

Conceptual Review Agenda

Schedule for 05/11/15 to 05/11/15

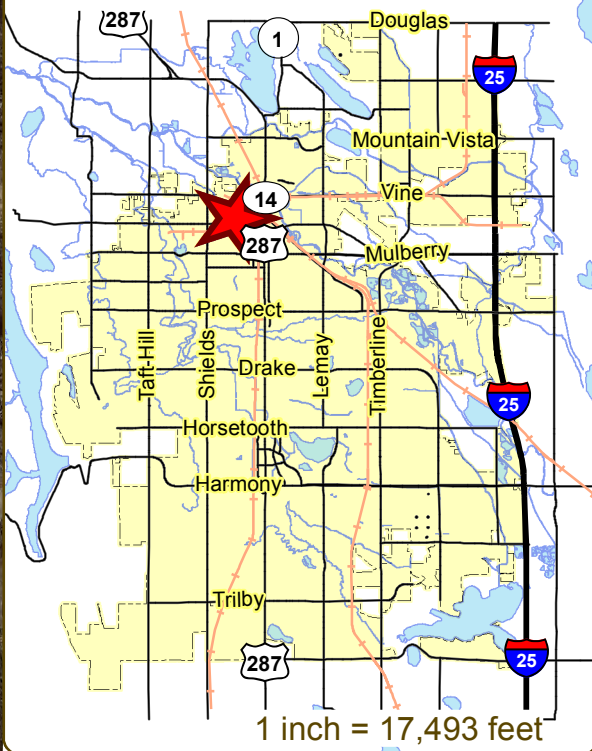
281 Conference Room A

Monday, May 11, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	428 Maple St. - Microbrewery CDR150026	Will Herdrick (970) 980-3369 willherdrick@absolutethresholdbrewery.com	This is a request to locate a microbrewery at 428 Maple St. (parcel #9711121020). The microbrewery will occupy the existing building. The proposal calls for a small patio on the south side of the building and space for a food truck. The site is located in General Commercial (CG) zone district. This project will be subject to Administrative (Type I) review.	Seth Lorson
11:00	1112 Birch St. - Parking Lot CDR150027	Roberty Molloy (970) 988-5301 rmmolloy@msn.com	This is a request to construct a parking lot at 1112 Birch St. (parcel #9715115904). The parking lot will contain 28 spaces and will be located to the west of the existing sorority house. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal will be subject to Basic Development Review.	Clay Frickey

428 Maple St. Microbrewery

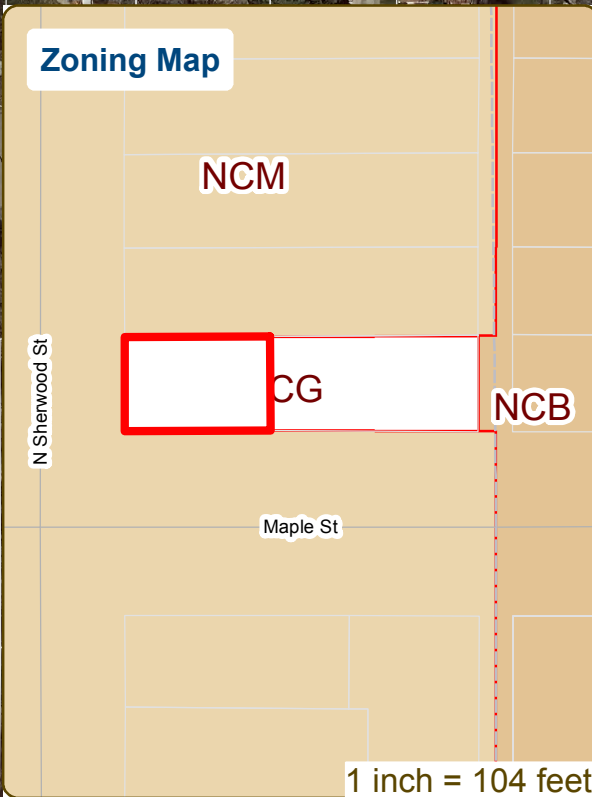
Vicinity Map



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) _____

Will Herdrick, co-owner Mandie Herdrick, co-owner

Business Name (if applicable) ABSOLUTE THRESHOLD BREWERY

Your Mailing Address _____

Phone Number 970-980-3369 **Email Address** WILLHERDRICK@ABSOLUTETHRESHOLD BREWERY.COM

Site Address or Description (parcel # if no address) 428 MAPLE ST., FT. COLLINS

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED

Proposed Use PRODUCTION BREWERY; TAPROOM **Existing Use** AUTO BODY MECHANIC

Total Building Square Footage ~1800 **S.F.** **Number of Stories** 1 **Lot Dimensions** 80'x50'

Age of any Existing Structures 1978

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

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

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

Suggested items for the Sketch Plan:

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



Absolute Threshold Brewing

428 Maple Street





June 09, 2015

Will Herdrick
Absolute Threshold Brewery
Fort Collins, CO

Re: 428 Maple St. - Microbrewery

Description of project: This is a request to locate a microbrewery at 428 Maple St. (parcel #9711121020). The microbrewery will occupy the existing building. The proposal calls for a small patio on the south side of the building and space for a food truck. The site is located in General Commercial (CG) zone district. This project 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. LUC 3.2.2(C)(4)(b) The minimum bicycle parking requirement is four spaces, all of these spaces could be fixed bicycle racks.
2. LUC 3.2.1 A landscape plan is required.
3. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
4. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.
5. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.

Department: Water-Wastewater Engineering

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

1. It does not appear there will be any water or sewer modifications with this project. If this changes, please contact Water Utilities Engineering.

2. Please contact Allison Becker in the Industrial Pretreatment Program at 221-6927 to discuss criteria for secondary containment of any on-site material storage associated with the brewery.

Department: Traffic Operations

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

1. We'll need to get an estimate of the anticipated traffic associated with the proposal to determine whether any further traffic analysis or traffic impact study is needed.
2. The existing sidewalk on the south side will need to be delineated better - the sidewalk area is currently used for parking and that is not be allowed.
3. You'll need to include bike parking.
4. We may ask you to stripe the parking along Maple and Sherwood.
5. Closing the access on Sherwood will be helpful - Thank you!

Department: Stormwater Engineering

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

1. The existing buildings are in the City-regulatory Old Town Basin 100-year high risk flood fringe, and all development within the flood fringe must comply with the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
2. Remodeling a structure is allowed in the City high risk flood fringe as long as the cost of the improvements (over a 12-month period) does not equal or exceed 50-percent of the market value of the structure. (In this instance, the value of the existing building is \$140,000.) If the cost of improvements does equal or exceed the 50-percent threshold, the building is considered to be Substantially Improved, and the lowest floor of the structure as well as all duct work, heating, ventilation and air-conditioning systems, electrical, hot water heaters, etc. have to be elevated a minimum of twelve-inches above the Base Flood Elevation (BFE) for the property.
3. As an alternative to elevating, if the substantial improvement threshold is reached, the building can be floodproofed. Please see Section 10-38 of City Code for floodproofing requirements and also the Floodproofing Guidelines at:
http://www.fcgov.com/utilities/img/site_specific/uploads/fp-floodproofing.pdf
4. If the structure is substantially improved, a FEMA elevation certificate (or floodproofing certificate if the building is floodproofed) must be approved prior to receiving a Certificate of Occupancy. Please allow two weeks review time for approval prior to the issuance of the C.O.
5. Critical Facilities are not allowed in the 100-year floodplain. Depending upon what liquids, materials, gases, solids, etc.---as defined in the Uniform Fire Code---are used or stored on-site, a brewery may be considered a critical facility. MSDS sheets for all liquids, materials, gases, solids, etc. used in the brewery process will have to be submitted to determine if the brewery is a critical facility.
6. Any construction activities in the flood fringe (e.g. remodeling the existing building, adding a patio area, driveways, sidewalks, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, approved plans, and in the case of a building remodel an itemized list of the cost of improvements. The permit form can be obtained at
<http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

7. If it is expected that the remodel work will reach the substantial improvement threshold, a meeting with Floodplain Admin staff is highly recommended prior to beginning design.
8. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.
9. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering if site improvements are anticipated.

Department: Fire Authority

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

1. FIRE ACCESS

General access requirements have been met with the exiting streets. Code language provided below:

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant with a 1,500 gpm output at 20 psi is required within 300' of the commercial building. The closest hydrant is approximately 360' to the east. As the utility infrastructure is pre-existing and no square footage is being added to the building, the hydrant distance is allowable as long as the hydrant meets minimum output requirements. If the building undergoes further development in the future, a hydrant may be required at that time. Should a hydrant flow test be necessary, one can be scheduled by going to www.poudre-fire.org. Select the Business Tab at the top of page and then "Contractors" and "Request a Fire Hydrant Flow Test." Code language provided below:

> 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.

3. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy

The occupant load may not exceed 99 unless a fire sprinkler system is installed. Code language provided below:

> IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where the fire area has an occupant load of 100 or more persons.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@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.

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.

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 driveway off of Sherwood Street will need to be removed. The ramp at the corner will need to be replaced with directional ramps meeting ADA standards. Assuming the grass parkway will need to be established along Maple Street the sidewalk will likely need to be reconstructed along here as it doesn't look as if the concrete was poured in a manner that would allow for removal of panels and the sidewalk would remain. Will assume that as shown on your drawing that the existing driveway on Maple will remain – this driveway does meet ADA requirements when the sidewalk location is considered to be detached.

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. Utility plans may be required and a Development Agreement will likely be needed and will be recorded once the project is finalized.
7. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed if any on-site parking is proposed.

Department: Electric Engineering

Contact: Coy Althoff, , CAalthoff@fcgov.com

1. Currently there is 3-phase power going to the building.
2. The main circuit breaker panel is currently rated for 150 amps. Any changes to electrical capacity will incur system modification charges. Also a one-line diagram will need to be provided and a commercial service form (C-1) will need to be filled out. (link below.) Please contact Light and Power at 221-6700 with any questions.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Planning Services

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

1. A Microbrewery use is permitted via a Type 1 public hearing with a Hearing Officer.
2. The proposed biergarten does a good job of achieving the following requirement, the details of the fencing, seating, public art etc... will make all the difference:
Sec. 4.21(E)
(2) Site Design.

(a) Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.
3. The area along Maple Street that is currently serving as parking for the auto repair use will need to be converted to a sidewalk and parkway. How do you plan to provide parking for the site? One option would be to convert the on-street diagonal parking to time-limited parking (2 hr).
4. The proposed site is located in a residential neighborhood without any like uses around. We will need to discuss and most likely limit the hours of operation.
5. A landscape plan is required to be submitted at the time of PDP submittal. You are highly encouraged to landscape the site to help mitigate the impact of the development. See Section 3.2.1 of the Land Use Code.
6. Bike parking is required at one space per 500 square feet. However, you are encouraged to provide more as this use generates a large amount of patrons on bicycles.
7. Building elevations are required as part of the PDP submittal. Do you plan to improve the current corrugated metal building?
8. 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.
9. 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.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

- 13.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 14.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Applicants of new commercial or multi-family projects are advised to call 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.

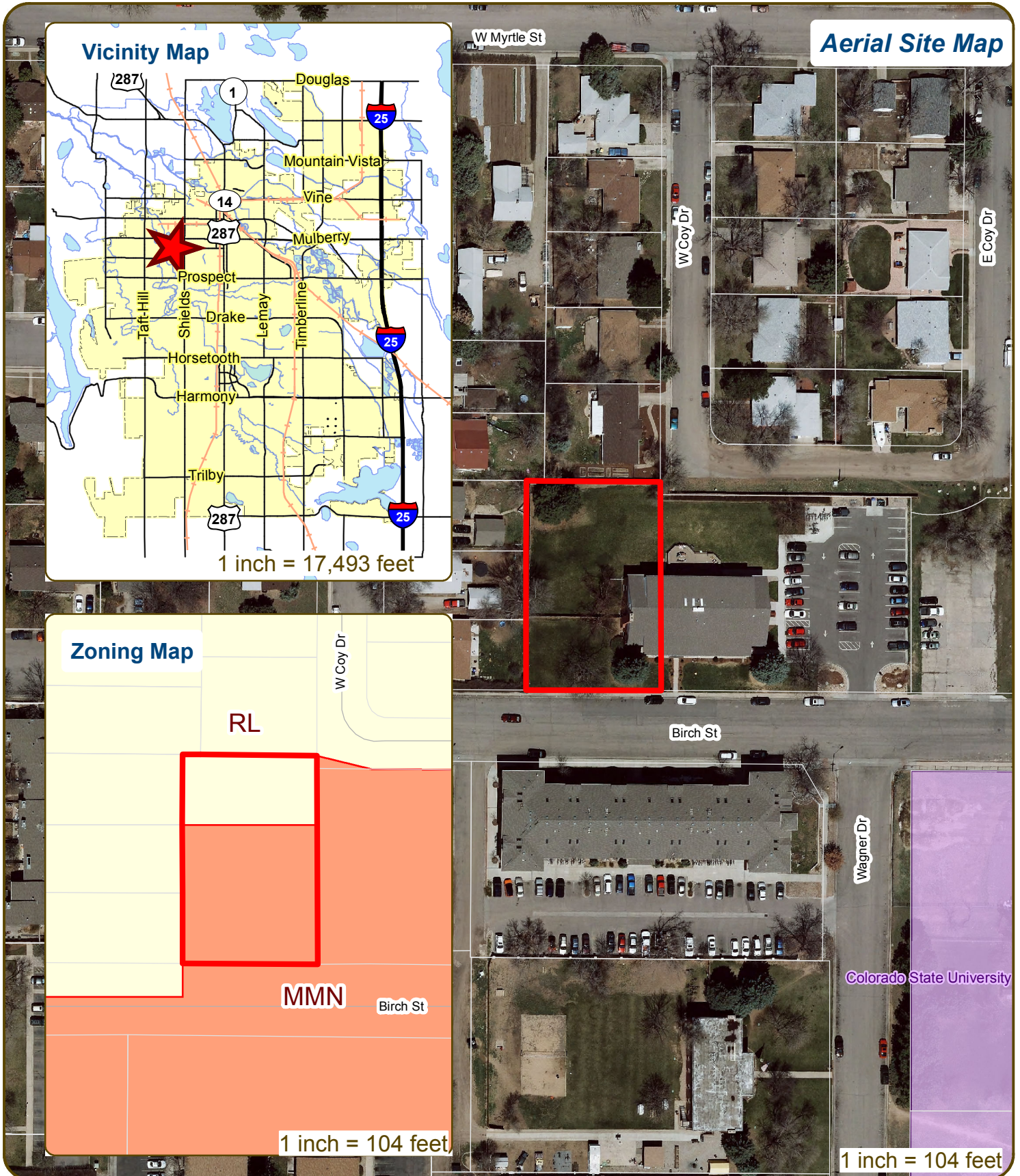
Energy Code Use

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

1112 Birch St. Parking Lot



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

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

ROBERT MOLLOY PLA PROJECT MANAGER

Business Name (if applicable) PLANSAPES

Your Mailing Address 980 NORWAY MAPLE DR LOVELAND 80538

Phone Number 970-988-5301 **Email Address** rmmolloy@msn.com

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

1112 BIRCH ST FORT COLLINS 80521

Description of Proposal (attach additional sheets if necessary) PROPOSE TO CONSTRUCT

A PARKING LOT WITH 28 SPACES ON THE WEST END OF
PROPERTY

Proposed Use Commercial **Existing Use** Commercial

Total Building Square Footage _____ **S.F. Number of Stories** 3 **Lot Dimensions** 155' x 310'

Age of any Existing Structures _____

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

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

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

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

Increase in Impervious Area 2 9000 S.F. _____ 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?



PLAN PREPARER

PLANSCAPES
ROB MOLLOY
980 NORWAY MAPLE DRIVE
LOVELAND, CO
970-988-5301

CHI ZETA

COLORADO

FORT COLLINS

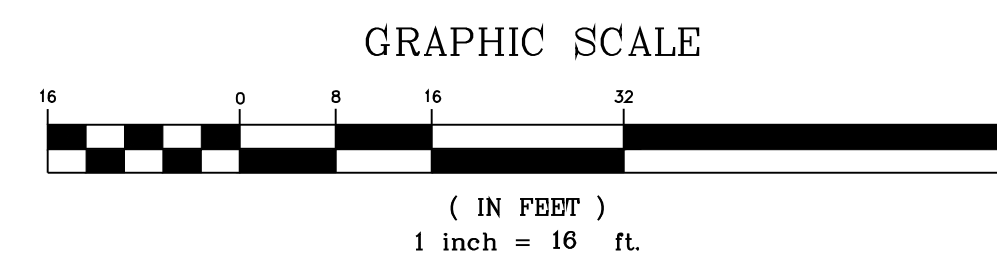
BIKE COVER

DATE 08-01-2013

JOB NO. _____

DRAWN _____ RM _____

REVISÉ





Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

May 19, 2015

Robert Molloy
Planscapes
980 Norway Maple Dr
Loveland, CO 80538

Re: 1112 Birch St. - Parking Lot

Description of project: This is a request to construct a parking lot at 1112 Birch St. (parcel #9715115904). The parking lot will contain 28 spaces and will be located to the west of the existing sorority house. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal will be subject to Basic Development 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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. LUC 3.2.1(E)(4)(b) Screening. Parking lots with six (6) or more spaces shall be screened from abutting uses and from the street. Screening from residential uses shall consist of a fence or wall six (6) feet in height in combination with plant material and of sufficient opacity to block at least seventy-five (75) percent of light from vehicle headlights.
2. LUC 3.2.2(J) A minimum average of entire landscaped setback area is 5 foot along a lot line. (containing 6 or more parking spaces)
3. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
4. Do you have any handicap parking spaces?

Department: Water-Wastewater Engineering

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

1. There does not appear to be any water or sewer modifications proposed with this project. If this changes, please contact Water Utilities Engineering.

Department: Traffic Operations

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

1. No comments from traffic operations or transportation planning

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage 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.
3. Onsite detention is required for new impervious area for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. There is no storm sewer in the area so the release point for the new parking lot will be to the street.
4. Water quality treatment for 50% of the site is provided for in the Udall Natural Area water treatment facility. However additional onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). 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>)
5. 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. This includes existing parking areas that will be removed and replaced with new asphalt. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. The Stormwater development fee (PIF) for parking lots that do not require a building permit is the same as for any increase in impervious area. The PIF of \$7,817/ac (\$0.1795/ Sq.-ft.) for new impervious area over 350 sq.-ft. and there is also a \$1,045/ (\$0.024/ sq.-ft.) review fee. These fees are due prior to Water Utilities Engineering approval of any Major or Minor Amendments for parking lots. Please submit payment directly to Water Utilities at 700 Wood St., PO Box 580, Fort Collins, CO 80522-0580; Attention Jill White. Information on fees can be found at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech (221- 6375) or Jill White (416-2139) for questions on fees.
7. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@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) protect 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.

Department: Engineering Development Review

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

1. 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>
2. 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.

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. I don't know how wide the existing attached sidewalk. 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. The proposed driveway will need to be constructed so that the sidewalk crossing meets ADA requirements.

3. The property has frontage along Coy Drive and Coy Drive has not been improved to current standards and the property has responsibility for its frontage. In lieu of designing and constructing these improvements the project can provide a payment in lieu for this. The payment would be made prior to the signing of the development agreement and we would be able to identify in the agreement that the property's obligation has been met.
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. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

9. Drainage out to the street curb and gutter will need to be through a sidewalk culvert. The drainage cannot drain out the driveway to the curb and gutter.

Planning Services

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

1. The parking lot shall be laid out to minimize the disturbance of existing trees per Land Use Code section 3.2.1(F). Any significant trees that are removed shall be mitigated per the requirements in section 3.2.1(F)(1) of the Land Use Code. Please contact the City Forester, Tim Buchanan, at tbuchanan@fcgov.com or 970.221.6361 to discuss the trees on the site.
2. The parking lot perimeter and interior landscaping shall meet the requirements contained in sections 3.2.1(E)(4) + (5) of the Land Use Code. You will likely meet the perimeter landscaping requirement by retaining the spruce trees in the northwest corner. The interior landscaping shall comprise 6% of the overall square footage of the lot. Landscaped islands are a good way to achieve this code standard.
3. The lighting in the parking lot shall comply with the standards of section 3.2.4 of the Land Use Code. The lighting shall be fully shielded and have sharp cut-off capability. On-site lighting levels shall not exceed 10 foot candles with a minimum average of 1 foot candle.
4. Please retain the mature tree on the south end of the site in a landscape island with corresponding flare to the access driveway.
5. Please retain the spruce trees in the northwest corner and reconfigure the parking lot to gain a space in the northeast corner.
6. Please show the adjacent mature trees abutting the west property line that are located off-site.
7. The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.