

Conceptual Review Agenda

Schedule for 06/17/13 to 06/17/13

281 Conference Room A

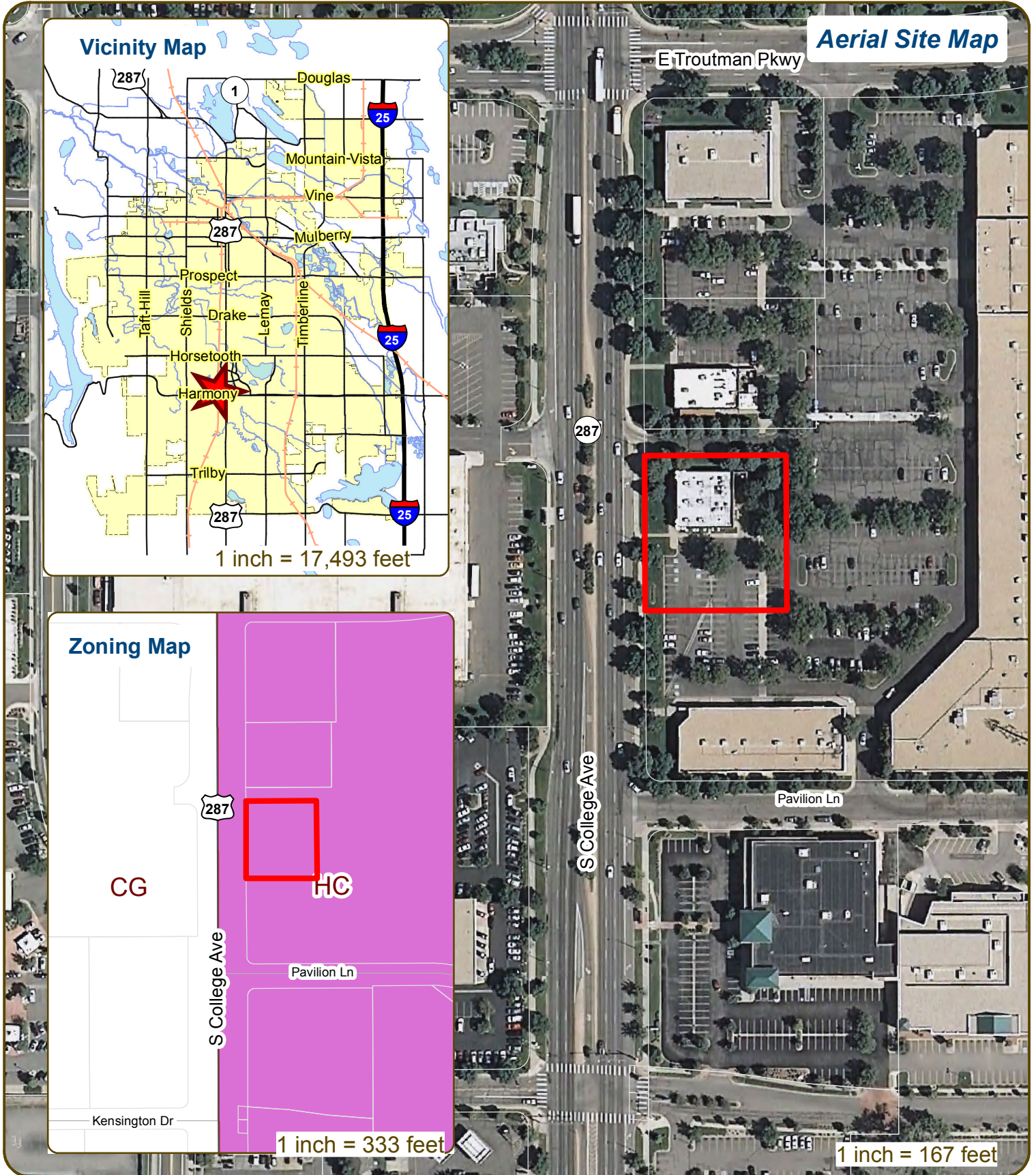
Monday, June 17, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	4312 S College - Medical/Urgent Care	Steve Meier 214-632-9611 steve@mayscompany.com	This is a request to replace the vacant Black-Eyed Pea Restaurant building with a new free standing structure at 4312 South College Avenue (Parcel# 97363-31-002). The building would house medical services/urgent care and be similar in size to the existing structure. The site is located in the Harmony Corridor (H-C) Zone District. Clinics are subject to Administrative (Type 1) review in the H-C Zone District.	Ted Shepard
10:15	2430 W Prospect - Child Care	Malcolm Scott 970-443-4084 malcolmes122@hotmail.com	This is a request to use an existing building located at 2430 West Prospect Road (Parcel# 97164-00-056) as a child care center. The site was originally constructed as a single family home and later expanded as a child care center. The building has been in use for much of its existence as a child care center; however it has been vacant or unused for such use for more than 12 months. The site is located in the Low Density Residential (R-L) Zone District. Child care centers are subject to Planning & Zoning Board (Type 2) review in the R-L Zone District.	Clark Mapes

Monday, June 17, 2013

Time	Project Name	Applicant Info	Project Description	Planner
11:00	170 Kensington - Vehicle Sales	Angela Milewski 970-223-7577 amilewski@bhadesign.com	This is a request to expand an existing vehicle sales dealership at 170 Kensington Drive (Parcel#s 97354-45-001 & 97354-31-001). The expansion would include a new addition to the existing building for added service & sales space. The existing mini-storage facility to the west of the showroom would be replaced with a new parking garage and surface lot. The site is located in the General Commercial (C-G) Zone District and the Transit Oriented Development (TOD) Overlay Zone. Vehicles sales with outdoor storage and parking garages are subject to Planning & Zoning Board (Type 2) review in the C-G Zone District.	Seth Lorson

4312 S College Ave Medical/Urgent Care



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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) _____

STEVE C. MEIER

Business Name (if applicable) FIRST CHOICE EMERGENCY ROOMS

Your Mailing Address 5949 SHERRY LANE #1570 DALLAS, TX. 75225

Phone Number 214-632-9611 Email Address steve@mayscompany.com

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

4312 S. COLLEGE AVE.

Description of Proposal (attach additional sheets if necessary) NEW FREE-STANDING BUILDING IN PLACE OF THE EXISTING VACANT BLACK EYED PEA RESTAURANT

Proposed Use MEDICAL / URGENT CARE Existing Use VACANT RESTAURANT

Total Building Square Footage 6500 S.F. Number of Stories 1 Lot Dimensions 1/2 198' x 180'

Age of any Existing Structures 20yrs approx.

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.

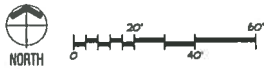
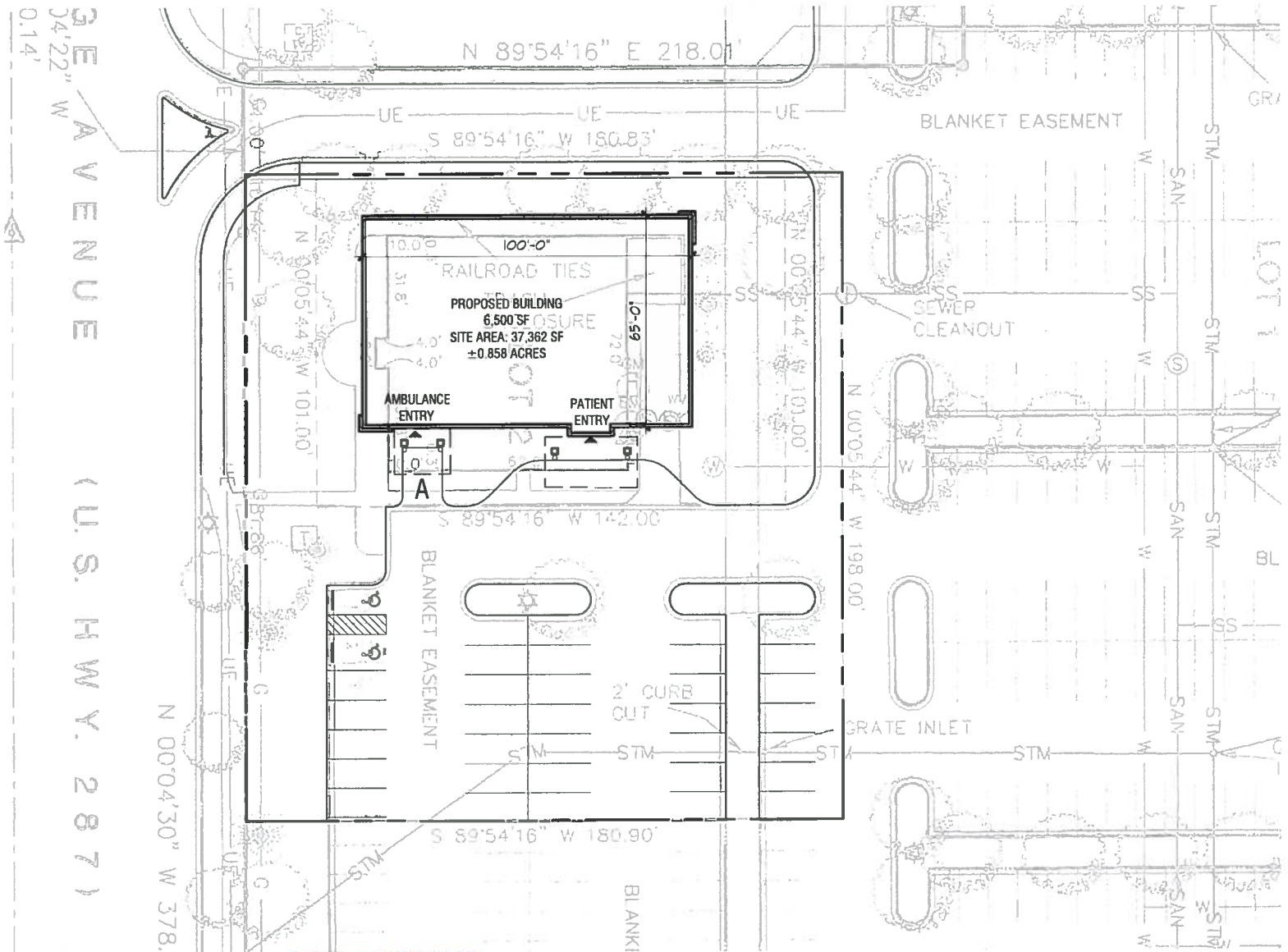
Increase in Impervious Area 500s.f. approx. _____ S.F.

(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?

Program Features	
Site Area	35,811 SF - 0.822 acres
Building Area	6,500 SF
Parking Required by City:	
Req'd @ 4.5/1000 sf	15
Parking Provided	35



Mays & Company
Real Estate Development

May 15, 2013 Scale: 1" = 40'-0"



SEQ of College Ave. & Troutman Pkwy. - Fort Collins, CO

GSP-1





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 24, 2013

Steve Meier

First Choice Emergency Rooms

5949 Sherry Lane #1570

Dallas, TX 75225

Re: 4312 S College - First Choice Emergency Room Medical Care Facility

Description of project: This is a request to replace the vacant Black-Eyed Pea Restaurant building with a new First Choice Emergency Room. This is proposed to be a new free standing structure at 4312 South College Avenue (Parcel# 97363-31-002). The building would house an emergency medical care facility. The proposed building would be approximately 6,500 square feet. The site is located in the Harmony Corridor (H-C) Zone District. Clinics are subject to Administrative (Type 1) review in the H-C 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, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

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

1. 4312 S College Ave is located in the Harmony Corridor zone district.

Land Use Code (LUC) Section 4.26(B)(2)(b)4. Hospitals and Clinics are a permitted use in the HC zone district subject to a Type 1 review (public hearing with hearing officer).

Hospitals and Clinics are a primary use in Mixed-Use Activity Centers in the Harmony Corridor Plan, such uses should be a part of a Shopping Center.

2. LUC 4.26(D)(C)(a) Maximum height of non-residential building in the HC zone district is 6 stories

LUC 4.26(E)(2)(c) All uses (except for offstreet parking and loading) shall be conducted or carried out entirely within completely enclosed building or structure.

3. LUC 3.5.3(C)(1) At least one main entrance shall face and open directly onto a connecting walkway with pedestrian frontage.

LUC 3.5.3(C)(2) The building is required to be built within 10 to 25ft of the ROW line and no vehicle use

are between building faces and the street.

LUC 3.5.3(D) Variation in Massing (see section for details).

LUC 3.5.3(E) Character and image, this section includes but not limited to minimum wall articulation and facade treatments such as articulating primary entrances, establishing base and top. Also see section for further details.

4. LUC 3.2.2(C)(4) Bicycle parking is required, this is a minimum of 4 spaces. One of these spaces are required to be enclosed and the rest are required to be fixed.
5. LUC 3.2.1 A landscape plan is required this includes but not limited to foundation plantings and street trees (see section for details).

LUC 3.2.4 A lighting plan is required this should included a photometric sight plan with catalog cut-sheets.

6. LUC 3.2.5 An enclosure is required 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 away from a public sidewalk.
7. LUC 3.5.1(I) Mechanical/Utility equipment (vents, flues, meters, boxes, conduit, transformers, ac/rtu...) locations shall be identified on the plans and included notes on how such equipment is screened and painted.
8. The ambulance location blocks the pedestrian access to the public sidewalk, this pedestrian access is required.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in the N/S drive to the ease of the building.
2. The existing water service to the site is a 1½-inch service.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. If a larger water service is needed, development fees and water rights will be due at building permit. The additional cost to increase the water service from a 1½-inch to a 2-inch is approximately \$72,100. This includes the Water Plant Investment Fee, the Raw Water Requirement and the Wastewater Plant Investment Fee.

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 and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

3. Onsite water quantity detention is provided in the parking lot as shown on the exhibit provided. Any disturbance within those areas will need to maintain the detention volume.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements 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.
6. The drainage outfall for the site is the existing storm drain system show on the Stormwater inventory 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 Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 6/11/2013: 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.

Per the Conceptual Review Meeting with the applicant on 6-17-13, it is understood the building will have a fire sprinkler system provided for under a separate permit.

2. 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

3. MEDICAL OXYGEN

The use of medical gas systems on the premises shall comply with Section 3006 of the 2006 IFC.

4. FDC

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

2006 International Fire Code 912.2

5. KEY BOXES REQUIRED

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

6. EMERGENCY & STANDBY POWER SYSTEMS

It is understood that a gas powered, back-up generator is to be positioned on the roof of the building. Stationary emergency and standby power systems shall comply with Section 604 of the 2006 IFC.

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site 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.
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.

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 access ramp at the corner of College Avenue and the driveway out to College will need to be upgraded to an ADA compliant crossing in accordance to LCUASS criteria. In addition, the receiving access ramp at the splitter island in the driveway will need to also be upgraded.
7. Construction plans will be required.
8. A Development Agreement may be required and recorded once the project is finalized, with recordation costs paid for by the applicant.
9. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
10. If public requirements are needed to be constructed, a Development Construction Permit (DCP) and/or an excavation permit will need to be obtained prior to starting any work on the site.
11. The dedication of any required public easement by separate document requires a \$250 fee per easement as part of the TDRF schedule, plus Larimer County recordation costs. The vacation of any public easement by separate document requires a \$400 fee per easement as part of the TDRF schedule, plus Larimer County recordation costs. Depending on the number of easements needing to be dedicated or vacated, the applicant may want to explore a replat of the property, which has no additional fees in conjunction with a development plan submittal.

Department: Electric Engineering

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

1. Electric development and system modification charges may apply, contact Light and Power Engineering for an estimate of these charges, 970-221-6700.
2. The meter location will need to be coordinated with Light and Power Engineering. If the transformer needs to be relocated, the new transformer location will need to be coordinated with Light and Power Engineering as well.
3. The applicant will be responsible for building the electric service from the transformer to the building.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. As mentioned by Zoning, the direct connecting walkway from the public sidewalk to the building entrance is very important. Since the building entrance faces south, it is also important that the west (College

Avenue) elevation feature similar architectural materials and details as the south elevation.

2. Every attempt must be made to preserve the existing trees. These trees have reached a level of maturity that they provide a valuable aesthetic for both the shopping center and South College Avenue. Please add the standard tree protection notes contained in Section 3.2.1(G) to the Landscape Plan.
3. The plans refer to covered patient entry feature. Please note that any under-canopy lighting must be specified to be "flush mount - flat lens" so that the light source is shielded in accordance with Section 3.2.4.
4. Section 3.5.1 requires that the building be compatible with the center. While replication is not required, the new building must achieve compatibility by use of similar proportions of building mass and height, materials, colors, rooflines, window and door patterns, and the like.
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.

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

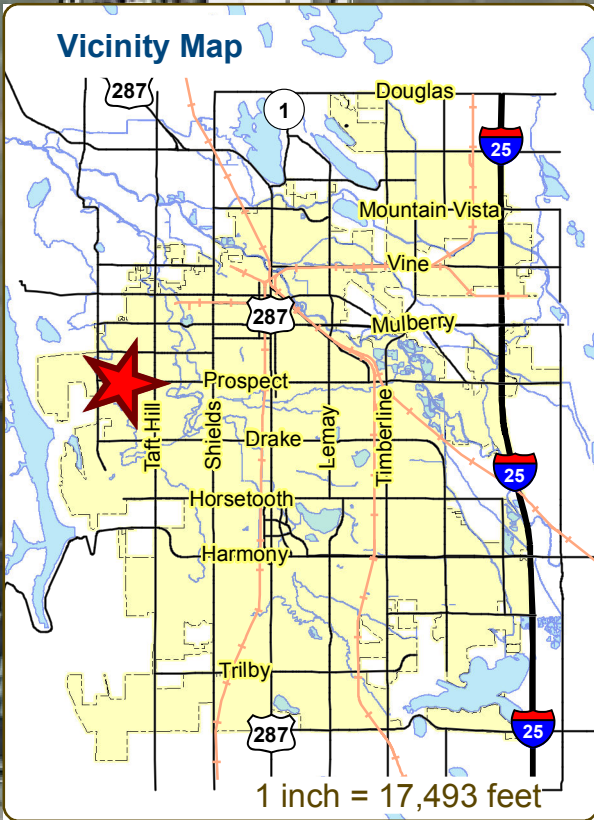
1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

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

2430 W Prospect Rd Child Care Center

Vicinity Map

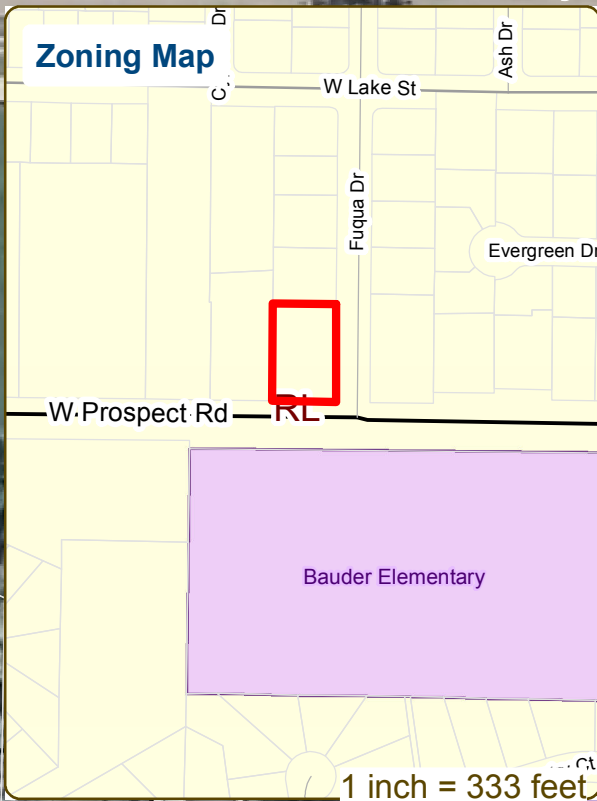


Aerial Site Map



W Prospect Rd

Zoning Map



Bauder Elementary

Bauder Elementary

1 inch = 83 feet

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Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:
APPLICATION

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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) Malcolm E. Scott

Potential Owner

Business Name (if applicable) Malcolm E. Scott - Little Dreamer's Academy

Your Mailing Address 204 E. Harvard St

Phone Number 970-443-4084 Email Address Malcolmes122@hotmail.com

Site Address or Description (parcel # if no address) 2430 W Prospect Rd. Fort Collins CO 80524

Description of Proposal (attach additional sheets if necessary) Child Care / Day Care Center
Same as Previous

Proposed Use Child Care Center Existing Use Vacc Child Care Center

Total Building Square Footage 3910 SF S.F. Number of Stories 1 Lot Dimensions .42 acre lot

Age of any Existing Structures Built 1959 Renovated 1985

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 -NO- _____ 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?

Day Care

2430 W Prospect Rd, Fort Collins, CO 80526

Listing ID: 10575415
Status: Active
Property Type: Special Purpose For Sale
Special Purpose Type: Other
Sale Price: \$230,000
Size: 3,910 SF
Sale Terms: Cash to Seller

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Property Overview

Brick and wood single story building located at the corner of Prospect and Fuqua Drive across from Bauder Elementary School. Formerly used as a day care. Possible other uses include church, group home, adult respite care. Offices, classrooms, nursery, bathrooms, fenced yard. Paved parking. Air conditioning. .42 acre lot. Good visibility.

More Information Online

<http://www.commercialiq.com/listing/10575415>



QR Code

Scan this image with your mobile device:

Listing Details

General Information

Listing Name:	Day Care	Building Size (RSF):	3,910 SF
Special Purpose Type:	Other	Sale Price:	\$230,000
Property Use Type:	Business	Sale Terms:	Cash to Seller

Area & Location

Road Type:	Paved	Street Name:	Prospect
Property Visibility:	Good	Feet of Frontage:	112

Building Related

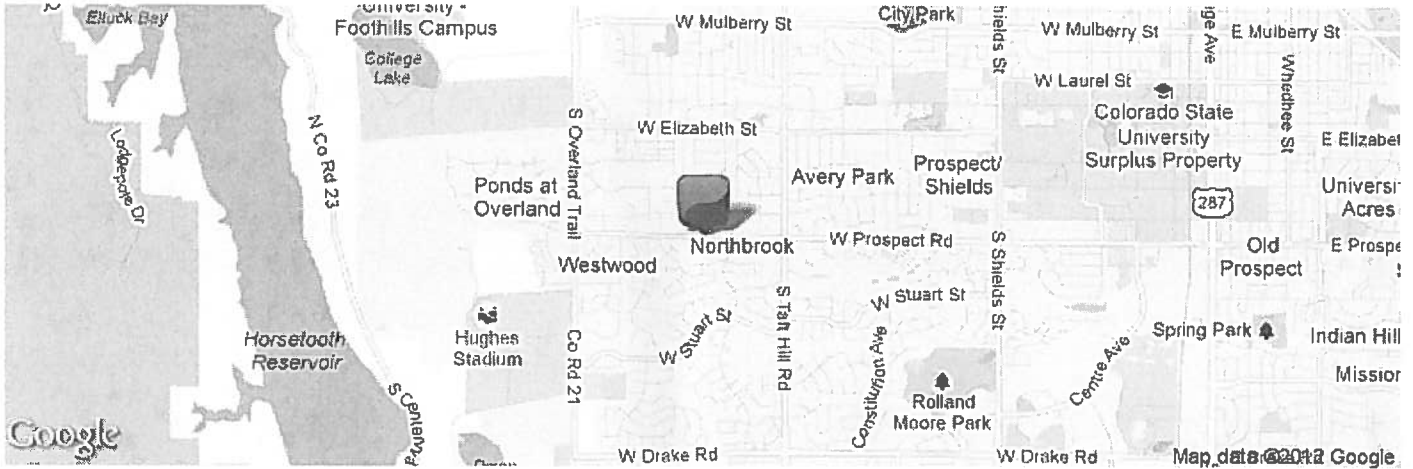
Number of Stories:	1	Parking Type:	Surface
Year Built:	1959	Heat Type:	Gas
Year Renovated:	1985	Air Conditioning:	Package Unit
Construction/Siding:	Brick, Wood Frame		

Land Related

Topography:	Level
Easements:	Utilities

Location

Address:	2430 W Prospect Rd, Fort Collins, CO 80526
County:	Larimer
MSA:	Fort Collins-Loveland



Property Images

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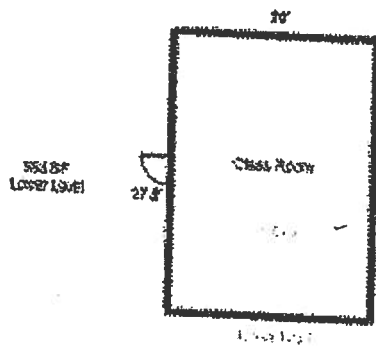
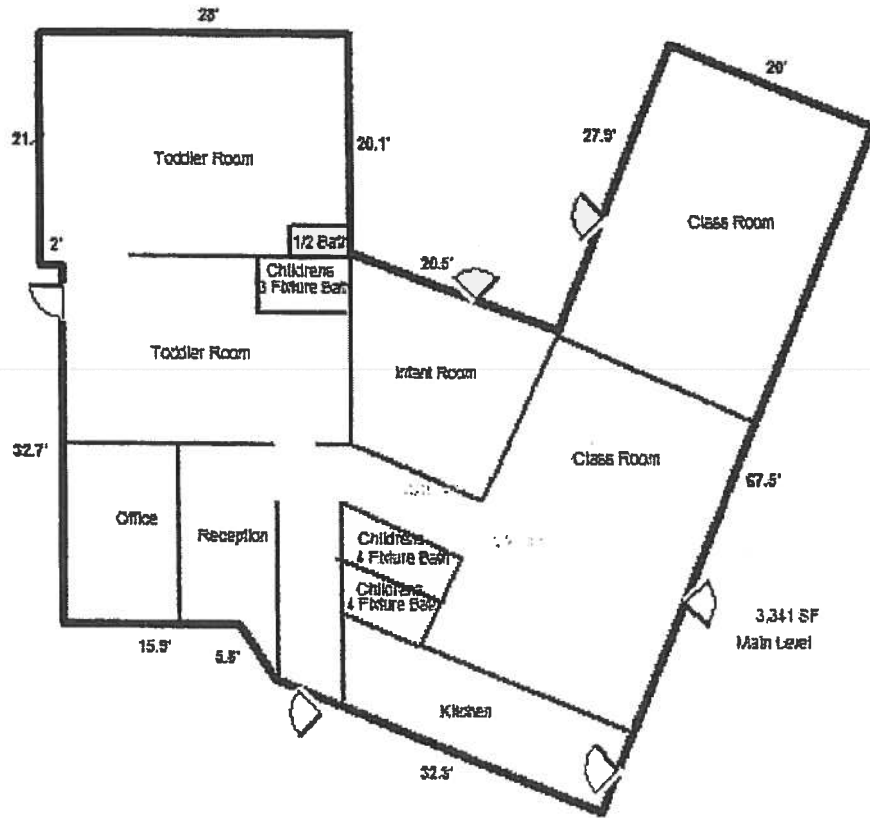
Property Contacts



Ronald Young, CCIM, CSM

RE/MAX ALLIANCE
970-481-0808 [M]
970-481-0808 [O]
ronyoung@frii.com

Subject Floor Plan:



Main Level: 3,341 SF
Lower Level: 558 SF
Total Building Area: 3,899 SF



June 24, 2013

Angela Milewski
BHA Design Inc.
1603 Oakridge Dr.
Fort Collins, CO 80525

Re: 170 Kensington - Vehicle Sales

Description of project: This is a request to expand an existing vehicle sales dealership at 170 Kensington Drive (Parcel#s 97354-45-001 & 97354-31-001). The expansion would include a new addition to the existing building for added service & sales space. The existing mini-storage facility to the west of the showroom would be replaced with a new parking garage and surface lot. The site is located in the General Commercial (C-G) Zone District and the Transit Oriented Development (TOD) Overlay Zone. Vehicles sales with outdoor storage and parking garages are subject to Planning & Zoning Board (Type 2) review in the C-G 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

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

1. This site is located in the General Community (CG) zone district and also within the Transit Oriented Development (TOD) Overlay district.

This is a PDP/FP subject to to a Type 2 review.

Cross Access from one lot to the other lot expands beyond the original boundary of the development plans and cannot be processed through a Minor Amendment.

2. Land Use Code (LUC) Section 4.21(D) Maximum building height is 4 stories

LUC 3.10.4(F) 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.

LUC 4.21(E)(2)(a) Pedestrian oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.

LUC 4.21(E)(2)(b) In multiple building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.

3. LUC 4.21(G) Development Standards for the Transit Oriented Development (TOD) Overlay Zone. Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.
4. LUC 3.10.3(A) Primary commercial and residential building entrances shall face streets, connecting walkways, plazas, parks or similar outdoor spaces, but not parking lots. Buildings shall face all street frontages to the maximum extent feasible, with highest priority given to east west streets that lead from transit stations to destinations.

LUC 3.10.3(B) At least one (1) prominent or central location within each transit station area shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities shall be placed adjacent to a transit station, to the extent reasonably feasible.

LUC 3.10.3(C) To the extent reasonably feasible, buildings and extensions of buildings shall be designed to form outdoor spaces such as courtyards, plazas, arcades, terraces, balconies and decks for residents' and workers' use and interaction, and to integrate the development with the adjacent physical context. To the extent reasonably feasible, a continuous walkway system linking such outdoor spaces shall be developed, and shall include coordinated linkages between separate developments.

LUC 3.10.4(A) Developments shall provide formal streetscape improvements which shall include sidewalks having street trees in sidewalk cutouts with tree grates, planters or other appropriate treatment for the protection of pedestrians, and shall provide seating and pedestrian light fixtures. Specific design details shall be subject to approval by the City Engineer in accordance with the design criteria for streets.

5. LUC 3.10.4(D) To the extent reasonably feasible, all parking structures shall meet the following design criteria:

(1) Where parking structures face streets, retail and other uses shall be required along at least fifty (50) percent of the ground level frontage to minimize interruptions in pedestrian interest and activity. The decisionmaker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity.

(2) Awnings, signage and architectural elements shall be incorporated to encourage pedestrian activity at the street facing level.

(3) Auto entrances shall be located and designed to minimize pedestrian/auto conflicts. Where service entries or parking structure entries are needed, the following standards shall be met: (See Figure 16.5)

- (a) the crown of the underground parking access ramp shall be at least four (4) feet behind the back edge of the sidewalk;
- (b) the beginning of the ramp for an above ground parking garage shall be at least four (4) feet behind the back edge of the sidewalk;
- (c) the entry to the parking structure shall be separated from the sidewalk by low planters or a low wall;
- (d) no blank walls shall be allowed on either side of the entry;
- (e) the sidewalk pavement shall be continuous across the drive aisle. Any break in the paving surface or scoring shall be in the drive surface and not in the pedestrian surface; and
- (f) appropriate cautionary signage shall be used to alert pedestrians to the presence of entering and exiting vehicles and to inform drivers that pedestrians have priority.

- 6. LUC 3.2.2(K) Maximum parking is General office standard (Office and showroom area) which is 3 off street space for 1000 sq ft area and Vehicle service and maintenance which is 5 spaces for 1000 sq ft of area. This does not include the vehicle display areas.

LUC 3.2.2(K) Standard stall dimensions start at 19'x9'. Two way drive aisles are 24ft in width.

LUC 3.2.2(J) Landscape setback for vehicle use areas is 15ft from arterial street, 10ft from a non arterial street and 5ft from a lot line.

LUC 3.2.2(K)(5) based on the total off street parking spaces a certain number of accessibility spaces are required. At least one on the accessibility spaces shall be van accessible (8ft wide stall adjoined to 8ft wide loading area). All accessibility spaces shall be designated by the standard verticle sign.

LUC 3.10.4(C) Off street parking shall be located only behind, above or below street facing buildings. No parking will be allowed between the street and the front or side of a building.

- 7. LUC 3.2.1 A landscape plan is required this includes but limited too foundation plantings, street trees, parking lot interior landscaping, parking lot perimeter landscaping, landscape islands with trees every 15 vehicle spaces and at entries.

LUC 3.2.4 A lighting plan is required this should include a photometric site plan with catalog cut sheets.

LUC 3.2.5 An enclosure for trash and recycling is required. 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 away from the public sidewalk.

- 8. LUC 3.2.2(C)(4) Bicycle parking is required A minimum of 4 for the office and show room area and another 4 for the vehicle and maintenance area for a total of 8 spaces at least one of these spaces are required to be enclosed.

Department: Water-Wastewater Engineering

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

- 1. Existing water mains and sanitary sewers in this area include an 8-inch water main and 8-inch sewer in

Mason, a 6-inch water main and 8-inch sewer in Kensington and 42-inch and 12-inch water mains and 18-inch sewer in utility easements on property to the north.

2. The existing easement(s) for the water/sewer lines to the north may overlap onto the north part of this site.
3. The existing dealership building has a 1½-inch domestic water service and a 6-inch fire line connecting to the City water main in Kensington.
4. The mini-storage site has a ¾-inch water service extending to the office from the water main in Mason.
5. The existing water and sewer line extending to the property must be used or abandoned at the main.
6. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
7. If new or larger water services are needed, 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. 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. Also when a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity under the present rainfall requirements. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category. There are two onsite detention ponds along Mason St.; so at a minimum the detention volume of the ponds must be maintained. I have provided copies of the construction plans for the detention and the drainage report is available online at fcgov.com.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements 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.

6. The drainage outfall for the site is the existing storm drain system as shown on the Stormwater inventory 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 Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 6/11/2013: No comments

Department: Fire Authority

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

1. FIRE LANES

As the submitted conceptual plans did not detail the proposed drive aisles surrounding the new build-out, I've provided general fire access guidelines to assist with future planning of the site. Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, 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

FIRE LANE SPECIFICATIONS

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

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

2006 International Fire Code 503.2.3, 503.2.4, 503.3, 503.4

2. 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

3. AUTOMATIC FIRE SPRINKLER SYSTEM

The Sales & Service addition will require an automatic fire sprinkler system under a separate permit.

4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

COMMERCIAL 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

5. KNOX BOX

Update Knox Box keys as needed.

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

7. PARKING GARAGE COMMENTS:

PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings 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

FIRE STANDPIPE SYSTEM

Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. 2006 International Fire Code Sections 905

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 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site 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.

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.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@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. Mason St does not meet our current standards for a 2 lane arterial street (84ft of right-of-way). Additional right-of-way will need to be dedicated as part of this project.
7. The existing sidewalk along Mason St is attached and there is currently no parkway. A 6ft detached sidewalk and 10ft wide landscaped parkway with street trees is consistent with current street standards for a 2 lane Arterial street.
8. The existing handicap ramps at each end of the property along Mason St do not meet current ADA standards. Replacement of the ramps to meet ADA standards will be required as part of this project.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. It appears that a sight distance easement will be needed for the proposed access point off of Mason St. With the current configuration, it is possible that a sight distance easement will be needed from the property owner to the north.
12. If city council adopts the proposed mid-town plan prior to project submittal, additional requirements may apply. Contact economic health for information related to the proposed mid-town plan.

Department: Electric Engineering

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

1. System modification and Electric Development charges will apply, contact Light and Power Engineering, 221-6700, for an estimate of these charges. A credit will be given for the electric service to storage units.

2. Coordinate the new transformer and meter locations with Light and Power Engineering.
3. A utility easement will need to be granted for the electric line if the project remains as two separate lots.
4. If a fire pump is required, contact Light and Power engineering for the wiring requirements for fire pumps.

Current Planning

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

1. This area is envisioned as enhancing the pedestrian experience as evidenced by the MAX investment and certain sections of the code, including but not limited to, Sec. 4.21 (E) (2) Site Design, and the Sec. 3.10 TOD Overlay Zone (More on this below).
2. TOD Overlay Zone (3.10):
 - Buildings shall face streets, connecting walkways and plazas. This standard will work with the "build-to" lines that requires buildings to be street-fronted.
 - A central feature, gathering place, or outdoor space such as a plaza, courtyard etc... shall be provided.
 - Formal streetscape improvements shall be provided.
 - Parking shall not be located in front of a building. (Sec. 3.10.4(C))
 - Where the parking structure faces the street it shall have at least 50% retail or other uses along the ground level. The parking structure has the ability to be much more than simply a parking utility but to be an iconic building and is required to meet the standards than any other building would with providing articulation, architectural interest, and high-quality materials.
3. Commercial Building Standards (3.5.3)
 - Build-to line along Mason Street is 0 - 15 feet "with no vehicle use are between building faces and the street." (Exceptions to this standard can be found in 3.5.3(B)(2)(d).)
4. Landscaping (3.2.1)
 - Street trees must be provided per 3.2.1(D)(2).
 - Parking lot landscaping, both perimeter and interior shall be provided per 3.2.1(E)(4 & 5).
5. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
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.

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

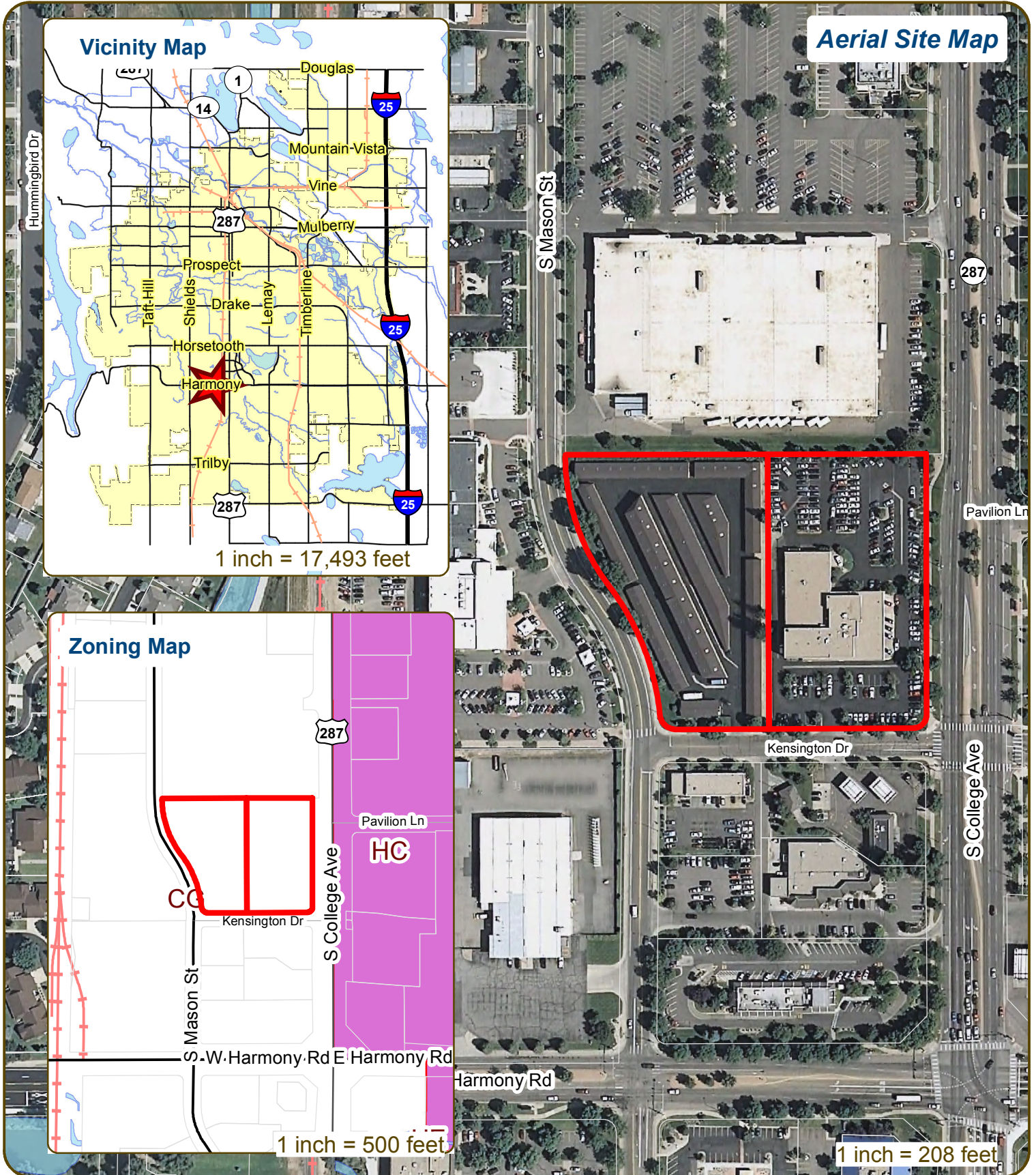
Energy Code Use

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

170 Kensington Dr Vehicle Sales Expansion / Parking Garage



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) _____

Angela Milewski (Planning/Landscape Consultant)

Business Name (if applicable) BHA Design Inc.

Your Mailing Address 1603 Oakridge Dr, Fort Collins, CO 80525

Phone Number 970.223.7577 Email Address amilewski@bhadesign.com

Site Address or Description (parcel # if no address) 4455 South College Ave and

170 Kensington Drive, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) See Attached

Proposed Use Automobile Dealership Existing Use Automobile Dealership

Total Building Square Footage See Attached S.F. Number of Stories See Attached Lot Dimensions See Attached Drwg

Age of any Existing Structures Dealership: 22 Yrs; Mini-Storage Units: 28 Yrs

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

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

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

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

Increase in Impervious Area Less than 1,000 s.f. 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?

ATTACHMENT TO CONCEPTUAL REVIEW APPLICATION

Description of Proposal

The Pedersen Toyota Dealership is proposing to expand its sales and service facility while adding employee parking and additional inventory display on the site presently occupied by a mini-storage unit development. The intent is to demolish these existing units to allow for this additional parking on the surface and in a 4-story parking garage.

Total Building Square Footage 39,320 s.f. Sales and Service; 121,630 s.f. Parking Structure

Number of Stories 2 for Sales and Service; 4 for Parking Structure

Lot Dimensions See Attached Drawing



June 24, 2013

Angela Milewski
BHA Design Inc.
1603 Oakridge Dr.
Fort Collins, CO 80525

Re: 170 Kensington - Vehicle Sales

Description of project: This is a request to expand an existing vehicle sales dealership at 170 Kensington Drive (Parcel#s 97354-45-001 & 97354-31-001). The expansion would include a new addition to the existing building for added service & sales space. The existing mini-storage facility to the west of the showroom would be replaced with a new parking garage and surface lot. The site is located in the General Commercial (C-G) Zone District and the Transit Oriented Development (TOD) Overlay Zone. Vehicles sales with outdoor storage and parking garages are subject to Planning & Zoning Board (Type 2) review in the C-G 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, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

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

1. This site is located in the General Community (CG) zone district and also within the Transit Oriented Development (TOD) Overlay district.

This is a PDP/FP subject to to a Type 2 review.

Cross Access from one lot to the other lot expands beyond the original boundary of the development plans and cannot be processed through a Minor Amendment.

2. Land Use Code (LUC) Section 4.21(D) Maximum building height is 4 stories

LUC 3.10.4(F) 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.

LUC 4.21(E)(2)(a) Pedestrian oriented outdoor spaces shall be placed next to activity areas that generate the users (such as street corners, shops, stores, offices, day care and dwellings). Because liveliness created by the presence of people is the main key to the attractiveness of such spaces, to the maximum extent feasible, the development shall link outdoor spaces to and make them visible from streets and sidewalks. Sculpture, kiosks or shelters are encouraged to be prominently placed in outdoor spaces.

LUC 4.21(E)(2)(b) In multiple building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connections, and not merely residual areas left over after buildings and parking lots are sited.

3. LUC 4.21(G) Development Standards for the Transit Oriented Development (TOD) Overlay Zone. Development located within the TOD Overlay Zone shall be subject to the requirements of Division 3.10.
4. LUC 3.10.3(A) Primary commercial and residential building entrances shall face streets, connecting walkways, plazas, parks or similar outdoor spaces, but not parking lots. Buildings shall face all street frontages to the maximum extent feasible, with highest priority given to east west streets that lead from transit stations to destinations.

LUC 3.10.3(B) At least one (1) prominent or central location within each transit station area shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art. This feature and its amenities shall be placed adjacent to a transit station, to the extent reasonably feasible.

LUC 3.10.3(C) To the extent reasonably feasible, buildings and extensions of buildings shall be designed to form outdoor spaces such as courtyards, plazas, arcades, terraces, balconies and decks for residents' and workers' use and interaction, and to integrate the development with the adjacent physical context. To the extent reasonably feasible, a continuous walkway system linking such outdoor spaces shall be developed, and shall include coordinated linkages between separate developments.

LUC 3.10.4(A) Developments shall provide formal streetscape improvements which shall include sidewalks having street trees in sidewalk cutouts with tree grates, planters or other appropriate treatment for the protection of pedestrians, and shall provide seating and pedestrian light fixtures. Specific design details shall be subject to approval by the City Engineer in accordance with the design criteria for streets.

5. LUC 3.10.4(D) To the extent reasonably feasible, all parking structures shall meet the following design criteria:

(1) Where parking structures face streets, retail and other uses shall be required along at least fifty (50) percent of the ground level frontage to minimize interruptions in pedestrian interest and activity. The decisionmaker may grant an exception to this standard for all or part of the ground level frontage on streets with low pedestrian interest or activity.

(2) Awnings, signage and architectural elements shall be incorporated to encourage pedestrian activity at the street facing level.

(3) Auto entrances shall be located and designed to minimize pedestrian/auto conflicts. Where service entries or parking structure entries are needed, the following standards shall be met: (See Figure 16.5)

- (a) the crown of the underground parking access ramp shall be at least four (4) feet behind the back edge of the sidewalk;
- (b) the beginning of the ramp for an above ground parking garage shall be at least four (4) feet behind the back edge of the sidewalk;
- (c) the entry to the parking structure shall be separated from the sidewalk by low planters or a low wall;
- (d) no blank walls shall be allowed on either side of the entry;
- (e) the sidewalk pavement shall be continuous across the drive aisle. Any break in the paving surface or scoring shall be in the drive surface and not in the pedestrian surface; and
- (f) appropriate cautionary signage shall be used to alert pedestrians to the presence of entering and exiting vehicles and to inform drivers that pedestrians have priority.

6. LUC 3.2.2(K) Maximum parking is General office standard (Office and showroom area) which is 3 off street space for 1000 sq ft area and Vehicle service and maintenance which is 5 spaces for 1000 sq ft of area. This does not include the vehicle display areas.

LUC 3.2.2(K) Standard stall dimensions start at 19'x9'. Two way drive aisles are 24ft in width.

LUC 3.2.2(J) Landscape setback for vehicle use areas is 15ft from arterial street, 10ft from a non arterial street and 5ft from a lot line.

LUC 3.2.2(K)(5) based on the total off street parking spaces a certain number of accessibility spaces are required. At least one on the accessibility spaces shall be van accessible (8ft wide stall adjoined to 8ft wide loading area). All accessibility spaces shall be designated by the standard verticle sign.

LUC 3.10.4(C) Off street parking shall be located only behind, above or below street facing buildings. No parking will be allowed between the street and the front or side of a building.

7. LUC 3.2.1 A landscape plan is required this includes but limited too foundation plantings, street trees, parking lot interior landscaping, parking lot perimeter landscaping, landscape islands with trees every 15 vehicle spaces and at entries.

LUC 3.2.4 A lighting plan is required this should include a photometric site plan with catalog cut sheets.

LUC 3.2.5 An enclosure for trash and recycling is required. 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 away from the public sidewalk.

8. LUC 3.2.2(C)(4) Bicycle parking is required A minimum of 4 for the office and show room area and another 4 for the vehicle and maintenance area for a total of 8 spaces at least one of these spaces are required to be enclosed.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and 8-inch sewer in

Mason, a 6-inch water main and 8-inch sewer in Kensington and 42-inch and 12-inch water mains and 18-inch sewer in utility easements on property to the north.

2. The existing easement(s) for the water/sewer lines to the north may overlap onto the north part of this site.
3. The existing dealership building has a 1½-inch domestic water service and a 6-inch fire line connecting to the City water main in Kensington.
4. The mini-storage site has a ¾-inch water service extending to the office from the water main in Mason.
5. The existing water and sewer line extending to the property must be used or abandoned at the main.
6. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
7. If new or larger water services are needed, 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. 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. Also when a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity under the present rainfall requirements. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to determine the present Stormwater fees and runoff coefficient category. There are two onsite detention ponds along Mason St.; so at a minimum the detention volume of the ponds must be maintained. I have provided copies of the construction plans for the detention and the drainage report is available online at fcgov.com.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements 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.

6. The drainage outfall for the site is the existing storm drain system as shown on the Stormwater inventory 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 Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 6/11/2013: No comments

Department: Fire Authority

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

1. FIRE LANES

As the submitted conceptual plans did not detail the proposed drive aisles surrounding the new build-out, I've provided general fire access guidelines to assist with future planning of the site. Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, 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

FIRE LANE SPECIFICATIONS

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

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

2006 International Fire Code 503.2.3, 503.2.4, 503.3, 503.4

2. 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

3. AUTOMATIC FIRE SPRINKLER SYSTEM

The Sales & Service addition will require an automatic fire sprinkler system under a separate permit.

4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

COMMERCIAL 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

5. KNOX BOX

Update Knox Box keys as needed.

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

7. PARKING GARAGE COMMENTS:

PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings 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

FIRE STANDPIPE SYSTEM

Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. 2006 International Fire Code Sections 905

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 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site 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.

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.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@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. Mason St does not meet our current standards for a 2 lane arterial street (84ft of right-of-way). Additional right-of-way will need to be dedicated as part of this project.
7. The existing sidewalk along Mason St is attached and there is currently no parkway. A 6ft detached sidewalk and 10ft wide landscaped parkway with street trees is consistent with current street standards for a 2 lane Arterial street.
8. The existing handicap ramps at each end of the property along Mason St do not meet current ADA standards. Replacement of the ramps to meet ADA standards will be required as part of this project.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. It appears that a sight distance easement will be needed for the proposed access point off of Mason St. With the current configuration, it is possible that a sight distance easement will be needed from the property owner to the north.
12. If city council adopts the proposed mid-town plan prior to project submittal, additional requirements may apply. Contact economic health for information related to the proposed mid-town plan.

Department: Electric Engineering

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

1. System modification and Electric Development charges will apply, contact Light and Power Engineering, 221-6700, for an estimate of these charges. A credit will be given for the electric service to storage units.

2. Coordinate the new transformer and meter locations with Light and Power Engineering.
3. A utility easement will need to be granted for the electric line if the project remains as two separate lots.
4. If a fire pump is required, contact Light and Power engineering for the wiring requirements for fire pumps.

Current Planning

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

1. This area is envisioned as enhancing the pedestrian experience as evidenced by the MAX investment and certain sections of the code, including but not limited to, Sec. 4.21 (E) (2) Site Design, and the Sec. 3.10 TOD Overlay Zone (More on this below).
2. TOD Overlay Zone (3.10):
 - Buildings shall face streets, connecting walkways and plazas. This standard will work with the "build-to" lines that requires buildings to be street-fronted.
 - A central feature, gathering place, or outdoor space such as a plaza, courtyard etc... shall be provided.
 - Formal streetscape improvements shall be provided.
 - Parking shall not be located in front of a building. (Sec. 3.10.4(C))
 - Where the parking structure faces the street it shall have at least 50% retail or other uses along the ground level. The parking structure has the ability to be much more than simply a parking utility but to be an iconic building and is required to meet the standards than any other building would with providing articulation, architectural interest, and high-quality materials.
3. Commercial Building Standards (3.5.3)
 - Build-to line along Mason Street is 0 - 15 feet "with no vehicle use are between building faces and the street." (Exceptions to this standard can be found in 3.5.3(B)(2)(d).)
4. Landscaping (3.2.1)
 - Street trees must be provided per 3.2.1(D)(2).
 - Parking lot landscaping, both perimeter and interior shall be provided per 3.2.1(E)(4 & 5).
5. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
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.

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