

Conceptual Review Agenda

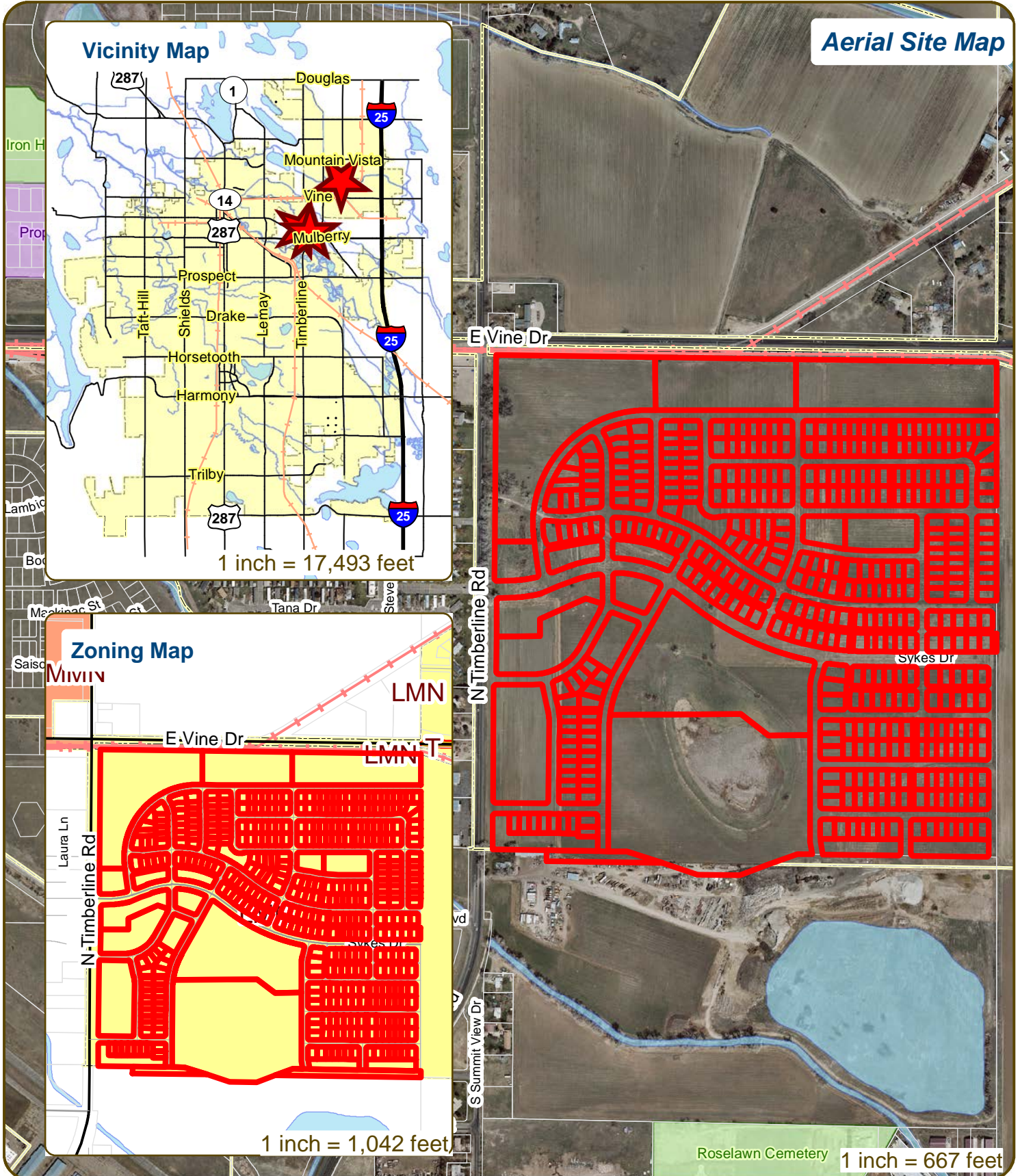
Schedule for 04/06/15 to 04/06/15

281 Conference Room A

Monday, April 6, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	East Ridge - Replat CDR150019	Craig Russell (970) 454-8855 crussell@russellmillsstudios.com	This is a request to replat portions of the previously approved East Ridge development plan. The new proposal calls for lot line adjustments for single family detached and additional conceptual plans for multi-family and single family attached units. The site is located in the Low Density Mixed Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Pete Wray
10:15	830 and 834 E Myrtle - Fourplexes CDR150020	Cynthia Reffler (970) 490-2962 cynthia@cjr-homes.com	This is a request to construct two fourplexes at 830 and 834 E Myrtle (parcel #'s 9713107017 and 9713107018). The existing structures on each lot will be removed. The proposed fourplexes will each be 3,600 square feet and two stories. The sites are located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey
11:00	Amber Waves - Annexation and Mixed Use CDR150021	Craig Russell (970) 484-8855 crussell@russellmillsstudios.com	This is a request to annex 27 acres of land and develop a mixed use project (parcel #'s 8707108004, 8708207002, 8708206008, 8708206009, 8708206005, 8708207003, 8708206007 and 8708206006). The development will consist of 95,000 sq. ft. of office and retail space with 48 residential units above. The project is intended to serve the Timbervine project immediately to the north. The site is anticipated to be zoned Employment (E) upon annexation. This proposal will be subject to Annexation and Initial Zoning.	Rebecca Everette

East Ridge Replat



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

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

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

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

Craig Russell, RLA Planner

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 S. College Ave, Suite 141, Fort Collins, CO 80525

Phone Number (970) 484-8855 **Email Address** crussell@russellmillsstudios.com

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

Currently approved development plan for East Ridge at Vine Drive and Timberline Road

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

Proposed Use Commercial, Residential **Existing Use** no structures - vacant parcel

Total Building Square Footage See attached **S.F. Number of Stories** 2 max. **Lot Dimensions** AC total

Age of any Existing Structures No Existing Structures on Site

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://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area Based on approved plan - little change anticipated **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?

East Ridge - Description of Proposal:

The property is currently zoned LMN - Low Density Mixed-Use Neighborhood, 113 acres.

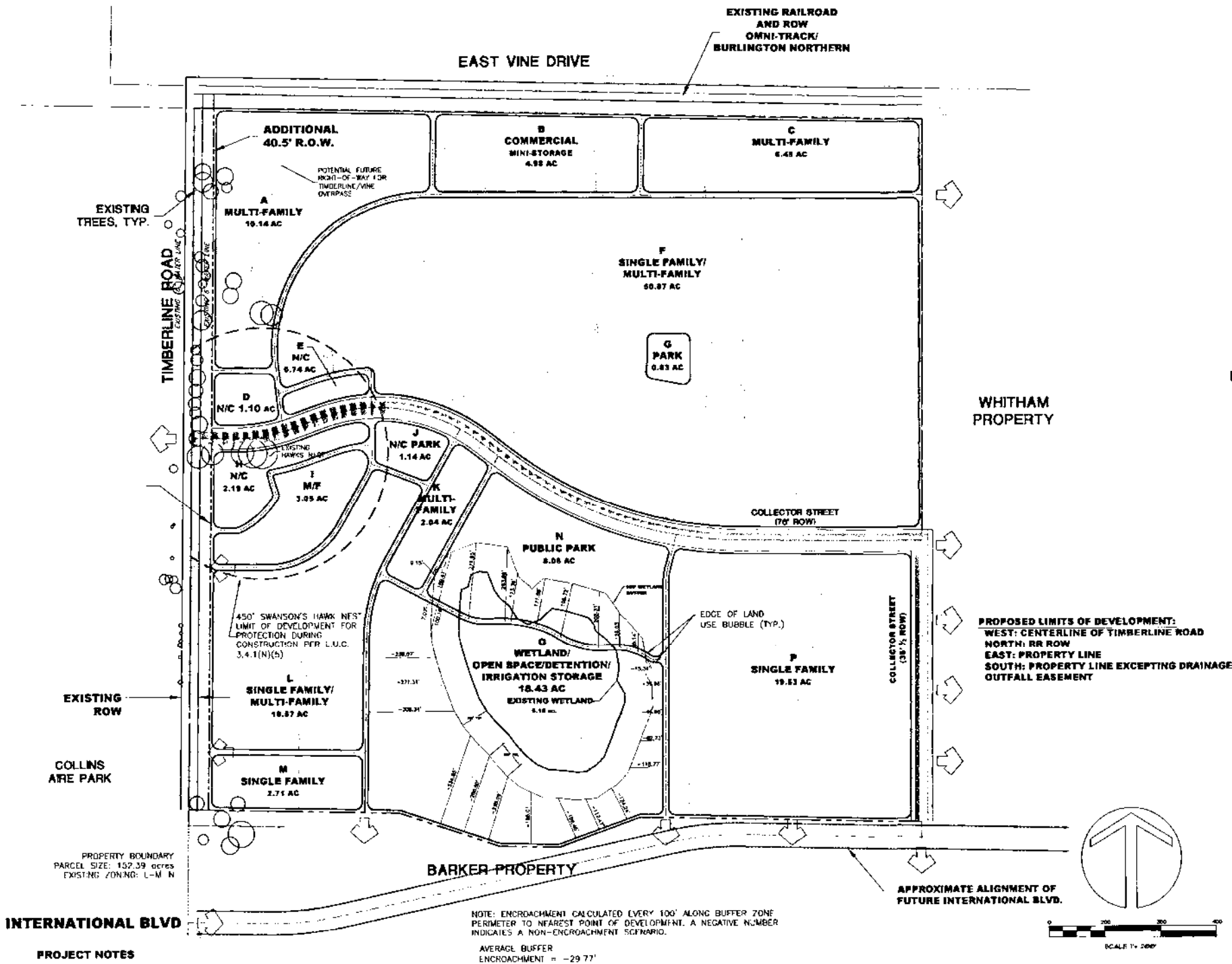
Modifications to the approved plan include lot line adjustments for Single Family Detached and additional conceptual plans for Multi-Family, and Single Family Attached dwelling units on previously dedicated tracts. The following design parameters were considered for modifying the previously approved plan for East Ridge.

- Maintain neighborhood center commercial at the Sykes Drive entry off of Timberline Road.
- Single Family Attached and Multi-Family at arterial road edges with substantial buffering from roadways.
- Central open spaces with surrounding units for Single Family Attached and Multi-Family.
- Continue Single Family Detached land uses in previous tracts with ambiguous land-use to further establish consistent neighborhood character.
- Centrally located park shown in plan is conceptual and will be constructed by City of Fort Collins Parks. Typical neighborhood park amenities are shown such as playground, gathering area with pavilion, multi-use lawn and perimeter trails at a minimum.

Proposed land-use is as follows:

- 283 Single Family Detached Units - 58.47 acres
- 136 Single Family Detached Alley Loaded Units - 14.35 acres
- 110 Single Family Attached Townhome Units - 17.86 acres
- 148 Single Family Attached Duplex Units - 14.48 acres
- 192 Multi-Family Units - 11.86 acres
- Commercial - 2.73 Acres

The project is buffered from adjacent Timberline Road with a continuous open space edge condition and stormwater detention along the south property boundaries. Access to the site is proposed at currently platted ROW locations off Timberline Road.



PARCEL SIZE	152.39 TOTAL ACRES 147.41 GROSS 114.89 NET	DENSITY DENSITY 4.11 5.88	DUAL
EXISTING ZONING	LMN - LOW DENSITY MIXED USE NEIGHBORHOOD DISTRICT	NET DENSITY 5.28 7.29	DUAL

PARCEL	ACRES	PROPOSED LAND USE	DENSITY	D.U.'s or G.S.F.
A	10.14	MULTI-FAMILY	9-11 DU/AC	91.111
B	4.98	COMMERCIAL MINI-STORAGE (1)	N/A	+/-87,000 SF
C	6.45	MULTI-FAMILY	9-11 DU/AC	52.71
D	1.10	NEIGHBORHOOD CENTER	N/A	+/- 6,000 SF
E	0.74	NEIGHBORHOOD CLINIC	N/A	+/- 4,800 SF
F	50.87	SINGLE FAMILY MULTI-FAMILY	5-7 DU/AC	253-355
G	0.83	PARK (2)	N/A	N/A
H	2.19	NEIGHBORHOOD CENTER	N/A	+/-11,500 SF
I	3.05	MULTI-FAMILY	9-17 DU/AC	27.36
J	1.14	PARK (2)	N/A	N/A
K	2.04	MULTI-FAMILY	9-11 DU/AC	18-22
L	10.57	SINGLE FAMILY MULTI-FAMILY	7-9 DU/AC	74-95
M	2.71	SINGLE FAMILY	3-4 DU/AC	8-11
N	8.06	PUBLIC PARK (2)	N/A	N/A
O	18.43	WETLAND/OPEN SPACE/RETENTION (2)	N/A	N/A
P	19.53	SINGLE FAMILY	4-7 DU/AC	78-138
	4.86	ROW ON ARTERIAL STREETS (2)		
	5.50	ROW ON COLLECTOR STREETS		
	152.39	TOTAL		807 - 837 108,900 SF

NOTES (1) REMOVED FROM GROSS AND NET ACREAGE CALCULATION
(2) REMOVED FROM NET ACREAGE CALCULATION

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, 1/4 SECTION 8, SAID POINT BEING MARKED BY A NO. 5 IRON AND 2 1/2" ALUMINUM CAP STAMPED 15 28285; AND CONTAINING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO BEAR S001°17'07"W (EAST QUARTER CORNER OF SAID SECTION 8 BEING MARKED BY A NO. 5 IRON AND 2 1/2" ALUMINUM CAP STAMPED 15 28193); WITH ALL OTHER BEARINGS RELATIVE THERETO.

THENCE ALONG THE EAST 1/4 OF SAID NORTHEAST QUARTER OF SECTION 8, S001°17'07"W, 80.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST 1/4, S001°17'07"W, 2507.83 FEET (PREVIOUSLY DESCRIBED AS S001°17'05"W, 2507.51 FEET) TO THE EAST QUARTER CORNER OF SAID SECTION 8;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, S001°17'07"W, 80.01 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 8, S001°17'07"W, 2285.46 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 58.00 FEET); THENCE N00°42'47"E, 344.01 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 344.01 FEET) TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N00°42'47"E, 2510.04 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 2510.04 FEET) TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG A LINE PARALLEL WITH AND 80 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S001°17'07"W, 2510.04 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 2510.04 FEET) TO THE POINT OF BEGINNING.

ALSO, COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S001°17'07"W, 834.40 FEET, (PREVIOUSLY DESCRIBED AS S001°17'07"W, 834.40 FEET) TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE S001°17'07"W, 538.83 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 538.83 FEET); THENCE N00°42'47"E, 150.15 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 150.15 FEET); THENCE S001°17'07"W, 214.07 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 214.07 FEET); THENCE N00°42'47"E, 188.57 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 188.57 FEET) TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1:

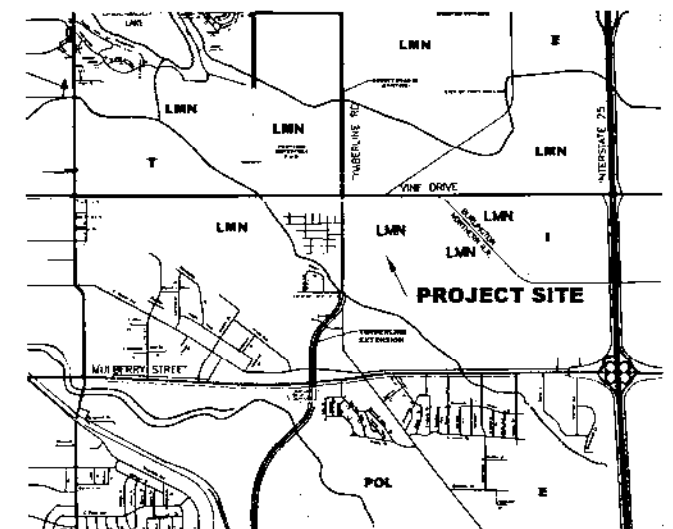
COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, S001°17'07"W, 344.06 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 344.06 FEET) TO THE POINT OF BEGINNING; THENCE N00°42'47"E, 58.00 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 58.00 FEET); THENCE S001°17'07"W, 188.57 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 188.57 FEET); THENCE N00°42'47"E, 188.57 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 188.57 FEET) TO A POINT ON THE SOUTH LINE OF SAID SECTION 8; THENCE ALONG SAID SOUTH LINE N00°42'47"E, 580.34 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 580.34 FEET) TO THE POINT OF BEGINNING.

TRACT 2:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8, THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, N00°42'47"E, 1156.31 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 1156.31 FEET); THENCE N00°42'47"E, 150.15 FEET (PREVIOUSLY DESCRIBED AS N00°42'47"E, 150.15 FEET); THENCE S001°17'07"W, 1010.76 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 1010.76 FEET) TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE ALONG SAID EAST LINE, S001°17'07"W, 58.01 FEET (PREVIOUSLY DESCRIBED AS S001°17'07"W, 58.01 FEET) TO THE POINT OF BEGINNING.

TOTAL AREA OF SAID DESCRIBED TRACT IS 152.39 ACRES MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

VICINITY MAP



PROJECT NOTES

PROJECT NOTES:

- THE ENCLOSED AREA DEPICTED ABOVE AROUND THE EXISTING SWANSON'S HAWK NEST DEFINES A TEMPORARY LIMIT OF DEVELOPMENT APPLICABLE FROM FEBRUARY 13 THROUGH JULY 13 OF THE FIRST YEAR OF DEVELOPMENT CONSTRUCTION PER L.U.C. 3.4.1(N)(5). THE NEST AND THE TRAIL OVERHANGING THE NEST SHALL ALSO BE PROTECTED PER L.U.C. 3.4.1(N)(5).
- THE OPEN SPACE/WETLAND/RETENTION AREA WILL BE DESIGNED AS A SWATH FUNCTION AREA TO MEET ALL THE VARIOUS OBJECTIVES AND REQUIREMENTS OF SUCH FUNCTIONS. THE PRECISE DISTRIBUTION OF THE FUNCTIONS WILL BE DETERMINED THROUGH THE PROJECT DESIGN PROCESS.
- ADEQUATE PUBLIC FACILITIES (APF) AT THE INTERSECTION OF ELM AVENUE AND VINE DRIVE IS ADDRESSED IN THE EAST RIDGE TRANSPORTATION IMPACT STUDY AGREEMENT DATED JULY 2, 2003. THIS AGREEMENT CONSIDERS THAT 4190 DAILY TRIP ENDS CAN BE GENERATED WITHOUT TAKING THE APF INTO ACCOUNT. THE FIRST PHASE OF THE EAST RIDGE PROJECT WILL BE DESIGNED SUCH THAT THIS APF CRITERION WILL BE MET.
- THE POTENTIAL FUTURE ROW ASSOCIATED WITH A GRADE-SEPARATED CROSSING OF TIMBERLINE RD OVER THE RR TRACKS AND VINE DR. IS SHOWN ON THIS ODP. THE ROW ASSOCIATED WITH THE CROSSING WILL BE ACQUIRED BY THE CITY AT AN APPROPRIATE TIME.
- A DUAL WATER SYSTEM MAY BE INSTALLED AT THE PROJECT IF FEASIBLE, BUT IS NOT REQUIRED.
- THE PROJECT DEVELOPER HAS ENTERED INTO AN AGREEMENT WITH C.H. BARKER AND PATRICK BARKER TO CONSTRUCT A BUFFER CONSISTING OF BIRCH, LANDSCAPING AND FENCE JUST NORTH OF THE SOUTH PROPERTY BOUNDARY. PER AGREEMENT DATED JANUARY 25, 2003.
- DEVELOPER WILL ESCROW FOR THE REMOVAL OF THE ROW AND CONSTRUCTION OF REQUIRED LOCAL ROADS TO CONNECT TO INTERNATIONAL BLVD WHEN IT IS COMPLETED. DEVELOPER WILL ESCROW FOR THE REMOVAL OF THE FENCE ON TOP OF THE BUFFERING STRIP WITHIN THE LAND USE TO THE SOUTH IS CHANGED FROM ITS CURRENT USE TO A COMPATIBLE REDEVELOPED USE. DEVELOPER WILL ESCROW FOR ITS SHARE OF THE LOCAL ROAD PORTION OF INTERNATIONAL BLVD FROM THE MID-POINT OF THE PROPERTY EASTWARD.

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAND/ LAND OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

SIGNED BY: AK DATE: 8/7/05

NOTARY PUBLIC
STATE OF COLORADO, LARIMER COUNTY
THE FOLLOWING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.

BY: _____
WITNESS MY HAND AND OFFICIAL SEAL _____
MY COMMISSION EXPIRES: _____

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.
THIS 26th DAY OF August, 2005
John W. Ward
SECRETARY OF THE PLANNING AND ZONING BOARD



Legend / Land Use Table

Symbol	Size	Total Bldg	Total Units	Acres	Gross Density
Single Family Detached					
	0 - 5,000 sf		300		
	5,001 - 8,000sf		115		
	8,001+ sf		4		
SFD Totals			419	73.67 ac	5.68 du/ac
Single Family Attached					
	3 units	7	21		
	4 units	6	24		
	5 units	13	65		
SFA Totals		25	110	15.76 ac	6.97 du/ac
Multi-Family					
	12 units/ bldg	16	192		
MF Totals		16	192	11.86 act	16.18 du/ac
Duplex					
	2 units	74	148		
Duplex Totals		74	148	14.48 ac	10.22 du/ac
Overall Gross Density					
			869	Total acres = 113.32 Gross Acres = 90.34 (minus parks & commercial)	7.66 du/ac (max. allowed 9 du/ac)
Commercial					
				2.73 ac	

Tract Sizes

Size	Unit Count	Unit Range
Multi-Family Tract A		
11.86 ac	192	92-384
Single Family Attached Tract B		
8.36 ac	52	26-104
Single Family Attached Tact E		
9.5 ac	58	29-116
Duplex Tract D		
14.48 ac	148	
Alley Loaded Single Family Detached Tract C		
14.35 ac	136	
Single Family Detached		
58.47 ac	283	



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14.35 ac	136	
Single Family Detached		
58.47 ac	283	



June 09, 2015

Craig Russell
Russel + Mills Studios
141 S College Ave
Suite 141
Fort Collins, CO 80525

Re: East Ridge - Replat

Description of project: This is a request to replat portions of the previously approved East Ridge development plan. The new proposal calls for lot line adjustments for single family detached and additional conceptual plans for multi-family and single family attached units. The site is located in the Low Density Mixed Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or pwrap@fcgov.com.

Comment Summary:

Department: Zoning

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

1. No comment

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. This development is not within the City of Fort Collins water and sewer service area.

Department: Traffic Operations

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

1. We'll need to see some traffic related information that details what was previously approved, reserved capacity at area intersections, and what is new/different. Whatever is new/different we'll need to see updated traffic information.

2. Regarding the accesses, what type of improvements are planning for the main entrance? Turn lanes? Also, the additional entrances shown further south may need to be restricted to right-in, right-out.

Department: Fire Authority

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

1. WATER SUPPLY

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

> IFC 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. This includes multi-family, commercial properties.

> 06IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

2. FIRE LANES

Secondary access is required for dead-end roads exceeding 660' in length. Currently, the NE and SE portions of the site are at risk of exceeding the maximum limit. Residential properties, in areas exceeding 660' may in some cases, still be built when the homes are equipped with a residential fire sprinkler system. Further discussion is warranted.

If applicable, please identify any private access drives planned for this development. Emergency Access Easements may be required. Fire lane specifications are provided below:

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

3. PREMISE IDENTIFICATION

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

4. WETLAND WATER STORAGE

Depending on the depth of water and the possibility of responding to a water rescue, it may be important to design an access component into the trail system plan.

5. Further site plan comments may be needed as the commercial component of the development is defined.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

1. Thank you for the wetlands re-delineation report - I received it from Steve Long with Cedar Creek Associates, Inc. An Ecological Characterization Study is also requested, as the site is within 500 feet of a known natural habitat (wetlands, wet meadows). Please note the buffer zone standards range from 50 - 100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. The ECS will help determine the size of the buffer. 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. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

6. 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.
7. City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Additionally, should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.
8. Just in case an ODP is needed down the road please note: According to Section 2.3.2(H)(3) (5) of the Land Use Code, "the overall development plan shall show the general location and approximate size of all natural areas, habitats and features within its boundaries and shall indicate the applicant's proposed rough estimate of the natural area buffer zones as required pursuant to Section 3.4.1(E)." The plans will need to include approximate buffer zones for wetlands or any other natural features present on the site.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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>
5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
6. This plan shows realignment or removal of some dedicated public rights-of-way. Changes to the boundaries of public right-of-way (vacation of public right-of-way) is a council decision. An application for the vacation of this right-of-way would need to be made prior to this project going to hearing, but we would not take the right-of-way vacation request to council until after this project has gone to hearing. In that way we can say to council that the areas to be vacated are no longer needed by the City based on the plan that was approved. The vacation would also be conditional and would not actually be recorded until just before this plat is recorded. There is an \$800 processing fee for the right-of-way vacation request. As a part of this request you will need to provide legal descriptions for the areas to be vacated.
7. The lots fronting onto the Collector Road (Sykes Drive) will be restricted from having driveway/ vehicular access off of the Collector Road. As will all the other lots that have alley access.
8. As has been discussed in prior meetings at the time that this project was originally approved Timberline Road was considered a 6 lane arterial road. Since that point in time it has been changed to a 4 lane arterial. The Timberline Road frontage along this development will need to be designed as a 4 lane arterial. The portion from the south property line to Sykes Drive will be built to this standard (curb, gutter, parkway, and sidewalk). Interim improvement will be needed from Sykes Drive north because the ultimate section cannot be constructed at this time. In order to provide for the developments local street obligation for this frontage a payment in lieu for the developers local street portion will need to be made prior to the issuance of a building permit in the development. The developer will be eligible for street oversizing reimbursement for the oversized portion of the street built to ultimate standards.
9. The driveway off of Zeppelin Drive looks too close to Timberline Road and doesn't look like it will meet separation standards. New Utility plans will be required and a new Development Agreement will be recorded once the project is finalized.
10. With the prior project approval an emergency access connection was required between Yeager Street and Dassault Street. Assuming this will still be a requirements there are several lots that will be restricted by this access connection and will not be able to be constructed on until development to the south occurs and the emergency connection can be removed.
11. Temporary turnarounds would be required to be constructed at the south end of Yeager Street and Dassault Street. This will likely impact several lots, as the lots will be encumbered and cannot be constructed upon until the streets are extended to the south and

the temporary turnaround easements are vacated. There are several other dead end street stubs that might require temporary turnarounds as well. A temporary turnaround would be required at the east end of Barnstormer Street. It also looks like the east end of this street exceeds the maximum 660 foot from a single point of access length requirement.

12. If the duplexes are proposed to utilize public alleys – alleys must connect out – no dead end alleys will be permitted.
13. Payment in lieu will be required to be provided prior to the issuance of building permits for the portions of streets adjacent to and within the development that cannot be constructed at this time by the development. International Blvd, and all the streets that will not be constructed all the way to the property line along the east and south boundaries of the property.
14. Unless otherwise agreed upon with AB the force main will require relocation as previously identified in the plans and the agreement. They will need to sign the plans approving any work to this line or over this line.
15. The plans need to accommodate any needed sight distance easements that are needed. The existing plat shows where existing platted sight distance easements are based on the intersections shown on that document. Need to make sure these are looked at as they will impact some of the lots and/ or structures shown.
16. Please see prior utility plans and development agreement for other design and approval items that will apply to this site.
17. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
18. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Electric utility development charges will apply. A link to our electric fee estimator is below.

[http://www.fcgov.com/utilities/business/builders and developers/plant-investment development fees/electric-development fee estimator?id=2](http://www.fcgov.com/utilities/business/builders%20and%20developers/plant-investment-development-fees/electric-development-fee-estimator?id=2)

2. Street light placement will need to be coordinated with Light & Power and can be reached at 970 221 6700. Shaded trees are required to maintain 40 feet of separation clearances and ornamental trees are required to maintain 15 feet of separation clearances from street lights. A link to the City of Fort Collins street lighting requirements can be found below:

http://www.larimer.org/engineering/GMARdStds/Ch15_04_01_2007.pdf

3. A commercial service information form (C 1) and a one line diagram for each commercial meter will need to be filled out and submitted to Light & Power Dept. A link to this document is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

4. Transformer location will need to be coordinated with Light & Power. Each transformer must be placed within 10 ft of a driveable surface for installation and maintenance purposes. Also each transformer must have a front clearance of 8 ft and side/rear clearance of 3 ft.
5. A digital copy of the AutoCAD drawings will need to be submitted to Light & Power.
6. Light & Power will need the following documentation before beginning design and construction of the development: Approved Site Plan, Plat, Landscape drawings and one line diagram.

Department: Advance Planning

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

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.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. The outfall for this site is Dry Creek. There is a Stormwater Master Planned improvement for a channel along the west side of Timberline to convey flows from this and other areas to Dry Creek. An interim solution may be needed for drainage leaving this site. Further discussions with Stormwater Staff will likely be needed as design progresses for this site.
3. There is a significant spill from the Larimer & Weld Canal that currently flows across this property in larger storms. The development is required to account for this water and safely convey it through the site. Further discussions with Stormwater Staff regarding the magnitude of this flow will likely be needed as design progresses for this site.
4. 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.
5. Low Impact Development (LID) is required for portions of the site that are commercial or multi-family residential. 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. This does not apply to public streets or single-family driveways. For more information, please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
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 Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. In review of the proposed concept that includes potential lot boundary adjustments and changes to the dwelling unit types and numbers, a new major amendment and replat will need to be processed, subject to the same Type One review as the previously approved PDP in 2006.
2. The 2006 approved PDP included 384 single-family dwelling units and 200-400 multi-family dwelling units. The proposed CR proposal shows approximately 530 SF, 148 two-family, and 192 MF dwelling units.
3. The proposed single-family and multi-family will need to comply with the direct connecting walkway to a street requirements.
4. With the recent approval of extension of vested rights until July, 2016, there is a little more than a year to complete public infrastructure improvements on site. If the Major Amendment and Replat is approved, this will reset the clock for a new three year term of vested rights.
5. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
6. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
7. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
8. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
9. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
10. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
11. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

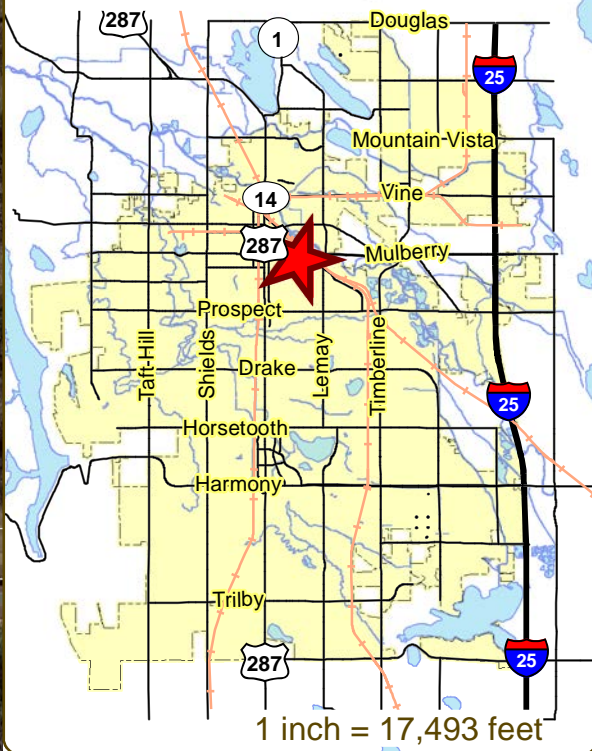
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

830 and 834 E Myrtle Fourplexes

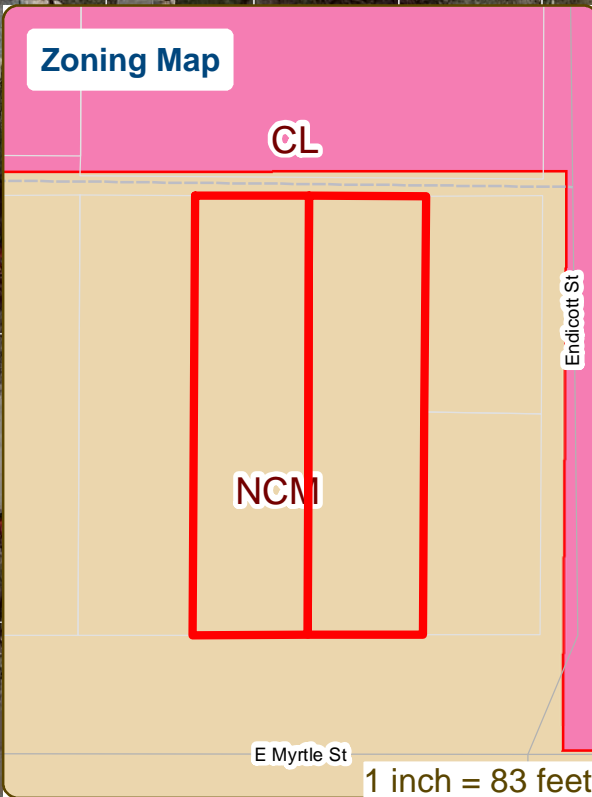
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

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

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

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

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

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

Cynthia Reffler, Builder/Developer

Business Name (if applicable) CJR Homes

Your Mailing Address 124 Fishback Ave, FC, Co 80521

Phone Number 970.490.2962 **Email Address** _____

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

830 + 834 East Myrtle Street

Description of Proposal (attach additional sheets if necessary) Take down existing houses and build one 4-plex on each lot

Proposed Use Residential **Existing Use** Residential

Total Building Square Footage 3600 **S.F. Number of Stories** 2 **Lot Dimensions** 50' x 190'

Age of any Existing Structures 1878 and 1910

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

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

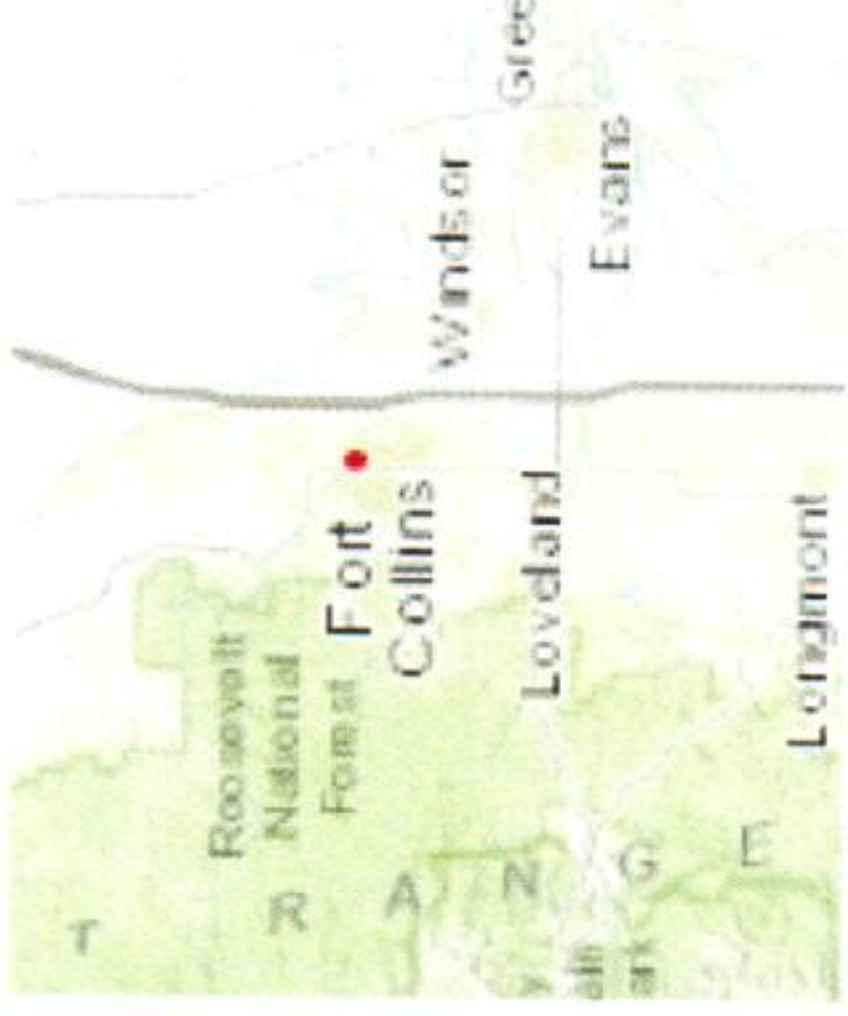
Is your property in a Flood Plain? ☒ Yes ☐ No If yes, then at what risk is it? High Risk 100 year

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

Increase in Impervious Area 1039 sq ft roof, permeable pavings throughout **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?



Legend

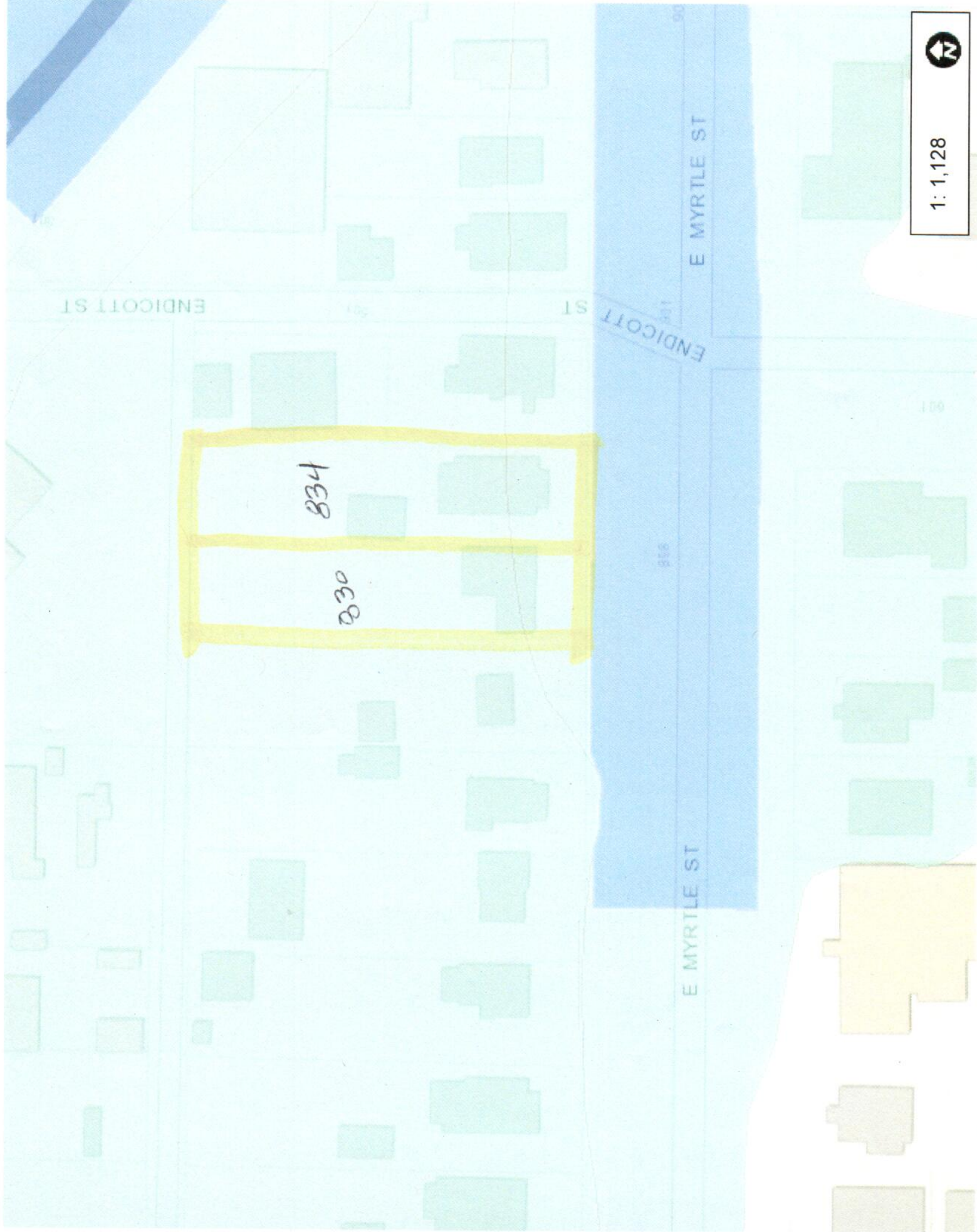
FEMA Floodplain

- FEMA High Risk - Floodway
- FEMA High Risk - 100 Year
- FEMA Moderate Risk - 100 / 500 Y

City Floodplains

- City High Risk - Floodway
- City High Risk - 100 Year
- City Moderate Risk - 100 Year

City Limits



1: 1,128



Notes

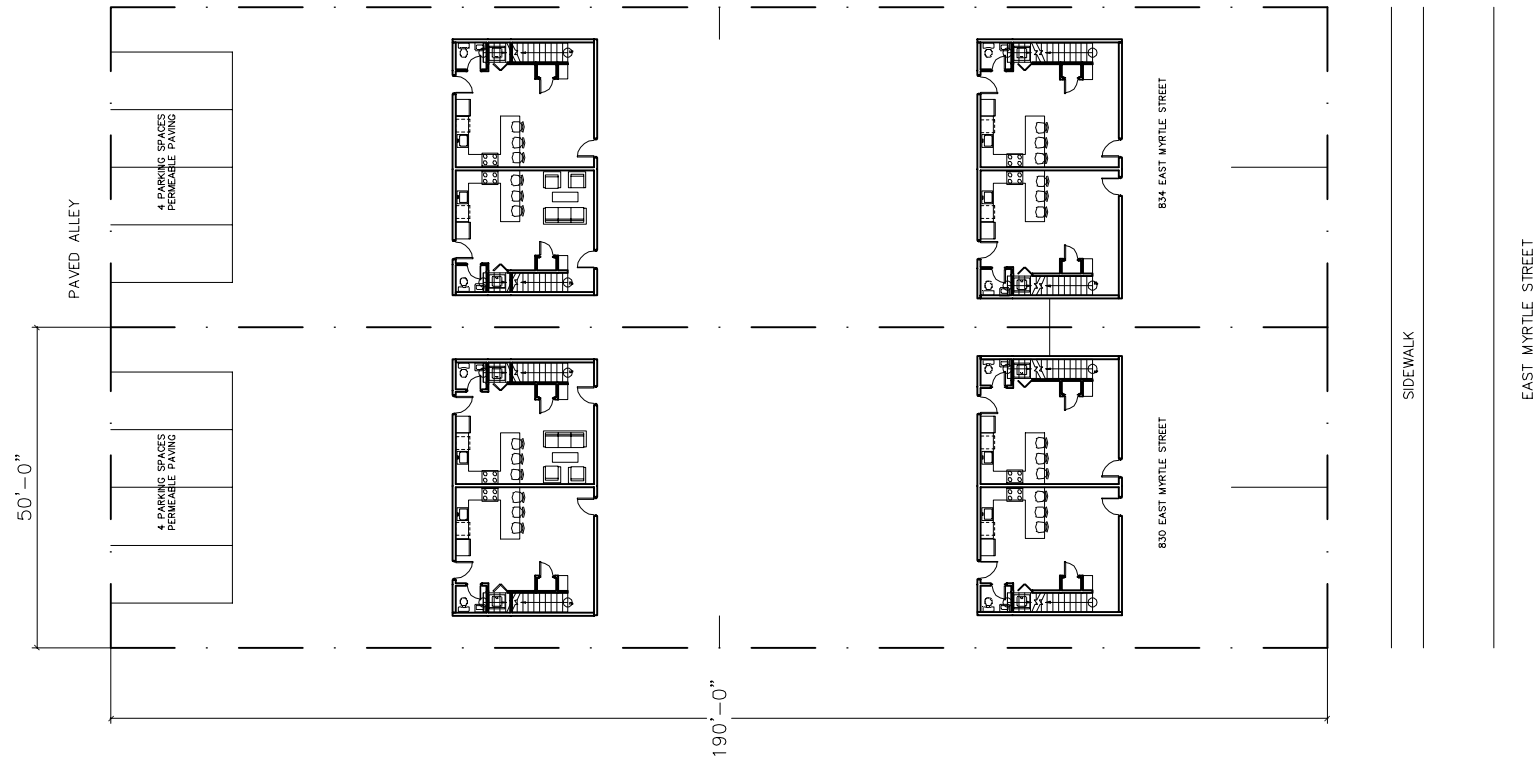
0.0 0.02 0.0 Miles

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

NEW ROOF:
 830 MYRTLE = 1039SF
 834 MYRTLE = 768SF

LOT SIZE:
 830 MYRTLE = 9500SF
 834 MYRTLE = 9500SF

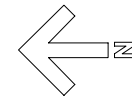
BUILDING SQUARE FOOTAGE:
 830 MYRTLE = 3600SF
 834 MYRTLE = 3600SF



SITE-PLAN

SCALE: 1"=20'-0"

LEGAL DESCRIPTIONS:
 COM AT PT 100FT W OF SE
 COR BLK 195, FTC, TH N
 190FT; TH W 50FT; TH S
 190FT; TH E 50FT TPOB
 AND
 COM 50FT W OF SE COR
 BLK 195, FTC, TN N 190FT;
 TH W 50FT; TH S 190FT; TH
 E 50FT TPOB

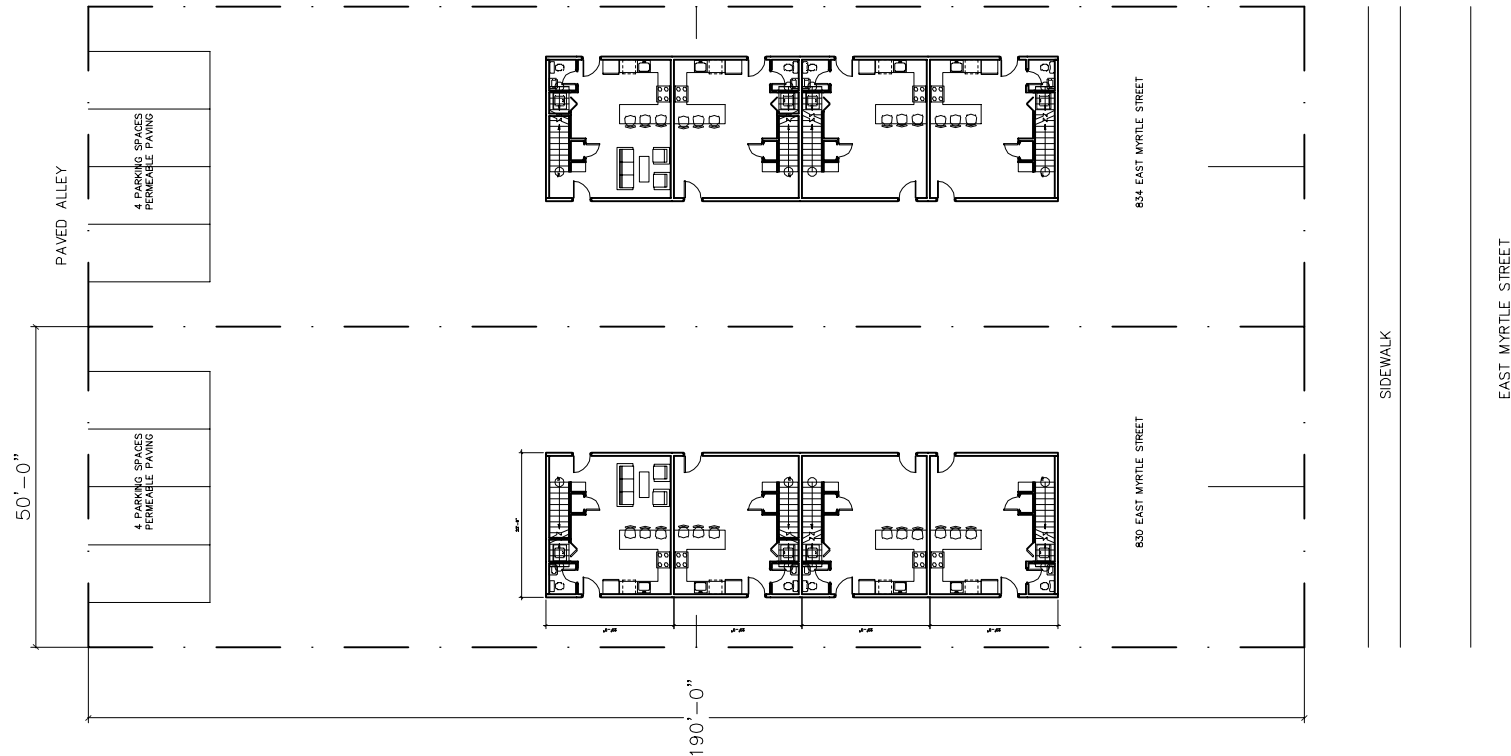


General Notes		
No.	Revision/Issue	Date
Prep Name and Address Cynthia Reffler CJR Homes, LLC 124 Fishback Avenue Fort Collins, CO 80521 (970)490-2962 Office (970)215-6118 Mobile		
Project Name and Address 		
Project SITE PLAN Date March 23, 2015 Scale On Drawing	Sheet SITE	

NEW ROOF:
 830 MYRTLE = 1039SF
 834 MYRTLE = 768SF

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General Notes

No.	Revision/Issue	Date

File Name and Address
 Cynthia Reffler
 CJR Homes, LLC
 124 Fishback Avenue
 Fort Collins, CO 80521
 (970)490-2962 Office
 (970)215-6118 Mobile

Project Name and Address

Project SITE PLAN	Sheet SITE
Date March 23, 2015	
Scale On Drawing	



















April 14, 2015

Cythia Reffler
CJR Homes
124 Fishback Ave.
Fort Collins, CO 80521

Re: 830 and 834 E Myrtle - Fourplexes

Description of project: This is a request to construct two fourplexes at 830 and 834 E Myrtle (parcel #'s 9713107017 and 9713107018). The existing structures on each lot will be removed. The proposed fourplexes will each be 3,600 square feet and two stories. The sites are located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

1. If I'm not mistaken there are four (4) duplexes with two on each lot according to the first site plan. There is not enough lot area to support this arrangement. A minimum of 10,000 would be required of each lot without a modification. On the second site plan there would be enough lot area.
2. LUC 3.2.2(K) will dictate the minimum number of off-street vehicle spaces required. LUC 2.2.2(C)(4)(b) dictates the minimum number of bicycle rack space/storage required. Note that these are based on the number of bedrooms per unit.
3. How will trash collection be handled? A shared dumpster is required to be screened by a walls and door similar in color and material of the dwelling units' exteriors. See LUC 3.2.5.
4. In regard to both site plans presented there is an overall Floor Area Ratio (FAR) required meaning no more than 40% of the entire lot area can be taken up with floor area of both principal and accessory buildings. There is also a rear half FAR required meaning that on the rear 50% of the lot the floor area for principal and accessory buildings is limited to no more than more than 33% (of that rear half). See LUC 4.8(D)(2)(a)(2) and LUC 4.8(D)(3).

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 4" water main in Myrtle and an 8" sewer main in the alley north of the property. There is an 8" water main in the south side of Myrtle at approximately the property line of the two lots that can be used to supply water to the site if the 4" main will not provide adequate service.
2. There are existing water and sewer services currently serving the property. These services will need to be used with this development or abandoned at the main. Each building will be required to have its own water and sewer service lines.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Will the existing drives on Myrtle be closed?
2. We'll need to review the function and/or operations of Endicott / alley and its proximity to Riverside.
3. The proposed parking stalls in the alley look pretty shallow. Those need to be dimensioned to ensure that they are deep enough.
4. We'll need to check the condition of the existing sidewalk and whether it meets current standards.

Department: Stormwater Engineering

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

1. This property is located in the City-regulatory Old Town 100-year floodplain and must conform to all safety requirements of Chapter 10 of City Municipal Code. At this property, the two lots are in the flood fringe, but the area from the back of the walk out into the street is in the floodway. A City Flood Risk Map will be distributed at the Conceptual Review meeting showing the flood fringe and the floodway and their relationship to the property.
2. Residential structures are allowed in a City 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18\text{-inches}$.
3. Basements are not allowed in the flood fringe. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code; including venting, sump pumps, etc. Venting requirements are found in Section 10-39 of City Code.
4. After construction, a FEMA Elevation Certificate must be submitted to and approved by the City before a Certificate of Occupancy will be issued for each structure.
5. Critical Facilities are not allowed in the 100-year floodplain.
6. Any construction activities in the flood fringe (e.g. buildings, fences, driveways, sidewalks, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the

appropriate permit application fees, and approved plans. In addition to obtaining an approved Floodplain Use Permit, any development in the floodway (utility work, landscaping, paving, curb & gutter, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. The Floodplain Use Permit and the No-Rise Certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

7. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
8. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com to schedule a meeting at your earliest convenience.
9. 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.
10. 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.
11. When a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category.
12. Water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
13. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

14. 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.

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

1. If the property contains any buildings or structures 50 or more years old, the demolition or exterior changes to these buildings would need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72, to determine if they would qualify for recognition as a landmark. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under.
2. The Demolition/Alteration Review begins with current color photographs of each side of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of each building, as well as any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at the Development Review Center, 1st Floor, 281 N. College Ave., attn. Josh Weinberg. Owner authorization is also required to review properties for Landmark eligibility. Authorization forms can be obtained through contacting Historic Preservation staff.
3. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
4. Please provide photographs of all adjacent properties, and those across the street from the proposed project. These will be used to evaluate potential Landmark eligibility of properties in the surrounding/adjacent area. This provides context for potential compatibility review under LUC 3.4.7.
5. 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.
6. 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 and qualifies under (1), (2) or (3) above. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.
7. LUC 3.4.7(B)(b) states, "...to the maximum extent feasible... the development plan and building design shall protect and enhance the historical and architectural value of any historic property that is...located on property adjacent to the development site and qualifies [as an individual landmark]. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

8. LUC 3.4.7(F)(6), states, "In its consideration of the approval of plans for properties containing or adjacent to sites, structure, objects or districts that: (a) have been determined to be or potentially be individually eligible for local landmark designation or for individual listing in the National Register of Historic Places or the State Register of Historic Properties, or (b) are officially designated as a local or state landmark or are listed on the National Register of Historic Places or (c) are located within a officially designated national, state or local historic district or area, the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission unless the Director has issued a written determination that the plans would not have a significant impact on the individual eligibility or potential individual eligibility of the site, structure, object or district. A determination or recommendation made under this subsection is not appealable to the City Council under Chapter 2 of the City Code." Please contact Historic Preservation staff to schedule the review before the Landmark Preservation Commission. The Commission meets the second Wednesday of each month.

Department: Fire Authority

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

1. WATER SUPPLY

Water supply requirements have been met by the utility infrastructure already available in the area.

2. FIRE LANES

All portions of each building are to be within 150' of a fire access road. The two buildings (4 units) to the north are out of fire access as measured from Myrtle Street, however, as the units will be required to have a fire sprinkler system, this requirement may be waived. Code language provided below.

> IFC 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.

3. PREMISE IDENTIFICATION

Each building and unit is to be individually addressed. Addressing not visible from the street shall require monument signage and wayfinding of some sort. Code language provided below.

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

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@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. If any of the trees within this site have a DBH of greater than six inches, a review of

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

If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

2.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. The existing driveways on Myrtle will need to be removed and the curb reconstructed.
6. The project will be responsible for improving the alley adjacent to the properties and providing an improved connection out to Cowan or Myrtle. We have two different alley standards in LCUASS.
7. 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>
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. System modification charges will apply due to the increased electric capacity needed for this new development. A link to the City of Fort Collins electric estimator is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-developme>

2. The 25kVA transformer located in the alley to the north of the lots will need to be increased. Charges will apply for crews to conduct a transformer changeout.
3. Will these units be gas or electric heat?
4. Will each building be gained metered on one side or have one meter placed at each unit? Is single or three phase power needed for each building?

Planning Services

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

1. This project is located in the Eastside Neighborhood, which is part of the Old Town Neighborhoods Plan update. We encourage you to participate in this planning process as it will deal with issues like architectural compatibility and density of development amongst others. For more information about the project, please visit our website at fcgov.com/otnp or e-mail me at cfrickey@fcgov.com.
2. The maximum floor area ratio for the rear half of the yard in the NCM zone district is 33%. This means you can have a maximum of 1567 sq. ft. of building in the rear half of each lot, per Land Use Code section 4.8(D)(3).
3. The overall allowable floor area for each lot is 3375 sq. ft. per Land Use Code section 4.8(D)(2)(a)(2). Both proposals are over the total FAR limit and will need to be reduced in size to meet this standard.
4. Whenever a building exceeds 18' in height along a side lot line, the building shall step back 1' for every 2' over 18' per Land Use Code section 3.8(E)(4). Keep this code section in mind when designing your final buildings.
5. Since the proposed homes will be over 2500 sq. ft., the north facing wall of the building shall step back 1' for every 1' over 14' in building height per Land Use Code section 3.8(E)(2)(a).
6. This proposal shall comply with all relevant portions of the building design standards in section 3.8(F) of the Land Use Code. This includes roof pitch, front facade character, side facade character, building height and eave height.
7. The proposal showing two separate structures is not permissible. The only scenario when more than one two-family dwelling unit is allowed on the lot is when the lot was vacant as of 1991. That proposal would required an Addition of Permitted Use (APU) to proceed and staff would not support an APU in this scenario.
8. This proposal does not meet the minimum parking standards according to section 3.2.2(K) of the Land Use Code. Assuming these are all one bedroom units, each lot would need to contain 1.5 parking spaces per bedroom, which equates to 6 parking spaces. Below is a breakdown of how many parking spaces per bedroom this development will require in other scenarios:

2 bedroom - 1.75 parking spaces
3 bedroom - 2 parking spaces
4+ bedrooms - 3 parking spaces
9. Existing trees on the site shall be protected and preserved to the maximum extent feasible per Land Use Code section 3.2.1(F).
10. This development shall comply with all relevant portions of Land Use Code section 3.5.2 - Residential Building Standards, including minimum setbacks, relationship of dwellings to the street and parking, and general compatibility.
11. There is no bicycle parking shown on the site plan. You will have to provide one bicycle parking space per bedroom per Land Use Code section 3.2.2(C)(4). 60% of these spaces shall be enclosed while the remaining 40% can be provided as fixed racks.

12. 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.
13. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
14. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
15. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
16. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
17. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
18. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

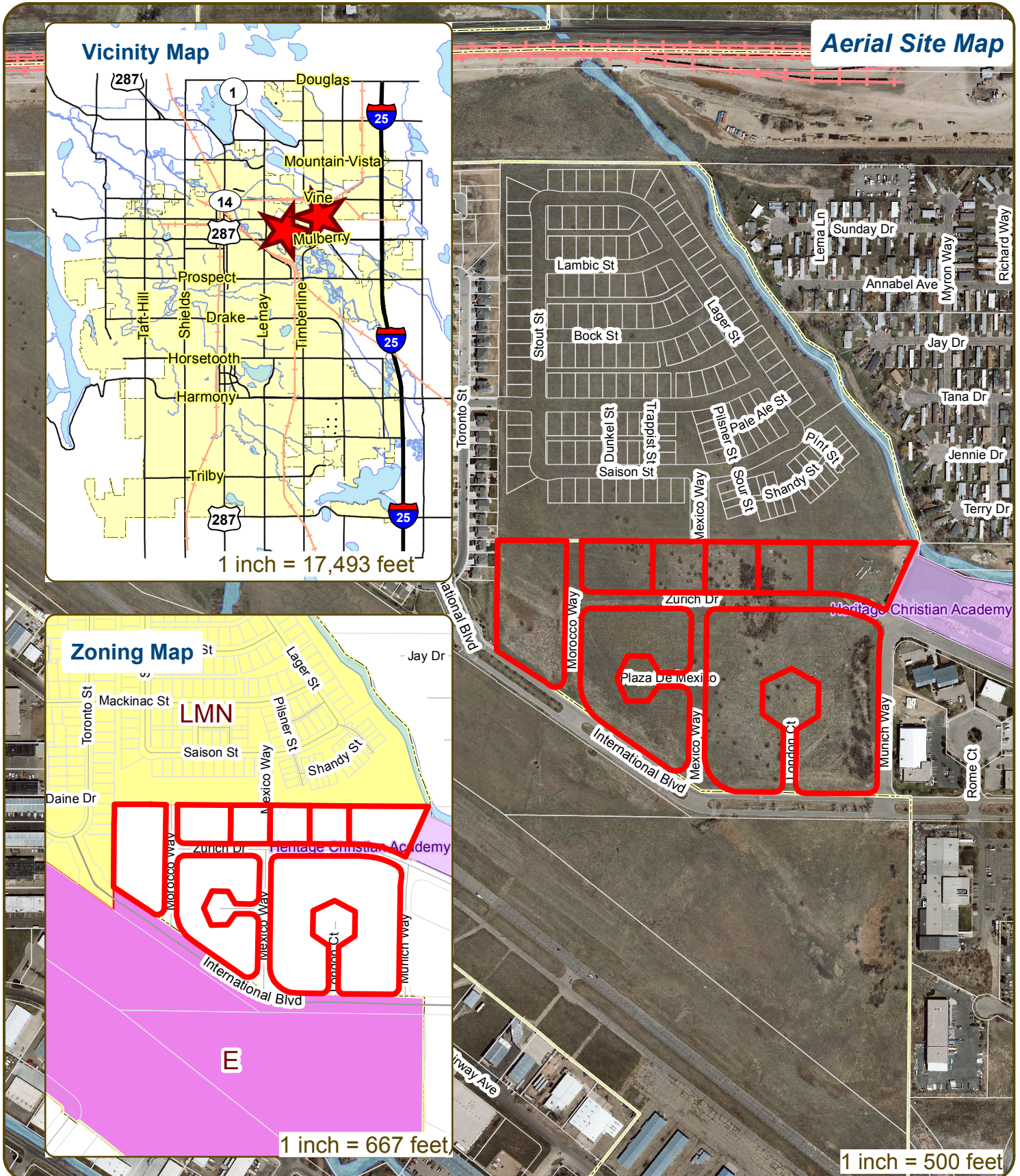
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

Amber Waves Annexation and Mixed Use



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**CONCEPTUAL REVIEW:
APPLICATION****General Information**

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

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

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

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

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

Craig Russell, RLA Planner

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 S. College Ave, Suite 141, Fort Collins, CO 80525

Phone Number (970) 484-8855 **Email Address** crussell@russellmillsstudios.com

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

8708207004, 8708208005, 8708208004, 8708208003, 8708208002, 8708208001, 8707108004

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

Proposed Use Office, Retail, Residential **Existing Use** no structures - vacant parcel

Total Building Square Footage 162 Units Res. **S.F. Number of Stories** 2 max. **Lot Dimensions** 27 AC total
95,000 SF Office

Age of any Existing Structures No Existing Structures on Site

Info available on Larimer County's Website: <http://www.co.larimer.us/assessments/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://gis.fcgov.com/fcmaps/fcmaps.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area 650,000 **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?

Amber Waves - Description of Proposal:

The property is currently within Larimer County and would require annexation approval. The City Structure Plan and East Mulberry Corridor Plan outlines the parcel to be annexed as an Employment Zone District. Total parcel size is 27 Acres.

Redevelopment of the property to include a total of 95,000 SF of mixed use office/retail with 48 residential units above. 114 units of Single Family Attached Residential are proposed to the north of the mixed use employment area.

The proposal is intended to provide compatibility with existing and approved neighborhoods to the north and to the northwest of the site, while providing 95,000 SF of employment (office, some retail) as a proposed land-use. Compatibility with surrounding neighborhoods is achieved through the following means:

- Concept is complementary and compatible with overall community already established by Dry Creek and approved Timbervine neighborhoods. A traditional office park employment use would be much less compatible with these two neighborhoods.
- Provision of some neighborhood center type retail as a neighborhood amenity.
- Overall massing of mixed-use with office/retail at ground floor and residential on second floor is intended to match scale and massing of surrounding neighborhoods.
- Single Family Attached residential units are proposed at north portion of property to continue neighborhood scale and complete the overall community beginning to establish here.

The project is buffered from adjacent uses with a continuous open space edge condition and stormwater filtration wetlands along the east and west property boundaries. This will allow connectivity to a loop trail system and park at Timbervine. Midblock greenbelts and common open spaces create an additional open space amenity within the interior lots and will function as trail connections to the open space to the north through interior open tracts.

Access to the site is proposed at currently platted ROW locations off International Blvd.

Sanitary sewer:

Boxelder Sanitation District has an existing main in International Boulevard. There is also an existing stub directed north in Mexico Way. This main will be extended north to the project where a standard 8" distribution grid will be provided within the subdivision.

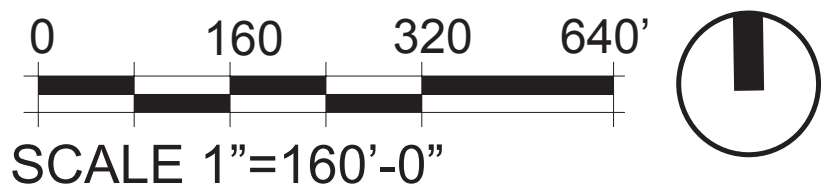
Water:

ELCO Water District has an existing main in International Boulevard and within the Dry Creek subdivision. There is also an existing stub extended north in Mexico Way and a stub is extended to the west boundary from the Dry Creek subdivision. A main will be extended north in Mexico Way to the project. A standard 8" distribution grid will be provided in the project.

Drainage:

On-site detention will be provided through perimeter detention wetlands, some of which are existing. All disturbed wetlands will be mitigated on site. Low Impact Development strategies will be explored to decrease the required detention volume, while serving to enhance water quality at the same time.





Amber Waves

Project Context

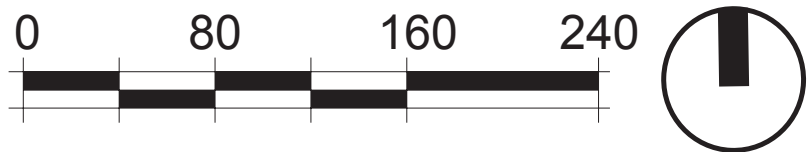


Single Family Attached Units

- Single Family Attached
6 units/building = 18 units
 - Single Family Attached
5 units/building = 75 units
 - Single Fmaily Attached
4 units/building = 12 units
 - Single Family Attached
3 units/building = 9 units
- 114 Single Family Attached Units
18.22 Acres

Mixed Use Office/Retail/Residential
Upper Floor

- 95,000 sf Office/Retail
48 Units Residential
- 8.78 Acres





Cherry Street Lofts



Mason Street North





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

June 09, 2015

Craig Russell
Russell + Mills Studios
141 S College Ave
Suite 141
Fort Collins, CO 80525

Re: Amber Waves - Annexation and Mixed Use

Description of project: This is a request to annex 27 acres of land and develop a mixed use project (parcel #'s 8707108004, 8708207002, 8708206008, 8708206009, 8708206005, 8708207003, 8708206007 and 8708206006). The development will consist of 95,000 sq. ft. of office and retail space with 48 residential units above. The project is intended to serve the Timbervine project immediately to the north. The site is anticipated to be zoned Employment (E) upon annexation. This proposal will be subject to Annexation and Initial Zoning.

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

Comment Summary:

Department: Zoning

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

1. LUC 4.27(B)(2) considers those dwelling units not apart of the mixed-use buildings as secondary uses. Without a modification these would be limited to no more than 25% of the total gross area of the development.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. This site is not within the City of Fort Collins water and sewer service area.

Department: Traffic Operations

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

1. A traffic impact study will be required. Please contact me to scope the study.
2. We'll need to look into the Mexico/International intersection. There are sight distance issues, and there could be function/operations issues as well. Plus, the Master Street Plan shows International re-aligning to the south, so will that be a 4th leg to this intersection....
3. The secondary drive/access to International will need to be more perpendicular.
4. We'll need sidewalks throughout the development, including improvements along your frontage of International
5. Plan to make pedestrian connections to the north Timbervine paths and open space - other than at Mexico Way.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

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.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. Verification of the outfall constructed by the Timbervine development will be needed to ensure there is sufficient capacity for the runoff from this development.
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. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. For more information please refer to the City's website where additional information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

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. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. FIRE LANES

The Amber Waves development is in conflict with the requirement for a second point of access for dead-end roads over 660' in length. However, this condition is considered pre-existing for the area at large and with no options available for meeting minimum code requirements. As such, review criteria for the development shall be based upon the need to improve the existing condition and under no circumstances, worsen it. The opinion of the fire department is that the Amber Waves site plan, does in fact improve the condition by increasing the overall connectivity within the area.

2. WATER SUPPLY

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

> IFC 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.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

3. FIRE LANES

If applicable, please identify any private access drives planned for this development. Emergency Access Easements may be required. Fire lane specifications are provided below:

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

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

4. PREMISE IDENTIFICATION

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building

cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

5. FURTHER COMMENTS

Further PFA comments may be applicable to the commercial property as the site plan is developed.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@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 feature (*wetlands, wet meadows, irrigation ditch). Please note the buffer zone standards range from 50 to 100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

*Please note: This site contains high quality wetlands, and maintaining the ecological value at this site is a priority due to the complexity and species diversity found within the wetlands at this location. Current plans show units being built within existing wetlands; these units will need to be removed/relocated, and the site plan should be designed to avoid existing wetlands.

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

When an ECS is required and there are significant trees, can also wait till PDP until this

If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. In accordance with the Master Street plan and the ODP approved for the property to the south of this the intersection of International and Mexico Way will have another leg added to this intersection. A layout for this intersection will need to be done to determine how it might work and function and if any additional right-of-way will be needed. Will this be a roundabout? This is not something that will necessarily need to be built by this project, but we need to make sure that the layout and placement of buildings will accommodate this and adequate right-of-way is provided. The layout will also be needed to see how the right turn lane and the shown median can be accommodated.
7. The platted intersection alignment of Morocco Way and International Blvd will not meet City intersection standards and will need to be reconfigured to meet standards. There are other intersections shown that may also need adjustment in order to meet standards.
8. A knuckle maybe needed at the intersection of Morocco Way and Zurich Drive.
9. It looks like some of the existing rights-of-way will need to be vacated. That can be done by City Council, but only after the property is annexed and would not be taken to City Council until after this project has gone to hearing. There is an \$800 processing cost for the ROW vacation.
10. Access/ intersection spacing and need for sight distance easements will need to be looked at and will need to meet standards.
11. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This will include Right-of-way along International Blvd and Munich Way to accommodate the detached sidewalk and parkway requirements.
12. Can't tell from what was submitted what are proposed as public streets and what are proposed as private drives or street like public drives.
13. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
14. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

15. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
16. The annexation of this site shall include Munich Way

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Electric utility development charges will apply. If these buildings are both commercial and residential then the charges will be based on a commercial complex and the size will be determined off the main disconnect leading to the services. A link to our electric fee estimator is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2>

2. Street light placement will need to be coordinated with Light & Power and can be reached at 970-221-6700. Shaded trees are required to maintain 40 feet of separation clearances and ornamental trees are required to maintain 15 feet of separation clearances from street lights. A link to the City of Fort Collins street lighting requirements can be found below:

http://www.larimer.org/engineering/GMARdStds/Ch15_04_01_2007.pdf

3. A commercial service information form (C-1) and a one-line diagram for each commercial meter will need to be filled out and submitted to Light & Power Dept. A link to this document is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

4. Transformer location will need to be coordinated with Light & Power. Each transformer must be placed within 10 ft of a driveable surface for installation and maintenance purposes. Also each transformer must have a front clearance of 8 ft and side/rear clearance of 3 ft.
5. A digital copy of the AutoCAD drawings will need to be submitted to Light & Power.
6. Light & Power will need the following documentation before beginning design and construction of the development: Approved Site Plan, Plat, Landscape drawings and one-line diagram.

Planning Services

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

1. These parcels are currently located outside city limits and will need to be annexed as part of this process. The East Mulberry Corridor Plan designates this area for Office/Employment, so the anticipated zoning would be E - Employment. Standards for the district can be found in LUC Section 4.27.
2. Mixed-use dwellings and offices are permitted in the E district, subject to administrative review, but single-family attached dwellings are permitted subject to Planning & Zoning Board review. This project will be processed as a Type 2 review (Planning & Zoning Board). A neighborhood meeting will be required prior to submittal.
3. LUC Section 4.27(D)(2) specifies that secondary uses shall occupy no more than 25 percent of the total gross area of the development. The proposed residential uses (excluding the mixed-use dwellings) are considered secondary uses. The concept plan shows far more than 25 percent of the site dedicated to secondary uses, which neither meets this

requirement nor matches the purpose of the E district. In your submittal, please provide calculations for the amount of proposed primary uses vs. secondary uses, both in terms of square footage (floor area) and acreage (lot coverage).

4. The proposed concept plan appears to provide a transition in intensity between the Timbervine neighborhood to the north and industrial areas to the south and east, which is desired in this area.
5. LUC Section 4.27(5) specifies that the minimum average density in the E district is 7 units per net acre of residential land. The density of the residential areas on the concept plan appears to be less than 7 units/acre.
6. A minimum of 2 housing types are required for residential areas between 10 and 30 acres in size. The combination of attached single-family dwellings and mixed-use dwellings appears to satisfy this requirement.
7. Are the parks/gathering places shown in the concept plan intended to be privately owned and managed? These areas should satisfy the size, location, and other requirements specified in LUC Section 4.27(D)(7). Please include details related to these common areas in your submittal.
8. The units on the northern end of the development do not appear to meet the connecting walkways standards in LUC Section 3.2.2(C)(5), as they seem to front on alleys. The addition of a major walkway spine on the north side of these units (which should be the front of the buildings) could satisfy this standard.
9. More detail is needed on the design and orientation of all buildings, including front doors and garages, to ensure that the standards in Sections 3.2 (Site Planning and Design Standards) and 3.5 (Building Standards) are met. More detail on the "live-work" mixed use buildings would also be helpful.
10. Reference LUC Section 3.2.2(C)(4) for bicycle parking standards for the residential and office/retail uses.
11. Reference LUC Section 3.2.2(K) for the parking requirements for the residential and office/retail uses. Is the parking for the attached single-family units entirely provided in garages?
12. Where/how will trash and recycling be handled, particularly for the mixed use buildings? LUC Section 3.2.5 provides standards for the design of trash and recycling enclosures.
13. If you are planning on developing the site in phases, you could consider an Overall Development Plan (ODP), which would allow more flexibility for later phases of development. A Project Development Plan (PDP) would then be required for each phase. Let me know if you would like more information on this process.
14. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
15. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards and Article 4 District Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
16. 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. You may pursue a stand-alone Modification of Standard prior to review of the full Project Development Plan.
17. Please see the Submittal Requirements, Petitions, and Checklists (for Annexation & Zoning, Rezoning, Project Development Plan, Overall Development Plan, etc.) at: <http://www.fcgov.com/developmentreview/applications.php>. Please contact me with any questions about the process and/or submittal requirements.

- 18.** 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.
- 19.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970) 221-6750, or contact Rebecca Everett directly at reverette@fcgov.com or (970) 416-2625.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341