

Conceptual Review Agenda

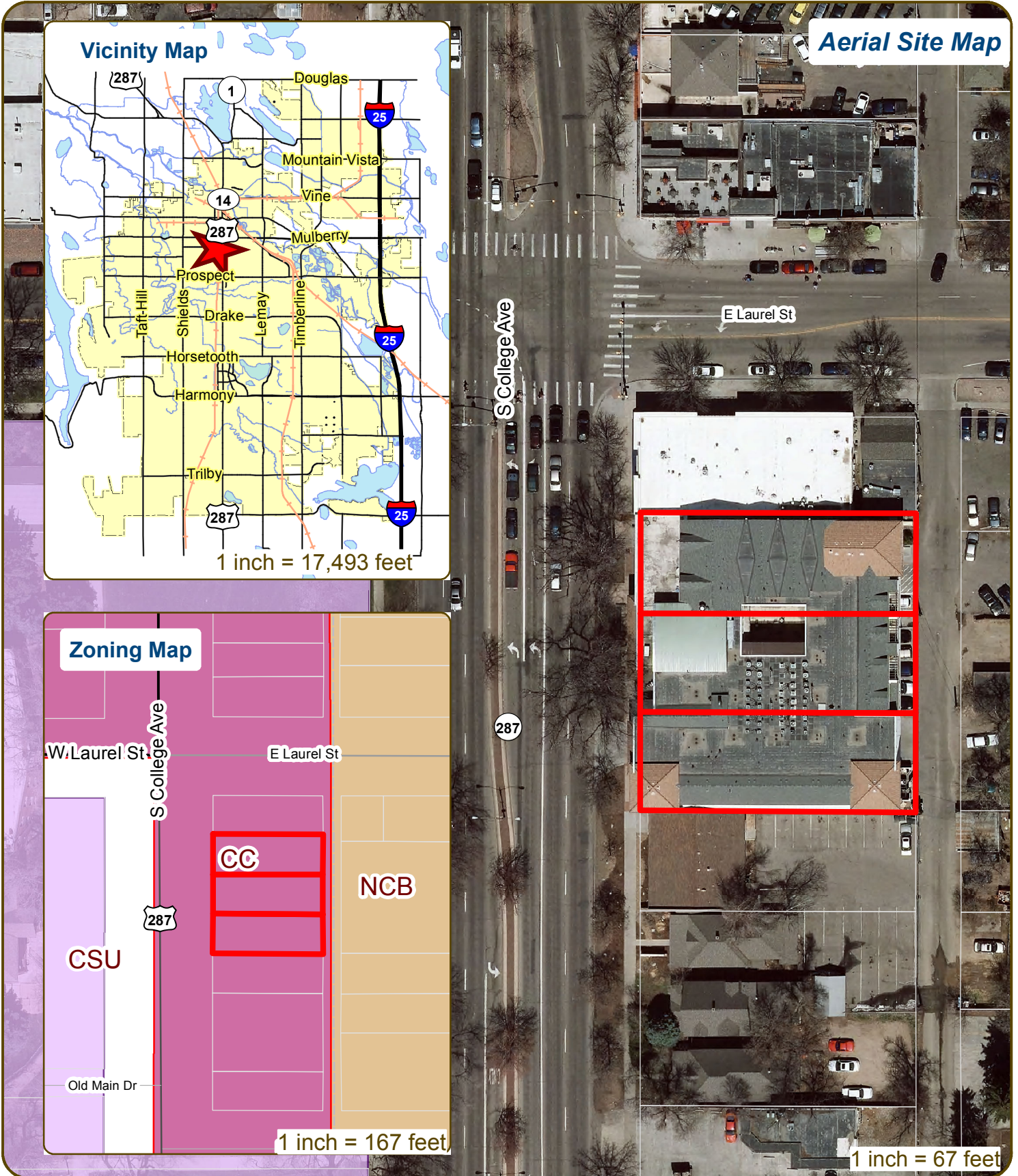
Schedule for 05/04/15 to 05/04/15

281 Conference Room A

Monday, May 4, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	706 S College - Multi-family CDR150024	Christian Bachelet (970) 566-2948 christianbachelet@mac.com	This is a request to convert office space to multi-family residential at 706 S College (parcel #'s 9713219002, 9713219003 and 9713219004). 8,242 sq. ft. of office space will be converted to 14 studio and 1-bedroom apartment units. 33 parking spaces will be provided on-site. The parcels are located in the Community Commercial (CC) zone district. This proposal will be subject to a Major Amendment.	Clay Frickey
11:00	5724 S College - Retail Marijuana Store and Cultivation Facility CDR150025	Tom Wilczynski (970) 215-0591 twskisrb@hotmail.com	This is a request for a retail marijuana store and cultivation facility at 5724 S College (parcel #9612206028). The retail marijuana store will be located in the front building while the warehouse will be converted to a cultivation facility. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.	Ryan Mounce

706 S College Multi-family



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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) Owners Christian Bachelet and Robin Bachelet

Business Name (if applicable) Venturepro, LLLP

Your Mailing Address 706 South College Ave #202 Fort Collins 80524

Phone Number (970) 566-2948 Email Address Christianbachelet@mac.com

Site Address or Description (parcel # if no address) 706 South College Ave Fort Collins 80524

Description of Proposal (attach additional sheets if necessary) Conversion of 8242 sq. ft. of office space on 2nd floor to 14 studio and one bedroom residential dwelling units.

Proposed Use Residential Existing Use Commercial

Total Building Square Footage 34,000 S.F. Number of Stories 3 Lot Dimensions N/A

Age of any Existing Structures 11 years old

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

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

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

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

Increase in Impervious Area N/A 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?

Venturepro, LLLP
Christian and Robin Bachelet
706 South College Ave #202
Fort Collins, CO 80524

April 16, 2015

The Collegio Building (aka Viale Collegio) 706 South College Avenue at Laurel Street.

Owners, Christian and Robin Bachelet, are proposing a partial conversion of their 2nd floor office space located at 706 South College Avenue in Fort Collins. The project will include converting 6 offices suites, totaling 8,242 sq. ft., into 14 studio and one-bedroom housing units ranging from 300 sq. ft to 800 sq. ft in size.

The proposed construction will take approximately 4 months and will include *no* changes to the exterior of the building. The interior units will be of quality construction with extra noise reduction provided within the interior walls. Carpeting will be removed from common hallways and office areas and existing concrete sub floors will be re-finished and sealed eliminating any need for carpet and vinyl in the units.

Fire Supression: The building is already equipped with a full suppression, professionally monitored fire system. Steel doors will be installed in the 2nd floor hallway to the north of the elevator in order to delineate the new residential suites and the existing 2 office users.

Building Exits: In addition to the elevator access to the building there are two stairway entrances one on the east side of the building off of the alley and one on the west side from the sidewalk along College Ave.

Parking: There are 33 existing covered parking spots. With the removal of the office components the new residential units will have the use of the remaining available parking spaces. Once the conversion is complete, The Collegio Building will have a total of 34 residential living units, 2 office suites (currently occupied) and 3 street level retail units.

The following table is taken directly from the Fort Collins Building Code:

1. Multi-family dwellings and mixed-use dwellings within the Transit-Oriented Development (TOD) Overlay Zone shall provide a minimum number of parking spaces as shown in the following table:

<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit *</i>
One or less	0.75
Two	1.0
Three	1.25
Four and above	1.5
<i>Rent-by-the-Bedroom</i>	<i>Parking Spaces Per Bedroom</i>
All bedrooms	0.75

* Maximum of 115% of minimum requirement unless provided in a structure.

Based on the above table, our parking requirement for this location would be 25.5 units. Allowing for 8.5 additional spots for residential guests or other commercial users.

Traffic: Existing right into covered parking off of College Avenue on the west side (College Ave) of building. There is alley access running along east side of building.

Elevator: Existing Elevator

Existing 20 units on the 3rd floor. 19 Studios and 1 1-bedroom unit. Size of units range from 550 square feet to 750 sq. ft.

Existing 2nd floor tenants are Marine Officers Recruiting office (suite #205) and property managers Poudre Property Services (suite #207).

HVAC: PTAC units will be provided in each unit (done successfully in Remington Annex) thereby eliminating the need for additional rooftop units.

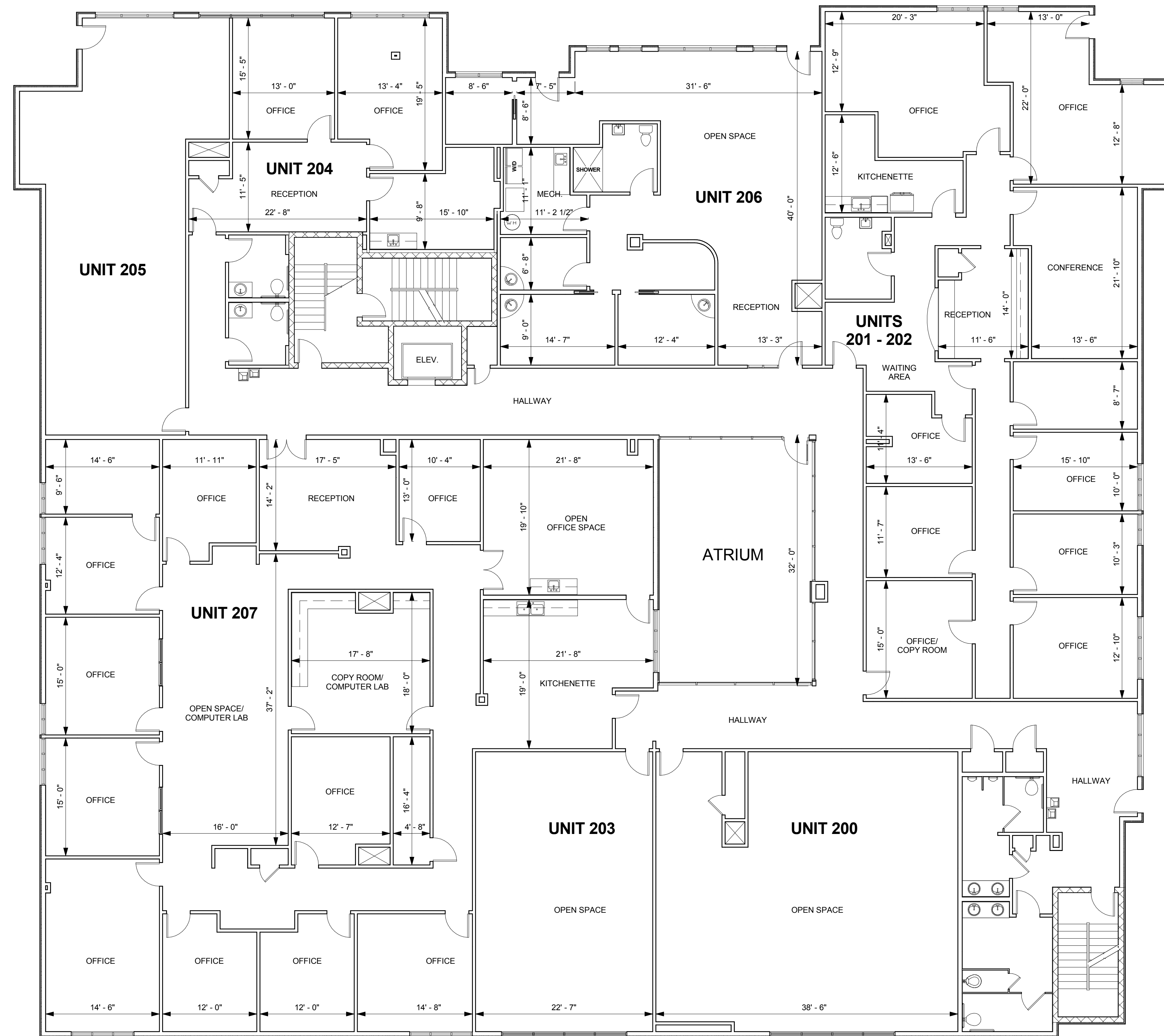
Plumbing: The new unit layouts are designed to take advantage of existing plumbing in the building.

Natural Light: The new units have been carefully planned so that each unit enjoys natural light. 5 of the 14 units will enjoy access to private balconies.

Interior Atrium: All second floor units enjoy the natural light from and access to the interior atrium.

Reason for Conversion: Since 2004 the 2nd floor office at 706 South College has suffered high vacancy rates. In 11 years there have been two short leases with CSU and CSURF but their need for space is only interim as they continue to build on newly acquired ground south of campus to support their growth. We had one tech incubator lease for 3 years for 1500 square feet but once the Rocky Mountain Innosphere opened the opportunity to lease to startups evaporated.

Currently the 2nd floor of The Collegio Building has a 10,000 sq. ft. vacancy. This continues to be an enormous economic hardship. Whether the office space is vacant or leased, expenses like property taxes are still assessed. The 3rd floor of the Collegio Building continues to enjoy solid occupancy rates. Converting this 2nd floor office space to residential living units would not only be a better use of the space but also provide needed efficiency housing in this area.



GROSS AREA SCHEDULE	
Name	Area
COMMON AREA	3591 SF
UNIT 200	1405 SF
UNITS 201 - 202	3349 SF
UNIT 203	837 SF
UNIT 204	941 SF
UNIT 205	1089 SF
UNIT 206	1710 SF
UNIT 207	5069 SF
	17990 SF

NOTE: UNIT 205 IS APPROXIMATE SQUARE FOOTAGE, UNABLE TO VERIFY MARINE CORP. OFFICE.

706 S. College Avenue

Issued For:

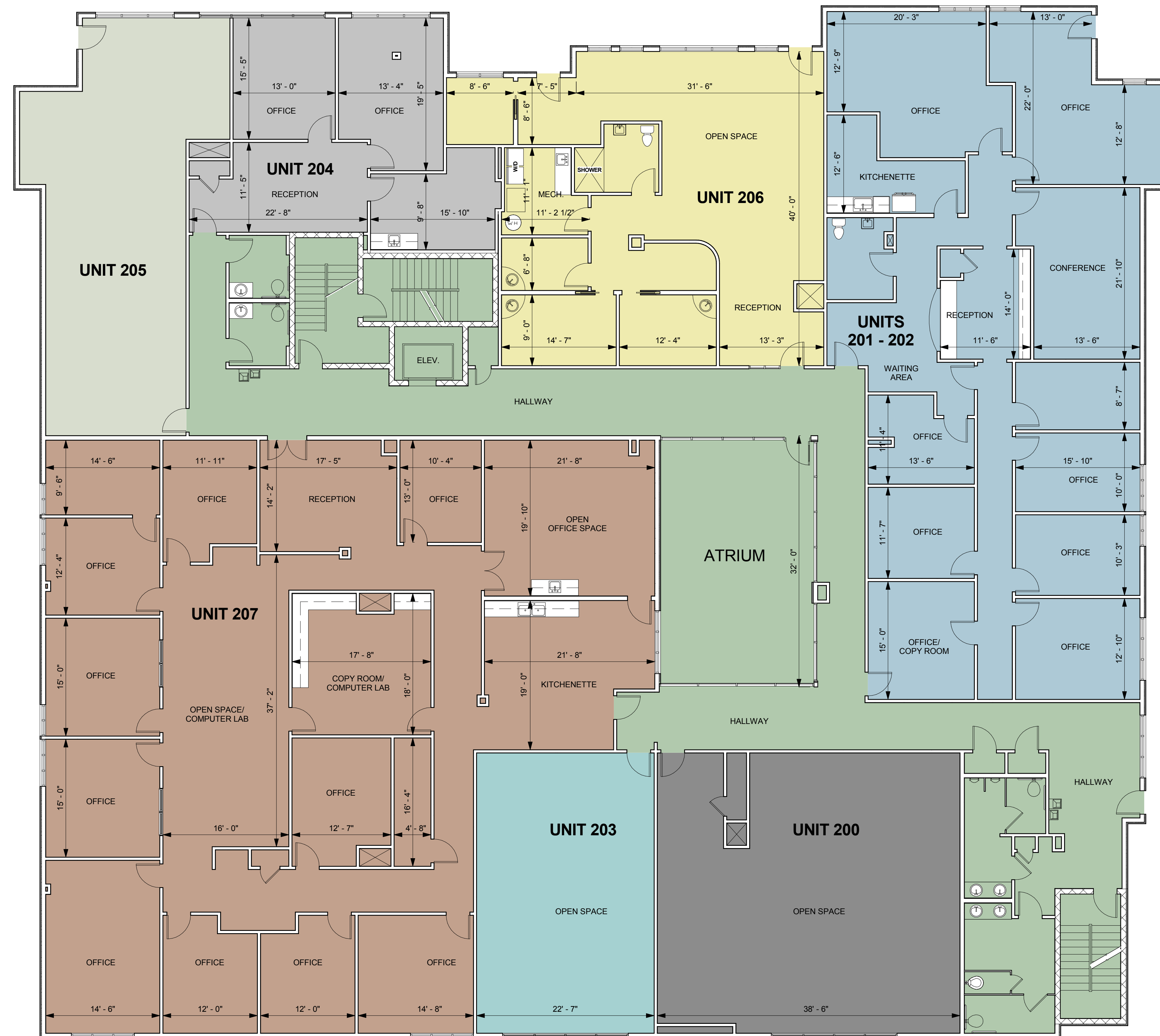
No.	Description	Date
1	SQUARE FOOTAGE CALCS	08.24.2014

SECOND FLOOR PLAN

Sheet Name

A1.1

1 SECOND FLOOR PLAN
1/8" = 1'-0" N



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- COMMON AREA
- UNIT 200
- UNITS 201 - 202
- UNIT 203
- UNIT 204
- UNIT 205
- UNIT 206
- UNIT 207

706 S. College Avenue

Issued For:		
No.	Description	Date
1	SQUARE FOOTAGE CALCS	08.24.2014

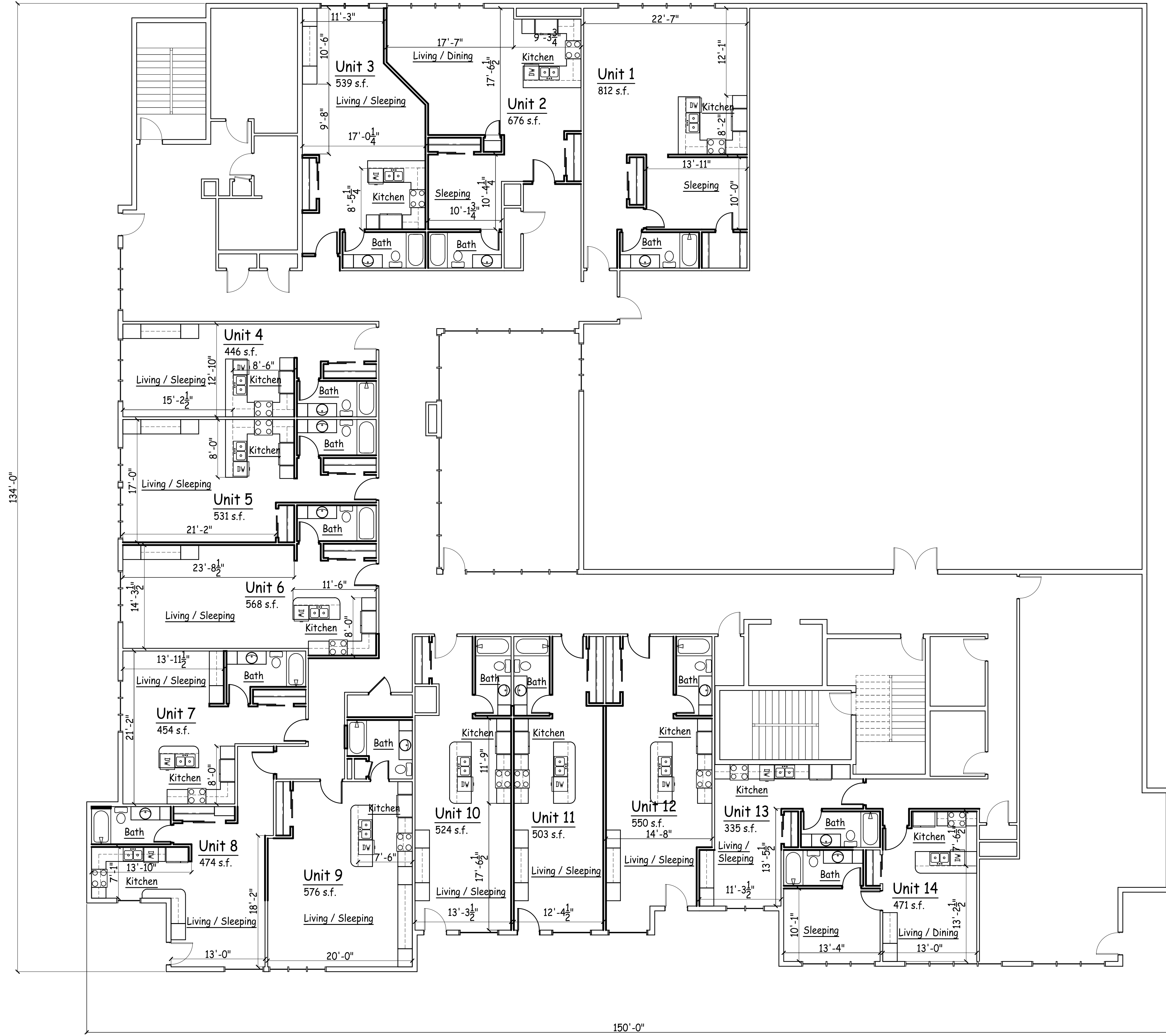
SECOND FLOOR PLAN

Sheet Name

A1.1

Sheet Number

1 SECOND FLOOR PLAN
1/8" = 1'-0" N



Remodel Legend :

- Existing walls to remain
- ▬ New walls to be constructed of 2x4's @ 16" O.C.

Designer's Ink
 Design and Drafting services
 2705 Lake Crest Place, Loveland CO
 Phone: (970) 213-7431

DRAWN BY: Kevin Patrick

Rev.	DATE
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Philgreen Construction
 Dave (970)-222-8989

Maximo Development
 706 S. College Avenue
 Fort Collins, Co.


Date: March 1, 2015

Sheet No.
D-2









Poudre
Property
SERVICES





May 20, 2015

Christian Bachelet
Venturepro, LLLP
706 S College Ave
#202
Fort Collins, CO 80524

Re: 706 S College - Multi-family

Description of project: This is a request to convert office space to multi-family residential at 706 S College (parcel #'s 9713219002, 9713219003 and 9713219004). 8,242 sq. ft. of office space will be converted to 14 studio and 1-bedroom apartment units. 33 parking spaces will be provided on-site. The parcels are located in the Community Commercial (CC) zone district. This proposal will be subject to a Major Amendment.

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

Comment Summary:

Department: Zoning

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

1. Will there be a need to increase the size of the trash enclosures. Any add'l built will need to meet LUC 3.2.5.

Department: Water-Wastewater Engineering

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

1. There is an existing 1-1/2" domestic water service and 6" fire line tapped from the 8" water main in the alley and a 3/4" commercial and 3/4" irrigation service tapped from the 8" main in College. There are two existing sewer services serving this site, both from the 8" sewer main in the alley.
2. Calculations from a mechanical engineer will be needed to assess the adequacy of the existing services. In addition, internal plumbing modifications may be needed in order to separate the commercial portions of the building from the proposed multi-family units. This also applies to sanitary sewer 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.

Department: Stormwater Engineering

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

1. No improvements or increases in impervious area are indicated in the application. Please contact the Stormwater Utility if this changes.

Department: Historical Preservation

Contact: Karen McWilliams, 970-224-6078, kmcwilliams@fcgov.com

1. Plans do not show any alterations or changes to the exteriors of the building, so no Historic Preservation review is required. If any exterior alterations or new construction is proposed at any time, this may require historic review.

Department: Fire Authority

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

1. AUTOMATIC FIRE SPRINKLER SYSTEM
Modifications to the buildings automatic fire sprinkler system are required under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

1. As there are no proposed changes to the exterior of the building, including landscaping, environmental planning has no comments.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.

5. If needed the existing Development Agreement can be amended.
6. This site is adjacent to CDOT roadway. Plans will be routed to CDOT for review and approval and if the traffic volumes at the driveway change with this proposal the applicant may need to obtain an updated access permits from CDOT.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Currently there is power in this area. There is currently a 2000Amp main breaker servicing this building. If no additional electrical capacity is needed, then electrical capacity charges will not apply. However each unit will need to be individually metered. It is preferred to have them gain metered on one side of the building beyond the main disconnect.

Planning Services

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

1. This project is located in the Eastside Neighborhood, which is part of the Old Town Neighborhoods Plan update. We encourage you to participate in this planning process as it will deal with issues like architectural compatibility and density of development amongst others. For more information about the project, please visit our website at fcgov.com/otnp or e-mail me at cfrickey@fcgov.com.
2. How many parking spaces were dedicated to the office space you are removing as part of this development plan? Will these spaces satisfy the minimum parking required per section 3.2.2(K)(1)(a)(1)? Your calculation is correct in that the 34 residential living units would require 25.5 parking spaces (rounded up to 26), but how much parking does that leave for the office suites and retail units on site? Staff is concerned this development could pose a parking problem and would like to discuss this issue in further depth.
3. You will need to provide one bicycle parking space per bedroom, per section 3.2.2(C)(4). 60% of these spaces must be covered with the remaining 40% provided as fixed racks. This means at least 9 must be provided as covered bicycle parking with the remaining 5 provided as fixed racks.
4. Please submit a table showing the parking standards applicable to the original approval of the Collegio building along with the proposed parking and how this proposal complies with current standards.
5. This project will likely need a modification to the parking standards. Land Use Code section 2.8.2 details the criteria you will need to apply for your modification request.
6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

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

Pre-Submittal Meetings for Building Permits

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

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

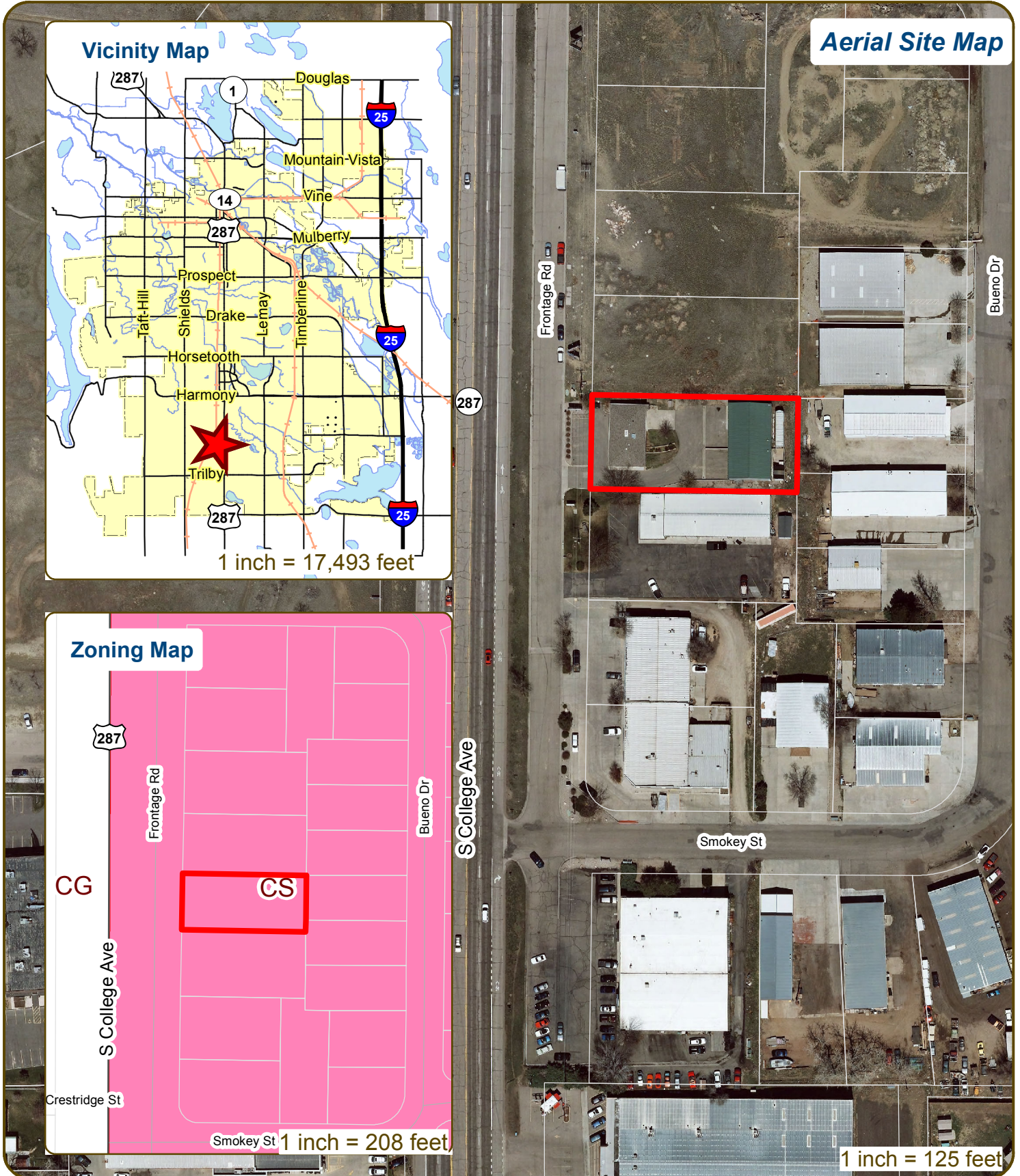
Energy Code Use

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

5724 S College Retail Marijuana Store and Cultivation Facility



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

___Tom Wilczynski, Joe Lewchuk, Melinda Kadinger, Todd Campbell, Bob Golba_ (All Owners)

Business Name (if applicable) Smokey's

Your Mailing Address ___5740 S. College, Unit C, Fort Collins, Colorado 80525_____

Phone Number _____(970) 215-0591_____ Email Address twskiscb@hotmail.com_____

Site Address or Description Lot 28, South 13 Subdivision, according to the recorded plat thereof, County of Larimer, State of Colorado; commonly known as 5724 South College Avenue, Fort Collins, Colorado 80525

Description of Proposal Group above would like to purchase property and utilize for a Retail Marijuana/ Medical Store in building towards front of property. Utilize the rear warehouse for cultivation to supply both retail/ marijuana to stores.

Proposed Use: Retail/ Medical Marijuana Store and Cultivation Existing Use Advertising Sign Company

Total Building Square Footage: 2,800 S.F. Number of Stories: 2 Lot Dimensions: 90 x195.15

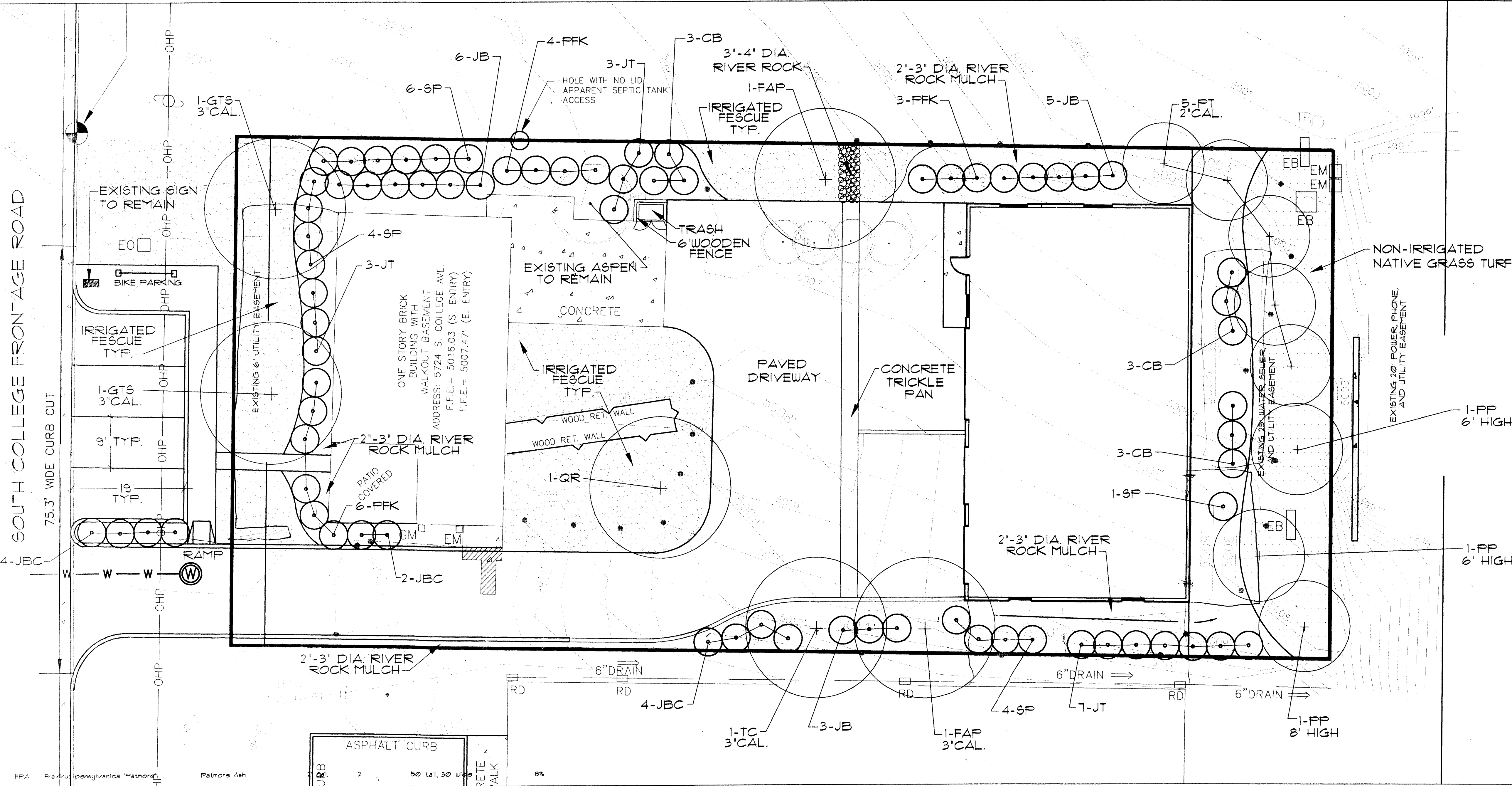
Age of any Existing Structures Converted House (Offices) was built in 1960 and remodeled in ~~1988~~²⁰⁰⁸. Back Warehouse was built in 2001. **See attached pictures**

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

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

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



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SIZE AT MATURITY
DECIDUOUS TREES					
FAP	<i>Fraxinus americana</i> 'Autumn Purple'	Autumn Purple Ash	2' cal.	2	50' tall, 30' wide
G15	<i>Gladiolus tricuspidatus</i> 'Inermis'	Shademaster Honeylocust	3' cal.	2	40' tall, 30' wide
AS	<i>Aspen</i>	Quaking Aspen	2' cal.	5	40' tall, 30' wide
QR	<i>Quercus rubra</i>	English Oak	2' cal.	1	40' tall, 30' wide
TC	<i>Tilia cordata</i>	Greenspire Linden	2' cal.	1	40' tall, 30' wide
CONIFEROUS TREES					
EM	<i>Erica purpurea</i>	Colorado Blue Spruce	6'-8' HT.	3	50' tall, 25' wide
DECIDUOUS SHRUBS					
CB	<i>Cornus</i>	Redtwig Dogwood	5 gal.	9	10' tall, 6' wide
FFK	<i>Forsythia</i>	Kathryn Dykes Forsythia	5 gal.	13	4' tall, 4' wide
SP	<i>Syringa</i>	Miss Canada Lilac	5 gal.	14	6' tall, 5' wide
EVERGREEN SHRUBS					
JBC	<i>Juniperus horizontalis</i>	Blue Chip Juniper	5 gal.	10	1' tall, 6' wide
JT	<i>Juniperus horizontalis</i>	Tammy Juniper	5 gal.	13	10' tall, 6' wide
JB	<i>Juniperus sibirica</i>	Buffalo Juniper	5 gal.	14	10' tall, 8' wide
TURF MIX					
Tall Fescue - Emerald III - 8-12 pounds/1000 SF					
33-1/3% of each - Jaguar II, Mustang, Rebel II					

LANDSCAPE NOTES

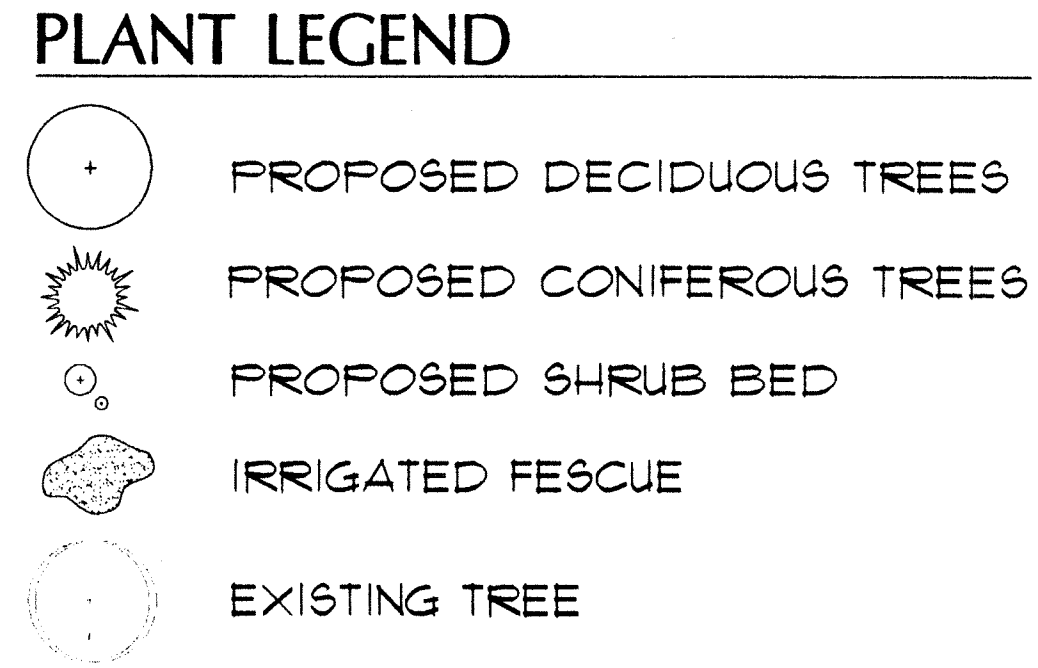
- ALL LANDSCAPING AS SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE LARIMER COUNTY LAND USE CODE, SECTION 8.5.9 - GENERAL TECHNICAL STANDARDS.
- THERE ARE NO KNOWN EXISTING WETLANDS, HAZARDOUS OR WILDLIFE AREAS WITHIN THE SITE.
- ALL SITE LIGHTING SHALL COMPLY WITH SECTION 8.2.9-SITE LIGHTING OF THE LARIMER COUNTY LAND USE CODE.
- THE OWNER/DEVELOPER SHALL PROVIDE A "WARRANTY COLLATERAL AGREEMENT" TO LARIMER COUNTY TO WARRANTY AGAINST FAILURE OR LOSS OF ANY LANDSCAPE IMPROVEMENTS FOR A PERIOD OF TWO YEARS. IF THE LANDSCAPE PLAN CANNOT BE IMPLEMENTED IMMEDIATELY BECAUSE OF SEASONAL OR OTHER CONDITIONS, THE OWNER/DEVELOPER SHALL PROVIDE THE COUNTY WITH A LETTER OF CREDIT OR CASH ESCROW IN THE AMOUNT OF 10% OF THE TOTAL COST FOR ALL ELEMENTS OF THE LANDSCAPE PLAN TO SECURE OR GUARANTEE THE INSTALLATION OF THE REQUIRED IMPROVEMENTS.
- SCREENING - OUTSIDE TRASH ENCLOSURES AND STORAGE AREAS HAVE BEEN COMPLETELY SCREENED BY USING A 6" HIGH FENCE SCREENED WITH TREES AND SHRUBS PLANTED AROUND THE PERIMETER OF THESE AREAS.
- STREETSCAPE LANDSCAPING - DECIDUOUS TREES HAVE BEEN PLANTED ALONG THE FRONT PROPERTY LINE, ADJACENT TO THE SOUTH COLLEGE AVE. FRONTAGE ROAD 30' ON CENTER THE REMAINING RIGHT-OF-WAY WILL BE SEEDDED AND IRRIGATED FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE. THIS AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- BUILDING PERIMETER LANDSCAPING - PLANTINGS HAVE BEEN DESIGNED TO VISUALLY INTERGRATE THE BUILDING WITH THE SITE WHILE HELPING TO BUFFER THE BUILDING FOUNDATION. SEVEN FOOT WIDE PLANTING BEDS SURROUND THE PERIMETER OF THE BUILDING FOR OVER 50% OF THE LENGTH OF THE BUILDING. THERE IS APPROXIMATELY 4300 SF. OF LANDSCAPED AREA AROUND THE PERIMETER OF THE BUILDING. THIS AREA HAS 13 TREES AND 10 SHRUBS, EXCEEDING THE REQUIREMENT OF A MINIMUM OF ONE TREE AND FIVE SHRUBS FOR EVERY 500 SQUARE FEET OF LANDSCAPED AREA.

PLANT NOTES:

- Trees shall not be planted closer than 4 feet to any gas or electric line and no closer than 10 feet to any water or sewer line. Tree planting shall be coordinated with Public Service Company. Location of all utilities shall be verified in the field prior to planting. A horizontal distance of 40' between street trees and street lights and 15' between ornamental trees and street lights shall be maintained. Shrubs are not to be planted within 4 feet of any water or sewer main. Plant material shall be adjusted in the field to maintain the above clearances.
- All plant material shall be at least five feet away from building foundations.
- All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade and comply with the standards of the Colorado Nursery Act, 1913 C.R.S., Title 35, Article 26, as amended. All trees shall be balled and barked or equivalent.
- Developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage, or other construction does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- All turf areas to be planted with a fescue blend turf mix unless indicated on plan as native grass area.
- All shrub beds except those noted shall be mulched with a minimum 3" depth river rock, 2'-3" (inches) in diameter over fabric mesh weed barrier.
- Edging between grass and shrub beds shall be 1/4" gal. x 4" galvanized steel set level with the top of turf.
- Minor changes in species and plant locations may be made during construction as required by site conditions. Overall quality and quantity shall be consistent with this plan.
- All new signs shall conform to the Larimer County sign code.

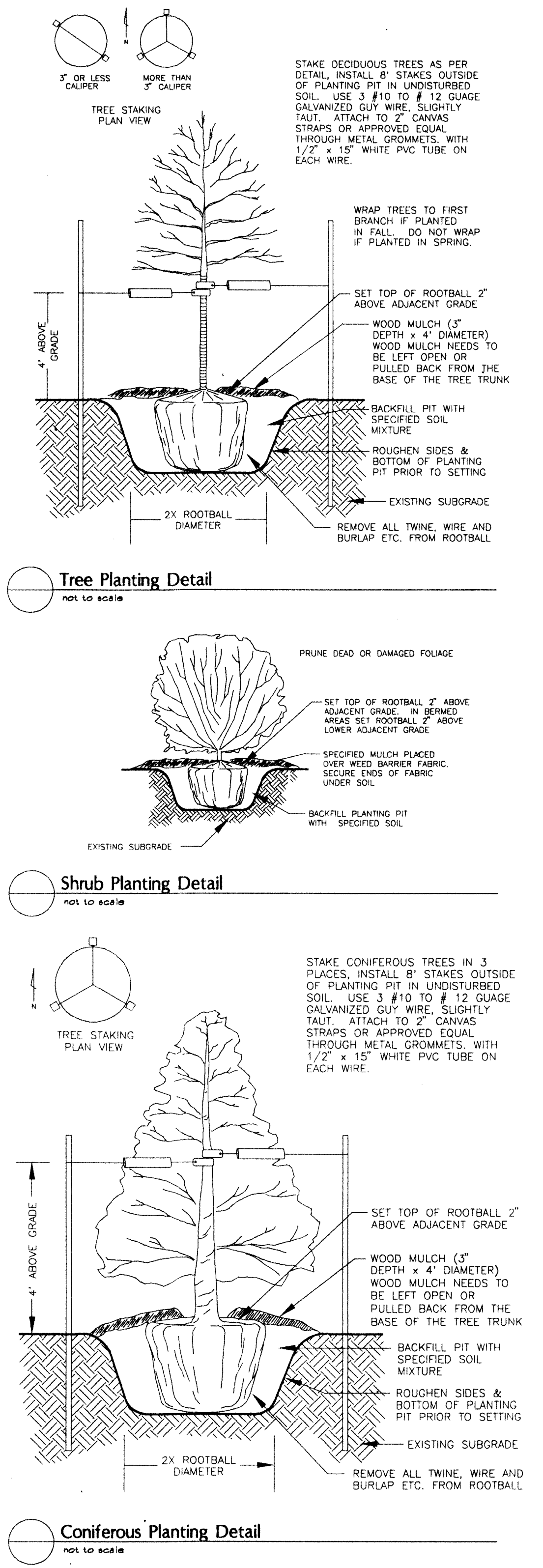
IRRIGATION NOTES:

- All landscape areas shall be irrigated with an automatic underground irrigation system with individual zones for turf and non-turf areas, and must include a moisture detection device to prevent operation during rainy periods.
- Contractor shall design and install an automatic underground irrigation system. Owner to provide performance specification.
- Property owner shall perform all maintenance for the landscape and irrigation system as required to keep all living plant material in a healthy condition.



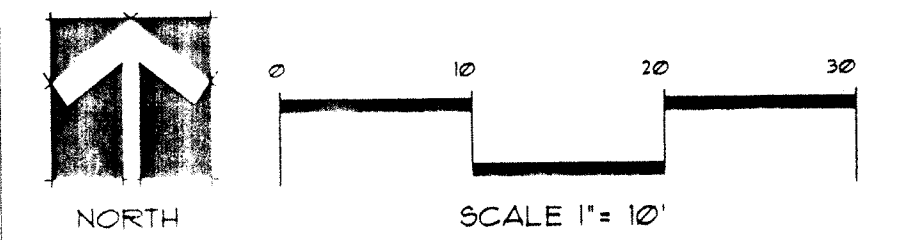
OWNER
GARY YOUNG
 5724 S. COLLEGE AVE
 FORT COLLINS, CO 80525
 970-266-0919
 970-225-1560 FAX

APPLICANT
ANDERSON CONSTRUCTION CO., INC.
 1325 BIRCH ST., #20
 FORT COLLINS, CO 80521
 970-568-3012
 970-568-3016 FAX



NOTE: REMOVAL OF WIRE BASKETS SHALL BE AS FOLLOWS:

- REMOVE BOTTOM OF BASKET
- PLACE TREE IN PIT
- REMOVE BALANCE OF WIRE BASKET, TWINE, SYNTHETIC BURLAP, ETC.
- BACKFILL TREE

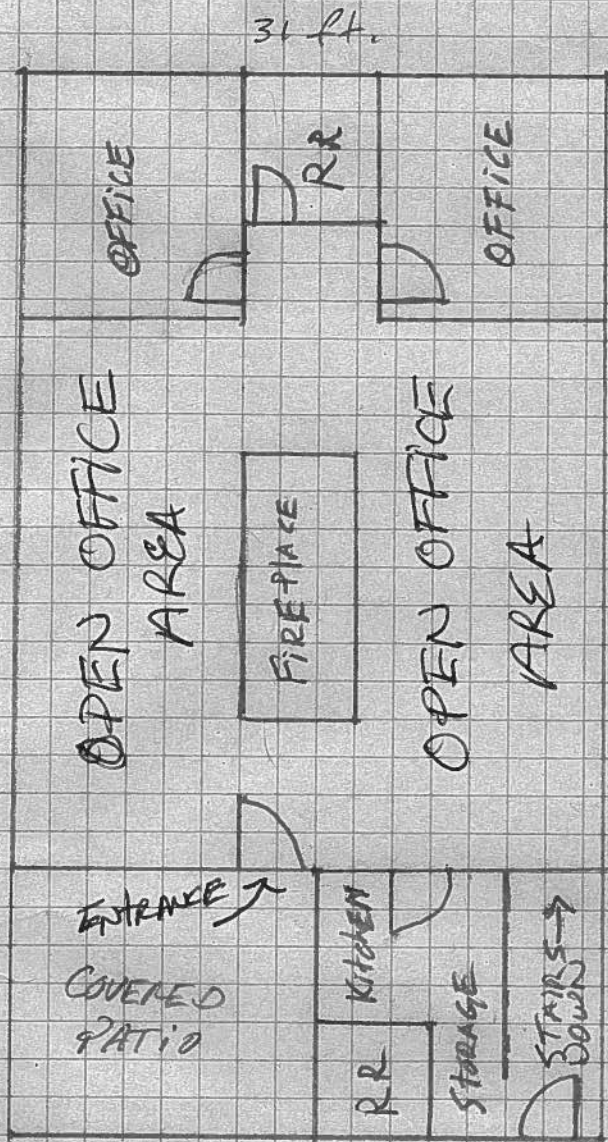


FINAL LANDSCAPE PLAN
LOT 28, SOUTH 13 SUBDIVISION
 LARIMER COUNTY, CO
 5724 S. COLLEGE AVENUE
 FORT COLLINS, CO 80525

DATE: JULY 12, 2000
REVISIONS:

SPINECREST
 PLANNING AND DESIGN
 4225 Westshore Way • Fort Collins, CO 80525
 (970) 226-8655 • Fax (970) 226-8635

SHEET 1 OF 1



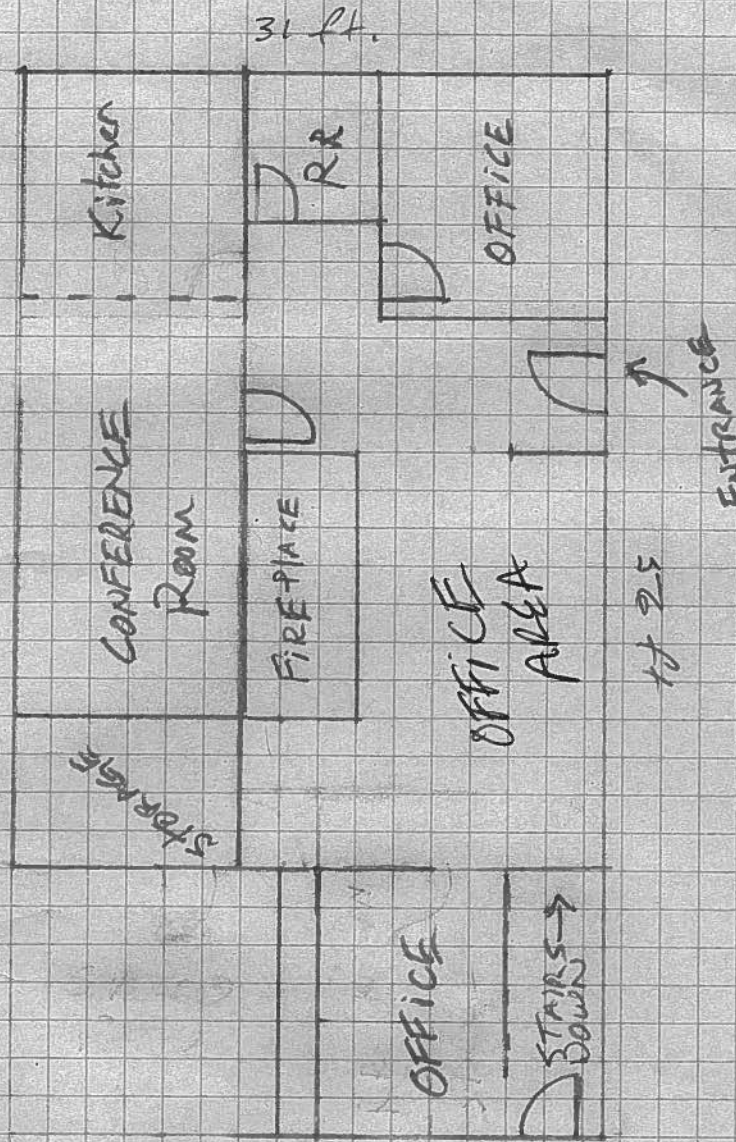
1/2 25

FIRST FLOOR EXISTING SPACE

5729 S. COLLEGE AVE

FORT COLLINS



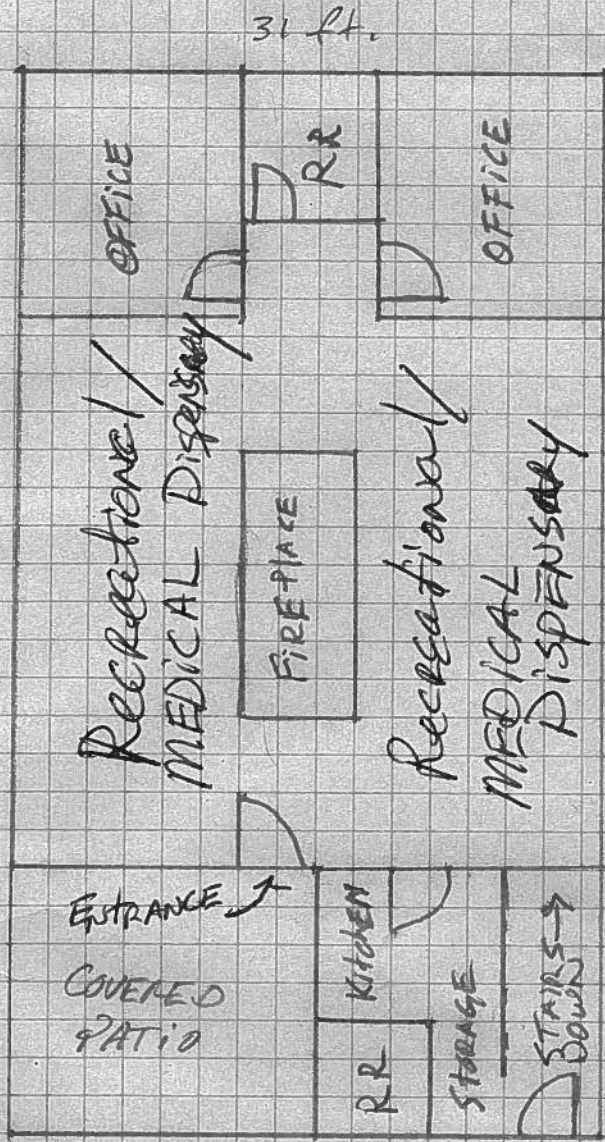


Downstairs Floor Existing Space

5729 S. College Ave

Fort Collins





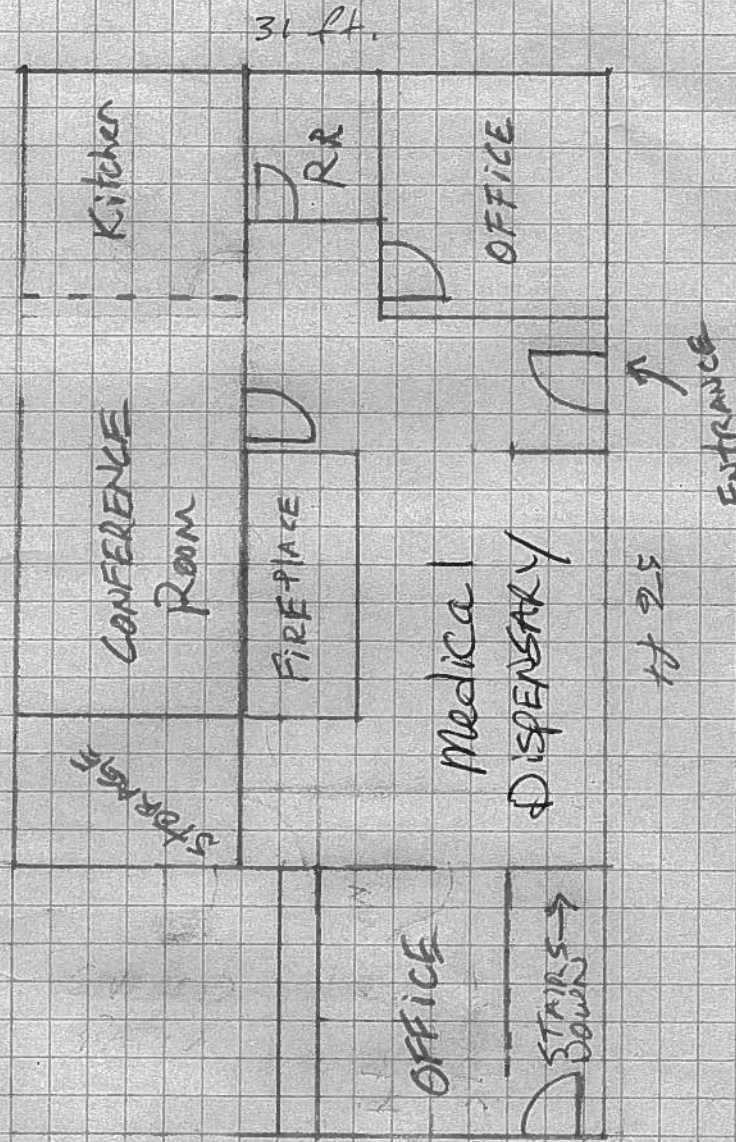
5725

First Floor PROPOSED SPACE

5729 S. COLLEGE AVE

FORT COLLINS

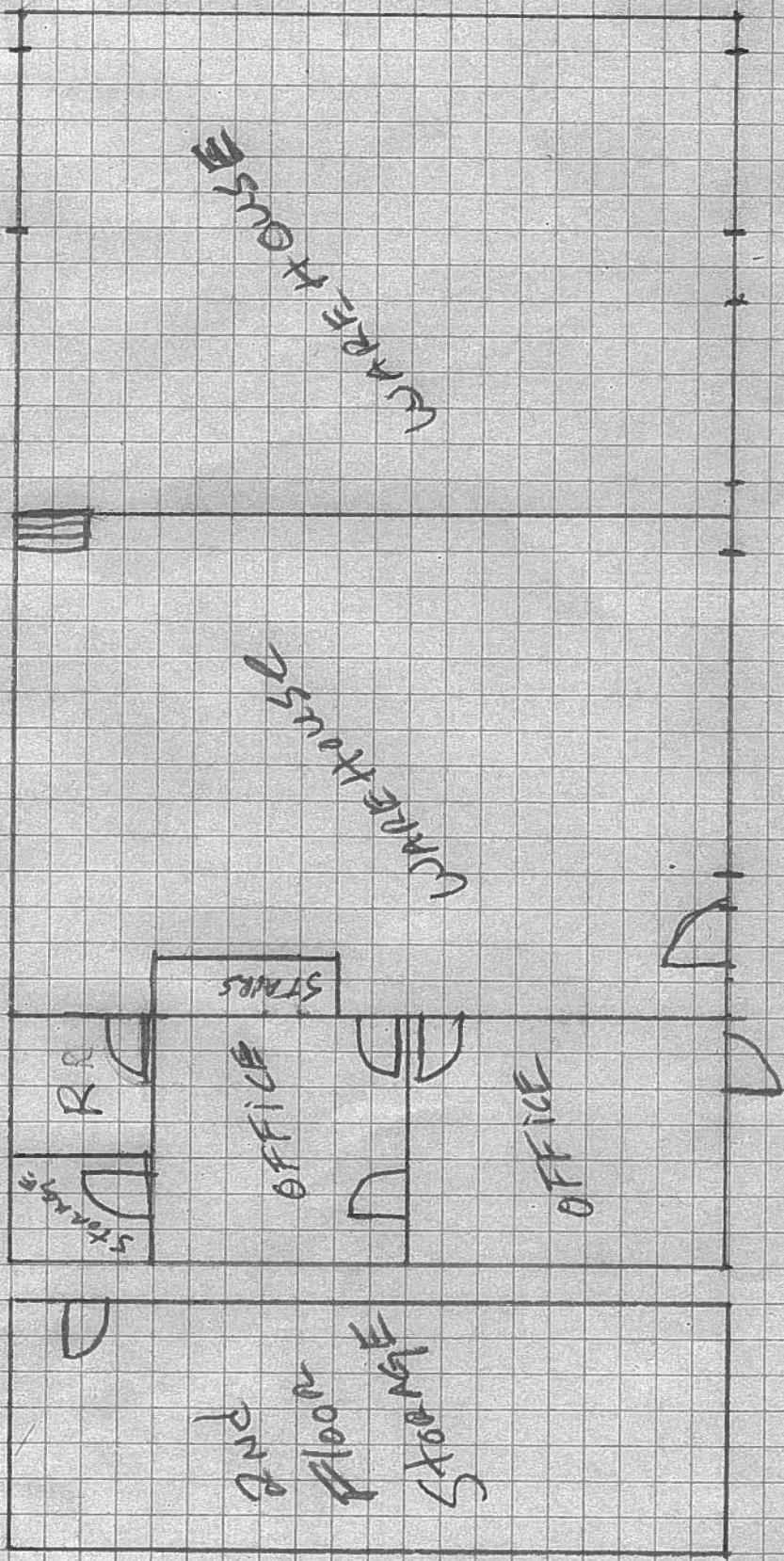




DOWNSTAIRS Floor PROPOSED SPACE

5729 S. College AVE

Fort Collins



WAREHOUSE

WAREHOUSE

STAIRS

RR

STAIRS

OFFICE

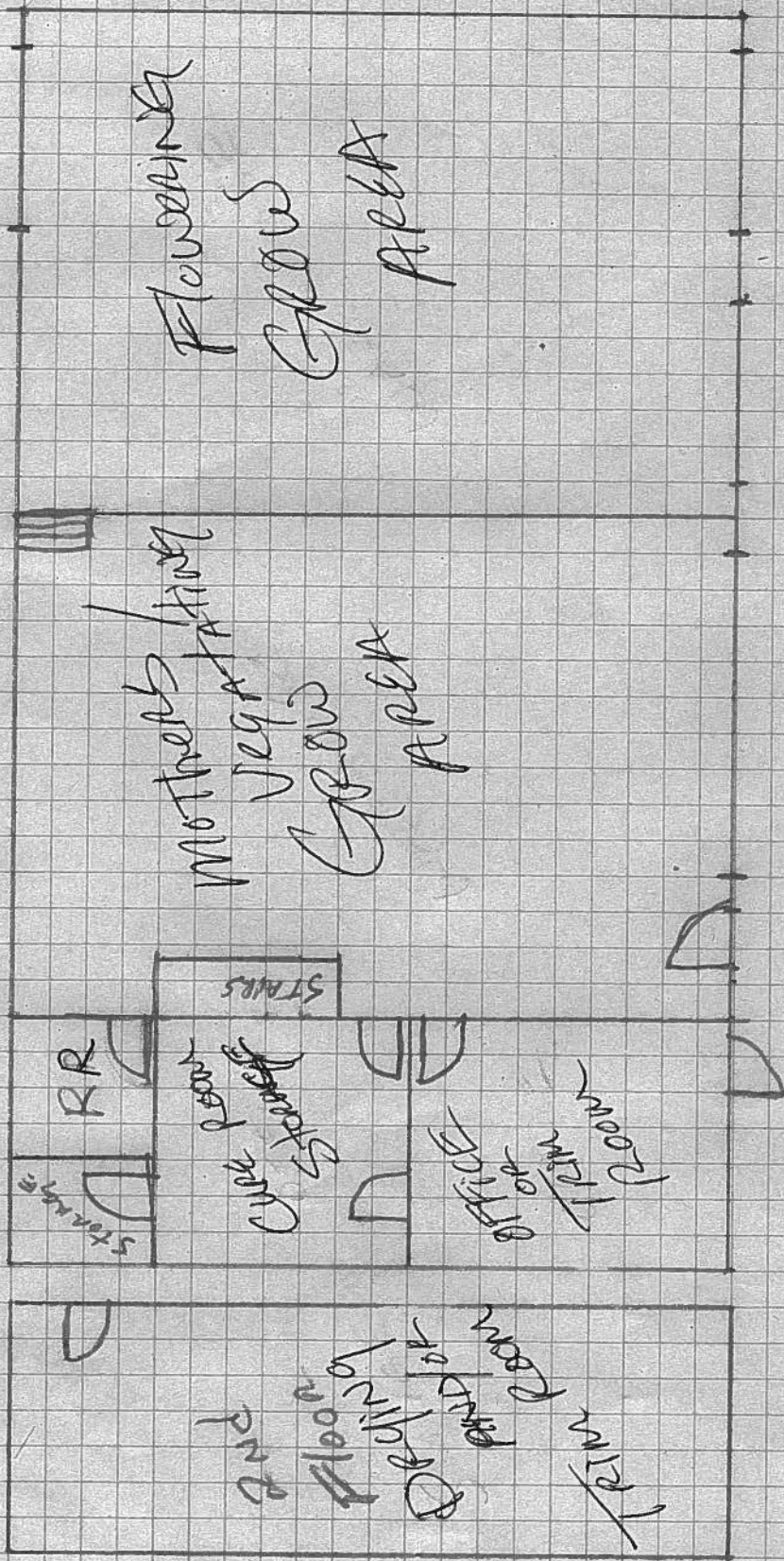
STAIRS

OFFICE

2nd floor STORAGE

EXISTING OFFICE / WAREHOUSE
5724 S. College AVE





PROPOSED OPC/Grow Facility
 5724 S. College Ave





4224

ADVERTISE HERE
CALL 800-451-7273
WWW.EXPERIENCEHERE.COM

West Facing



North Facing



South Facing



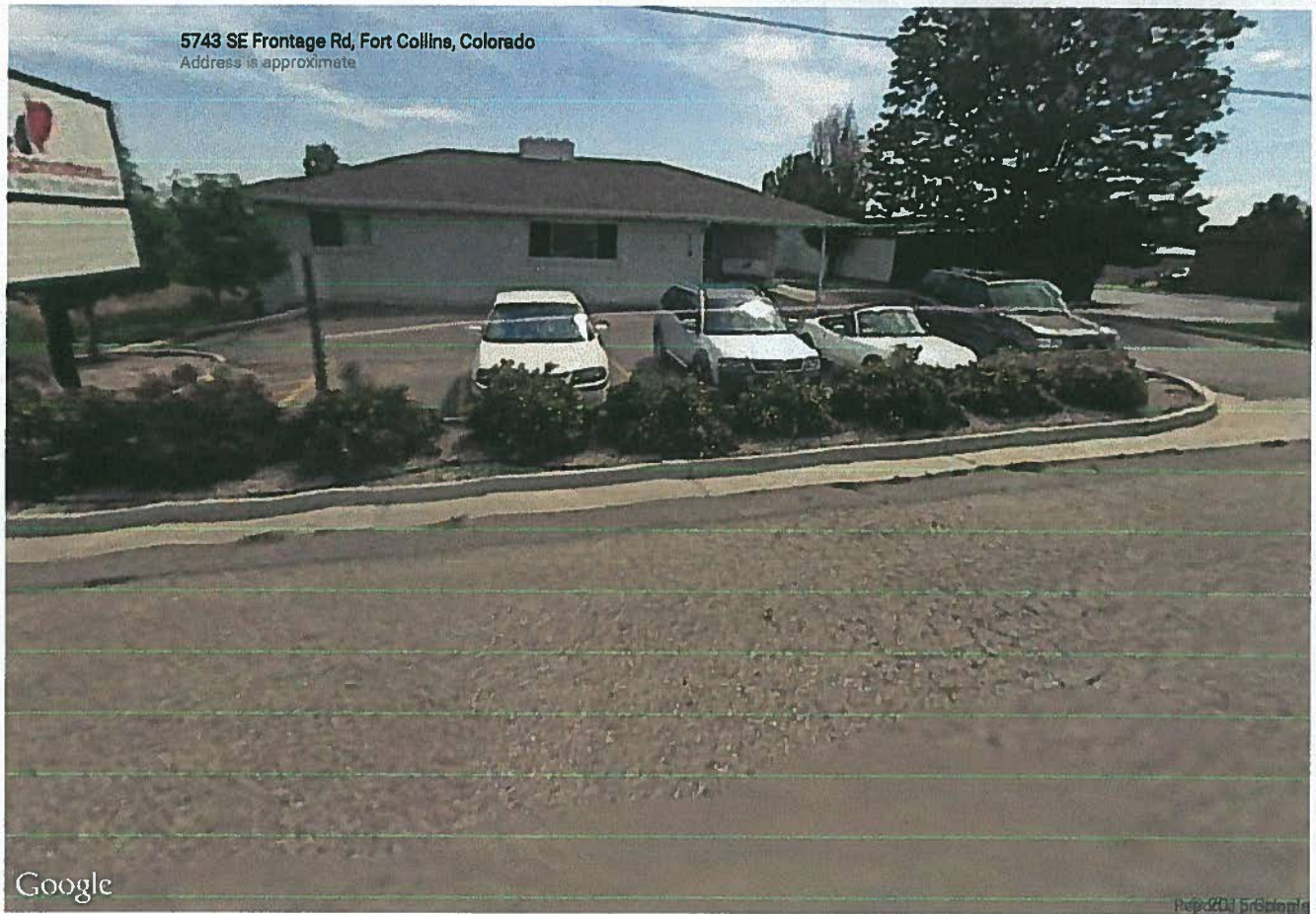
East Facing



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If the Rotate View tool doesn't appear then Tilt View is not available

Larimer County GIS via *Land Info Locator*©





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If the Rotate View tool doesn't appear then Tilt View is not available

Larimer County GIS via *Land Info Locator*©





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

970.221.6750
970.224.6134 - fax
fcgov.com

June 09, 2015

Tom Wilczynski
Smokey's
5740 S College
Unit C
Fort Collins, CO 80525

Re: 5724 S College - Retail Marijuana Store and Cultivation Facility

Description of project: This is a request for a retail marijuana store and cultivation facility at 5724 S College (parcel #9612206028). The retail marijuana store will be located in the front building while the warehouse will be converted to a cultivation facility. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. The large freestanding sign used in prior times is fully in the ROW and needs to be removed.
2. A trash enclosure is required and should be located behind the west building. Please refer to LUC 3.2.5 for standards.
3. At least one bicycle rack accommodating a minimum of 4 bicycles per LUC 3.2.2(C)(4). The front parking area should be restriped with vehicle stalls dimensions meeting LUC 3.2.2(L). A minimum of one handicap stall being 16' wide is required and appropriately marked with an upright handicap parking sign on pole or building.
4. A landscaping strip of 5 is required between the side property lines and parking/driveway areas. If there is no public access behind the west house then this landscaping requirement doesn't need to be met.
5. Normally a minimum 15' landscaping strip is required along the front of the site between the front street curb and the parking lot. Most of the front parking/driveways are in the right of way. If there is no impact to this area based on Engineering comments then the existing 6-7 foot wide landscaping strip can continue to be used without enlarging for adequate vehicle backup from the front parking spaces.

6. All exterior lighting fixtures including wall and pole mounted must be down directional with sharp cut off of lighting spill per LUC 3.2.4(D)(3).
7. There doesn't appear to be any vents protruding or roof mechanical equip. on the west roof field of the western building. With any improvements made this area must kept clear of these or screened and painted to match the roof color.
8. Please contact Zoning at 970.416.2745 regarding exterior signage options.

Department: Fire Authority

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

1. GROW FACILITIES

Grow facilities for marijuana must meet minimum fire hazard and exit requirements. The applicant is responsible for obtaining and completing a "Marijuana Check Sheet". The check sheet is available from the the City of Fort Collins at such time a business permit is obtained. The completed check sheet is to be returned to the Poudre Fire Authority as directed. This document will be reviewed with the applicant at time of final inspection. For more information, contact PFA Captain Shawn McGaffin at 416-2863.

2. FIRE LANES

The rear building is considered out of fire access. An Emergency Access Easement will be required on the property or the building will require a fire sprinkler system. Code language and fire lane specifications provided below. Please contact me with questions.

> 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.

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. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant is required within 300' of any commercial building. The existing infrastructure in the area does not appear to meet current code requirement. The retail building is

approximately 365' from a hydrant and the cultivation facility is approximately 475' from the closest hydrant (at Smokey St. and the frontage road). If a hydrant cannot be located within 300' of the buildings, the installation of a fire sprinkler system is an acceptable means of offsetting the hydrant deficiency. 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, on 600-foot centers thereafter.

4. PREMISE IDENTIFICATION

The retail store should be addressed separately from the cultivation facility. 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.

5. HAZARDOUS MATERIALS - GENERAL STANDARD

Based upon the extent of the cultivation process and chemicals used or stored on site, a Hazardous Materials Impact Analysis may be requested at time of building permit.

> FCLU 3.4.5(B): If any use on the development site may entail the use or storage of hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protect significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this

project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan identifies that access will be allowed from the frontage road in the interim. The plan doesn't specify how the lot will obtain access in the long term, but the site will have access in the future and the details will have to be figured out in the future.
Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
Parking within the right-of-way, head in from the frontage road or accessed from internal to the site is not allowed and shall be removed with this project.
6. The property is responsible for the local street frontage improvements (curb, gutter, 4 ½ feet of sidewalk, and a portion of pavement) along the frontage of the property. In lieu of constructing this sidewalk, which cannot be placed in its ultimate location at this, a payment in lieu for the developments portion of the sidewalk cost will be collected as part of the approval of this project. If paid in 2015 the payment in lieu would be \$47 multiplied by the length of the properties frontage. Upon payment the developments obligation for this will be met.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) or excavation permit (as appropriate) will need to be obtained prior to starting any work within the frontage road and/ or prior to starting any utility work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. It will need to be determined what kind of electrical service is needed, either single or 3-phase service. There is currently primary service available in the N.W. lot (5716.)
2. A commercial service information form (C-1) will need to be filled out and turned into Light and Power. A link to the C-1 form is below.

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

3. Please provide a one line diagram that shows the main disconnect size and meter sequencing. A copy of our meter sequencing can be found in our electric policies practices and procedures below.

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

Planning Services

Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

1. The list of proposed marijuana uses are permitted in this Service Commercial (C-S) Zone District subject to Type 1 (Administrative) review at a public hearing.
2. The retail/medical marijuana center will need to demonstrate compliance with standards in Ordinance No. 41, 2014 which specifies separation requirements for retail marijuana centers.

Of particular note will be the 1,000 foot separation between other medical marijuana or retail store's and what the future status of the store at 5740 S College will be.

3. Adding the proposed uses will require bringing the site up to current development standards found in Article 3 of the Land Use Code (LUC). Upgrading access and parking to current standards are likely to be challenging aspects to address on this site.
4. Per LUC 3.5.3(2), parking spaces may not be located between the front of the building and the street. It also appears the current front parking spaces are located in the College Avenue Frontage Road right-of-way, which is a condition that may no longer be allowed by engineering and/or CDOT as part of any project submittal.
5. If parking is relocated to the middle area between the two buildings, Land Use Code requirements for a two-way drive aisle specify a 24-foot width, as well as a minimum 5-foot landscaped setback between the drive aisle and the lot line. Requirements for parking space dimensions, setbacks, and drive aisle widths can be found in LUC 3.2.2(J) and 3.2.2(L).

It appears there may not be adequate width to meet either requirement and modification of standards may be needed.

As ideas for parking evolve, there could be additional requirement to provide interior parking lot landscaping in the form of landscaped islands.

6. A walkway is needed from the front entrance to the front property line that can connect to a future College Avenue sidewalk per LUC 3.5.3(C)(1).

If any portion of the retail or medical marijuana retail operation is to be located in the rear building, we would also need to examine means to extend the walkway to its entrance.

7. Other likely site upgrades needed will include:

- Bicycle Parking: Minimum of 4 spaces near the main entrance.
- Trash Enclosure: Enclosure constructed on a concrete pad, built of sturdy materials (not wood), with separate walk-in access.
- A designated handicap parking space
- Further discussion of any unique needs to the proposed uses (e.g. venting/filtering to prevent potential odors)

8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

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

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

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