# **Conceptual Review Agenda**

Schedule for 05/19/14 to 05/19/14

281 Conference Room A

# Monday, May 19, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	3103 S College Ave - Car Dealership Expansion CDR140033	Jeff Errett (970) 482-8125 je@the-architects-studio.com	This is a request for a small expansion and site changes to an existing car dealership at 3103 S College Avenue (Parcel # 97261-31-001). Changes include a 1,000 square foot expansion to the existing building, facade alterations, and potential vacation of Frontage Road right-of-way for additional vehicle display spaces. The site is located in the General Commercial (CG) Zone District. A major amendment is required for any proposed changes outside the existing development boundaries.	Noah Beals
10:15	947 Worthington Circle - Long Term Care Facility CDR140034	Matt Rankin (970) 224-0630 <u>matt@r4arch.com</u>	This is a request to construct additional assisted living units at 947 Worthington Circle (Parcel #s 97233-18-003 & 97233-18-001). An existing 1-story administration building would be demolished and replaced with a 3-story building with 41 long term care (assisted living) units. The site is located in the Employment (E) Zone District. The new building and replat require a major amendment, subject to Planning & Zoning Board (Type 2) review.	Clark Mapes
11:00	4021 S College Ave - Microbrewery CANCELED	Kevin Gearhardt (970) 691-0326 <u>kevin@hardihoodbrewing.com</u>	This is a request to utilize space in an existing retail building at 4021 S College Ave (Parcel # 97351-80-002) as a microbrewery. No major exterior changes are planned to the site, only interior modification within the lease area. The site is located in the General Commercial (G-C) Zone District. Microbreweries are subject to Administrative (Type 1) review.	Ryan Mounce

# 3103 S College Ave Auto Sales Expansion



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CONCEPTUAL REVIEW: APPLICATION

#### **General Information**

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

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

Jeff Errett (Planner/Architect) on behalf of Dellenbach Motors (Property Owner)

Business Name (if applicable) The Architects ' Studio

Your Mailing Address 405 Mason Court, Suite 115A, Fort Collins, CO 80524

Phone Number (970) 482-8125 Email Address je@the-architects-studio.com

Site Address or Description (parcel # if no address) \_ Dellenbach Subaru, 3103 South College Avenue

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

Proposed Use Auto dealership (no change of use) Existing Use Auto dealership

Total Building Square Footage <u>11,400</u> S.F. Number of Stories <u>2</u> Lot Dimensions <u>1.08 acres</u>

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

Increase in Impervious Area 0 SF increase for building addition, approx. 2000 SF increase for new parking and displayS.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?



RE: Dellenbach Subaru, 3103 South College Avenue Wednesday, April 16, 2014

# DESCRIPTION OF PROPOSAL – CONCEPTUAL REVIEW

The proposed redevelopment of the property includes two primary aspects:

- 1. The Owner proposes a one story building addition to the south side of the existing showroom, and exterior improvements to the remainder of the existing building:
  - The existing building was substantially remodeled in 2000 under the 1997 UBC as a 10,396 SF, two-story, Type VN building containing B and S-3 occupancies.
  - The proposed new addition would comprise approximately 1,000 SF of new space, increasing the total facility size to approximately 11,400 SF.
  - A new building entry feature consistent with current Subaru branding will be created.
  - Exterior façade improvements consistent with current Subaru branding are proposed.
  - New exterior façade materials would include ACM wall panels, soffits and fascia, aluminum storefront and entry systems, and replacement of stone veneer along portions of the south, east and north facades.
  - Replacement of stone veneer and recoloring of the EIFS system will be considered for other portions of the existing building to achieve consistency with new elements.

# 2. The Owner proposes that the Frontage Road in front of the property be permanently closed and vacated:

- The Frontage Road between Swallow Road and Foothills Parkway currently provides access to Dellenbach owned properties only.
- An existing entry point to Dellenbach Subaru is available on the north end of the property from Swallow Road and would become the primary entrance to the Dellenbach Subaru property under this scenario.
- The proposed reuse of the vacated portion of the Frontage Road includes opportunities for new vehicle display areas, and any pedestrian and bicycle facilities that may be required. Parking and drive aisles within the site would also be reconfigured.
- It is understood that the nature of the Frontage Road continues to evolve under the Midtown Plan and College Avenue Transportation study. The project team is interested in learning more about the envisioned future of the Frontage Road, and how that might affect the proposed redevelopment of this property.

# Attachments:

- Exhibit A Existing Site Conditions as depicted in approved PDP, 08/16/1999.
- Exhibit B Proposed Site Plan prepared by Subaru facility designer, Work in Process.
- Exhibit C Existing and Proposed East and South Elevations prepared by Subaru facility designer, Work in Process.



EXISTING DELLENBACH SUBARU SHOWROOM AS VIEWED FROM COLLEGE AVENUE



REPRESENTATIVE SUBARU FACILITY BRANDING – PROPOSED NEW ADDITION AND FAÇADE IMPROVEMENTS ARE BASED ON THIS FACILITY PROGRAM









HAWKINS \*\*\*\*\* | \*\*\*.

FELTUS

Fh

Proposed & Existing Elevations DELLENBACH SUBARU

18

COLLINS



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

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1/8" = 1'-0"



PROPOSED SOUTH ELEVATION







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 04, 2014

Jeff Errett The Architects' Studio 405 Mason Court Suite 115A Fort Collins, CO 80524

# Re: 3103 S College Ave - Car Dealership Expansion

**Description of project:** This is a request for a small expansion and site changes to an existing car dealership at 3103 S College Avenue (Parcel # 97261-31-001). Changes include a 1,000 square foot expansion to the existing building, facade alterations, and potential vacation of Frontage Road right-of-way for additional vehicle display spaces. The site is located in the General Commercial (CG) Zone District. A major amendment is required for any proposed changes outside the existing development boundaries.

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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

# **Comment Summary:**

# **Department: Zoning**

# Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

- 1. If the frontage road vacation doesn't happen, the addition and any site changes within the boundaries of the existing development can be processed as a minor amendment.
- 2. If the frontage road vacation is allowed and approved, then the new vehicle display area must comply with the parking lot design and landscape standards in Sections 3.2.1 and 3.2.2 of the Land Use Code.

# Department: Water-Wastewater Engineering

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

- 1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in the frontage road and an 8-inch water main and an 8-in sewer in Swallow.
- 2. With the existing water main and sanitary sewer in the frontage road, more information is needed regarding the plans for that area to determine the impact on utilities. At a minimum, a utility easement would be retained; however, there may be other requirements depending upon the plans for the area.

- **3.** Existing water services to the site include a 1-inch domestic service and a <sup>3</sup>/<sub>4</sub>-inch irrigation service connecting to the 12-inch main in the frontage road and a 6-inch fire line extending from the 8-inch main in Swallow.
- **4.** The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
- 5. If a larger service is needed, development fees and water rights will be due at building permit.

# Department: Stormwater Engineering

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

- It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
- 2. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
- 3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation.
- 4. 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) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm? goback=.gde\_4605732\_member\_219392996.

LID design information can be found on the City's web site at:

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

- **6.** The drainage outfalls for the site are the streets or there is a 24 inch storm drain in College Ave. and a 42 inch drain line crossing the site.
- 7. 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 normality is issued. The prevent of the construction determined but he

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.

**8.** The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

# Department: Fire Authority

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

# 1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins have recently adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

2. FIRE LANES

It is unclear how the proposed closure of the frontage road will impact fire access for the rest of this block. As a minimum, the proposed site plan will need to include a fire lane for the existing auto sales building. It will also need to show how connectivity to adjacent buildings is being maintained or improved. Further details are required. Fire lane specifications are provided for your reference.

# 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.

3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. It is unclear how the proposed closure of the frontage road would affect water supply to this site as well as to other buildings in the area. Further study will be needed.

# **Department: Environmental Planning**

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

The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a

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

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.
- 4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
- In accordance with the Midtown Plan Additional right-of-way along Swallow Road will need to be dedicated. Conversations with the Midtown team will be needed to determine what if any improvements along Swallow are required with this project.
- 6. Regarding the request to close the frontage road running parallel to College Avenue: The midtown plan identifies that the frontage roads are to remain in this area College Ave in this area, but a planning effort is currently underway in which a closer look at the College Avenue corridor is occurring so this could be something that is explored through that process.
- 7. Conversations with the Midtown team will be needed to determine what if any improvements along College Avenue are required with this project.
- 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
- 9. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
- **10.** Depending on the improvements and changes proposed utility plans may be needed and it is possible a Development Agreement will be needed and recorded once the project is finalized.
- 11. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
- **12.** A Development Construction Permit (DCP) will need to be obtained prior to starting any public infrastructure work on the site or work within Swallow Road or College Avenue.

# Department: Electric Engineering

# Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

 If the electric service needs to be upgraded, electric development charges will apply. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges. If the existing electric system need to modified, system modification charges will apply. If the frontage road right of way is vacated, utility easements may need to be dedicated for the existing utilities.

# **Current Planning**

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

- TRAFFIC OPERATIONS Potential closure and vacation of the Frontage Road will need to be carefully considered. This includes coordination with the Midtown and College Avenue plans (contact Transportation Planning), and will only work if the entire block in that area is done. The idea would need to be vetted through the Colorado Department of Transportation to discuss their willingness to vacate (contact Gloria Hice-Idler).
- 2. TRAFFIC OPERATIONS Will there be additional vehicular trips with the expansion? An estimate of the property's change in traffic volume will be needed to determine whether a Traffic Impact Study is required.
- **3.** The recently approved Midtown Plan does not necessarily support the vacation of the frontage road. The plan promotes more the reconfiguration of the frontage road by restricting vehicle use area and increasing the pedestrian and bicycle uses.

The proposed plan does not enhance the pedestrian and bicycle environment and increases vehicle use of the area.

4. The Land Use Code (LUC) Section 3.5.3(C)(1) The main entrance of the building should face and open directly to the pedestrian frontage.

The primary entrance of the proposed plan does not face or access the pedestrian frontage.

 LUC Section 3.5.3(C)(2) Buildings along an arterial street have a build-to-line of 10-25 ft. of the public right-of-way. In between the building facade and the public right-of-way there should be no vehicle use area.

The proposed addition should be brought meet the build-to line standard. The area between the building facade and the public right of way should be more pedestrian oriented and designed to be more like a plaza with very limited product display.

- **6.** LUC Section 3.5.3 New facade additions and improvements will need to be in compliance with the Variation in Massing and Character and Image standards of this section.
- **7.** LUC Section 3.10 The site is located within the Transit Oriented Design Overlay district because the site is south of Prospect these standards do apply.

These standards include; building orientation, outdoor spaces such as plazas. off street parking locations, parking structure design, character/image of buildings, materials/colors, building height, and display windows.

The proposed plan will need to be revised to meet the following: orient the entrance to the pedestrian frontage, restrict vehicle use area between the building and the public right of way, and include outdoor space such as a plaza.

- 8. LUC Section 3.2.2(J) Vehicle use areas require a 15 ft. landscape setback from the public right-of-way.
- **9.** LUC Section 3.2.1 An updated landscape plan which included but not limited to such things as foundation plantings and street trees is required (see section for details and other requirements).

LUC Section 3.2.4 A lighting plan for the site is required.

- 10. 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.
- **11.** 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.
- **12.** 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.
- **13.** 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.
- **14.** Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- 15. 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.
- **16.** 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 <u>new</u> <u>commercial or multi-family projects</u> 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 <u>new commercial or multi-family projects</u> are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

# Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)
2009 International Residential Code (IRC)
2009 International Energy Conservation Code (IECC)
2009 International Mechanical Code (IMC)
2009 International Fuel Gas Code (IFGC)
2009 International Plumbing Code (IPC) as amended by the State of Colorado
2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003. <u>Snow Load Live Load</u>: 30 PSF / Ground Snow Load 30 PSF. <u>Frost Depth</u>: 30 inches. <u>Wind Load</u>: 100- MPH 3 Second Gust Exposure B. <u>Seismic Design</u>: Category B. <u>Climate Zone</u>: Zone 5 <u>Energy Code Use</u> 1. Single Family; Duplex; Townhomes: 2009 IRC Chapter 11 or 2009 IECC Chapter 4

- Single Family, Duplex, Townholles. 2009 ICC Chapter 11 of 2009 IECC Cha Multi-femily and Ose deministra 2 statistics many 2000 IECO Observes 4.
- 2. Multi-family and Condominiums 3 stories max: 2009 IECC Chapter 4.
- 3. Commercial and Multi-family 4 stories and taller: 2009 IECC Chapter 5.

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

City of Fort Collins Building Services Plan Review 416-2341

# 947 Worthington Circle Long Term Care Facility



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CONCEPTUAL REVIEW: APPLICATION

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

MATT RANKIN - ARCHITECT Business Name (if applicable) r4 Architects Inc. Your Mailing Address 226 Remine Tom # 3 2.24.03) Email Address Mart erg auch i on Phone Number Morthing ton Site Address or Description (parcel # if no address) Description of Proposal (attach additional sheets if necessary) \_Demole mustruction new, livine assigned nursine Proposed Use Longton Existing Use 🧷 Total Building Square Footage 38,000 S.F. Number of Stories 25 Lot Dimensions Age of any Existing Structures 20 years 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. If yes, then at what risk is it? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. 30% 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?





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 04, 2014

Matt Rankin r4 Architects 226 Remington #3 Fort Collins, CO 80524

# Re: 947 Worthington Circle - Long Term Care Facility

**Description of project:** This is a request to construct additional assisted living units at 947 Worthington Circle (Parcel #s 97233-18-003 & 97233-18-001). An existing 1-story administration building would be demolished and replaced with a 3-story building with 41 long term care (assisted living) units. The site is located in the Employment (E) Zone District. The new building and replat require a major amendment, subject to Planning & Zoning Board (Type 2) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

# Comment Summary:

# **Department: Zoning**

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

- LUC 3.2.2(K) Parking maximums would be .33 spaces/bed plus two employees on major shift if the units are not dwelling units. Show how many parking spaces are being removed and how many new ones are proposed. If the units have cooking appliances, then the building is classified as a multi-family dwelling and parking minimums are required as follows: 1.5 spaces per 1 bedroom, 1.75 spaces per 2 bedroom.
- 2. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section.
- LUC 3.2.2(L) Table A and B Standard 90 degree parking stall is 19'x 9' Two-way drive aisle is a minimum of 24' in width
- **4.** LUC 3.2.1 A landscape plan is required showing compliance. Parking lot perimeter landscaping and full tree stocking around the building are notable requirements that appear relevant.
- **5.** LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.

6. LUC 3.2.2(C) The bicycle parking requirement is 1/5,000 SF., minimum of 4 spaces. 20% are required to be enclosed 80% are required to be fixed racks.

# Department: Water-Wastewater Engineering

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

- 1. Existing water mains and sanitary sewers in this area include an 8-inch water main in Worthington Circle and an 8-inch sanitary sewer that terminates in Worthington Circle to the west of the existing building scheduled to be demolished.
- 2. The existing water services to the site is a <sup>3</sup>/<sub>4</sub>-inch service.
- **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. Credit will be given for the services to the existing building.

# Department: Stormwater Engineering

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

- 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. 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 now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm? goback=.gde\_4605732\_member\_219392996.

LID design information can be found on the City's web site at:

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

- **5.** The drainage outfalls of the site are a storm drain line in Worthington Circle and one in Centre Ave. There are other private storm drains onsite that could be used also if they have capacity for more flow.
- 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 Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
- 8. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot.

# **Department: Fire Authority**

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

# 1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

# 2. FIRE LANES

A fire lane is to be provided to within 150' of all portions of the building. Buildings over 30' in height have additional provisions for the fire lane. Fire lane specifications are provided for your reference.

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.

# 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.

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

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access

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

# 3. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

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

 AUTOMATIC FIRE SPRINKLER SYSTEM This building will require a fire alarm and automatic fire sprinkler system under a separate permit.

# **Department: Environmental Planning**

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

 An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (New Mercer Ditch). However, as there is an intervening parcel between the canal and this property, and the standard buffer (50' from the top of bank) would not extend to this project's parcel, the ECS is waived for this site.

However, please consider the use of native plants and grasses to compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.

2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

# Department: Engineering Development Review

Contact: 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. The existing sidewalk is attached, so likely the pedestrian crossings at the driveways do not meet ADA requirements. If so, the driveways will need to be reconstructed so that ADA standards can be met for the pedestrian crossing area.
- 4. Per comments in accela TIS waived.

- Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm
- 6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
- 7. Utility plans will be required and an amendment to the Development Agreement or a new Development Agreement may be needed. If so the Development Agreement or Amendment Agreement will be recorded once the project is finalized.
- 8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

# Department: Electric Engineering

# Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

 Electric development and system modification charges will apply, contact Light and Power Engineering, 970-221-6700, for an estimate of these charges. A credit will be given for the existing service capacity. The transformer and meter locations will need to be coordinated with Light and Power Engineering.

# **Current Planning**

# Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

- Based on discussion at the conceptual review meeting, the proposed use is classified as a long-term care facility, and is considered a "Primary Use" in the Employment (E) Zone District, subject to Planning & Zoning Board (Type 2) review.
- 2. A key community design standard in the Land Use Code is the requirement for a Connecting Walkway. This requires a buildings to be placed and oriented to the street with a primary entrance. At least one main entrance shall face and open directly onto a street sidewalk, or a walkway that connects to a street sidewalk, without requiring pedestrians to walk across parking lots or driveways, or around buildings or parking lot outlines that are not aligned to a direct route. It appears that the intent is to have a main entrance oriented away from the street in the Concept Plan. This appears to warrant discussion about the fundamental placement and orientation.
- 3. The pedestrian and visual enhancement of the south side of the building needs careful attention, primarily to meet landscaping requirements for "Full Tree Stocking". This area appears to lend itself to trees in cutouts next to the parking, in a wide sidewalk area along the building. This defines pedestrian space between the trees and building, similar to a downtown streetscape.
- 4. It appears that there will be no problem retaining the existing trees along the street this can be confirmed at the meeting.
- **5.** Building design compatibility should be carefully considered in design of the new building. Existing buildings on the site and across the street create a context with materials and features to consider.
- 6. Is a replat desired/needed so that a lot line doesn't run through the building?
- 7. TRAFFIC OPERATIONS The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
- 8. TRANSPORTATION PLANNNING no comments

- 9. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
- 10. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- **11.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at http://www.colocode.com/ftcollins/landuse/begin.htm.
- **12.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- **13.** Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- 14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- **15.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the <u>new</u> <u>commercial or multi-family projects</u> 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 <u>new commercial or multi-family projects</u> are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

# Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)
2009 International Residential Code (IRC)
2009 International Energy Conservation Code (IECC)
2009 International Mechanical Code (IMC)
2009 International Fuel Gas Code (IFGC)
2009 International Plumbing Code (IPC) as amended by the State of Colorado
2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003. <u>Snow Load Live Load</u>: 30 PSF / Ground Snow Load 30 PSF. <u>Frost Depth</u>: 30 inches. <u>Wind Load</u>: 100- MPH 3 Second Gust Exposure B. <u>Seismic Design</u>: Category B. <u>Climate Zone</u>: Zone 5 <u>Energy Code Use</u> 1. Single Family; Duplex; Townhomes: 2009 IRC Chapter 11 or 2009 IECC Chapter 4

- Single Family, Duplex, Townholles. 2009 ICC Chapter 11 of 2009 IECC Cha Multi-femily and Ose deministra 2 statistics many 2000 IECO Observes 4.
- 2. Multi-family and Condominiums 3 stories max: 2009 IECC Chapter 4.
- 3. Commercial and Multi-family 4 stories and taller: 2009 IECC Chapter 5.

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

City of Fort Collins Building Services Plan Review 416-2341