

Conceptual Review Agenda

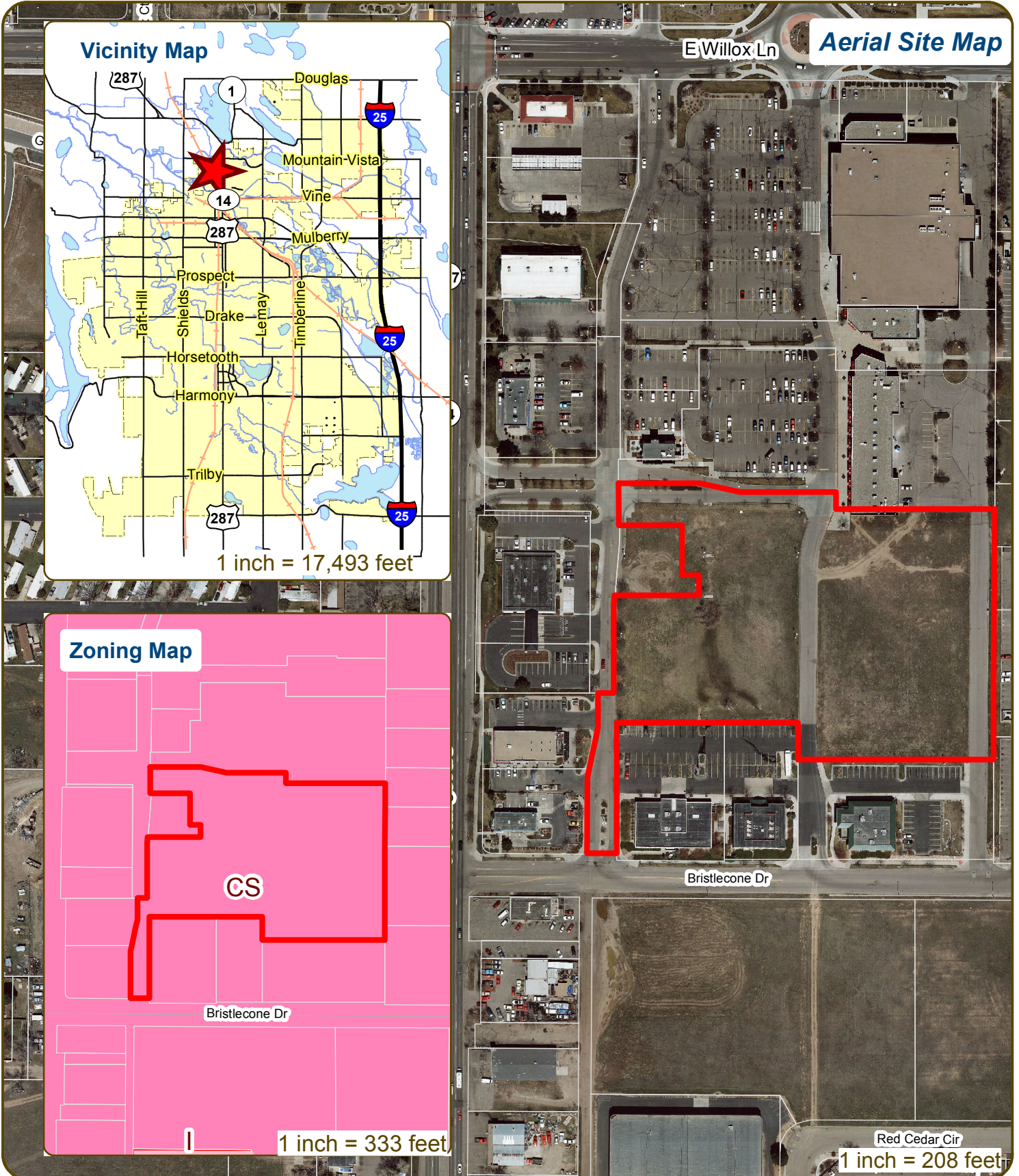
Schedule for 06/01/15 to 06/01/15

281 Conference Room A

Monday, June 1, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	126 Bristlecone - Retail CDR150031	Nathan Klein (970) 222-2473 nklein@lovelandcommercial.com	This is a request to construct one retail anchor building and two pad sites at 126 Bristlecone (Parcel #9701273001). The retail sites would share a parking lot in the middle of the developed lots. The western portion of the site is currently being used as a stormwater detention pond for Country Club Corners. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.	Ryan Mounce
10:15	Harmony Ridge - Replat CDR150032	Forest Glaser (970) 493-9127 forest@treelinebuilt.com	This is a request to replat Lot 13 of the Harmony Ridge PUD (Parcel #9603215013). The proposal calls for Lot 13 to be replatted as a fourplex. The parcel was originally platted as a fiveplex. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey
11:00	517 E Magnolia - Replat CDR150030	Mark McFann (832) 551-5671 mmcfann@castalongshadow.com	This is a request to replat two properties located 517 E Magnolia and 404 Whedbee (Parcel #'s 9712334015 and 9712334017). The proposal calls for the rear half of 404 Whedbee to become part of 517 E Magnolia. The two parcels have the same owner. The parcels are located in the Neighborhood Conservation – Medium Density (NCM) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey

126 Bristlecone Retail



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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.

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

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

Nathan Klein - Developer/Owner

Business Name (if applicable) 126 Bristlecone, LLC

Your Mailing Address 1043 Eagle Dr., Loveland, CO 80537

Phone Number 970 222-2473 Email Address nklein@lovelandcommercial.com

Site Address or Description (parcel # if no address) 126 Bristlecone Dr., Ft Collins

Vacant land on South side of Country Club Corners retail center

Description of Proposal (attach additional sheets if necessary) _____

See Attached

Proposed Use Retail Existing Use Vacant land

Total Building Square Footage 51,600 S.F. Number of Stories 1-2 Lot Dimensions ~500'x555'

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 Most of Site taken from undeveloped to developed (Parking & Buildings) 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?

May 11, 2015

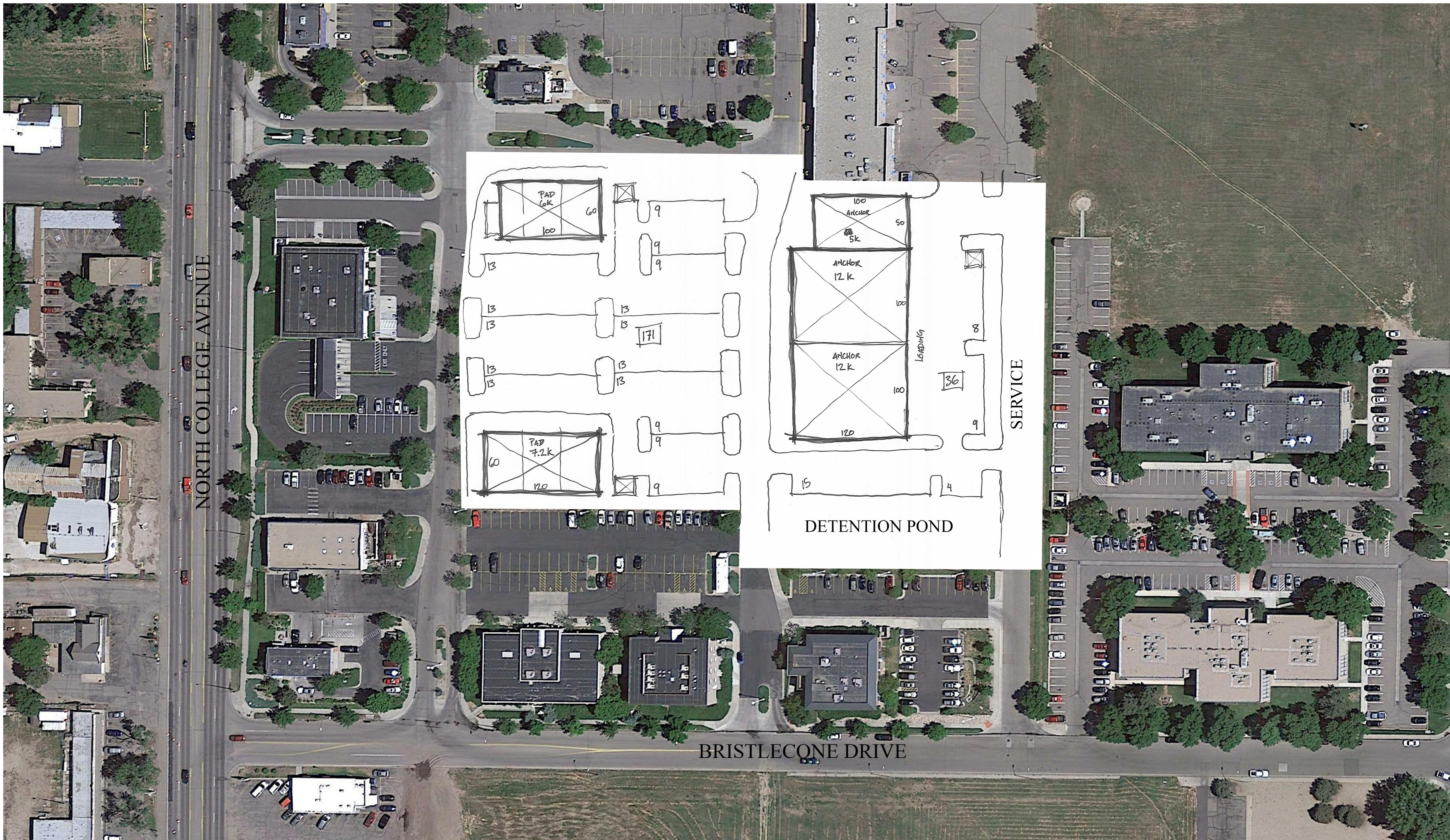
RE: Concept Review for 126 Bristlecone Dr., Fort Collins, CO

The attached proposal contemplates development of an approximately 5.58 acre site located within the Country Club Corners retail development, east of College Avenue, south of Willox Lane, north of Bristlecone Drive. The western portion of the site is currently being utilized as a stormwater detention pond for the Country Club Corners development. For the past few months, Ayres Associates (Developer's engineer) has been in discussion with City stormwater staff to determine the most cost effective way to fill the pond while managing the stormwater – ultimately getting it to the Blue Spruce and Bristlecone outfall. At this point, Ayres has determined that such solution is feasible, so the next step is to propose development on the entire site.

The attached site plan contemplates one larger anchor or junior anchor type retail building on the east portion of the site and two smaller pad sites on the west portion of the site. A smaller water quality pond would be developed in the southeast corner of the site. A shared parking lot would be developed in the middle of site and shared by each of the developed lots. The buildings would be marketed for retail and retail related uses which could include general retail, restaurants, automotive, medical, professional office, etc.

Specific questions related to the proposed project:

1. Please confirm the location of water, sewer, electric services, etc. that would service the site.
2. Have any raw water rights been dedicated to the City in conjunction with this site; if not, what would be due?
3. Are there any off-site development requirements associated with this project (streets, utilities, etc.)?
4. What opportunity is there for Urban Renewal Authority Assistance – specifically related to costs associated with filling the stormwater pond such that this land can be made developable and added to the tax base? If the developer is to “front” these costs in order to make the site a developed pad that can be marketed to end-users, can any such costs be reimbursed at such time an end user has been identified?
5. Please confirm the amount of the escrowed stormwater improvement money that is available to make the connection to Bristlecone (previously discussed with Stormwater staff).



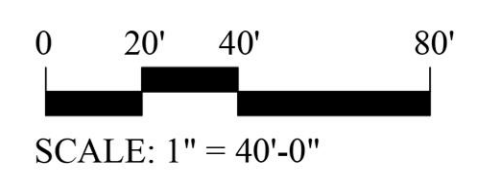
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THE MULHERN GROUP, LTD.
1730 BLAKE STREET, SUITE 435
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PH: 303-297-3334
ARCHITECTURE PLANNING INTERIORS

NORTH COLLEGE / BRISTLECONE

CONCEPT DESIGNS

SCHEME E





July 06, 2015

Nathan Klein
126 Bristlecone, LLC
1043 Eagle Dr
Loveland, CO 80537

Re: 126 Bristlecone - Retail

Description of project: This is a request to construct one retail anchor building and two pad sites at 126 Bristlecone (Parcel #9701273001). The retail sites would share a parking lot in the middle of the developed lots. The western portion of the site is currently being used as a stormwater detention pond for Country Club Corners. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. Any drive-in restaurants incorporated as part of the project will require Planning & Zoning Board (Type 2) review. A drive-thru restaurant is not a permitted use of the zone district and would need approval by the Planning & Zoning Board as an Addition of a Permitted Use.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include an 8-inch water main in the private drive between the subject parcels and an 8-inch sewer main in the private drive east of the two parcels.
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: Traffic Operations

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

1. This proposal will generate a significant amount of traffic, and as such there will need to be a review of traffic impacts. We can start by pulling the old traffic impact study from Country Club Corners to see what level of development was contemplated / approved for that property, then determine what, if anything has changed. The TIS review will determine if there are any off-site improvements needed. Please have your traffic engineer contact me to scope the study.
2. The site will need to include strong pedestrian connections which are currently missing.

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. 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 are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
5. There will be NECCO fees associated with this project.
6. This site does have options to meet the quantity detention requirements. The design option that is chosen will need to have supporting documentation to verify the drainage design meets the City's Stormwater Criteria.
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 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: Fire Authority

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

1. FIRE CONTAINMENT VS AUTOMATIC FIRE SPRINKLER SYSTEM

Buildings exceeding 5000 square feet 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.

Buildings requiring an automatic fire sprinkler system shall reviewed under the 2012 International Fire Code. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

2. FIRE LANES

A fire lane is required to within 150' of all exterior portions of every building. If an Emergency Access Easement has already been provided at the site, details are required. If no EAE has been previously dedicated, it will be needed at this time. Code language and fire lane specifications are provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

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.
 - > The EAE shall be continuous and connect to the public way.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

3. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not

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

4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

5. OTHER COMMENTS

Other fire department comments may be due at time of plan review for new construction or tenant finish.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

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

Department: Engineering Development Review

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

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

6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. Plans will be routed to CDOT for review and approval and the applicant may need to obtain updated access permits from CDOT.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. This project is responsible for any improvements necessary to accommodate or support the development of the site.
10. A signal is not being installed at Bristlecone with the North College project.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Electric facilities are available on the N.W. and N.E. and S.E. corners of this property.
2. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>
3. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utlis-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. Development and capacity charges will apply at owners expense.

Planning Services

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

1. Depending on the ultimate configuration of uses proposed, the development review process could end up as either a Type 1 (Administrative) or Type 2 (Planning & Zoning Board) review.
2. The site falls within the Country Club Corners Overall Development Plan (ODP) and the project will need to conform to the ODP or the ODP will need to be amended.
3. The proposed development would be classified as a Large Retail Establishment as currently proposed and would need to meet the requirements for such developments found in LUC Section 3.5.4. For Large Retail Establishments, the code places added emphasis on site and building design and pedestrian connections. Key elements of this code section include...
4. Building Design:
 - Limits on the length of walls without the use of projecting or recessed elements.
 - Pedestrian-scaled building entrances with features such as awnings, arcades and display windows.
 - Roof treatments utilizing parapets, eaves, or multiple roof planes. Roof-top equipment must be screened.
 - Where buildings have customer entrances or face parking, and where arcades or entrance features aren't being utilized, walkways should be setback 6-feet from walls to allow for foundation planning areas.

- The predominant building materials need to feature high quality stones, brick, or masonry. A contextual relationship to the existing shopping center should also be employed.

5. Site Design:

- Buildings should try and activate more than one-side with multiple store entrances or utilizing smaller "liner stores" along building sides that face streets and primary access-ways.

- Pedestrian & bicycle connectivity will be needed to connect to the pedestrian network of the existing development and adjacent streets. Typical sidewalks and internal pedestrian walkways need to be a minimum of 8-feet wide with supportive landscaping.

- The parking area should feature a pedestrian walkway rather than relying solely on pedestrians utilizing vehicle aisles. The recent King Soopers to the north provides an example of these types of walkways. Please note where walkways need to cross vehicle aisles, special treatments such as pavers should be employed.

- Locating no more than 50% of the parking in a frontal cone between the buildings and the street. Further study will be needed on this aspect in relation to the overall shopping complex.

6. Large retail establishments also need to add community spaces or central features such as patios/seating areas, art or water features, or other focal amenity.

7. Once more details are known about the size of buildings, we can refine bicycle and vehicle parking requirements (minimums & maximums). These requirements can be found in LUC Sections 3.2.2(C)(4) and 3.2.2(K)(2) respectively.

In general, retail requires one bicycle parking space per 4,000 square feet, with 20% of these spaces protected/enclosed. Vehicle parking minimums are 2 per 1,000 square feet and a maximum of 4 per 1,000 square feet. These spaces can be counted/shared amongst the larger shopping complex.

8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.

9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.

11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

12. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.

- 13.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 14.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

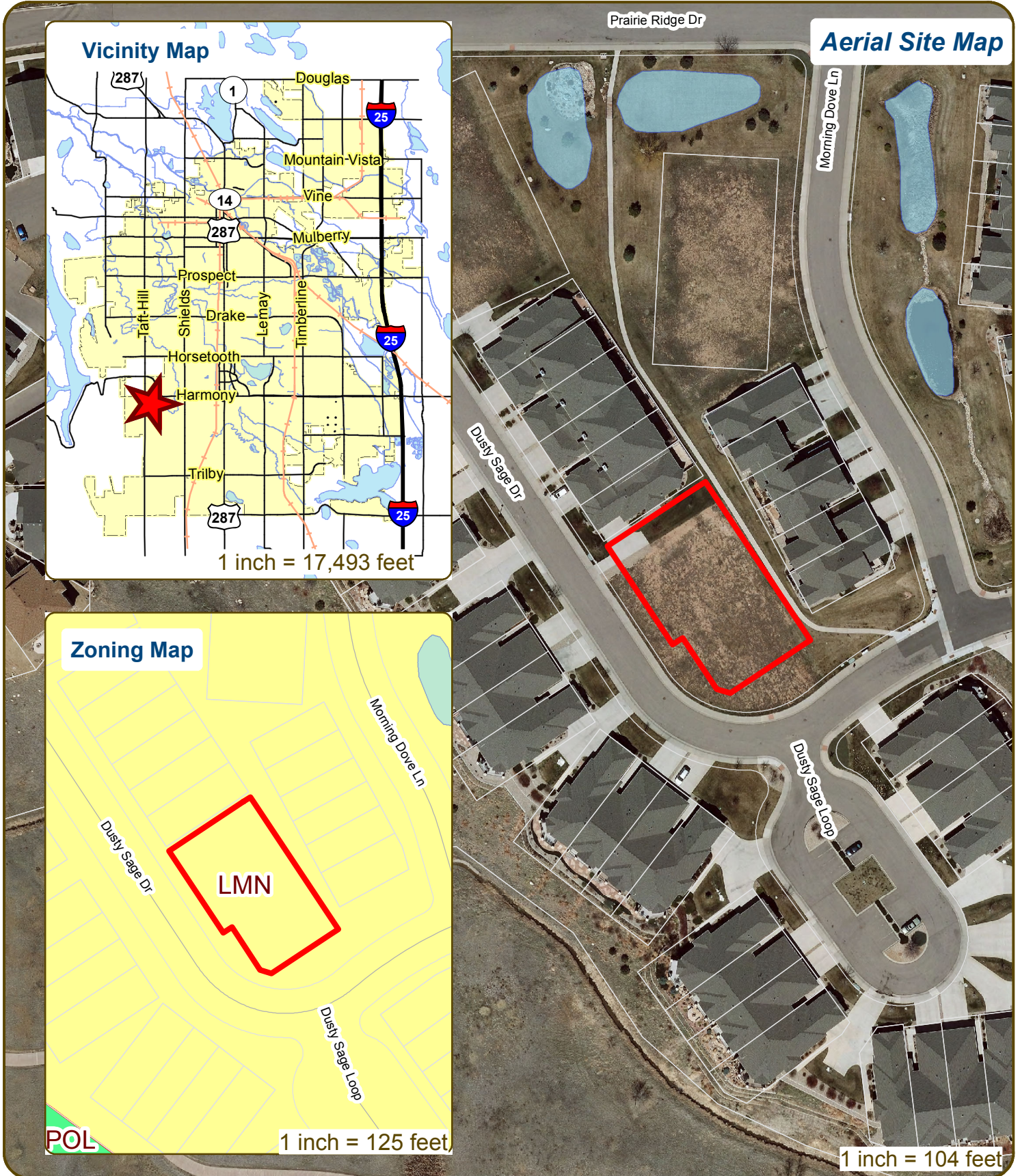
Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

Harmony Ridge Replat



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CONCEPTUAL REVIEW: APPLICATION

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

Forest Glaser - Builder

Business Name (if applicable) Tree Line Builders

Your Mailing Address 116 N. College Ave., Suite 12 Fort Collins, CO 80524

Phone Number 970-493-9127 Email Address forest@treelinebuilt.com

Site Address or Description (parcel # if no address) 4708 Dusty Sage Drive

Lot 13

Description of Proposal (attach additional sheets if necessary) Change lot originally

platted for a five-plex to a four-plex. due to decreased building envelope size for utility easements.

Proposed Use same Existing Use multi-family housing

Total Building Square Footage Undetermined S.F. Number of Stories 2 Lot Dimensions 151' x 85' ± 67.91'

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.

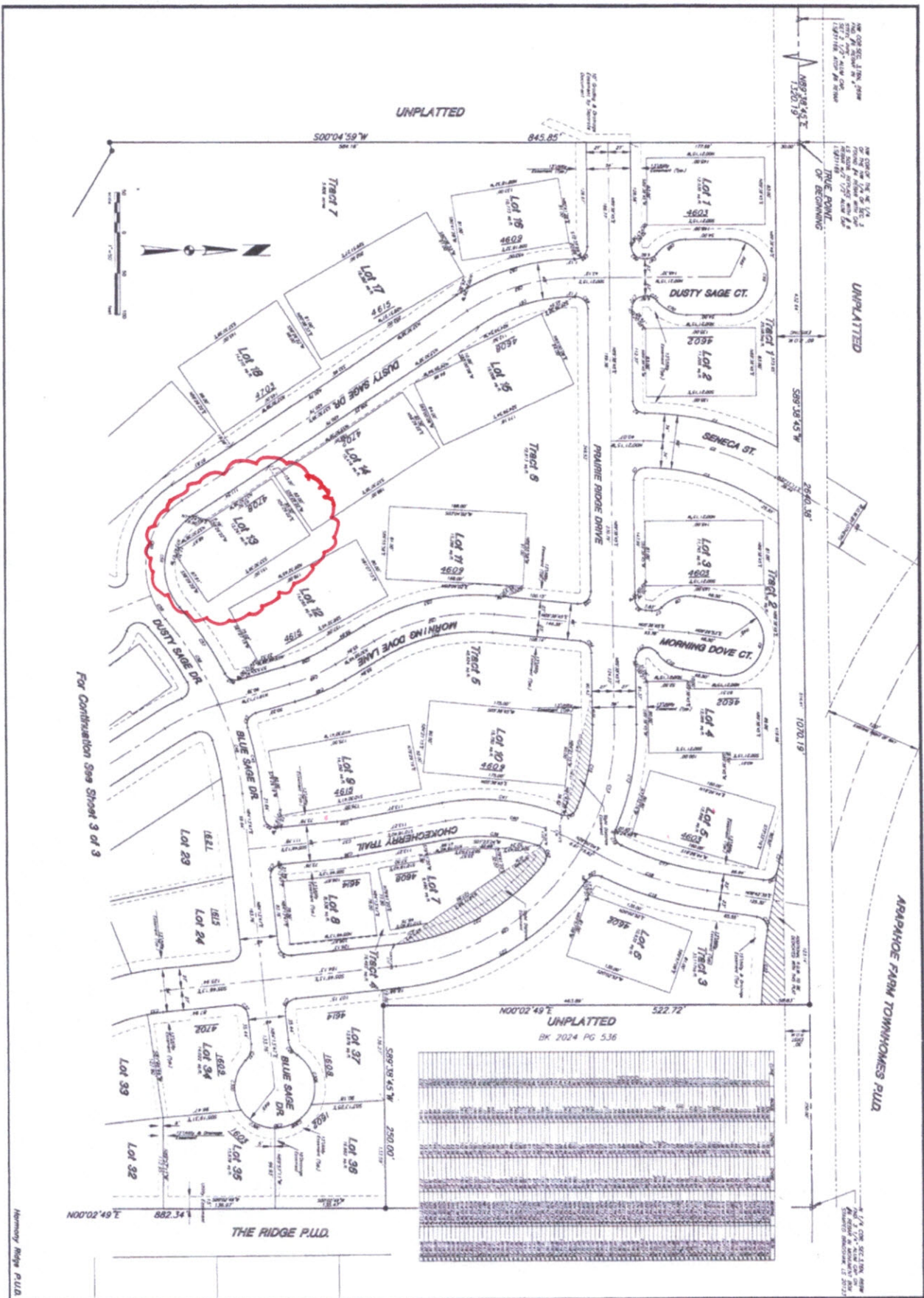
Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



We propose the change from a 5-plex to a 4-plex on lot 13 to fit the existing neighborhood layout, which includes 4-plexes and 6-plexes. The length of the current 5-plex lot is 151 feet, whereas the average 4-plex lot of similar layout is 160 feet in length. To make matters more difficult in fitting a 5-plex on lot 13, we have a 10 foot step in the building envelope for utility easements. Thank you for your consideration.



For Continuation See Sheet 3 of 3

UNPLATTED BK 2024 PG 536

		HARMONY RIDGE P.U.D. FINAL PLAT	
3 2	TST INC. 17-475-000 JAN 18 1999	3 2	3 2



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

970.221.6750
970.224.6134 - fax
fcgov.com

June 09, 2015

Forest Glaser
Tree Line Builders
116 N College Ave
Suite 12
Fort Collins, CO 80524

Re: Harmony Ridge - Replat

Description of project: This is a request to replat Lot 13 of the Harmony Ridge PUD (Parcel #9603215013). The proposal calls for Lot 13 to be replatted as a fourplex. The parcel was originally platted as a fiveplex. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. In addition to the replat a minor amendment is required for the dwelling unit/building change.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a sewer main in Dusty Sage Dr. with services stubbed to the site. Water for this site is not served by the City.
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: Traffic Operations

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

1. Since the approved use was a 5-plex and what is proposed is a 4-plex, there is no additional traffic and no requirement for a Traffic Impact Study.

Department: Stormwater Engineering

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

1. This replat is required to comply with the approved drainage report for Harmony Ridge PUD. The proposed development's impervious area needs to be compared with the impervious area of the report. If there is no increase in imperviousness area than no additional requirements apply.
2. A drainage letter should be sufficient to document the proposed improvements in comparison to the approved Harmony Ridge drainage report.
3. 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 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.
4. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. Fire access and water supply requirements have been achieved through the existing street and utility infrastructure. No further fire department comment needed.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

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

Department: Engineering Development Review

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

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

expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.

4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any easements that are necessary for this project.
6. Utility plans will be required. TST can revise the original plans or new plans can be provided.
7. If needed a Development Agreement will be entered into and recorded once the project is finalized.
8. A Development Construction Permit (DCP) or excavation permit, as appropriate, will need to be obtained prior to starting any work on the site.
9. Street cut fees shall apply for any street cuts associated with this project.
10. Per the approved plans individual sewer services for each unit was stubbed into the site. The extra sewer service will need to be removed at the main.

Planning Services

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

1. As also stated in Zoning's comments, this project will require a Minor Amendment to the PUD to change the fiveplex to a fourplex.
2. Any proposed building will have to comply with the relevant sections of Article 3 of the Land Use Code including 3.2.2 - Site Planning and Design Standards, 3.5.2 - Residential Building Standards and 3.8 - Supplementary Regulations.
3. This proposal must also comply with all relevant standards contained in section 4.5 - Low Density Mixed-Use Neighborhood District (L-M-N) of the Land Use Code.
4. 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.
5. 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.
6. 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>.
7. 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.

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

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

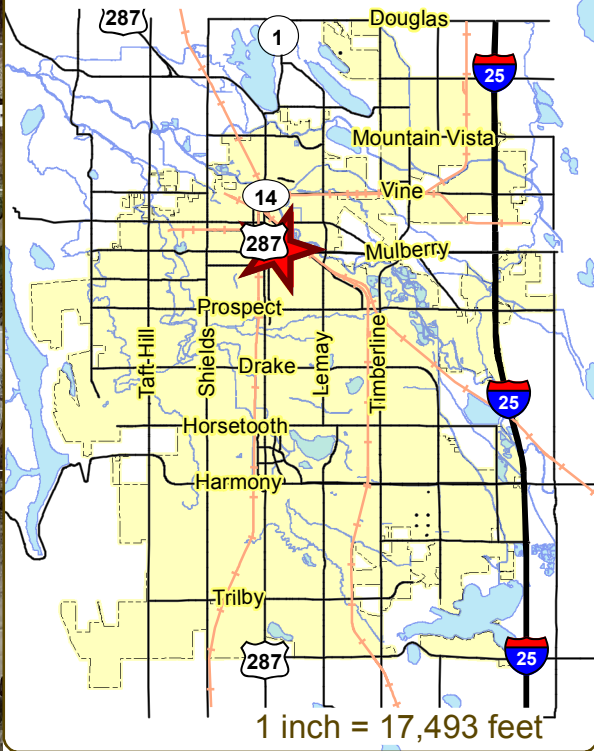
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
970-416-2341

517 E Magnolia Replat

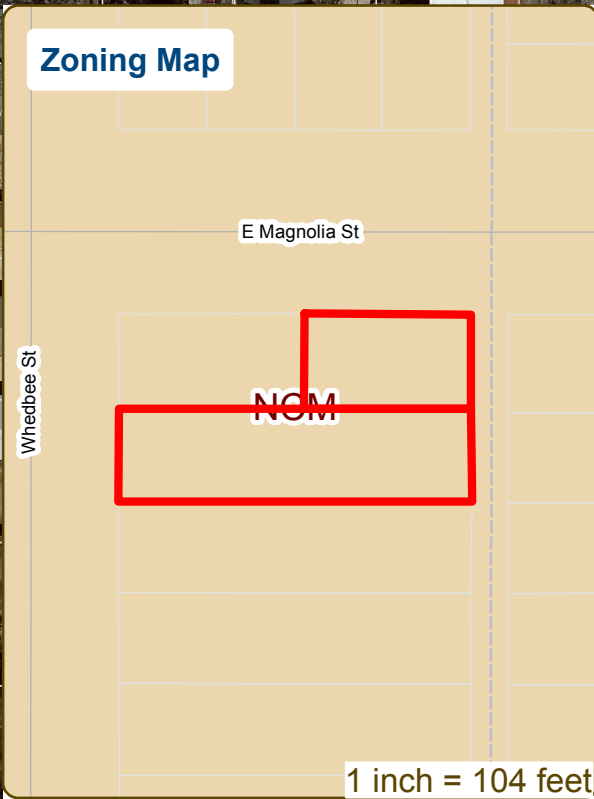
Vicinity Map



Aerial Site Map



Zoning Map



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) _____

Mark McFann - owner

Business Name (if applicable) _____

Your Mailing Address 517 E. Magnolia St.

Phone Number 832 551 6571 Email Address mmcfann@castalongshadow.com

Site Address or Description (parcel # if no address) 400 Whedbee, 517 E. Magnolia and 404 Whedbee

Description of Proposal (attach additional sheets if necessary) Move lot lines so that the houses at 404 whedbee and 517 E. Magnolia have yards more appropriate to the size of the houses

Proposed Use Residential Existing Use Residential

Total Building Square Footage Attached S.F. Number of Stories Attached Lot Dimensions 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? [X] 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 None 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?

Proposal to move the lot lines of properties owned by Mark McFann

Mr. McFann owns the three properties on the northwest corner of Whedbee and Magnolia Streets. The property addresses are 400 Whedbee, 404 Whedbee and 517 E. Magnolia. Mcfann recently retired and moved back to his home city of Fort Collins. He built a new home that he lives in with his family at 517 E. Magnolia. His property at 400 Whedbee is used as a guest house. His property at 404 Whedbee is a rental.

Mr. McFann would like to move the lot lines of 404 Whedbee and 517 E. Magnolia so that the back yards are more proportionately sized to the houses. The 404 Whedbee house has roughly half of the finished square footage of the 517 E. Magnolia house. The lot size of the 404 Whedbee house is more than double that of the 517 E. Magnolia house.

Stewart & Associates is surveying the property. The current surveyed plot lines and proposed lot lines from Stewart & Associates will be provided at scheduled meeting on June 29th.

Mr. McFann is working with Lindgren Landscaping on a comprehensive landscaping plan for both back yards. The plans will be available for your review at the meeting on June 29.

Current house and lot sizes are as follows:

- 517 E. Magnolia
 - House size - Finished square footage 2248 SF
 - 2 story
 - 3 bedroom
 - Lot size – 4,500 SQF
 - Ratio of lot size to house size - 2 to 1

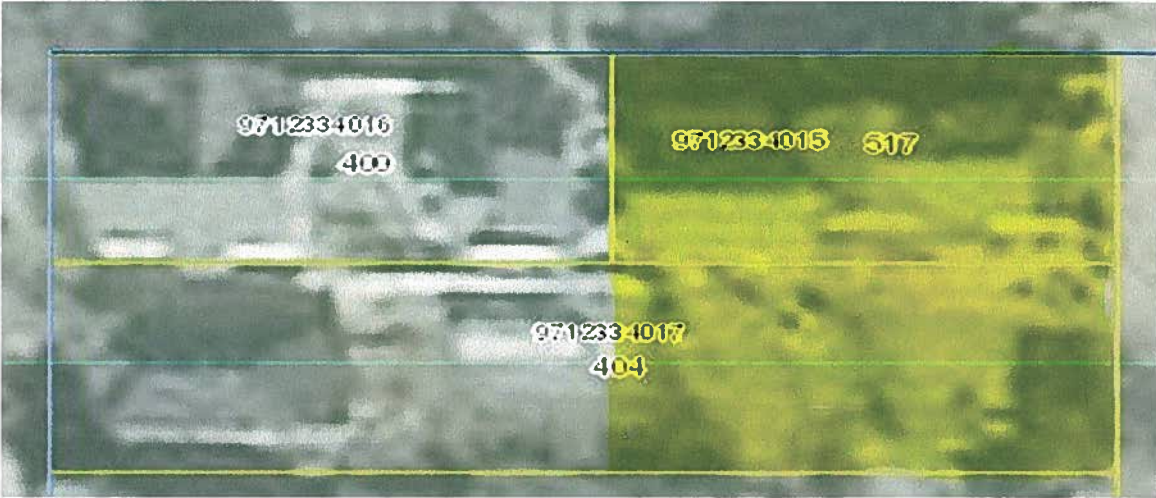
- 404 Whedbee
 - House size - Finished square footage 963 SF (there is also an 452 SF unfinished cellar/basement)
 - 1 story
 - Two bedroom
 - Lot size - 9,500 SF
 - Ratio of lot size to house size
 - Including unfinished basement - 6.7 to 1
 - Finished area only - 9.9 to 1

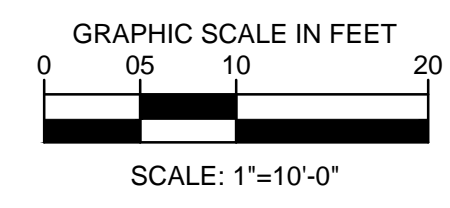
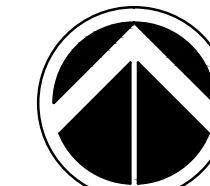
Here is a photo of the currently lot lines as shown from the Larimer County Enterprise GIS

Portal:



Proposed lot lines follow. The proposed lot for 517 E. Magnolia is highlighted in yellow:





The user of these plans shall be responsible for the selection of the material and the proper installation of the same. The user shall be responsible for the proper maintenance of the same. The user shall be responsible for the proper disposal of the same. The user shall be responsible for the proper use of the same. The user shall be responsible for the proper care of the same. The user shall be responsible for the proper protection of the same. The user shall be responsible for the proper safety of the same. The user shall be responsible for the proper security of the same. The user shall be responsible for the proper privacy of the same. The user shall be responsible for the proper peace of the same. The user shall be responsible for the proper quiet of the same. The user shall be responsible for the proper comfort of the same. The user shall be responsible for the proper convenience of the same. The user shall be responsible for the proper enjoyment of the same. The user shall be responsible for the proper satisfaction of the same. The user shall be responsible for the proper happiness of the same. The user shall be responsible for the proper well-being of the same. The user shall be responsible for the proper health of the same. The user shall be responsible for the proper wealth of the same. The user shall be responsible for the proper honor of the same. The user shall be responsible for the proper respect of the same. The user shall be responsible for the proper esteem of the same. The user shall be responsible for the proper reputation of the same. The user shall be responsible for the proper fame of the same. The user shall be responsible for the proper glory of the same. The user shall be responsible for the proper power of the same. The user shall be responsible for the proper influence of the same. The user shall be responsible for the proper authority of the same. The user shall be responsible for the proper dominion of the same. The user shall be responsible for the proper sovereignty of the same. The user shall be responsible for the proper supremacy of the same. The user shall be responsible for the proper pre-eminence of the same. The user shall be responsible for the proper excellence of the same. The user shall be responsible for the proper superiority of the same. The user shall be responsible for the proper pre-eminence of the same. The user shall be responsible for the proper excellence of the same. The user shall be responsible for the proper superiority of the same.

www.lindgrenlandscapes.com
info@lindgrenlandscapes.com

Po Box 271273
Fort Collins, CO 80527
Phone: 970.566.5677
Fax: 970.226.2048



MCFANN
517 EAST MAGNOLIA
FORT COLLINS, CO 80524

SOUTH LOT LANDSCAPE PLAN

DRAWN BY: TFL	REVISION DATE: 2024.02.22
SUBMITTAL DATE: 2024.04.23	REVISION: 03

SHEET NO.
L400

E. MAGNOLIA STREET

SIDEWALK

DRIVEWAY

GARAGE

RESIDENCE

GARAGE

ALLEY

PORCH

ANNALS

FLAGSTONE STEPPERS

FLAGSTONE STEPPERS

ORNAMENTAL BOULDERS (TYP.)

EDGING TO BE INSTALLED BETWEEN COLUMNS

RETAINING WALL 3' TALL AT HIGHEST POINT

STONE SLAB WATERFALLS (TYP.)

SHREDDED REDWOOD MULCH

SHREDDED REDWOOD MULCH

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	AH	3	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	8'-10' Clump
	AA3	1	Aesculus x arnoldiana 'Autumn Splendor'	Autumn Splendor Buckeye	3' Cal
	JUN GRA	25	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	20 gal
	JS2	6	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	10'
	ML	2	Malus x 'Louisa'	Louisa Crab Apple	2' Cal
	PIC PEN	1	Picea abies 'Pendula'	Weeping Norway Spruce	10 gal
	PB6	5	Picea pungens glauca 'Bakeri'	Blue Spruce	10'
	PF3	2	Picea pungens 'Fastigata'	Fastigiata Colorado Spruce	10'
	PF2	5	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10'
	PC4	3	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	10'
	PC8	1	Pyrus calleryana 'Capital'	Capital Callery Pear	2' Cal
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	CK	8	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal
	CA2	14	Centranthus ruber 'Albus'	White Valerian	1 gal
	CB	3	Cornus baileyi	Bailey's Red-twig Dogwood	5 gal
	DB	4	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal
	EA	8	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal
	HS2	6	Helictotrichon sempervirens	Blue Oat Grass	1 gal
	IC2	12	Iris sibirica 'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gal
	LG	13	Lupinus x 'Governor Pink'	Tall Pink Lupine	1 gal
	LN	30	Lysimachia nummularia 'Aurea'	Golden Creeping Moneywort	1 gal
	PR	4	Paeonia lactoriflora 'Karl Rosenberg'	Karl Rosenberg Peony	1 gal
	PS4	10	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal
	PO	16	Papaver orientale 'Orange'	Oriental Poppy	1 gal
	PA7	3	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 gal
	PD2	2	Picea pungens 'Globosa'	Dwarf Globe Blue Spruce	6 gal
	RC2	3	Rhamnus frangula 'Columnaris'	Alder Buckthorn	5 gal
	RF	6	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 gal
	SQ	9	Salvia nemorosa 'Blue Queen'	Woodland Sage	1 gal
	SA6	9	Sedum x 'Angelina'	Angelina Sedum	1 gal
	SL2	17	Spiraea x bumalda 'Limemound' TM	Limemound Spirea	5 gal
	SM	9	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal
	WR	5	Weigela florida 'Red Prince'	Red Prince Weigela	5 gal

Revised by: Tim Lindgren, L400, April 24, 2019, 09:18:00am. © Project: TFL/ANF/001/517 E. Magnolia CAD Drawing/3/24/2024, MCFANN.COM



June 09, 2015

Mark Mcfann
517 E Magnolia St
Fort Collins, CO 80524

Re: 517 E Magnolia - Replat

Description of project: This is a request to replat two properties located 517 E Magnolia and 404 Whedbee (Parcel #'s 9712334015 and 9712334017). The proposal calls for the rear half of 404 Whedbee to become part of 517 E Magnolia. The two parcels have the same owner. The parcels are located in the Neighborhood Conservation – Medium Density (NCM) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. As these are lots are already platted and no additional lots are created a non-regulated property land transfer with property line adjustment might be the only requirement. A new legal description for both properties must be given to us which was recorded at the courthouse. Now there may be some other considerations I've not been made aware of in requiring a re-plat.
2. Without seeing the proposed lot line adjustment or re-plat my only comment is that any noncompliant standards such as setback, floor area ratios, etc. cannot exceed or increase the current non-compliance. In other words the lot line change cannot result in a standard being further out of compliance then it already is. An example would be the south property line at 517 E Magnolia. It can move south but not north as it is considered the rear property line which requires a 15' setback. Currently the rear setback appears to be about 12' so the new rear setback can never be less than 12'
3. If the change requires a reduction of lot frontage a minimum of 40 feet is still required for any lot frontage. Similarly the new lot at 517 E Magnolia can never be less than it's current lot size which appears to be 4500 s.f. Obviously the applicant is attempting to enlarge the lot so I'll stop belaboring the point.
- 3.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a water main on the north side of Magnolia St. and an eight inch sewer main in the alley to the east.
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: Traffic Operations

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

1. This proposal is not expected to generate any additional traffic and as such there is no requirement for a traffic impact study.

Department: Stormwater Engineering

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

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering if site improvements are anticipated.

Department: Fire Authority

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

1. Fire access and water supply requirements have been achieved through the existing street and utility infrastructure. No further fire department comment needed.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

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

Department: Engineering Development Review

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

1. 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>
2. This project is responsible for dedicating any easements that are necessary for this project.
3. The replat will need to be prepared by a Colorado licensed surveyor and meet the City standards and requirements for a plat.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. If the 404 Whedbee lot is split up, it may be necessary to dedicate a utility easement for the underground service feeding the house from the ally way. Please contact Light & Power Engineering if you have any questions at 221-6700.

Planning Services

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

1. The attached landscape plan does not clearly differentiate between the two properties. Please show property lines on the landscape plan.
2. What will the new dimensions be of each parcel? There is a minimum lot size requirement of 5,000 sq. ft. for single family homes per Land Use Code section 4.8(D)(1). It appears this proposal would push 404 Whedbee close to the minimum lot size required for the home.
3. 404 Whedbee will lose its detached garage as part of this proposal. Since 404 Whedbee has 50 feet of street frontage, you will need to provide one off-street parking spot per Land Use Code section 3.2.2(K)(1)(c). Please show where this parking spot will be located.
4. This project is located in the Eastside Neighborhood, which is part of the Old Town Neighborhoods Plan update. We encourage you to participate in this planning process as it will deal with issues like architectural compatibility and density of development amongst others. For more information about the project, please visit our website at fcgov.com/otnp or e-mail me at cfrickey@fcgov.com.
5. 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.
6. 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.
7. 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>.
8. 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.

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