

# Conceptual Review Agenda

Schedule for 04/28/14 to 04/28/14

281 Conference Room A

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## Monday, April 28, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	6805 S College Ave - Outdoor Storage  CDR140024	Greg Brown 970-217-4147 <a href="mailto:mountainwestlandscapes@gmail.com">mountainwestlandscapes@gmail.com</a>	This is a request to utilize a lot with an existing single family home at 6805 S College Ave (Parcel # 96141-00-001) as outdoor storage/parking for a landscaping business. The proposed outdoor storage/parking area would be located west (behind) the existing single family home and garage. The site is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. Outdoor storage requires an addition of a permitted use, subject to Planning & Zoning Board (Type 2) review.	Ryan Mounce
10:15	808 W Prospect Rd - Multifamily  CDR140025	Christian Bachelet 970-566-2948 <a href="mailto:christianbachelet@mac.com">christianbachelet@mac.com</a>	This is a request to construct multifamily units located at 808 West Prospect Road (Parcel # 97143-20-001). The proposal calls for approximately 60 units, similar in size and scope to the previously-approved Observatory Park project located at this site. The foundation for the building in the previously-approved plans has already been constructed. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) Zone District. A multifamily project with 50 or more units is subject to Planning & Zoning Board (Type 2) review.	Clark Mapes

See Next Page



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**Monday, April 28, 2014**

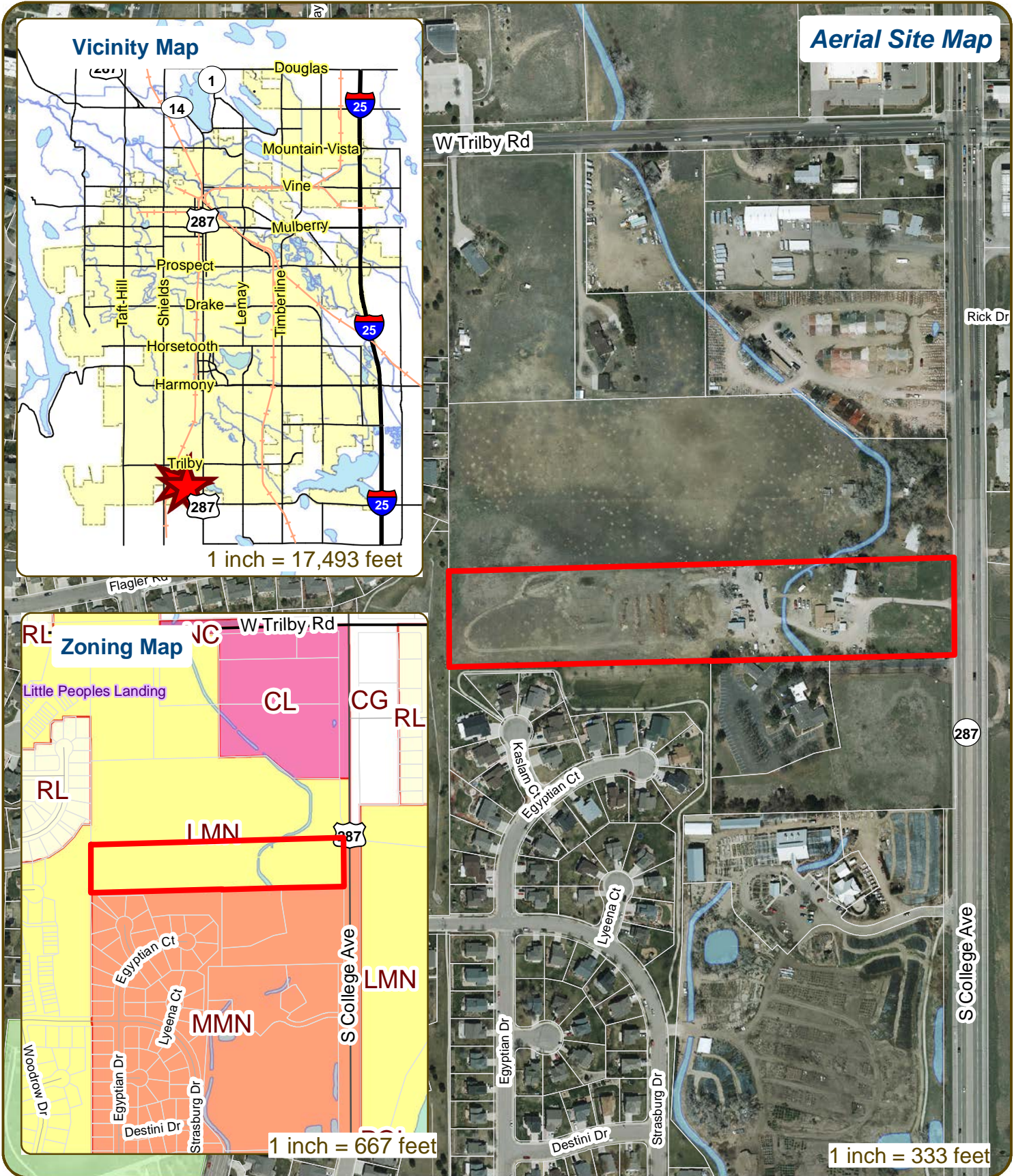
Time	Project Name	Applicant Info	Project Description	Planner
11:00	1715 W Harmony Rd - Single Family Attached  CDR140026	Brent Cooper 970-224-5828 <a href="mailto:brent.cooper@ripleydesigninc.com">brent.cooper@ripleydesigninc.com</a>	This is a request to construct single-family attached units located at 1715 West Harmony Road (Parcel # 97343-37-002). 8 single-family attached units with their own separate lots are proposed fronting Fromme Prairie Way. The units would be a mixture of 1.5 & 2 stories. The site corresponds to Phase III of the previously-approved Overlook/Seneca Center PUD. The site is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. Single-family attached units are subject to Administrative (Type 1) review.	Ryan Mounce

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# 6805 S College Ave

## Outdoor Storage



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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](mailto: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) \_\_\_\_\_

Greg Brown

**Business Name** (if applicable) Mountain West Landscapes LLC

**Your Mailing Address** PO Box 272471 Ft. Collins, CO 80527

**Phone Number** 970-277-4147 **Email Address** mountainwestlandscapes

**Site Address or Description** (parcel # if no address) 6805 South College Avenue a gmail.com

**Description of Proposal** (attach additional sheets if necessary) We would like to  
park our trucks and trailers in the  
back yard

**Proposed Use** Parking **Existing Use** Agriculture/Pasture

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

**Age of any Existing Structures** Built in 1950's

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?** \_\_\_\_\_

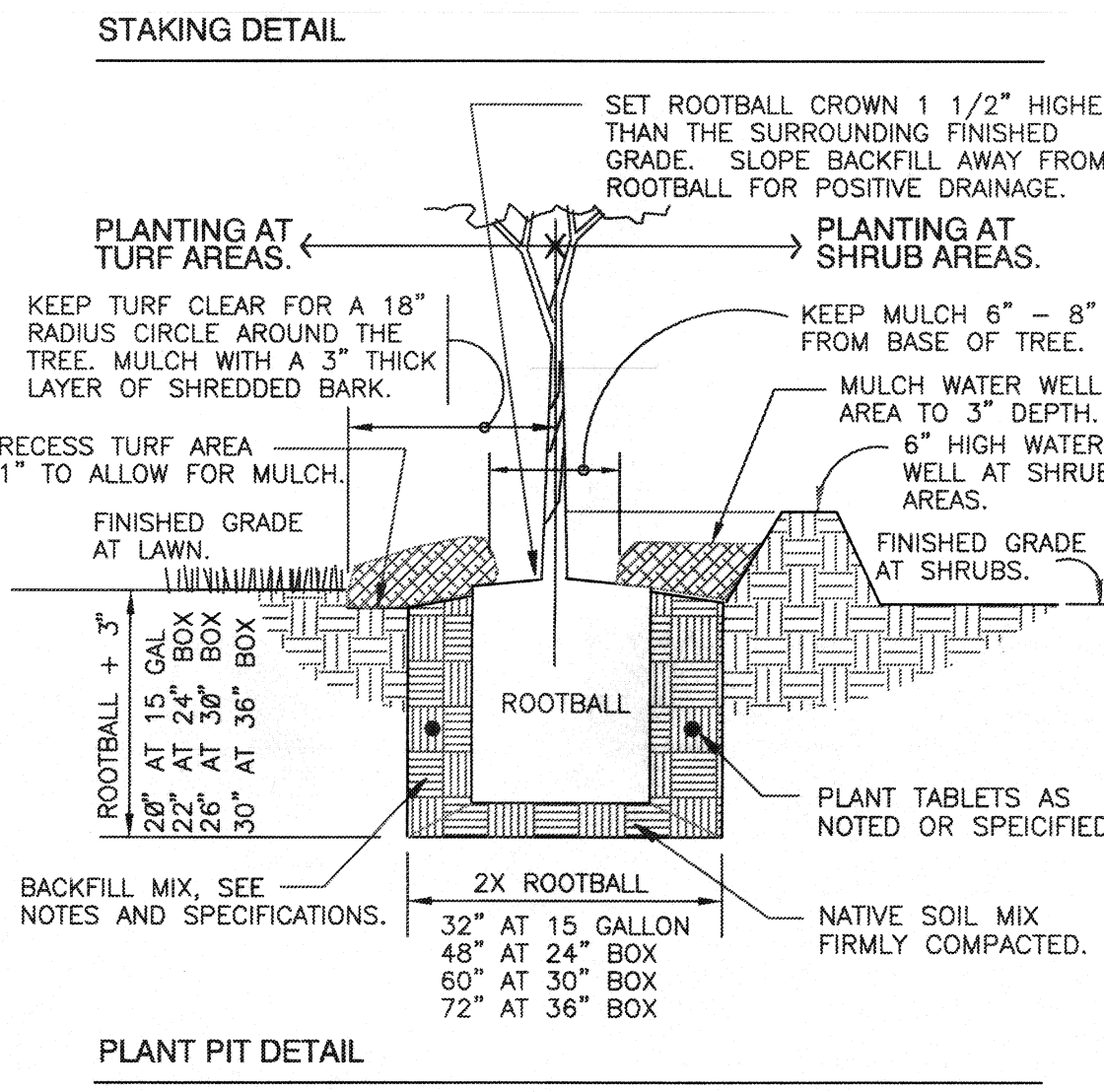
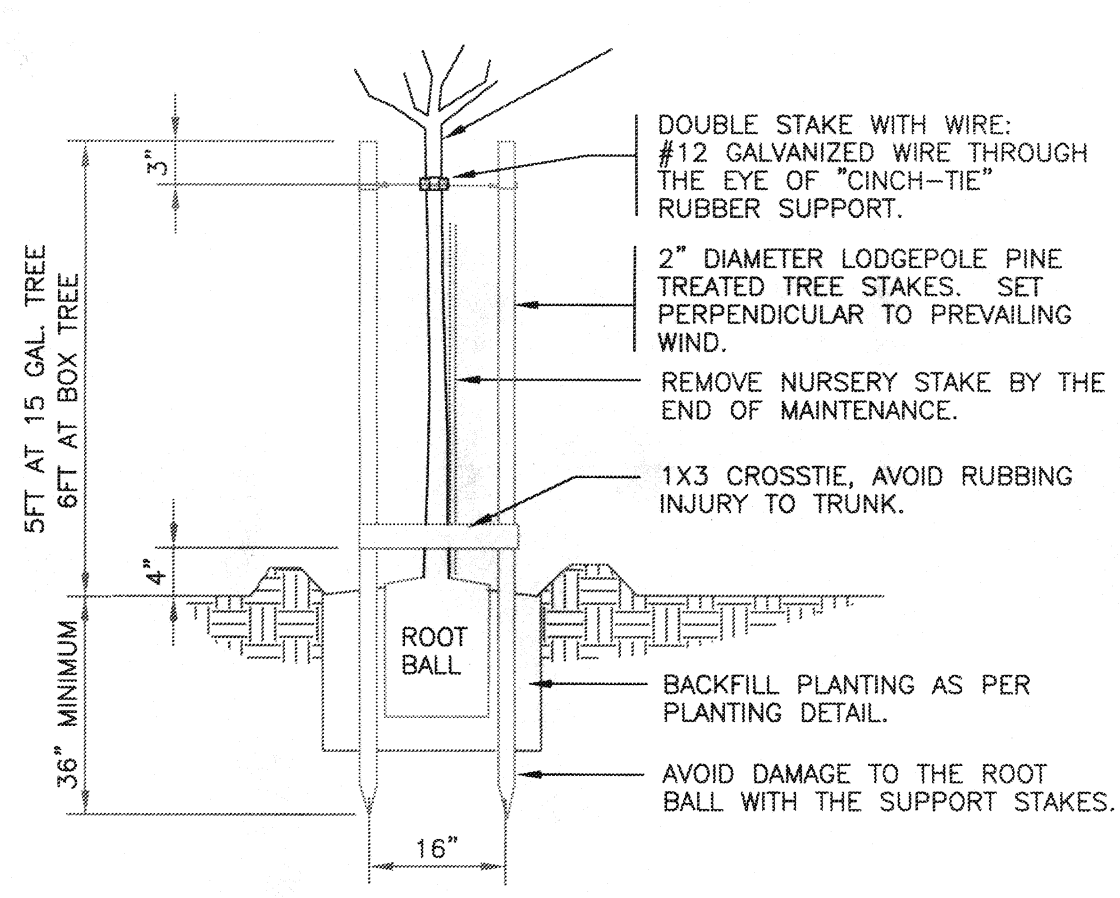
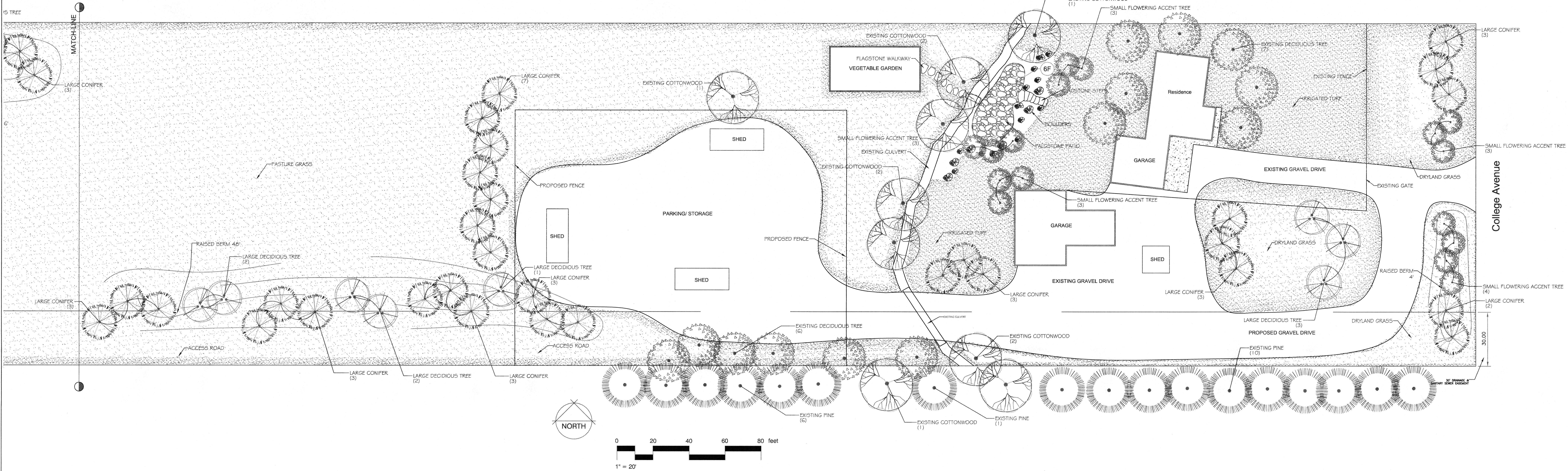
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**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)

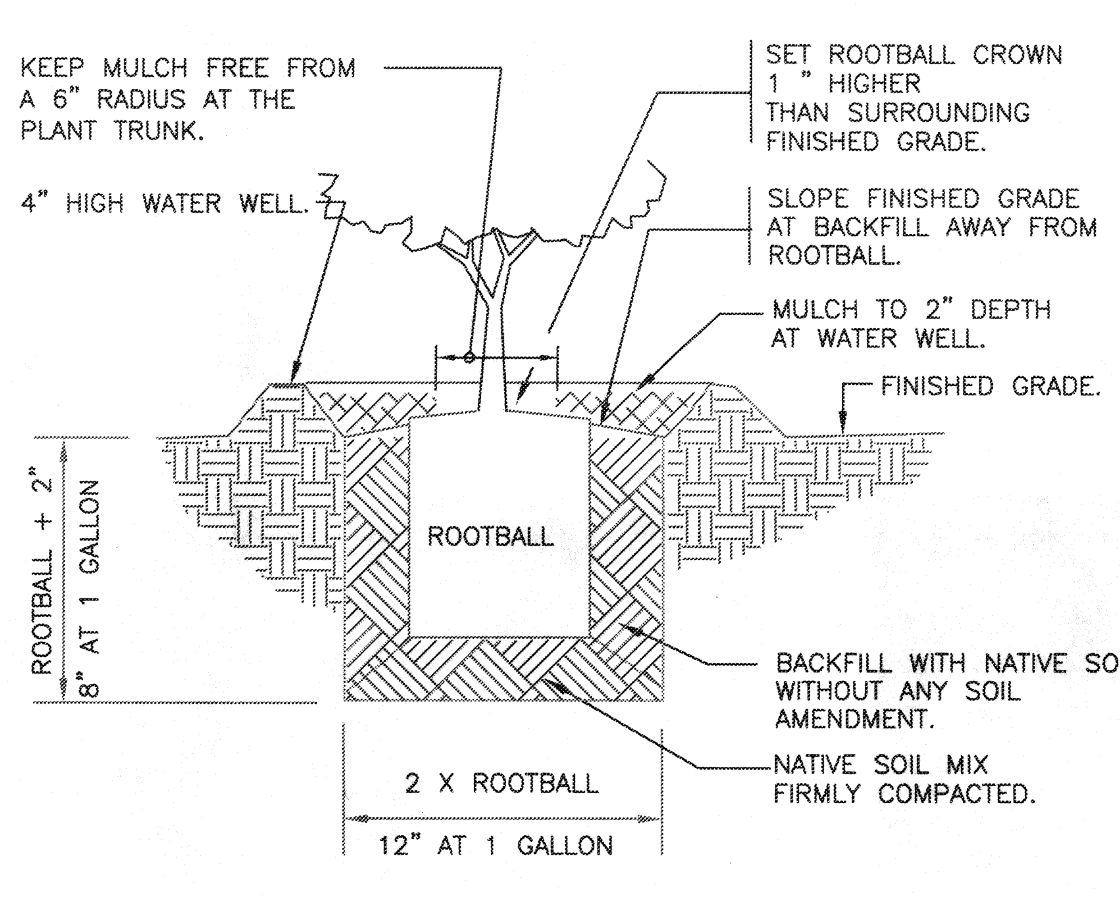
**Suggested items for the Sketch Plan:**

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?





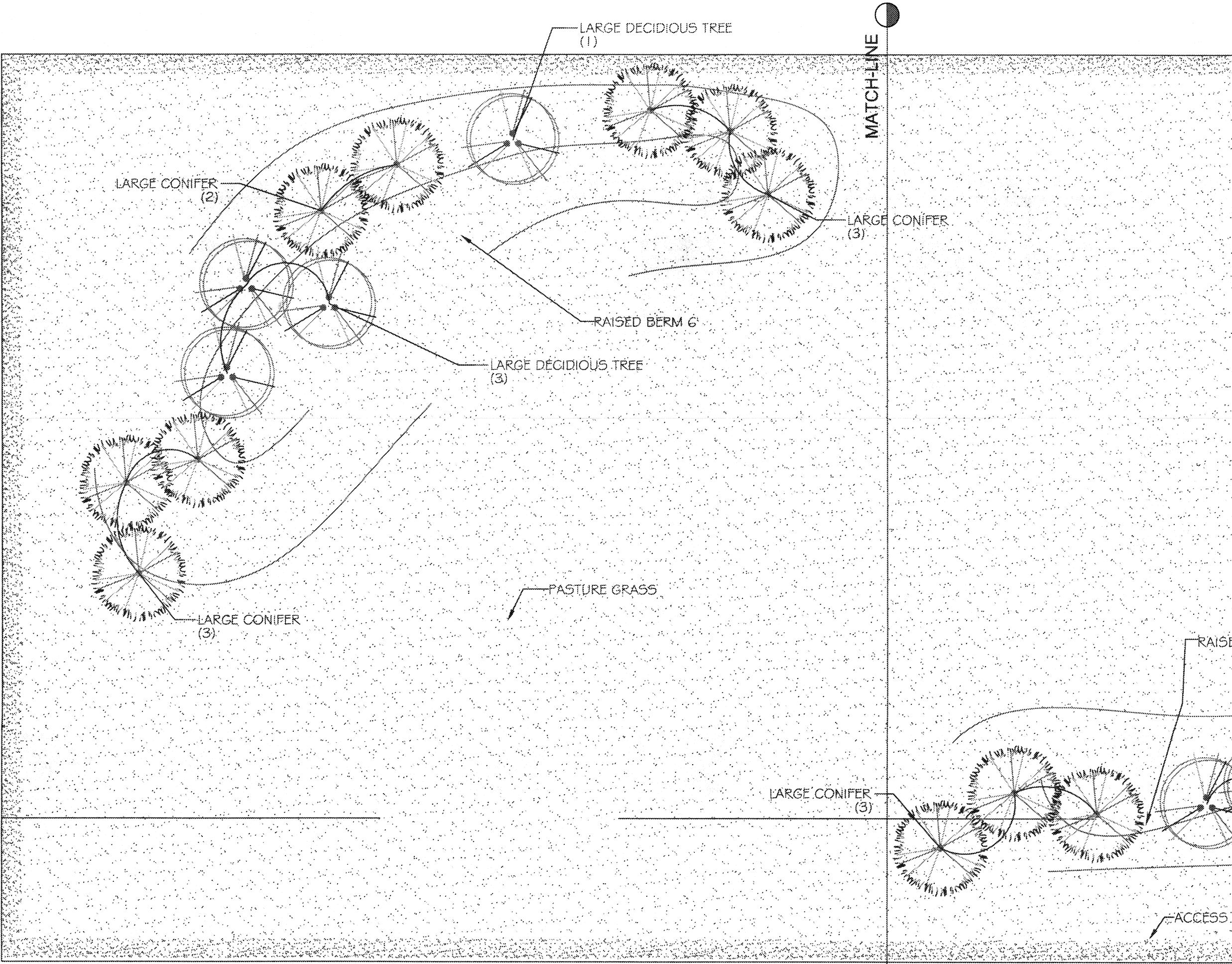
**1 TREE PLANTING DOUBLE STAKE**  
1" = 1'-0"



**2 NATIVE SHRUB PLANTING**  
1" = 1'-0"

CONCEPT PLANT SCHEDULE	
EXISTING COTTONWOOD	9
EXISTING DECIDUOUS TREE	13
SMALL FLOWERING ACCENT TREE	16
EXISTING PINE	17
LARGE CONIFER	30
LARGE DECIDUOUS TREE	12
TURF	27,426 sf

- LANDSCAPE NOTES:**
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN (AAN) SPECIFICATIONS FOR NUMBER ONE GRADE.
  - ALL PERENNIALS, SHRUBS, & TREES WITHIN THE RED AREA SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
  - ALL EDGING TO BE 4"X12" GALVANIZED ROLL-TOP UNLESS OTHERWISE NOTED SET LEVEL WITH THE TOP OF THE SOD. ALL EDGING SHALL BE PINNED THOROUGHLY WITH AT LEAST 6 PINS PER 12' OF EDGING.
  - ALL SHRUB/GRASS COVER FLOWER BEDS SHALL RECEIVE A MINIMUM OF 3" ROCK OR WOOD MULCH OVER POLYPROPYLENE #350 LANDSCAPE FABRIC.
  - THE OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE INCLUDING PLANTINGS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY.
  - KEEP ALL TREES 12" CLEAR FROM SANITARY SEWER LINES & 4" CLEAR FROM GAS LINES.
  - ANY DISCREPANCIES WITH THESE DRAWINGS & SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT LIMITED TO CHECKING, ADJUSTING, & REPAIRING IRRIGATION EQUIPMENT; RESETTling THE AUTOMATIC CONTROLLER; AERATING & DE-THATCHING TURF AREAS ONLY IF NEEDED; REPLISHING MULCH; FERTILIZING; TRIMMING; & WEEDING IN ALL LANDSCAPED AREAS.
  - THESE DRAWINGS ARE INTENDED TO CONVEY ONLY DESIGN CONCEPTS. THERE IS NO INTENTION TO CONVEY EVERY ELEMENT OF THE WORK NECESSARY TO THE SUCCESSFUL COMPLETION OF THE PROJECT. THE OWNER & CONTRACTOR MUST INTERPRET CERTAIN ELEMENTS OF THE DESIGN TO ADJUST TO SITE CONDITIONS.
  - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE PROJECT.
  - PLANT MATERIAL LOCATIONS SHALL BE COORDINATED WITH DRIP IRRIGATION LOCATIONS TO AVOID CONFLICTS.
  - ALL EXISTING TREES, SHRUBS, & GROUND COVERS ARE TO BE DEMOLISHED & REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY OWNER OR THE PLAN.
  - PRIOR TO INSTALLATION OF SOD & PLANT MATERIALS, ALL AREAS (ESPECIALLY COMPACTED OR DISTURBED SOILS BY CONSTRUCTION ACTIVITIES) SHALL BE THOROUGHLY LOOSED. SOIL SHALL BE AMENDED WITH AN ORGANIC MATTER AT THE RATE OF 4# CUBIC YARD PER 1,000 SQUARE FEET OF AREA.
  - CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES ON THE SITE LOCATED AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION OR PAINTING BEFORE CONSTRUCTION IS REQUIRED BY LAW TO CALL UNCC AT 1-800-392-1367 BEFORE EXCAVATING.



**3**  
1" = 20'





May 06, 2014

Greg Brown  
Mountain West Landscapes LLC  
PO Box 272471  
Fort Collins, CO 80527

**Re:** 6805 S College Ave - Outdoor Storage

**Description of project:** This is a request to utilize a lot with an existing single family home at 6805 S College Ave (Parcel # 96141-00-001) as outdoor storage/parking for a landscaping business. The proposed outdoor storage/parking area would be located west (behind) the existing single family home and garage. The site is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. Outdoor storage requires an addition of a permitted use, 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, Ryan Mounce, at 970-224-6186 or [rmounce@fcgov.com](mailto:rmounce@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Gary Lopez, 970-416-2338, [glopez@fcgov.com](mailto:glopez@fcgov.com)

1. As the site is considered a mixed use (residence and landscape business) all driveways and vehicle storage areas must be hard-surfaced.
2. Even though the adjacent property to the south has full & mature tree stocking along their north property line abutting 6805 S College's proposed driveway a minimum 5' landscape strip is required between the entire length of the driveway and the south property line. 6% of the vehicular use area must be in landscape islands.
3. There have been issues related to the storage of debris from the business such as tree limbs, etc. Will that continue? and if so a solid screened containment area is suggested to keep down possible dust from the debris - please show this area and screening on the plan.
4. As a side note there is a proposal in place to convert the old Cottonwood Club at the property to the south into an adult day-care facility so noise and dust are potential issues.
5. What is the intended use of the area being reclaimed and stated as pasture grass? and what is the purpose and nature of the 'access road'? Will there be any landscape material inventory storage on the property?



6. The parking/storage area must be screened from view with a solid fence or dense landscape material. The 'proposed fence' must be at least six feet high and be a wood or masonry privacy fence.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

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

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@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. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
4. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3 & Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens.  
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
5. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area



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

7. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. There is an irrigation ditch on the property; so the ditch owner will need to approve any construction plans. The ditch contact is the NORTH LOUDEN DITCH AND RESERVOIR COMPANY, Jack Fetig, President - 226-4924, Mark Lang, Sec-Treas - 667-4314, Randolph Starr, and Attorney - 667-1029.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. STORAGE TANKS**

Several above ground fuel tanks were observed on the property at time of building department inspection. The installation and use of above ground or under ground storage tanks are required under a separate permit.

**2. FIRE LANES**

A fire access easement will be required to serve commercial use properties. Fire lane specifications are provided for your reference.

2012 IFC 503.1.1: Buildings & Facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building. Fire Lanes shall be provided to within 150' of all portions of the facility and all portions of the exterior walls of the first story of any building, as measured by an approved route around the exterior of the building.

**FIRE LANE SPECIFICATIONS**

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

**3. SECURITY GATES**

06IFC 503.6: 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.

Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
  2. Gates shall be of the swinging or sliding type.
  3. Construction of gates shall be of materials that allow manual operation by one person.
  4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
  5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
  6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
  7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
4. PREMISE IDENTIFICATION
- 06IFC 505.1: New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted on a contrasting background. The numeral size posted at the street shall be a minimum of 6". Numeral size posted on any commercial building, shall be a minimum of 10"-16" based on setback distance from the street.
5. HAZARDOUS MATERIALS STORAGE & USE
- As applicable to the site, a HMIA (Hazardous Materials Impact Analysis) shall be submitted to the Poudre Fire Authority for approval.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto: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 (North Loudon Ditch). Please note the buffer zone standard of 50' for this feature, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

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 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: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto: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, Martina Wilkinson (221-6887) 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 right-of-way along College Avenue in accordance with the City's Major Arterial 6 Lane standard (70.5 feet of half street right-of-way) and easements that are necessary for this project.
7. The South College Avenue Access Control Plan specifies that a north-south access circulator is implemented bisecting the property and also an east-west access circulator is implemented that is share with the property to the south. The development will need to demonstrate conformance with the access control plan.
8. The development is responsible for sidewalk abutting the property along College Avenue in conformance to the City's Major Arterial 6 Lane standard.
9. Utility plans will be required and a Development Agreement will be required and recorded once the project is finalized.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT. The existing head in parking is also subject to CDOT review. It is possible CDOT may require this to be removed.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**



1. Contact Light and Power Engineering, 970-221-6700, if any changes need to be made to the electric service.

## Current Planning

**Contact:** Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)

1. Outdoor storage is not a permitted use in the Low Density Mixed-Use Neighborhood (LMN) Zone District, and would require an addition of a permitted use subject to review by the Planning & Zoning Board (Type 2 review).
2. Should an addition of a permitted use be pursued at this location, staff would recommend limiting such a use to the eastern, front half of the property and away from the existing residential homes located further west.
3. As part of an Addition of a Permitted Use, staff and the P&Z Board would need to find the use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other adverse impacts than would normally result from the other permitted uses of this zone district.

To this effect, plans should demonstrate areas of outdoor storage with fencing and generous landscaping/buffer elements.

4. The site is currently unplatted and a change or addition of use at this location will require a subdivision plat.
5. A vital first step in consideration of the Addition of a Permitted Use proposal will be to hold a neighborhood meeting to collect information and input from nearby residents and property owners.
6. TRAFFIC OPERATIONS - Need a little more information on the level of use to determine whether a traffic study is needed or not. Is this primarily storage or a place for employees? How many employees? Will there be customers on site? How many trips will be generated by the use? There's also an adopted access control plan along US 287 which will need to be reviewed for how this proposal is impacted by the plan. If the project moves forward, please contact traffic operations with more specific estimated trip details so a determination on required studies can be made.
7. TRAFFIC OPERATIONS - Please contact CDOT Region 4 Access Manager Gloria Hice-Idler at [gloria.hice-idler@state.co.us](mailto:gloria.hice-idler@state.co.us) to determine whether a change in use access permit is needed from State Department of Transportation. She'll want to know similar information as the previous comments regarding the number of trips generated etc.
8. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
9. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.



10. 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>.
11. 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.
12. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
13. 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.
14. 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

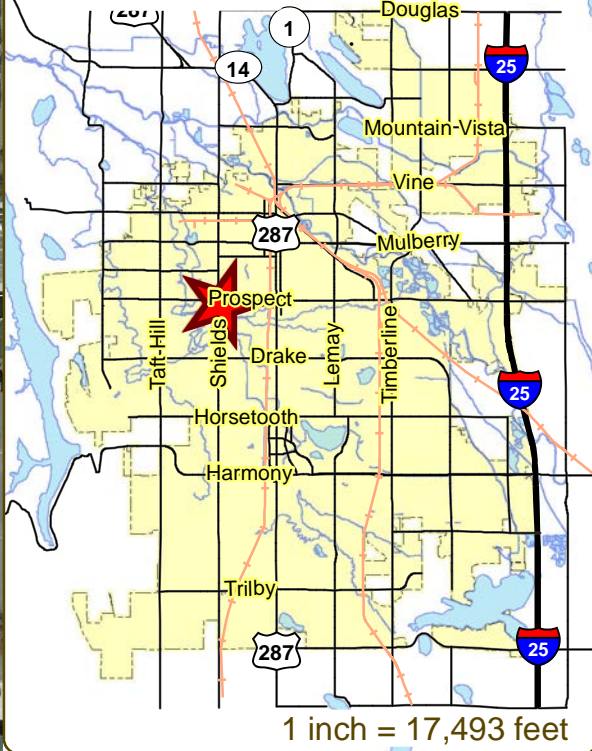
Plan Review

416-2341

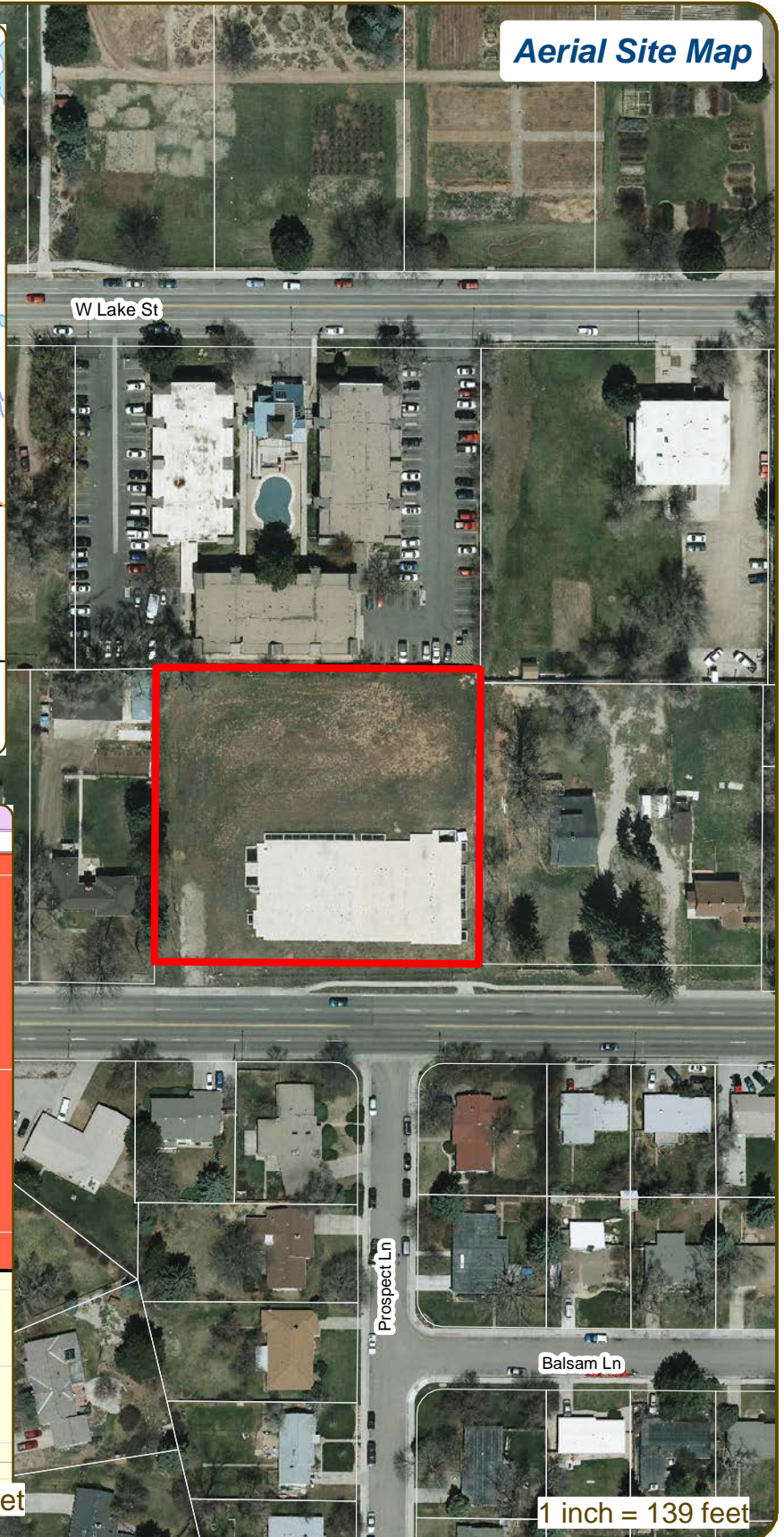


# 808 W Prospect Rd Multifamily

**Vicinity Map**

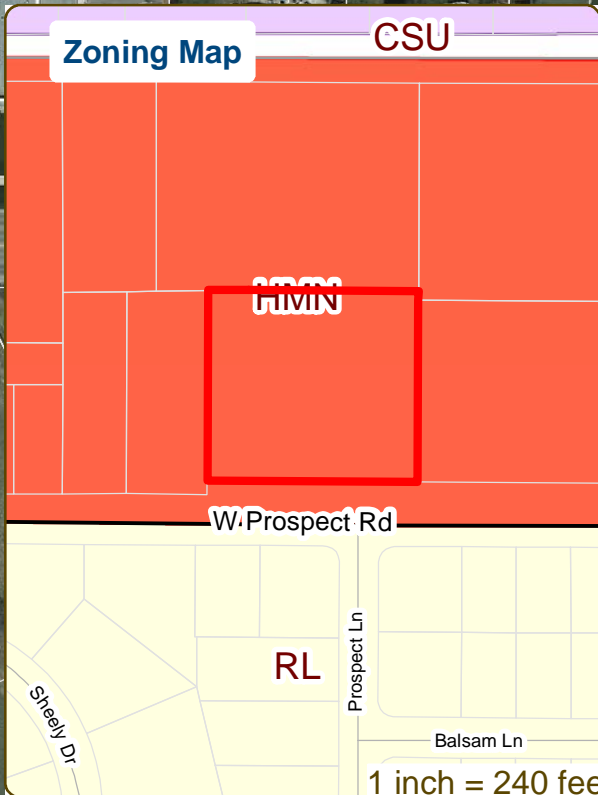


**Aerial Site Map**



**Zoning Map**

CSU



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April 28th 1044



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](mailto:currentplanning@fcgov.com). If you do not have access to e-mail, other accommodations can be made upon request.

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

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*  
**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) Mavismo Development Group  
Your Mailing Address 706 S. College Ave #201 Ftc CO 80524  
Phone Number 566 2998 Email Address Chrishenbacher@mac.com  
**Site Address or Description** (parcel # if no address) 808 E. Prospect

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

**Proposed Use** Multifamily **Existing Use** \_\_\_\_\_

Total Building Square Footage 52,000 sq. ft. S.F. Number of Stories 3 Lot Dimensions \_\_\_\_\_

**Age of any Existing Structures** \_\_\_\_\_

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

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

**Is your property in a Flood Plain?** ☐ Yes ☒ No If yes, then at what risk is it? \_\_\_\_\_

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

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

**Suggested items for the Sketch Plan:**

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



## OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DOES NOT HEREBY CERTIFY THAT WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

NEW FRONTIER BANK  
*Michelle Weber*  
 State of Colorado } s.s.  
 County of Weld }  
 The foregoing dedication was acknowledged before me this 27 day of August, 2007, by Michelle Weber, New Frontier Bank.  
 My notarial commission expires 12-10-2010  
 NOTARY PUBLIC: Michelle Weber  
 L. RALEY STEWART  
 State of Colorado } s.s.  
 County of Larimer }  
 The foregoing dedication was acknowledged before me this 27 day of August, 2007, by Jeffrey Jay Evans, owner of West Prospect Investments, LLC.  
 My notarial commission expires 9-13-2011  
 NOTARY PUBLIC: Jeffrey Jay Evans

WEST PROSPECT INVESTMENTS, LLC  
*Jeffrey Jay Evans*  
 State of Colorado } s.s.  
 County of Larimer }  
 The foregoing dedication was acknowledged before me this 27 day of August, 2007, by Jeffrey Jay Evans, owner of West Prospect Investments, LLC.  
 My notarial commission expires 9-13-2011  
 NOTARY PUBLIC: Jeffrey Jay Evans

State of Colorado } s.s.  
 County of Larimer }  
 The foregoing dedication was acknowledged before me this 27 day of August, 2007, by Jeffrey Jay Evans, owner of West Prospect Investments, LLC.  
 My notarial commission expires 9-13-2011  
 NOTARY PUBLIC: Jeffrey Jay Evans

## DIRECTOR OF PLANNING

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO  
 ON THIS 10th DAY OF October, 2007

*Sam Lane*  
 Director of Planning

## LEGAL DESCRIPTION

The East 50.00 feet of Lot 20, Block 2, College Heights, and a tract of land situate in the Southwest 1/4 of Section 14, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows, to-wit: considering the South line of said Southwest 1/4 as bearing N90°00'00"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the existing North right-of-way line of West Prospect Road which bears N00°00'00"W 618.60 feet, and again N00°00'00"E 30.00 feet from the South 1/4 Corner of said Section 14, and run thence along said existing North right-of-way line, N90°00'00"W 491.40 feet, thence departing said existing North right-of-way line, N00°00'00"E 259.26 feet, thence N89°54'00"E 50.00 feet, thence N90°00'00"E 212.50 feet, thence S00°00'00"E 11.15 feet, thence N90°00'00"E 228.90 feet, thence S00°00'00"E 248.20 feet to the point of beginning (which above described tract contains 2.8671 acres, more or less).

## LAND USE STATISTICS

DESCRIPTION	GROSS AREA SQ. FT.	GROSS AREA ACRES	% OF TOTAL
Gross Site Area	88,086.36 s.f.	1.56 acres	100.0%
Future R.O.W. for Prospect St.	5,512.5 s.f.	13 acres	8.3%
Net Site Area	62,553.86 s.f.	1.44 acres	91.7%
Proposed Building Coverage at ground level	14,263.82 s.f.	0.33 acres	21.0%
Parking & Driveway Area	31,481.41 s.f.	.72 acres	48.2%
Landscape Area	12,861.0 s.f.	.30 acres	18.8%
Entry Plaza & Sidewalk	3,947.83 s.f.	0.09 acres	5.9%

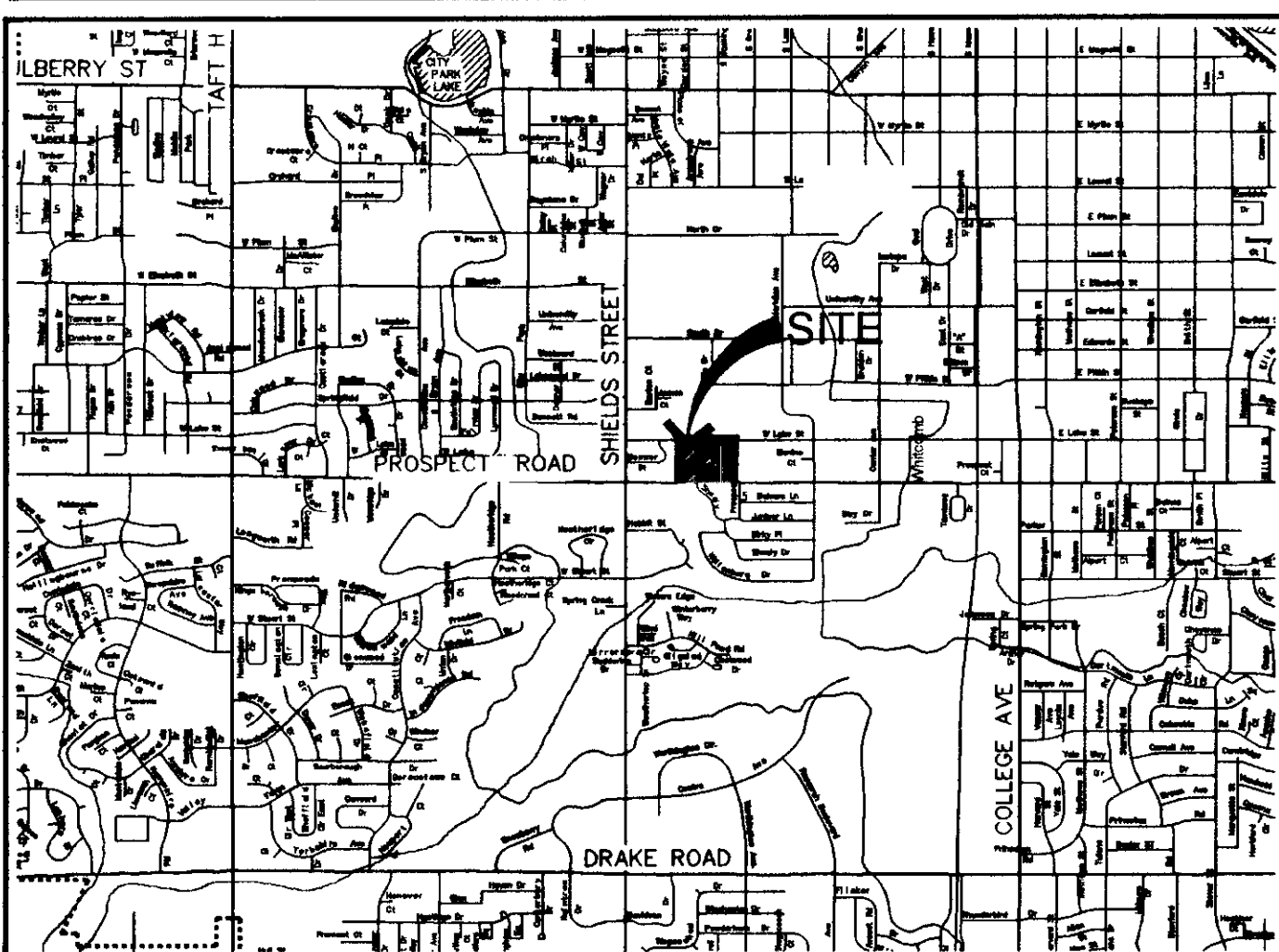
  

Standard Parking	54
Handicap parking spaces	4
Long Term / Compact Parking	37
<b>TOTAL PARKING</b>	<b>95</b>
Bicycle Parking Required	8
Bicycle Parking Provided	minimum 24
Maximum Building Height	45'-11" (4 stories)

LAND USES	NO. UNITS
2 - Bedroom units	57
1 - Bedroom units (Handicap Accessible)	7
Residents Common Area	7,857 s.f.
Office / Mixed Use Space	3,022 s.f.
Gross Density	39.10 DU/AC
Net Density	42.36 DU/AC
Residential Floor Area	48,998 s.f.
Floor Area Ratio to Lot Size	0.75:1

## VICINITY MAP

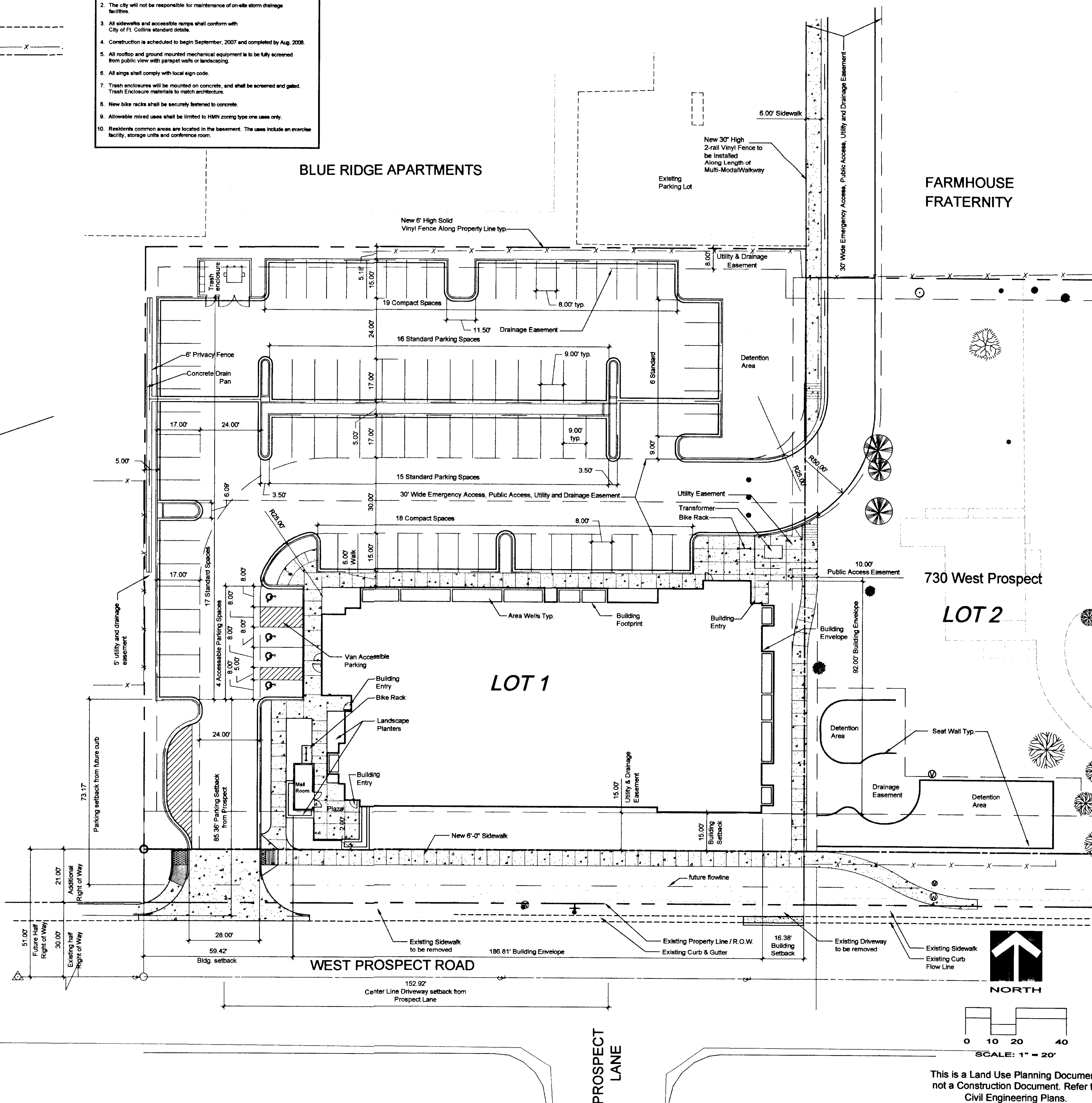


## WEST LAKE STREET

## GENERAL NOTES

1. Refer to Civil Engineering Documents for utility locations, grading and drainage information.
2. The city will not be responsible for maintenance of on-site storm drainage facilities.
3. All sidewalks and accessible ramps shall conform with City of Ft. Collins standard details.
4. Construction is scheduled to begin September, 2007 and completed by Aug. 2008.
5. All rooftop and ground mounted mechanical equipment is to be fully screened from public view with parapet walls or landscaping.
6. All signs shall comply with local sign code.
7. Trash enclosures will be mounted on concrete, and shall be screened and gated. Trash enclosure materials to match architecture.
8. New bike racks shall be securely fastened to concrete.
9. Allowable mixed uses shall be limited to HMN zoning type one uses only.
10. Residents common areas are located in the basement. The uses include an exercise facility, storage units and conference room.

## BLUE RIDGE APARTMENTS



**VF Ripleys**  
 ASSOCIATES, INC.  
 Landscape Architecture Urban Design Planning  
 401 West Mountain Avenue  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 (fax)

## APPLICANT

VF Ripleys Associates  
 401 West Mountain Ave.  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 fax

## OWNER

Jeffrey Jay Evans  
 West Prospect Investments LLC  
 2474 South Cook Street  
 Denver, CO 80210-5529  
 (303) 756-5103  
 (303) 756-1084

## ARCHITECT

Vaught-Frye Architects  
 401 West Mountain Ave.  
 Suite 201  
 Fort Collins, CO 80521  
 (970) 224-5828  
 (970) 224-1662 fax

## ENGINEER

DMW Civil Engineers  
 1435 West 28th Street  
 Loveland, CO 80538  
 (970) 461-2661  
 (970) 461-2655 fax

## SURVEYOR

Stewart & Associates  
 103 S. Meldrum  
 Fort Collins, CO 80521  
 (970) 482-9331  
 (970) 482-9382

**OBSERVATORY  
 PARK  
 SUBDIVISION**  
 FORT COLLINS  
 COLORADO

## FINAL SITE PLAN

DATE: 6/19/07  
 JOB NO.: 2002-07.3  
 DRAWN: JF  
 CHECKED: CM  
 REVISED: 7/31/07  
 MYLAR: 8/22/07

This is a Land Use Planning Document,  
 not a Construction Document. Refer to  
 Civil Engineering Plans.









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](http://fcgov.com)

May 06, 2014

Christian Bachelet  
Maxiimo Development Group  
706 S College Ave #201  
Fort Collins, CO 80524

**Re:** 808 W Prospect Rd - Multifamily

**Description of project:** This is a request to construct multifamily units located at 808 West Prospect Road (Parcel # 97143-20-001). The proposal calls for approximately 60 units, similar in size and scope to the previously-approved Observatory Park project located at this site. The foundation for the building in the previously-approved plans has already been constructed. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) Zone District. A multifamily project with 50 or more units is 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, Clark Mapes, at 970-221-6225 or [cmapes@fcgov.com](mailto:cmapes@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Gary Lopez, 970-416-2338, [glopez@fcgov.com](mailto:glopez@fcgov.com)

1. 83 parking spaces are required for the use as shown.
2. What are the final bicycle storage counts and their interior locations? LUC 2.2.2(C)(4)(b) requires 1 bike space per bedroom with 60% fixed outside and 40% inside.

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. It appears that the domestic water services for the proposed Observatory Village were installed. These included a 3-inch service for the residential portion of the building, a 1½-inch service for the commercial portion of the building and a ¾-inch irrigation service. There is no record of whether or not the meter pits and meter vault were installed.
2. The fire line was partially completed but will have to be retested.



3. The original plans included a sanitary sewer in an easement extending south from Lake Street. There is no indication that this sewer was ever installed.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit. (Fees were originally paid but were refunded when the project was abandoned.)

**Department: Transfort**

**Contact: Emma Belmont, 970-224-6197, [ebelmont@fcgov.com](mailto:ebelmont@fcgov.com)**

1. Transfort operates 2 routes on Prospect Avenue adjacent to your property. The city values providing high quality and accessible transit service throughout our community and part of that includes upgrading bus stops as development occurs. To help increase the accessibility of bus stops in this area, your site has been designated for a future bus stop. Please include a 22' wide concrete bus stop pad between the 2 eastern street trees. The pad needs to connect the detached walk and the curb and be within a transit easement or within the City's right-of-way. It should also have an electric stub connected to it. Please have your engineers contact me on the details. Thank you for being a part of the city's efforts to be come more accessible.

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@fcgov.com)**

1. 1. 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 report 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](mailto:jschlam@fcgov.com).
2. 2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. 3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment 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>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. 4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/>



stormwater-criteria.

5. 5. This site has a previously approved utility plans and drainage study under the title "Observatory Park". These plans and report are available for reference.
6. 6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. 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: Karen McWilliams, 970-224-6078, [kmcwilliams@fcgov.com](mailto:kmcwilliams@fcgov.com)**

1. As this property is adjacent to a property that is officially designated as a Fort Collins Landmark, and to one that has previously been determined to be individually eligible for official recognition, Land Use Code Section 3.4.7, Historic and Cultural Resources, will apply to the review of this project.
2. There is insufficient information at this time to be able to assess how the project would comply with the Standards in Section 3.4.7. The site design, height, massing and character of the proposed buildings will be key to meeting these Standards, and the buildings location, materials, and design, especially height and articulation relative to the historic properties, will all play a part.
3. Properties that are designated may receive financial incentives. Please contact Historic Preservation staff to determine if your project would qualify for any of the financial programs.
4. LUC 3.4.7(A) Purpose, states: This section 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.
5. LUC 3.4.7(B) General Standard, states: If the project contains a site, structure or object that is [designated or individually eligible for designation] then to the maximum extent feasible, the development plan and building design shall provide for the preservation and adaptive use of the historic structure. The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is: (a) preserved and adaptively used on the development site; or (b) is located on property adjacent to the development site .... New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.
6. LUC Division 5.1 states: Maximum extent feasible shall mean that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken.
7. This project will likely need to be reviewed more than once by the Landmark Preservation Commission. As provided for in 3.4.7(F)(6), the Commission will provide a formal recommendation on the project to the Decision Maker.



**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. 2012 IFC CODE ADOPTION**

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

**2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM**

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

**3. AUTOMATIC FIRE SPRINKLER SYSTEM**

This building will require a full NFPA13 automatic fire sprinkler system under a separate permit.

**4. BALCONIES AND DECKS**

06IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

**5. FIRE STANDPIPE SYSTEM**

06IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

**6. ROOF ACCESS**

06IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

**7. FDC**

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

**8. KEY BOXES REQUIRED**

06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

**9. FIRE LANE SPECIFICATIONS**

Future plan sets need to show the full extent of the EAE including its connection with Lake Street. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:



- > Shall be designated on the plat as an Emergency Access Easement.
  - > Maintain the required 20 foot minimum unobstructed width\* & 14 foot minimum overhead clearance.
  - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
  - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
  - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
  - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- 2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

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

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), 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.

**10. WATER SUPPLY**

4/29/14: There is a recognizable deficiency in both the placement and number of available hydrants in the area. However, after discussing the situation with the Fire Marshal, he will not encumber the development of the property at 808 W. Prospect Ave. with the burden of fixing these deficiencies. As a hydrant is available on Prospect Ave. immediately to the west of the project and it's location meets the basic fire code requirement, we will consider the water supply requirement as being satisfied for this site.

4/27/14: Hydrants in the area do not appear to be on 600' centers as required by code for commercial properties. Further review is needed to determine if an additional hydrant is required on or off the property.

06IFC 508.1 and Appendix B: 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.

**11. SECURITY GATES**

Breakaway or removable bollards are no longer being permitted to control access to emergency access drive aisles. If you proceed forward with the "Emergency Access Only" drive aisle as originally approved on the existing site plan, the fire lane will instead need to be gated at both ends. Gate specifications are provided for your reference.

06IFC 503.6: 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.

Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s)



to the lock is installed at the gate location.

7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)**

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
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 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.
3. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto: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. Note that some of the previous work on the previous development on the property (such as street patching done to Prospect Road) was not completed to a permanent standard and incomplete infrastructure would need to be finalized and completed in accordance with City standards.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) 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 as a result of any proposed (or required) changes from the previous submittal.
7. Utility plans will be required.



8. A Development Agreement will be required for the property and recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Contact Light and Power Engineering, 970-221-6700, to review the balance of development charges due on this project as well as any changes to the electric service requirements.

**Current Planning**

**Contact: Clark Mapes, 970-221-6225, [cmapes@fcgov.com](mailto:cmapes@fcgov.com)**

1. PEDESTRIAN CIRCULATION - The overall site plan layout results in an awkward, narrow sidewalk on the north side of the building. This sidewalk is very narrow and constrained, with car bumpers overhanging on one side, and on the other side are meter banks, electrical gear, and window wells looking into bedrooms. This looks like an inconvenient circulation facility that does not contribute to the attractiveness of the development, yet it is the primary daily route to and from CSU. This needs further discussion because any additional width would involve significant space tradeoffs.
2. Does the multi-modal walkway extend to the north toward CSU? It's not apparent on the plan. This needs further discussion because of opportunities and issues with the 30-foot easement extending to Lake Street and possible reconfiguration of the easement in conjunction with the parking lot for the apartments due north of the site.
3. BUILDING DESIGN - ENTRANCES - The building entrances are poorly defined and give an anonymous quality to the building. The safety and attractiveness of these areas need greater design attention. Also, the sidewalk connection to the south entrance is not apparent on the plan.
4. BUILDING DESIGN - FACADES - Interrelated with comments on the sidewalks and entrances, the ground floor facade on the north side has no pedestrian interest or detail features. It has what appears to be a long row of bedroom windows with no buffering layers of space, landscaping, or architecture to form a comfortable transition.
5. TRAFFIC OPERATIONS - (per Martina Wilkinson, City Traffic Engineering) - An updated traffic study will be required that needs to include current proposed use and updated current existing conditions on the roads. In addition to typical TIS items, the study will need to specifically address access, which is a challenge in this location. Prospect is a 4-lane arterial without left turn lanes. If a left turn lane cannot be built, the applicant should understand that access may be limited to right-in, right-out.
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](http://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

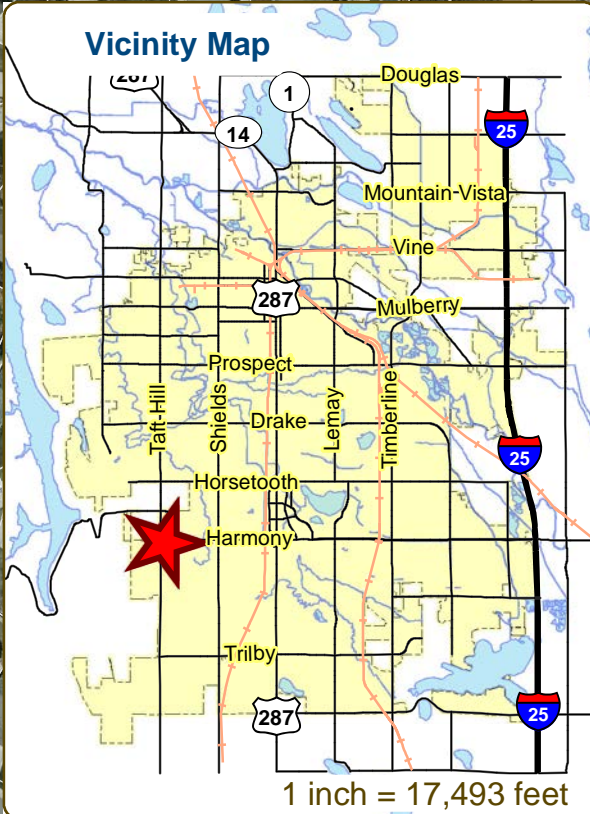
Plan Review

416-2341

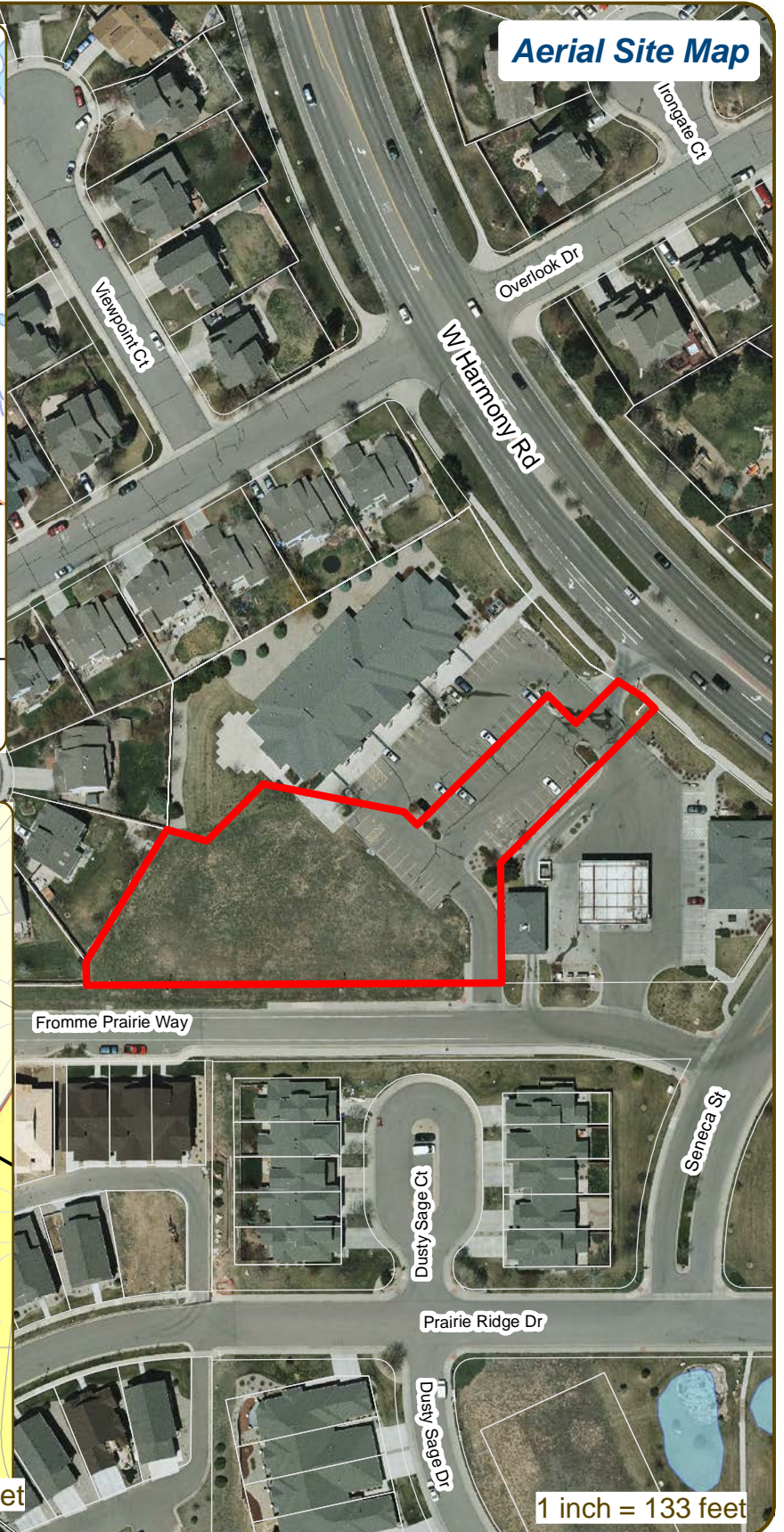


# 1715 W Harmony Rd Single Family Attached

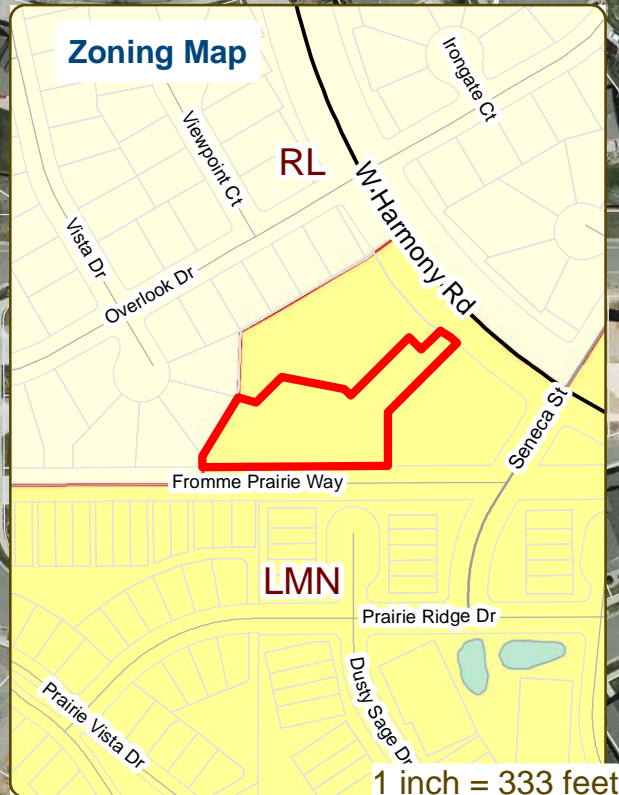
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**







## 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](mailto: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) \_\_\_\_\_

Brent Cooper (Design Consultant)

**Business Name (if applicable)** RIPLEY DESIGN, INC.

**Your Mailing Address** c/o 401 West Mountain Avenue, Suite 100

**Phone Number** 970-224-5828 **Email Address** brent.cooper@ripleydesigninc.com

**Site Address or Description** (parcel # if no address) 1715 West Harmony Road  
Tract 2 - Overlook, Fifth Filing

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

See attached Transmittal &  
Project Summary

**Proposed Use** 8 Townhomes **Existing Use** 7 CONDOS & 8,200 SF Commercial

**Total Building Square Footage** 12,000<sup>+</sup> **S.F. Number of Stories** 2 **Lot Dimensions** 26-30' x 95'

**Age of any Existing Structures** None

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

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

**Is your property in a Flood Plain?** ☐ Yes ☒ No If 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** 12,000 SF Building, 4,000 SF Paving (approximate) 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?





Ken Mitchell  
1021 Nightingale Drive  
Fort Collins, Colorado 80525  
Phone: 321-288-2101  
Email: kmitch2000@aol.com

## TRANSMITTAL

**To:** City of Fort Collins  
**From:** Kenneth R. Mitchell  
**Subject:** Conceptual Review Application  
**Date:** March 28, 2014

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Attached is a Sketch Plan for a requested Conceptual Review of a 1+ acre site located in the Overlook Fifth Filing PUD, and known at Lot 2. The site is currently under contract.

The proposed use of the property is eight townhomes with a typical lot size of 26' x 90'. In addition to the eight platted lots, the project area will include common area utilized for open space, drainage swales and common driveway access. The lots would be sold fee simple and developed for two buildings with four units each. The current intention is the construction of single family attached residences for sale with leasing allowed.

The community will be deed-restricted and subject to a Homeowner's Association responsible for common area elements.

Lot 2, the subject of this Sketch Plan review, was previously designed with the following elements:

7 commercial spaces comprising 8,200 square feet	27 required parking spaces
7 residential units comprising <u>3,700</u> square feet	<u>13</u> required parking spaces
<b><i>TOTAL SF and Commercial</i></b> 11,900 square feet	40 required parking spaces

The proposed Sketch Plan is designed exclusively for the development of eight townhomes, with a design as summarized below:

8 residential units x 1,500 SF (All 3 bedroom, 2.5 bath)	12,000 square feet	16 covered garage parking spaces
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In order to affect the placement of a private drive, it is anticipated that 3-4 parking spaces will be removed from service in Lot 1. Since the site would not be developed for the commercial use intended, there would be a net gain of 24 parking spaces, less the 3-4 to be removed for a private drive.

A private drive is provided at the rear of the lots. The private drive will serve two purposes. First, the private drive and associated garage structures will provide a visual and noise barrier to activity within the adjoining shopping center, which has tenants including a church, a liquor store, a medical clinic, a convenience store, gas pumps, a car wash, and dog wash facility. Second, the private drive will alleviate the need to place 6 of the two car garages along Fromme Prairie Way. Fromme Prairie Way is an entrance corridor for luxury homes and townhomes as well as a parking area providing access to the Fromme Prairie open space. Only two of the townhomes will have driveways fronting on Fromme Prairie and they will be set back from the main elevation. The intent is for each four unit building to have the architectural character of a detached single family home.

The townhomes would be a mixture of 1 ½ story to 2 story units. The garage buildings would be single story.

There are no existing structures on the site at this time. A portion of the site has been improved with parking spaces and driveways servicing the adjoining shopping center and gas station/convenience store.

There may be a marginal increase in impervious area, but all such drainage will meet or exceed current drainage standards of the City of Fort Collins. A detention structure is proposed at the rear of the site, and drainage swales are shown scattered throughout the project area.

Some photographs are included herein in order to properly illustrate the existing character of the site.

Please feel free to contact either Ken Mitchell at 321-288-2101 or Brent Cooper at 970-224-5828.

Email for Ken Mitchell: [kmitch2000@aol.com](mailto:kmitch2000@aol.com)  
Email for Brent Cooper: [brent.cooper@ripleydesigninc.com](mailto:brent.cooper@ripleydesigninc.com)

Thank you for your review of the attached Sketch Plan.





land planning   g   landscape architecture   g   urban design   g   entitlement

### Conceptual Review Questions

To help us have a better initial submittal, we would love input on the following questions at Conceptual Review.

- Does the city see any issues with asking for **Alternative Compliance** to reduce the 15' front yard setback? As shown, our front yard is going to be approximately 35' from the flowline on Fromme Prairie Way due to a large drainage easement between the flowline and the property line.
- **Private drive:** is the private drive excluded from the rear/side yard setbacks? What is the minimum width this drive can be? It is shown at 16'.
- Is there a guest parking requirement? It is assumed we get to count parking within the shopping center as guest parking, since we have a mutual access and mutual parking agreement between the parties
- What is the required width of side yard setback between the two buildings?
- How close can building 8 be to the existing parking?
- We wanted to confirm that building 1 will be subject to a 5' site yard setback next to the existing single family residential.
- Can we service all eight units from the six inch sanitary sewer lateral provided at the property boundary? We want to avoid having to tear up a perfectly good parking lot in order to provide one lateral per building. The alternative, constructing an eight unit building, ruins the streetscape and the architectural character we desire.
- Can we service all eight units (2 fourplexes) with the existing 1" water tap? We can submeter each unit as desired.
- Any issue with the side loaded garage for building 8, relative to Fromme Prairie Way. Is the alternative driveway for Building 8, located along Fromme Prairie Way 25 feet west of the existing driveway acceptable?
- What is the maximum height of fences/walls that create a privacy wall between interior courtyards? We would like to be able to construct an 8 foot tall interior fence if desired in order to create a very private and secure interior yard.

Thinking outside of the box for over two decades.

---

401 W. Mountain Ave., Suite 100   g   Fort Collins, CO 80521   g   tel. 970.224.5828   g   fax 970.224.1662   g  
www.ripleydesigninc.com



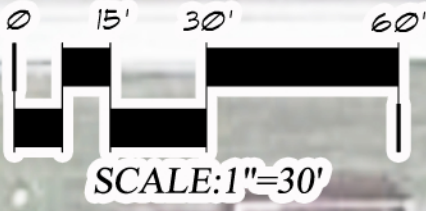
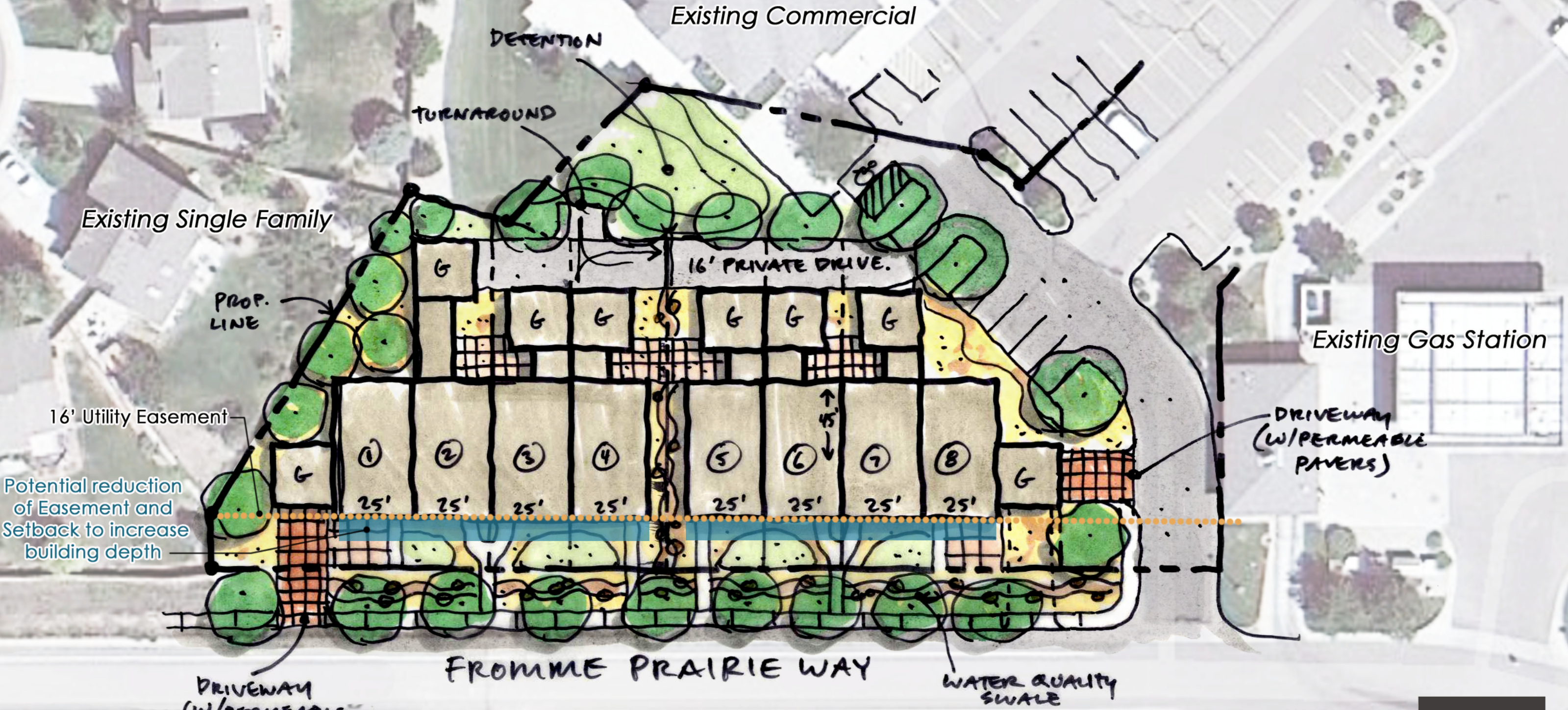
- We assume sanitary sewer access from the rear, due to the location of the existing lateral. Is this ok?
- What are the maintenance responsibilities (developer vs City) of Fromme Prairie Way?
- There are shopping center style pole lights along Fromme Prairie Way. Can we remove or replace with typical residential street lighting? Our preference is no lighting to maintain a dark sky standard.
- We assume no parking requirement along Fromme Prairie Way. All off-street parking for guests would be in the existing shopping center. We will continue the existing parking.
- Bike parking will be secured within the units or courtyards. Do we still need to provide a community bike rack?
- Are there any natural habitat features within 500' of site?

Thanks for your consideration of these questions.



# Prairie View Townhomes

[Overlook 5th Filing PUD, Lot 2]



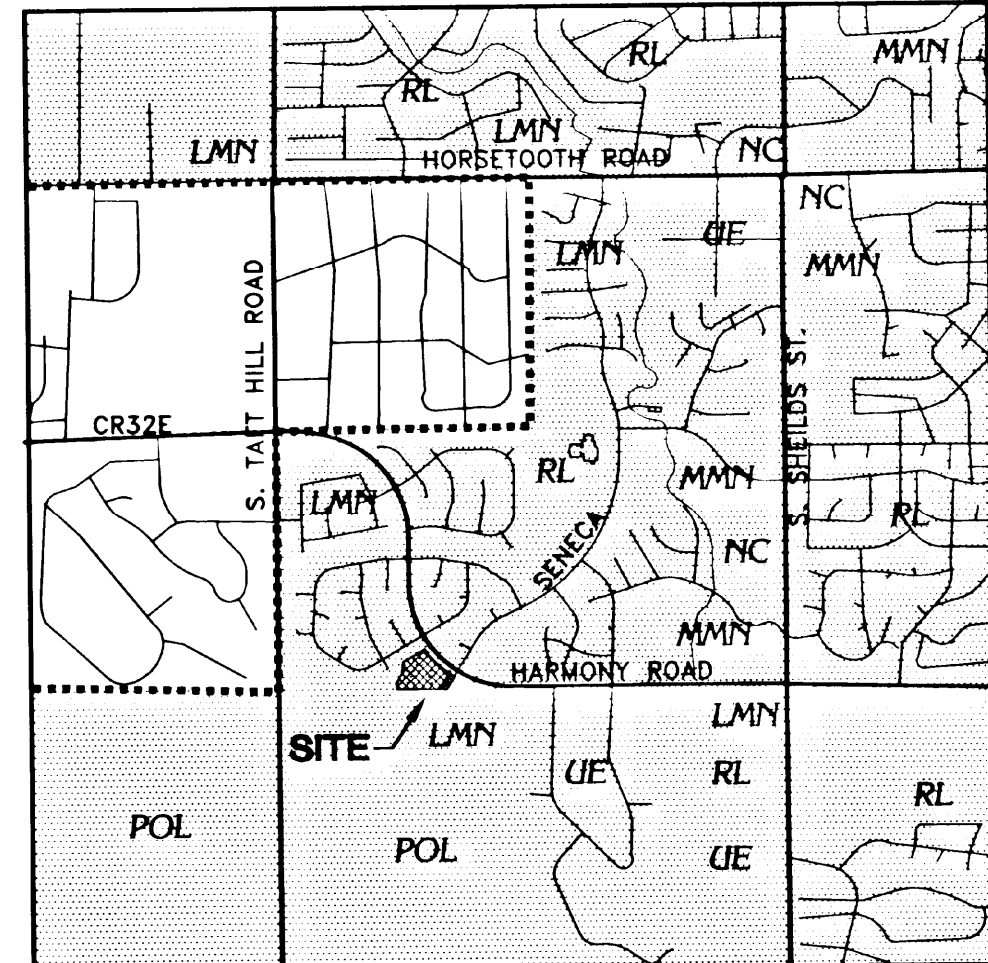


**LAND USE BREAKDOWN**

AREA	GROSS NET	16,056.9 sq. ft.	36.9 AC
COVERAGE	LOT 1	12,100 sq. ft.	15 %
	LOT 2	8,200 sq. ft.	5.1 %
	LOT 3	3,100 sq. ft.	2.3 %
	CONVENIENCE STORE	3,000 sq. ft.	1.9 %
	CARWASH	1,500 sq. ft.	0.1 %
	TOTAL BUILDINGS	28,150 sq. ft.	11.5 %
	PARKING & DRIVES	66,911 sq. ft.	41.3 %
	LANDSCAPING	6,500 sq. ft.	4.0 %
RESIDENTIAL UNITS		1 UNITS	
FLOOR AREA	125,000 sq. ft. COMMERCIAL	19,250 RESIDENTIAL	
PARKING PROVIDED	COM.	78 spaces	
	STANDARD HANDICAPPED	4 spaces	
	SUBTOTAL OFFICE/RETAIL BICYCLES	82 spaces	33/1000 SF (6 per rack)
	RES.	1 spaces	
	STANDARD HANDICAPPED	1 spaces	
	COVERED RESIDENTIAL	1 spaces	
	SUBTOTAL RESIDENTIAL	15 spaces	
	TOTAL VEHICLES	115 spaces	
		40 ft. (PER CITY CODE)	
MAXIMUM BUILDING HEIGHT	LOT 1	RETAIL OFFICE RESTAURANT AND/OR DAYCARE	
POSSIBLE PAD USES	LOT 2	OFFICE RETAIL AND/OR RESIDENTIAL	
	LOT 3	CONVENIENCE STORE	
NOTE:			
		RESIDENTIAL REQUIRED PARKING	
		2 BEDROOM UNITS * 1.5 SPACES EACH	1 SPACES
		3 BEDROOM UNITS * 2 SPACES EACH	6 SPACES
		SUBTOTAL REQUIRED PARKING	13 SPACES
		RESIDENTIAL PARKING PROVIDED	15 SPACES
		PARKING MAY BE SHARED AS NEED DICTATES BETWEEN LOTS	

**VICINITY MAP**

SCALE 1"=2000'


**Legend**

- R ACCESSIBILITY RAMPS
- ① IDENTIFICATION SIGN
- B BIKE RACK
- T TRASH ENCLOSURE
- S STANDARD PARKING # 9'x18' (4)
- G HANDICAP PARKING #13'x18'
- G GARAGE SPACES (4)
- E ELECTRICAL TRANSFORMER
- ⬤ LIGHT FIXTURE LOCATION

**SIGNATURE BLOCK**

 THIS IS TO CERTIFY THAT, AS OF THE 17<sup>TH</sup> DAY OF August, 2003, THE UNDERSIGNED PARTIES ARE SOLE OWNERS OF RECORD OF THE REAL PROPERTY DESCRIBED IN THE ABOVE SITE PLAN AS CONSTRUCTED IN C.R.S. 31-23-11, AND CONSENT TO THE DEVELOPMENT OF SAID PROPERTY AS SHOWN ACCORDING TO SAID PLAN.

 DAVID J. PIETENPOL, MANAGER  
 OVERLOOK DEVELOPMENT COMPANY, LLC  
 4114 VALLEY RIDGE COURT  
 FORT COLLINS, CO 80526

 AL ALEXANDER, MANAGER  
 OVERLOOK DEVELOPMENT COMPANY, LLC  
 4114 VALLEY RIDGE COURT  
 FORT COLLINS, CO 80526

 STATE OF COLORADO )  
 COUNTY OF LARIMER )

 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>TH</sup> DAY OF August, 2003, by David J. Pietenpol and Al Alexander, Managers of Overlook Development Co., LLC.

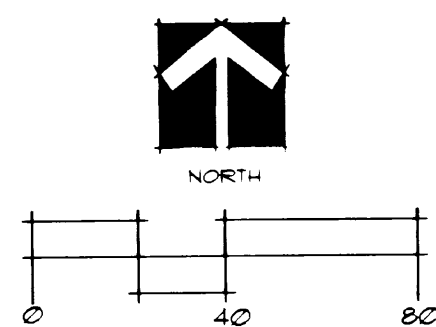
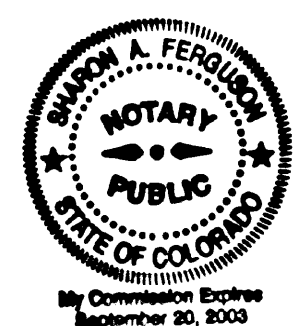
 MY COMMISSION EXPIRES: 9-20-2003  
 WITNESS MY HAND AND OFFICIAL SEAL.

 Sharon H. Johnson  
 NOTARY PUBLIC

2003 F Harmony St Collins Co 80526

 APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO ON THIS 18<sup>TH</sup> DAY OF MAY AD 2000

SECRETARY OF THE PLANNING AND ZONING BOARD



SCALE: 1"=40'

JOB NO.: 95-010

ACAD FILE: 95-0105.1

DRAWN: LAB/AG

CHECKED: TCH

DATE: SUBMITTAL 3/14/99

REVISIONS:

11/17/99

2/8/00

3/9/00

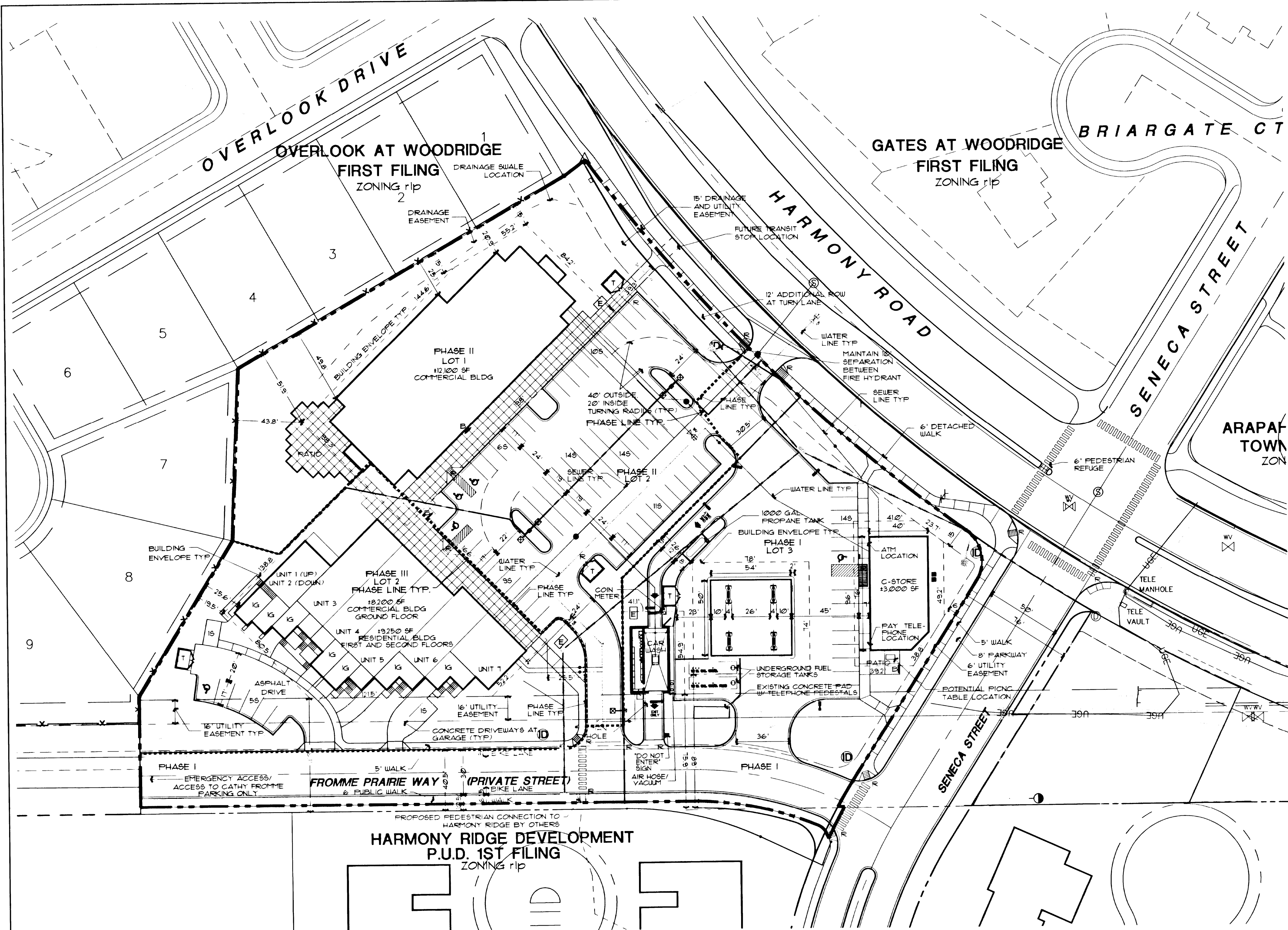
4/12/00

5/3/00

7/11/00

SHEET TITLE: FINAL SITE PLAN

SHEET NO. 1 OF 11


**GENERAL NOTES**

- ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 150' OF AN ACCESS ROADWAY IN WHICH EMERGENCY FIRE EQUIPMENT CAN BE MANEUVERED, OR THE BUILDINGS WILL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. BUILDING SIZE OR OTHER CRITERIA OF THE POUDRE FIRE AUTHORITY MAY ALSO INDICATE THE NEED FOR AN APPROVED FIRE EXTINGUISHING SYSTEM OR OTHER FIRE PROTECTION MEASURES.
- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS AND LOT AND TRACT AREAS.
- HANDICAPPED ACCESS RAMPS TO BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT DESIGNATED HANDICAPPED PARKING SPACES.
- LOCATION AND NUMBER OF BUILDING ENTRIES MAY VARY WITH COMPLETION OF CONSTRUCTION.
- ACCENT LIGHTING OF SIGNAGE, SCULPTURAL, AND/OR LANDSCAPE ELEMENTS IS ALLOWED, SUBJECT TO UNIFORM BUILDING CODE REQUIREMENTS.
- ALL VISIBLE ROOFTOP MECHANICAL UNITS ARE TO BE COMPLETELY SCREENED WITH METAL DECKING STRUCTURES, OR OTHER SIMILAR ARCHITECTURAL ELEMENT OF A COLOR COMPLEMENTARY TO THE BUILDING FINISH.
- EXTERIOR LIGHTING, BOTH BUILDING MOUNTED AND POLE MOUNTED, WILL BE PROVIDED FOR SAFETY REASONS. POLE MOUNTED LIGHTING TO BE EQUIPPED WITH HIGH PRESSURE SODIUM AS THE LIGHT SOURCE. 20' MAXIMUM HEIGHT ON POLES. ALL FIXTURES TO FEATURE SHARP CUT-OFF, DOWN DIRECTIONAL LUMINAIRES. UNDER CANOPY LIGHTS SHALL BE FULLY RECESSED INTO THE DECK.
- ALL SIGNS UTILIZED WILL COMPLY WITH THE CITY SIGN CODE UNLESS SPECIFIC VARIANCES ARE REQUESTED AND APPROVED BY THE ZONING BOARD OF APPEALS. ILLUSTRATED PUMP TOP ELLIPSES WILL NOT BE ALLOWED.
- ALL BIKE RACKS SHALL BE PERMANENTLY MOUNTED TO CONCRETE, AND SHALL NOT INTERFERE WITH PEDESTRIAN ACCESS.
- TRASH ENCLOSURES TO MATCH FINISH MATERIALS OF ADJACENT BUILDING, SHALL BE SCREENED ON ALL FOUR SIDES, AND FEATURE A SWINGING GATE. ENCLOSURES SHALL ACCOMMODATE RECYCLING MATERIALS.
- PEDESTRIAN ACCENTUATED TRAFFIC SIGNAL TO BE INSTALLED BY THE CITY.
- C-STORE HOURS OF OPERATION ARE FROM 6:00 AM TO 10:00 PM.

**PROPERTY DESCRIPTION**

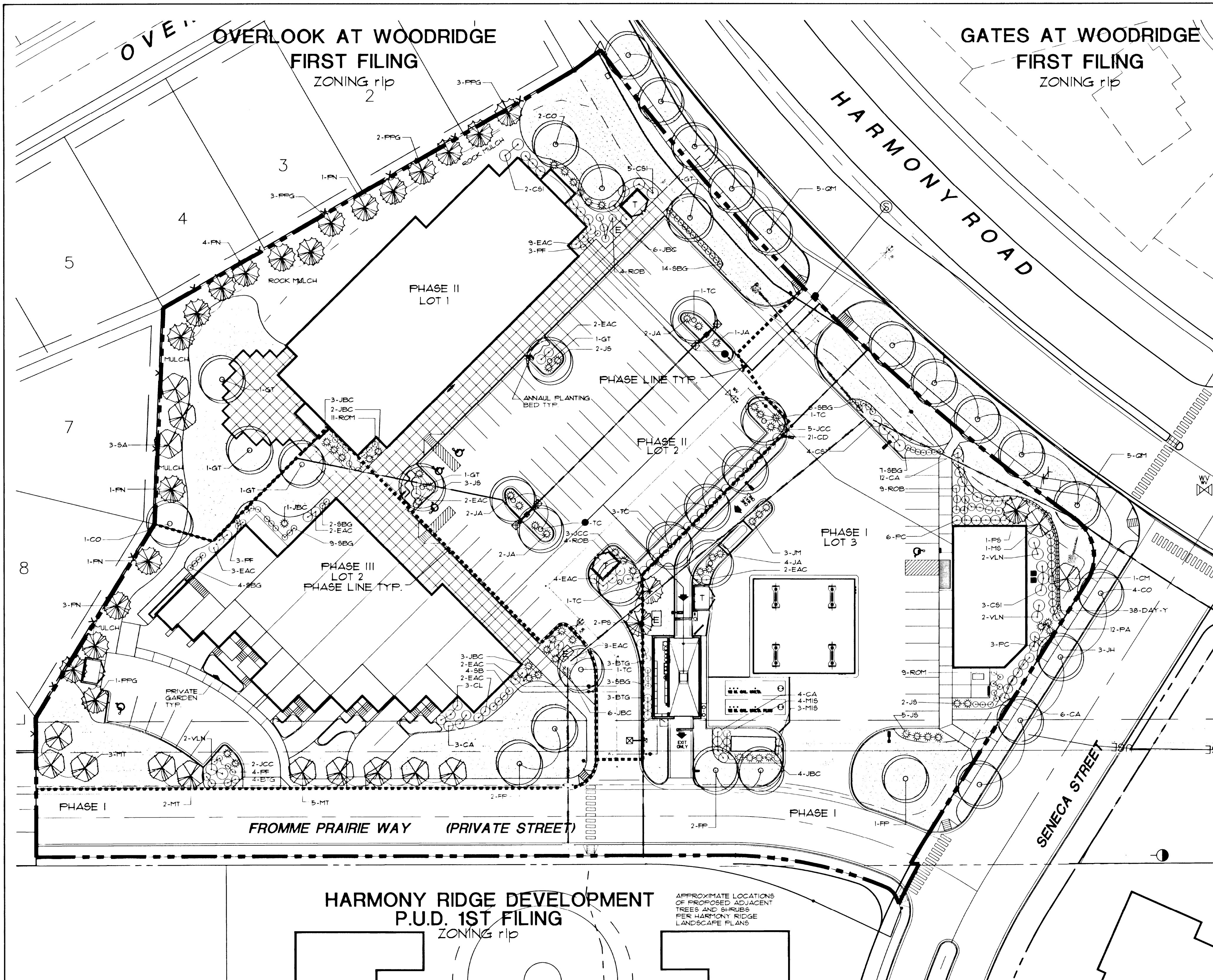
Considering the South line of the Southwest Quarter of said Section 34 as bearing North 89°53'42" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 34; thence along the South line of said Southwest Quarter, North 89°53'42" East, 1224.04 feet; thence, North 07°06'18" West, 48.25 feet to the POINT OF BEGINNING, said point also being on the Southeast line of the OVERLOOK AT WOODRIDGE FIRST FILING; thence along said Southeast line by the following four (4) courses and distances, North along said Southeast line, 120.49 feet; thence, North 02°23'32" East, 114.55 feet; thence, North 60°01'55" East, 251.88 feet; thence, North 53°28'59" East, 17.91 feet to a point on the Southern right-of-way line of Harmony Road on file at Reception No. 91038054 at the office of the Clerk and Recorder, Larimer County, Colorado, said point also being a point on a non-tangent curve concave to the Northeast, having a central angle of 175°07', a radius of 1135.00 feet and the chord of which bears South 45°29'06" East, 353.84 feet; thence along the arc of said curve 355.29 feet to a point on a curve concave to the Southwest, having a central angle of 84°26'42", a radius of 25.00 feet and the chord of which bears South 12°18'14" East, 33.60 feet; thence along the arc of said curve 36.85 feet; thence, South 32°25'35" West, 157.41 feet to a point on a curve concave to the Southeast, having a central angle of 03°23'30", radius of 338.00 feet and the chord of which bears South 30°44'17" West, 20.01 feet; thence along the arc of said curve 20.01 feet to a point on a non-tangent line, North 89°53'41" East, 4.59 feet to a point on a non-tangent curve concave to the Southeast, having a central angle of 04°04'19", a radius of 334.00 feet and the chord of which bears South 27°23'19" West, 23.73 feet; thence along the arc of said curve 23.74 feet to a point on a non-tangent line; thence along said line, North 22°50'17" West, 3.60 feet to a point on a curve concave to the Southwest, having a central angle of 44°36'03", a radius of 10.00 feet and the chord of which bears North 45°08'18" West, 7.59 feet; thence along the arc of said curve 7.78 feet to a point on a curve concave to the South, having a central angle of 21°33'04", a radius of 219.00 feet and the chord of which bears North 76°12'52" West, 81.89 feet; thence along the arc of said curve 82.37 feet; thence, South 89°53'41" West, 371.90 feet; thence, North 07°06'18" West, 73.75 feet to the Point of Beginning.

The above described tract of land contains 3.686 acres more or less.



0-78 2210



### PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED & BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH (3" AVERAGE DEPTH) ON TYFAR FILTER FABRIC AS PER THE SPECIFICATIONS.
- A FREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB MEDIANS AND OTHER CITY PROPERTY.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
- KEEP ALL TREES 10' CLEAR FROM WATER AND SANITARY SEWER MAINS, AND 4' CLEAR FROM GAS LINES. KEEP ALL SHRUBS 4' CLEAR FROM WATER AND SEWER LINES. TREE UTILITY SEPARATIONS SHALL NOT BE USED AS A MEANS OF AVOIDING REQUIRED STREET TREES.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE CITY'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST 5 CU/YD, PER 1000 SF, AS PER THE SPECIFICATIONS.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- IF NEEDED, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR CITY FORESTER FOR SOURCES FOR THE PLANT MATERIAL.
- WHERE PLANTS OF THE SAME SPECIES ARE GROUPED TOGETHER, THE PLANTS SHALL BE MATCHING IN FORM, SIZE, AND CHARACTER.
- LOCATE ALL UTILITIES PRIOR TO PLANTING.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPING SHALL BE INSTALLED, OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, ESCROW, OR OTHER FINANCIAL INSTRUMENT ACCEPTABLE TO THE CITY, FOR 15% OF THE VALUATION OF MATERIALS AND LABOR PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- IF REPAIRS TO WATER AND OR SEWER SERVICE LINES CAUSES PLANT MATERIAL TO BE REMOVED, THAT PLANT MATERIAL SHALL BE REPLACED BY THE HOA PER THESE PLANS.

### PLANT LIST

#### DECIDUOUS SHADE TREES

Code	Scientific Name	Common Name	Quantity	Size
AP	Acer platanoides 'Deborah'	Deborah Norway Maple	1	2'-Cal
CO	Celtis occidentalis	Hickberry	1	2'-Cal
FP	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	5	2'-Cal
GT	Gleditsia tri. inermis 'Skyline'	Bradfordster Honeylocust	6	2'-Cal
QMT	Quercus macrocarpa	Bur Oak	10	2'-Cal
TC	Tilia cordata 'Green Spire'	Greenspire Linden	9	2'-Cal

#### ORNAMENTAL TREES

Code	Scientific Name	Common Name	Quantity	Size
JA	Cataegus x modernensis 'Toba'	Toba Hawthorn	1	15'-Cal
MS	Malus sp. 'Spring Snow'	Spring Snow Crabapple	1	15'-Cal
MT	Malus 'Thunderchild'	Thunderchild Crabapple	10	15'-Cal
SA	Sorbus aucuparia 'Cardinal Royal'	Cardinal Mountain Ash	3	15'-Cal

#### CONIFEROUS TREES

Code	Scientific Name	Common Name	Quantity	Size
FN	Pinus nigra	Austrian Pine	10	6'
PPG	Picea pungens 'Glaucia'	Colorado Blue Spruce	9	6'
PPG	Pinus sylvestris	Scotch Pine	3	6'

#### EVERGREEN SHRUBS

Code	Scientific Name	Common Name	Quantity	Size
JA	Juniperus chinensis 'Armstrongii'	Armstrong Juniper	11	5'-Gal
JBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	25	5'-Gal
JCC	Juniperus sibirica 'Calgary Carpet'	Calgary Carpet Juniper	10	5'-Gal
JH	Juniperus horizontalis 'Hughes'	Hughes Juniper	3	5'-Gal
JM	Juniperus scopulorum 'Medora'	Medora Juniper	3	5'-Gal
JB	Juniperus sibirica 'Skandia'	Skandia Juniper	11	5'-Gal

#### DECIDUOUS SHRUBS

Code	Scientific Name	Common Name	Quantity	Size
BTG	Barberry thunbergii 'Green'	Green Barberry	10	5'-Gal
CA	Cotoneaster apiculatus	Cranberry Cotoneaster	22	5'-Gal
CD	Cotoneaster divaricatus	Spreading Cotoneaster	21	5'-Gal
CL	Cotoneaster lucidus	Peking Cotoneaster	3	5'-Gal
CSI	Cornus sericea 'Ipswich'	Ipswich Dogwood	14	5'-Gal
EAC	Eucryphia alata 'Compass'	Dwarf Burning Bush	14	5'-Gal
PA	Pieris japonica 'White Pine'	Japanese Pieris	12	5'-Gal
PC	Prunus x cistena	Cistena Plum	9	5'-Gal
PP	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	10	5'-Gal
ROB	Rosa x 'Bonica'	Bonica Rose	13	5'-Gal
RCM	Rosa x 'Morden Blush'	Morden Blush Rose	20	5'-Gal
SB	Spiraea x bumalda 'Proebell'	Proebell Spiraea	4	5'-Gal
SBG	Spiraea x bumalda 'Dumbell'	Dumbell Spiraea	45	5'-Gal
VLN	Viburnum lentago	Nannyberry	6	5'-Gal

#### ORNAMENTAL GRASSES/ PERENNIALS/ GROUND COVERS

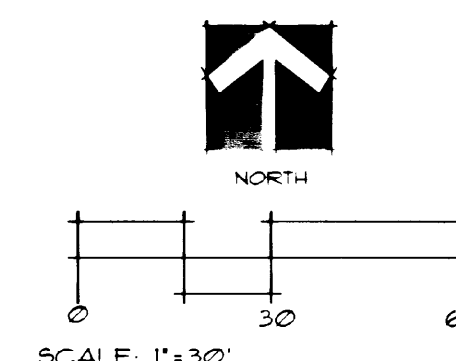
Code	Scientific Name	Common Name	Quantity	Size
DAY-Y	Hemerocallis x 'Stella D' Oro'	Stella D' Oro Daylily	33	1'-Gal
MIS	Miscanthus sinensis	Miscanthus Grass	1	5'-Gal

### LANDSCAPE BREAKDOWN

TURF AREAS	HIGH WATER TURF	0 sq.ft.	
	MODERATE WATER TURF	36,500 sq.ft.	63.7%
	LOW WATER TURF	0 sq.ft.	
SHRUB BEDS	HIGH WATER SHRUB BEDS	0 sq.ft.	
	MODERATE WATER SHRUB BEDS	14,775 sq.ft.	24.8%
	LOW WATER SHRUB BEDS	5,865 sq.ft.	10.2%
OTHER	ANNUAL BEDS	114 sq.ft.	0.2%
	PRIVATE GARDEN AREAS	622 sq.ft.	1%
TOTAL LANDSCAPE AREA		57,468 sq.ft.	100%

### LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SEEDING TURF
- PRIVATE GARDEN
- ANNUAL PLANTING BED



JOB NO: 9501057  
ACAD FILE: 9501057  
DRAWN: LAB/AG  
CHECKED: TCH

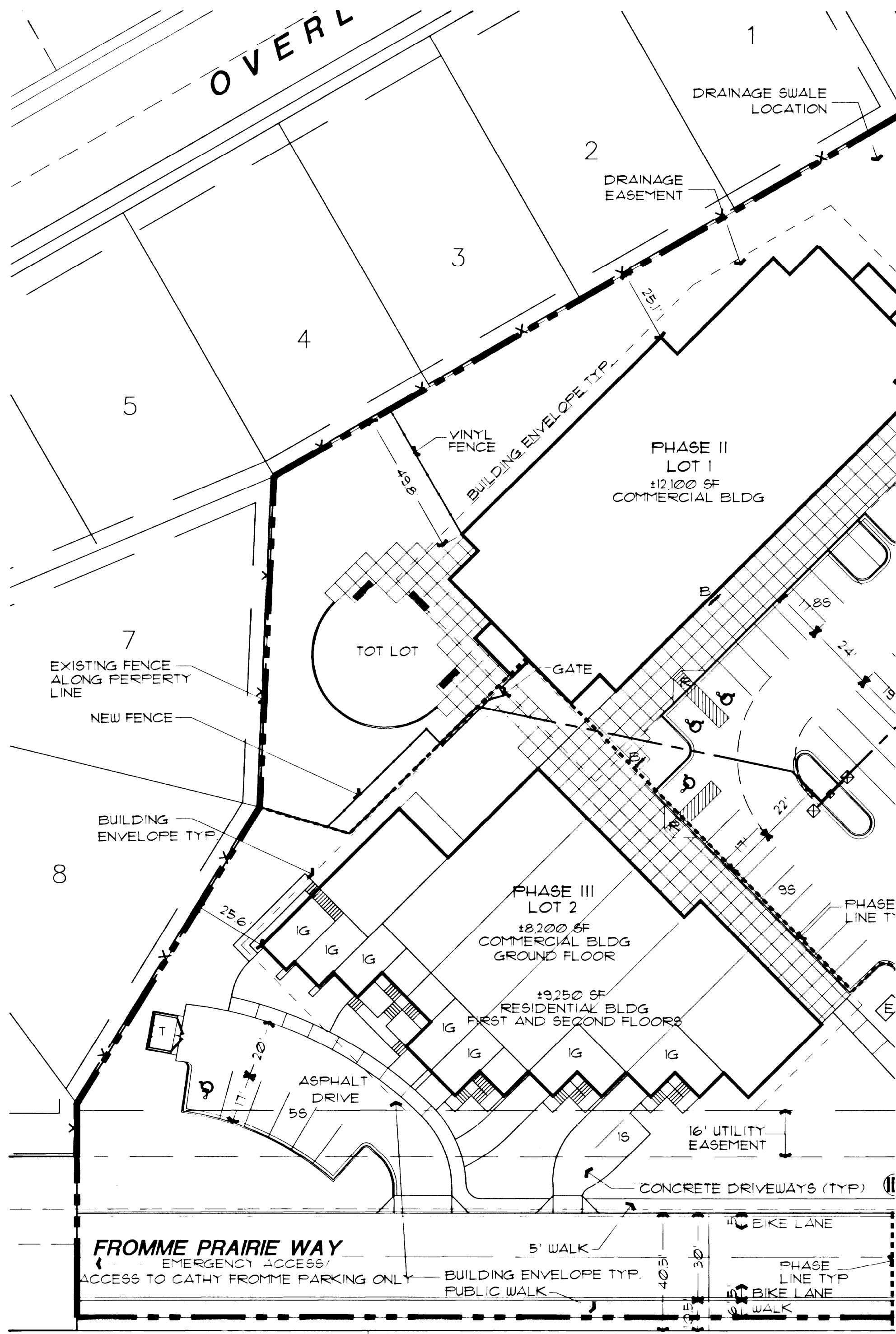
REVISIONS:

REVISIONS: 2/8/00  
3/9/00  
4/12/00  
5/2/00  
7/11/00

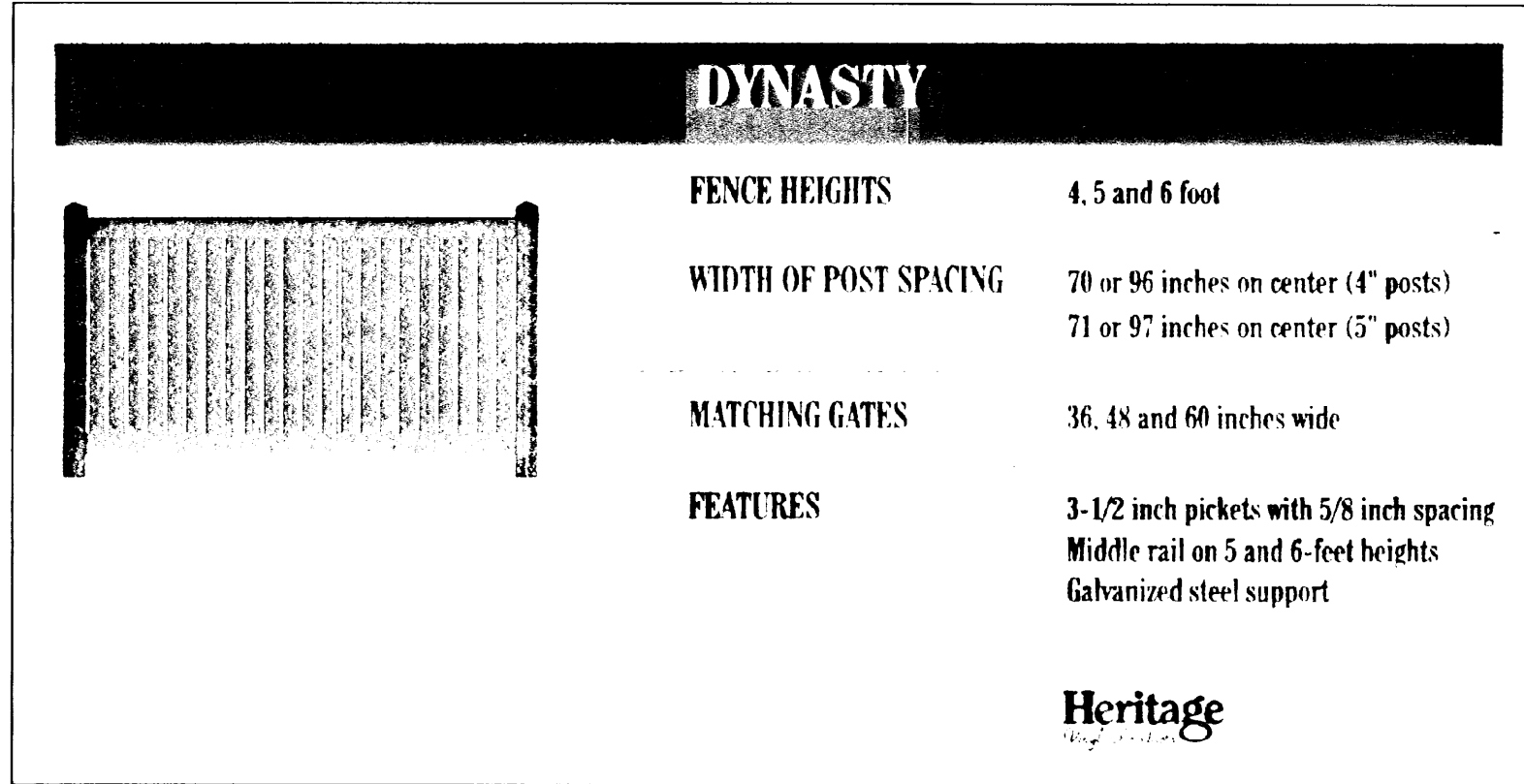
SHEET TITLE:  
FINAL LANDSCAPE PLAN  
SHEET NO:  
2 OF 11

0-78 2210

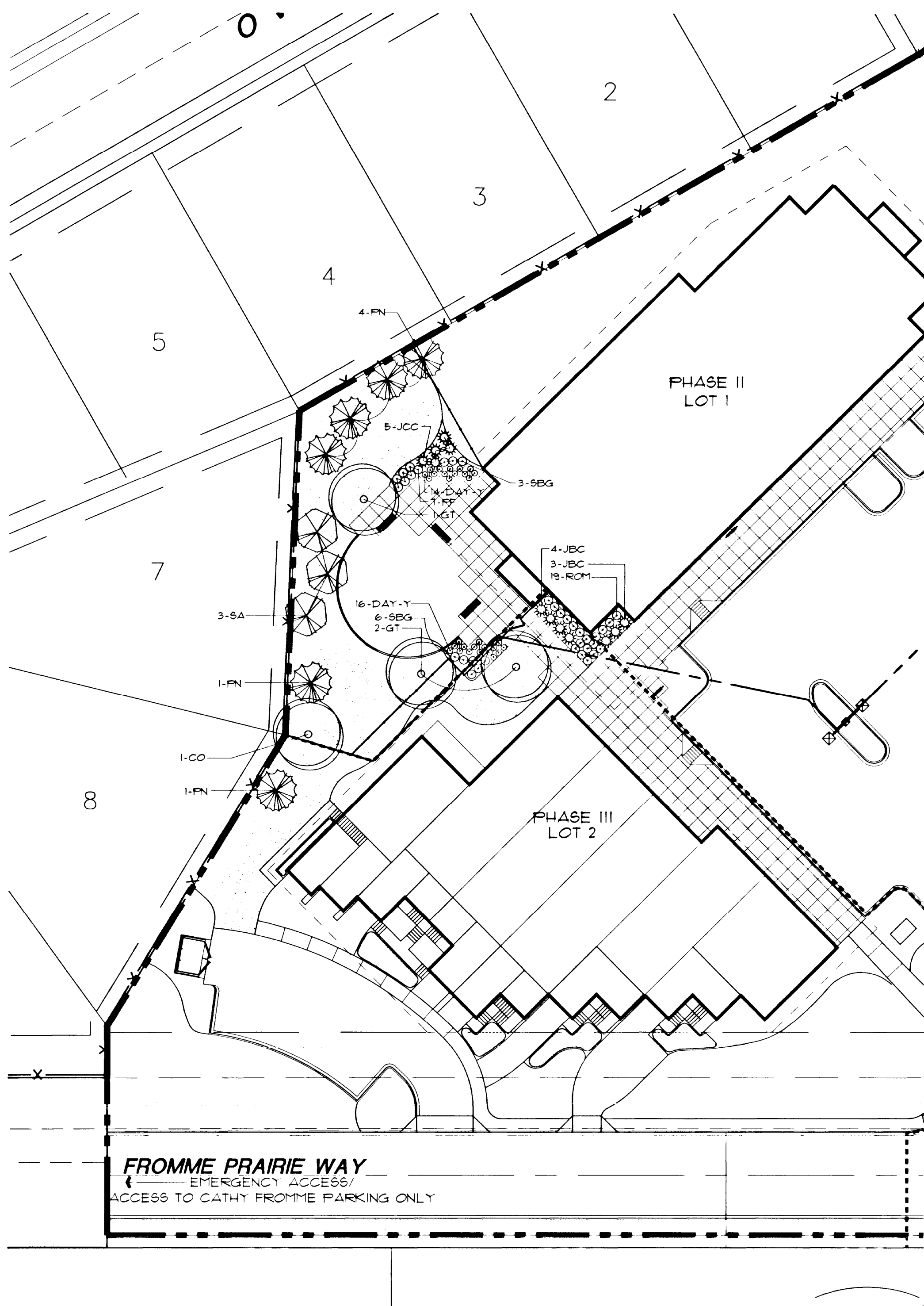




OPTIONAL TOT LOT SITE PLAN  
FOR USE IF DAY CARE IS LOCATED ON LOT 1



OPTIONAL TOT LOT WOODEN FENCE  
FENCE HEIGHT IS 6 FOOT  
NOT TO SCALE



OPTIONAL TOT LOT LANDSCAPE PLAN

Overlook/ Seneca Center P.U.D.  
FINAL P.U.D. SITE PLAN  
FORT COLLINS, COLORADO

LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SEEDING TURF
- PRIVATE GARDEN
- ANNUAL PLANTING BED



SCALE 1"=30'

JOB NO. 95010  
ACAD FILE 95010  
DRAWN LAB AG  
CHECKED TCH  
SUBMITTAL  
REVISIONS 2/8/00  
3/9/00  
4/12/00  
5/3/00

SHEET TITLE:  
OPTIONAL  
TOT LOT  
SHEET NO.  
3 of 11



# FIXTURE SCHEDULE

PARKING LOT LIGHTING: POLE MOUNTED AREA LIGHTS ARE TO BE "HAT TYPE" FIXTURE, 150 WATT H.P.S. LIGHT FIXTURE SHALL HAVE FLAT, LIGHTLY DIFFUSED LENS. FIXTURE MOUNTED ON 18' HIGH POLE WITH SIDE ARM MOUNTING. ARCHITECTURAL AREA LIGHTING "UNIVERSE COLLECTION," UCH-ANG-11-BOHPS-DBZ-FLD-SLA4-PR4-4R6 OR EQUAL.

(A) SINGLE POLE, SINGLE FIXTURE = 5

TOTAL NUMBER OF POLES = 5  
TOTAL NUMBER OF FIXTURES = 5

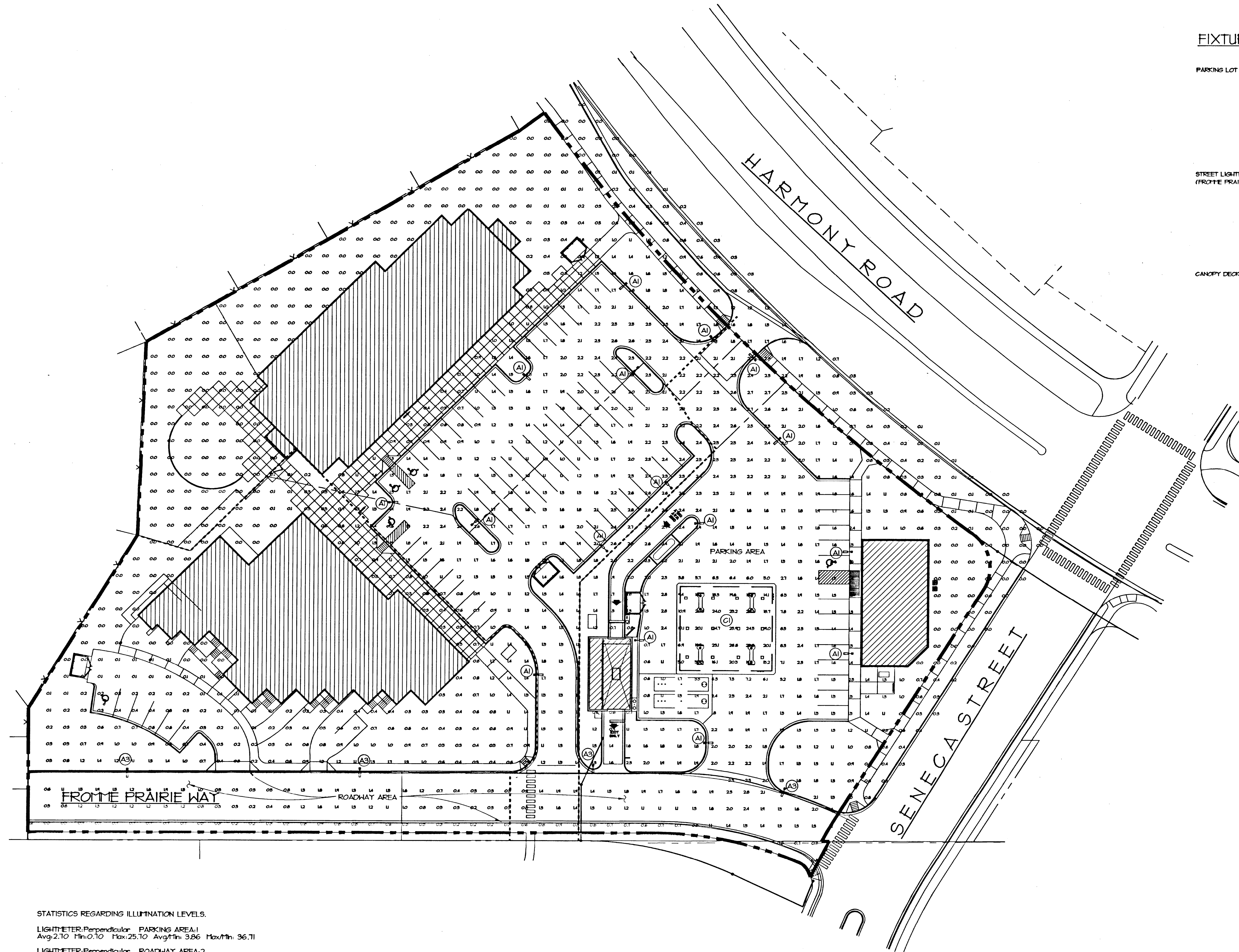
STREET LIGHTING: (FRONT PRAIRIE WAY) POLE MOUNTED AREA LIGHTS ARE TO BE "HAT TYPE" FIXTURE, 150 WATT H.P.S. LIGHT FIXTURE SHALL HAVE FLAT, LIGHTLY DIFFUSED LENS. FIXTURE MOUNTED ON 18' HIGH POLE WITH SIDE ARM MOUNTING. ARCHITECTURAL AREA LIGHTING "UNIVERSE COLLECTION," UCH-ANG-11-BOHPS-DBZ-FLD-SLA4-PR4-4R6 OR EQUAL.

(A3) SINGLE POLE, SINGLE FIXTURE = 4

TOTAL NUMBER OF POLES = 4  
TOTAL NUMBER OF FIXTURES = 4

CANOPY DECK LIGHTS: CANOPY DECK LIGHTS ARE RUID LIGHTING "CONSTELLATION SERIES," RECESSED, 150 WATT METAL HALIDE, WITH FLAT, PATTERNED, TEMPERED GLASS LENS. BOTTOM OF CANOPY DECK AT 8'-0" ABOVE FINISHED GRADE. (MAXIMUM FOOTCANDLES UNDER CANOPY SHALL BE 25 fc)

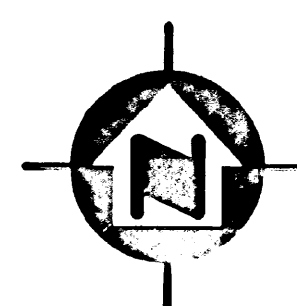
(C1) FLUSH MOUNT CANOPY DECK FIXTURES W/ FLAT PATTERNED LENS = 12



## STATISTICS REGARDING ILLUMINATION LEVELS.

LIGHTMETER, Perpendicular PARKING AREA:1  
Avg: 2.10 Min: 0.10 Max: 25.10 Avg/ftm: 3.86 Max/ftm: 36.71

LIGHTMETER, Perpendicular ROADWAY AREA:2  
Avg: 1.00 Min: 0.20 Max: 2.80 Avg/ftm: 5.00 Max/ftm: 14.00



SCALE: 1"=30'-0"

JOB NO: 95010/2569-99

ACAD FILE: 110F11

DRAWN: \_\_\_\_\_

CHECKED: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

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REVISIONS: 2/11/00

4/19/00

5/05/00

8/30/00

SHEET TITLE:

FINAL

ILLUMINATION PLAN

SHEET NO:

11 OF 11





May 02, 2014

Brent Cooper  
Ripley Design, Inc.  
401 W Mountain Ave, Suite 100  
Fort Collins, CO 80521

**Re:** 1715 W Harmony Rd - Single Family Attached

**Description of project:** This is a request to construct single-family attached units located at 1715 West Harmony Road (Parcel # 97343-37-002). 8 single-family attached units with their own separate lots are proposed fronting Fromme Prairie Way. The units would be a mixture of 1.5 & 2 stories. The site corresponds to Phase III of the previously-approved Overlook/Seneca Center PUD. The site is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. Single-family attached units are subject to Administrative (Type 1) review.

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

**Comment Summary:**

**Department:** Zoning

**Contact:** Gary Lopez, 970-416-2338, [glopez@fcgov.com](mailto:glopez@fcgov.com)

1. The minimum required driveway width of the private drive is 24'.
2. Minimum building setbacks are 15' from the front lot line, 8' from the rear and 0' from the sides, except that the setback for unit 5 to the west lot line of that lot needs to be 6' and the setback for unit 4 to the east lot line of that lot needs to be 6'. Unit 1 will be subject to a 5' minimum side setback next to the existing residential. The alternative compliance provision in Sec. 3.5.2(E) of the Land Use Code allows for a front yard reduction. One of the requirements of this section is that the parking needs to be located behind the building. The parking for units 1 and 8 doesn't meet that criteria.
3. Walls and fences greater than 6' are considered structures and cannot be placed within the minimum setbacks. In addition any walls in the front yard cannot be greater than 4' tall, or if alternative front setback compliance is sought, no taller than 3'.
4. The driveway length for the garage for unit 8 should be at least 20'. The rear setback (distance from building to rear lot line of that lot) needs to be 8'.



5. This will be a major amendment to the existing, approved Overlook/Seneca Center PUD.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in a utility easement extending south and west from mains in Harmony Road.
2. Two water services (one 1-inch and one ¾-inch) and one 6-inch sewer service were extended in Lot 2 to the general location of the proposed mixed-use building.
3. City Code currently requires that each property (in this case, each single family attached property) have separate water and sewer services connecting to City mains. Revisions to City Code have been proposed which will allow some flexibility to this requirement. If adopted, the new regulations could become effective in June, and a meeting to review the proposed requirements is suggested.
4. If the Code revisions noted are adopted, a separate water service and separate sewer service will be required for each building.
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 will be due at building permit.

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlamarque@fcgov.com](mailto:wlamarque@fcgov.com)**

1. 1. 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 report 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](mailto:jschlam@fcgov.com).
2. 2. Fifty percent of the site runoff is required to be treated using the standard water quality treatment 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>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
3. 3. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. 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](mailto: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](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/>



stormwater-criteria.

4. 4. This site has a previously approve drainage study under the title "Overlook/Seneca Center PUD". The proposed impervious area for the site needs to be compared with the impervious area proposed in the Overlook/Seneca Center Drainage Report. If the currently proposed impervious area is less than what was previously approved, than no quantity detention is required and the site has adequate downstream conveyance per the approved Overlook/Seneca Center Drainage Report.
5. 5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
6. 6. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact:** Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)

**1. FIRE LANES**

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

**Department: Environmental Planning**

**Contact:** Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto: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.
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.
3. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.



**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto: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. The use of permeable pavers in the Fromme Prairie Way right-of-way would not be allowed and the driveway approach would need to be in concrete for the portion in right-of-way.
5. The design with the units having direct access off of Fromme Prairie Way has the concern that vehicles would be parking along Fromme Prairie Way which was not intended to have on-street parking, resulting in vehicles parking in the bike lane. Similar to the development of Harmony Ridge 2nd Filing along the south side of the street, the project should be widening out Fromme Prairie Way for the installation of inset parking in order to ensure that vehicles are not parking in the bike lane.
6. The project indicates "water quality swale" along the southern boundary of the property. Water quality cannot be situated here as mitigation for water quality needs to be placed outside of public right-of-way.
7. Unit 2's garage would appear to require a back-out maneuver along the entire length of the private drive and appears awkward.
8. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) 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.
9. 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>
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Justin Fields, 970-224-6150, [jfields@fcgov.com](mailto:jfields@fcgov.com)**

1. Contact Light and Power Engineering, 970-221-6700, to coordinate the meter and transformer locations and for an estimate of development charges.

**Current Planning**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**



1. The required front yard setback is 15'. If alternative compliance is requested, what would the new front yard setback request be?

LUC 3.5.2(E)(2)(a)(2) For an alternative compliance request, staff would need to see site plan and design elements creating a strong visual and pedestrian focus on the street, including covered front porches, an emphasis on parking and garages to the rear, and opportunities for functional, private open spaces available to each unit.

2. LUC 3.5.2(E)(1) Side yard setbacks are 5' and the rear yard setback is 8'. Building 1 is subject to the 5' side yard setback. There is a minimum 6' side yard setback required for buildings 4 & 5 between the two "four-plexes."
3. LUC 3.2.2(J) The minimum setback for the driveway and vehicle use areas is 5' along lot lines.
4. LUC 3.2.2(L) The driveway needs to be 24' for two-way drive aisle access.
5. The sidewalk along Fromme Prairie Way should also connect up to the existing commercial building to the north (across the driveway from the car wash).
6. The project is a major amendment of the Overlook Seneca Center PUD, subject to Administrative (Type 1) review.
7. TRAFFIC OPERATIONS - no known or assumed issues related to traffic. It appears the project meets requirements of LCUASS 4.2.3.D and the Traffic Impact Study (TIS) requirement can be waived.
8. OTHER TRANSPORTATION - completion of multi-modal improvements such as the sidewalk along property frontage will need to be evaluated during the process.
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](http://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.