

Conceptual Review Agenda

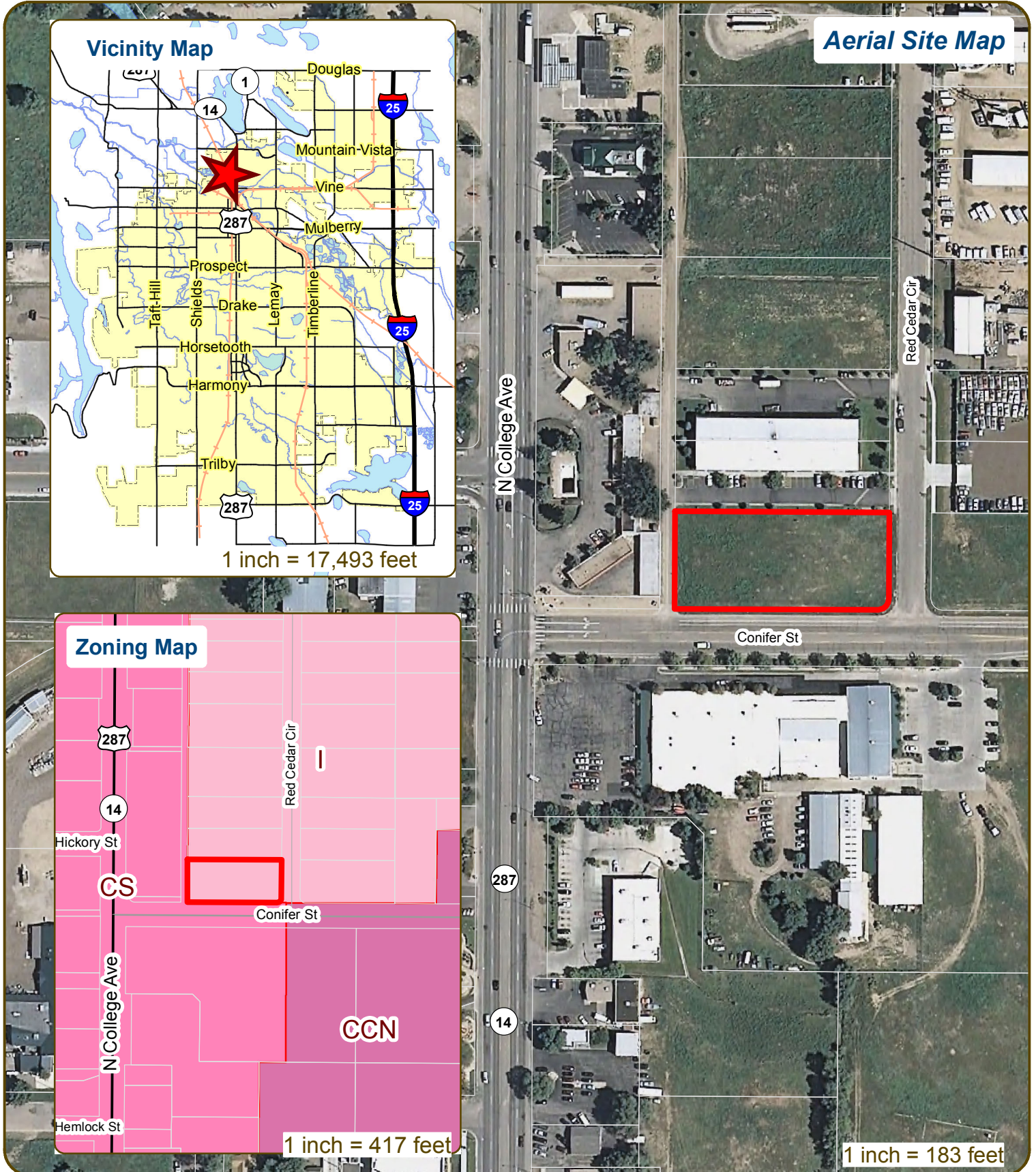
Schedule for 05/06/13 to 05/06/13

281 Conference Room A

Monday, May 6, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Lot 20, Blk 3, Evergreen Park - Steel Fab. Shop/Self Storage	Robert Sasick 970-515-2697 rsasick@sbcglobal.net	This is a request to use Lot 20, Block 3 Replat Evergreen Park (Parcel # 97013-09-020) as a steel fabrication shop and self-storage facility. Two alternatives have been submitted, including utilizing the lot for both the steel shop and self storage, or utilizing the entire lot for only self-storage. The site is located in the Industrial (I) zone district. Industrial uses and mini-storage facilities are subject to Administrative (Type 1) review in the Industrial zone district.	Courtney Levingston
10:15	3461 Precision Drive - Custom Blending	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request for an expansion to Custom Blending's existing facility, located at 3461 Precision Drive (Parcel #s 86042-10-002 & 86042-10-003). The expansion, approximately 34,000 square feet, would be east of the existing building and feature both office and light industrial space. A replat is also anticipated. The site is located in the Harmony Corridor (H-C) Zone District. The expansion and potential replat are subject to Administrative (Type 1) review.	Pete Wray
11:00	2601 Lemay - Starbucks Drive-Thru	Stephanie Sigler 970-224-5828 stephanie.sigler@ripleydesigninc.com	This is a request to add a fast food drive-thru in a new building for Starbucks at Scotch Pines Village, located at 2601 South Lemay Avenue (Parcel # 97251-10-001). The new building and drive-thru would be situated near the old gas station and feature stacking for 13 vehicles, outdoor dining and direct pedestrian access to the nearby Drake & Lemay intersection. The site is located in the Neighborhood Commercial (N-C) Zone District and requires an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review.	Jason Holland

Lot 20, Block 3 Replat Evergreen Park Steel Fabrication Shop & Self-Storage



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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) PURCHASER

ROBERT S. SASICK

Business Name (if applicable) —

Your Mailing Address P.O. BOX 48 BELLEVUE, CO 80512

Phone Number (970) 515-2697 **Email Address** RSASICK@SBCGLOBAL.NET

Site Address or Description (parcel # if no address) LOT 20, BLOCK 3, REPLAT NO. 1 OF EVERGREEN PARK

Description of Proposal (attach additional sheets if necessary) ATTACHED

Proposed Use FABRICATION SHOP + SELF STORAGE OR JUST SELF STORAGE **Existing Use** VACANT LOT

Total Building Square Footage (VARIES) **S.F. Number of Stories** 1 **Lot Dimensions** SEE PLAT ATTACHED

Age of any Existing Structures —

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

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

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

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

Increase in Impervious Area — **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?

April 9, 2013

Gentlemen (AND Ladies):

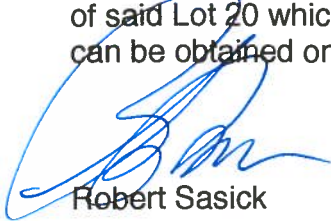
Attached to the conceptual review application please find the following documents:

- 1 - Copy of Lot 20, Block 3 Replat No 1 of Evergreen Park
- 2 - Copy of a plan from the Engineering Department for delineating re-alignment of Conifer Street to connect to Hickory street per City of Fort Collins long range plan approved in 2000 which shows said re-alignment to go diagonally through Lot 20 described above.
- 3 - Copy of proposed use of Lot 20 defined as Alternative A
- 4- Copy of proposed use of Lot 20 defined as Alternative B

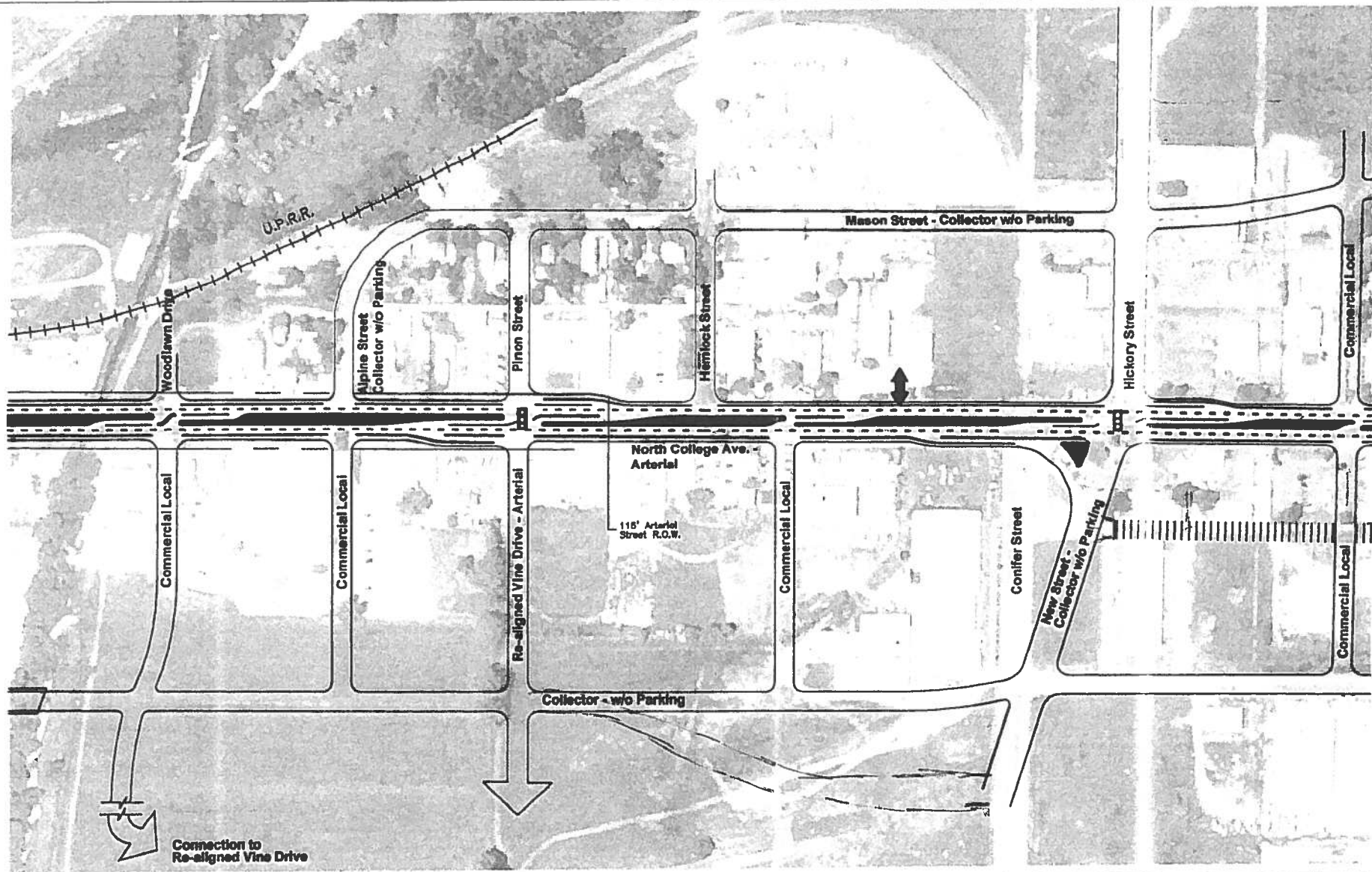
Alternative A is a proposed plan to build an 8,000 sq ft shop with an accompanying 1,400 sq ft office space and a 900 sq ft show room to accommodate the steel fabricating business of Rawurth Designs, a business now located at 1313 Blue Spruce (see www.rawurth.com). Rawurth has outgrown their present location and in order to grow, their business needs to relocate. In addition to the new proposed facility and in order to maximize the use of Lot 20, it is proposed that the remaining square footage of the lot be utilized by building it out for the use of self storage.

Alternative B is a proposal in lieu of Alternative A to utilize the entire lot as a self storage facility. The sizes of the storage spaces are flexible and would conform to what would be acceptable to the Planning Department and would make the project viable as to what a survey of the market place would reveal.

I, Robert Sasick as applicant, have a purchase agreement with the present owners of said Lot 20 which is subject to obtaining a building permit on said lot. If no permit can be obtained on said lot the agreement will become null and void.



Robert Sasick
P.O. Box 48
Bellvue, CO 80512
(970) 515-2697
email: rsasick@sbcglobal.net



**LONG-RANGE
ACCESS CONTROL PLAN -
NORTH COLLEGE AVENUE**

APPROXIMATE SCALE: 1"=300'

LEGEND

EXISTING
CONSISTENT WITH
FUTURE PLAN
PROPOSED

TRAFFIC SIGNALS

EXISTING
PROPOSED

PUBLIC STREETS

EXISTING
PROPOSED

MEDIANS

EXISTING
PROPOSED

CIRCULATOR ACCESS

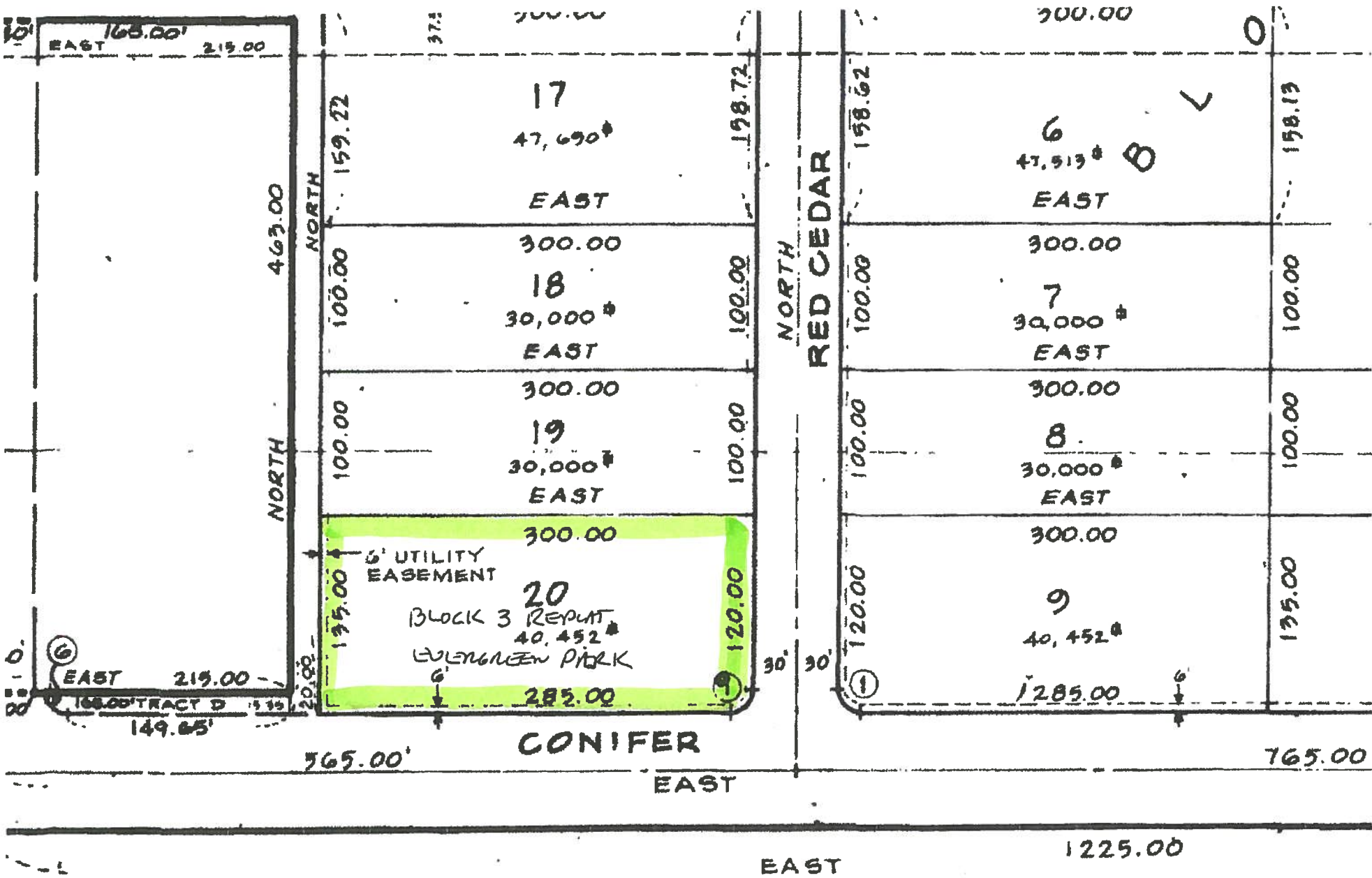
EXISTING
PROPOSED

**APPROXIMATE RIGHT-IN/RIGHT-OUT
ACCESS LOCATION**

EXISTING
PROPOSED



FIGURE 3-17



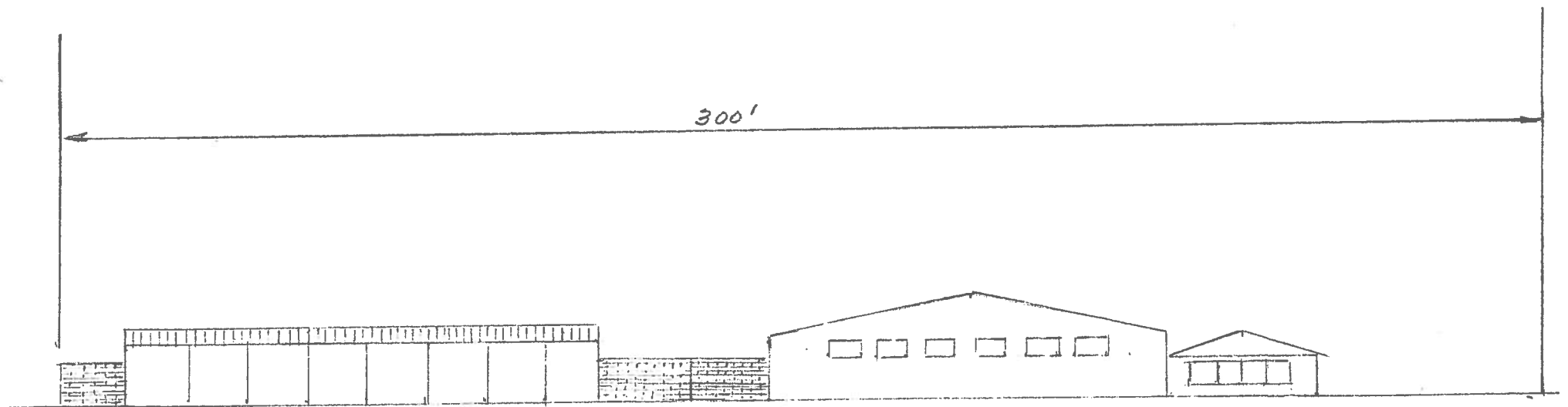
74

ALTERNATIVE A



CONIFER

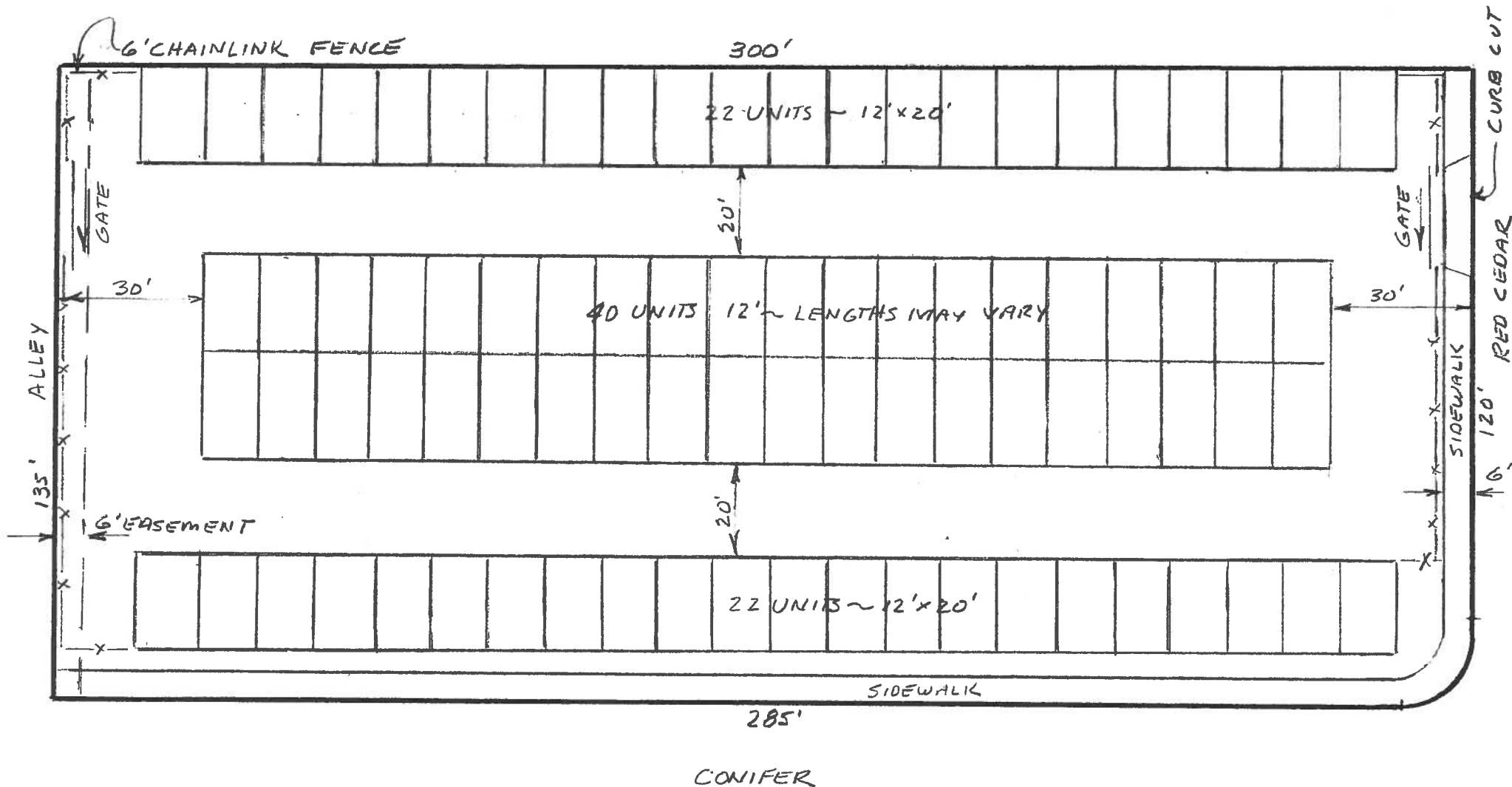
PLAN



SOUTH ELEVATION

30 SCALE

ALTERNATIVE B





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 13, 2013

Robert Sasick
P.O. Box 48
Bellvue, CO 80512

Re: Lot 20, Blk 3, Evergreen Park - Steel Fab. Shop/Self Storage

Description of project: This is a request to use Lot 20, Block 3 Replat Evergreen Park (Parcel # 97013-09-020) as a steel fabrication shop and self-storage facility. Two alternatives have been submitted, including utilizing the lot for both the steel shop and self storage, or utilizing the entire lot for only self-storage. The site is located in the Industrial (I) zone district. Industrial uses and mini-storage facilities are subject to Administrative (Type 1) review in the Industrial zone district.

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, Courtney Levingston, at 970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.28(B)(2) Enclosed mini-storage facilities and Light Industrial Uses (steel fabrication) are both permitted uses in the Industrial zone district through a Type 1 review (public hearing with an administrative hearing officer).
2. LUC 4.28(D)(1)(a) Maximum building height is 4 stories

LUC 4.28(E)(2)(b) Along arterial streets and any other streets that directly connect to other districts, buildings shall be sited so that a building face abuts upon the required minimum landscaped yard for at least 30 percent of the building frontage. Such a building face shall not consist of a blank wall.

LUC 4.28(E)(3)(a)2. A minimum thirty-foot deep landscaped yard shall be provided along all arterial streets, and along any district boundary line that does not adjoin a residential land use. If a district boundary line abuts upon or is within a street right-of-way, then the required landscaped yard shall commence at the street right-of-way line on the district side of the street, rather than at the district boundary line. This requirement shall not apply to development plans that comply with the standards contained in Section 3.5.3 of this Code.

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

This means there is a required 30ft landscape yard along Conifer St.

3. LUC 4.28(E)(3)(b)1. Storage, loading and work operations shall be screened from view along all district boundary lines and along all public streets.

Screening is required along Conifer, Red Cedar and the Alley (Chain Link fence is prohibited for screening material).

LUC 4.28(E)(3)(b)2. Within internal district areas, buildings may be surrounded by paving for vehicle use. To the extent reasonably feasible, side and rear yards in interior block locations shall be used for vehicle operations and storage areas, and front yards shall be used for less intensive automobile parking. At district edges, side yards shall be used for vehicle operations and storage areas, in order to allow for a finished, attractive rear building wall and a landscaped rear yard.

4. LUC 3.2.2(K)(2)(a) The vehicle parking is restricted to a maximum number of spaces. For these two uses the maximum is .75 per employee. We will need to know the number of employees to determine if the parking spaces are in compliance.

When providing any off street parking a certain number of those are required to be accessible spaces. With less than 25 off street spaces only one of those is required to be an accessible. This required accessible space is also required to be van accessible (8ft wide stall adjoined to 8ft wide loading area). This shall be designated by the standard vertical sign.

LUC 3.2.2(L) Two-way drive aisles with 90 degree parking are required to have 24ft width.

5. LUC 3.2.1 This section requires a landscape plan which includes but is not limited to street trees and foundation plantings (see section for further details).

LUC 3.2.2(J) The vehicle use area requires a minimum landscape setback along nonarterial street of 10ft and along the alley and north property line required is a 5ft landscaped setback.

6. LUC 3.2.4 A lighting plan is required this includes but limited to a photometric site-plan and catalog cut-sheets.

3.2.5 This section requires an enclosure that is adequately sized for both trash and recycling. Such enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

LUC 3.5.1(I) Mechanical/utility (vents, flues, meters, boxes, conduit, rtu/ac transformer...) equipment locations shall be identified on plans with notes on how such equipment is screened/painted

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include 8-inch water mains in Conifer and Red Cedar Circle and 8-inch sanitary sewers in Conifer, Red Cedar Circle and in the N/S alley to the west.

Department: Water-Wastewater Engineering

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

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.

Department: Transportation Planning

Contact: Aaron Iverson, 970-416-2643, aiverson@fcgov.com

1. The Master Street Plan shows a realignment of the Conifer and Hickory intersection, currently the Master Street Plan shows Conifer shifting north to align to Hickory, potentially through this lot. The North College Ave Access Control Plan also shows this realignment. If the applicant can show how they can accommodate the realignment as part of their development meeting the intent of the Master Street Plan and Access Control Plan, no amendment would be needed. If the applicant desires the realignment not to occur an official amendment to the Master Street Plan would be required. To achieve this a traffic study showing how the street network and traffic would be accommodated would be necessary to support any request for an amendment.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@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. The erosion control 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. Normally onsite water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. However in this case the water quality treatment is being provided for in the North East College Corridor Outfall (NECCO) detention pond; so the applicant does not need to provide onsite water quality treatment but they do need to meet the LID (Low Impact Development) requirements.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. 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>.

Department: Stormwater Engineering

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

5. The drainage outfall for the site is a pipe along the west side of Red Cedar Circle. There is also a manhole and inlet at the southeast corner of the site.
6. This site is also accessed a NECCO system charge of \$28,007.00/Ac. This is for the site's portion of the NECCO pond and outfall system and is due prior to receiving a building permit.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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 Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 4/29/2013: No comments

Department: Fire Authority

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

1. 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.

2. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building 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, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.
2006 International Fire Code 503.1.1

The current plan renders the building and storage units out of access. A fire lane on the property shall be required to serve all buildings, including the self-storage units.

3. DEAD-END FIRE LANES

Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

Department: Fire Authority

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

FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

4. SECURITY GATES

The installation of security gates across a fire apparatus access road shall be approved by the fire chief.

Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

2006 International Fire Code 503.6

5. COMMERCIAL WATER SUPPLY 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.

2006 International Fire Code 508.1 and Appendix B

6. 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.

2006 International Fire Code 505.1

Department: Environmental Planning

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

1. This site contains known prairie dog habitat that is part of a larger colony (greater than 50 acres), thus Section 3.4.1 of the Land Use Code applies to this project.

Thus, 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.

While prairie dogs do not have a specific buffer standard to protect them from the development, no adverse impacts can occur to this size of population without requiring mitigation. Thus, let's discuss further how resource protection, and if necessary, mitigation would need to occur (see the Aspen Heights mitigation plan as reference) in order to proceed with the project.

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

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

Department: Engineering Development Review

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

1. The U.S. 287/S.H. 14 Access Management Report along with the City's Master Street Plan identifies that the existing offset between Conifer Street and Hickory Street would be revised to align the two streets in a manner that realigns Conifer Street through the subject property. The proposal would need to accommodate the roadway as part of the site design in order to demonstrate conformance to the Report and Plan, unless these documents were otherwise amended. In order to accommodate the roadway, the site would need to be designed that allowed for the collector roadway to bisect the property with right-of-way dedicated. The roadway would either need to be built to a collector standard (curb & gutter, sidewalks, pavement to collector width and design standards), with reimbursement available through street oversizing for building beyond the local street with, or funds for the local street portion of both sides of the street provided in lieu of construction. Contact Paul Sizemore, FC Moves Program Manager at 224-6140/psizemore@fcgov.com for additional information on the Report and Plan documents. The remaining comments are standard comments with development, with additional comments possible as the roadway alignment is addressed.
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/mbaker@fcgov.com 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. Sidewalk along Red Cedar Circle would need to be constructed at a width of 5 feet for the collector standard, separated 8 feet from the curb. Additional right-of-way may need to be dedicated to coincide with the back of sidewalk. This sidewalk would need to then transition to the existing attached sidewalk on the property directly north. Should Conifer Street remain in its current alignment, a 5 foot wide sidewalk detached 8 feet from the curb would need to be constructed abutting the property with additional right-of-way dedicated is needed to coincide with the back of sidewalk.
6. An access ramp meeting Larimer County Urban Area Street Standards (LCUASS) is required to be installed at the northwest corner of Conifer Street and Red Cedar Circle. A receiving ramp would also be required to be installed at the northeast corner of the intersection.
7. Please contact the City's Traffic Engineer, Joe Olson (224-6062) 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.
8. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
9. Construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for 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: Rob Irish, 970-224-6167, rirish@fcgov.com**

1. Existing 3-phase and single-phase electric facilities exist along the East and West side of the site. Any relocation or modification to the existing electric facilities will incur system modification charges.
2. A C-1 form and a one-line diagram will need to be submitted to Light & Power Engineering.
3. A transformer location will need to be established within 10' of an all weather drive over surface.
4. Owner will be responsible for Electric Capacity Fee and Building Site charges for the site.
Contact Light & Power Engineering @ 970-221-6700.

Current Planning**Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com**

1. This project is in conflict the North College Access Control Plan as well as the Master Street Plan. The project will need to re-submit for conceptual review showing Conifer going through the parcel as shown on the North College Access Control Plan or amendments will need to be made to the Master Street Plan and the North College Access Control Plan.
2. 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.
3. 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.
4. 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>.
5. 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.
6. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
7. 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.
8. 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.

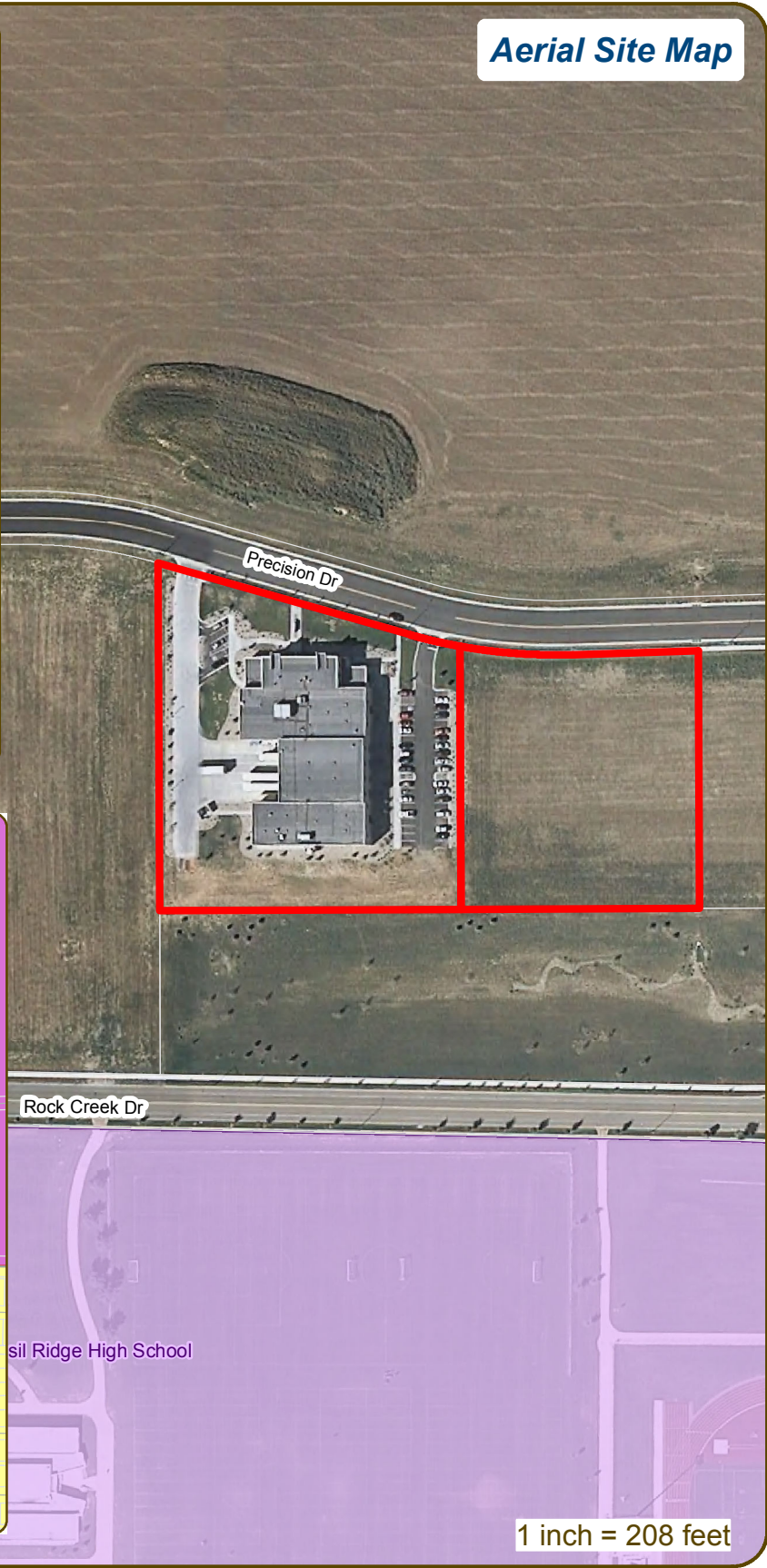
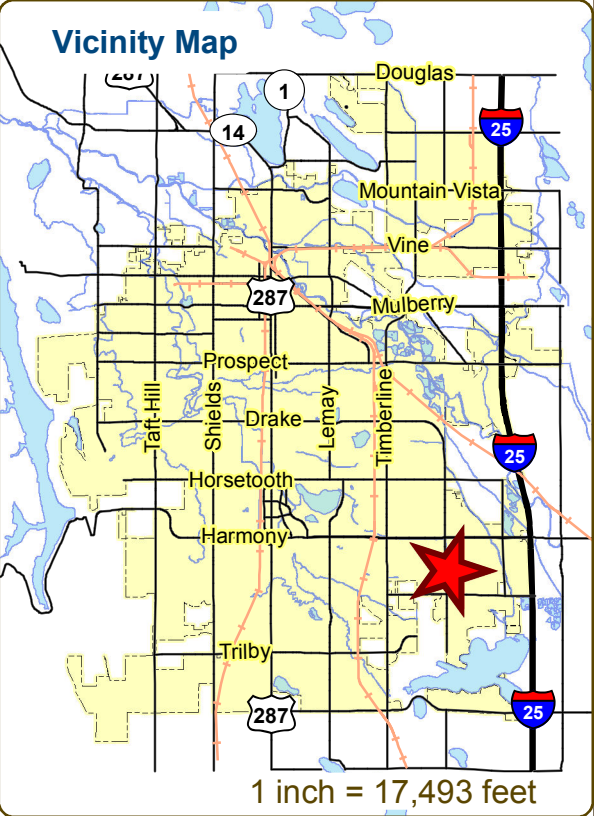
Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341

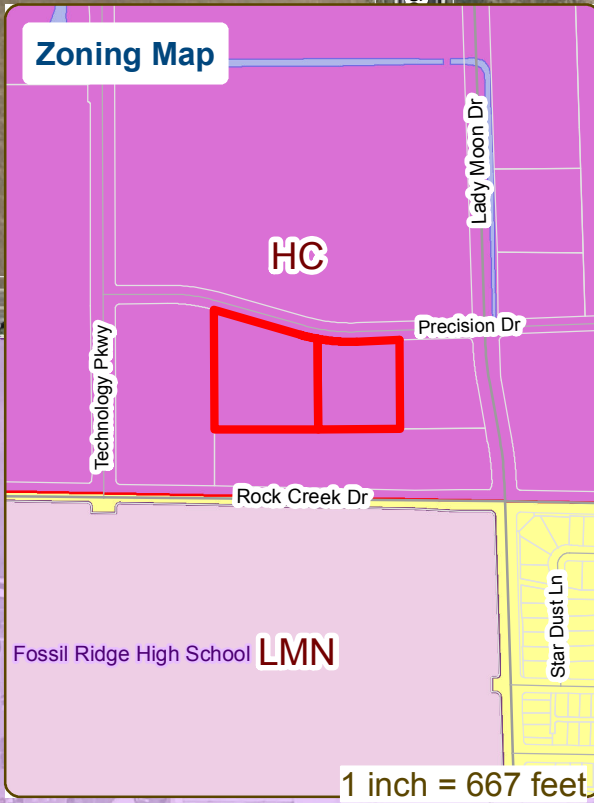
3461 Precision Drive Custom Blending Expansion

Vicinity Map

Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, on behalf of
Custom Blending

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain Ave. Berthoud CO 80513

Phone Number 970.532.5891 **Email Address** cathy@tbgroun.us

Site Address or Description (parcel # if no address) 3461 Precision Drive Fort Collins

Description of Proposal (attach additional sheets if necessary) Expansion of existing Custom Blending Facility

Proposed Use light industrial **Existing Use** light industrial

Total Building Square Footage 32K existing 30K expansion **S.F. Number of Stories** 2 **Lot Dimensions** 285' x 300'+/-

Age of any Existing Structures 5 years

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

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

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 _____ **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?

April 30, 2013

Custom Blending Expansion Concept Review Narrative

Project Description:

This conceptual review request is for the properties located at 3461 and 3515 Precision Drive in the Harmony Technology Park Third Filing. Currently, the existing Custom Blending building is located on Lot 2, which contains 3 acres. The existing building is approximately 31,700 square feet. The proposal consists of a +/- 34,000 sq. ft expansion to the east, which would take up a portion of Lot 3. It is anticipated that a replat will be included with the PDP development review process.

Custom Blending was founded in 1984 and is a manufacturer of spices, seasonings and flavoring extracts. The impetus for the expansion is to create space primarily for the manufacture of extracts in-house. The proposed expansion is anticipated to be 40-50% production/warehouse and approximately 3,000-5,000 sq. ft. of office space.

The new building will be expanding over the existing 44-space employee parking lot. Project build-out will provide new access drives and parking on the south and east sides of the building for a total of 84 stalls. See attached Site Plan.

External tank storage for bulk ethanol storage is envisioned to be two 6000 horizontal storage tanks with setback, monitoring and containment on the southeast side of the expansion. Additional external tanks are planned for the manufactured extract. There would be six 6000 external horizontal extract storage and dispensing tanks on the north side of the expansion. Screening and setbacks will be provided for the extract tanks.

Stormwater Detention:

Stormwater detention and water quality for the proposed development will be provided for in the existing detention pond, located south of the property. The proposed development is not anticipated to exceed the developed 'c' value provided for in the Harmony Technology Park Third Filing drainage master plan. The proposed development may provide additional water quality BMP's and LID improvements, as may be required for the site. Please refer to the attached "Existing and Conceptual Utility Plan", by Aspen Engineering, for the location of the existing pond.

Utilities:

The proposed expansion will require a detailed utility study by our engineering team members. An additional water tap is most likely needed and an additional sewer connection may be required to support the expansion. Electrical power and natural gas utility upsizing may also be required to support the expansion.

Proposed and anticipated wet utility improvements include new waterline, fireline, and sanitary sewer services being provided to provide service to the proposed 30,000+/- SF building expansion. Storm sewer infrastructure may be required for the truck dock along the south side of

the expansion, as needed. The majority of the site drainage is anticipated to be conveyed overland and into the existing detention pond via proposed curb and gutter, cross-pans, curb cuts, storm sewer pipes, and swales, as may be applicable for the proposed development.

Dry utilities such as gas, electric, cable and fiber are also anticipated for the development, with applicable utilities (excluding gas) running joint-trench with power, where applicable.

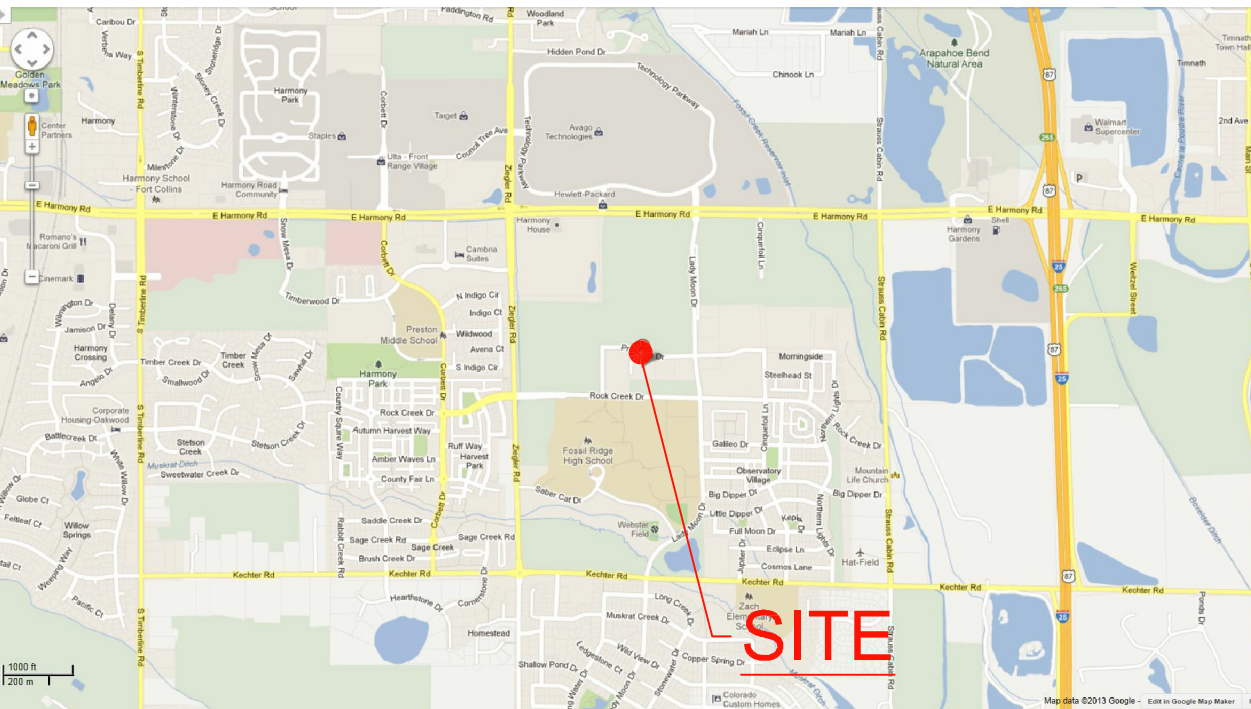
No offsite utility infrastructure improvements are anticipated for the development, with the exception of tying into the existing mains in Precision Drive to provide service to the site. Please refer to the attached "Existing and Conceptual Utility Plan", by Aspen Engineering, for existing and anticipated utility improvements.

Questions/Items of discussion:

- Can project be processed as a combined Preliminary/Final application? If so, what are the expectations of the City and how can this approach shorten the process?
- Schedule /Timeline. Need to have discussion.
- What is the approach for removing the lot line between Lots 2 and 3? A replat or is there another process?
- What are Stormwater's expectations for the new LID standards?
- What is the best way to handle future expansions? Get approved now or come in with subsequent development plans?
- Since the employee parking lot will be displaced by construction, does the City have an issue with providing a temporary gravel parking area or employees parking on the street in the interim?



PROJECT DATA		
EXISTING SITE AREA	130,680 SF	3.00 AC
EXISTING BUILDING AREA	+/- 31,775 SF	
EXISTING F.A.R.	0.24	
EXISTING PARKING PROVIDED	44 STALLS	
PROPOSED EXPANSION		
EXPANSION LAND AREA	50,045 SF	1.15 AC
TOTAL LAND AREA	180,725 SF	4.15 AC
PROPOSED BUILDING EXPANSION	+/- 34,070 SF	
TOTAL BUILDING AREA	+/- 65,845 SF	
F.A.R.	0.36	
TOTAL PARKING PROVIDED	60 STALLS	

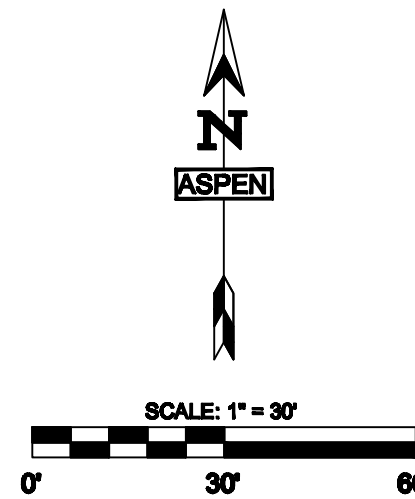
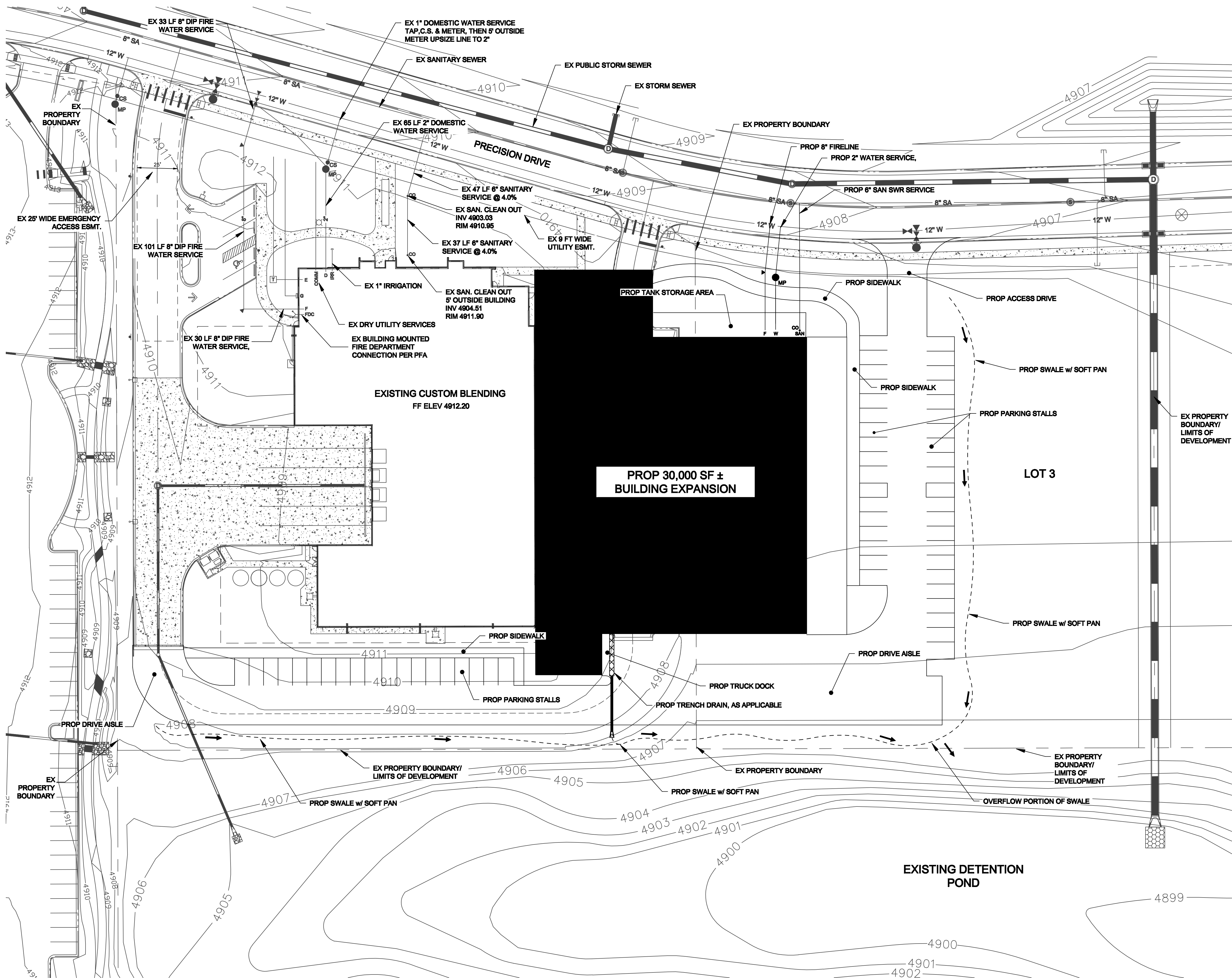


VICINITY MAP

SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR



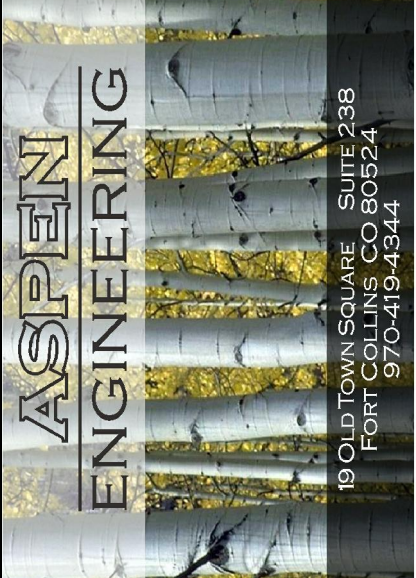


UTILITY NOTES:

1. THIS PLAN REPRESENTS THE CONCEPTUAL UTILITY PLAN THAT MAY BE UTILIZED FOR THE PROPOSED CUSTOM BLENDING EXPANSION. SIZES OF LINES SHOWN IN THIS DRAWING ARE SUBJECT TO CHANGE, BASED ON MEP REQUIREMENTS.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 4 1/2' OF COVER AND A MAXIMUM OF 5 1/2' OF COVER.
3. ALL WATER MAINS MAY BE DUCTILE IRON PIPE WITH POLYWRAP OR PVC WITH TRACER WIRE.
4. A KNOX BOX WILL BE REQUIRED TO BE MOUNTED ON THE FRONT OF THE MAIN BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM PER POUDRE FIRE AUTHORITY. CONTRACTOR TO COORDINATE LOCATION OF KNOXBOX WITH POUDRE FIRE AUTHORITY.
5. HAZARDOUS MATERIALS: TOXIC, CORROSIVE, OR REACTIVE MATERIALS, OR FLAMMABLE/COMBUSTIBLE LIQUIDS (AS DEFINED IN THE UNIFORM FIRE CODE) IF USED, STORED, OR HANDLED ON SITE, MUST HAVE A HAZARDOUS MATERIALS IMPACT ANALYSIS (HMIA) COMPLETED AND SUPPLIED TO THE PLANNING DEPARTMENT AND THE FIRE DEPARTMENT.
6. ALL SANITARY MAINS AND LATERALS TO BE SDR-35 PVC PIPE.

LEGEND:

- | | |
|--|--|
| | GATE VALVE AND BOX |
| | CONCRETE THRUST BLOCK |
| | FIRE HYDRANT ASSEMBLY |
| | EXISTING WATER LINE |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING STORM SEWER LINE |
| | PROPOSED EASEMENT LINE |
| | PROPOSED SAN. SEW. MH |
| | PROPOSED SAN. SEW. LINE |
| | PROPOSED STORM SEWER MANHOLE |
| | PROPOSED STORM SEWER LINE |
| | PROPOSED SANITARY SEWER SERVICE WITH CLEAN OUT |
| | PROPOSED WATER LINE WITH SIZE |
| | WATER LINE WITH BLOW-OFF VALVE |
| | WATER LINE WITH PLUG |
| | |



REV. #	DESCRIPTION OF REVISION	DATE	REVISOR	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

CHECKED BY: J.Good

DESIGNED BY: J.Good

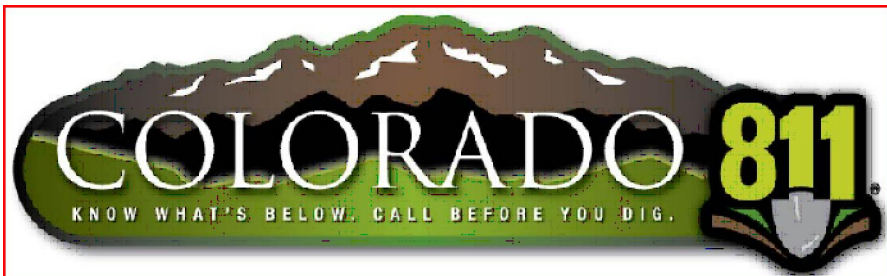
DRAWN BY: D.Wood

HARMONY TECHNOLOGY PARK THIRD FILING, SECOND REPLAT
FORT COLLINS, COLORADO
EXISTING & CONCEPTUAL UTILITY PLAN EXHIBIT



PROJECT NO: 101-001
DATE: 04/28/13

SHEET No: EX-4



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



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 13, 2013

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

Re: 3461 Precision Drive - Custom Blending

Description of project: This is a request for an expansion to Custom Blending's existing facility, located at 3461 Precision Drive (Parcel #s 86042-10-002 & 86042-10-003). The expansion, approximately 34,000 square feet, would be east of the existing building and feature both office and light industrial space. A replat is also anticipated. The site is located in the Harmony Corridor (H-C) Zone District. The expansion and potential replat are subject to Administrative (Type 1) 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, Pete Wray, at 970-221-6754 or pwrap@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) section 4.26(B)(d)2. Light Industrial Uses are permitted use in the Harmony Corridor zone district through a Type 1 Review.

Platting is also a Type 1 Review.

Another option to replatting is changing the legal description of the parcel with the county.

2. LUC 4.26(E)(1) All development in the H-C Harmony Corridor District shall also comply with the Harmony Corridor design standards as adopted by the city and the following specific standards to the extent that such standards apply to the property proposed for development.

LUC 4.26(E)(2)(c) All commercial/retail and industrial uses, except for off-street parking and loading, shall be conducted or carried out entirely within completely enclosed buildings or structures.

This will prohibit the outdoor storage yard.

LUC 4.26(E)(3)(a) To the extent reasonably feasible, industrial buildings shall provide a primary entrance

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

that faces and opens directly onto the abutting street sidewalk or a walkway, plaza or courtyard that has direct linkage to the street sidewalk without requiring pedestrians to cross any intervening driveways or parking lots.

3. LUC 3.2.2(K) Light Industrial uses are limited to a maximum number of off street parking spaces which is .75 per employee. We will need number of total employees for site to verify compliance.

LUC 3.2.2(L)(5) Base on the number on off street parking spaces the development is required to provide a certain number of Accessibility spaces. These spaces shall be located a close as possible to primary pedestrian entrances of the building and designated by a standard vertical sign. One of the accessibility spaces shall also be van accessible (8ft wide stall adjoining a 8ft wide loading area).

LUC 3.2.2(C)(4) Requires a minimum of 4 bicycle parking spaces for the light industrial and an additional 4 spaces for the office portion with 1 of the office spaces being enclosed. These spaces shall be located close to the primary pedestrian entrances.

4. LUC 3.2.1 This section requires a landscape plan which shall include but not limited to street trees and foundation plantings (see section for further details).

LUC 3.2.2(J) Vehicle use areas require at least 5ft landscape setback from the property line and a 10ft landscape setback from a nonarterial street.

5. LUC 3.2.4 This section requires a lighting plan.

LUC 3.2.5 This section requires an enclosure adequate for both trash and recycling. Such enclosure shall be designed with walk-in access and located on a concrete pad at least 20ft from a public sidewalk.

LUC 3.5.1(I) Mechanical/Utility equipment locations shall be identified on the plans with notes on how such equipment is screen/painted.

Department: Water-Wastewater Engineering

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

1. The existing water main adjacent to the site is a 12-inch main in Precision Drive.
2. The existing water services to the building include a 1-inch domestic service and an 8-inch fire service.
3. Wastewater service in this area is provided by the South Fort Collins Sanitation District.
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: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and 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. The erosion control 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. The runoff detention was designed and built with the previous phase of Custom Blending so the design engineer will need to verify in the drainage report that the proposed development is in compliance with the Harmony Technology Park overall drainage plan. In particular the impervious percentage of the proposal and that drainage patterns are consistent with the plan.
3. Extended detention for water quality treatment is also provided in the detention pond; however the use of any of the BMPs is encouraged. For more information see our website at: <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>
4. In addition to the extended detention; Low Impact Development (LID) requirements went into effect March 11, 2013. 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.
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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.
6. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 4/29/2013: No comments

Department: Fire Authority

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

Department: Fire Authority

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

1. FIRE LANES

The existing Emergency Access Easement on the west side of the facility shall be extended so as to also provide for a fire lane on the south and east sides of the current and expansion buildings. The EAE shall meet fire lane specifications outlined in Chapter 5 of the 2006 IFC (specifically sections 503.2.3, 503.3, 503.4).

Should the building exceed 30' in height or three stories, further fire lane requirements shall apply as defined by D105 of Appendix D of the IFC and Poudre Fire Authority Administrative Policy 85-5.

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

In order to accommodate aerial fire apparatus access, 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.

2006 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5

2. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings or building additions that cause the building to be greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings.

Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

3. AUTOMATIC FIRE SPRINKLER SYSTEM

The existing facility is serviced by a fire sprinkler system. The expansion building will require an automatic fire sprinkler system as well.

4. FIRE ALARM SYSTEM

The existing facility is serviced by an alarm system. The expansion building will require a fire alarm system as well.

5. KEY BOXES REQUIRED

FYI - An additional Knox Box may be required at other access points into the facility as may be determined at time of building permit.

6. HAZARDOUS MATERIALS

Due to the nature of the manufacturing process and the volume of flammable liquids present on site, portions of the building have potential to be classified as H-Group Occupancies. Additionally, dust production as a by-product of the manufacturing process, shall be treated as combustible dust and requires appropriate venting in order to prevent being further classified as a H-Group Occupancy.

A HMIA (Hazardous Materials Impact Analysis) may be required by PFA for review and approval. Questions regarding hazardous material use and storage may be directed to Assistant Fire Marshal Ron Gonzales at 970-416-2864.

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: 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 the City's Traffic Engineer, Joe Olson (224-6062) 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. The existing driveway approach over where the expansion occurs would need to be removed and replaced with sidewalk, curb and gutter and landscaping in right-of-way. The new driveway approach would need to be built to City standards (the existing drive approach to be removed was built with asphalt in the right-of-way and should have been constructed in concrete to the property line per standard LCUASS detail 707.)
7. The removal of the lot line between Lots 2 and 3 would need to occur via a replat. A replat can also be utilized to dedicate and vacate easements. If any easements need to be dedicated or vacated and are done by separate document, the dedication of each easement by separate document costs \$250 each and the vacation of each easement by separate document costs \$400 each (plus recording fees for both) as part of the TDRF schedule.
8. Utility plans (or revisions to the previous Harmony Technology Park Third Filing Custom Blending plans) will be required.
9. A Development Agreement (or amendment to the previous development agreement) will be required and recorded once the project is finalized with the recordation costs paid by the applicant.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. Street cuts require an excavation permit prior to the work, with limits of repair reviewed and approved by the City Engineering Inspection Manager. Street cuts to streets less than 5 years old require pavement impact penalty fee. Precision Drive may be within the street cut penalty window and if so, depending on the amount, location, and spacing of street cuts, a mill and inlay from street cut to street cut may be worth

Department: Engineering Development Review

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

exploring to forego the penalty fee (and may be required regardless).

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Existing facility is currently fed by a 300Kva 277/480v transformer. Any modification or relocation to existing electric facilities will incur system modification charges.
2. A C-1 form and one-line diagram will be required for any additional load. KVA charges will apply for any increase in load.
3. Owner will be responsible for Electric Development charges on Lot 3.

Department: Advance Planning

Contact: Pete Wray, 970-221-6754, pwwray@fcgov.com

1. Applicant schedule shows PDP submittal date of May 27, 2013 and May 8 on project timeline. Staff review of PDP may be complete in one round, typically review includes two rounds.
- 1.

Current Planning

Contact: Pete Wray, 970-221-6754, pwwray@fcgov.com

1. The project can process as a combined Project Development Plan/Final Development Plan application. This potential concurrent application may shorten the review process, but also may result in risk to the applicant if the PDP is not approved.
2. A question was raised at the Conceptual Review meeting relating to future expansions. The applicant received a letter from the Economic Health Director, dated March 22, 2013 that outlines three potential planning/development review schedules based on type of development expansion scenario.
3. Overall timeline for development review process. Based on previous agreements between the applicant and Economic Health Director as described in letter dated March 22, 2013, staff has committed to a two week turn around for each round of review for PDP and FDP submittals, which is a decrease from the standard review process. Staff has also committed to two rounds of review for both PDP and FDP. However, the Planning and Development Review schedule is dependent on several factors, including the pace of your development team's submittal and response to comments.
4. PDP review process. Based on the proposed schedule distributed by the applicant at Conceptual Review dated April 29, 2013, the applicant identifies a submission date for the PDP application on May 22, 2013. The staff review meeting will be held on June 5, with final comment letter forwarded to applicant on June 7.
5. PDP review process. If the applicant submits PDP for second round of review on June 26, the staff review meeting will be on July 10, with final comment letter distributed on July 12.

Current Planning

Contact: Pete Wray, 970-221-6754, pwrap@fcgov.com

6. FDP. Staff has agreed to a two week turn around timeframe for FDP. Please note that a building permit may be processed concurrent to the Final Development Plan (FDP) submittal.
7. The planning/development review schedule, with a two week turn around timeframe for each submittal, may be reduced or expanded based on the overall quality of the submittal and compliance with code.
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.
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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

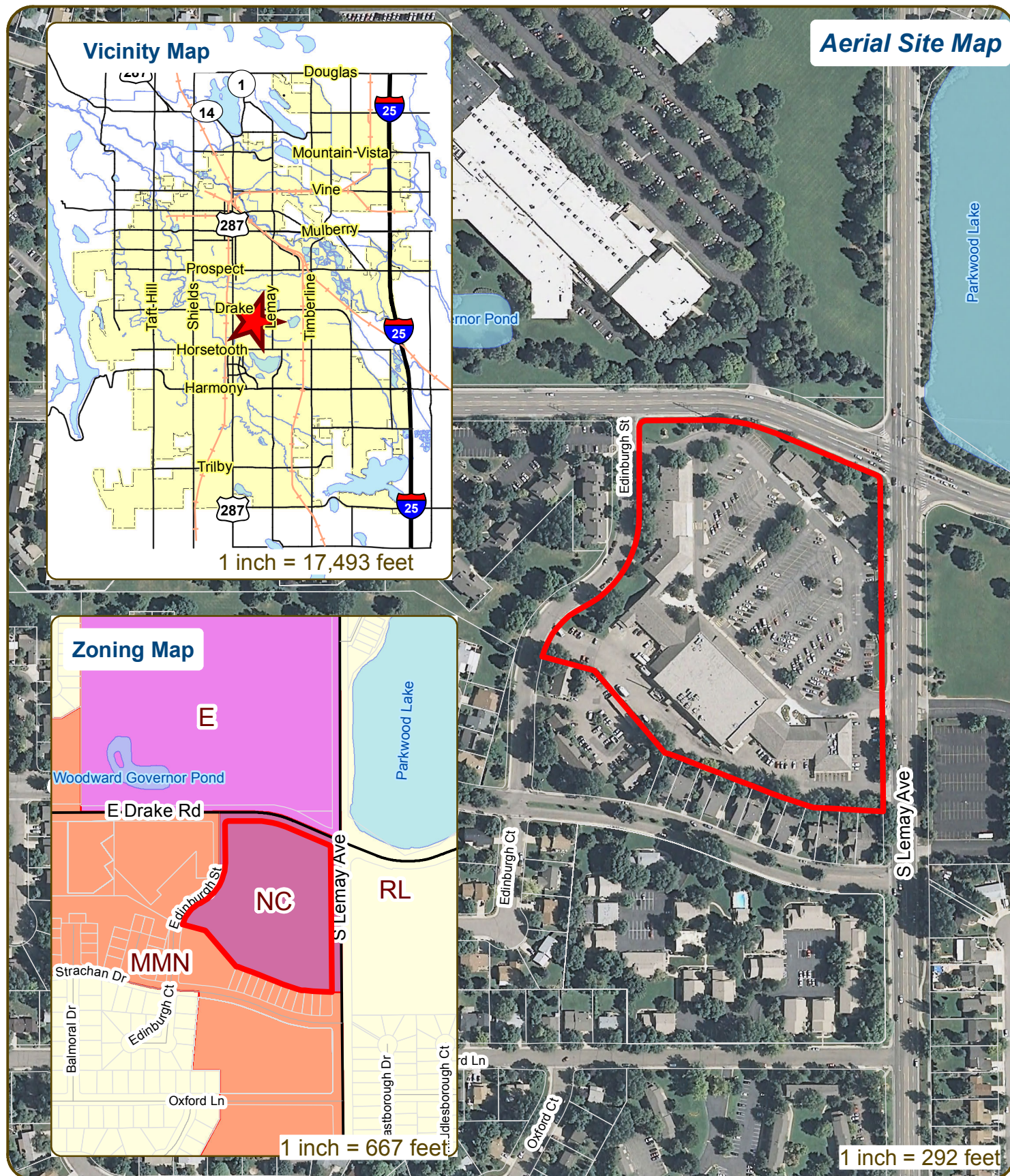
Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
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City of Fort Collins
Building Services
Plan Review
416-2341

2601 S Lemay Ave
Starbucks w/ Drive Thru



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.



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) _____

Stephanie Sigler - Consultant

Business Name (if applicable) Ripley Design Inc

Your Mailing Address 401 W. Mountain Ave Suite 100

Phone Number 224.5828 **Email Address** stephanie.sigler@ripleydesigninc.com

Site Address or Description (parcel # if no address) 2601 S. Lemay Ave

Description of Proposal (attach additional sheets if necessary) Attached

Proposed Use Fast food w/Drive-thru **Existing Use** Parking lot / Previously gas station

Total Building Square Footage 3,000 **S.F.** **Number of Stories** 1 **Lot Dimensions** _____

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 ☒ 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 Decrease of 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?



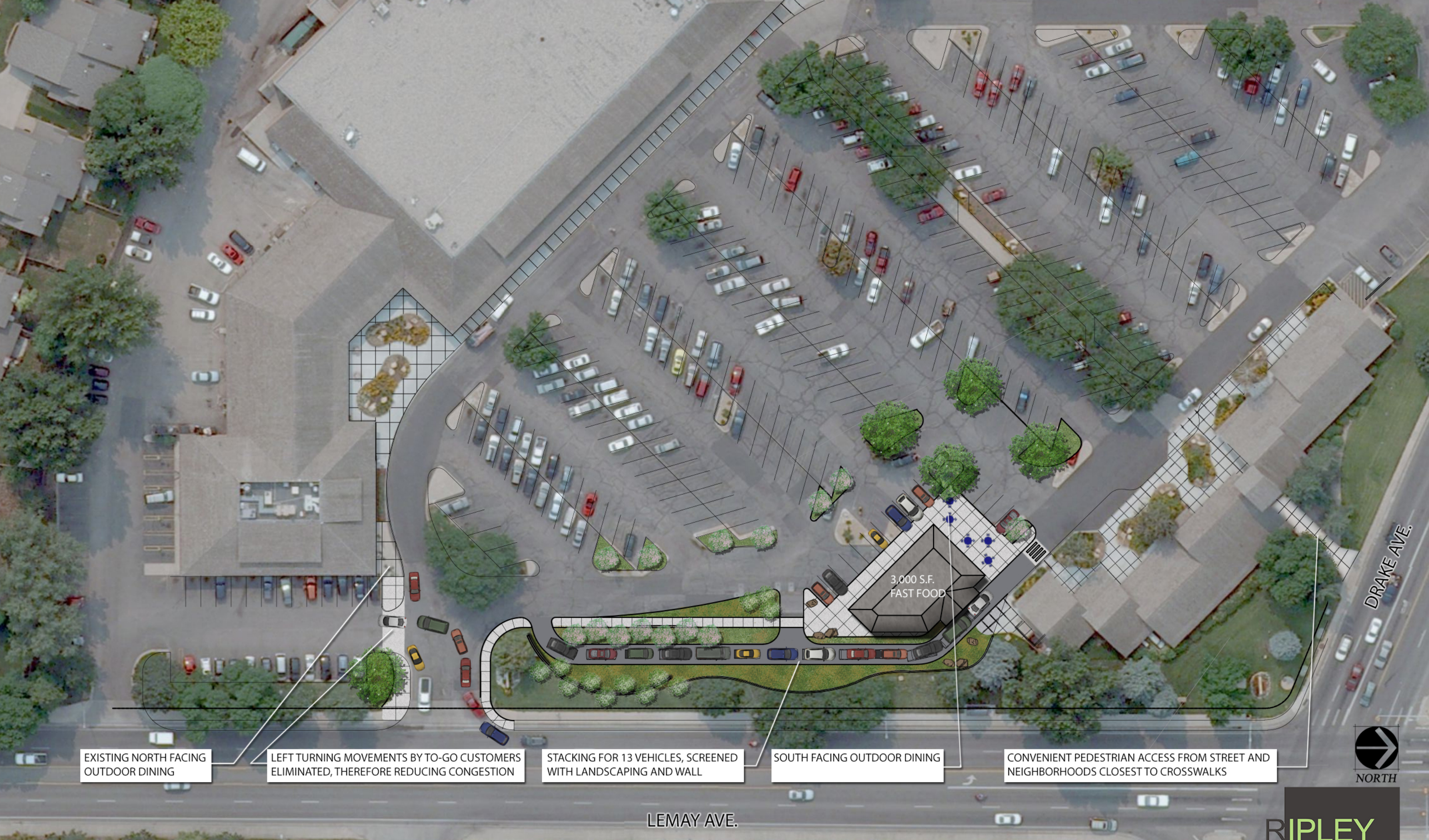
land planning ■ landscape architecture ■ urban design ■ entitlement

Project Description

We are proposing a new fast food drive-thru which in the location of the old gas station within the parking lot of Scotch Pines Village. The existing Starbucks would be relocated to this location providing 13 stacking spaces within a designated drive-thru lane. This will eliminate the dangerous left hand turn which to-go customers are using to get into the current location. We propose south facing outdoor dining to encourage neighbors to walk. Currently there is only a small north facing patio. We will provide direct pedestrian access to the closest intersection eliminating the need for pedestrians to cross the congested entry drive. We will also be decreasing the impervious area by adding plant beds and screen plantings.

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com



EXISTING NORTH FACING
OUTDOOR DINING

LEFT TURNING MOVEMENTS BY TO-GO CUSTOMERS
ELIMINATED, THEREFORE REDUCING CONGESTION

STACKING FOR 13 VEHICLES, SCREENED
WITH LANDSCAPING AND WALL

SOUTH FACING OUTDOOR DINING

CONVENIENT PEDESTRIAN ACCESS FROM STREET AND
NEIGHBORHOODS CLOSEST TO CROSSWALKS



LEMAY AVE.

DRAKE AVE.

3,000 S.F.
FAST FOOD

Scotch Pines Site Plan Concept

2601 S. Lemay Ave. Fort Collins, Colorado

March 25, 2013

STUDIO AT 401 WEST MOUNTAIN AVENUE STE 100, FORT COLLINS COLORADO | 970.224.5828 | ON THE WEB AT: WWW.RIPLEYDESIGNINC.COM

RIPLEY
DESIGN INC.



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 13, 2013

Stephanie Sigler
Riple Design Inc
401 W Mountain Ave Suite 100
Fort Collins, CO 80521

Re: 2601 Lemay - Starbucks Drive-Thru

Description of project: This is a request to add a fast food drive-thru in a new building for Starbucks at Scotch Pines Village, located at 2601 South Lemay Avenue (Parcel # 97251-10-001). The new building and drive-thru would be situated near the old gas station and feature stacking for 13 vehicles, outdoor dining and direct pedestrian access to the nearby Drake & Lemay intersection. The site is located in the Neighborhood Commercial (N-C) Zone District and requires an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. Land Use Code (LUC) 4.33(C) Fastfood restaurants (with drive-through facilities) is a prohibited use in the Neighborhood Commercial zone district.
This will require an Addition of Permitted Use.

LUC 1.3.4 Addition of Permitted Use is a Type 2 review.

2. LUC 4.33(E)(2)(d) All buildings shall have a minimum height of twenty (20) feet, measured to the dominant roof line of a flat-roofed building, or the mean height between the eave and ridge on a sloped-roof building. In the case of a complex roof with different co-dominant portions, the measurement shall apply to the highest portion. All buildings shall be limited to five (5) stories.

LUC 4.33(E)(3)(a) Primary canopies and shade structures shall be attached to and made an integral part of the main building and shall not be freestanding.

(b) Freestanding secondary canopies and shade structures that are detached from the building, if any,

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

shall be designed with a pitched roof, or have the appearance of a pitched roof through a false mansard or parapet, to match the primary canopy and relate to the neighborhood character.

(c) All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building. Such roofs, false mansards or parapets shall be constructed of traditional roofing materials such as shingles or cementitious, clay or concrete tiles, or standing seam metal in subdued, neutral colors in a medium value range. The colors shall be designed to relate to other buildings within the commercial center.

(d) Canopy fascias and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascias or columns be accented, striped or painted in any color except that of the predominant building exterior color.

(e) There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascias or columns associated with drive-in restaurants, financial services and retail stores. This prohibition shall not apply to canopies for covering the retail dispensing or sale of vehicular fuels [see Section 3.8.7(E)(13)].

(f) Under-canopy lighting shall be fully recessed with flush-mount installation using a flat lens. There shall be no spot lighting.

3. LUC 3.5.3(B)(1) Orientation to a Connecting Walkway. At least one (1) main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage.

LUC 3.5.3(B)(2) Build-to lines based on a consistent relationship of buildings to the street sidewalk shall be established by development projects for new buildings and, to the extent reasonably feasible, by development projects for additions or modifications of existing buildings, in order to form visually continuous, pedestrian-oriented streetfronts with no vehicle use area between building faces and the street.

LUC 3.5.3(B)(2)(c) Buildings shall be located at least ten (10) and no more than twenty-five (25) feet behind the street right-of-way of an adjoining street that is larger than a two-lane arterial that does not have on-street parking.

LUC 3.5.3(C) This section has requirements for Variation in Massing (see section for details).

LUC 3.5.3(D) This sections requirements for Character and Image (see section for details).

LUC 3.5.3(D)(8) No drive-through facility associated with a retail establishment or large retail establishment shall exceed ten (10) feet in width.

4. LUC 3.2.2(K)(5) A vehicle accessibility space shall be placed as close as possible to the primary pedestrian entrance of the building. Such space shall be van accessible and designated by a standard vertical sign.

LUC 3.2.2(C)(4) There shall be a minimum of 5 fixed bicycle spaces located close the primary pedestrian

Department: Zoning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

entrances of the building.

5. LUC 3.2.1 A landscape plan is required. This should include but is not limited foundation plantings, landscape islands in parking lot and a tree mitigation plan approved by city forester.
6. LUC 3.2.4 A light plan is required.

LUC 3.2.5 An enclosure adequate for both trash and recycling is required. This enclosure shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft from a public sidewalk.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers adjacent to the site include a 16-inch water main and a 12-inch sewer in Lemay.
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.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. This site does not appear to have any onsite detention. Detention is provided in Parkwood Lake. So if there is an increase in runoff from this site the design engineer will need to evaluate the existing capacity of the drainage outfall system or provide onsite detention for the new impervious area runoff if it is increased by over 1,000 square feet.
4. Also water quality treatment is being provided for in the Parkwood Lake.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. 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.

Department: Stormwater Engineering

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There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.

6. The drainage outfalls for the site are located at the southeast corner of Edinburg St. and Drake Rd. and one at the southwest corner of Drake and Lemay. (location map provided)
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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 Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 3/29/2013: No comments.

Department: Fire Authority

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

1. OCCUPANT LOAD IN GROUP A-2 OCCUPANCIES
Should the fire area have an occupant load of 100 or more, an automatic sprinkler systems shall be provided.
2006 International Fire Code 903.2.1.2
2. COMMERCIAL KITCHEN HOODS
A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.
2006 International Fire Code 609.2
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.
2006 International Fire Code 505.1

Department: Environmental Planning

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

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) 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.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) or Excavation Permit will need to be obtained prior to starting any work on the site. The type of permit may depend on the exact amount of Public Improvements that are proposed with the project.
9. There appears to be an existing brick building within the proposed drive-thru vehicle stacking area. What is the purpose of this building and is it intended that it be removed for this project?
10. The corner ramp at the intersection of Scotch Pines and Lemay Ave will need to be improved to ADA standard directional ramp.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing electric facilities running adjacent to this site along Lemay Avenue. There is also a 3-phase switch cabinet located near the proposed building. Any relocation or modification to the existing electric facilities will incur system modification charges.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

2. A C-1 form and one-line diagram will be required. A transformer location will need to be established within 10' of an all weather drive-over surface.
3. Owner will be responsible for Electric Capacity Fee and Building Site charges.
Contact Light & Power Engineering @ 970-221-6700.

Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. We would recommend verifying the outside turning radius for a typical SUV can turn 180 degrees into the drive-in lane. The entrance width of the drive-in lane could be widened if needed.
2. Please provide a chart with the submittal that demonstrates how the project meets or exceeds the landscape standards in 3.2.1(D) and (E).
3. The current project plan will require a Modification of Standard to 3.5.3(B)(2) addressing vehicle use areas between the building face and street, and to 3.5.3(B)(1) addressing connecting walkways.
4. The build-to line requirement is 10' minimum to 25' maximum. per 3.5.3(B)(2)(c).
5. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
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Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

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Wind Load: 100- MPH 3 Second Gust Exposure B.

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