Conceptual Review Agenda

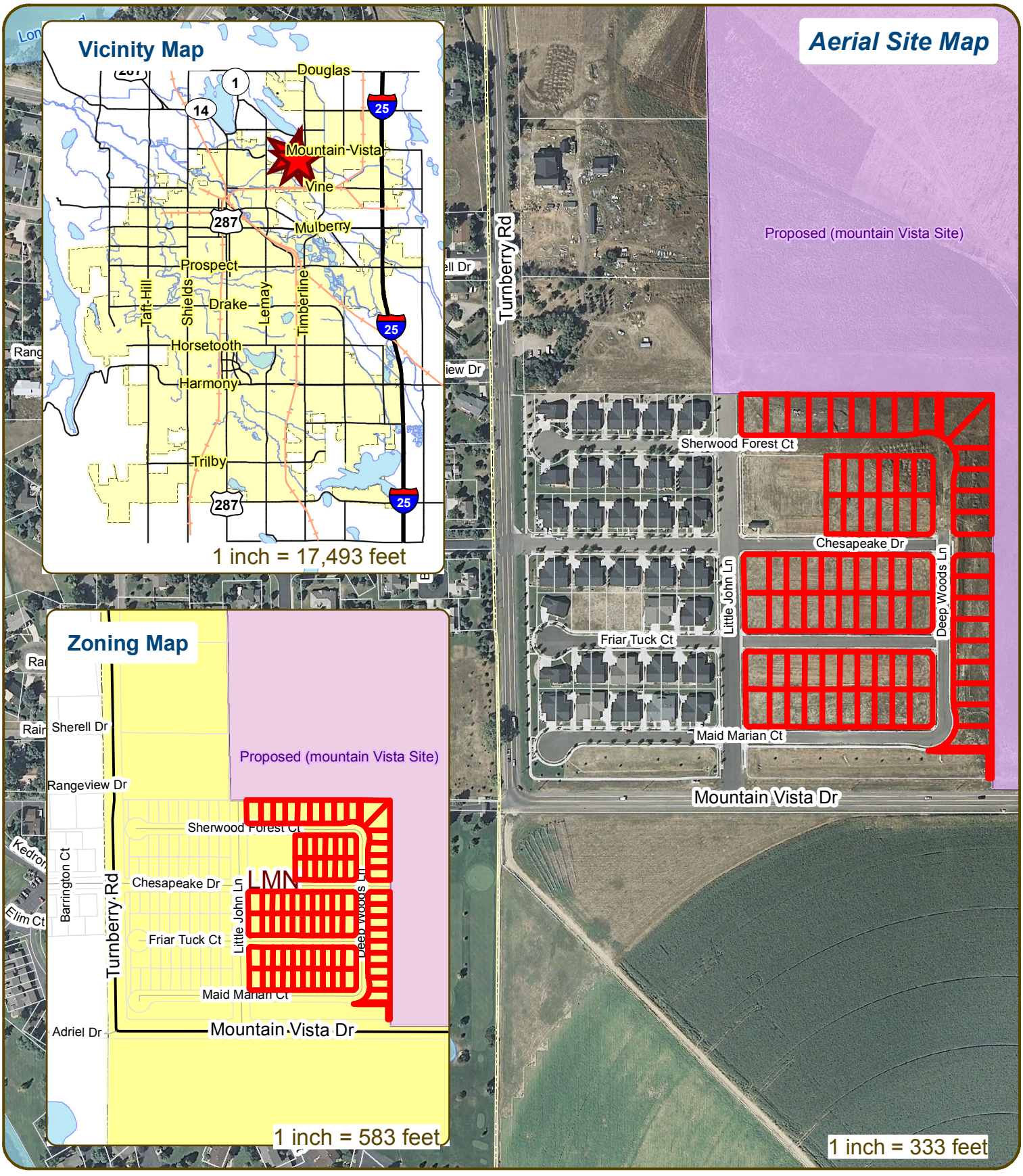
Schedule for 04/22/13 to 04/22/13

281 Conference Room A

Monday, April 22, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Storybook 2nd Filing	Mike McBride 970-223-7577 mmcbride@bhadesign.com	This is a request to build 76 single family homes in similar layout to the original Storybook 2nd Filing, located northeast of the intersection of Mountain Vista Drive and Turnberry Road. The single family homes would be a mix of single family attached and single family detached units. Portions of the site already contain improvements (e.g. road, sidewalk). The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family homes are subject to Administrative (Type 1) review in the L-M-N Zone District.	Ted Shepard
10:15	1501 Elizabeth - Multifamily/Mixed-Use	Sapan Kapoor 970-237-0091 onestopfuel@aol.com	This is a request to construct a mixed-use building located at 1501 West Elizabeth Street (Parcel# 97154-40-001). The existing gas station and convenience store would be removed to make way for a 2-story mixed-use building. The ground-floor would contain retail/office space with 18 multifamily units on the second floor. The site is located in the Community Commercial (C-C) Zone District. Mixed-use dwellings are subject to Administrative (Type 1) review in the C-C Zone District.	Seth Lorson
11:00	416 N Grant Ave - Carriage House	Aubrey Carson 970-481-3366 carsondesign@comcast.net	This is a request to construct a carriage house at 416 North Grant Avenue (Parcel# 97112-19-021). The 2-story carriage house would be 903 square feet with alley access. The site is located in the Neighborhood Conservation, Medium Density (N-C-M) Zone District. Carriage Houses are subject to Administrative (Type 1) review in the N-C-M Zone District.	Courtney Levingston

Storybook 2nd Filing
SF Homes



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City of Fort Collins GIS

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) Blaine Rappe, Loveland Midtown Development. Mike McBride, BHA Design

Business Name (if applicable) BHA Design

Your Mailing Address 1603 Oakridge Drive

Phone Number 970-223-7577 Email Address mmcbride@bhadesign.com

Site Address or Description (parcel # if no address) NE Corner of Turnberry Drive and Mountain Vista Drive

Description of Proposal (attach additional sheets if necessary) 2nd Phase of Storybook Development, 76 Single Family Lots

Proposed Use Single Family **Existing Use** Single Family

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions 45' & 55' x 100'

Age of any Existing Structures 0

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.

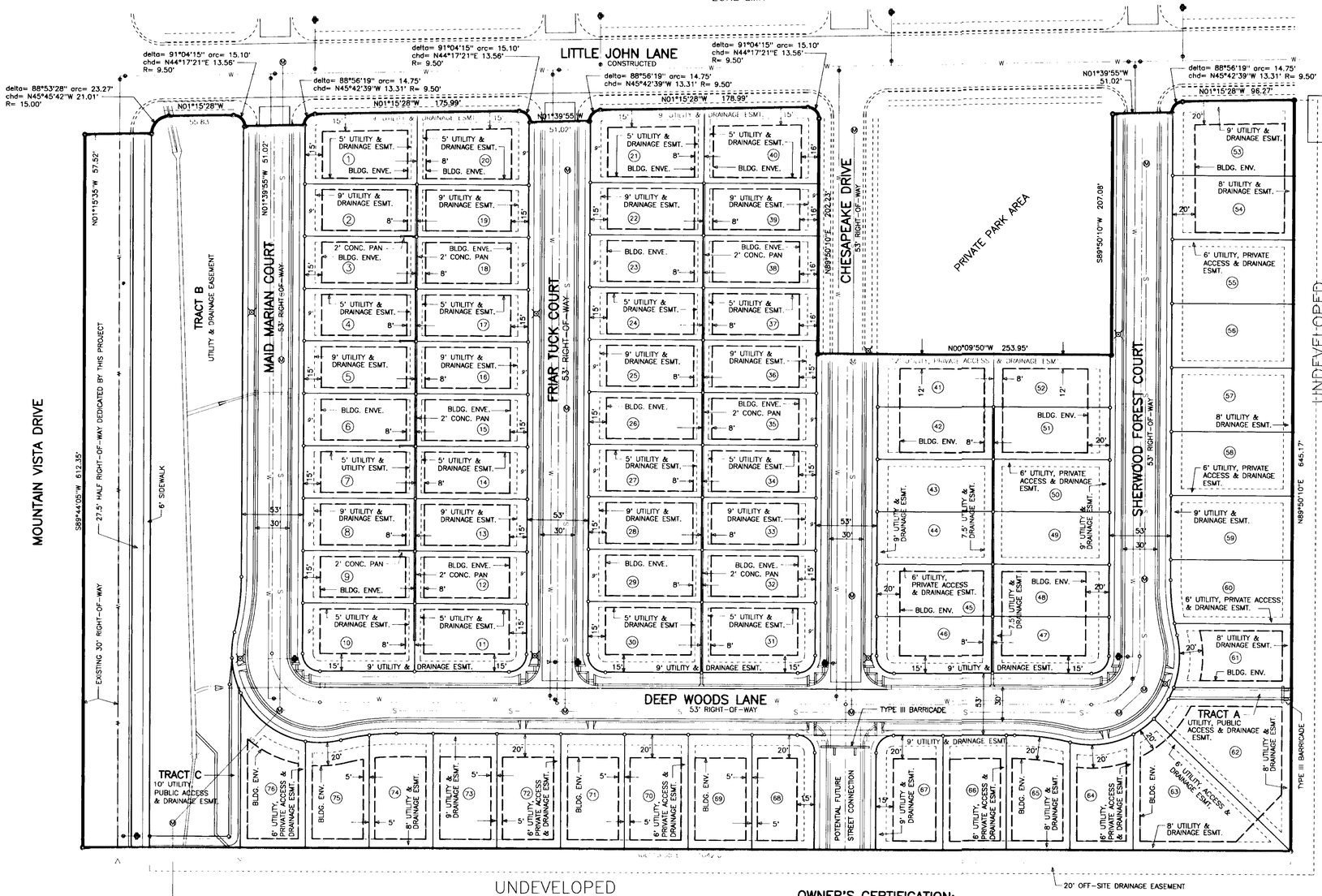
Increase in Impervious Area Same as originally proposed S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

S-251 2432

STORYBOOK P.D.P.
ZONE LMN



UNDEVELOPED
ZONE LMN

LEGAL DESCRIPTION:

A tract of land situate in the Southwest 1/4 of Section 32, Township 8 North, Range 68 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the South line of said Southewst 1/4 as bearing N89°44'05"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears N89°44'05"E 652.91 feet from the Southwest corner of said Section 32, and run thence N01°15'28"W 57.51 feet; thence along the arc of a 15.00 foot radius curve to the left a distnace of 23.30 feet, the long chord of which bears N45°45'42"W 21.03 feet; thence N01°15'28"W 55.83 feet; thence along the arc of a 9.50 foot radius curve to the right a distance of 15.10 feet, the long chord of which bears N44°17'21"E 13.56 feet; thence N01°39'55"W 51.02 feet; thence along the arc of a 9.50 foot radius curve to the left a distance of 14.74 feet, the long chord of which bears N45°42'39"W 13.31 feet; thence N01°15'28"W 175.99 feet; thence along the arc of a 9.50 foot radius curve to the right a distance of 15.10 feet, the long chord of which bears N44°17'21"E 13.56 feet; thence N01°39'55"W 51.02 feet; thence along the arc of a 9.50 foot radius curve to the left a distance of 14.74 feet, the long chord of which bears N 45°42'39"W 13.31 feet; thence N01°15'28"W 178.99 feet; thence along the arc of a 9.50 foot radius curve to the right a distance of 15.10 feet, the long chord of which bears N44°17'21"E 13.56 feet; thence N89°50'10"E 202.23 feet; thence N00°09'50"W 253.95 feet; thence N89°50'10"W 207.08 feet; thence N01°39'55"W 51.02 feet; thence along the arc of a 9.50 foot radius curve to the left a distance of 14.74 feet, the long chord of which bears N45°42'39"W 13.31 feet; thence N01°15'28"W 96.27 feet; thence N89°50'10"E 645.17 feet; thence S00°15'55"E 1042.07 feet to a point on the South line of said Southwest 1/4; thence along said South line S89°44'05"W 612.35 feet to the point of beginning, containing 13.9199 acres, more or less.

SCALE: 1"= 50'
50 0 50 100 150
GRAPHIC SCALE – FEET

OWNER'S CERTIFICATION:

The undersigned does hereby certify that they are the legal owners of real property described on this site plan and do hereby certify that they accept the conditions and restrictions set forth on said site plan.

Gary Mark Mackey
OWNER (signed)
DATE 04-19-07

State of Colorado)
County of Larimer) SS
The foregoing instrument was acknowledged before me this 19th day of April A.D., 200 7, by Gary Mackey, Manager.

Witness my hand and offical seal.

Peggy Knutson
NOTARY PUBLIC
PEGGY KNUTSON
NOTARY PUBLIC
STATE OF COLORADO

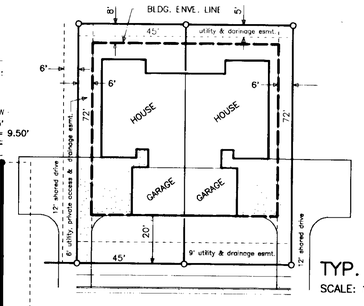
My notarial commission expires 10-5-08.

Minor Amendment APPROVED:

By the Director of Planning this 23rd day of April A.D., 200 7.

Peter Barnes, Zoning Administrator
for DIRECTOR OF PLANNING

Minor Amendment to change Lot 1-40 to detached patio homes
4-23-07



NOTE:
THIS TYPICAL BLDG. ENVELOPE DOES NOT APPLY TO LOTS WITH A LOT SPECIFIC ENVELOPE SHOWN.

TYP. BLDG. ENVELOPE DETAIL
SCALE: 1"=30'

SITE DATA

PROJECT TITLE	STORYBOOK 2ND FILING
EXIST ZONING	LMN
SITE AREA - GROSS	13.9199 acres - 606,350 sf
TOTAL DWELLING UNITS	76
DWELLING TYPE	patio homes - duplexes
MAX. BLDG HT.	22'
BEDROOMS PER UNIT	2
FLOOR AREA PER UNIT	1850 sf
LAND USE	single family - attached & detached
COMMON OPEN SPACE	53,426 sf
LOT SIZE - MAX.	8,587 sf
- MIN	4,341 sf
OFF STREET PARKING	2 spaces per unit
SOLAR-ORIENTED LOTS	61 lots = 80%

COVERAGE BREAKDOWN

BUILDING COVERAGE	140,600 sf	23.2%
DRIVEWAY AREA	55,558 sf	9.2%
PUBLIC STREET R.O.W.	171,625 sf	28.3%
COMMON OPEN SPACE	50,035 sf	8.3%
LOT LANDSCAPING	188,532 sf	31.0%
TOTAL	606,350 sf	100.0%

NET DENSITY

TOTAL AREA	606,350 sf
LESS ARTERIAL ST. ROW	35,245 sf
LESS OPEN SPACE (tract B)	46,863 sf
NET AREA	524,242 sf
ACRES	12.0349

NET DENSITY = 76/12.0349 = 6.3 units/ac.

GROSS DENSITY

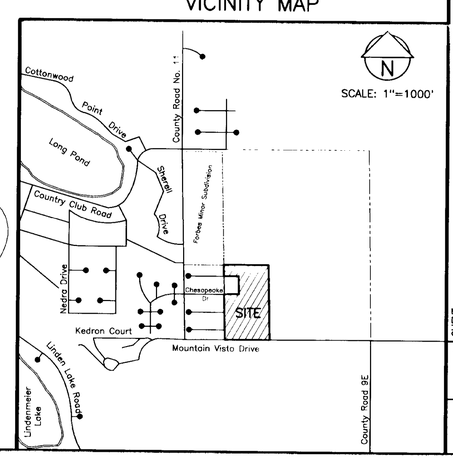
TOTAL AREA	606,350 sf
GROSS AREA	606,350 sf
ACRES	13.9199

GROSS DENSITY = 76/13.9199 = 5.5 units/ac.

NOTE:
Sideyard fences are prohibited along the pedestrian path in Tract A on lots 61 and 62 & along the pedestrian path in Tract C on Lot 76.

NOTE:
Fences are allowed in backyards as long as they are not in the rear lot easement. The rear lot easement is 8 feet and the side lot easement is 5 feet in the LMN zone. No fences allowed on side lot lines.

VICINITY MAP



ENGINEER: F.D.B.	DESIGNED:	CHECKED:	DRAWN: MDL	CHECKED:

STEWART & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331

NO.	DATE	BY	REMARKS
1	4/4/07	MDL	ADDED BUILDING ENVELOPES ON LOTS 1 - 40 FROM DUPLEXES TO SINGLE FAMILY UNITS

REVISIONS
APPROVED FOR CONSTRUCTION: 4-23-07

CLIENT: GARY MACKEY
PROJECT: STORYBOOK 2ND FILING
FORT COLLINS, COLORADO
UNIT: Minor Amendment SITE PLAN

JOB NUMBER	DATE
STY2STRV.DRG STY2STRV.PLT	06/14/05

SHEET NUMBER 1 OF 1

S-251 2432

This unofficial copy was downloaded on Nov-12-2012 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

Rangeview Dr
Turnberry Rd
Sherwood Forest Ct
Chesapeake Dr
11
Chesapeake Dr
Deep Woods Ln
Friar Tuck Ct
Little John Ln
Maid Marian Ct
Adriel Dr
50
Mountain Vista Dr
50

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

May 06, 2013

Mike Mcbride
BHA Design
1603 Oakridge Drive
Fort Collins, CO 80525

Re: Storybook 2nd Filing
Description of project: This is a request to build 76 single family homes, on 14 acres, in similar layout as the original Storybook 2nd Filing, located northeast of the intersection of Mountain Vista Drive and Turnberry Road. The dwellings would be a mix of single family attached and single family detached units. The 14 acres are considered to be expired with no vested right to develop. Portions of the site already contain improvements (e.g. road, sidewalk). The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family detached and attached dwellings are permitted in the L-M-N, subject to Administrative (Type 1) review.

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

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.5(B) In the LMN zone district Single-family detached, Two-family dwellings and Single-family attached are subject to a Type 2 review (public hearing with administrative hearing officer).

   LUC 4.5(D)(1) The minimum density for a residential development in the LMN under 20 acres is 3 dwelling units per net acre to a maximum of 9 dwelling units per gross acre.

2. Land Use Code (LUC) 4.5(D)(6) This section requires that a either a public park or a privately owned park at least one acre in size be within 1/3 mile of at least 90 percent of the dwellings in the development project that is at least 10 acres in size. Please see section for further park requirements.

   Please identify a constructed park or include notes that such park will be constructed prior or at the same time as the development (if off site this may require further documentation).

3. LUC 4.5(E)(3) Maximum building height for residential is 2.5 stories.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

LUC 3.5.2(D) Front setback from an arterial street is 30ft and non arterial street is 15ft
Side and Rear setback is 5ft unless it is an alley access garage is 8ft

LUC 3.5.2(E) The garage standards in this section do apply which include but not limited to a 20ft setback from the back of walk for a garage door that faces a ROW.

LUC 3.5.2(D)(4) Single family detached requires a minimum lot width of 50ft or meet alternative compliance.

4. LUC 3.2.2(K)(1)(c) For each Single-Family detached dwelling there shall be one (1) parking space on lots that have greater than 40ft of street frontage

   LUC 3.2.2(K)(1)(a) For single family attached there shall be 1.75 off street parking spaces for units with two bedrooms, 2 off street parking spaces for units with three bedrooms and 2.5 off street parking spaces with units with 4 or more bedrooms.

5. LUC 3.2.1 A landscape plan is required and should include but not limited to parkways with street trees (see section for further details).

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 ELCO Water District (493-2044) and the Boxelder Sanitation District (498-0604).

Department: Stormwater Engineering

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

1. The information submitted for the conceptual review meeting indicates the impervious area will be the "same as originally proposed". However the project description mentions that it will be a mix of single family attached and detached units. If it isn't exactly the same mix and size of units an engineer will need to re-evaluate the storm water and detention system. If it stays exactly the same the design engineer will need to review the approved drainage study and write a letter stating that it is the same and that the approved report still applies, then stamp and sign it.
2. The approved project was given a variance on the grading plan so it may need to be revised. It does not meet requirements in a few places and was very difficult to grade the lots. The previous developer and the City grading inspector had to work out the final grading in the field on each lot. The primary issue is that more than 3 lots are draining to a common back yard swale/pan which is a real problem when homeowner's landscape and fence their yards. The project was given the variance because there were to be no fences and all the area around the patio homes was to be maintained by an HOA so the owners would not be doing any landscaping work. If the intent of this proposal is to continue that a variance would be considered again. If not the drainage swale area on the existing plan would have to become a separate tract that is HOA maintained.

Department: Stormwater Engineering

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

3. The detention/retention requirements have been met to allow the existing homes that have been built. However the two detention ponds onsite are acting as retention until an outfall agreement can be reached with the company who owns the No. 8 ditch. To allow any more building permits that agreement to discharge into the No. 8 needs to be finalized or as the previous builder was going to do; build an offsite temporary retention pond. Copies of the design were handed out at this conceptual review meeting. Retention is allowed only a temporary basis so eventually the agreement with the No. 8 ditch will be needed. The ditch company contact is Bill Johnston, Superintendent (222-0090) and Butch Sommermeyer (498-9900) is the attorney for the ditch company.
4. Water quality treatment by extended detention is provided in the detention ponds; however 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. He can give your design engineer suggestions on how to address the new requirements in an existing drainage system.
   There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
5. 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.
6. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. WATER SUPPLY
   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
2. 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

Department: Environmental Planning

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

1. No comments.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: http://www.fcgov.com/engineering/dev-review.php
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. There should not be any right of way requirements but easements may be necessary for specific utility or drainage design.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. This project is responsible for the local street improvements along Mountain Vista Drive east of Little John Lane. These improvements may be constructed with this project or payment can be made in lieu of constructing at $204 per lineal foot of frontage.
10. This project has a responsibility to extend Chesapeake Drive to the east lot line (approx. 110 feet). This can be constructed with this project or payment in lieu can be made at $204 per lineal feet for each side of the street.
11. Construction plans will need to show the design and connection Sherwood Forest and Deep Woods lane and how they tie to existing streets using the most recent design criteria and standards.

Department: Engineering Development Review

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

12. The existing streets in this project have not been accepted by the City of Fort Collins and there are still remaining punch list items that need to be addressed. Prior to building permit all proposed and existing streets will need to be completed, punch list items resolved and accepted by City inspectors.

Department: Electric Engineering

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

1. The majority of the electric infrastructure (excluding the secondary services) has already been installed with the exception of Sherwood Forest Ct. and a section of Deep Woods Ln.
   Any relocation or modification to the existing electric facilities will incur system modification charges.
2. Electric Capacity Fee and Building Site charges will apply for any areas that were not previously paid for. Light & Power Engineering 970-221-6700.
3. Developer will need to coordinate the location of any new electric services with Light & Power Engineering due to conflicts with shared drives and other utilities.

Current Planning

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

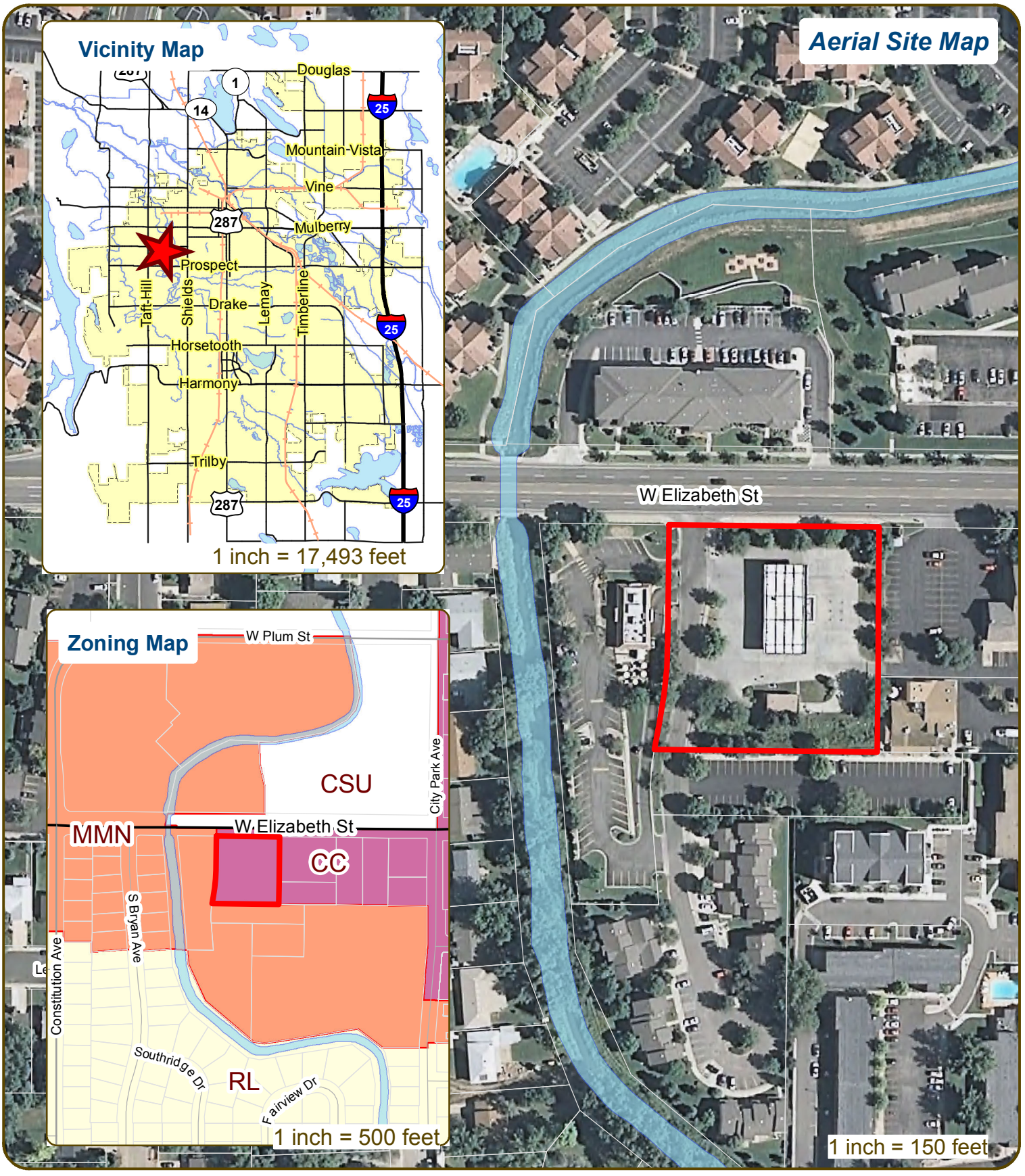
1. Regarding lots that may be less than 50 feet wide, please note that if the lot width is 40 feet or less, there must be two off-street parking spaces per lot.
2. Changes to the approved architectural elevations are allowed as there are no architectural standards for single family detached houses. We advise, however, that a neighborhood meeting be held to inform the existing residents as to the changes that are proposed.
3. The approved, but expired, plans indicate a maximum allowable height of 22 feet. This could be amended as the maximum height in the L-M-N zone is not set by a specific number of feet but rather as 2.5 stories.
4. The approved landscape plan indicates that there will be one street tree per lot and two in the case of corner lots, and in some cases, more trees are provided.. Also, be sure to continue the landscaping along the south side of Maid Marian along the swale east of Little John to match the treatment on the west side of Little John. Landscaping will be required in no less quality than the approved plan, particularly in highly visible areas such as along Mountain Vista Drive.
5. Please note that the garage placement standards call for street-facing garage doors to be recessed at least four feet behind either the front facade (ground floor) or a front porch measuring at least six feet by eight feet. Also, note that garage doors shall not comprise more than 50% of the ground floor, street-facing linear building frontage.
6. Be sure that all driveways are at least 20 feet in length. It appears some existing driveways west of Little John are less than 20 feet as a pick up truck was observed parked in a driveway and yet there was a portion of the vehicle overhanging the sidewalk.
7. You are free to re-name Deep Woods Lane as there are no residences at this time. Perhaps a one-word street name would be more practical. A list of existing street names can be forwarded so as to avoid duplication.

Current Planning

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

8. As mentioned above, a neighborhood meeting is recommended, but not required. There is a strong likelihood that existing residents have numerous questions or concerns that could be addressed in an informal setting versus a public hearing. The City is willing to set up and facilitate such a meeting at your convenience.
9. Be sure to continue the bicycle and pedestrian connections on Tracts A and C as well as the street stub to the east so Chesapeake has the potential to serve the adjoining property.
10. The development of the private park should proceed in accordance with the terms of the approved Development Agreement and Final Plans.
11. 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.
12. 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.
13. 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.
14. 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.
15. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
16. 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.
17. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1501 W Elizabeth St
Multifamily Mixed-Use



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N W E S

City of Fort Collins GIS

April 22 @ 10:15

City of Fort Collins

Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:
APPLICATION

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

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

SAPAN KAPOOR

Business Name (if applicable) D.K Investments Inc

Your Mailing Address 1005, Ridge West Dr, Windsor - Co- 80550

Phone Number 970-237-0091 Email Address One Stop Fuel @ A.O.L. Com.

Site Address or Description (parcel # if no address) 1501, W. Elizabeth St

Ft Collins - Co - 80521.

Description of Proposal (attach additional sheets if necessary) _____

Multi Use: APARTMENTS OVER COMMERCIAL

Proposed Use Mixed Use **Existing Use** Gas Station

Total Building Square Footage 14000 ± S.F. Number of Stories 2 Lot Dimensions ±250' x 260'

Age of any Existing Structures 1986 - 1989.
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 14,265 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

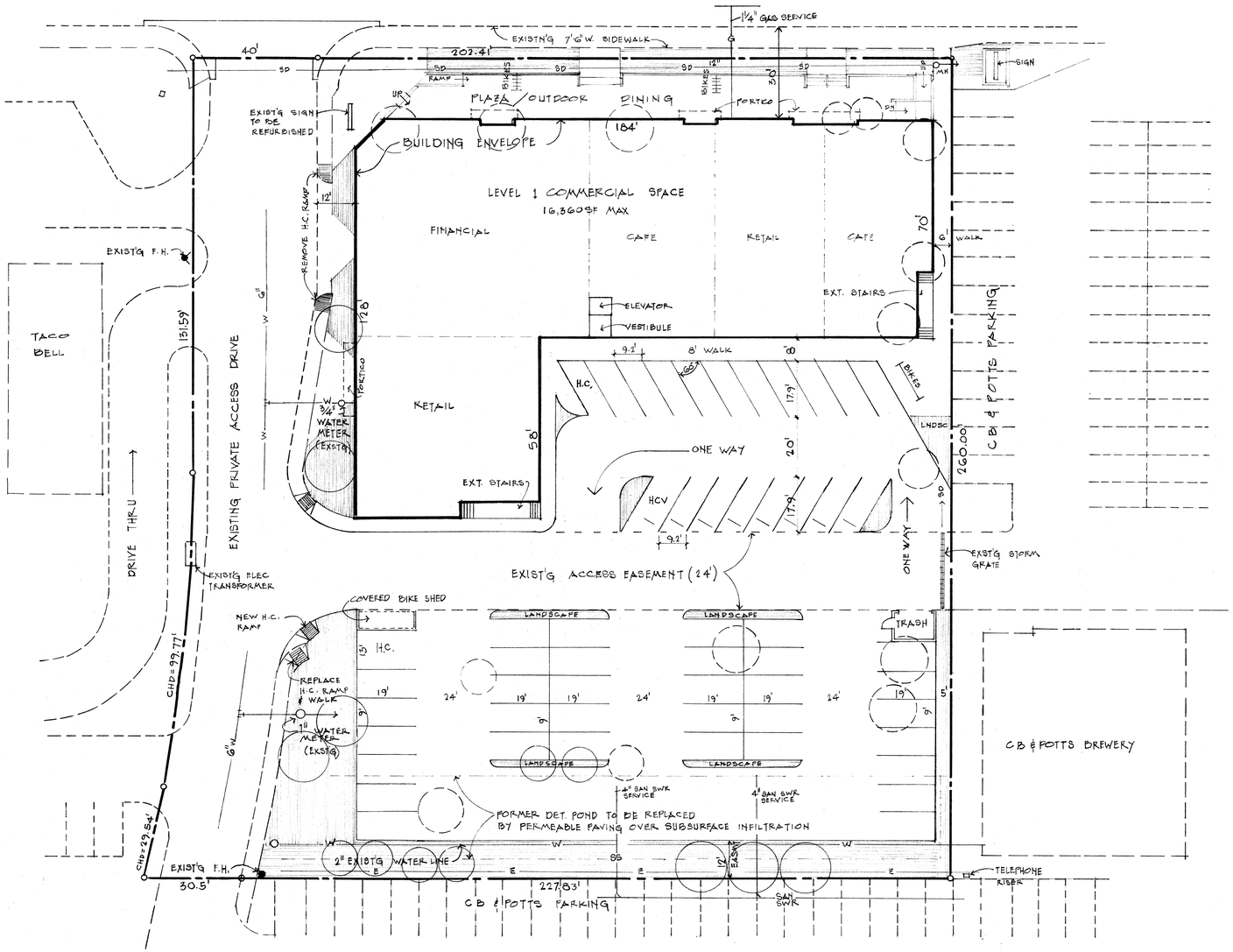
Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

RAM'S VILLAGE STUDENT HOUSING

SENIOR APARTMENTS

STUDENT APARTMENTS

W. ELIZABETH ST.



CONCEPTUAL SITE PLAN

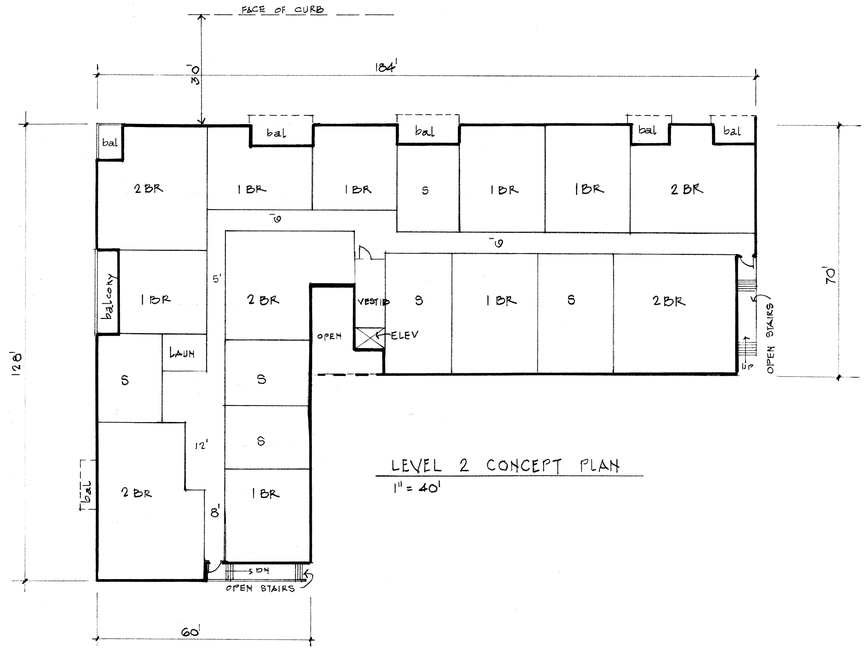
1" = 40'

3 STORY TOWN HOUSES & APARTMENTS

UPTOWN PLAZA

A NEW VISION FOR

1501 WEST ELIZABETH STREET



LEVEL 2 CONCEPT PLAN

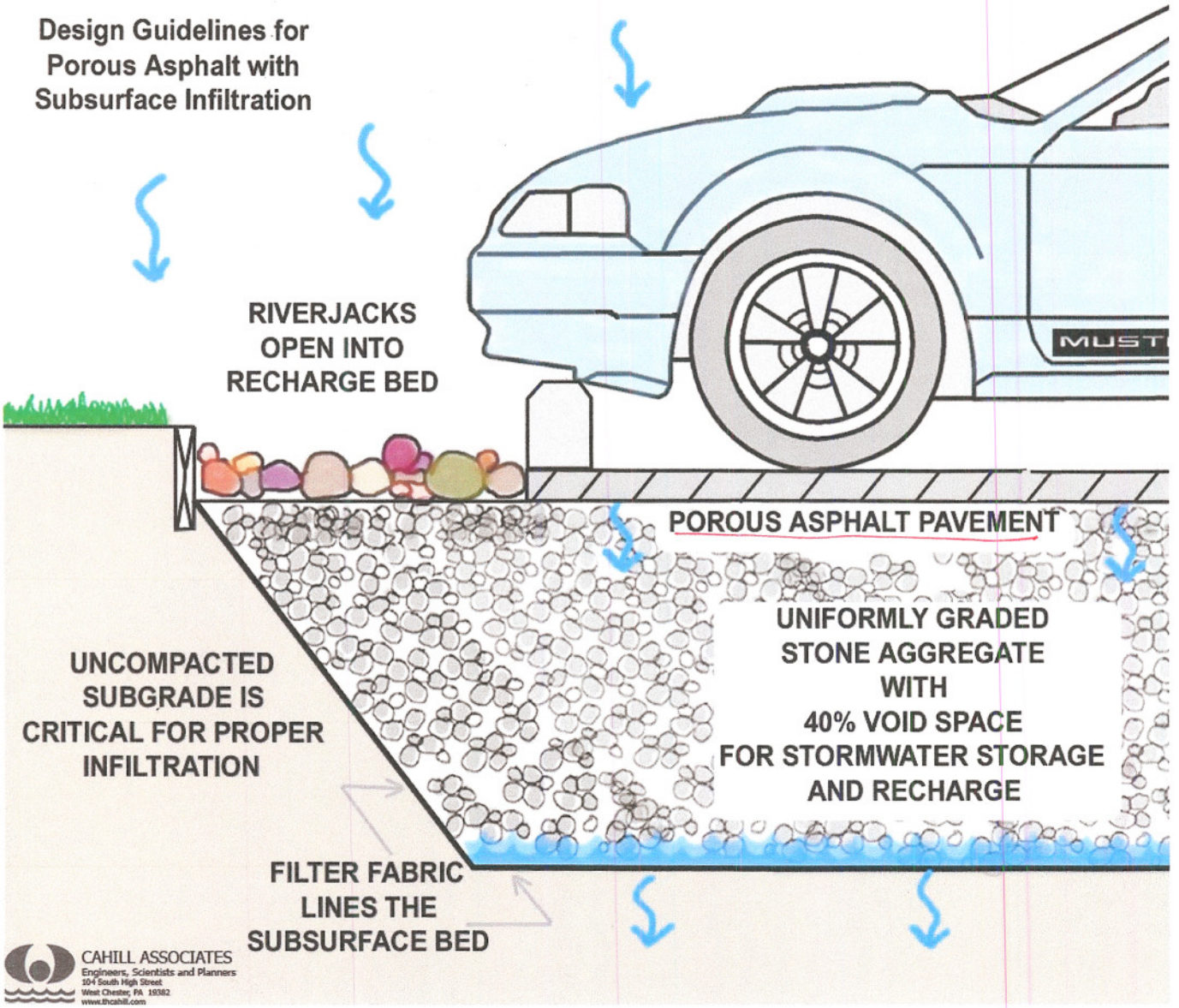
1" = 40'

SITE ADDRESS: 1501 W. ELIZABETH ST., FT COLLINS
A REPLAT OF THE REPLAT OF LOT 2, FAIRVIEW SHOPPING CENTER - FILING II

PROJECT SUMMARY		
2 STORY MIXED USE:		± 30' MAX HT
• 16,360 SF COMMERCIAL - LEVEL 1		
• 18 APARTMENTS - LEVEL 2		
• 5 – 2 BR		
• 6 – 1 BR		
• 7 – STUDIO		
ZONING: (CC - COMMUNITY COMMERCIAL)		
LOT SIZE: 1.4647 AC. (63,802 SF)		
FLOOD PLAIN - NONE		
TREES TO REMOVE — 13 (SHOWN DOTTED)		
OWNER: D.K. INVESTMENTS, INC.		
CURRENT USE: CONV. STORE / GAS STATION AND CAR WASH (CURRENTLY BEING DEMOLISHED)		
PARKING	REQ'D	PROVIDED
5 – 2 BR x 1.75	9	9
6 – 1 BR x 1.5	9	9
7 – STUDIO x 1.5	11	11
COMMERCIAL	–	19 COMPACT (2) H.C.
53 TOTAL PS.		5 STD (1) H.C.

APRIL 1, 2013

HAI inc
Hillhouse Architects Inc.
Architects - Planners
8897 Gander Valley Lane
Windsor, CO 80550



* MAY SUBSTITUTE PERMEABLE PAVING BLOCKS FOR THE POROUS ASPHALT.

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

May 06, 2013

D.K Investments Inc
1005 Ridge West Drive
Windsor, CO 80550

Re: 1501 Elizabeth - Multifamily/Mixed-Use
Description of project: This is a request to construct a mixed-use building located at 1501 West Elizabeth Street (Parcel# 97154-40-001). The existing gas station and convenience store would be removed to make way for a 2-story mixed-use building. The ground-floor would contain retail/office space with 18 multifamily units on the second floor. The site is located in the Community Commercial (C-C) Zone District. Mixed-use dwellings are subject to Administrative (Type 1) review in the C-C Zone District.

Please see the following summary of comments regarding the project request referrenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.18(B)(2)(a)6. Mixed-use Dwellings are permitted use through a Type 1 review (public hearing with an administrative hearing officer).
2. LUC 4.18(E)(1)(a) The configuration of shops in the Community Commercial District shall orient primary ground-floor commercial building entrances to pedestrian-oriented streets, connecting walkways, plazas, parks or similar outdoor spaces, not to interior blocks or parking lots.

   LUC 4.18(E)(1)(b) At least one (1) prominent or central location within each geographically distinct Community Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art.

   LUC 4.18(E)(1)(c) Commercial uses must be directly visible and accessible from the transit stop.

   LUC 4.18(E)(2)(c) (40) percent of each block side or fifty (50) percent of the total of all block sides shall consist of either building frontage, plazas or other functional open space

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

LUC 4.18(E)(2)(d) All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to five (5) stories.

3. LUC 3.5.3 This section concerning Mixed-Use buildings does apply the following are some standards from the this section.

   The building is required to built within 10-25ft from the ROW along Elizabeth.

   When designing the Facade please refer to section on standards for Variation in Massing and Character and Image.

4. LUC 3.2.2(K)(1)(a) For the multi-family portion of the project 20 off street parking spaces for the studio and single bedroom units, 9 off street parking spaces for the 2 bedroom units.

   The off street parking space abutting landscape areas require wheel stops at the head of the stall unless there is a raised curb.

   Landscape islands with trees are required at the caps of parking aisles and at the entrances of the parking lot

   .

   For the commercial, retail, office and restaurant uses there is no minimum parking requirement there are maximums, it appears at this time that maximums are not being exceeded.

   Compact spaces are only for long term parking areas. The stalls that are 17.9 in length are only allowed if they overhang at least a 5ft landscaped area or 6ft sidewalk.

   It appears the minimum drive aisle width and landscape setback are not being maintained on east side of the one-way area.

   LUC 3.2.2(K)(5) When providing 53 off street parking at least 3 of those are required to be accessibility spaces and at least on of three is required to be van accessible (8ft width adjoin to 8ft loading area) as well. These spaces shall be located as close as possible to the main entrances of the biding.

   It appears there is not a van accessibility space and the accessibility spaces will need to be located closer to the primary entrance.

   LUC 3.2.2(C)(4) Bicycle parking space are required.

   For the multi-family portion there will be needed one per bedroom this means 23 spaces required and 60% of those will need to be enclosed and 40% of them fixed.

   For the Financial use portion 4 spaces at least one them enclosed.
   For the Retail use 4 spaces at least one of them enclosed.
   For the Restaurant use 6 spaces all fixed.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

This is roughly a total of 37 spaces with 16 of those enclosed. These spaces shall be located near the primary entrances of the building.

5. LUC 3.2.1 A landscape plan is required, the following are some of the requirements of the landscape plan (see section for further details).

   Applicant needs to contact City Forester Tim Buchanan 970 221-6361 to arrange a site visit to determine existing tree conditions and mitigation requirements.

   Along the ROW if the sidewalk can not be detached from the street the sidewalk should include trees in grates in the front of the sidewalk or at the least trees should be placed behind the sidewalk.

   Parking lot landscaping is required, there is a minimum 5ft landscape setback from the lot line, which is counted to the perimeter landscaping. Within the landscape setback there shall be trees planted as specified by this section.

   Also required is a minimum of 6% interior landscaping. Interior landscaping includes canopy trees in landscape islands that are at least 80 sq ft and 8ft in its smallest dimension.

   Foundations plantings are required.

6. LUC 3.5.1(I) Mechanical/Utility equipment (vents, flues, meters, boxes, conduit, ac/rtu, transformer and ...) locations shall be identified on the plans with notes on how such equipment is screen/painted.

   LUC 3.2.5 The required enclosure shall be adequately sized for both trash and recycling. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

7. LUC 3.2.4 This section requires a lighting plan, that should include a photometric site plan and catalog cut sheets (see section for standards).

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 12-inch water main in Elizabeth, a 6-inch water main in the drive on the west portion of the site, an 8-inch sewer in an E/W alignment on the property to the south and an 8-inch sewer in a N/S alignment on the property to the east.
2. Existing water services on the site include a ¾-inch that served the convenience store and a 1-inch that served the carwash.
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. All existing water/sewer services must be used or abandoned at the main.

Department: Water-Wastewater Engineering

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

5. Separate water and sewer services will be required for the residential and commercial portions of the mixed-use building.
6. Development fees and water rights will be due at building permit. Credit will be given for the existing services which went to the convenience store and carwash.

Department: Transfort

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. Transfort has 2 stops in the vicinity of this site on Elizabeth, one at the corner of Constitution and one at the corner of City Park. No additional stops will be required of this project.

   For your information, the Elizabeth Corridor is identified as an Enhanced Travel Corridor in the City's Transportation Master Plan, this means that this corridor is planned to someday have enhanced multi-model connectivity between the CSU Foothills campus and CSU's main Campus on Elizabeth Street.

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,. As the floodplain now exists, the proposed building will be within the floodplain, and any development within that floodplain must satisfy the standards of Chapter 10 of City Code. A City Flood Risk Map is attached.
2. Construction of a new mixed-use structure is allowed, provided that all duct work, heating, ventilation and air conditioning systems, hot water heater, electrical and the lowest floor of the structure, are a minimum of 18-inches above the Base Flood Elevation (BFE). That minimum elevation is known as the Regulatory Flood Protection Elevation (RFPE). RFPE = BFE + 18".
3. If all residential use is on the second floor, and completely above the RFPE, 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. If the building is floodproofed in accordance with Section 10-38, a new basement may be constructed below the RFPE, provided that there is no residential use in that basement. 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 any portion of the 100-year floodplain.

5. Portions of this property are 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 must be performed, and signed, by a Professional Engineer registered in the State of Colorado.

Department: Stormwater Engineering

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

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, and approved plans. 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 is expected to 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:
    A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
11. 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. The site is also required to detain for half of the adjacent street. This site does have an existing detention pond but it was sized using an old design storm so it will need to be brought into compliance with present standards. The proposed project information shows that the surface pond is to be replaced with underground Low Impact Development detention and water quality treatment. This is encouraged but the drawing provided assumes the soils will allow infiltration. Generally these facilities need to have an underdrain that is tied into a storm drain because the soils in Fort Collins are usually type C and D which do not allow for infiltration. If the soils are type A or B there is also a factor of safety requirement to account for the infiltration reduction over time. (I gave them a cross section of a general porous pavement installation.) Also we have not experienced any success with porous asphalt so if this system were to be installed; the developer would be responsible for replacement if it fails.
12. 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?

Department: Stormwater Engineering

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

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13. Water quality treatment for the remaining 50% of the site 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)
14. The drainage outfall for this site is a storm drain line on the south side of Elizabeth street that the present detention pond is tied into at a manhole or there is an inlet near the northwest corner of the site.
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: Park Planning

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

1. 1. 4/17/2013: No comments

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

   Verify that the existing access easement on the south side of the proposed building is an Emergency Access Easement.
2. 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

Department: Fire Authority

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

requirements:
> Shall be designated on the plat as an Emergency Access Easement.
> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
> Be visible by painting and signage, and maintained unobstructed at all times.
2006 International Fire Code 503.2.3, 503.3, 503.4

3. AUTOMATIC FIRE SPRINKLER SYSTEM
This building will require an automatic fire sprinkler system under a separate permit. Contact Joe Jaramillo (970-416-2868) at Poudre Fire Authority for more information on fire sprinkler systems.

BALCONIES AND DECKS
In addition, 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

4. KEY BOXES REQUIRED
Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.
2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

5. PREMISE IDENTIFICATION
New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.
2006 International Fire Code 505.1

Department: Environmental Planning

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

1. 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). However, as there is an intervening parcel between the canal and this property, and the standard buffer (50' from the top of bank) would not extend to this project's parcel, the ECS is waived for this site. However, please consider the use of native plants and grasses to compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.
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 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: 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. Right-of-way would likely need to be dedicated to encompass the establishment of a new sidewalk to the back of walk. The classification of Elizabeth Street as an arterial street would typically require a 6 foot wide sidewalk and a 10 foot wide parkway between the sidewalk and the street. An attached sidewalk 15 foot in width may also be considered. A 15 foot utility easement dedicated behind the right-of-way is part of the LCUASS criteria for an arterial street. If the utility providers are amenable to providing less than the 15 foot, this requirement can be modified.
7. The existing driveway would need to be reconfigured to ensure that the new sidewalk established for Elizabeth Street abutting the property is continued across the driveway. Access ramps will need to be modified for LCUASS and ADA compliance.
8. Utility plans will be required.
9. A Development Agreement will be required and recorded at Larimer County with recordation costs paid for by the applicant.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. Existing gas station is currently fed by a 3-phase 150kva 120/208v transformer on the west edge of the property. This transformer also serves the existing Taco Bell restaurant.
2. Any relocation or modification to existing electric facilities will be at the owners expense.
3. A C-1 form and one-line diagram will be required. Meter and transformer locations will need to be coordinated with Light & Power Engineering.

Department: Electric Engineering

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

4. Electric Capacity Fee and Building Site charges will apply. Credit will be given for the existing service. Light & Power Engineering 970-221-6700.

Current Planning

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

1. The proposed mixed-use building is subject to review and approval by an administrative hearing officer at a public hearing (Type 1 review).
2. Please indicate where a "central feature or gather place" is located per the requirement found in Sec. 4.18(E)(1)(b).
3. Is there a transit stop on this site? If so, it must be integrated into the site design per Sec. 4.18(E)(1)(c).
4. The building build-to line is 10 - 25 feet from the ROW because Elizabeth is a 4-lane arterial (3.5.3(B)(2)(c).
5. When designing the building please note the standards for variation in massing, and character and image found in Sec. 3.5.3(C & D).
6. The proposed development is required to meet landscape standards found in Sec. 3.2.1 including but not limited to, Street Trees (3.2.1(D)(2), Tree Protection and Replacement (3.2.1(F), and Parking Lot Landscaping (3.2.1(E)(4 & 5).
7. Residential parking minimums look adequate. Please provide calculations for non-residential parking maximums (Sec. 3.2.2(K)(2).
8. This property is in the Community Commercial (CC) Zone District. The purpose of the CC district is as follows:
   (A) Purpose. The Community Commercial District provides a combination of retail, offices, services, cultural facilities, civic uses and higher density housing. Multi-story buildings are encouraged to provide a mix of residential and nonresidential uses. Offices and dwellings are encouraged to locate above ground-floor retail and services.
   And, the maximum building height is 5 stories. Staff is open to discussing greater density at this location.
9. 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.
10. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.

12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

13. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

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

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the 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

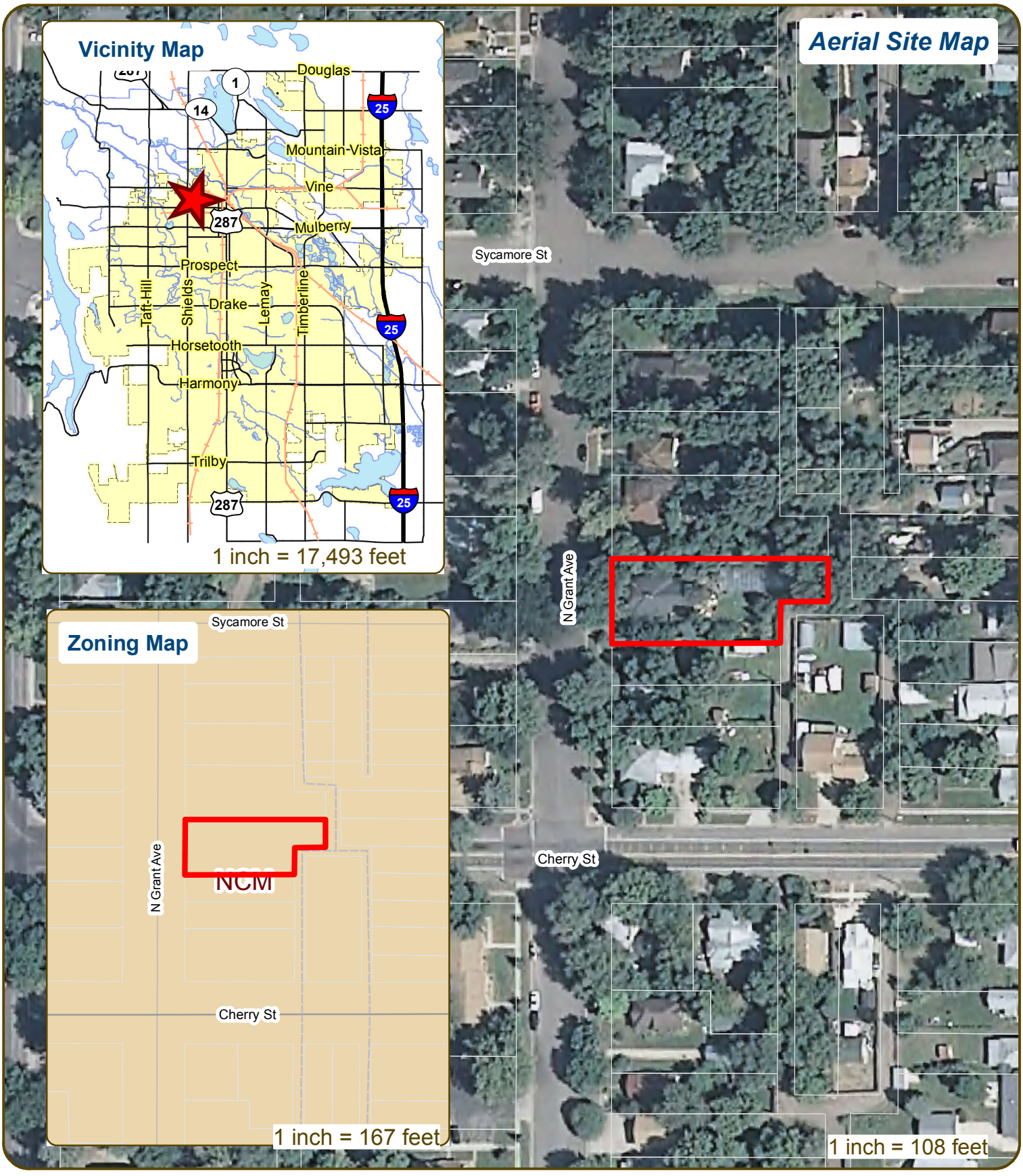
Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.
Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.
Frost Depth: 30 inches.
Wind Load: 100- MPH 3 Second Gust Exposure B.
Seismic Design: Category B.
Climate Zone: Zone 5
Energy Code Use

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

416 N Grant Ave
Carriage House



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City of Fort Collins GIS

City of Fort Collins

Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:
APPLICATION

General Information

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

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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

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

Business Name (if applicable) _____

Your Mailing Address 413 Cormorant Court Fort Collins CO 80525

Phone Number (970) 481 3366 Email Address carsondesign@comcast.net

Site Address or Description (parcel # if no address) 416 North Grant Ave. Fort Collins 80521

Description of Proposal (attach additional sheets if necessary) Carriage House

Proposed Use Residential **Existing Use** Residential

Total Building Square Footage 903 S.F. Number of Stories 1½ Lot Dimensions see site plan 11,364 s.F.

Age of any Existing Structures Built in 1910

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.

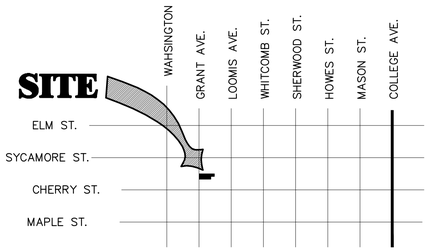
Increase in Impervious Area 551 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

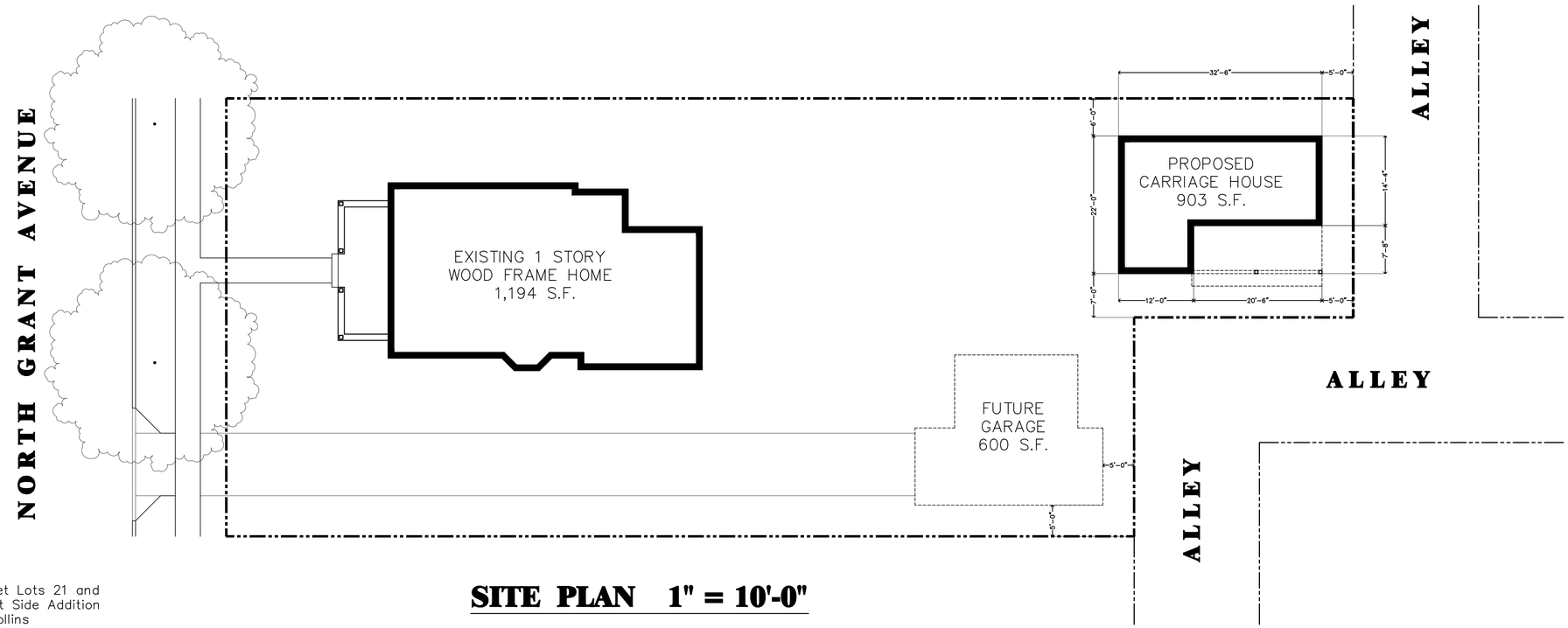
Suggested items for the Sketch Plan:

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?

Carriage House * 416 North Grant Street
Lots 21 and 22, Block 284,
West Side Addition of the City of Fort Collins



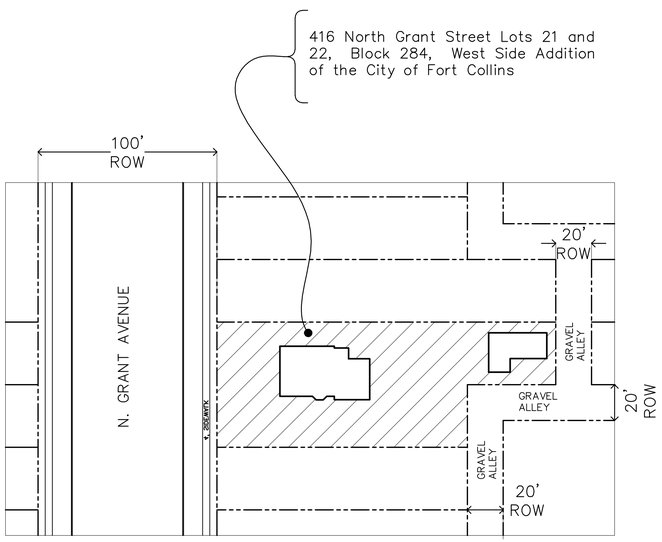
VICINITY MAP



SITE PLAN 1" = 10'-0"

NORTH

0' 5' 10' 20'



R.O.W. PLAN 1" = 40'-0"

NORTH

OWNERS CERTIFICATION

THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE LAWFUL OWNERS OF REAL PROPERTY ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN
BY: RODNEY CLOUGH

STATE OF COLORADO)

COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKCNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. _____ BY

MY NOTORIAL COMMISSION EXPIRES _____

NOTARY PUBLIC

ADDRESS

CITY, STATE, ZIP CODE

DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO
THIS _____ DAY OF _____ 20 _____

DIRECTOR OF PLANNING

EXISTING ZONE NCM

NOTES:

GENERAL CONSTRUCTION NOTES #1 THROUGH #18, 20–39 AND 42–46 AS LISTED IN APPENDEX E–1 OF THE LARIMER COUNTY URBAN STREET STANDARDS SHALL APPLY AND BE FOLLOWED WITH THIS PROJECT.

THE CONSTRUCTION NOTES UNDER SUBSECTION STREET IMPROVMENT NOTES IN APPENDIX E–2 AND TRAFFIC SIGNING, AND PAVEMENT MARKING CONSTRUCTION NOTES IN APPENDIS E–2 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS SHALL APPLY AND BE FOLLOWED WITH THIS PROJECT AS APPLICABLE.

GENERAL INFORMATION

LOT SIZE 11,364 S.F.
x.4 = 4,546 > 2794

EXISTING HOME	= 1,194 S.F.
FUTURE GARAGE	= 600 S.F.
CARRIAGE HOUSE	= 1,000 S.F.

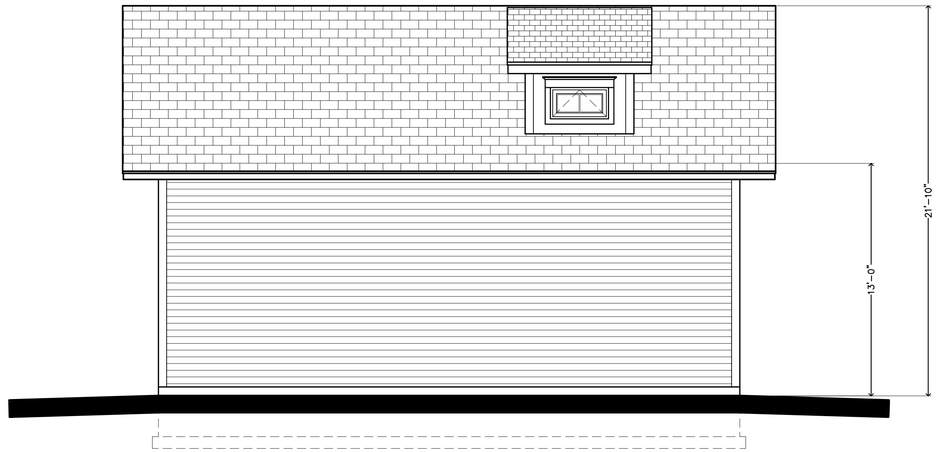
CARSON design studio llc
Aubrey Carson
(970) 481-3366
carsondesign@comcast.net
413 Cormorant
Fort Collins, CO 80525

OWNER Jim and Laura Morton
DATE 4 - 9 - 13
LOCATION Carriage House 416 North Grant Fort Collins, CO

1of 2

Carriage House * 416 North Grant Street
Lots 21 and 22, Block 284,
West Side Addition of the City of Fort Collins

3 EAST ELEVATION
Scale 1/4" = 1'-0"



4 NORTH ELEVATION
Scale 1/4" = 1'-0"

1 WEST ELEVATION
Scale 1/4" = 1'-0"

2 SOUTH ELEVATION
Scale 1/4" = 1'-0"

CARSON
design studio llc
Aubrey Carson
(970) 481-3366
carsondesign@comcast.net
413 Cormorant
Fort Collins, CO 80525

OWNER
Jim and Laura Morice
DATE
4 - 9 - 13
LOCATION
Carriage House
416 North Grant
Fort Collins, CO

2of 2

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

May 06, 2013

Aubrey Carson
413 Cormorant Court
Fort Collins, CO 80525

Re: 416 N Grant Ave - Carriage House
Description of project: This is a request to construct a carriage house at 416 North Grant Avenue (Parcel# 97112-19-021). The 1 1/2 story carriage house would be 903 square feet with alley access. The site is located in the Neighborhood Conservation, Medium Density (N-C-M) Zone District. Carriage Houses are subject to Administrative (Type 1) review in the N-C-M Zone District.

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

Comment Summary:

Department: Zoning
Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.8(F)(5) Any new parking area must take access from an adjoining alley.
2. Please provide a cross section to demonstrate the Floor area of the 2nd floor.

Department: Water-Wastewater Engineering
Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include 4-inch water main and a 6-inch sewer in Grant.
2. The existing water service to the property is a ¾-inch service.
3. There are two possible options for water/sewer service to the carriage house. Services separate from the existing primary residence may be installed connecting to the City mains, or if both residential buildings will be on the same lot and under the same ownership and if the dwelling unit near the alley meets the definition of a carriage house, water and sewer service may be extended from the primary residence to the carriage house provided the conditions of City Code Sections 26-94 and 26-256 are

Department: Water-Wastewater Engineering

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

met.

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

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage 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. A grading plan is also required. All of these must be prepared by a Professional Engineer registered in Colorado.
3. 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.
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. The LID requirements may be waived by Basil on the carriage house project but with the future garage project with the long driveway these requirements may apply.
   There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
5. The drainage outfall for the site is probably the alley but the design engineer will need to verify it. The design engineer will also need to verify that the alley drainage stays in the alley all the way to the street. If it doesn't there may be a need for an offsite easement or alley improvements to contain it in the alley.
6. 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.
7. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

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

1. The principle structure is over 50 years old and therefore, the City's Demolition/Alteration Review Process (Municipal Code Section 14-72) would apply because the Carriage House may potentially impact the principle structure's eligibility for local landmark designation. This process begins with a determination of the existing home at 416 N. Grant's eligibility for recognition as a Fort Collins Landmark. You must submit current color photographs of all four sides of the existing residence. 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 via e-mail to Josh Weinberg at jweinberg@fcgov.com or Karen McWilliams at kmcwilliams@fcgov.com.
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 the home at 416 N. Grant is 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. Staff encourages that you 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. In this instance, a consulting architect could be brought in on the design of the carriage house and potential garage elevations to ensure their compatibility with Sections 3.4.7 and 3.5.1 of the Land Use Code.

Department: Forestry

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

1. A landscape plan that shows all existing trees is required as well as tree mitigation. Please contact Tim Buchanan to schedule an on-site tree mitigation meeting.

Department: Fire Authority

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

1. FIRE ACCESS
   For the purposes of fire access, the alley serving the carriage house is not acceptable. The carriage house setback from Grant Ave. places the building out of fire access (See Fire Lane Requirements Below). The access requirement may be offset by an automatic fire sprinkler system.

   FIRE LANES

Department: Fire Authority

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

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

2. FDC
   Fire Department Connections for sprinkler systems 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. 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

   The carriage house shall have its own unique address, separate from the main house at 416 N Grant. The address for the carriage house shall be visible from Grant Ave.

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

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 may be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) or an excavation may need to be obtained prior to starting any work on the site.
9. Depending on design of the carriage house, garage door setbacks will apply. Refer to LCUASS figure 7-11F.
10. If the proposed driveway is to be paved, keep in mind that no more than 750sf of pavement can drain across the public sidewalk to the road through the drive approach.

Department: Electric Engineering

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

1. The existing single-family home is fed from the alley. Any relocation or modification to the existing electric facilities will be at the owners expense.
2. Electric facilites in the alley will need to be extended to the North to feed the new carriage house and the transformer will need to be upgraded. System modification charges will apply.
3. Electric Capacity Fee and Building Site charges will apply to this site.
   Light & Power Engineering 970-221-6700.

Current Planning

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

1. Please call out the size (sq. ft.) of the carriage house footprint as well as the total square feet of the carriage house. The footprint can not exceed 600 sq. ft. and the maximum total (including the second floor) is 1,000 square feet. (LUC Section 4.8(D)(1),(2))

Current Planning

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

2. On the site plan please call out the square footage of the rear half of the lot as well as the rear Floor Area Ratio as proposed with new structures. The maximum rear floor area ration is .33.
3. Please call out the width of the lot on the site plan.
4. We will need an exhibit (possibly an additional elevations sheet) demonstrating compliance with 4.8(E)(4). This specifically relates to the north and south elevations.

   The code section reads, "minimum side yard width shall be five (5) feet for all interior side yards. Whenever any portion of a wall or building exceeds eighteen (18) feet in height, such portion of the wall or building shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of wall or building height that exceeds eighteen (18) feet in height. "

   It is not clear from the provided site plan and elevations that the carriage house is meeting this standard. A cross section drawing showing the lot lines and wall height and setbacks will be required at time of formal submittal.
5. Please provide a landscape/tree protection/tree mitigation plan detailing existing trees on site. Please identify which ones will remain and which ones will be removed. The removed trees will need to be mitigated per section 3.2.1(F),(G). It appears the "future garage" will remove a significant number of trees. Those trees should probably be mitigated for with this plan.

   Please contact Tim Buchanan, City Forester at 221-6361 (tbuchanan@fcgov.com) to schedule an on-site tree survey and coordinate mitigation requirements.
6. Please call out the number of bedrooms the carriage house will have on the site plan and provide an internal floor plan.
7. Please call out the parking spaces for the Carriage house on the site plan. One space per bedroom is required per Section 4.8.(F)(3)(a)(2).

   Will there be a concrete parking pad? The access should be off the alley. Please call out drive access to the parking on the site plan.
8. Please note that this property can not be subdivided creating a new lot in the rear portion where the carriage house is. (LUC 4.8(F)(7)).
9. What is the intent of the asterisks after Carriage House on the site plan?
10. You will need to have the garage be part of the plans (with elevations) or remove it completely (with access) from the plans.
11. If the garage is to be part of the plans, please call out garage with out habitable space. The Code requires the garage to take access off the alley.
12. In terms of design compatibility (Section 3.5.1), Staff suggests taking cues from the surrounding architecture in terms of details like exposed rafter ends. As a suggestion, possibly consider a hipped roof as the principle structure has a lower pitched hipped roof.

Current Planning

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

13. On elevations, please call out all materials and colors.

14. 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.

15. 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.

16. 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.

17. 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.

18. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.

19. 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.

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