

Conceptual Review Agenda

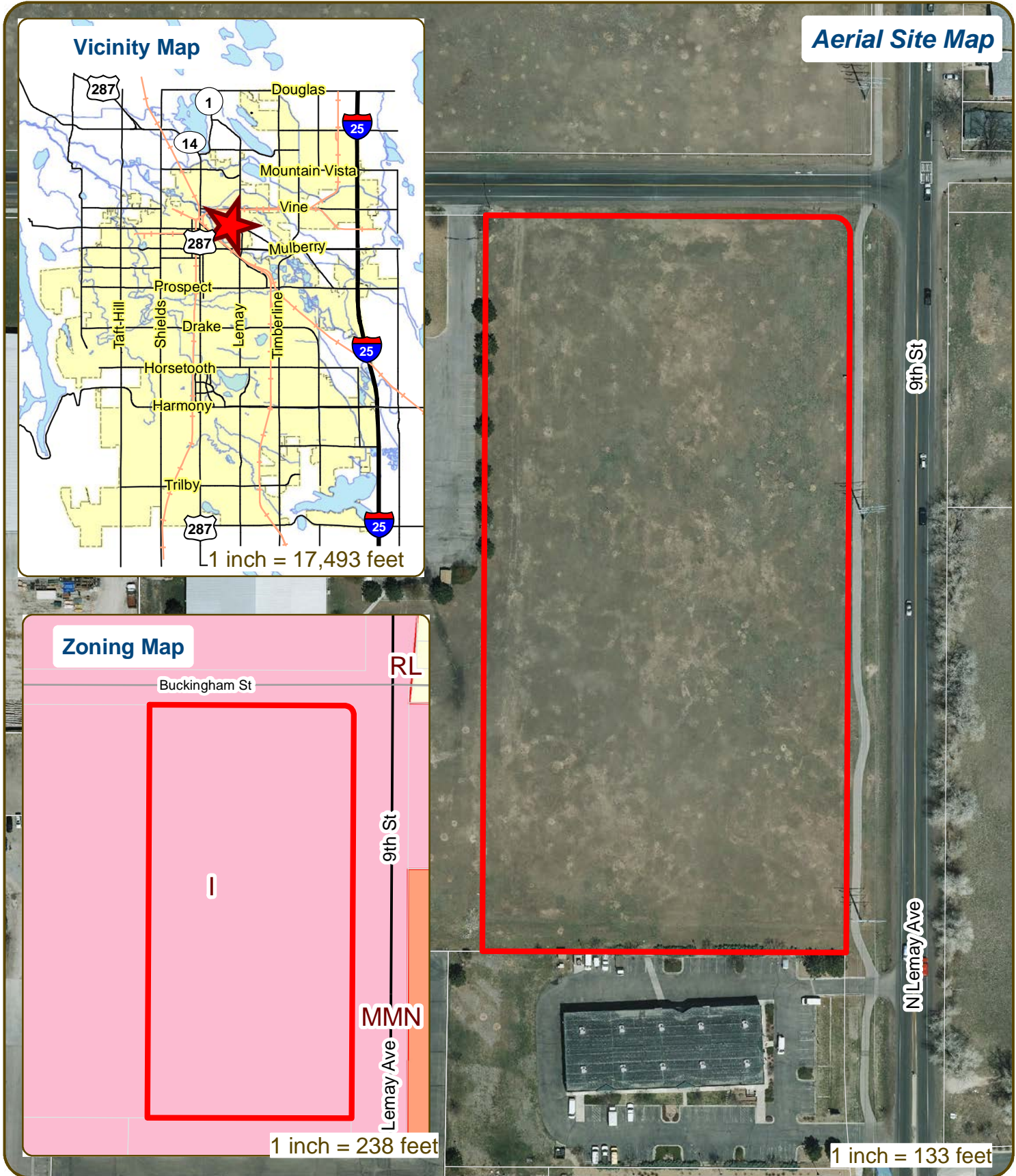
Schedule for 05/05/14 to 05/05/14

281 Conference Room A

Monday, May 5, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1025 Buckingham St. - Light Industrial CDR140027	John Giuliano (970) 493-6262 john@giulianoco.com	This is a request to construct a building to be leased for manufacturing, warehousing, distribution and other commercial and industrial operations at 1025 Buckingham St. (Parcel #9712116902). The parcel is currently vacant and the proposed building would be approximately 30000 square feet. The site is located in the Industrial (I) zone district and the project is subject to an administrative review (Type I Review).	Ryan Mounce
10:15	International Blvd. & Morocco Way - Solar Energy System CDR140028	Jon Sullivan (303) 718-3291 jon@mysunshare.com	This is a request to construct a 900 kW solar energy system southwest of the intersection of International Boulevard and Morocco Way (Parcel #8707100007). The footprint of the project will utilize approximately 10 acres. The height of the solar collectors will be approximately 8'. The site is located in the Employment (E) zone district.	Ryan Mounce
11:00	900 E. Stuart - Single-Family Homes CDR140029	Kevin Frazier (970) 690-3960 kwfrazier06@yahoo.com	This is a request to construct single family homes at 900 E. Stuart St. (Parcel #9724106020). A total of 18-20 single family lots and homes are planned. Three structures currently exist on the site, including a home built in 1937, a two smaller accessory structures. The site is located in the Low Density Mixed Use Neighborhood (LMN) zone district and the project is subject to an administrative review (Type I Review).	Ryan Mounce

1025 Buckingham St. Multi-purpose Warehouse



Vicinity Map

Aerial Site Map

Zoning Map

1 inch = 17,493 feet

1 inch = 238 feet

1 inch = 133 feet

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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) _____

John Giuliano (potential owner) Angie Aguilera (Project Architect - Edge Architecture)
Business Name (if applicable) Giuliano + Father Construction

Your Mailing Address 308 Commerce Dr., Unit A

Phone Number 970.493.6262 Email Address john@giulianoco.com

Site Address or Description (parcel # if no address) parcel # 9712116902

Lot 2, 2nd replat North Lemay Subdivision / 1025 Buckingham St.

Description of Proposal (attach additional sheets if necessary) New building construction w/ associated parking. Building to provide workspace for lease for manufacturing, warehousing, distributing + a wide range of commercial + industrial operation

Proposed Use Industrial office warehouse Existing Use vacant land

Total Building Square Footage Proposed 50,000 S.F. Number of Stories 1/2 Lot Dimensions 355' x 748'

Age of any Existing Structures n/a

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.

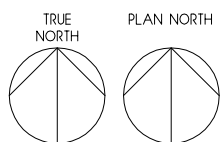
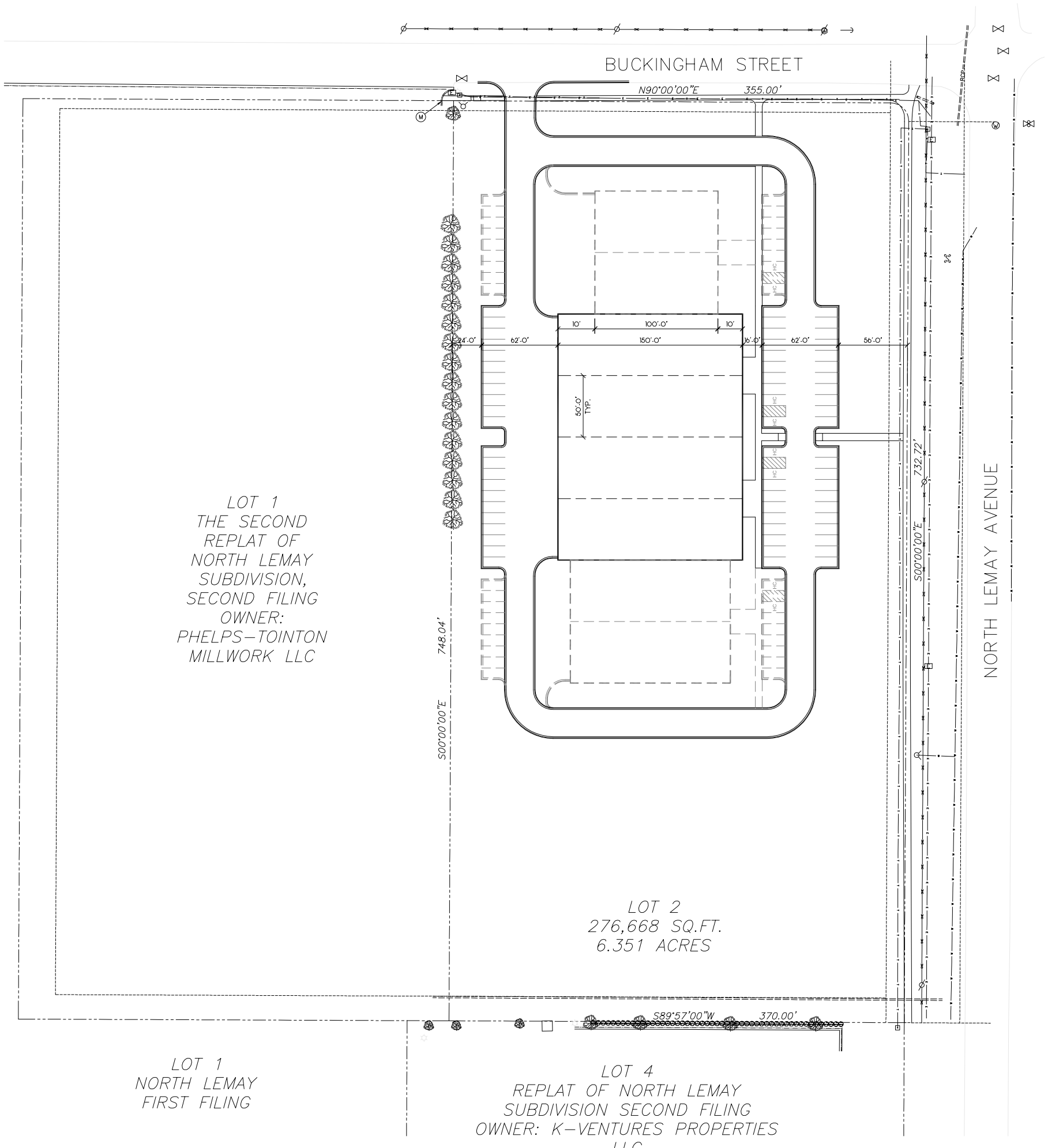
Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

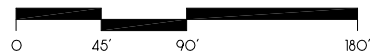
SITE PLAN FOR LEMAY BUSINESS PARK

1025 Buckingham Street - Fort Collins, Colorado 80524



SITE PLAN

1" = 90'-0"





May 09, 2014

John Giuliano
Giuliano & Father Construction
308 Commerce Dr.
Unit A
Fort Collins, CO 80524

Re: 1025 Buckingham St. - Light Industrial

Description of project: This is a request to construct a building to be leased for manufacturing, warehousing, distribution and other commercial and industrial operations at 1025 Buckingham St. (Parcel #9712116902). The parcel is currently vacant and the proposed building would be approximately 30000 square feet. The site is located in the Industrial (I) zone district and the project is subject to an administrative review (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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. LUC 3.2.1 A landscape plan is required.
2. LUC (Land Use Code) 3.2.2(C)(4)(b) There will be a bicycle parking requirement based on the use categories. For industrial you would have to provide at least 4 spaces.
3. Maximum parking allowed can be found in table 3.2.2(K)(2)(a) of the LUC.

Handicap parking spaces will be required per section LUC 3.2.2(K)(5)
4. LUC 3.2.2(M) 6% interior parking lot landscaping will be required.
5. LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
6. LUC 4.28(E)(3)(a)2. A minimum 30 foot deep landscaped area shall be provided along all arterial streets. Lemay Ave is an arterial street.

7. The application states that there will be a wide range of commercial and industrial uses. Some commercial uses will require a Type 2 review per Sec. 4.28(B)(3), i.e. restaurants, microbrewery/winery/distillery, convenience shopping center. Also, some of those uses will require compliance with the building standards in Sec. 3.5.3, i.e. no parking between the building and Lemay, building design standards. Retail stores, if proposed, are allowed only in a convenience shopping center in this zone.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main in Buckingham, a 24-inch water main in Lemay and an 8-inch sewer along a portion of the south property line of this site.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit. A repay will be due for the 24-inch water main in Lemay.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate with the 2 year historic release rate. In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The drainage outfall for this site is the drainage swale on the west side of N. Lemay Avenue.

6. This site drains into the Lincoln Channel which is owned by Larimer County. Approval from Larimer County for the drainage design is required which also may require a more restrictive drainage release rate.
7. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The design of this site must conform to the drainage basin design of the Dry Creek Master Plan Update as well the Fort Collins Stormwater Manual.
9. This address is located in the FEMA-regulatory Poudre River 500-year floodplain, and the proposed project must satisfy all safety requirement of Chapter 10 of City Code. A FEMA Flood Risk Map is attached.
10. At-Risk Population and Essential Service Critical Facilities are not allowed within the Poudre River 500-year floodplain. As long as this building is not classified as a critical facility, there will be no floodplain permitting requirements for the development of this property.
11. Although there are no floodplain permitting requirements for development in the 500-year floodplain, we recommend that the lowest finished floor along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc. be elevated a minimum of 24-inches above the Base Flood Elevation (BFE). The BFE can be obtained upon request.
12. FEMA has begun to remap the Poudre River. They are calling this RiskMAP, and it will be a multi-year project. Any future development will be subject to the floodplain map and regulations effective at that future time.
13. The Floodplain Administrator for the Poudre River Floodplain is Marsha Hilmes-Robinson; 970.224.6036, mhilmesrobinson@fcgov.com. Feel free to contact Marsha if you have any questions.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

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

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. Should the building exceed 30' in height, additional fire lane provisions shall be made to accommodate the needs of ladder trucks (See below).

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.

- > Maintain the required 20 foot minimum unobstructed width* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

3. FIRE CONTAINMENT

The building exceeds 5000 square feet and shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation. The specific use of the building or portions of the building may further prompt a fire sprinkler requirement.

4. WATER SUPPLY

Commercial hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

HYDRANT FOR STANDPIPE SYSTEMS (if applicable)

2012 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.

5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

2012 IFC and Poudre Fire Authority Bureau Admin Policy #07-01: 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.

6. FDC (if applicable)

Fire department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

Department: Environmental Planning

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

1. City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.

2. 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.

Department: Engineering Development Review

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

1. This parcel of property previously was proposed for development as Mountain View Community Church and was nearly completed for entitlement. Requirements made with that review would generally be applicable with this proposal and design drawings for that previous submittal may be of use for the proposed development.
2. 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.
3. 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>
4. 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.
5. Please contact Martina Wilkinson in Traffic Operations (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. The previous development proposal demonstrated the need for the design and construction of a center turn lane on 9th Street/Lemay Avenue onto Buckingham Street. This design would presumably also be needed with this proposal and the design would need to provide asphalt and gravel shoulder widening to ensure bicyclists have additional room beyond the bikelane for pavement.
6. 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>
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Buckingham Street is classified as a collector and would be required to dedicate an additional 4 feet of right-of-way in addition to a 9 foot utility easement behind the right-of-way line.
8. Driveway access onto Buckingham Street will be looked at in terms of the spacing from the existing driveway to the west. LCUASS specifies a 175 foot separation between driveways along a collector.
9. The development proposal would be responsible for the design and construction of Buckingham Street (and sidewalk) along the property frontage, tying into the frontage improvements directly west. In addition, the design for Buckingham Street would need to be extended offsite 500 feet to the east as a preliminary design showing how Buckingham Street could shift alignment east of 9th Street/Lemay Avenue and align with Duff Drive as shown on the City's Master Street Plan. With the permanent curb and gutter design and construction along the frontage, an access ramp with truncated dome detection would need to be installed for the existing walk that intersects with Buckingham Street abutting the property.
10. 9th Street/Lemay Avenue along the frontage would ultimately be downgraded to a local street with the realignment of Lemay Avenue to the east south of the property. The property would have a local street obligation for construction of 9th Street/Lemay Avenue abutting the property due to the lack of urban level

street improvements (curb and gutter, ultimate sidewalk, etc.) The previous submittal was required to provide funds in-lieu of construction of the local street portion of 9th Street/Lemay Avenue and would be the likely approach here instead of construction of improvements at this time. The existing sidewalk along 9th Street/Lemay Avenue abutting the property has always been considered an interim walk and eventually a more permanent sidewalk would be implemented.

11. Platte River Power Authority would need to be a signatory to a subdivision plat of the property as well as the civil construction drawings, having an exclusive easement and facilities within the property boundary.
12. Construction plans will be required. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the developer.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. Electric development charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>. The transformer and meter location will need to be coordinated with Light and Power Engineering, 970-221-6700. A C-1 form and one line diagram will need to be submitted to Light and Power Engineering. The C-1 form is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.

Current Planning

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

1. LUC 3.2.2(K)(2) Industrial/commercial uses are limited to a maximum number of parking spaces, to be determined by the final mix of uses planned for the site.
2. LUC 3.2.2(C)(4) A minimum of 4 bicycle parking spaces will be required; this number and the need for any enclosed bicycle parking spaces may change depending on the ultimate use mix.
3. LUC 4.28(D)(b) If the building is 50,000 sq.ft. or greater it will require Planning & Zoning Board (Type 2) review. Certain uses planned for the site may also trigger the need for Planning & Zoning Board (Type 2) review.
4. LUC 4.28(E)(3)(a) A 30 foot landscaped yard needs to be provided along Lemay Avenue and Buckingham Street.

LUC 4.28(E)(2)(b) A building face comprising at least 30% of the building frontage is needed along the landscape buffer yards along Lemay and Buckingham. This building face cannot be a blank wall.

Consider building towards the northeast corner and the intersection of Lemay/Buckingham to help satisfy the building orientation, landscape buffer and fire access requirements.

5. LUC 3.2.2(M)(A) At least 6% of the interior space of the parking lot shall be devoted to landscaping.
6. LUC 3.5.1(I)(2) Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment should be incorporated into the overall site and building design and shall be located and screened so they are out of view of public streets.

7. Both the Lemay Ave and Buckingham St frontages will need to be able to accommodate sidewalks and street trees.
8. TRAFFIC OPERATIONS - The anticipated trip generation for the use will require at least a Transportation Memorandum to analyze the impact of traffic in the area. Please contact Martina Wilkinson at 970-221-6887 to scope the study.
9. 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.
10. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
13. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

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

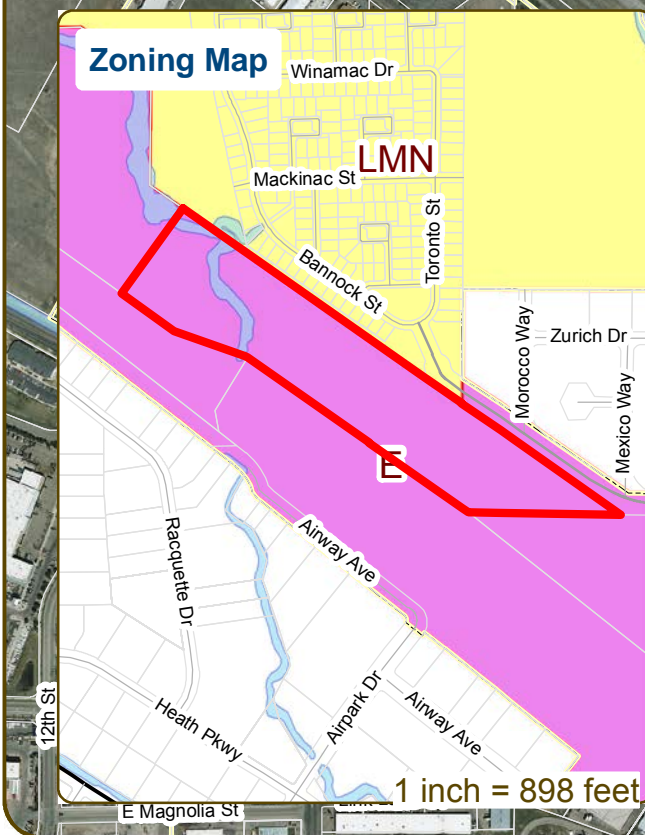
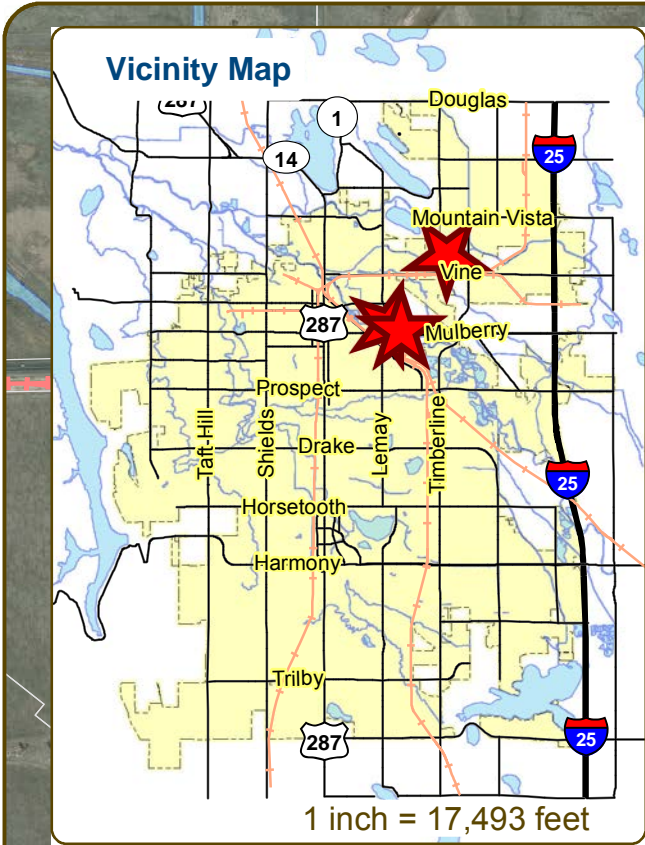
Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

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

City of Fort Collins
Building Services
Plan Review
416-2341

International Blvd & Morocco Way Solar Energy System



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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) Sun Share = owner ; developer
Jon Sullivan = project developer of Sun Share

Business Name (if applicable) Sun Share

Your Mailing Address 1774 Platte St. Denver CO 80202

Phone Number 303 718 3291 Email Address jon@mysunshare.com

Site Address or Description (parcel # if no address) (No address) = Parcel # 87071-002-007
Area known as "Air park"

Description of Proposal (attach additional sheets if necessary) (see attached Letter of Intent)

Proposed Use 900 kW Solar PV Array Existing Use None

Total Building Square Footage ±10 acres S.F. Number of Stories N/A Lot Dimensions ±23 acres

Age of any Existing Structures No existing structures - open field

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? 25% High Risk Floodway
Info available on FC Maps: <http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>. 50% 100 year High Risk
25% 100 year moderate risk

Increase in Impervious Area 10 acres of solar equipment ; access roads on 23 acre site S.F. risk
(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?

City of Fort Collins
Community Development & Neighborhood Services
281 N College Ave
Fort Collins, CO 80522

Dear City of Fort Collins:

SunShare and Fort Collins Utility are partnering to provide a 900 kW solar garden in the Airpark Industrial District. SunShare is also developing similar projects in Denver County, Arapahoe County, Adams County, Jefferson County, and El Paso County. The Air Park location was selected due to its proximity to FCU transmission infrastructure, flat land grade, access to the sun (no shading obstructions), and of course limited land alternatives. SunShare is excited to bring clean and renewable energy to the City of Fort Collins and look forward to working with the community to make the project a success. We anticipate about \$100,000 in sales tax revenue for the County in addition to perpetual property tax revenue. Additionally, the construction phase will bring positive economic traffic to local businesses such as restaurants, gas stations, and construction supply.

SunShare is currently in the planning and development stages of a 900 kW solar garden in the City of Fort Collins, south of Vine St, West of Timberline Rd, and bordering a portion of International Blvd. The parcel of land is a long skinny parallelogram, parallel to the old airstrip. This land is currently undeveloped due to its awkward shape and location in floodplain. The project footprint will comprise approximately 10 acres of the 23 acre parcel. The parcel number is 87071-00-007. Full legal description of the property is attached with this submittal. A large scale distributed generation solar project may be the best possible use of this land.

The approximately 3,600 solar modules will be mounted on single axis trackers. This means the solar panels will be facing east in the morning, be flat at noon, and be facing west in the afternoon- following the path of the sun. The maximum height of the solar equipment will be approximately 8'. The entire project will be surrounded by a chain link fence built to AHJ regulations. No grading of the land is expected. We may add grade to the land in the region of our electrical interconnect (inverters, transformers) in an effort to avoid potential flood water levels. We plan to create a storm water prevention plan (SWPP) to truly understand how the potential flow of water can affect our solar equipment.

Construction will likely begin mid-to-late summer and will last approximately 2 months. Construction crews will be a combination of general labor workers, certified electricians, and an on-site general contractor. There will be a security guard on watch during certain phases of

construction. Once complete there will be no full time personnel on site. There will be a small maintenance crew (1-4 people) visiting on a quarterly basis.

We have provided a vicinity map, site plan, and example aesthetic to help understand our project proposal. SunShare will work hard to make the project a success with the City of Fort Collins. Please let us know if there is anything we can do to expedite the approval process.

Sincerely,

Jon Sullivan

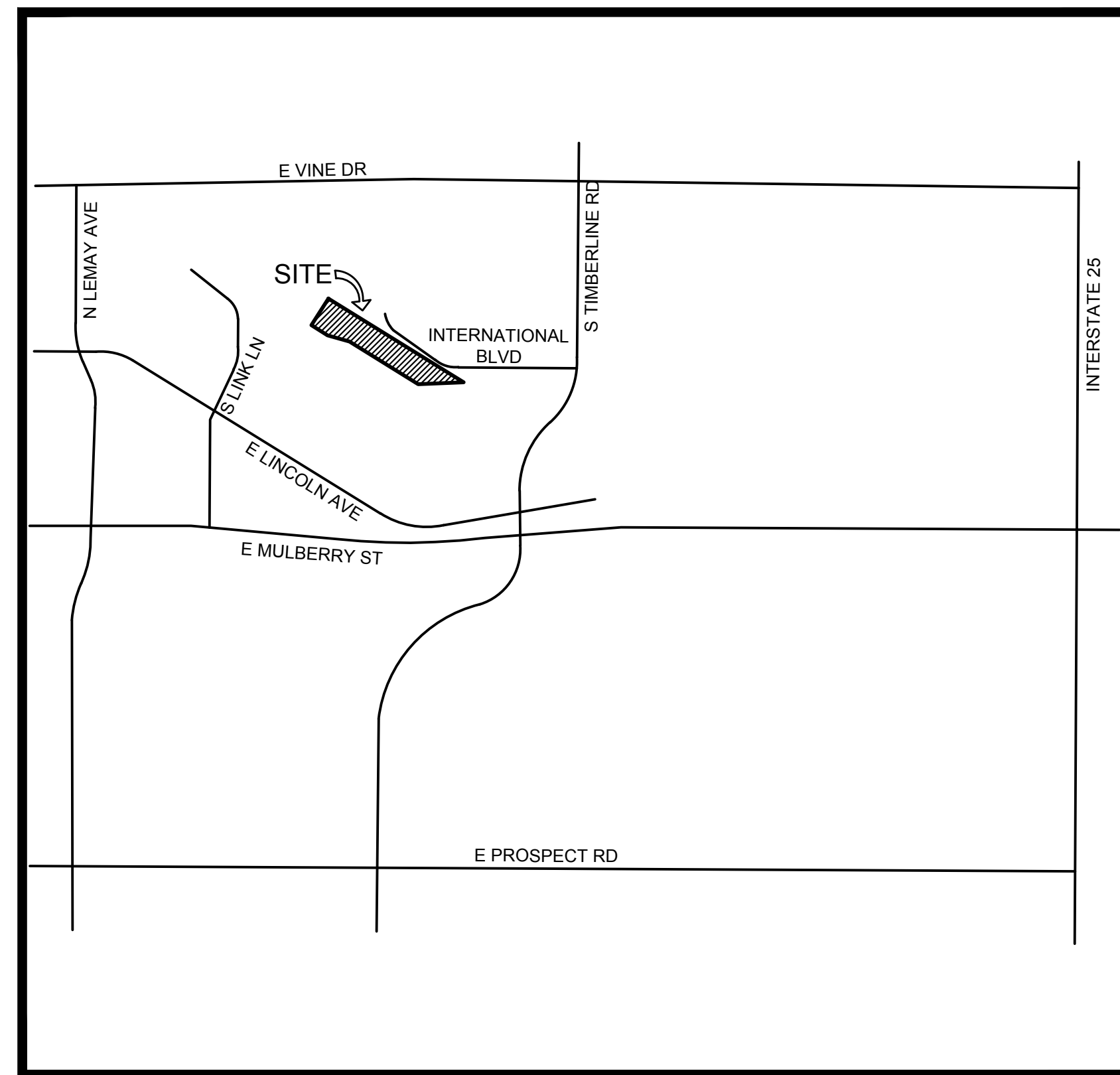
Director of Project Development

jon@mysunshare.com

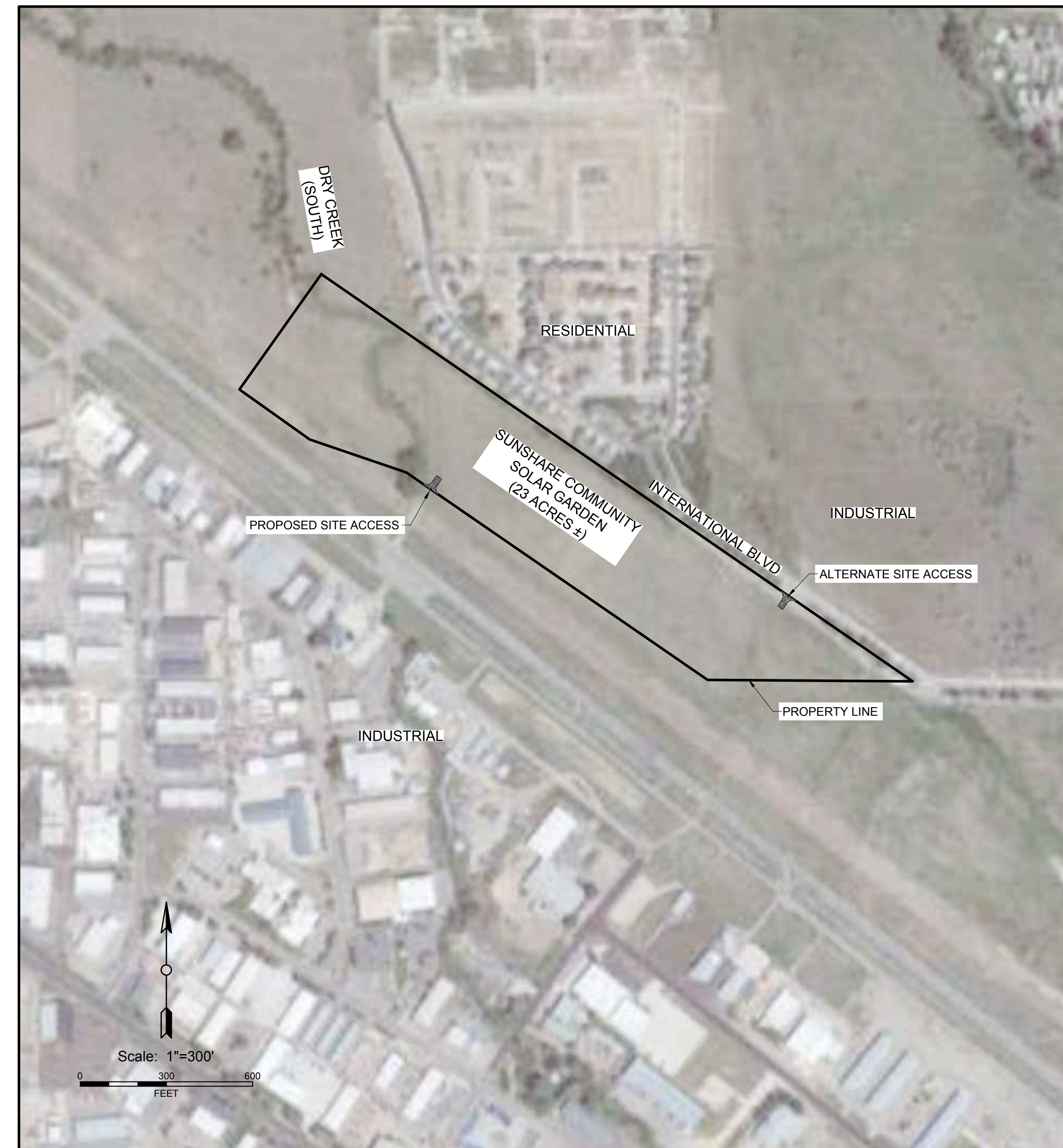
(303)718-3291

SUNSHARE SITE DEVELOPMENT PLAN AIRPARK 900kW SOLAR PV PROJECT FORT COLLINS, CO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
SCALE 1" = 2000'±



OVERALL SITE MAP
SCALE 1" = 300'

SHEET INDEX:

- SHEET 01 - COVER SHEET
- SHEET 02 - SITE PLAN
- SHEET 03 - TYPICAL DETAILS

STANDARD NOTES:

1. THE SPECIFIED SOLAR PANELS, RACKING SYSTEM, AND INVERTERS ARE INTENDED TO ILLUSTRATE GENERAL INFORMATION ABOUT THE COMPONENTS OF THE SOLAR FACILITY. COMPONENTS THAT ARE SIMILAR IN APPEARANCE AND FUNCTION MAY BE SUBSTITUTED FOR THE COMPONENTS SPECIFIED OR ILLUSTRATED ON THIS SITE PLAN. THE LOCATION OF THE ARRAYS AND INVERTERS MAY VARY SLIGHTLY FROM WHAT IS DEPICTED ON THIS SITE PLAN, PROVIDED THE INSTALLED COMPONENTS MEET ALL REQUIRED SETBACKS.

LEGAL DESCRIPTION:

THIS LEGAL DESCRIPTION HAS BEEN OBTAINED FROM THE LARIMER COUNTY LAND INFORMATION LOCATOR. THE ACCURACY OF THIS DESCRIPTION HAS NOT BEEN VERIFIED BY THE ENGINEER.

TR IN W 1/2 8-7-68 & E 1/2 7-7-68, FTC, BEG AT N 1/4 COR SEC 8, S 0 E ALG N-S C/L 2996.12 FT, N 89 35' W 2078.17 FT TPOB, N 89 35' W 712.55 FT, N 55 26' W 1272 FT, N 71 9' W 354.2 FT, N 54 39' W 300 FT, N 35 21' E 491.89 FT, S 55 26' E 2495.89 FT TPOB

SITE DATA

SUNSHARE COMMUNITY SOLAR GARDEN PROJECT - 23.0 ACRES±
900 kW
TOTAL MODULES: 3,600

SITE PLAN APPROVAL

SUNSHARE COMMUNITY SOLAR GARDEN

PREPARER NAME: ENERTIA CONSULTING GROUP, LLC
ADDRESS: 1437 LARIMER STREET, DENVER, CO 80202
PHONE NUMBER: 720.473.3131
APPLICANT NAME: SUNSHARE
ADDRESS: 1774 PLATTE STREET, DENVER, CO 80202
PHONE NUMBER: 303.296.0919
OWNER'S NAME:
ADDRESS:
PHONE NUMBER:

NO.	DATE	REVISION	CHK	JSO	APVD	JSO
DGN	JSO					
DR	JMM					



1437 LARIMER STREET
DENVER, COLORADO 80202



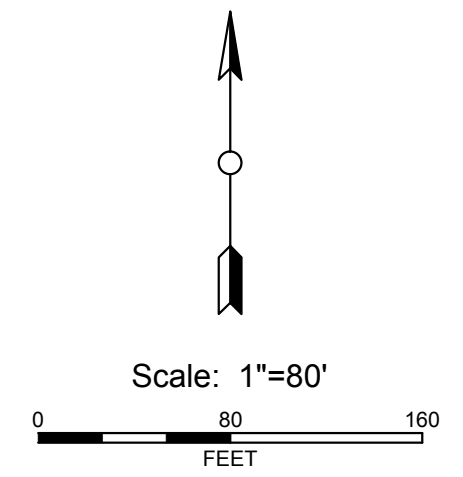
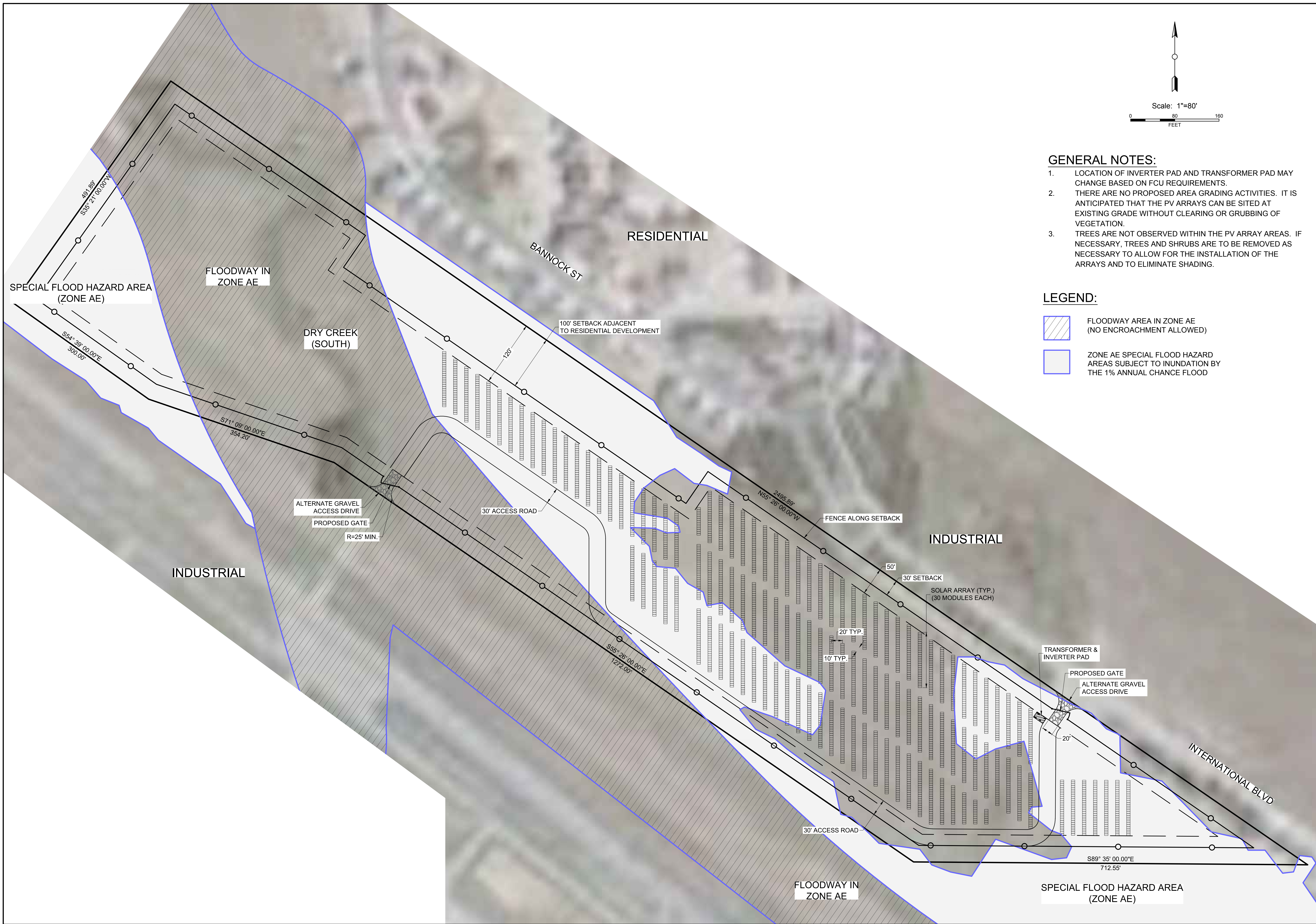
SITE DEVELOPMENT PLAN
FORT COLLINS SOLAR GARDEN
FORT COLLINS, COLORADO

COVER SHEET

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING.
0 SCALE

DATE	APRIL 4, 2014
FILE	
DWG	
SHEET	1 OF 3

REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ENERTIA CONSULTING GROUP AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENERTIA CONSULTING GROUP.

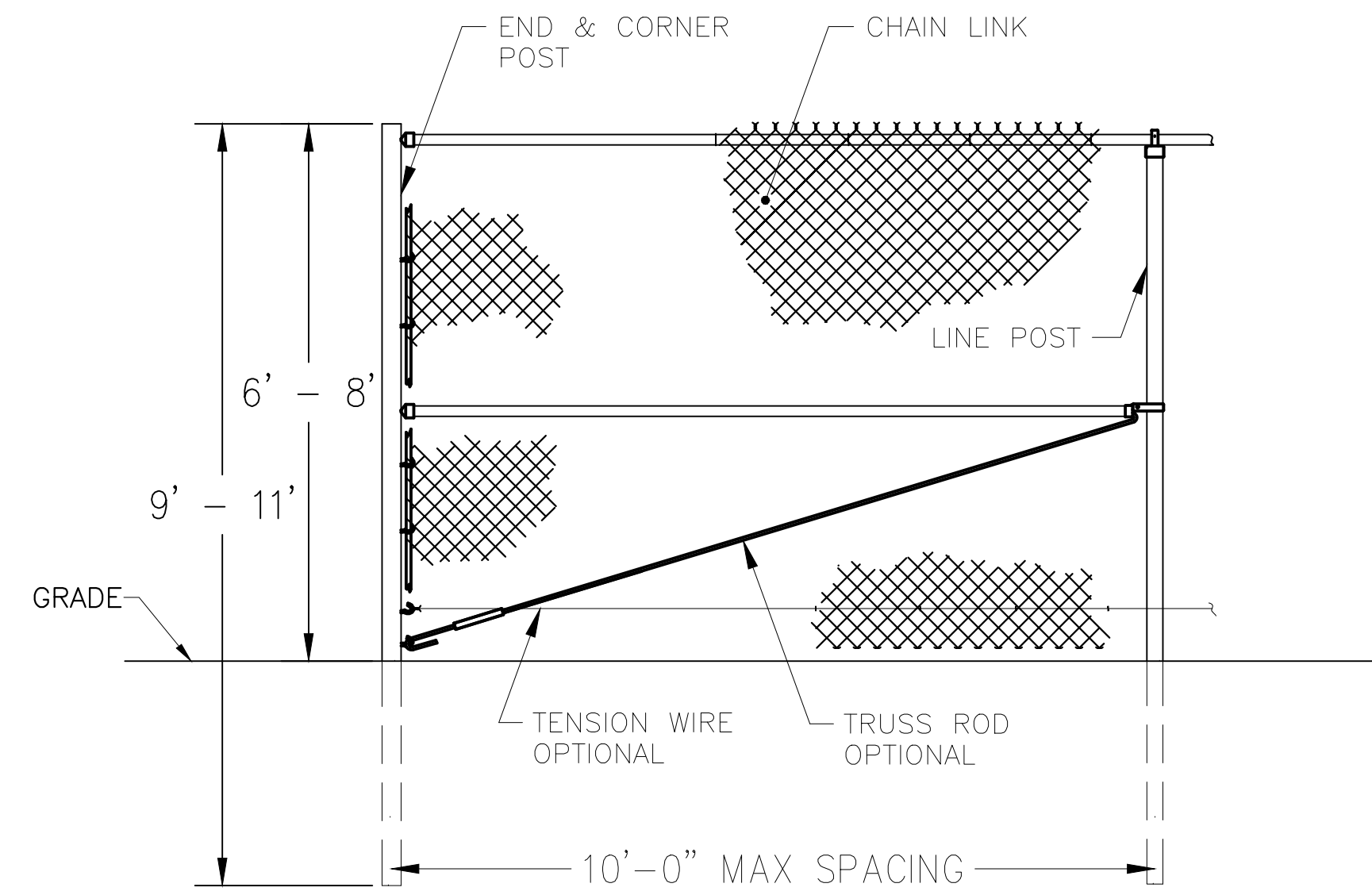


- GENERAL NOTES:**
1. LOCATION OF INVERTER PAD AND TRANSFORMER PAD MAY CHANGE BASED ON FCU REQUIREMENTS.
 2. THERE ARE NO PROPOSED AREA GRADING ACTIVITIES. IT IS ANTICIPATED THAT THE PV ARRAYS CAN BE SITED AT EXISTING GRADE WITHOUT CLEARING OR GRUBBING OF VEGETATION.
 3. TREES ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. IF NECESSARY, TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.

- LEGEND:**
- FLOODWAY AREA IN ZONE AE (NO ENCROACHMENT ALLOWED)
 - ZONE AE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

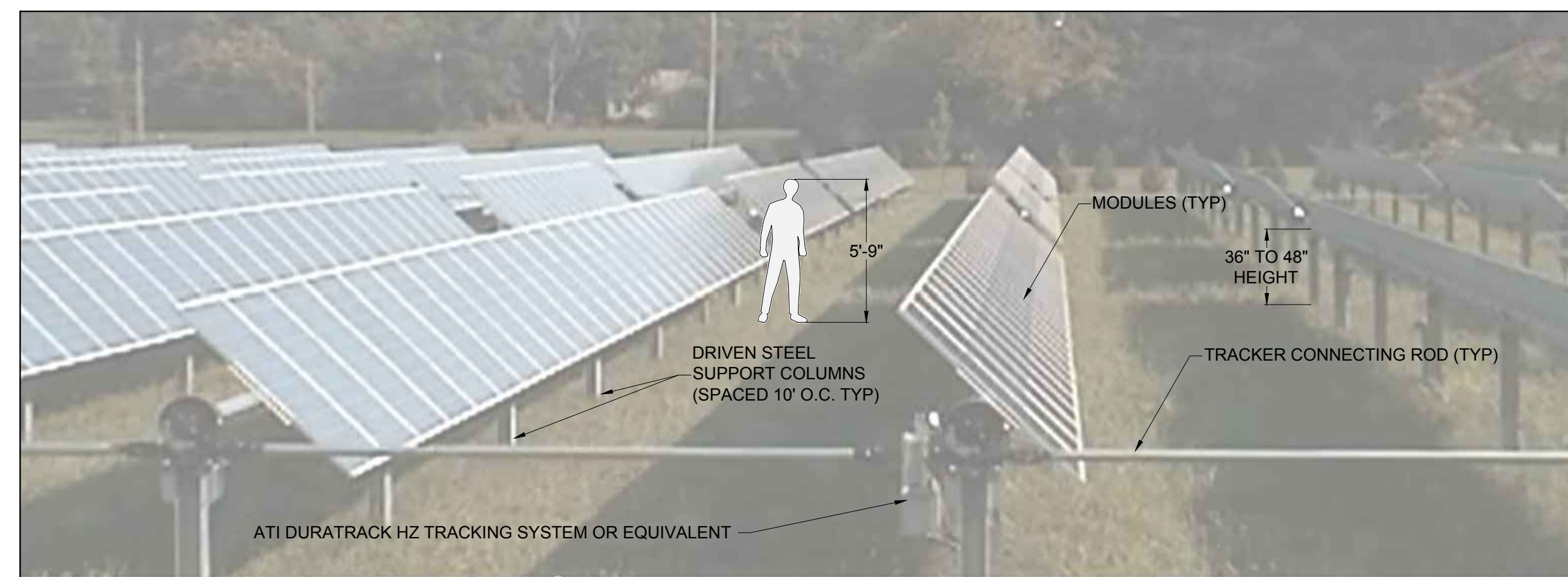
 1437 LARIMER STREET DENVER, COLORADO 80202		REVISION	
		CHK	JSO
NO. DATE		DR	JMM
DSGN		JSO	APVD
SITE DEVELOPMENT PLAN FORT COLLINS SOLAR GARDEN FORT COLLINS, COLORADO		SITE PLAN	
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 			
DATE	APRIL 4, 2014		
FILE			
DWG			
SHEET	2 OF 3		

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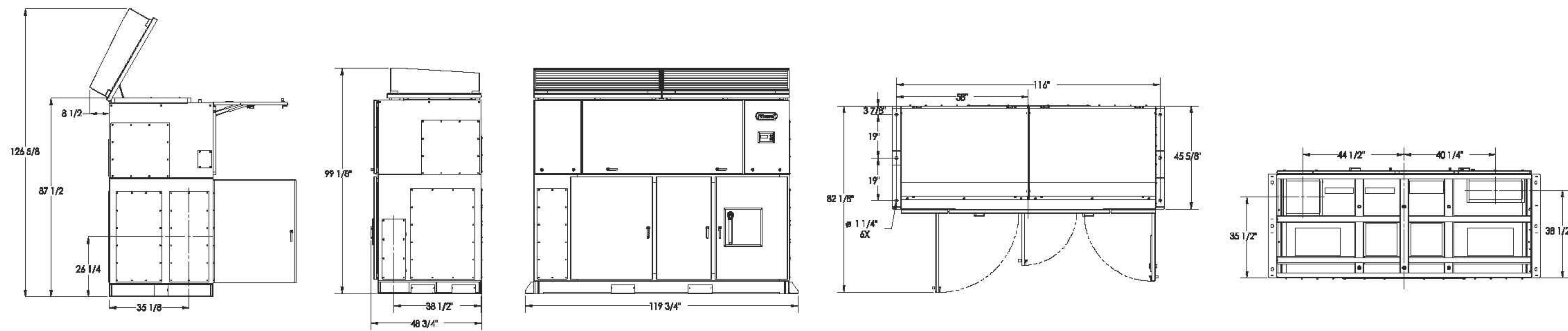
CHAIN LINK FENCE (TYP)

NOT TO SCALE






TYPICAL PV ARRAY RACKING SYSTEM

NOT TO SCALE



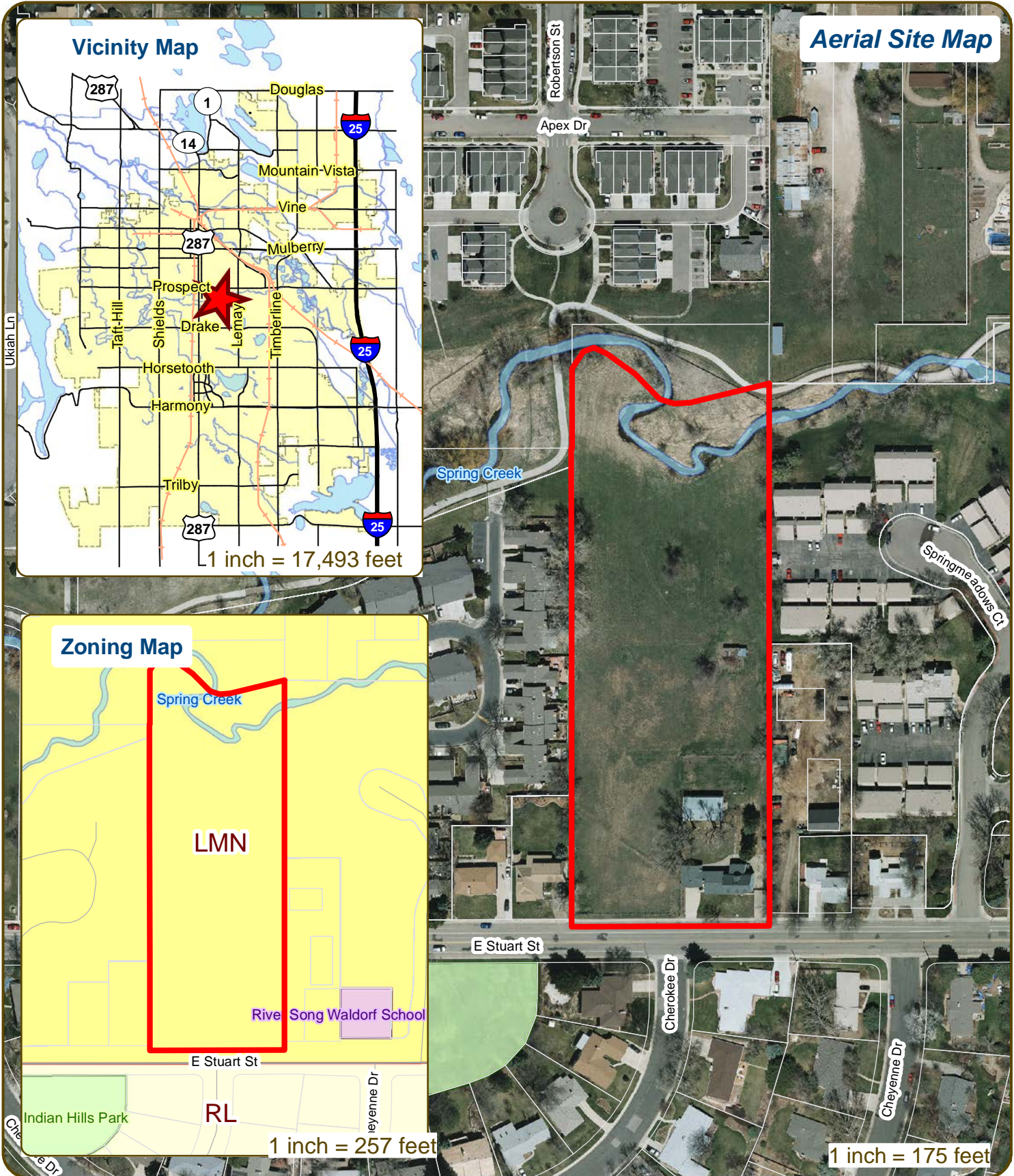
TYPICAL INVERTER PAD PLAN AND ELEVATION

NOT TO SCALE

 1437 LARIMER STREET DENVER, COLORADO 80202		NO. DATE		REVISION	
		DSGN JSO	DR JMM	CHK JSO	APVD JSO
		SITE DEVELOPMENT PLAN FORT COLLINS SOLAR GARDEN FORT COLLINS, COLORADO		TYPICAL SOLAR GARDEN DETAILS	
		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. 			
DATE APRIL 4, 2014		FILE		DWG	
SHEET 3 OF 3		SHEET 3 OF 3		SHEET 3 OF 3	

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900 E. Stuart St. Single-Family Homes



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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

Kevin Frazier consultant for buyer.

Business Name (if applicable)

Your Mailing Address 3512 shore rd. Ft. Collins Colo 80524

Phone Number 970-690-3960 Email Address KWFRASIER06@Yahoo.com

Site Address or Description (parcel # if no address) 900 EAST STUART

Single Family Residence, outbuilding, and pasture.

Description of Proposal (attach additional sheets if necessary) INFILL OF site with

18-20 LOTS FOR RESIDENTIAL USES. Please see attached BRIEF NARRATIVE AND DOCUMENTS

Proposed Use Residential Existing Use Residential + Pasture

Total Building Square Footage CURRENT 24000 S.F. Number of Stories 2 Lot Dimensions 744' x 267' @

Age of any Existing Structures Original House 1937 50+ 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? [X] Yes [] No If yes, then at what risk is it? Only open space

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

Increase in Impervious Area +/- 77,000 S.F. sample sketch (ROOFS, STREET, DRIVEWAY) 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?

900 E. Stuart Parcel.

Brief Narrative:

A buyer for this parcel desires to evaluate the highest and best use likely to be supported by city staff in accordance with the land use code and LMN zoning restrictions. It is assumed that, like the entire surrounding area, residential infill uses will be supported. However, a Conceptual Review seemed helpful in finding out restrictions limiting this parcel that may not be readily evident in the land use code.

Please find attached the following documents:

- A: Assessor's property information for 900 East Stuart.
- B: Area map with subject parcel marked in black.
- C: Flood map similarly marked.
- D: Larger area map with Flood map overlay.
- E: Sample sketch plan with preservation of existing house.
- F: Pictures of the residence, metal building and shed.

The approximately 4.5 acre site has been largely in it's unimproved state for the benefit of the existing residence since 1937, according to the assessor. The dwelling has been extensively updated and expanded numerous times over the decades. A modern steel out building (1982) sits behind the house. There is a small dilapidated open sided loafing / hay shed in the pasture.

The sample site plan is one example of a potential use that seems within the land use code and LMN zoning for this site. The cul-de-sac and residences overlaying the subject parcel in this satellite image "sketch" were cut and paste in matching scale from a newer development in town. This is intended to be just a draft example. All residential improvements will be designed outside of the floodplain.

The entire site appears to drain to the north into Spring Creek where it crosses the property. A minimal portion of the site may drain to Stuart Street currently. Once improved, the site will drain as it does now unless otherwise directed by City design standards for storm water retention prior to release into the Spring Creek.

Thank you for your conceptual review and assistance with the subject property.

Assessor Property Information

A 1.064

Property Tax Year 2014

Parcel Number: 97241-06-020

Schedule Number: R0106208

Tax District: 1100

Current Mill Levy: 91.306

General Information

Owner Name & Address

ADAMS LYNNE L
1904 BUCK DR
FORT COLLINS, CO 80524

Property Address

900 E STUART ST
FORT COLLINS 80525-0000

Subdivision #: 1032 - EAST ACRES

Neighborhood #: 19724

Legal Description

W 264 FT OF LOT 7, E ACRES, FTC LESS POR N OF NRLY LOW WATER LN OF SPRING CREEK

Sales Information

Reception #	Sale Price	Deed Type	Sale Date
<u>20130085335</u>	\$0	PERSONAL REPRESENTATIVES DEED	10/22/2013
<u>09230082</u>	\$12,000	WARRANTY DEED	11/24/1951

Value Information 2013

Abstract Code/Description	Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
1219 Single Family Residence	Improvement	\$169,500	\$13,490	0.00	0
1219L Single Family Residence	Land	\$45,000	\$3,580	4.43	193,140
Totals:		<u>\$214,500</u>	<u>\$17,070</u>	<u>4.43</u>	<u>193,140</u>

Property Attributes and Descriptions

Attribute	Attribute Description
Improvements	Paved Streets
Topography/Shape	Level
Improvements	Curb Gutter
Water	Public
Heat	Natural Gas
Utilities	Electricity
Neg Econ Infl	Traffic Heavy LC

Building Improvements

Building ID: 001	Heat Central Air to Air	Total Sq Ft: 2518
Property Type: Residential	Roof Type: Gable	Condo Sq Ft:
Built As: 1½ Story Fin	Roof Cover: Composition Shingle	Bsmt. Sq Ft: 598
Occupancy: Single Family Residential	Foundation: Concrete	Bsmt. Fin. Sq Ft:
Year Built: 1937	Rooms: 7	
Year Remodel:	Bedrooms: 4	
Quality: Average	Baths: 2.00	
Condition: Average	Units: 1.00	
Class Descr:	Unit Type:	
Exterior: Frame Siding	Stories: 1.50	
Interior: Drywall		

A
2 of 4

Building Detail Type and Description

Detail Type	Detail Description	Units
Porch	Open Slab	236
Fixture	Sink Standard	1
Fixture	Bathtub Standard	1
Porch	Open Slab	138
Fixture	Water Heater	1
Fixture	Sink Bathroom	2
Fixture	Shower	1
Fixture	Toilet	2
Add On	Brick Veneer	300
Basement	Bsmnt Conc 8 ft	598
Appliance	Fireplace Single	1
Rough In	Laundry Hook Up	1
Porch	Wood Roof	138
Garage	Detached	624
Fixture	Sink Laundry	1

Current use may not reflect current zoning. Not all parcels are buildable lots.

For questions about this information or to make corrections contact the Assessor's office:

200 W. Oak Street
Suite 2000
Fort Collins, CO 80521

Mailing address:
PO Box 1190
Fort Collins, CO 80522
(970) 498-7050
[Send email](#)

A 3084

Assessor Property Information

Property Tax Year 2014

Parcel Number: 97241-06-020

Schedule Number: R0106208

Tax District: 1100

Current Mill Levy: 91.306

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Owner Name & Address

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Totals:		<u>\$214,500</u>	<u>\$17,070</u>	<u>4.43</u>	<u>193,140</u>

Property Attributes and Descriptions

Attribute	Attribute Description
Improvements	Paved Streets
Topography/Shape	Level
Improvements	Curb Gutter
Water	Public
Heat	Natural Gas
Utilities	Electricity
Neg Econ Infl	Traffic Heavy LC

Building Improvements

Building ID: 503 Heat: None Total Sq Ft: 1500

Property Type: Out Building	Roof Type: Gable	Condo Sq Ft:
Built As: Equipment Building	Roof Cover:	Bsmt. Sq Ft:
Occupancy: Equipment Building	Foundation:	Bsmt. Fin. Sq Ft:
Year Built: 1982	Rooms: 0	
Year Remodel:	Bedrooms: 0	
Quality: Average	Baths: 0.00	
Condition: Average	Units: 0.00	
Class Descr: Pole	Unit Type:	
Exterior:	Stories: 1.00	
Interior:		

A 4384

Building Detail Type and Description

Detail Type	Detail Description	Units
Add On	OB Concrete Floor Slab Average	1500

Current use may not reflect current zoning. Not all parcels are buildable lots.

For questions about this information or to make corrections contact the Assessor's office:

200 W. Oak Street
 Suite 2000
 Fort Collins, CO 80521

Mailing address:
 PO Box 1190
 Fort Collins, CO 80522
 (970) 498-7050
 Send [email](#)

900 E. Stuart Parcel.

Brief Narrative:

A buyer for this parcel desires to evaluate the highest and best use likely to be supported by city staff in accordance with the land use code and LMN zoning restrictions. It is assumed that, like the entire surrounding area, residential infill uses will be supported. However, a Conceptual Review seemed helpful in finding out restrictions limiting this parcel that may not be readily evident in the land use code.

Please find attached the following documents:

- A: Assessor's property information for 900 East Stuart.
- B: Area map with subject parcel marked in black.
- C: Flood map similarly marked.
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- E: Sample sketch plan with preservation of existing house.
- F: Pictures of the residence, metal building and shed.

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The sample site plan is one example of a potential use that seems within the land use code and LMN zoning for this site. The cul-de-sac and residences overlaying the subject parcel in this satellite image "sketch" were cut and paste in matching scale from a newer development in town. This is intended to be just a draft example because the homes depicted are single family homes.

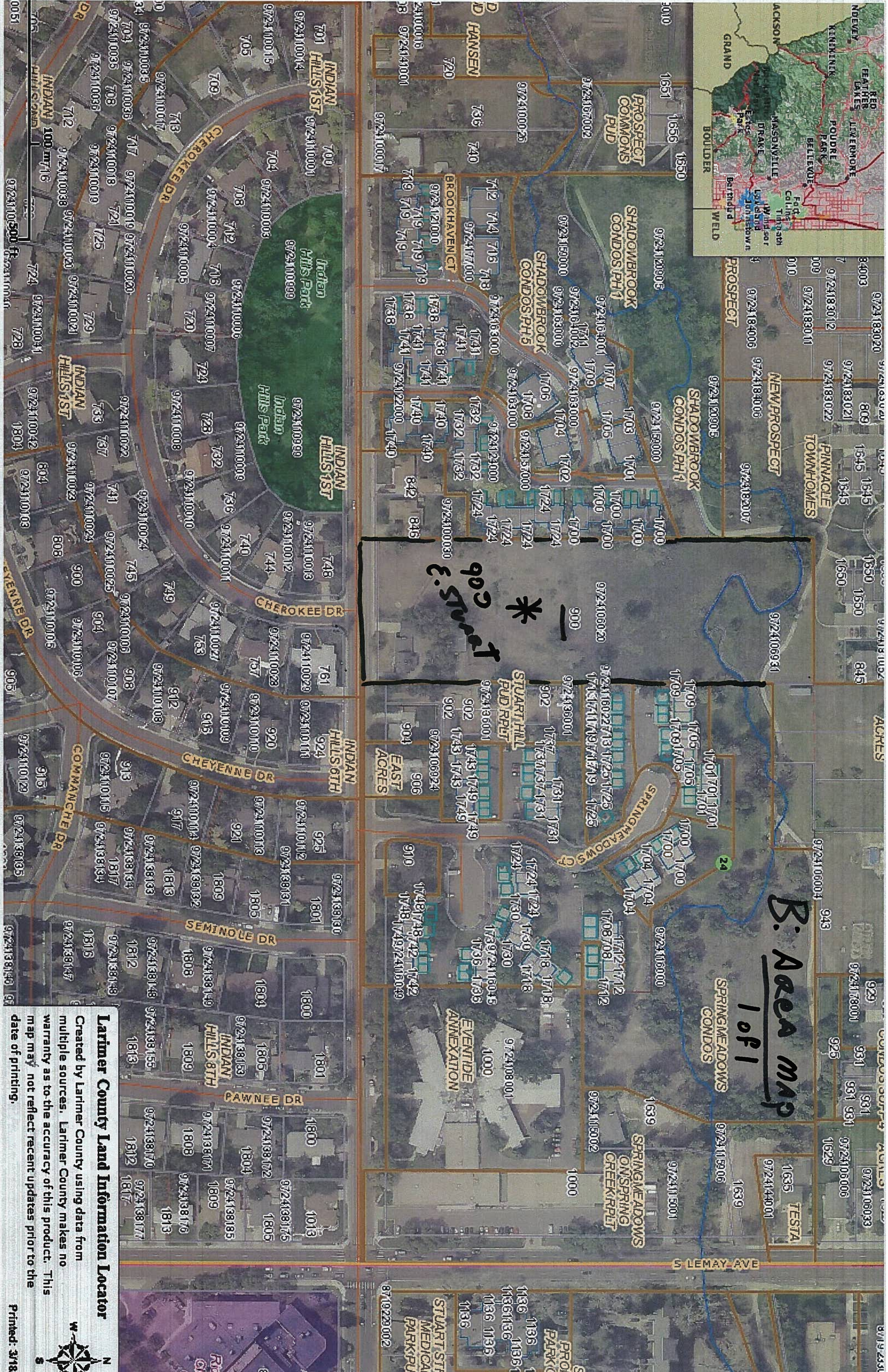
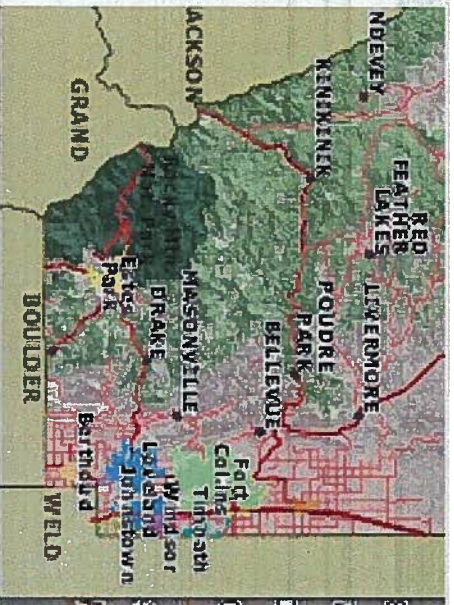
The buyer wishes to also gain feedback as to what number of duplexes or attached townhomes the site can accommodate from a realistic standpoint. Is it reasonable to assume that smaller footprint attached dwellings would allow the number of home sites to double from 20 in the draft example to 40? The LMN zoning seems to allow up to 50+ residences, but what is realistically going to be supported by City Staff and City Services given a design that fits with in the land use code?

All residential improvements will be designed outside of the floodplain.

The entire site appears to drain to the north into Spring Creek where it crosses the property. A minimal portion of the site may drain to Stuart Street currently. Once improved, the site will drain as it

does now unless otherwise directed by City design standards for storm water retention prior to release into the Spring Creek.

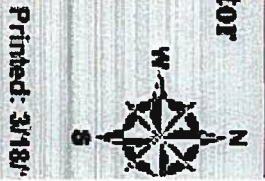
Thank you for your conceptual review and assistance with the subject property.



900 Street *

B: Area map
1 of 1

Larimer County Land Information Locator
Created by Larimer County using data from multiple sources. Larimer County makes no warranty as to the accuracy of this product. This map may not reflect recent updates prior to the date of printing.





- Legend**
- FEMA Floodplain
 - FEMA High Risk - Floodway
 - FEMA High Risk - 100 Year
 - FEMA Moderate Risk - 100 / 500 Y.
 - City Floodplains
 - City High Risk - Floodway
 - City High Risk - 100 Year
 - City Moderate Risk - 100 Year
 - City Limits



900 E. STUART

0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

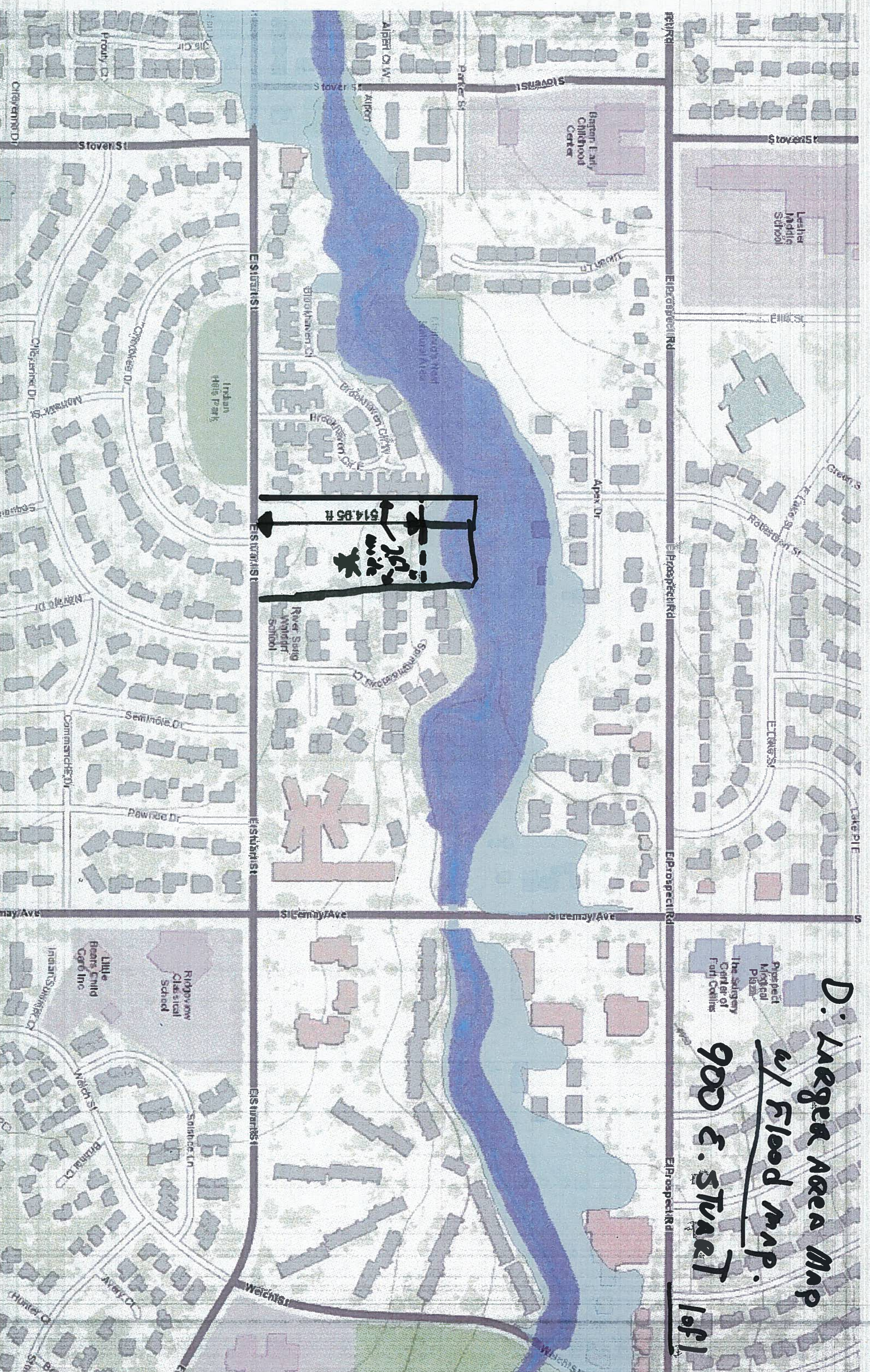
This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1 : 1,607



Notes

D: Larger Area Map
w/ Flood map.
900 E. Stewart
10/1



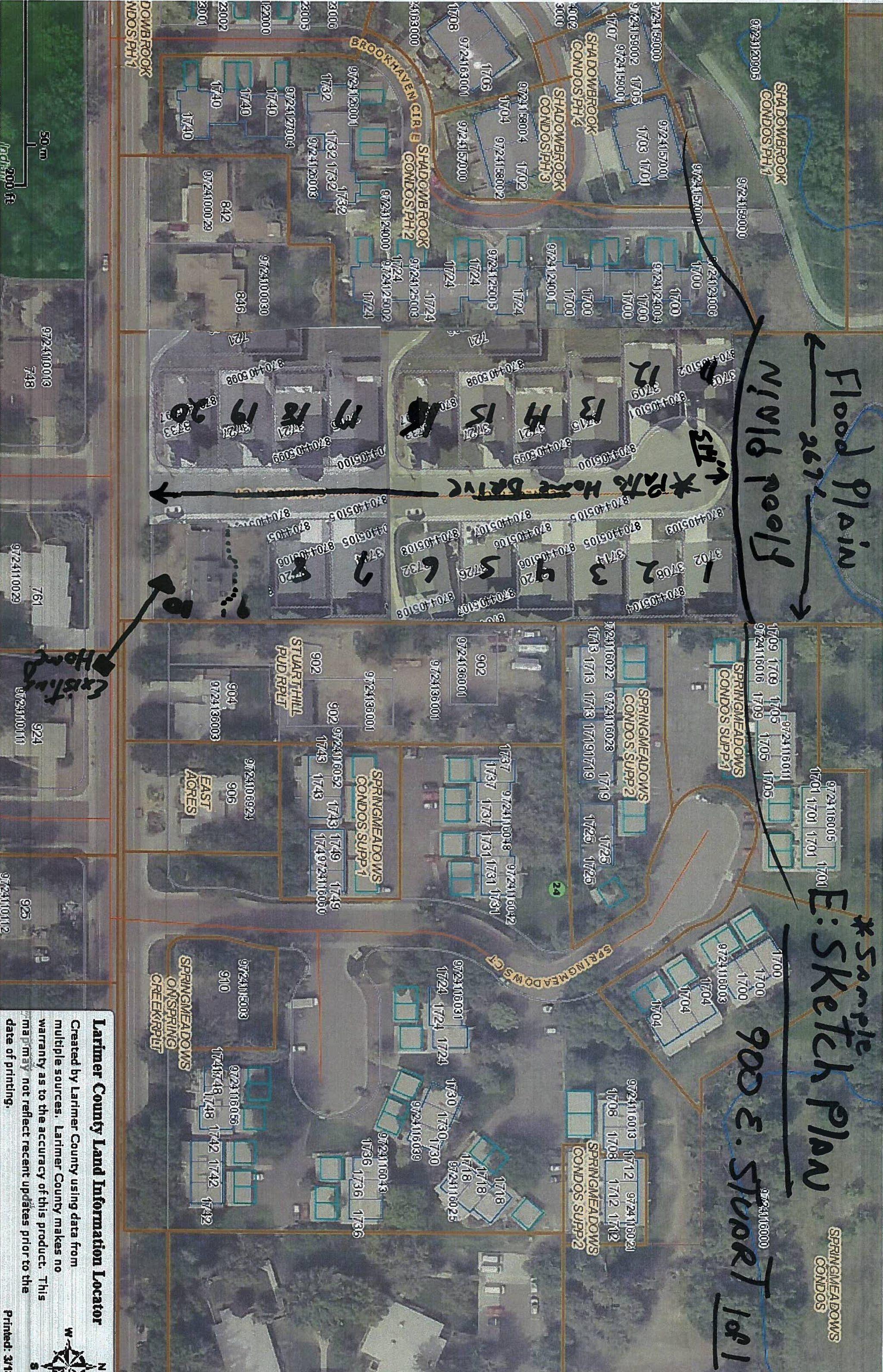
Flood Plain

Wild pools



* Sample Sketch Plan

900 E. STUART 1st



Larimer County Land Information Locator

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Printed: 3/18'



















**Community Development and
Neighborhood Services**

281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750

970.224.6134 - fax
fcgov.com

May 09, 2014

Kevin Frazier
3512 Shore Rd.
Fort Collins, CO 80524

Re: 900 E. Stuart - Single-Family Homes

Description of project: This is a request to construct a residential development at 900 E. Stuart St. (Parcel #9724106020). A total of 18-20 lots are planned with a potential mix of single family detached or duplex/triplex uses. Three structures currently exist on the site, including a home built in 1937, a two smaller accessory structures. The site is located in the Low Density Mixed Use Neighborhood (LMN) zone district and the project is subject to an administrative review (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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. Single family homes in LMN are subject to a type I review.
2. LUC 3.5.2 These residential building standards do apply (setbacks, garage door standards, 3 housing models, etc).

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and a 10-inch sewer in Stuart, a 24-inch sanitary trunk sewer in an easement on the property north of the site (and north of Spring

Creek) and a 6-inch water main and an 8-inch sewer in an easement on the Springmeadows development to the east.

2. The water service to the existing house is a ¾-inch service connecting to the main in Stuart.
3. Any connections to the 24-inch trunk sewer to the north must be made at a manhole.
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: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlararque@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The outfall for the site is Spring Creek.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

7. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. The northern portion of this property is located in the FEMA-regulatory Spring Creek 100-year floodway and flood fringe and must satisfy all safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
9. New residential construction is prohibited in the floodway.
10. Residential structures are allowed in a FEMA 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18\text{-inches}$.
11. Basements are not allowed in the flood fringe. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code; including venting, sump pumps, etc. Venting requirements are found in Section 10-39 of City Code.
12. Any construction activities in the flood fringe (e.g. structures, driveways, sidewalks, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. In addition to obtaining an approved Floodplain Use Permit, any development in the floodway (utility work, landscaping, paving, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. The Floodplain Use Permit and the No-Rise Certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
13. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
14. The Floodplain Administrator for the Spring Creek Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.

Department: Fire Authority

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

1. FIRE LANES

A Fire Lane shall be provided to within 150' of all portions of any building, as measured by an approved route around the exterior of each structure.

FIRE LANE SPECIFICATIONS

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.

CUL-DE-SACS

FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

2. WATER SUPPLY

Residential requirements: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to any building.

3. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@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 (Spring Creek). Please note the buffer zone standard of 100' for this feature, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that

could result from the proposed development.

6. Projects in the Vicinity of Spring Creek must also comply with Section 3.4.1(l)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."
7. Finally, the Land Use Code requires that whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is required. Please ensure your ECS addresses this code requirement, see Section 3.4.1(L)(M) for more information.

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. Please contact Martina Wilkinson in Traffic Operations (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
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 for this project. Stuart Street is classified as a collector street and would require a half street width of 38 feet abutting the property. It appears approximately 8 feet of right-of-way dedication along Stuart Street would be needed to obtain the half street width of a collector.
7. Existing sidewalk along Stuart Street may need to be removed and replaced with detached sidewalk in accordance with collector street standards.
8. The street being extended from Stuart Street should line-up with Cherokee Drive on the south side of Stuart Street. If intended to be a public street, a 51 foot right-of-way dedication would be needed and the road would need to be designed and built to public street standards in accordance with LCUASS and is limited to 660 feet in length. If a private drive is proposed with the roadway not being owned or maintained by the City, the roadway would not need to meet public street standards. Whether public or private, this roadway/street can be named. If private, signage would be required indicating private

ownership and maintenance. Verification with City GIS/Technical Services would be needed on whether the street (whether public or private) should be named Cherokee Drive as named on the south side of Stuart Street, it being an east-west street and addressing, it may be awkward this portion being a north-south street.

9. Construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid or by the applicant.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. Electric development charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>. Contact Light and Power Engineering, 970-221-6700, if there are questions regarding the development fees or the requirements for electric services.

Current Planning

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

1. LUC 4.5(D)(1)(a) For developments less than 20 acres, the LMN zone district requires a minimum average density of three dwelling units per net acre and a maximum of nine dwelling units per gross acre.
2. LUC 3.5.2(E)(2) & LUC 3.5.2(E)(3) Each lot requires a 15' front yard setback, 5' side yard setbacks and 8' rear yard setback.
3. LUC 3.5.2(4) Minimum lot width is 50'.
4. The Stuart Street frontage and any internal streets will require sidewalks and street trees.
5. Staff suggests that the applicant pursue acquiring a pedestrian access easement from the adjacent property to the west that will provide the ability to construct a hard-surface pedestrian trail connecting to the Spring Creek regional trail.
6. TRAFFIC OPERATIONS - This level of development will likely require some level of Traffic Impact Study - at least a Transportation Memorandum. Please contact Martina Wilkinson at 970-221-6887 to scope the study. Included in the study needs to be consideration of an appropriate access location for the development because of the opposing Cherokee Drive (i.e. the access should align with Cherokee).
7. 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. A Neighborhood Meeting will be required for this proposed development project. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
8. 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.

9. 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>.
10. 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.
11. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
12. 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.
13. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.