

Conceptual Review Agenda

Schedule for 05/23/16 to 05/23/16

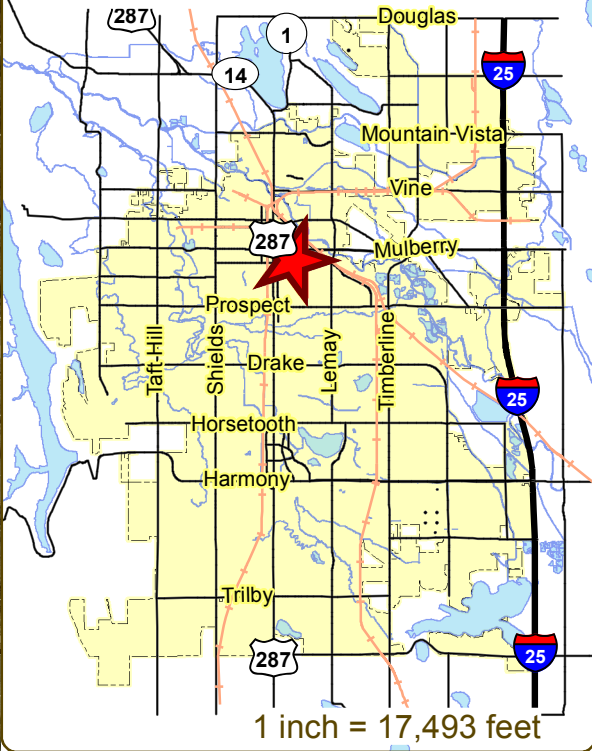
281 Conference Room A

Monday, May 23, 2016

Time	Project Name	Applicant Info	Project Description	Planner
10:15	607 Stover St - Fourplex	Amy Jennings (970) 481-8712 amyjenningsmail@gmail.com	This is a request to add three units to the existing home at 607 Stover St (parcel #9713110016). The three new units would be connected to the main house by a breezeway. Each new unit would be two stories with a 380 square foot building footprint. The site is located in the Neighborhood Conservation, Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
11:00	Horsetooth and Stanford - Multi-family	Cathy Mathis (970) 532-5891 cathy@tbgroupp.us	This is a request to build a 52-unit, multi-family building at Horsetooth and Stanford (parcel #9725329001). The building would be 3-4 stories in height with an underground parking garage. The site would also contain a 35-space parking lot behind the building. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

607 Stover St Fourplex

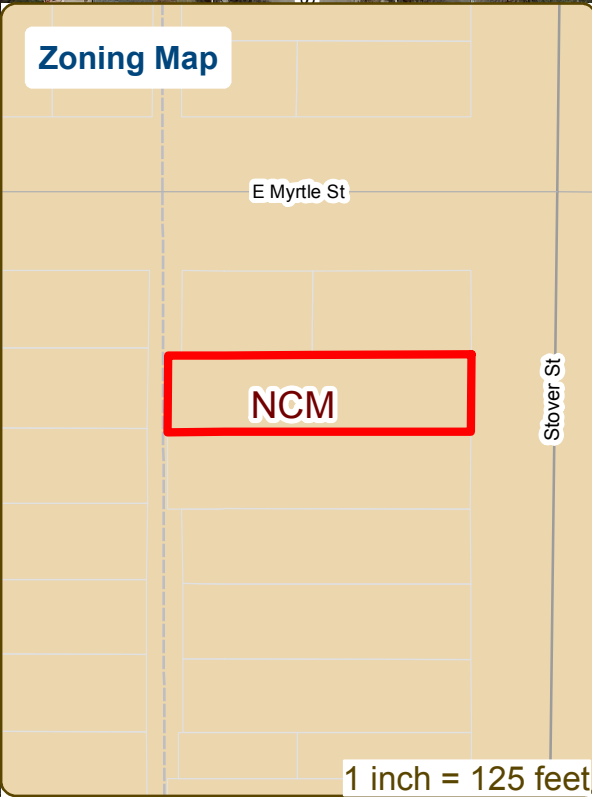
Vicinity Map



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) _____

Troy & Amy Jennings - owners

Business Name (if applicable) _____

Your Mailing Address 3621 Richmond Dr. FC 80526

Phone Number 970-481-8712 Email Address amyjenningsmail@gmail.com

Site Address or Description (parcel # if no address) 607 Steaver St. troy@ffordblecroofing.com

Description of Proposal (attach additional sheets if necessary) _____

Attach 3 units to the rear of existing house

Proposed Use residential multi-unit Existing Use single family?

Total Building Square Footage 985 upper 450 lower S.F. Number of Stories 1 Lot Dimensions 50 x 190

Age of any Existing Structures 88 yrs.

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 [x] No If yes, then at what risk is it? _____

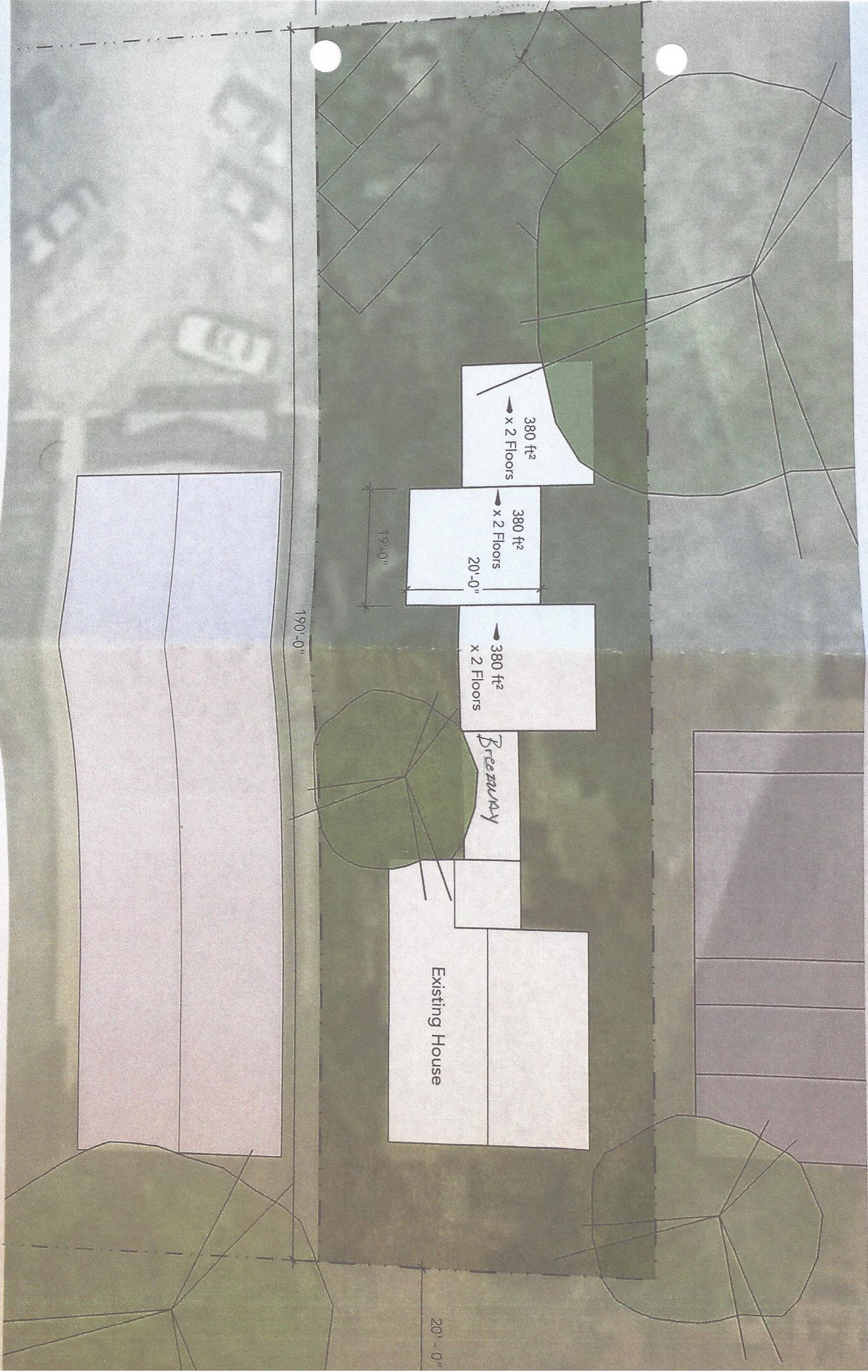
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 1600 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:

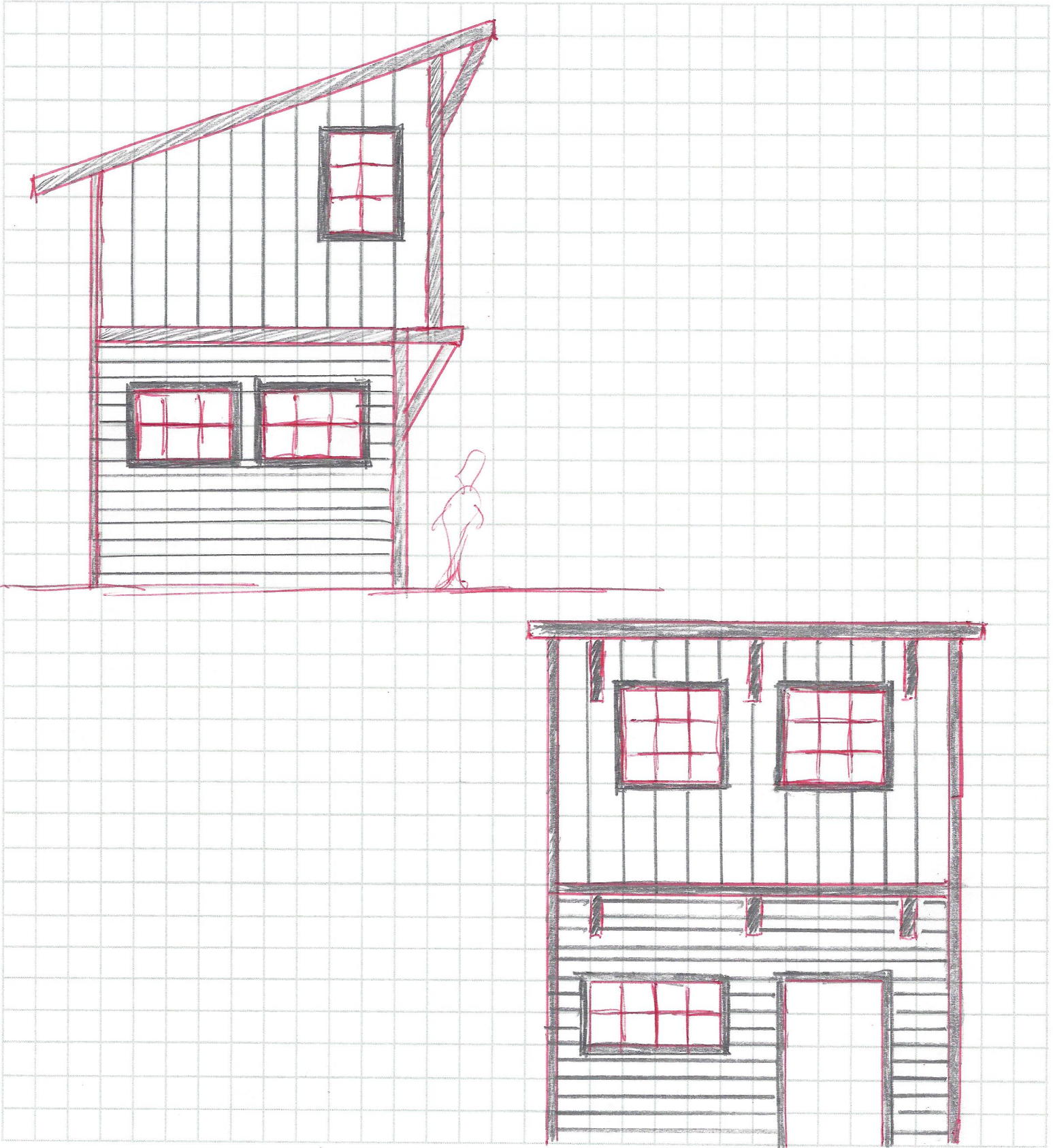
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?





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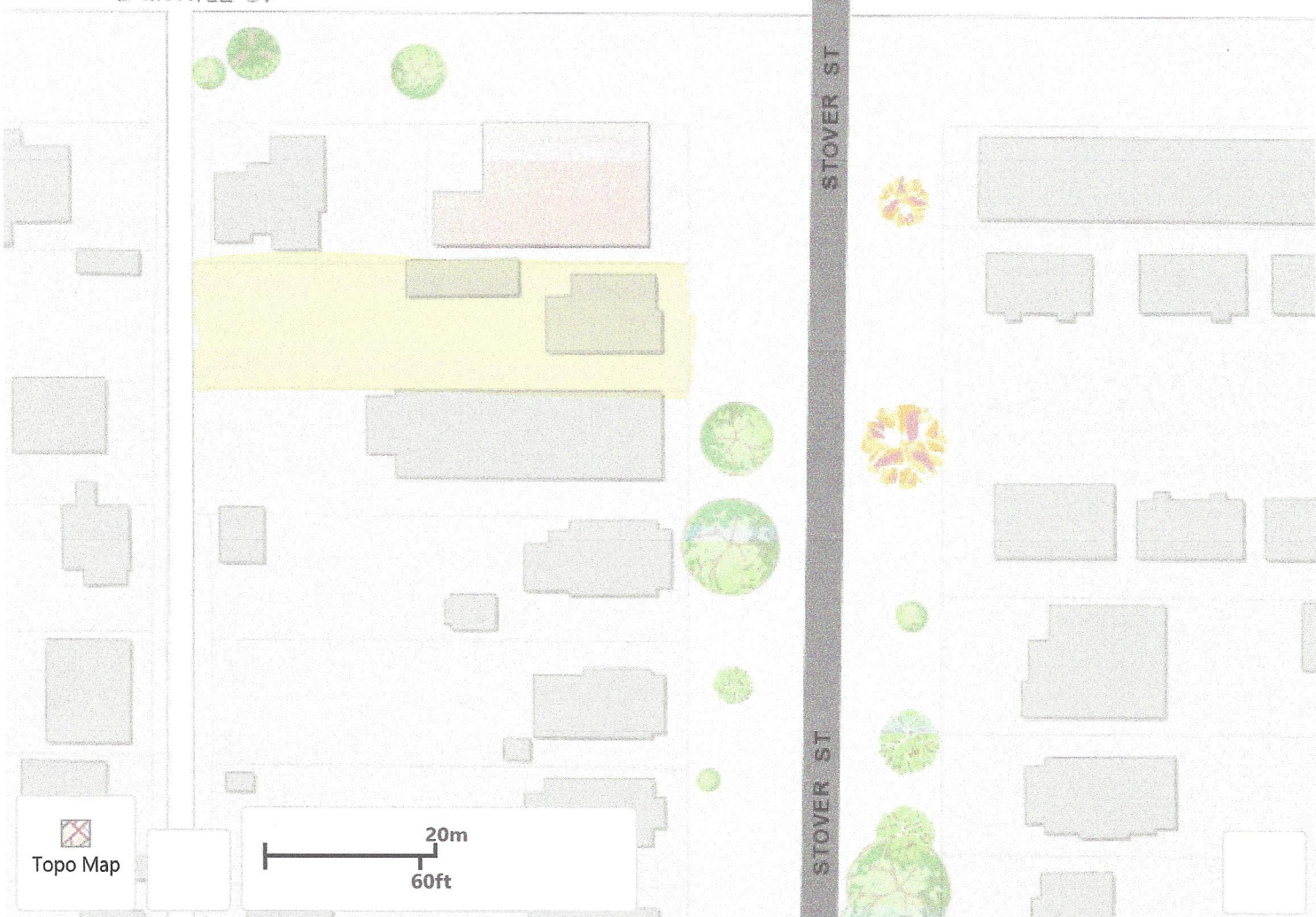
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STOVER ST

STOVER ST





Imagery ©2016 Google, Map data ©2016 Google 20 ft



607 Stover St
Fort Collins, CO 80524





May 31, 2016

Amy Jennings
3621 Richmond Dr
Fort Collins, CO 80526

Re: 607 Stover St - Fourplex

Description of project: This is a request to add three units to the existing home at 607 Stover St (parcel #9713110016). The three new units would be connected to the main house by a breezeway. Each new unit would be two stories with a 380 square foot building footprint. The site is 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 4.8(D)(1) Required Lot Area. Minimum lot area shall not be less than the following: five thousand (5,000) square feet for a single-family or two-family dwelling and six thousand (6,000) square feet for all other uses.
2. Breezeway must be enclosed to consider this Fourplex.
3. LUC 4.8(D)(2)(a) 4. The allowable floor area for buildings containing permitted uses other than single-family dwellings and buildings accessory to single-family dwellings shall not exceed forty (40) percent of the lot area.
4. LUC 4.8(D)(3) The allowable floor area on the rear half of a lot shall not exceed thirty-three (33) percent of the area of the rear fifty (50) percent of the lot.
5. NCM setbacks:
Front- 15 ft (20 ft for garage doors from public right of way)
Rear - 5 ft from existing alleys and 15 ft in all other conditions
Side- 5 ft for all interior side yards.
Whenever any portion of a building wall along a side lot line exceeds eighteen (18) feet in height, as measured from the natural grade at the interior side lot line adjacent to the wall, such portion of the building wall shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of building wall height that exceeds eighteen (18) feet in height, except as provided for in subparagraph (a) below. Minimum side yard width shall be fifteen (15) feet on the street side of any corner lot. Notwithstanding the foregoing, minimum side yard width for schools and places of

worship shall be twenty-five (25) feet (for both interior and street sides).

6. LUC 4.8(F)(2)(a) 1. Maximum building height shall be two (2) stories
7. LUC 4.8(F)(2)(b) 1. The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space.
8. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

	Space Requirements	%Enclosed/ % Fixed Rack
Multi-Family Residential	1 per bedroom	60%/40%

9. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
10. LUC 3.2.2(J) Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following:

Along a lot line: 5ft minimum landscape setback area

11. LUC 3.2.2(K) Multi-family Parking requirements.

One or less bedrooms per unit requires 1.5 parking spaces per unit
Two bedrooms per unit requires 1.75 parking spaces per unit
Three bedrooms per unit requires 2 parking spaces per unit
Four and above bedrooms per unit requires 3 parking spaces per unit

12. Trash and recycling enclosure are required. These shall be designed with walk-in access separate from the main-service gates.
13. LUC 3.2.1 A landscape plan is required.
14. Provide required parking stall dimensions as part of LUC 3.2.2(L)

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 6-inch water main in Stover and an 8-inch sanitary sewer main in the alley to the west.
2. With an attached multi-family building, the entire building will be served by a single water service and a single sewer service. Please note, water and services for multi-family will be metered and billed as a whole. There will be no way for the Utility to separate out the bills for the attached units.
3. Calculations will be needed to determine if the existing water and sewer mains are adequately sized to provide service to the entire development. If the services need to be upsized, new taps will be required and the existing services will need to be abandoned at the main.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. 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.
2. A sidewalk is needed along the property frontage on Stover.

Department: Stormwater Engineering

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

1. 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 Criteria Manual.
2. 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.
3. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet.
4. When improvements are being added to an existing developed site, onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2-year historic release rate for water quantity.
5. Drainage into alleys in the Old Town Basin can be problematic, causing damage to downstream and neighboring properties. As part of any construction with this development, a drainage analysis will need to be completed by a Civil Engineer addressing any additional drainage created by the development and may be required to show how conveyance of site drainage is conveyed to an adequate public facility without impacting downstream properties.
6. 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.
7. 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 with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will

be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.

9. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre 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 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.

Department: Historic Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. The existing residence in the property was constructed in 1928. Any exterior changes to or demolition of buildings 50 years old or older need to be reviewed under the City's Demolition/Alteration Review Process (Municipal Code Section 14-72). This process determines a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. We do not have a current determination of eligibility on file. The determination of eligibility requires current color photographs of all sides of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Additionally, photos of the front elevation of abutting buildings or structures in each direction are also required, to show the context of the building. Individually labeled digital photos are encouraged, and may be sent to mbzdek@fcgov.com. Hard copies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. 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.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from the alley. Based upon information available from submitted materials, it is unclear if that code requirement can be met from Stover St. An out of access condition may be mitigated with the installation of a residential fire sprinkler system. 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

A fire hydrant is required within 300' of the building as measured along an approved path of vehicle travel. The existing utility infrastructure available in the area appears to meet this standard however it is the applicant's responsibility to verify location, pressure, and volume. 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. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

This building will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

4. PREMISE IDENTIFICATION

Each living unit shall be addressed separately from the existing residence. The address shall be posted so as to be visible at the unit and from the street. An approved, accessible route to each unit from Stover is needed. 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: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact

Norm Weaver at 970-416-2312 or nweaver@fcgov.com

3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

5. In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (warm white, 3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@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. Public improvements will need to be designed constructed with this project. The alley from the South property line to Myrtle St. will need to be designed and constructed to City standards. Detached sidewalk will have to be installed along the property's Stover St. frontage.
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. The LCUASS identifies two options for alley construction, center drained (Figure 7-11F) or drained to one side with curb (7-12F). Stover sidewalk will need to be installed behind an 8 foot parkway per the LCUASS collector street cross-section.
7. 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.
8. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Additional ROW will be needed along the alley to accommodate the public improvements. Standard utility easements will also need to be provided behind the right-of-way (8 foot along the alley and 9 foot along Stover Street). Off-site construction easements may be required for alley construction.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits

shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.

13. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

1. The existing home is currently feed from the ally with a service wire size of 4/0 AL.
2. Any changes to the existing electric capacity and or location will initiate electric development and system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

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

1. The proposed 4-plex is subject to review and approval by the Planning and Zoning Board (Type 2 review).

10 Business days prior to submitting a PDP application, a neighborhood meeting must be held. Notifications must be sent out to affected property owners 2-weeks prior to the neighborhood meeting. Please contact me for an APO (affected property owners) map and instruction for procuring addresses.

2. The lot is in the NCM zone district - Division 4.8 - Neighborhood Conservation, Medium Density District (N-C-M). The following standards apply:
3. NCM - The allowable floor area for buildings containing permitted uses other than single-family dwellings and buildings accessory to single-family dwellings shall not exceed forty (40) percent of the lot area.

((b) For the purpose of calculating allowable floor area, one hundred (100) percent of the floor area of the following spaces and building elements shall be included:

1. The total floor area of all principal buildings as measured along the outside walls of such buildings and including each finished or unfinished floor level plus the total floor area of the ground floor of any accessory building larger than one hundred twenty (120) square feet, plus that portion of the floor area of any second story having a ceiling height of at least seven and one-half (7½) feet located within such accessory building located on the lot.
2. Basement floor areas where any exterior basement wall is exposed by more than three (3) feet above the existing grade at the interior side lot line adjacent to the wall.
3. Roofed porches, balconies and breezeways that are enclosed on more than two (2) sides.

(c) For the purpose of calculating allowable floor area, the floor area of the following spaces and building elements shall be counted at two hundred (200) percent:

High volume spaces on the first or second floor where the distance between the floor and the

ceiling or roof rafters directly above is greater than fourteen (14) feet.

(d) For the purpose of calculating allowable floor area, the floor area of the following spaces and building elements shall not be included:

The first two hundred fifty (250) square feet of a detached accessory building, provided that it is located behind a street-fronting principal building and is separated from such principal building by at least ten (10) feet.)

4. NCM - 3) Allowable Floor Area on Rear Half of Lots. The allowable floor area on the rear half of a lot shall not exceed thirty-three (33) percent of the area of the rear fifty (50) percent of the lot.

5. NCM - (E) Dimensional Standards.

(1) Minimum lot width shall be forty (40) feet for each single-family and two-family dwelling and fifty (50) feet for each other use. If more than one (1) principal building is proposed to be constructed side-by-side on the same lot, then each such principal building must have at least forty (40) feet of street frontage for single-family and two-family dwellings, and at least fifty (50) feet of street frontage for each other use.

(2) Minimum front yard setback shall be fifteen (15) feet. Setbacks from garage doors to the backs of public walks shall not be less than twenty (20) feet.

(3) Minimum rear yard setback shall be five (5) feet from existing alleys and fifteen (15) feet in all other conditions.

(4) Minimum Side Yard and Maximum Wall Height. Minimum side yard width shall be five (5) feet for all interior side yards. Whenever any portion of a building wall along a side lot line exceeds eighteen (18) feet in height, as measured from the natural grade at the interior side lot line adjacent to the wall, such portion of the building wall shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of building wall height that exceeds eighteen (18) feet in height, except as provided for in subparagraph (a) below. Minimum side yard width shall be fifteen (15) feet on the street side of any corner lot. Notwithstanding the foregoing, minimum side yard width for schools and places of worship shall be twenty-five (25) feet (for both interior and street sides).

(a) Solar Access Setbacks. For building construction that results in:

1. a two-story house where a one-story house previously existed, or
2. a new house that is greater than two thousand five hundred (2,500) square feet, or
3. an addition that results in a total square footage of more than three thousand (3,000) square feet, and

4. construction on a lot where there is a lot abutting the north side of the subject lot and the house on such abutting lot is one (1) story, building height shall be reduced to preserve solar access on adjacent lots such that whenever any portion of a north-facing side building wall that adjoins a lot to the north exceeds fourteen (14) feet in height, as measured from the existing grade at the interior side lot line adjacent to the wall, such portion of the building wall shall be set back from the interior side lot line an additional one (1) foot beyond the minimum required, for each one (1) foot, or fraction thereof, of building wall that exceeds fourteen (14) feet in height. For lots that are forty (40) feet or less in width, the fourteen-foot starting height may be increased by one (1) foot for each one (1) foot of decreased lot width up to a maximum starting height of eighteen (18) feet.

Figure 17.5

Minimum Side Yard Width and Maximum Building Wall Height: please see https://www2.municode.com/library/co/fort_collins/codes/land_use?nodeId=ART4DI_DIV4.8NECOMEDIM

* Applies only to north-facing building walls adjoining a property to the north for building construction that results in a two-story house where a one-story house previously existed, or when the construction is for a new house that is greater than two thousand five hundred (2,500) square feet, or for an addition that results in a total square footage of more than three

thousand (3,000) square feet, and where there is a lot abutting the north side of the subject lot and the house on such abutting lot is one (1) story.

(5) Maximum building height shall be two (2) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1½) stories.

6. NCM - Development Standards.

(1) Building Design.

(a) All exterior walls of a building that are greater than six (6) feet in length shall be constructed parallel to or at right angles to the side lot lines of the lot whenever the lot is rectilinear in shape.

(b) The primary entrance to a dwelling shall be located along the front wall of the building, unless otherwise required for handicap access. Such entrance shall include an architectural feature such as a porch, landing or portico.

(c) Accessory buildings and attached garages shall have a front yard setback that is at least ten (10) feet greater than the front setback of the principal building that is located on the front portion of the lot.

(d) A second floor shall not overhang the lower front or side exterior walls of a new or existing building.

(e) Front porches shall be limited to one (1) story, and the front facades of all one- and two-family dwellings shall be no higher than two (2) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1½) stories.

(f) In the event that a new dwelling is proposed to be constructed on the rear portion of a lot which has frontage on two (2) streets and an alley, the front of such new dwelling shall face the street.

(g) The minimum pitch of the roof of any building shall be 2:12 and the maximum pitch of the roof of any building shall be 12:12, except that new, detached accessory buildings and additions to existing dwelling units may be constructed with a pitch that matches any roof pitch of the existing dwelling unit. Additionally, the roof pitch of a dormer, turret or similar architectural feature may not exceed 24:12 and the covered porch may be flat whenever the roof of such porch is also considered to be the floor of a second-story deck.

7. NCM - Building design cont.

(h) Front Façade Character. When building construction results in:

1. a two-story house where a one-story house previously existed and where there is an abutting house on either side that is one (1) story, or
2. a new house that is greater than two thousand five hundred (2,500) square feet, or
3. a second-story addition that results in a total square footage of more than three thousand (3,000) square feet,

at least one (1) front façade feature from the menu below shall be included to promote pedestrian orientation and compatibility with the character of structures on the block face:

Figure 17.6 Menu of Design Options for Front Façade Character
(see image in Code)

(i) Side Façade Character. When building construction results in:

1. a new house that is greater than two thousand five hundred (2,500) square feet, or
2. a second-story addition that results in a total square footage of more than three thousand (3,000) square feet,

at least one (1) side façade feature from the menu below shall be included to address potential looming and privacy impacts on neighbors:

Figure 17.7
Menu of Design Options for Side Façade Character
(see image in Code)

(2) Bulk and Massing.

(a) Building Height.

1. Maximum building height shall be two (2) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1½) stories.
2. The height of a detached dwelling unit at the rear of the lot or an accessory building containing habitable space shall not exceed twenty-four (24) feet.
3. The height of an accessory building containing no habitable space shall not exceed twenty (20) feet.

(b) Eave Height.

1. The exterior eave height of an eave along a side lot line shall not exceed thirteen (13) feet from grade for a dwelling unit located at the rear of the lot or an accessory building with habitable space.
2. The exterior eave height of an eave along a side lot line shall not exceed ten (10) feet from grade for an accessory building containing no habitable space.
3. If a second story has an exterior wall that is set back from the lower story's exterior wall, the eave height shall be the point of an imaginary line at which the upper story's roofline (if extended horizontally) would intersect with the lower story's exterior wall (if extended vertically).

(See illustration contained in Division 4.7.)

8. Section 3.2.2 - Bike parking must be provided at 1 space per bedroom at a ratio of 60% enclosed & 40% fixed. See definitions for more information (Sec. 5.1).
9. Section 3.2.2 - Vehicle Parking requirement for multi-family dwelling is as follows:
(a) Attached Dwellings: For each two-family and multi-family dwelling there shall be parking spaces provided as indicated by the following table:

Number of Bedrooms/Dwelling Unit	Parking Spaces Per Dwelling Unit*
One or less	1.5
Two	1.75
Three	2.0
Four and above	3.0

10. 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.
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 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:

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 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.

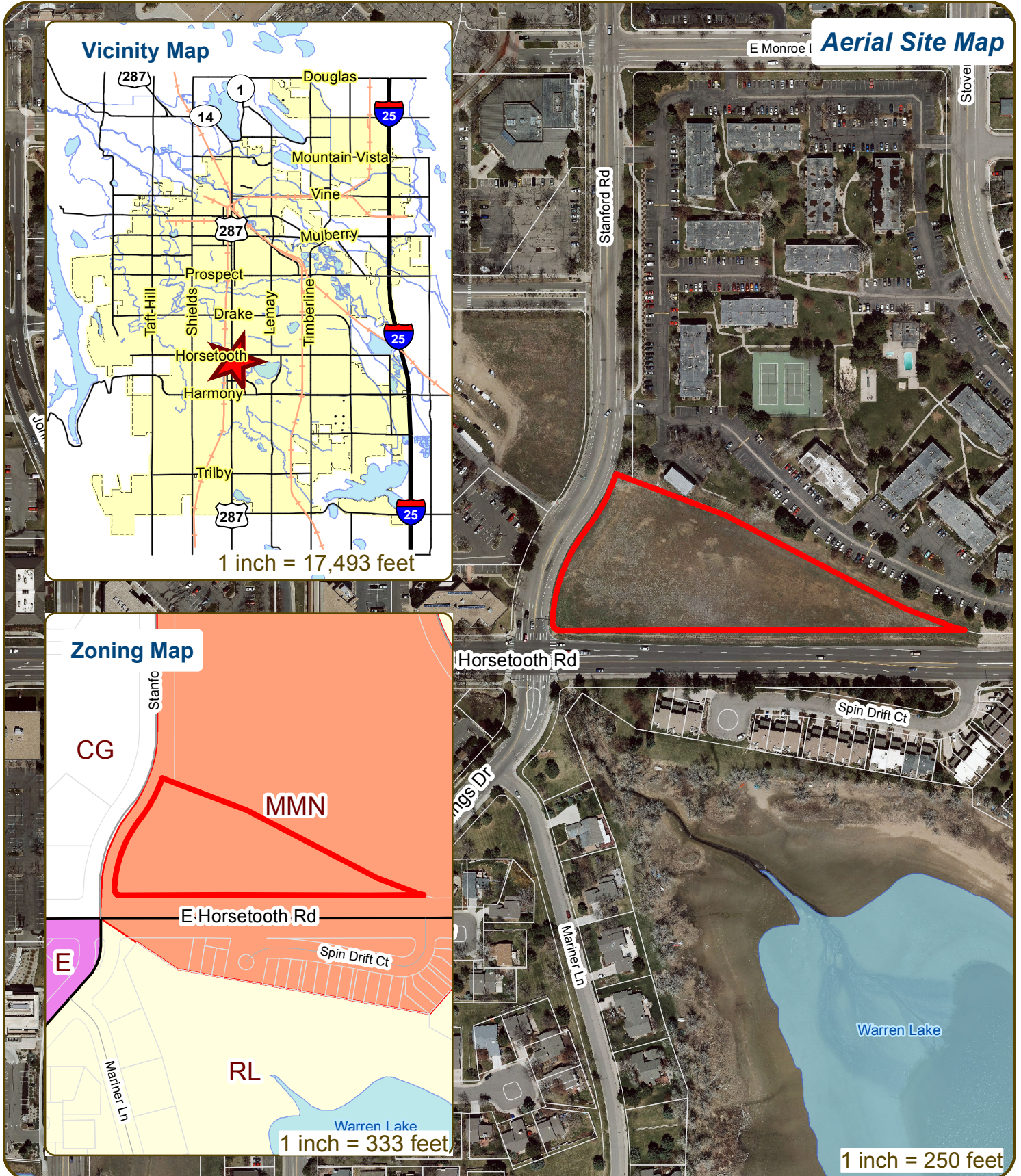
Energy Code Use

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

Horsetooth and Stanford Multi-family



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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) Cathy Mathis, TB Group, owners representative; Shane Wright, Real Estate Equities Development, LLC

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) Northeast corner of Horsetooth and Stanford Roads

Description of Proposal (attach additional sheets if necessary) Construction of a 52-unit senior housing cooperative on 2.8 acres. The building will be 3-4 stories over a parking garage.

Proposed Use Senior Housing Existing Use Vacant

Total Building Square Footage S.F. Number of Stories 3-4 Lot Dimensions 783 x 381'

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.

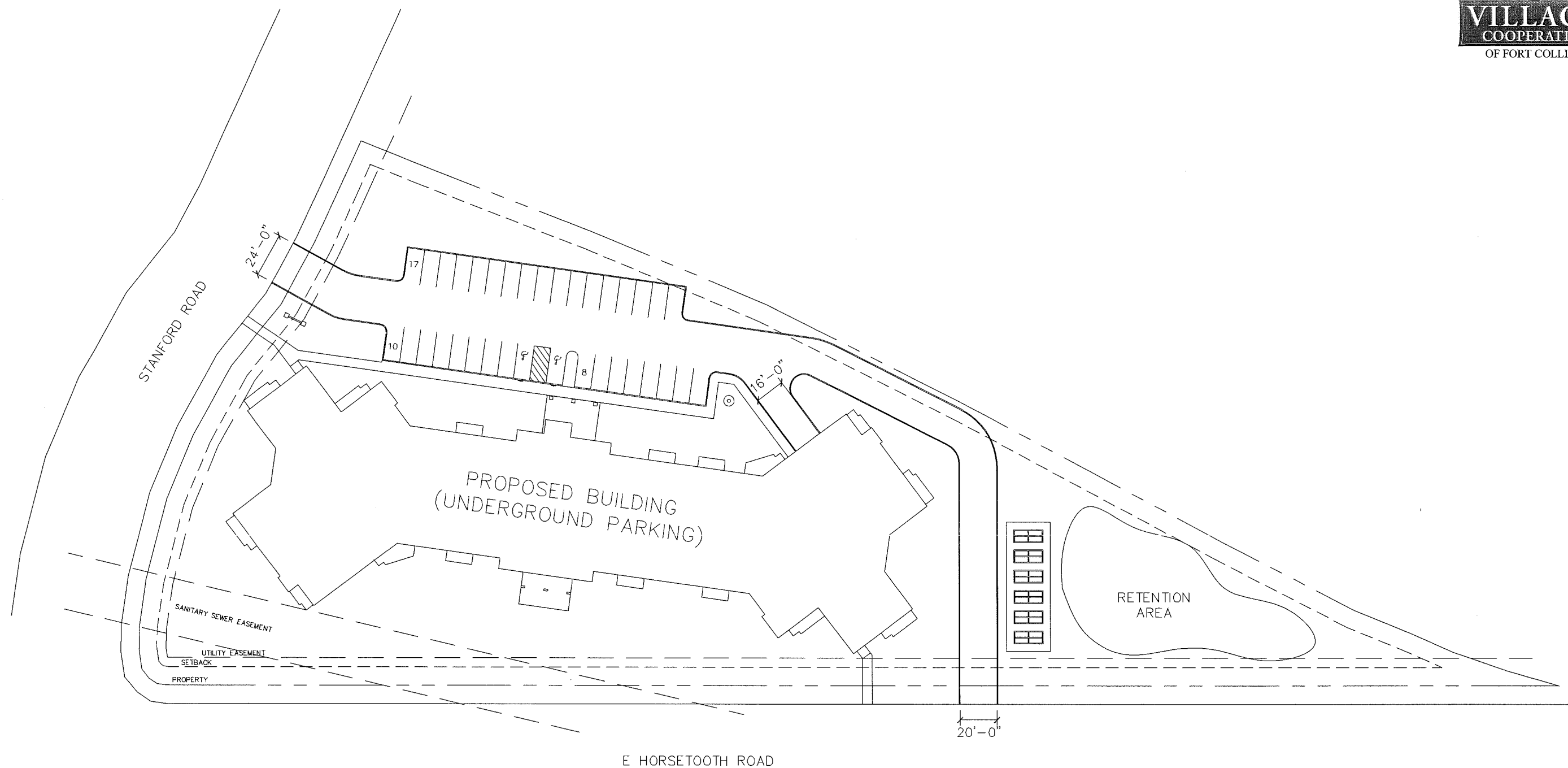
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

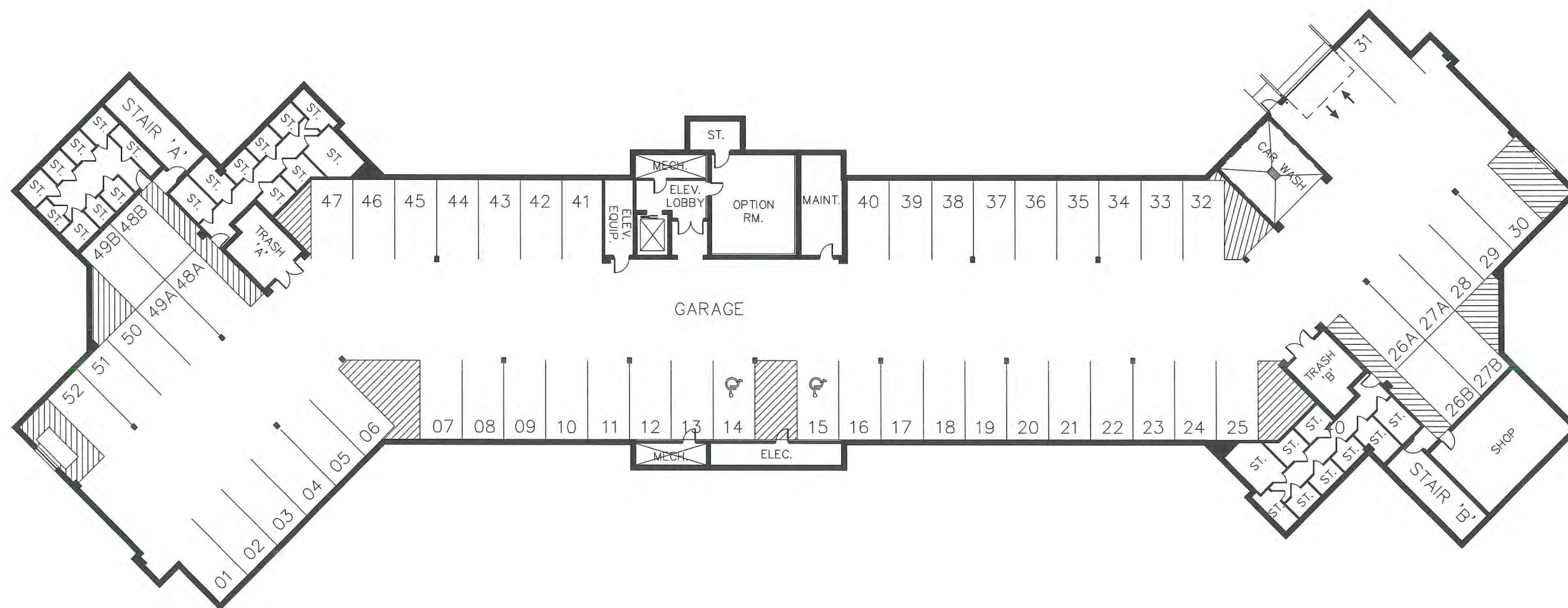
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 91,476 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

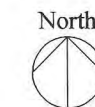
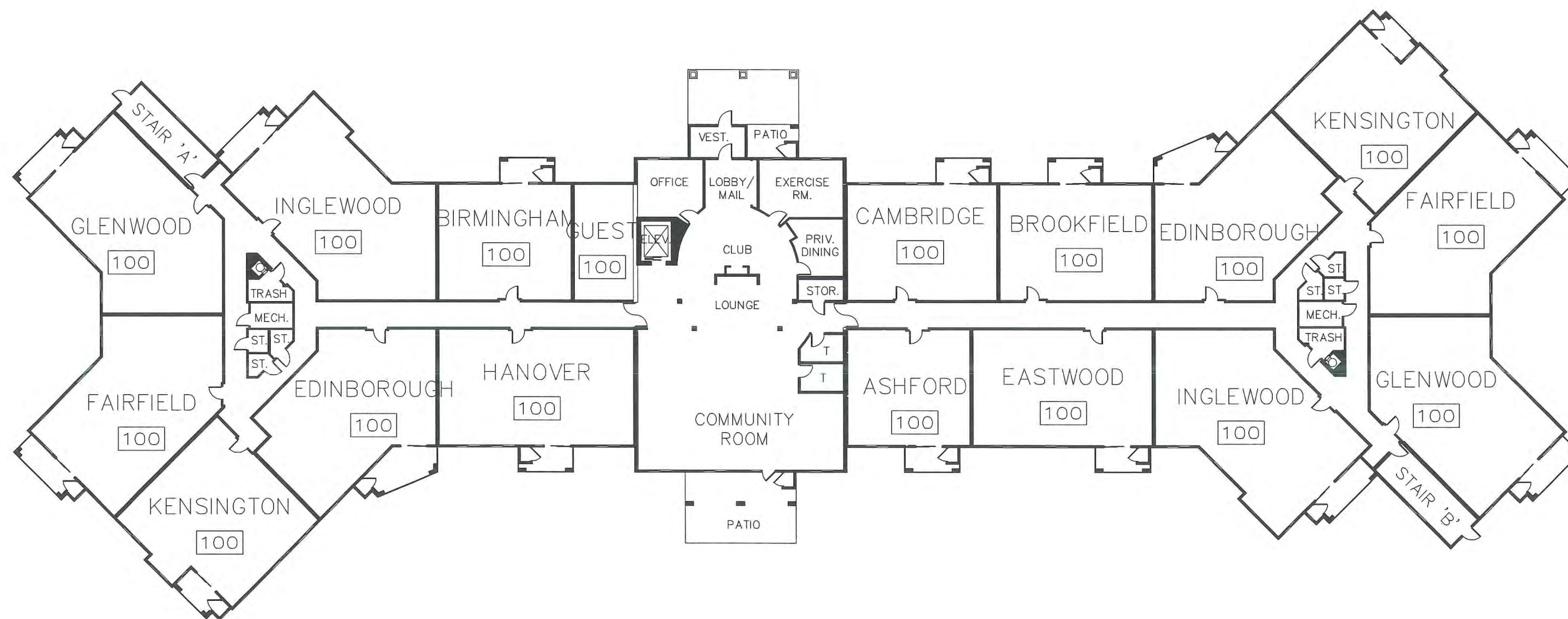
Suggested items for the Sketch Plan:

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?

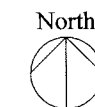
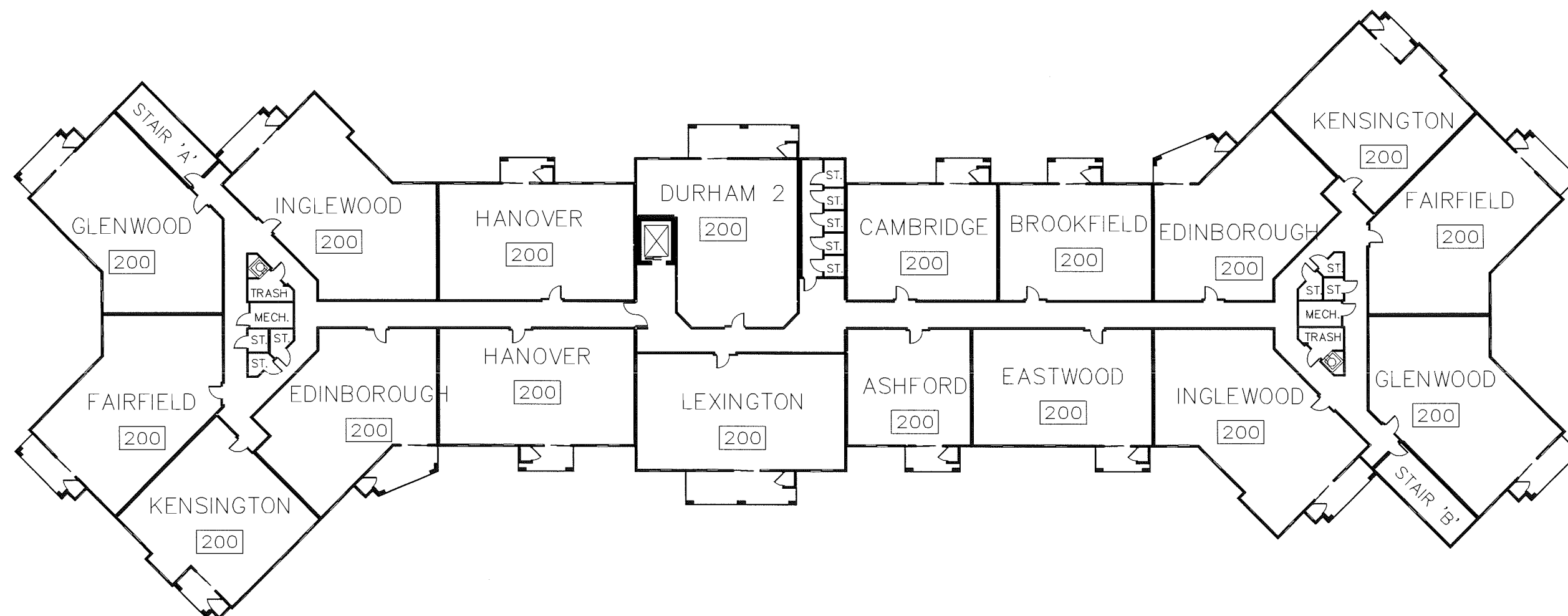




North
Garage Floor
Not To Scale

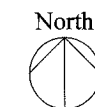
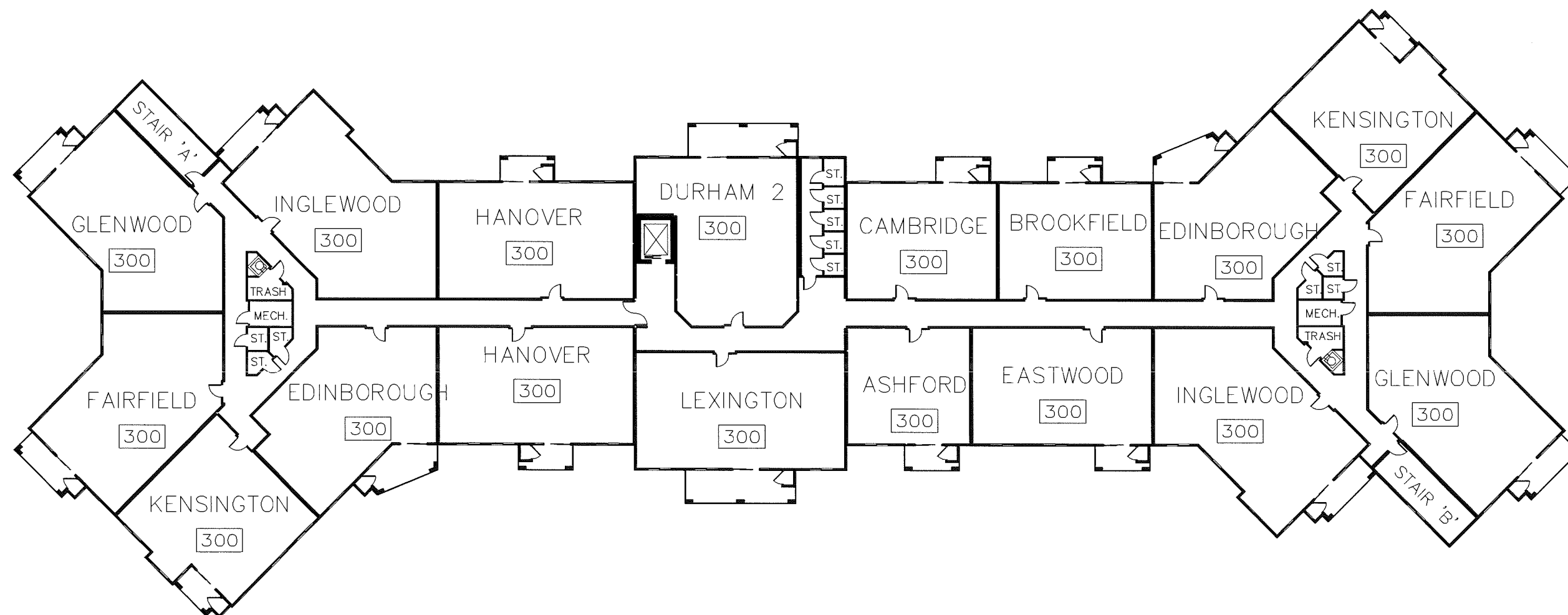


North
First Floor
Not To Scale

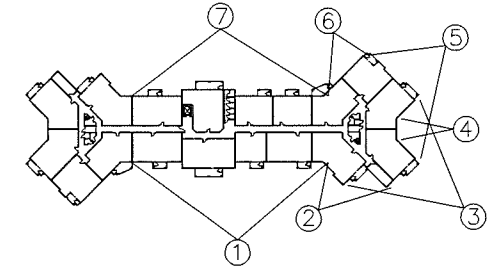


North
Second Floor

Not To Scale

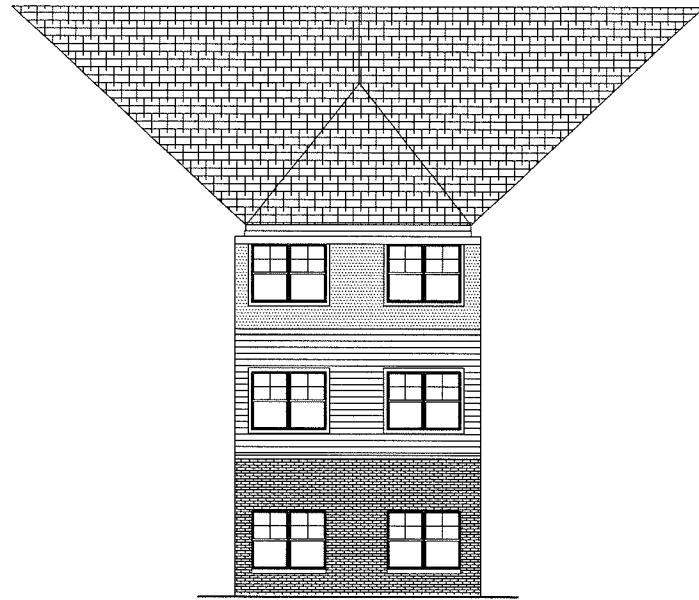


North
Third Floor
Not To Scale



Keyplan

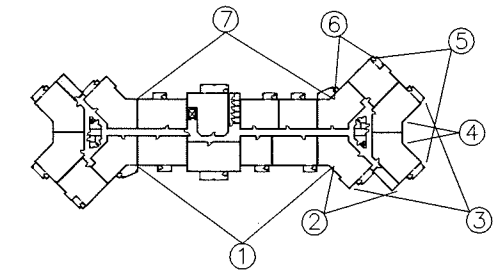




4



5



Keyplan



7





May 27, 2016

Cathy Mathis
TB Group
444 Mountain Ave.
Berthoud, CO 80513

Re: Horsetooth and Stanford - Multi-family

Description of project: This is a request to build a 52-unit, multi-family building at Horsetooth and Stanford (parcel #9725329001). The building would be 3-4 stories in height with an underground parking garage. The site would also contain a 35-space parking lot behind the building. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) 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: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 4.6(D)(3) Buildings shall be limited to a maximum of three (3) stories.
2. LUC 3.8.30(E)(3) Minimum setback from the right-of-way along an arterial street shall be fifteen (15) feet and along a nonarterial street shall be nine (9) feet.
3. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
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
5. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
6. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
7. LUC 3.2.1 A landscape plan is required.
8. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

	Space Requirements	%Enclosed/ % Fixed Rack
Multi-Family Residential	1 per bedroom	60%/40%

9. LUC 3.2.2(L) Table A and B
Parking Stall Dimensions should be 19'x9'
Drive Aisle should be 24' for two way traffic and 20' for one way traffic
10. LUC 3.2.2(K) Multi-family Parking requirements.

One or less bedrooms per unit requires 1.5 parking spaces per unit
Two bedrooms per unit requires 1.75 parking spaces per unit
Three bedrooms per unit requires 2 parking spaces per unit
Four and above bedrooms per unit requires 3 parking spaces per unit
11. Any vehicular use area containing six (6) or more parking spaces or one thousand eight hundred (1,800) or more square feet shall be set back from the street right-of-way and the side and rear yard lot line (except a lot line between buildings or uses with collective parking) consistent with the provisions of this Section, according to the following:

Along a lot line- 5 ft

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 12-inch water main in Stanford, a 20-inch water main on the south side of Horsetooth, and an 8-inch sanitary main along the southern edge of the site.
2. The existing 20-foot sanitary easement along the southwest corner of the site does not meet current standards. An additional 5-foot easement will need to be dedicated on each side of the existing easement for a total of 30-foot Utility Easement.
3. It does not appear the sewer services were installed per the approved 2004 Utility Plan. If the services are discovered to have been installed they will need to be reused or abandoned at the main. The fire hydrant connection shown on the 2004 Utility Plan is acceptable if needed, although a shorter lead would be preferred. The hydrant and hydrant lead will need to be centered within the existing 20' Utility Easement or the easement will need to be revised to match the hydrant configuration proposed with this project.
4. The water main configuration approved with the 2004 development plan will not be acceptable. Parallel mains on Horsetooth will not be supported and the proposed building will need to be serviced from one of the existing mains.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study (just a memo study - not a full study). Please have your traffic engineer contact me to scope the study.
2. Adjacent street improvements to both Horsetooth and Stanford will be needed. This includes bike lanes and sidewalks. The sidewalk along Stanford may need to be extended to the north to where the current sidewalk ends.
3. Are there two proposed access points (including one on Horsetooth)? The TIS will need to address that - note that the access on Horsetooth is likely to be problematic.

Department: Stormwater Engineering

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

1. The design of this site must conform to the drainage basin design of the Foothills Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
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. 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 the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall point for this site is to the Horsetooth Road right-of-way. Alternately, the site can tie into the inlet box located at the southwest corner of the 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) 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 with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre 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 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.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All fire lanes or private roads serving as fire lanes shall be dedicated as an Emergency Access Easement and be designed to standard fire lane specifications. In addition to standard fire lane specifications, buildings over 30' in height trigger additional fire access requirements. 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. 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. AERIAL FIRE APPARATUS ACCESS ROADS - as applicable

WHERE REQUIRED > IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

WIDTH > IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

PROXIMITY TO BUILDING > IFC D105.3: 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. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

4. WATER SUPPLY

A hydrant is required within 300' of any commercial building. An exception applies to buildings with a standpipe system in which case a hydrant is required within 100' of the fire department connection. 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.

5. BUILDINGS FOUR OR MORE STORIES IN HEIGHT

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

FIRE STANDPIPE SYSTEM > IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2012 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure.

HYDRANT FOR STANDPIPE SYSTEMS > IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

6. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require a full NFPA13 automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

7. GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3 occupancies.

8. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

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

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature (riparian forest and aquatic). However, as there is an arterial road and some intervening parcels between the natural habitats and this property, and the standard buffer would not extend to this project's parcel, the ECS is waived for this site. Please consider though the use of native plants and grasses to complement the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly

landscaping is encouraged as well.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 6. Nature in the City Strategic Plan: fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

4. In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (warm white, 3000K or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Note that with the plat for the now expired "Bellavista PDP", a 9 foot utility easement was dedicated along Horsetooth Road. An

additional 6 feet utility easement dedication for a 15' total utility easement is required to be dedicated. Information on the dedication process can be found at:
<http://www.fcgov.com/engineering/devrev.php>

7. Access off of Horsetooth Road would need to be looked at further. There is currently no median for a left turn lane into the site, which left as is, would require either no access off of Horsetooth Road, or access limited to right-in, right-out. Otherwise a left turn lane meeting appropriate stack length and separation for the left turn lane at Stanford Road would need to be designed and ensured that lane offsets across the Stanford Road intersection are within LCUASS criteria.
8. The redevelopment of Foothills Mall required the construction of a right turn lane on westbound Horsetooth Road to northbound Stanford Road, which has been in process. This work abutting the property pertained to meeting LCUASS criteria for right turn lanes. The development of this property would still need to widen Horsetooth Road further than the right turn lane construction with the mall project to ensure a westbound bike lane and establishment of curb and gutter in the ultimate condition of Horsetooth Road (arterial standards) occurs. Sidewalk along both Stanford Road and Horsetooth Road would need to be installed in accordance with Collector and Arterial standards. Right-of-way dedication may be needed for roadway widening outside of existing right-of-way.
9. Civil construction plans will be required.
10. A Development Agreement will be recorded once the project is finalized with recordation costs paid for by the Developer.
11. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
15. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
16. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

1. Light & Power has three phase and single phase facilities readily accessible on the south west corner of the proposed development.

2. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:
<http://www.fcgov.com/utilities/business/builders-and-developers>
3. Contact Light and Power Engineering to coordinate the transformer locations. Transformers must be within 10' of an asphalt/concrete surface. Pay close attention to the transformer clearances in the Electric Construction Policies, Practices & Procedures.
4. Please contact Light & Power Engineering if you have any questions at 221-6700.

Planning Services

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

1. A landscape plan will be required upon PDP submittal.
2. Full tree stocking will be required around the building. This means providing canopy shade trees at 30-40' spacing and ornamental trees at 20-40' spacing. Staff will pay close attention to this standard in particular since street trees are not allowed in the sanitary sewer easement that covers a significant portion of the street frontage along Horsetooth and a portion of Stanford as well.
3. Please note the species diversity requirements for trees in Land Use Code section 3.2.1(D)(3). This standard is to prevent monocultures and prevent landscapes that are highly susceptible to disease.
4. The proposed parking lot will need to meet the parking lot interior and perimeter landscaping requirements outlined in Land Use Code sections 3.2.1(E)(4)-(5). The interior of the parking lot must dedicate 6% of the area to landscaping. For the perimeter of the parking lot, 75% of the glare from headlights must be screened either through landscaping, fencing, berms, or any combination of these elements. Staff recommends using evergreen shrubs for year-round screening. You must also provide one tree per 40 lineal feet along a side lot line or in the setback area and one tree per 25 lineal feet along a public street.
5. Your landscape plan should include hydrozone calculations as outlined in Land Use Code section 3.2.1(E)(3). The average water use may not exceed 15 gallons/sq. ft. annually.
6. The strip of parking on the north side of the parking lot will require at least one landscaped island. The maximum number of parking spaces in a row permitted without a landscaped island is 15 per Land Use Code section 3.2.1(E)(5)(e).
7. Where will the bike parking be located? Since this is classified as a multi-family development, one bike parking space per bedroom is required. 60% of these bike parking spaces must be in an enclosed location. The remainder can be provided with fixed racks.
8. Per Land Use Code section 3.2.2(C)(5), the development must provide connecting walkways to sidewalks in the surrounding area while minimizing the crossing of drive aisles. The proposed site plan mostly meets this requirement but staff wants to make sure the building has a strong presence on Horsetooth. Please provide some additional sidewalk connections from the patio and perhaps the units that front on Horsetooth to enhance the building's presence on Horsetooth.
9. On a related note, staff would prefer the patio be larger and more prominent on the site plan that is being shown. The purpose of the connecting walkway standard and having buildings front streets is to have the front door of buildings face the community. With the front door facing north, staff would like to explore ways to enhance the building's presence on Horsetooth. Staff would prefer the back of the building to appear like the front of the building when viewed from Horsetooth. We can collaborate on this component of the building and

site plan as the project goes through the development review process.

10. What is the bedroom mix for all of the units? The development must meet the parking requirement outlined in Land Use Code section 3.2.2(K)(1)(a). These requirements are as follows:
 - 1 bed/studio - 1.5 parking spaces
 - 2 beds - 1.75 parking spaces.
 - 3 beds - 2 parking spaces
 - 4+ beds - 3 parking spaces
11. What is the area between the detention pond and emergency access drive being used for? If it is for trash/recycling or mechanical equipment, this area must be screened from public view.
12. Thank you for the perspective renderings and elevations. For your PDP submittal, please provide staff with additional perspective renderings and plan view drawings that correspond with each elevation. Staff wants to ensure that there is ample articulation of the building especially along the south and north sides of the building.
13. Consider using local stone for the stone elements of the building to match the local vernacular. This will tie the building in with the rest of the community from an architectural perspective.
14. 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.
15. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
16. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
17. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
18. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
19. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
20. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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