

Conceptual Review Agenda

Schedule for 04/15/13 to 04/15/13

281 Conference Room A

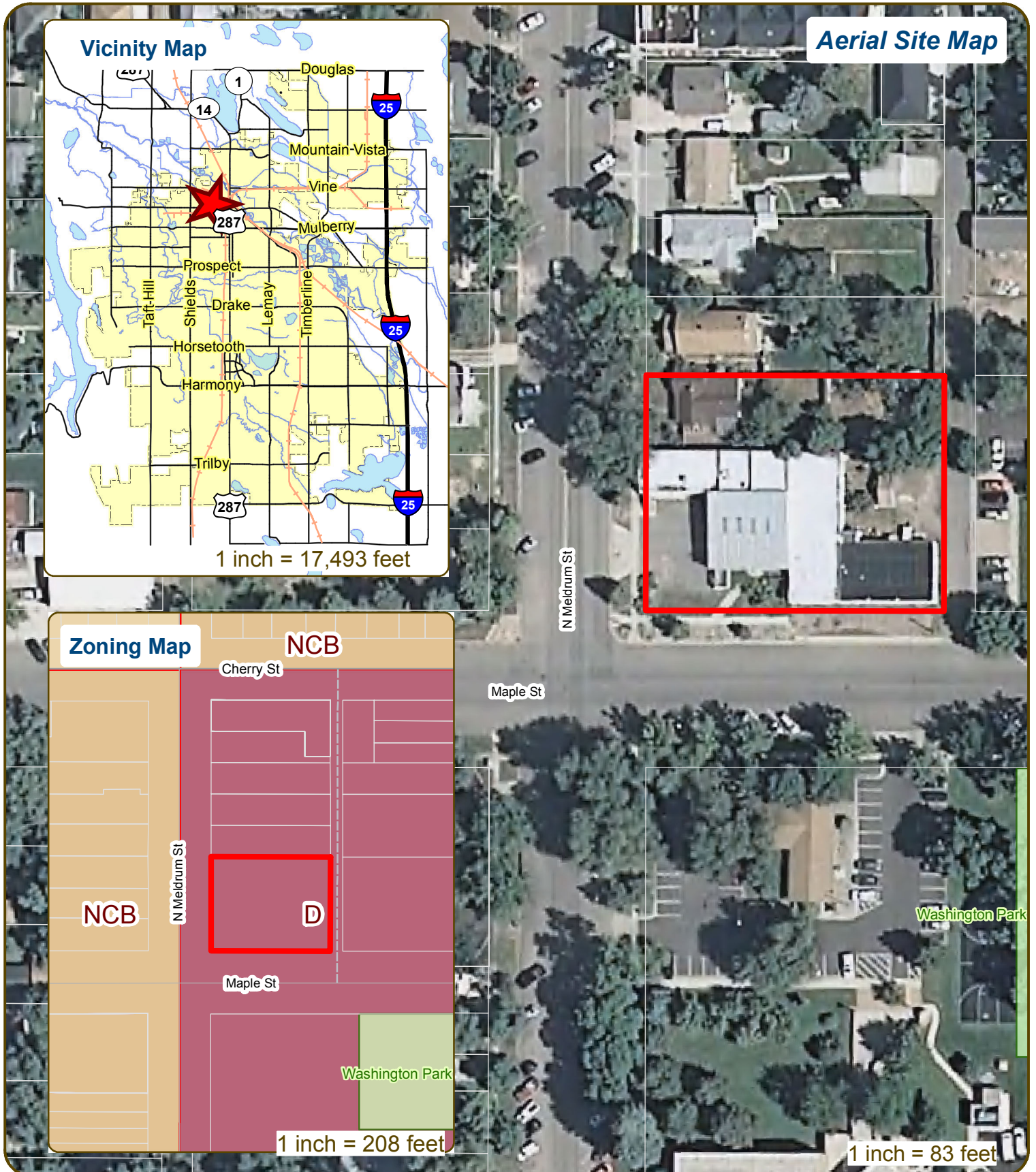
Monday, April 15, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	302 Meldrum - Microbrewery	Travis Robertson 970-430-5554	This is a request to utilize an existing structure as a microbrewery located at 302 North Meldrum Street (Parcel # 97111-37-001). Changes to the site include the addition of a deck and ADA ramp, bike parking and a silo. The site is located in the Civic Center subdistrict of the Downtown (D) Zone District and also within the Transit Oriented Development Overlay (TOD) . Microbreweries are subject to Planning & Zoning Board (Type 2) review in the Civic Center/Downtown Zone District.	Courtney Levingston
10:15	315 W Harmony - Subdivide & SF Home	Yasi Tarin 970-405-5457 yasi@dewolftarin.com	This is a request to subdivide a parcel and construct a single family home located at 315 West Harmony Road (Parcel # 96021-00-005). The lot for the new single family home would be 2 acres in size and the new home approximately 3,500 square feet with a detached 3-car garage. The site is located in the Urban Estate (U-E) Zone District; the subdivision & single family home are subject to Administrative (Type 1) review.	Jason Holland

Monday, April 15, 2013

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1117 City Park Ave - Rams Crossing East Multifamily	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to demolish 10 existing apartment buildings and a phased construction of new multifamily buildings located at 1117 City Park Avenue (Parcel #s 97154-26-001 & 97154-30-004). The existing buildings total 176 units/242 bedrooms and 252 parking spaces. These will be replaced with new three story buildings containing a total of 222 units/470 bedrooms and 370 parking spaces, as well as an area for water detention/water quality and a central gathering feature. The site is located in the Medium Density Mixed-Use Neighborhood (M-M-N) Zone District. Residential uses containing more than 50 units/75 bedrooms are subject to Planning & Zoning Board (Type 2) review.	Ted Shepard

302 Meldrum - 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) _____

Travis Robertson, Consultant

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970 430-5554 **Email Address** _____

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

302 N Meldrum st

Description of Proposal (attach additional sheets if necessary) _____

Zoning change

Proposed Use A-2 / F-2 **Existing Use** Old use was light industrial

Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** 150X190

Age of any Existing Structures 1944

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? Low

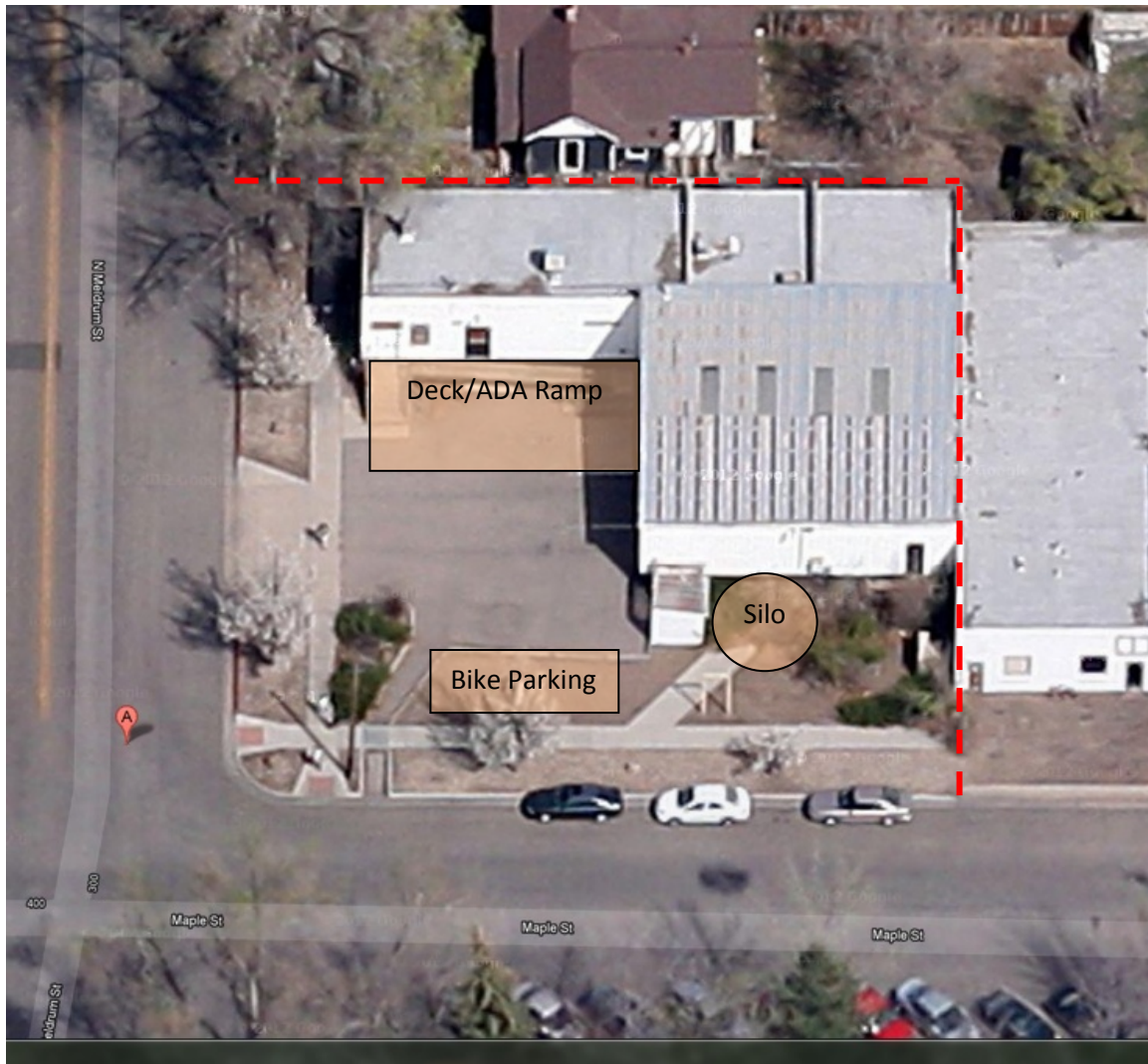
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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?











April 24, 2013

Travis Robertson
Fort Collins, CO

Re: 302 Meldrum - Microbrewery

Description of project: This is a request to utilize an existing structure as a microbrewery located at 302 North Meldrum Street (Parcel # 97111-37-001). Changes to the site include the addition of a deck and ADA ramp, bike parking and a silo. The site is located in the Civic Center subdistrict of the Downtown (D) Zone District and also within the Transit Oriented Development Overlay (TOD). Microbreweries are subject to Planning & Zoning Board (Type 2) review in the Civic Center/Downtown Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Courtney Levingston, at 970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Zoning

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

1. A plan is required for the off-street parking area with stalls, one handicap space, etc. See LUC Section 3.2.2(D thru M)
2. Minimum off-street bicycle parking required. See LUC 3.2.2(C)(4)
3. The entire site will need to meet the Land Use Code including the east side of the property and "L" shaped attached building not shown.
4. The existing trash enclosure cannot be used primarily due to size and location within 20' of an interior sidewalk. Any replacement will need to meet LUC 3.2.5 and 3.5.1(I) which includes a separate opening for individuals in addition to gates for pick-up.
5. If signage is to be located on the proposed silo then a sign variance may be required based on the size, face, height, and distance from the closest lot line. The silo would become a separate ground or freestanding sign if displaying a message or business name. Note that this property IS NOT located in the residential neighborhood sign district and thus is less restrictive. Sign information can be found in LUC 3.8.7.
6. Any outdoor storage will require solid screening found in LUC 3.5.1(I)(4).

Department: Zoning

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

7. All existing or proposed exterior lighting must meet LUC 3.2.4 and 3.5.3(D).

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 16-inch water main and a 12-inch sewer in Maple and an 8-inch water main and a 6-inch sewer in Meldrum.
2. It appears that there are two ¾-inch water services to the portion of the building identified for the project.
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. If a larger water service is needed, development fees and water rights will be due at building permit. In addition, wastewater plant investment fees will be due for the higher strength wastewater from the brewing operation.

Department: Transportation Planning

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

1. Bike parking is required. Please call out on plans how many bike parking spaces and have a detail of them on your architectural elevations.

On the FC Bikes page, there are links to bicycle rack retailers
<http://www.fcgov.com/bicycling/parking.php>

Please note the Code's definition of fixed bicycle parking. It says, "Bicycle parking, fixed shall mean bicycle parking that allows the bicycle frame and both wheels to be securely locked to the parking structure. The structure shall be of permanent construction such as heavy gauge tubular steel with angle bars permanently attached to the pavement foundation. Fixed bicycle parking facilities shall be at least two (2) feet in width and five and one-half (5½) feet in length, with additional back-out or maneuvering space of at least five (5) feet." (LUC Section 5.1.2)

It is helpful on the elevations with the bike rack detail, to call out dimensions.

If you have bike parking questions, contact Molly North, Interim Bicycle Coordinator, at 970-224-6112 or mnorth@fcgov.com

Department: Stormwater Engineering

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

1. Floodplain Comments:
A small portion of this property, including a part of the existing commercial building, is located in a City

Department: Stormwater Engineering

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

regulatory 100-year flood floodway and flood fringe in the Old Town Basin, and must satisfy the standards of Chapter 10 of City Code. That Code stipulates that if any part of a building is in the floodplain, the entire building is considered to be in the floodplain. A City Flood Risk Map is attached.

2. Remodeling of a nonresidential structure is allowed in a City flood fringe as long as the cost of the improvements (over a 12-month period) does not equal or exceed 50 percent of the market value of the structure. If the cost of improvements does exceed 50 percent of the market value of the structure, the building is considered to be Substantially Improved, and the lowest floor of the structure as well as all duct work, heating, ventilation and air-conditioning systems, electrical, hot water heaters, etc. must be elevated a minimum of six-inches above the Base Flood Elevation (BFE) for the property. That elevation is known as the Regulatory Flood Protection Elevation (RFPE). For a building remodel, $RFPE = BFE + 6"$. A FEMA Elevation Certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the remodeled building.
3. In-lieu of elevating a non-residential structure as stated above, the building can be floodproofed up to the RFPE, if desired. If that option is chosen, all the requirements of Section 10-38 of City Code must be met. A FEMA Floodproofing Certificate will have to be completed before a C.O. can be issued. Please be aware that floodproofing is not an option for any structure with residential uses on floors at or below the regulatory flood protection elevation (RFPE). Floodproofing Guidelines as well as a FEMA Floodproofing Certificate can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
4. Critical Facilities are not allowed in the 100-year floodplain. Depending upon what liquids, materials, gases, solids, etc.---as defined in the Uniform Fire Code---are used or stored on-site, a brewery may be considered a critical facility. MSDS sheets for all liquids, materials, gases, solids, etc. used in the brewery process will have to be submitted to determine if the brewery is a critical facility.
5. Portions of the existing sidewalk and the street improvements on Maple Street 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.
6. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
7. Any construction activities in the 100-year flood fringe must be preceded by an approved floodplain use permit, \$25 fee, approved plans, and an itemized cost list for work in the flood fringe. In addition to the floodplain use permit, any construction activities in the floodway must be preceded by a No-Rise Certification. The permit and certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
8. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com to schedule a meeting at your convenience.

Department: Stormwater Engineering

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

9. Stormwater Development Review Comments:

It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.

10. Since the existing buildings are to remain, a drainage letter should be sufficient to document the existing drainage patterns and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado.
11. According to the project description there will not be a lot of new impervious area. However 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.
12. Water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) In this case disconnection of impervious areas and directing the down spouts into landscaped areas are two acceptable methods.
13. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new parking lots must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
14. The drainage outfalls for the site are the surrounding streets and alley. There is a storm drain line in Maple if there is a need for a deeper outlet.
15. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
16. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

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

Department: Historical Preservation

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

1. This property is comprised of several building with additions, some more than 50 years old. Therefore, the City's Demolition/Alteration Review Process (Municipal Code Section 14-72) would apply to any exterior alterations or demolition. This process begins with a determination of a building or structure's eligibility for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs of all sides of each building or structure. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
3. You are encouraged to take advantage of the City's Design Assistance Program (DAP), a program to encourage quality design in the East Side and West Side Neighborhoods. The DAP pays for up to \$2,000 towards the design and building plans for alterations, additions, or new construction located in the Eastside and Westside Neighborhoods (roughly, north of Prospect, and between Taft and Lemay). The owner selects from the Design Assistance Program Consultant's Master List, and the design must meet the requirements of the City's building codes. This assistance is available to anyone, regardless of the building's age or eligibility for designation.

Department: Forestry

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

1. For the parkway strip on the south portion of the site that will need to be constructed, trees should be selected from the Front Range Tree Recommendation list found at:
<http://www.ext.colostate.edu/pubs/garden/treereclist.pdf>

Tim Buchanan, City Forester, can assist with selecting appropriate street trees. Bur Oak, Honeylocust ect. are all on the list. Tim can be contacted at 970-221-6361 or at tbuchanan@fcgov.com

Department: Fire Authority

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

1. 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.

Department: Fire Authority

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

2. OCCUPANCY CLASSIFICATIONS

A technical plan review will be conducted by the Community Safety and Service Division of the Poudre Fire Authority to verify these and other technical items, and to confirm:

- > Office area will constitute a B Occupancy
- > Tasting area with an occupant load greater than 50 will be an Assembly Occupancy (A-2); should the occupant load exceed 99, an A-2 is required to be fire sprinklered; if the occupant load is less than 49, this is a B Occupancy which is not required to be fire sprinklered.
- > Manufacturing area(s) most likely will start as an F-1 Occupancy.
- > The storage (S-1 Occupancy) of bulk and capped product will be exempt from fire code regulations, in accordance with the exceptions provided in Chapters 27 and 34 of the 06IFC.
- > Finished product sold on the premises constitutes a Mercantile (M) Occupancy.

3. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

4. RISK ANALYSIS

Gain handling as it pertains to combustible dust generated at any time during storage or brewery processes must be regulated per code. Further discussion on this topic is required at such time as the project begins to proceed forward. Contact Ron Gonzales at Poudre Fire Authority for more information on this topic. 970-416-2864.

See also, the 2006 International Fire Code (06IFC), the 2009 International Building Code (09IBC) and the 2009 International Mechanical Code (09IMC)

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site appear to have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

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

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Existing Right of Way should be sufficient for this project, however additional easements may be required for wet or dry utilities specific for this project and can be dedicated by separate document for a fee of \$250 per additional easement.
7. Sidewalk along Maple Street is required where the sidewalk currently does not exist. Sidewalk shall be constructed across the alley and connect to the existing property to the east with this project. Vertical Curb and gutter shall be installed on the eastern half of the properties frontage on Maple Street. Additionally, a concrete apron shall be constructed on the driveway from the back to match the proposed sidewalk.
8. Construction plans or revisions to the previously approved construction plans will be required.
9. A development agreement or an amendment to the development agreement of record on the property may be required. Additionally, any required development agreement or amendment to the development agreement of record is required to be recorded at Larimer County with recordation costs paid by the applicant.

Department: Electric Engineering

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

1. Capacity and system modification fees will only apply if additional capacity is requested. Power is currently served from a three-phase transformer.

Current Planning

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

1. How is parking planning on being accommodated? Staff has some concerns regarding overflow parking in the surrounding neighborhoods and how that meets the Code's compatibility standards.

Current Planning

Contact: Courtney Levinston, 970-416-2283, clevinston@fcgov.com

2. Randy Hensley is the City's Parkign services manager. He would need to be contacted regarding diagonally striping the onstreet parking in front of the project. He can be reached at 970-416-2058 or rhensley@fcgov.com. You would also discuss with him making the parking two hour parking.
3. Regarding Andrew's comment #7, a parkway strip with about 3 (irrigated) canopy trees on the east portion of the property is required in order to bring the site up to Code for this change of use. These trees will need to be a minimum 2" caliper balled and burlapped. This requirement can be found in Section 3.2.1(D) (2).
4. The Code requires foundation plantings along Exposed sections of building walls that are in high-use or high-visibility areas of the building exterior shall have planting beds at least 5 feet wide placed directly along at least 50 percent of such walls (Section 3.2.1(E)(2)(d)).
5. This request for a microbrewery is a change of use. Please note the Code's definition of a change of use (below):

Change of use shall mean the act of changing the occupancy of a building or land from a use that is specifically listed as a "Permitted Use" in Article 4 to a different use that is specifically listed as a "Permitted Use" in Article 4. A change of use occurs whenever:

(1) the occupancy of a single-tenant building or of a parcel of land changes from the most recent previously existing use to a different use;

(2) the occupancy of a tenant space in a multi-tenant building changes to a use that is not currently existing in another tenant space of the building or that did not previously exist in any tenant space of the building within the last twelve (12) months; or

(3) the most recent previously existing use of a building or land has been abandoned, by cessation of active and continuous operations during a period of twelve (12) consecutive months, and either the same type of use is proposed to be reestablished or a different use that did not exist on the property is proposed to be established.

6. 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.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.

9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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

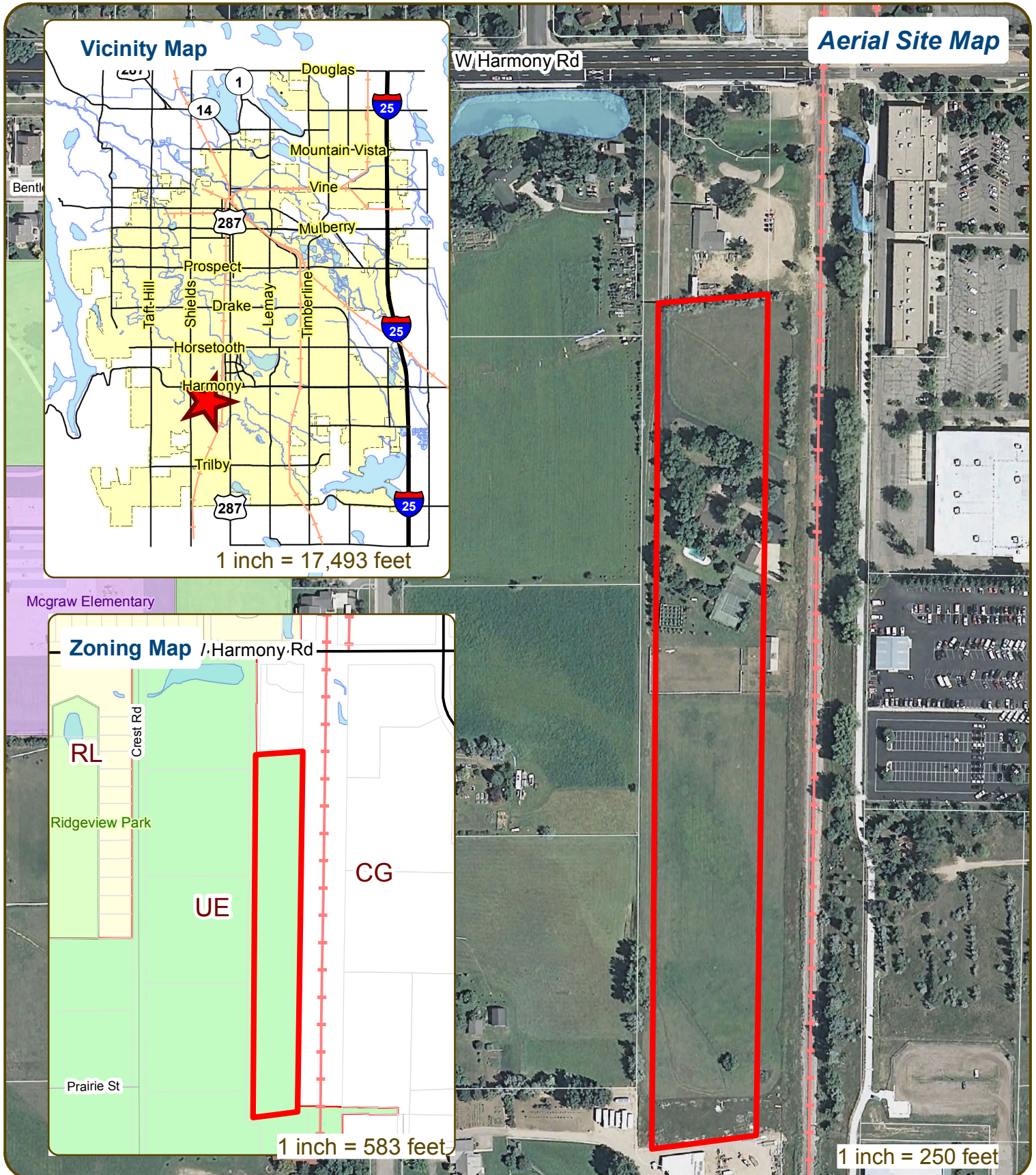
Energy Code Use

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

315 W Harmony Subdivision & SF Home



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Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

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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) FRANCIS NELL
(PROPERTY OWNER), YASI TARIN & JORGE TARIN (PURCHASER)

Business Name (if applicable) _____

Your Mailing Address 1018 WHAVERS WAY, FT. COLLINS, CO 80525

Phone Number 970-405-5457 **Email Address** Yasi@deWolfTarin.com

Site Address or Description (parcel # if no address) 315 W. HARMONY,
FT. COLLINS, CO 80525

Description of Proposal (attach additional sheets if necessary) SWGUE Family
RESIDENCE w/ DETACHED GARAGE.

Proposed Use SFR **Existing Use** SFR / URBAN ESTATE

Total Building Square Footage 3,500 S.F. **Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures N/A

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?

To Whom It May Concern:

We are proposing to make an amendment to current Parcel II- Northeast $\frac{1}{4}$ of Section 2, Township 6 North, Range 69 West of the 6th P.M.

The proposition is to subdivide a 2 acre plot to build a Single Family Residence (SFR), approximately 3,500 SqFt home and 3- car detached garage.

There has been permission granted to use the access from Parcel I as access to the proposed new residence. Currently there is a dirt road that provides access. We propose to pave that road and use it as a driveway and emergency vehicle access.

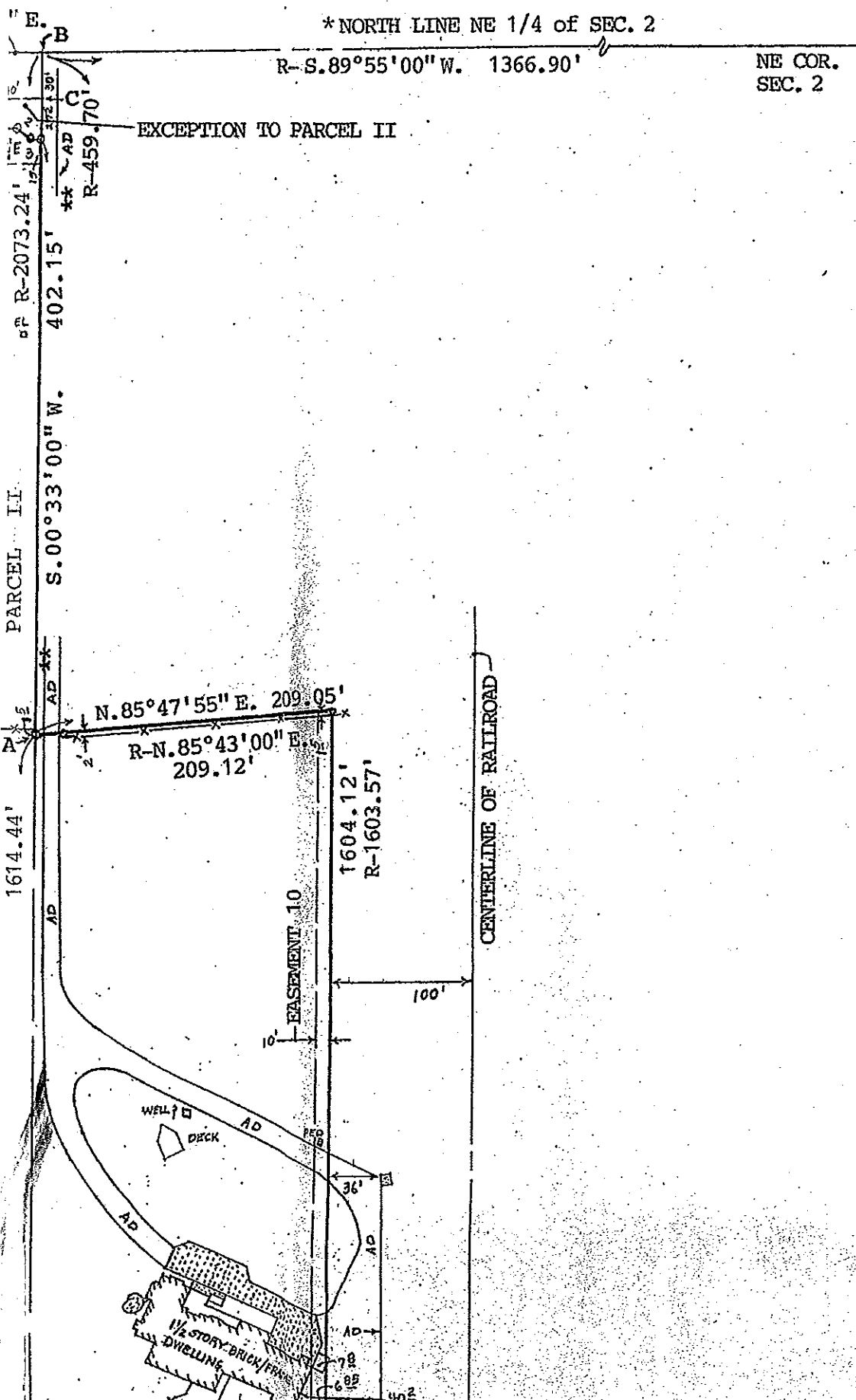
The current zoning is Urban Estate. We propose to maintain the same zoning.

We look forward to your feedback on this proposal.

In the NE 1/4

HARMONY ROAD

L



$130' \times 20' = 2,600 \text{ sq ft}$
 $\approx 300 \text{ sq ft}$

$425' \times 205' \approx 2 \text{ acres}$

$S. 89^{\circ} 51' 00'' \text{ W. } 30.00'$
 $S. 82^{\circ} 38' 14'' \text{ W. } 200.92'$
 $R-S. 82^{\circ} 39' 00'' \text{ W. } 200.95'$

N. 00° 33' 00" E.

S. 00° 33' 00" W.

N. 00° 33' 00" E.

EASEMENT 15 possibly in this area

PARCEL II

APPROX. HOME SITE 3 (MNR) (NTS)

EASEMENT 10

S. 00° 53' 00" W.

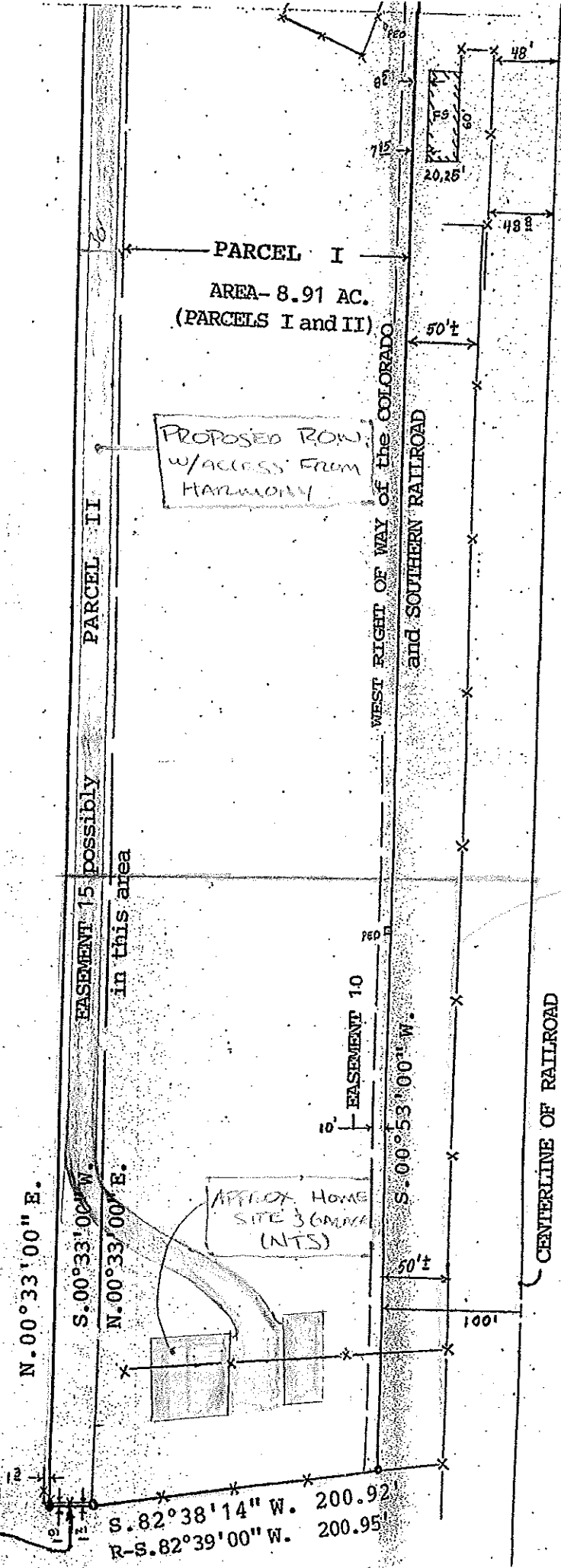
PARCEL I
 AREA- 8.91 AC.
 (PARCELS I and II)

PROPOSED ROW w/ACCESS FROM HARMONY

WEST RIGHT OF WAY OF THE COLORADO AND SOUTHERN RAILROAD

CENTERLINE OF RAILROAD

PROPOSED SUBDIVISION OF PARCEL II - (





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 24, 2013

Yasi Tarin
1018 Whalers Way
Fort Collins, CO 80525

Re: 315 W Harmony - Subdivide & SF Home

Description of project: This is a request to subdivide a parcel and construct a single family home located at 315 West Harmony Road (Parcel # 96021-00-005). The lot for the new single family home would be 2 acres in size and the new home approximately 3,500 square feet with a detached 3-car garage. The site is located in the Urban Estate (U-E) Zone District; the subdivision & single family home 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The properties would have to be platted.
2. Is there an access easement through the White property or 309 W Harmony Rd? If not one would have to be created as well as the an easement through the front half of 315 W Harmony.
3. No lot can be less then 1/2 acre. LUC 4.2(D)(1).
4. As either proposed property does not front on to W Harmony Rd., all property lines will be considered side lot lines with setbacks being maintained at 20' between property line and structure. There are no front or rear property lines for each property for minimum setback purposes.
5. As a continuous paved driveway is proposed there shall be a min. 5' landscaping strip between the driveway and side property line. LUC 3.2.2(J)

Department: Water-Wastewater Engineering

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

Department: Water-Wastewater Engineering

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

1. Water and wastewater services in this area are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts may be contacted at (970) 226-3104.

Department: Stormwater Engineering

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

1. Since there is to be only one single family residence with a garage, a drainage letter should be sufficient to document the existing drainage patterns and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. Another option is if the impervious percentage is less than what is used in the basin master plan, onsite water quantity detention may be waived.
3. Water quality treatment is also required as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Disconnection of impervious areas and directing downspouts to garden areas are two methods that might qualify as meeting water quality requirements for 50% of the new impervious area. The remaining 50% must be treated by an LID method.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
A rain garden is considered a LID method of treatment.
5. An easement for a drainage outfall may be needed from an offsite property owner to convey the runoff to Fossil Creek or an agreement with the railroad could serve the same purpose. The conveyance capacity and condition of any existing outfall would need to be evaluated by the design engineer.
6. Since the area developed in the County and the site seems to be very flat without much grade to allow for good runoff, there may be areas that don't drain now. Pipes or concrete pans are often used when the grades are minimal, especially when it is a long distance to an outfall. So again, offsite easements may be an issue. It may be good to do some preliminary drainage design considering topography to determine what offsite easements are needed and what they may cost.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <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

Department: Stormwater Engineering

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

a minimum amount in accordance with the Fort Collins Stormwater Manual.

8. The design of this site must conform to the drainage basin design of the Fossil Creek Drainage Master Drainage Plan as well the City's Design Criteria and Construction standards. There is a very small portion on the north edge of the site is in the Mail Creek basin which has the same fees and similar development requirements.

Department: Historical Preservation

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

1. This project does not appear to be affecting any buildings or structures 50 years old or older. However, please contact Historic Preservation staff if this project does contain, or is located close to, any such buildings or structures. The dates of adjacent and nearby buildings and structures may be found through the County Assessor's records.

Department: Fire Authority

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

1. AUTOMATIC FIRE SPRINKLER SYSTEM

Buildings are out of access and will require an automatic fire sprinkler system to be installed under a separate permit.

2. FDC

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

2006 International Fire Code 912.2

3. KEY BOXES REQUIRED

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

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

4. DEAD-END FIRE LANES

Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

5. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility.

The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

Department: Fire Authority

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

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 dedicated as an Emergency Access Easement.
- > Maintain the required minimum unobstructed width & overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.3, 503.4

Road base is acceptable but must be installed to a depth to support 40 tons.

6. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

7. SECURITY GATES

The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

2006 International Fire Code 503.6

8. WATER SUPPLY

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

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

2006 International Fire Code 508.1 and Appendix B

It appears there are currently several options being explored so as to satisfy this code requirement. Feel free to call me at any time as further discussion on this topic may be necessary.

Department: Environmental Planning

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

1. This site is within 500' of a Natural Habitat or Feature, and typically, an Ecological Characterization Study would be required. However, because the feature is separated from the site by the railroad tracks and is further than the 50' buffer required for upland plains forests, the ECS shall be waived.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As the one tree within this site may have

Department: Environmental Planning

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

a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. It appears that an access easement 20 feet in width will need to be dedicated along the western boundary of the parcel to allow cross-access to the southern parcel II from parcel I and this access easement will need to be secured to the north out to Harmony Road in order to be in conformance with the Land Use Code's requirement for lots. PFA may additionally require an emergency access easement on top of the access easement. If the easement out to Harmony Road has to traverse outside of the platted boundary of the subdivision in order to meet Harmony Road, the easement would need to be dedicated as a separate document with a \$250 easement dedication as part of the TDRF schedule being required.
7. Utility plans, a Development Agreement, a Development Construction Permit (DCP) and/or an excavation permit may be needed, depending on the amount of (if any) public improvements. Final determination will be made upon further understanding of requirements from other departments.

Department: Electric Engineering

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

1. Development fees will apply to the newly created lot. There is an existing transformer serving the property to the south of this property. It may be possible to access the existing transformer to get power to this lot but we would need an easement from the transformer to the new lot. There is the possibility that we might need to change out the transformer to a larger size depending on electrical needs. If so,

Department: Electric Engineering

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

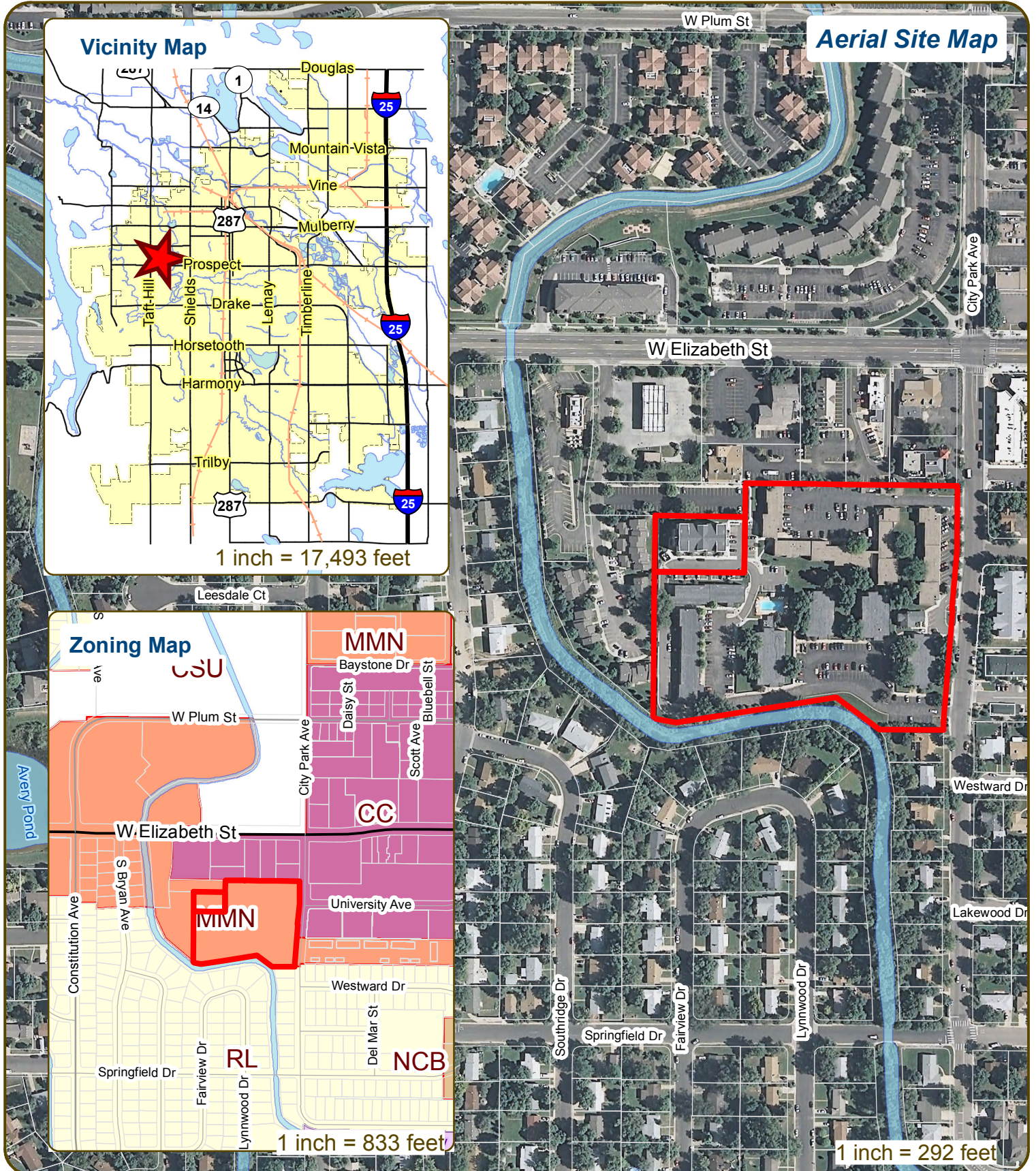
this would be an additional owner expense. If we cannot access the existing transformer for power, we will need to trench from a vault on Harmony to the new house.

Current Planning

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

1. A plat will need to be submitted for staff review and comment. Once staff's comments have been addressed, a hearing will be scheduled, and the final approval of the plat is by a hearing officer.
2. 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.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1117 City Park Ave Rams Crossing East Multifamily



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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) Matt Rankin, R4 Architects

Cathy Mathis, TB Group, Mike Oberlander, Interwest Consulting Group,

Business Name (if applicable) The Birdsall Group

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 **Email Address** cathy@tbgroup.us

Site Address or Description (parcel # if no address) 1117 City Park Avenue, Fort Collins (Ram's Crossing East Apartments)

Description of Proposal (attach additional sheets if necessary) See attached

Proposed Use Multi-family **Existing Use** Multi-family

Total Building Square Footage 73,230 **S.F. Number of Stories** 3 **Lot Dimensions** 8.65 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? ☐ 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 See attached exhibits **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?

April 5, 2013

Ram's Crossing East Concept Review Narrative

Project Description:

This conceptual review request is for the properties located at 1117 City Park Avenue. Currently, there are 11 apartment buildings, a clubhouse/pool and a leasing office. The project consists of the demolition of 10 of the existing apartment buildings and phased construction of new apartment buildings.

The existing building labeled K-1 and the existing lease building on the site plan will remain. The project build-out will provide off-street parking. See attached Parking Analysis for matrix.

Phase 1 will consist of replacing 4 existing buildings containing 63 units (75 beds) and with 4 new buildings containing 84 units and 192 beds. All of the buildings will be three stories in height and will contain either 18 or 24 units per building. 81 parking spaces will be replaced by 116 spaces.

Phase 2 construction will consist of the demolition of 4 existing buildings containing 56 units (81 beds) and replaced with 2 buildings with 42 units and 96 beds. The buildings will be three stories in height and will contain either 18 or 24 units per building. The clubhouse/pool will be reconstructed west of the leasing office. The newly-designed project will also contain a detention/water quality area as well as a central feature gathering area that meets the minimum Code requirement of 10,000 sq. ft. 98 parking spaces will be replaced with 147 spaces.

Phase 3 will consist of replacing 2 existing buildings, containing 27 units (54 beds) with three new buildings containing 56 units and 150 beds. All of the buildings will be three stories in height and will contain either 18 or 24 units per building. 40 parking spaces will be replaced by 70 spaces.

Before and After Comparison:

	<u>Total Units</u>	<u>Total Bedrooms</u>	<u>Total Parking Spaces</u>
Existing	176	242	252
New	222	470	370

Stormwater Detention:

The site will need water quality and it is expected the City to require the pervious pavement for 25% of the parking. There will be some detention required, but we will be unable to determine exactly how much or where until we have a topo. See attached maps and impervious surface summary.

Rams Crossing East

Option No.1 - Unit & Parking Counts

Updated

4/4/2013

Fort Collins Land Use Code - Parking Counts	
One Bedroom or Less	1.5 Spaces/dwelling unit
Two Bedroom	1.75 Spaces/dwelling unit
Three Bedroom	2 Spaces/dwelling unit
Four Bedroom or more	2.5 Spaces/dwelling unit

Phase 1 Construction

Demolition of buildings A, B, C, & D
Demolition of 63 units, totaling 75 beds
Demolition of 78 standard parking spaces and 3 handicapped spaces

Building	Unit Type	Number Beds in each Unit	Number of Units	Total Number of Beds	Parking spaces required	Parking spaces provided	
Building 'A2'	Studio Apartment	1	0	0	0	Standard	Handicap
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	18	36	31.5		
	Three Bedroom Apartment	3	6	18	12		
	Building Subtotal		24	54	43.5	32	1

Building 'B2'							
	Studio Apartment	1	0	0	0	Standard	Handicap
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	12	24	21		
	Three Bedroom Apartment	3	6	18	12		
	Building Subtotal		18	42	33	24	1

Building 'C2'							
	Studio Apartment	1	0	0	0	Standard	Handicap
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	12	24	21		
	Three Bedroom Apartment	3	6	18	12		
	Building Subtotal		18	42	33	24	1

Building 'D2'							
	Studio Apartment	1	0	0	0	Standard	Handicap
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	18	36	31.5		
	Three Bedroom Apartment	3	6	18	12		
	Building Subtotal		24	54	43.5	32	1

Unit Type		Total Number of Units	Total Number of Beds	Parking spaces required	Unit Mix	Parking spaces provided	
Phase 1 - Proposed new totals							
	Studio Apartment	0	0	0	0%		
	One Bedroom Apartment	0	0	0	0%		
	Two Bedroom Apartment	60	120	105	71%		
	Three Bedroom Apartment	24	72	48	29%		
	Subtotal	84	192	153	100%	112	4

Option No.1 - Unit & Parking Counts Continued

Phase 2 Construction

	Demolition of buildings E, F, G, H, and clubhouse with pool. Lease office to remain parking spaces added
	Demolition of 56 units, totaling 81 beds
	Demolition of 97 standard parking spaces and 1 handicapped spaces

Building	Unit Type	Number Beds in each Unit	Number of Units	Total Number of Beds	Parking spaces required	Parking spaces provided	
Building 'E2'							
	Studio Apartment	1	0	0	0		
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	12	24	21		
	Three Bedroom Apartment	3	6	18	12	Standard	Handicap
	Building Subtotal		18	42	33	61	1

Building 'F2'							
	Studio Apartment	1	0	0	0		
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	18	36	31.5		
	Three Bedroom Apartment	3	6	18	12	Standard	Handicap
	Building Subtotal		24	54	43.5	67	2

New Clubhouse							
						Standard	Handicap
	Building Subtotal		0	0	0	15	1

Unit Type		Total Number of Units	Total Number of Beds	Parking spaces required	Unit Mix	Parking spaces provided	
Phase 2 - Proposed new totals							
	Studio Apartment	0	0	0	0%		
	One Bedroom Apartment	0	0	0	0%		
	Two Bedroom Apartment	30	60	52.5	71%		
	Three Bedroom Apartment	12	36	24	29%	Standard	Handicap
	Subtotal	42	96	77	100%	143	4

Option No.1 - Unit & Parking Counts Continued

Phase 3 Construction

	Demolition of buildings I & J
	Demolition of 27 units, totaling 54 beds
	Demolition of 38 standard parking spaces and 2 handicapped spaces

Building	Unit Type	Number Beds in each Unit	Number of Units	Total Number of Beds	Parking spaces required	Parking spaces provided	
Building 'G2'							
	Studio Apartment	1	0	0	0		
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	18	36	31.5		
	Three Bedroom Apartment	3	6	18	12	Standard	Handicap
	Building Subtotal		24	54	43.5	22	2

Building 'H2'							
	Studio Apartment	1	0	0	0		
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	18	36	31.5		
	Three Bedroom Apartment	3	6	18	12	Standard	Handicap
	Building Subtotal		24	54	43.5	14	2

Building 'I2'							
	Studio Apartment	1	0	0	0		
	One Bedroom Apartment	1	0	0	0		
	Two Bedroom Apartment	2	12	24	21		
	Three Bedroom Apartment	3	6	18	12	Standard	Handicap
	Building Subtotal		18	42	33	30	0

Unit Type		Total Number of Units	Total Number of Beds	Parking spaces required	Unit Mix	Parking spaces provided	
Phase 3 - Proposed new totals							
	Studio Apartment	0	0	0	0%		
	One Bedroom Apartment	0	0	0	0%		
	Two Bedroom Apartment	48	96	84	73%		
	Three Bedroom Apartment	18	54	36	27%	Standard	Handicap
	Subtotal	66	150	120	100%	66	4

Option No.1 - Unit & Parking Counts Continued

Unit Type		Total Number of Units	Total Number of Beds	Parking spaces required	Unit Mix	Parking spaces provided	
Phases 1, 2, & 3 Completion							
	Studio Apartment	0	0	0	0%		
	One Bedroom Apartment	0	0	0	0%		
	Two Bedroom Apartment	138	276	241.5	72%		
	Three Bedroom Apartment	54	162	108	28%	Standard	Handicap
	Totals	192	438	350	100%	321	12

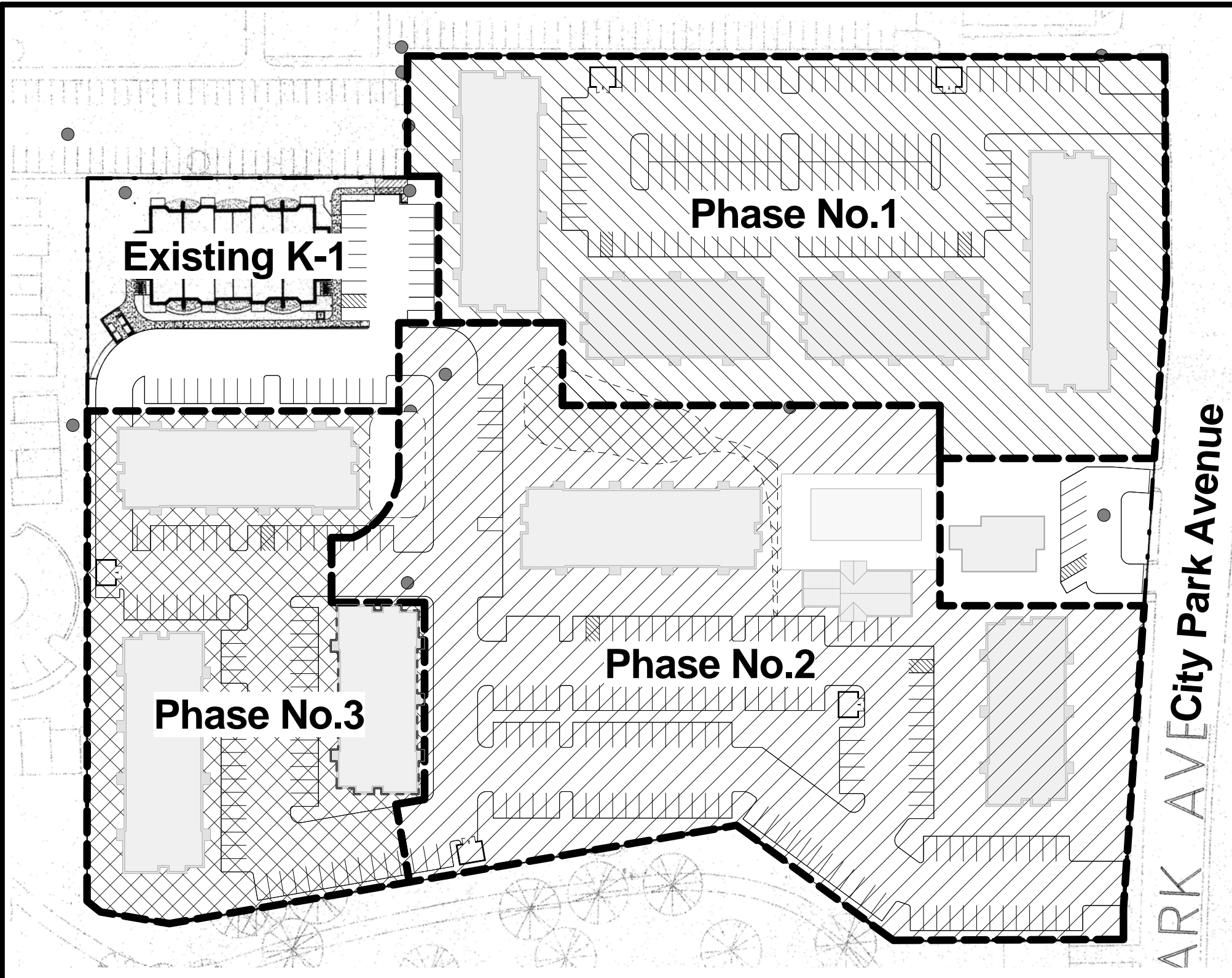
Existing Building to Remain

Building	Unit Type	Number Beds in each Unit	Number of Units	Total Number of Beds	Parking spaces required	Parking spaces provided	
Existing Building 'K1'							
	Studio Apartment	1	23	23	34.5		
	One Bedroom Apartment	1	5	5	7.5		
	Two Bedroom Apartment	2	2	4	3.5		
	Three Bedroom Apartment	3	0	0	0	Standard	Handicap
	Building Subtotal		30	32	45.5	32	1

Existing Lease Office

						Standard	Handicap
	Building Subtotal		0	0	0	3	1

Unit Type		Total Number of Units	Total Number of Beds	Parking spaces required	Unit Mix	Parking spaces provided	
Project Completion Including Existing 'K1' and Lease Office							
	Studio Apartment	23	23	34.5	10%		
	One Bedroom Apartment	5	5	7.5	2%		
	Two Bedroom Apartment	140	280	245	63%		
	Three Bedroom Apartment	54	162	108	24%	Standard	Handicap
	Totals	222	470	395	100%	356	14



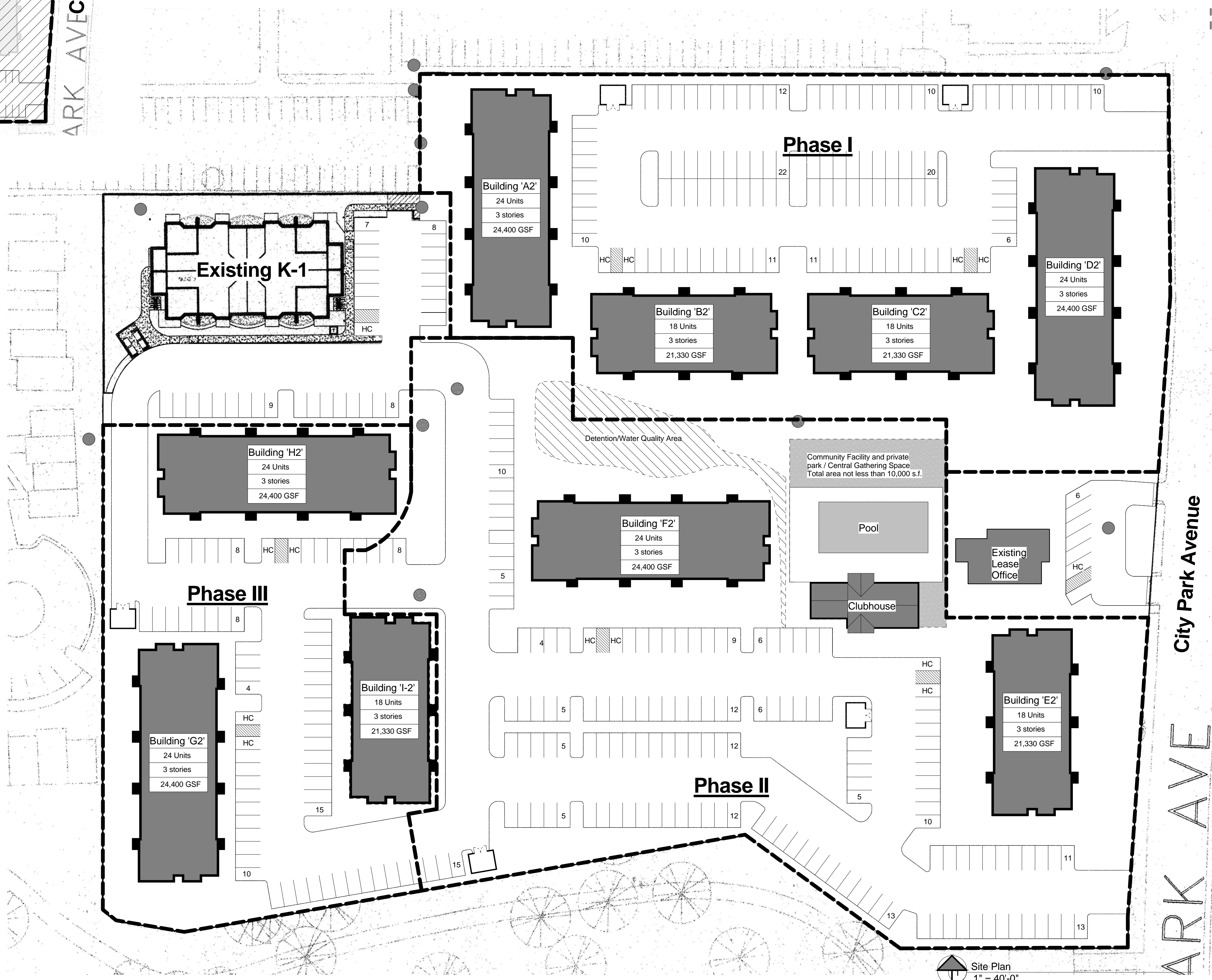
2 Site Plan - Construction Phasing
1" = 80'-0"



Existing Site Plan Aerial:

- Blgd A: 10 units
- Blgd B: 19 Units
- Blgd C: 15 Units
- Blgd D: 19 Units
- Blgd E: 16 Units
- Blgd F: 12 units
- Blgd G: 12 Units
- Blgd H: 16 Units
- Blgd I: 12 Units
- Blgd J: 15 Units
- Blgd K: 30 Units

Total: 176 Units



Site Plan
1" = 40'-0"



117 E. Mountain Ave.
Suite 205
Fort Collins, CO 80524
phone 970.224.0630
fax 970.224.0634
www.r4arch.com

In Association with:

Rams Crossing East, LLC Owner
1117 City Park Avenue

Contact: Chuck Gower and Cheryl
Diparillo
Email: wainutmain@att.net

TB Group Planning / LA

444 Mountain Avenue
Berthoud, CO 80531
(970)-532-5891
Contact: Cathy Mathis
Email: Cathy@TBGroup.us

Interwest Consulting Engineers Civil Engineer

1218 West Ash, Suite C
Windsor, Colorado 80550
(970)-674-3300
Contact: Mike Oberlander
Email: moberlander@interwestgrp.com

Rams Crossing East

Enter address here

Issued		
No.	Description	Date

Conceptual Review

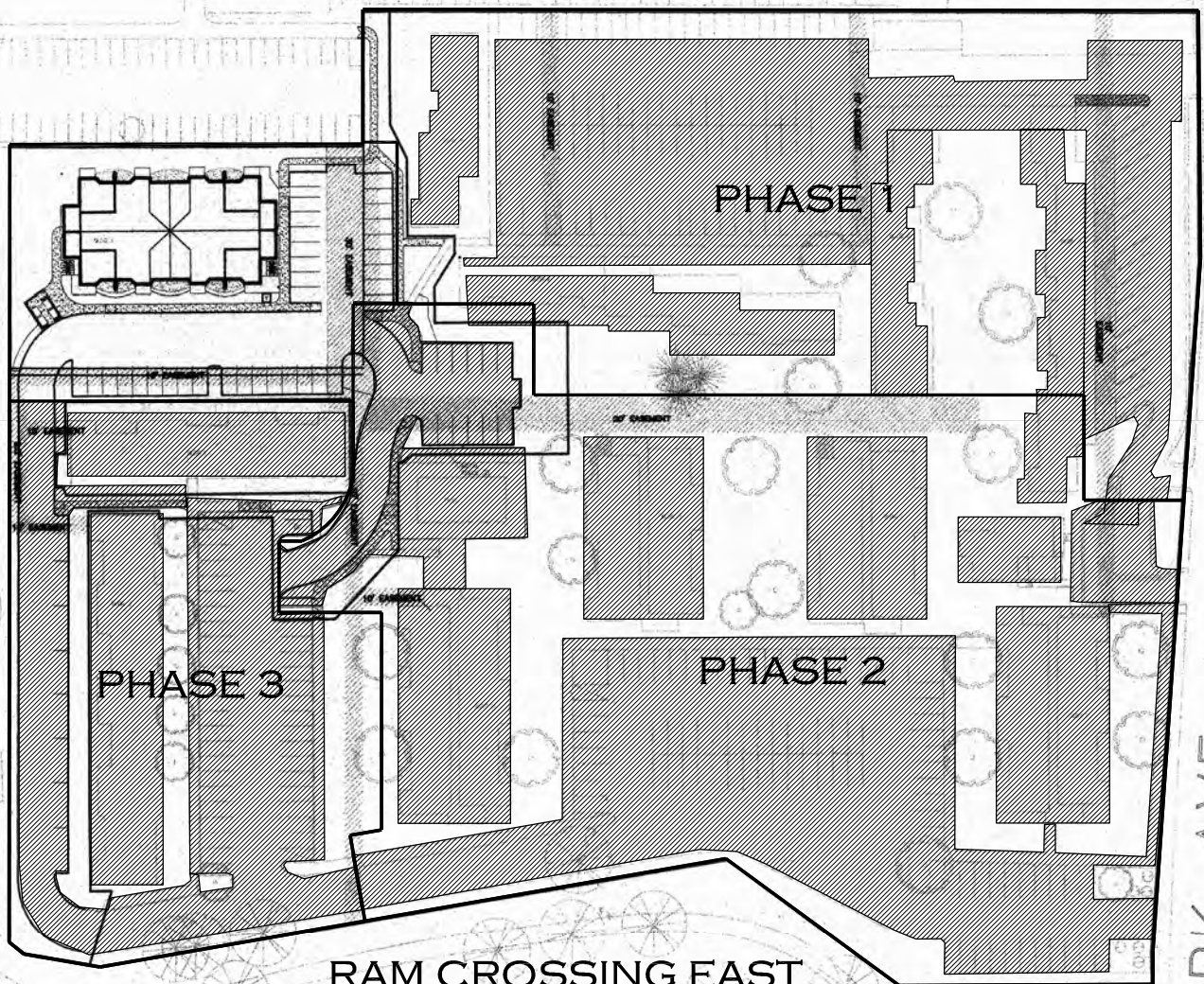
Project No.: Project Number Drawn by: SA
Reviewed by: MR

Master Site Plan

Scale Accordingly if Reduced

Drawing Number

AS.1

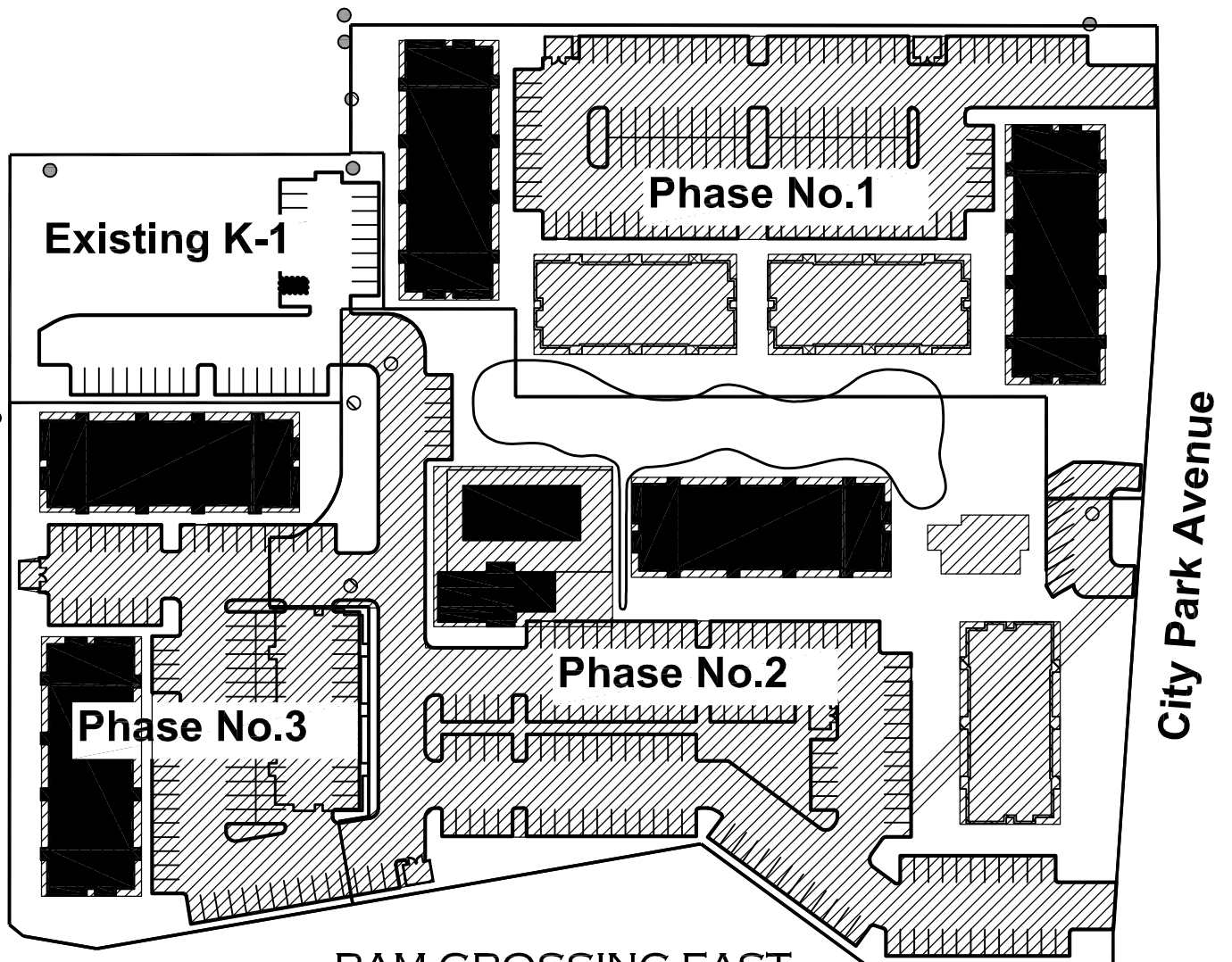


RAM CROSSING EAST
EXISTING IMPERVIOUS AREA
PHASE 1 74,100 SF = 63%
PHASE 2 115,100 SF = 69%
PHASE 3 52,800 SF = 74%
TOTAL 5.6 AC = 68%

CITY PARK AVE

SITE PLAN





RAM CROSSING EAST
PROPOSED IMPERVIOUS AREA
PHASE 1 80,850 SF = 69%
PHASE 2 103,000 SF = 62%
PHASE 3 53,900 SF = 76%
TOTAL 5.5 AC = 67%

4/1/2013

Ram Crossing East - Impervious Values

	Area (ac)	Ex Imp. Area (sf)	Prop Imp. Area (sf)	Ex % Imp.	Prop % Imp.
Phase 1	2.7	74,100	80,850	63%	69%
Phase 2	3.8	115,100	103,000	69%	62%
Phase 3	1.6	52,800	53,900	74%	76%
Total	8.1	242,000	237,750	68%	67%



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 24, 2013

Cathy Mathis
The Birdsall Group
444 Mountain Avenue
Berthoud, CO 80513

Re: 1117 City Park Ave - Rams Crossing East Multifamily

Description of project: This is a request to demolish 10 existing apartment buildings and a phased construction of new multifamily buildings located at 1117 City Park Avenue (Parcel #s 97154-26-001 & 97154-30-004). The site contains 8.65 acres. The existing buildings total 176 units/242 bedrooms and 252 parking spaces. These will be replaced with new three story buildings containing a total of 222 units/470 bedrooms and 370 parking spaces, as well as an area for water detention/water quality and a central gathering feature. The site is located in the Medium Density Mixed-Use Neighborhood (M-M-N) Zone District. Residential uses containing more than 50 units/75 bedrooms are subject to Planning & Zoning Board (Type 2) review.

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

Comment Summary:

Department: Zoning

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

1. Based on the total number of bedrooms of all construction phases a min. of 282 interior bicycle spaces are required and a min. 188 exterior bicycle spaces as fixed bicycle racks are required. LUC 3.2.2(4).
2. Trash enclosures as shown may not be adequate in size and must meet LUC 3.2.5 and 3.5.1(I) which includes a separate opening for individuals in addition to gates for trash/recyclable pickup.
3. There doesn't appear to be vehicular access between Phase 1 and the remaining phases. While we all would prefer tenants walk between their buildings that isn't reality and Phase 1 tenants and the remaining Phase tenants must use City Park Ave. to access each other by vehicle. Are there physical barriers from doing that or if intentional what is the reason?

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 10-inch water main in City Park Avenue and 8-inch sanitary sewer on site (utility map provided).
2. Existing water services to the complex include a 4-inch service and a ¾-inch service.
3. There are no City fire hydrants or City water mains within the site.
4. It appears that there may be a conflict between an existing sanitary sewer and the detention/water quality pond. The sewer is relatively shallow.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights for the additional dwelling units will be due at building permit.

Department: Stormwater Engineering

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

1. Floodplain Comments:
A portion of this property is located in a City regulatory 100-year floodplain in the Canal Importation Basin, and must satisfy the standards of Chapter 10 of City Code. A City Flood Risk Map is attached.
2. Of the existing buildings, Buildings I and J are located in a moderate risk flood fringe, while Building K is located in a high risk flood fringe. All of the other existing buildings are out of the 100-year floodplain. As proposed, all of the proposed buildings, with the exception of Buildings H2 and G2, will not be located in the 100-year floodplain and will not have to meet Chapter 10 standards.
3. Critical use facilities (group homes, residential care facilities, congregate care facilities, daycare facilities, etc.) are not allowed in any portion of the 100-year floodplain, so none of those uses will be permissible in Buildings H2, G2 or K.
4. Building K is identified as the only residential building that will not be demolished. If there are plans to remodel Building K as part of this project, that work will have to comply with Chapter 10 standards. Remodeling of a residential structure is allowed in a City high risk flood fringe as long as the cost of the improvements (over a 12-month period) does not equal or exceed 50 percent of the market value of the structure. If the cost of improvements does exceed 50 percent of the market value of the structure, the building is considered to be Substantially Improved, and the lowest floor of the structure as well as all duct work, heating, ventilation and air-conditioning systems, electrical, hot water heaters, etc. must be elevated a minimum of six-inches above the Base Flood Elevation (BFE) for the property. That elevation is known as the Regulatory Flood Protection Elevation (RFPE). For a residential remodel, $RFPE = BFE + 6"$. A new basement may not be constructed below the RFPE in connection with remodeling of a residential structure. A FEMA Elevation Certificate will have to be completed before a Certificate of Occupancy (C.O.) can be issued for the remodeled building.
5. A part of the northwestern corner of the property is located in the 100-year floodway. Nonstructural development (parking lots, 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

Department: Stormwater Engineering

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

must be performed, and signed, by a Professional Engineer registered in the State of Colorado.

6. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
7. Any and all construction activities in the 100-year flood fringe must be preceded by an approved floodplain use permit, \$25 fee, approved plans, and an itemized cost list for work in the flood fringe. In addition to the floodplain use permit, any construction activities in the floodway must be preceded by a No-Rise Certification. The permit and certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
8. The 100-year floodplain in the Canal Importation Basin is in the process of being remapped. When the new mapping is completed, this entire property will be out of the floodplain and not subject to Chapter 10 standards. We anticipate completing the remapping by the end of the year.
9. The Floodplain Administrator for the Canal Importation Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com to schedule a meeting at your convenience.
10. Stormwater Development Review Comments:
It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. The information submitted indicates there will be a slight overall reduction in impervious area but the exhibit doesn't label the square footage of the impervious areas, it just has the total per phase.
11. In the Old Town Drainage basin 5000 sq.-ft. increase in impervious area is allowed if the site is not being scraped. Technically not all of it is being removed but a lot of it is. Since some phases increase the impervious area and others decrease it the design engineer needs to evaluate the flow rates to the existing concentration points. Also the design rainfall has changed since this site was developed and must be considered. A variance may be needed but the design engineer needs to show a hardship to justify not using the new rainfall. If there is an increase in the runoff rates to the concentration points the engineer will need to propose methods to mitigate it or show how the runoff can still safely pass through the site. Therefore a drainage study is required to document the changes and the mitigation. It must be prepared by an engineer registered in the state of Colorado.
12. Also when a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention 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. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category.
13. Presently there is very little onsite water quality treatment which is also required as described in the Fort Collins Stormwater Criteria Manual. The existing treatment areas were created for the one newer building so most of the site runoff is not treated. 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>) In this case disconnection of impervious areas and directing the down spouts

Department: Stormwater Engineering

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

into landscaped areas are two acceptable methods for 50% of the impervious area.

14. The remaining 50% needs to be treated by an LID method. I'm not sure how this will apply since this is a new requirement, but Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
15. The drainage outfalls for the site will probably remain the same unless there is a reason to change them.
16. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
17. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

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

1. This project does not appear to be affecting any buildings or structures 50 years old or older. However, please contact Historic Preservation staff if this project does contain, or is located close to, any such buildings or structures. The dates of adjacent and nearby buildings and structures may be found through the County Assessor's records.

Department: Fire Authority

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

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.
2006 International Fire Code 503.1.1

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria

Department: Fire Authority

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

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.
- > Turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be visible by painting and signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.3, 503.4

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

In order to accommodate aerial fire apparatus access, required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

2006 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

2. WATER SUPPLY

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

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

2006 International Fire Code 508.1 and Appendix B

3. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area.

2006 International Fire Code 903.2.7

4. BALCONIES AND DECKS

Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

2006 International Fire Code 903.3.1.2.1

5. FDC

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

2006 International Fire Code 912.2

6. KEY BOXES REQUIRED

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

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

7. PREMISE IDENTIFICATION

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

Department: Fire Authority

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

2006 International Fire Code 505.1

Provide a comprehensive addressing and labeling plan for the complex (to include signage, kiosks, etc.) which adequately identifies which buildings are accessible via the two separate entry points.

8. FIRE ACCESS

Fire access and circulation to and within the proposed site design appears to meet fire department standards however, as two separate, non-connecting access points into one apartment complex are proposed and unless proper signage or labeling are provided for at both entry points; the potential exists for confusion as to which buildings are accessible by each entry and therefore a potential delay for emergency responders will also exist. This issue may be resolved by developing a comprehensive address and labeling plan for the project. Refer to PREMISE IDENTIFICATION comments.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Larimer Canal No. 2 and Riparian Forests). Please note the buffer zone standards are 50' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. 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. 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 have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

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

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. Improvements to the frontage of the property will be required as part of this project. City Park Ave is classified as a connector local street, refer to LCUASS figure 7-8F. A detached 4.5ft sidewalk and 6ft landscaped parkway is identified in figure 7-8F.

Department: Electric Engineering

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

1. Normal development charges will apply with credit given for existing units. Modifications to existing electric system will be an additional expense. If transformer relocations are necessary, please coordinate with Light and Power to locate transformers within 10 feet of a paved surface that is accessible to line trucks.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. The size of the parcel is 8.65 acres. Please note that the minimum required density is 12 dwelling units per net acre.
2. Blocks must be limited to a maximum of seven acres.
3. In Phase One, the building should be brought up to the 15-foot setback line with a yard along City Park Ave. The diagonal parking should be moved to an interior or side location.
4. Please note that for any project containing more than five buildings (excluding clubhouse), there must be at

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least three distinctly different building designs.

5. Every building entrance must feature a direct connecting walkway to a public street no greater than 200 feet in length. Where buildings exceed this distance, the entrances must be no further than 350 feet and connected with a major walkway spine as specifically defined in Article Five.
6. Since the site is not within the T.O.D., the required minimum number of parking spaces is required. Based on the application, a Modification of Standard will be needed to Section 3.2.2(K). The criteria by which the Board can grant a Modification is in Section 2.8.2(H).
7. As a Type Two permitted use, a neighborhood meeting is required.
8. If any buildings exceed 40 feet in height, a shadow analysis is required as well as full compliance with the standards contained in 3.5.1(G)
9. As you consider the site plan, please be aware of the Land Use Transition standard in 3.5.1(H) and Operational/Physical Compatibility Standards of 3.5.1(J).
10. Regarding phasing, please be aware that a Project Development Plan is valid for three years and eligible for one six-month extension. During this 3.5-year period, the applicant must proceed by obtaining the Director's approval of a Final Plan. No vested rights are attached to a P.D.P. A Final Plan is vested for three years and eligible for two successive one-year, administrative extensions. Any extensions after five years can only be granted by the Planning and Zoning Board. Within this vesting period, the applicant must undertake, install and complete all engineering improvements (water, sewer, streets, curb, gutter, street lights, fire hydrants and storm drainage in accordance with city codes.
11. It may be a good idea that the parking availability be analyzed on a per phase basis so that during construction, there is sufficient parking for residents and no unnecessary impact on the surrounding neighborhood.
12. 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.
13. 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.
14. 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>.
15. 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.
16. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

17. 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.
18. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

City of Fort Collins
Building Services
Plan Review
416-2341