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:
 1. The fire area exceeds 5,000 SF;
 2. The fire area has an occupant load of 100 or more; or
 3. The fire area is located on a floor other than the level of exit discharge.

FDC

06IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

KEY BOXES REQUIRED

06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: 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.

2. COMMERCIAL KITCHEN HOODS
06IFC 609.2: A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.
3. PREMISE IDENTIFICATION
06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.
4. OTHER REQUIREMENTS
The building shall be required to meet all requirements applicable to A-2 Group occupancies. The building will meet all pertinent code requirements relative to grain handling/processing, storage tanks, etc. Additional PFA comments may be necessary at time of building plan review as per the 2012 International Fire Code.

Department: Engineering Development Review

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

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

5. 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.
6. 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>
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
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. The existing head in parking is also subject to CDOT review. It is possible CDOT may require this to be removed.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. In designing this project, you will need to think through how you will plan to accomplish this since you may not have room on the site for a crane or other construction equipment. As well as the sidewalk along College Avenue will need to remain open, so during construction you will need to provide proper protection needed to keep the sidewalk open along the frontage of the site. Temporary blockages of the alley may be allowed, but since this will greatly impact fire access, public access and business access any work here will need to be coordinated and approved.

Department: Electric Engineering

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

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

Current Planning

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

1. The proposed microbrewery/restaurant/bar uses are subject to Basic Development Review; a basic development review may be approved without a public hearing.
2. The maximum building height for buildings in the Downtown Old City Center Zone District is 4 stories or 56 feet.
3. The design for the addition will need to comply with the commercial building standards found in LUC 3.5.3, including:
 - LUC 3.5.3(E)(1) The design should feature materials, elements, features and colors tailored to the surrounding buildings and context.
 - LUC 3.5.3(E)(2)(3) All sides of the building should include consistent and high-quality materials and design.

- LUC 3.5.3(E)(6 a& b) The building should establish a defined base and top elements.
- 4. Please note side walls along the property lines may not contain windows.
- 5. The rear parking area should comply with parking lot requirements found in LUC 3.2.2. Please note the parking lot setback requirements of 5 feet in LUC 3.2.2(J).
- 6. TRAFFIC OP's: A minimal TIS will be required. It will be required to show existing business traffic and additional trips the new use will generate. It will not be required to analyze any intersections but will need to discuss its parking expectations.
- 7. The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

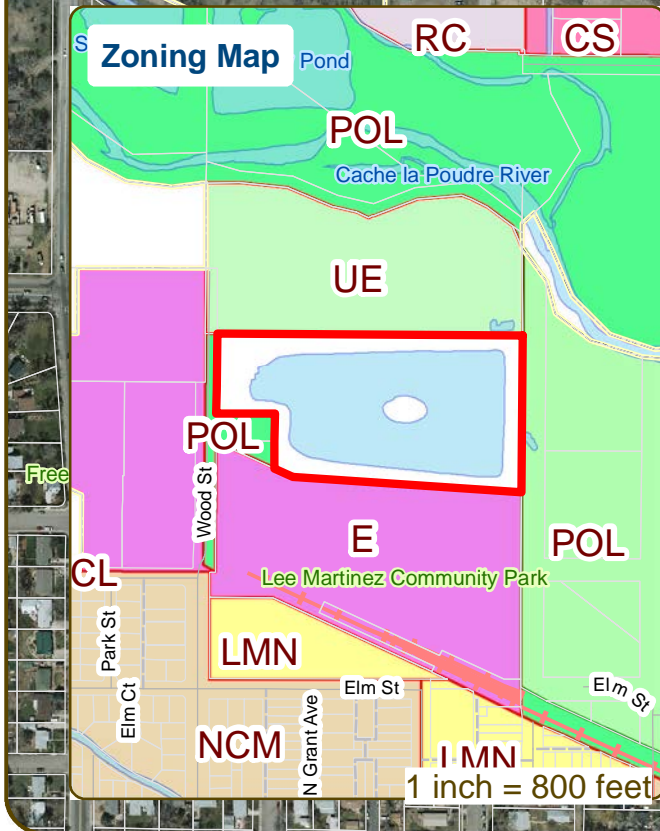
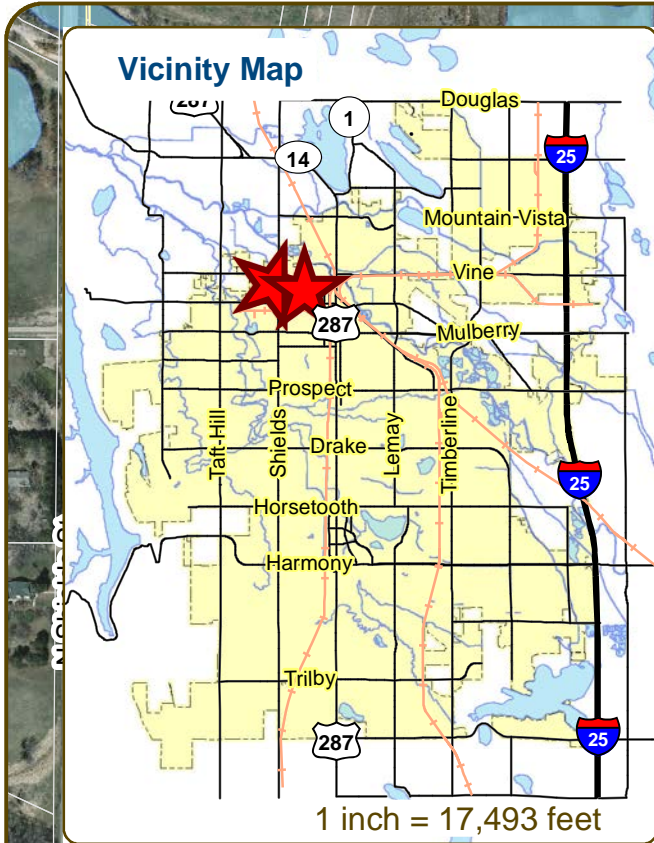
Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

832 Wood St Annexation & SF Home



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CONCEPTUAL REVIEW: APPLICATION

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

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

Michael Chalona, Planning consultant

Business Name (if applicable) Neenan

Your Mailing Address 2607 Midpoint Drive, FTC, CO. 80525y

Phone Number 416-7267 Email Address michael.chalona@neenan.com

Site Address or Description (parcel # if no address) 832 Wood Street, FTC

Description of Proposal (attach additional sheets if necessary) _____

Ex structures (house, garage and cabin) comprise 3,016 sf. Would like to add a new residence of 3,000 sf - 4,000 sf -and a detached 3 car garage. Ex structures will remain. Annex property and zone UE. Have the 2 residences on the single lot.

Proposed Use single family residential Existing Use single family residential

Total Building Square Footage 9,000 sf S.F. Number of Stories 2 Lot Dimensions 650' x 1,276'

Age of any Existing Structures Ex residence = 1962, Ex cabin = 1975

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? Moderate

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

Increase in Impervious Area 6,000 - 8,000 sf 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?

March 5, 2014

Anticipated Project: Add a new single family residence and garage space to an 18 acre parcel at 832 Wood St

Property Description:

The Property is approximately 18 acres with an 11 acre gravel-pit reservoir covering much of the property. The property has a 1444 square foot ranch style home located on the north-west corner of the property, directly off of Wood St, built in 1962. There is also a 2 or 3 car detached garage and a 772 square foot farm utility building located directly east of the home and garage.

There is an island in the middle of the reservoir with a rustic cabin with no electricity or water service. Public records suggest that the cabin was likely built in 1975, prior to when the land was fully excavated to create the reservoir of today's size.

The current owners started farming the land (we think in the 1960's), excavated the reservoir in stages, and built field drains to reduce muddy conditions in their hay field. The legal right to this drain, drain easement, and water for irrigation belongs to the property owner, even though the current drain (known as the Griffin Drain) collects water from under the parking and storage lot of the Fort Collins Utilities Service Center immediately to the south of the property. Water flows generously into the reservoir on the south-east side of the property, and out of the reservoir towards the Poudre River through a drain on the north-central side of the property.

The property is located in Larimer County at the moment, however it is surrounded on all sides by City of Fort County land including the planned Pateros Creek development just to the north, Lee Martinez Park to the east, and the City Utilities Service Center to the south.

The Pateros Creek parcel was recently annexed into the City and given Urban Estate zoning. Employees from the City have indicated in previous conversations that the same action is possible or expected for this parcel.

Project Description

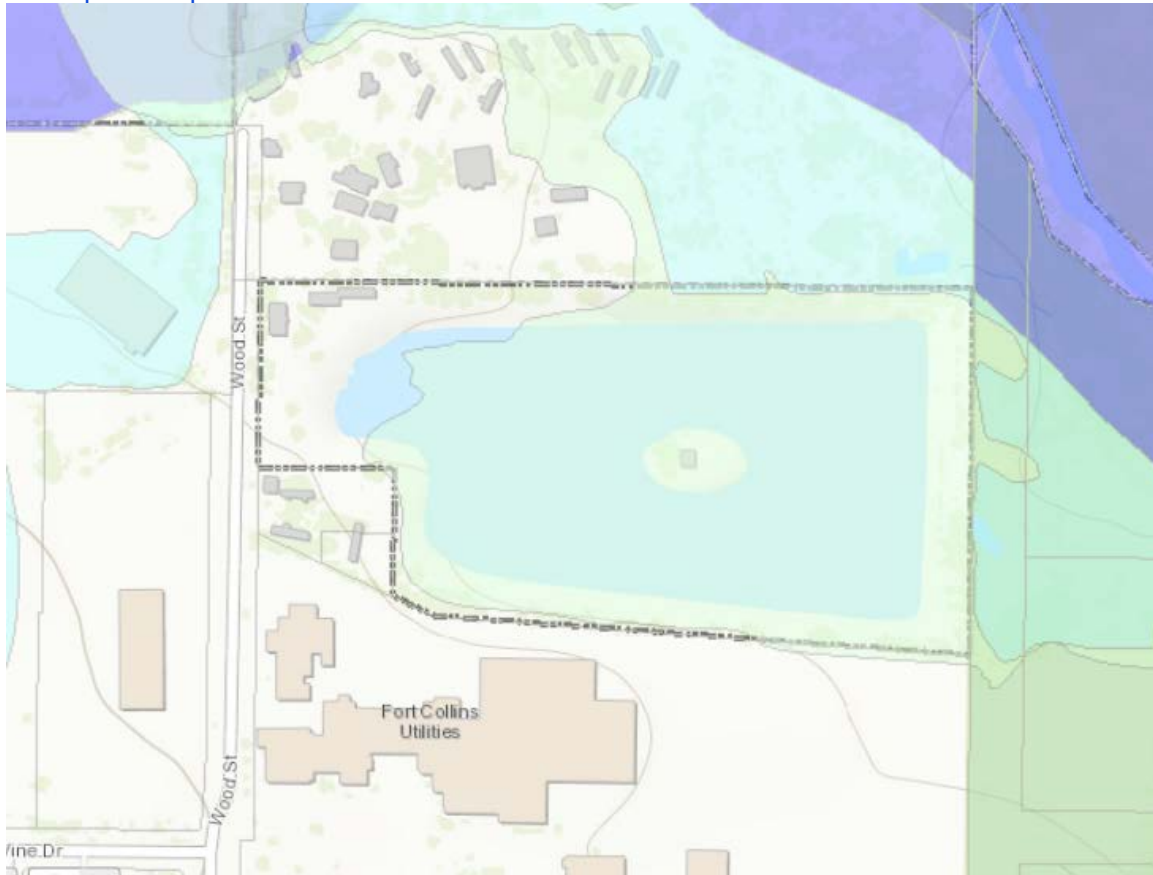
The prospective Buyer plans to maintain this property as a private residence with no plan to divide or sell any portion of it. He intends to build a new residence, most likely on the north-east corner of the property, and to maintain the existing residence as caretaker housing, and leave the rustic cabin as is as well. He also intends to add additional garage-outbuilding space and may place some of the land in agriculture.

The exact location of the envisioned home will ultimately depend on its size, soil conditions and setbacks on the east side of the the property. The buyer is interested in looking at house plans that may include cantilevering a portion of the home over the water on piles. Dependent on setback requirements, it may be necessary to fill in a small section of the lake on the north-east side. The potential house locations appear to fall into the 'moderate' flood way based on GIS maps from the City of Fort Collins. We would like to remove the new house location out of any flood ways. What is the process for doing this?

The buyer envisions one larger or two smaller additional garage structures (possible 8 car equivalent) less than 3,000 sf (or 1,500 sq feet each) that would be built on the north-west side of the property. Access to the east side of the lot is current provided by a gravel road that runs around the entire perimeter of the property. The buyer would only pave access as far as the garages on the north side.

The property is eligible for annexation into the City of Fort Collins. We anticipate requesting an Urban Estate Zone district.

Flood plain Map



Sincerely,

Michael Chalona
Design Manager, The Neenan Company

And

Lara Williams
Broker
The Green Team Real Estate







April 04, 2014

Michael Chalona
Neenan
2607 Midpoint Drive
Fort Collins, CO 80525

Re: 832 Wood St - Annexation & SF Home

Description of project: This is a request to annex land and construct a new single family home located at 832 Wood Street (Parcel # 97023-00-034). The site has more than the 1/6 contiguity with City limits required for annexation. The requested zoning for the site is the Urban Estate (U-E) Zone District. Single family homes in the U-E Zone District are subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The property will need to be platted as a subdivision. Each dwelling unit requires a minimum of 1/2 an acre, so there is plenty of acreage to accommodate the proposed number of houses (2 plus the cabin if it the cabin should ever be converted to a habitable dwelling unit). Each dwelling can be on its own lot, or they all can be on one large lot.
2. The proposed Urban Estate zoning (district) will require buildings to have a minimum 30' front yard setback, 20' side yard setbacks and 25' rear yard setback.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 6-inch water main in Wood Street and a 27-inch sanitary sewer in an easement on the property to the north.
2. Any connections to the 27-inch sewer must be made at a manhole.

3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. This project is located in the FEMA regulatory Poudre River 500-year floodplain and must abide by Chapter 10 of City Code. A FEMA Flood Risk Map is attached.
2. Although there are no floodplain construction standards for development in the 500-year floodplain, we recommend that the lowest finished floor along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc. be elevated a minimum of 24-inches above the Base Flood Elevation (BFE). The BFE can be obtained upon request.
3. FEMA has begun to remap the Poudre River. This is known as RiskMAP, and 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 below the 100-year flood elevation. We are encouraging you to consider elevating all structures as much as possible. We are providing you this information to help you plan for possible future changes in the floodplain mapping and already adopted changes in flood insurance.
4. At-Risk Population and Essential Service critical facilities are not allowed in the moderate risk 500-year floodplain.
5. To discuss the potential process for removing property from the floodplain, please arrange a meeting with the floodplain administrator to go over the procedure and details.
6. The Floodplain Administrator for the Poudre River Floodplain is Marsha Hilmes-Robinson; 970.224.6036, mhilmesrobinson@fcgov.com. Please contact her to discuss the elevation of proposed structures, and the consequences of RiskMAP and the Biggert-Waters Flood Insurance Reform Act.
7. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
8. 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. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
9. Water quality, LID (Low Impact Development) and water quantity requirements would all be met by draining into the private lake. No runoff should drain onto adjacent private property.

10. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
11. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. Staff would like to visit with the developer about the use of some of the Griffin Drain water to irrigate Lee Martinez Park. The water decree notes this as an allowed use for the water before it goes into the pond. This water use would allow the park to be removed from domestic water.

Department: Fire Authority

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

1. FIRE LANES

A fire access plan meeting requirements of the International Fire Code shall be provided for the proposed residence. Applicable code references have been provided. Should the fire lane exceed 660 feet in length, the residence would be required to have a fire sprinkler system. Please contact me should you wish to discuss your plan in person.

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

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the a minimum unobstructed width (TBD) & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire apparatus access roads cannot exceed 660 feet in length. 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 maintained unobstructed at all times.

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

2. WATER SUPPLY

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

Should a hydrant not be provided within 400' of a residential building, other means of providing for a patent water supply on site will need to be provided. Please contact me should you wish to discuss your options.

06IFC 508.1 and Appendix B: Residential hydrant requirements within the Urban Growth Area 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. FIRE CONTAINMENT

Buildings 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.

4. PREMISE IDENTIFICATION

06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands, aquatic areas, riparian forests and the Poudre River). Please note the buffer zone standards range from 50' to 100' to 300' for these features, as identified in Section 3.4.1(E) of the Land Use Code. The 300' buffer zone from the Poudre River and the 100' buffer zone on the wetland to the east of the property both extend into the area of your proposed new residence. The Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. Looking down the road, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

7. Projects in the Vicinity of the Poudre River must also comply with Section 3.4.1(l)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Additional right-of-way may be needed along Wood Street, and we would be looking for the standard 9 foot utility easement behind the right-of-way line to be dedicated.
7. The project will be responsible for designing and constructing the curb, gutter and sidewalk along the frontage of the property. A preliminary design for this was done with the Pateros Creek project, but a final design for construction will need to be done.
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.
10. The Pateros Creek plans show a sidewalk connection to the north property line of this property about 200 feet or so east of Wood Street.

Department: Electric Engineering

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

1. System modification and electric development charges will apply for the electric service to the new residence. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges. The existing home is currently served by Fort Collins Light and Power.

Current Planning

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

1. Annexation:

The annexation process begins when the signed/notarized annexation petition is submitted. The annexation requires an initiating resolution with City Council, a Planning & Zoning Board recommendation and two readings before City Council. The annexation becomes effective 10 days after second reading.

The Project Development Plan (PDP) for the proposed single-family home may be submitted after the initiating resolution.

2. As part of the PDP, a sidewalk and street trees are required along the lot's Wood Street frontage. Street Tree Standards can be found in LUC 3.2.1 (D)(2)
3. TRAFFIC OP's: TIS is waived. No other comments.