

Conceptual Review Agenda

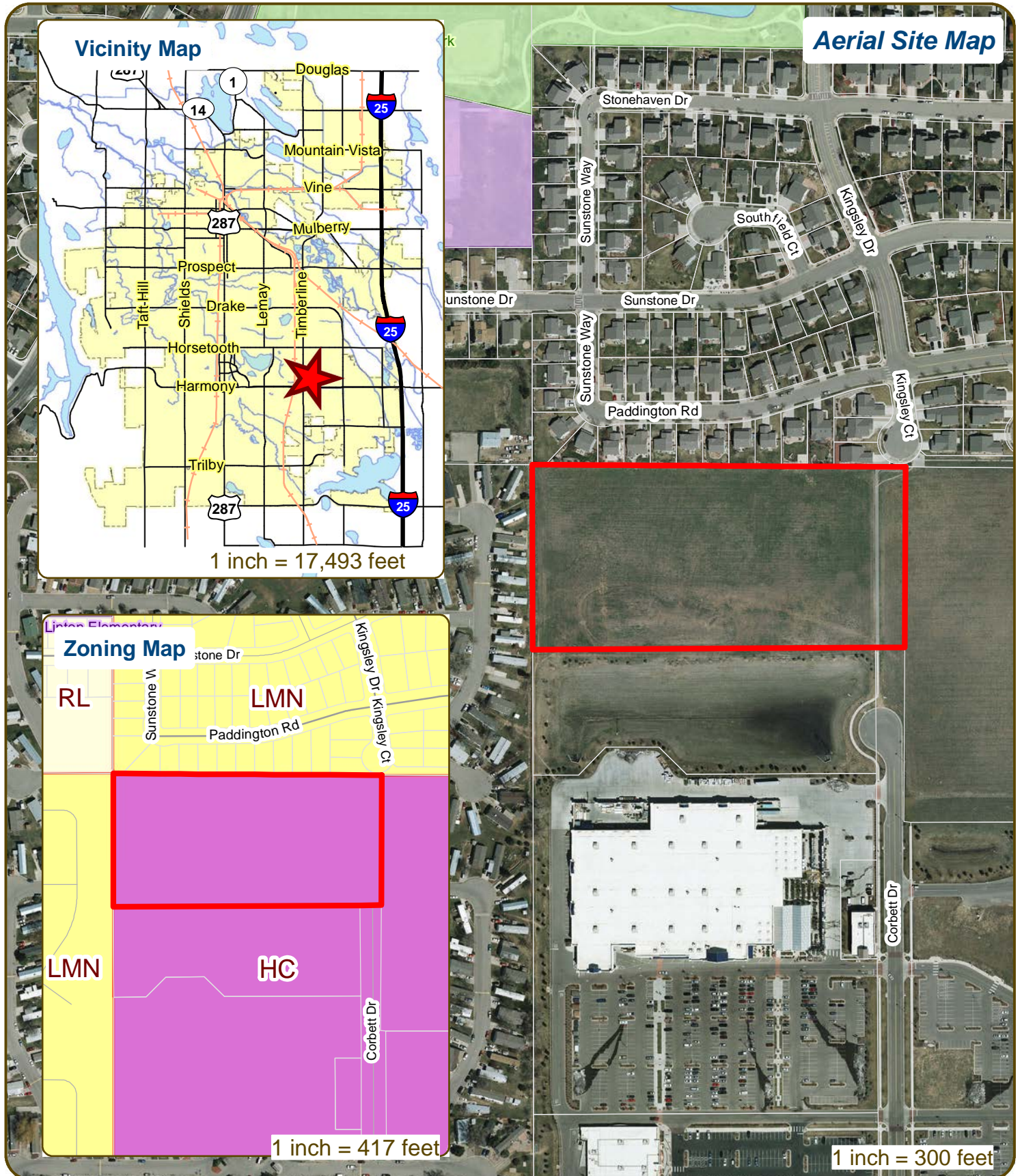
Schedule for 06/23/14 to 06/23/14

281 Conference Room A

Monday, June 23, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Front Range Village -Multifamily CDR140042	Mark Osello (509) 321-3215 marko@inlandconstruction.com	This is a proposal to construct a 153-unit, senior oriented multifamily project at 2600 E Harmony Rd, north of Front Range Village (Parcel # 87320-00-003). The proposal calls for a 3-story building along with a community garden, dog park, pickle ball court and a separate 20,000 sq. ft. pool building. The parcel is located in the Harmony Corridor (HC) Zone District. This project will be subject to Planning & Zoning Board (Type II) review.	Pete Wray
10:15	511 E Prospect - Office CDR140043	Elena Estanol (970) 692-4253 estanole@hotmail.com	This is a request to utilize an existing single-family home as a counseling office at 511 East Prospect Road (Parcel # 97242-79-001). No exterior additions or alterations are planned to the structure. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. The project will be subject to Planning & Zoning Board (Type II) review.	Ryan Mounce
11:00	5811 S College Ave - Auto Dealership CDR140044	Sean Tynan (970) 215-0698 sean.tynan@tynans.com	This is a proposal for a new auto dealership, a remodel to an existing auto dealership and a new church building at 5811 S College Avenue (Parcel # 96111-00-002). The new auto dealership would be housed in a 24,000 square foot building with associated parking and a proposed realignment of Crestridge St. A new church building, approximately 40,000 square feet, is planned west of the new auto dealership. The site is located in the General Commercial (CG) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Noah Beals

Front Range Village Senior Multifamily



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

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

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

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

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

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

Mark Ossello - Owner

Business Name (if applicable) Inland Group

Your Mailing Address 1620 North Mamer Road Bldg B Spokane WA 99223

Phone Number 509-321-3215 **Email Address** marko@inlandconstruction.com

Site Address or Description (parcel # if no address) parcel # 87320-00-003

Description of Proposal (attach additional sheets if necessary) 153 unit senior apartment
- See attached site plan and project narrative

Proposed Use Multi Family - Senior **Existing Use** Vacant Land

Total Building Square Footage 167,538 **S.F. Number of Stories** 3 **Lot Dimensions** 776' x 420'

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 190,000 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?

Affinity at Fort Collins

The proposed Affinity at Fort Collins project is an age-restricted (55+) residential apartment project. The project will consist of 153 apartment units within a single 3-story wood framed building. Common amenities include a library, movie theater, lounge, game room, craft room, fitness center, Internet café, outdoor heated community deck and pub.

Affinity at Fort Collins will feature a separate pool building with a 20' x 40' saltwater pool, hot tub, woodshop, and fitness center. Outdoor common areas will include raised gardens, pickle ball court, covered BBQ area with outdoor kitchen, community fire pit, dog park, bike storage and a landscaped walking path. Ample parking is provided via reserved detached garages and carports or free surface parking.

Affinity senior living communities are designed for active seniors who are looking for a more sociable lifestyle with affordable amenities. Affinity does not offer assisted living, on-site nursing services, or commercial kitchen and food service. All units are equipped with full kitchens and individual washers and dryers. For more information about the specific product type, please visit www.affinityforliving.com

Although the proposed Affinity at Fort Collins project requires a land-use modification, the proposed product meets many goals defined in the Harmony Corridor Plan. Some examples are as follows:

TRANSITIONAL USE:

With single family development to the North, a mobile home park to the West and a shopping center to the South, Affinity at Fort Collins provides a high-density transitional use. Residents will utilize bike paths and sidewalks to access the multiple retail and entertainment options located in the Harmony Corridor. Affinity targets residents 55 years of age or older, so the impact of this specific type of high-density housing is less than conventional high-density multifamily. Affinity residents are seniors seeking an affordable, secure, high quality apartment home within a community that offers senior appropriate amenities, activities, and convenient access to local services (shopping, restaurants, entertainment, banks, health care, etc). The proposed site offers a unique opportunity to provide the perfect setting for a desired use, while providing an appropriate transition from single family uses to commercial uses.

VARIETY OF HOUSING OPTIONS:

Affinity at Fort Collins satisfies a significant need for seniors seeking rental housing -- offering residents an active and enriching retirement lifestyle at an **affordable** price. For many seniors, current rental options are either unaffordable (traditional retirement homes with meal service, housekeeping, etc., starting at over \$2,500 per month) or they do not offer the preferred senior oriented services and amenities (conventional multifamily rental housing without age restrictions, so the potential for noisy neighbors and most amenities focused on families). "Affinity" offers attractive apartment homes together with a variety of social services all at an affordable price.

NEIGHBORHOOD INTRUSION/DISRUPTION:

The proposed Affinity at Fort Collins will include a structure and site amenities that enhance the surrounding developments architecturally while also fostering communitarianism within the neighborhood. Additionally, the Affinity resident profile (active seniors aged 55 or older) mitigates some of the usual multi-family intrusions such as excessive auto use (fewer driving residents per unit compared to usual multi-family and many fewer trips during peak hours) and noise disruption (generally a quieter population than usual multi-family). Affinity's focus on "active" seniors also limits the unfortunate neighborhood disruptions (ambulances) that accompany more traditional senior housing communities made up of a much older and less active resident base.

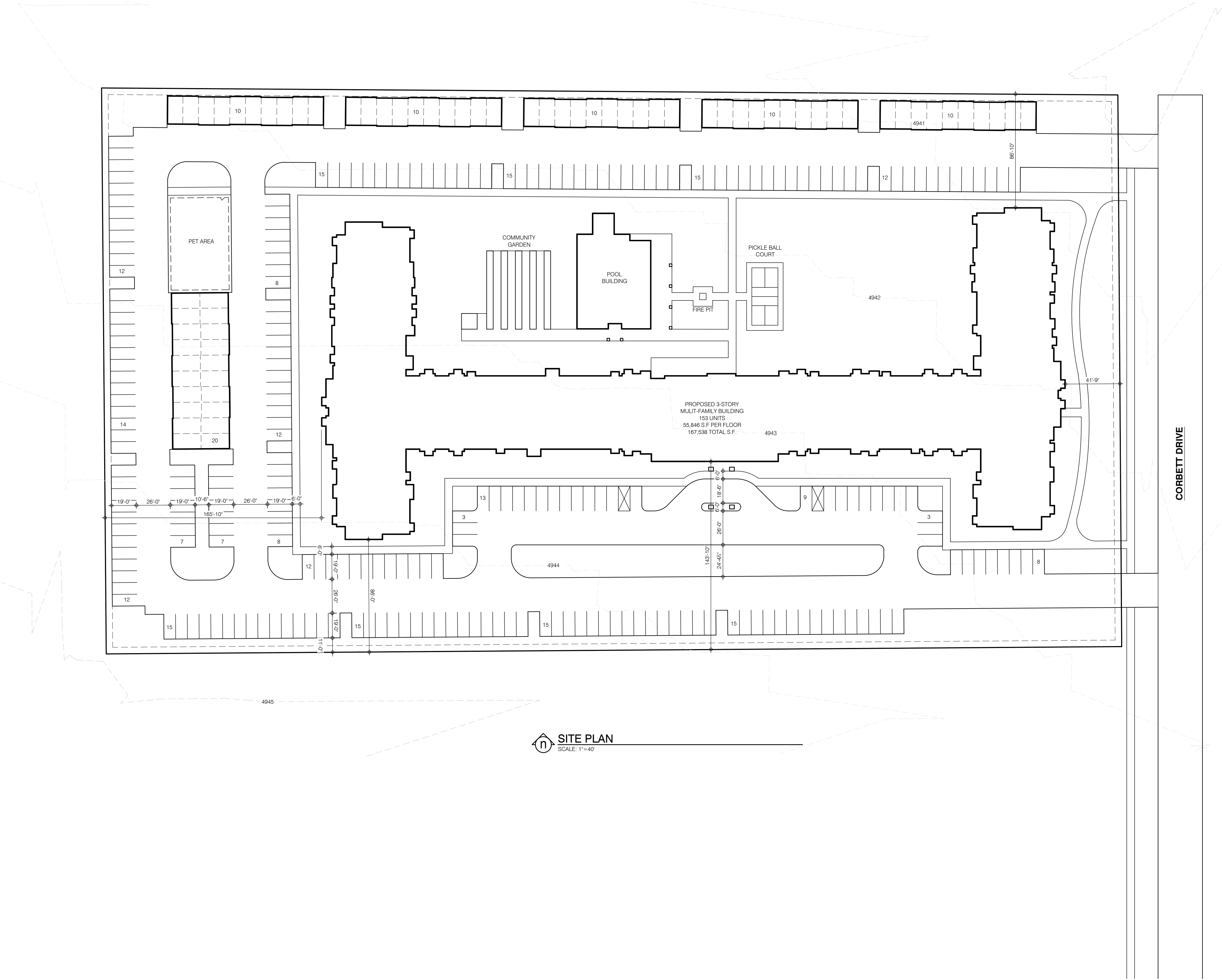
REVISIONS		
#	DESCRIPTION	DATE

PROJECT:
AFFINITY @ FORT COLLINS
CORBET DRIVE (PARCEL #8732000003)
FORT COLLINS, COLORADO

PROJ. #	14.36
DRAWN:	CRO
CHECKED:	.
DATE:	05.27.2104

A1.01

SITE PLAN



SITE PLAN
SCALE: 1"=40'

PROJECT INFORMATION

ADDRESS	2600 E HARMONY ROAD
ZONE	HC - HARMONY CORRIDOR DIST
LOT SIZE	7.22 ACRES (314,503 S.F.)
DENSITY (D.U. PER ACRE)	NO MAX (7 D.U. MIN)
BUIDING HEIGHT	3 STORY
PARKING	
REQUIRED	0-1 BED (1.5) x 76 UNITS = 114 STALLS 2 BED (1.75) x 77 UNITS = 135 STALLS TOTAL STALLS REQUIRED = 248 STALLS
PROVIDED	SURFACE - 245 STALLS GARAGES - 70 STALLS TOTAL - 315 STALLS (2.05 - 1)
PROJECT MAKEUP	
BUILDING MAKEUP	
STUDIO	9
1 BED 1 BATH	67
2 BED 1 BATH	29
2 BED 1.5 BATH	24
2 BED 2 BATH	24
TOTAL UNITS	153

[illegible]

CORBET DRIVE (PARCEL #8732000003)

ADDRESS	2600 E HARMONY ROAD
ZONE	HC - HARMONY CORRIDOR DIST
LOT SIZE	7.22 ACRES (314,503 S.F.)
DENSITY (D.U. PER ACRE)	NO MAX (7 D.U. MIN)
BUILDING HEIGHT	3 STORY
PARKING	
REQUIRED	0-1 BED (1.5) x 76 UNITS = 114 STALLS 2 BED (1.75) x 77 UNITS = 135 STALLS TOTAL STALLS REQUIRED = 248 STALLS
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STUDIO	9
1 BED 1 BATH	67
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2 BED 2 BATH	24
TOTAL UNITS	153



SOUTHEAST AERIAL

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom+olson
a r c h i t e c t u r e
06.10.2014



SOUTHEAST ENTRANCE

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom+olson
a r c h i t e c t u r e
06.10.2014



MAIN ENTRY

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom+olson
a r c h i t e c t u r e
06.10.2014



SOUTHWEST

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom+olson
a r c h i t e c t u r e
06.10.2014



SOUTHWEST AERIAL

SCHEMATIC DESIGN:
AFFINITY APARTMENTS
FORT COLLINS, COLORADO

nystrom+olson
a r c h i t e c t u r e
06.10.2014





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

July 07, 2014

Mark Osello
Inland Group
1620 North Mamar Road
Building B
Spokane, WA 99223

Re: Front Range Village - Multifamily

Description of project: This is a proposal to construct a 153-unit, senior oriented multifamily project at 2600 E Harmony Rd, north of Front Range Village (Parcel # 87320-00-003). The proposal calls for a 3-story building along with a community garden, dog park, pickle ball court and a separate 20,000 sq. ft. pool building. The parcel is located in the Harmony Corridor (HC) Zone District. This project will be subject to Planning & Zoning Board (Type II) 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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

1. The narrative states that there are 'fewer driving residents per units', yet the plan shows considerably more parking than the minimum requirement. Do you need to provide that much parking?
2. The parking lot must comply with the parking lot design standards in Sec. 3.2.2 of the Land Use Code and with the parking lot landscape standards in Sec. 3.2.1.
3. While only 8 handicap parking stalls are required, are you planning on providing extra given that this is a 55+ age group?
4. An adequate number of trash enclosures are required.
5. Show bike parking on plan. A minimum of one bike space per bedroom is required, with 60% of them being in an enclosed bike parking area.
6. The multi-family design standards in Sec. 3.8.30 will apply.

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 Corbett Drive near the southeast corner of the site and a 12-inch water main in Kingsley Court at the northeast corner of the site.
2. This project will be responsible for installing a 12-inch water main to connect the two existing 12-inch mains noted in the first comment.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate, not to exceed 0.23 cfs/acre.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The outfall for the site is to the east into a channel on the HP site and eventually into the Fossil Creek Inlet Ditch. There are offsite flows from the mobile home park to the west that need to be routed through the site. There is also inadvertent detention to the west of Ziegler Rd. that must be accounted for in the onsite detention volume. There is an easement for on this property which can be modified through this

development process.

6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Fox Meadows Master Drainage Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 6/16/2014: No comments

Department: Historical Preservation

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

1. N/A. The property does not contain buildings 50 years old or older, and the proposed plans are unlikely to affect adjacent historic properties, if any.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION
The Poudre Fire Authority and City of Fort Collins recently adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.
2. SECOND POINT OF ACCESS REQUIRED
FCLUC 3.6.2(B)2006; IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Roads exceeding 660 feet shall provide for a second point of access. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
3. FIRE LANES
IFC 503.1.1: 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.

FIRE LANE SPECIFICATIONS

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

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

- > Maintain the required 20 foot minimum unobstructed width* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > 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.

2012 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.

*STRUCTURES EXCEEDING 30'

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

PAVERS

Fire lanes shall be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons. Private drives incorporating pavers as surface for fire lanes shall provide geotech information confirming the paver design can handle fire truck loading. A note shall be added to the civil plans.

4. WATER SUPPLY

Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy. 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. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. With the adoption of the 2012 IFC, a full NFPA 13 system shall be required.

6. 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

7. FIRE PITS

Fire pits fueled by natural gas are allowed. Wood burning or smoke producing fire pits are prohibited.

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
2. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant

landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. A public roadway must be ended in a cul-de-sac (permanent or temporary if the street is planned to be extended). In this situation the roadway will not extend further north so the road would need to be ended in a permanent cul-de-sac. The code also specifies the allowable maximum cul-de-sac length (See Section 3.6.2(D)).
11. The Master Street Plan does not show Corbett Road extending this far north as a collector roadway, so likely we would be looking for the road to be reduced in width, since an extension and dead-end here would not be of collector level roadway.
12. There has been discussion that a roadway connection should be stubbed to the west to the edge of this property. This would be in compliance with Section 3.6.3(F) of the Land Use Code which requires connections to adjacent parcels. The need is based on the potential for that site to redevelop and the need to provide a second point of access into the site.
13. This site seems to be out of access without a connection over to Ziegler Road.

Department: Electric Engineering

Contact: Jim Spaulding, 970-416-2772, jspaulding@fcgov.com

1. Directly west of the existing cul de sac Light & Power has 2-4 inch conduit stubs that may be used to loop in 3-phase service to Affinity Apartments. Normal greenstone development costs will apply. Electric construction policies, practices, and procedures may be referenced at <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>. Also, a general estimator for commercial or multifamily developments may be found at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>. If a 3-phase transformer is necessary to serve multi-family units then the development will be treated as a commercial service for billing purposes. Please contact Electrical Engineering for any clearance/accessibility requirements for transformers, streetlights, etc. as well as required forms needed for electrical construction at (970) 221-6700.

Planning Services

Contact: Clark Mapes - FROM MARTINA WILKINSON, TRAFFIC:, ,

1. TRAFFIC OPERATIONS: This proposal will require a Traffic Impact Study (TIS) that address traffic and other multi-modal impacts to the transportation system. The level of study will likely be a traffic memo per LCUASS 4.2.3.C. Please contact me at 970-221-6887 or mwilkinson@fcgov.com to scope the details of the study.
2. TRAFFIC OPERATIONS: Access and connectivity to areas other than Corbett will need to be addressed.
3. 1 Multi-Family Housing Land Use: The application reflects awareness of the H-C, Harmony Corridor zoning which limits multi-family housing to 25% of any development plan as a ¿Secondary Use.¿ The H-C zone is specifically designated for basic industrial and non-retail employment uses including office, light industrial, institutional, and similar uses. The purpose of the standard involves city-wide balancing of employment, housing, and retail uses through zoning to maintain locations for a variety of employment uses as the city grows.
4. 2 To approve a Modification to the 25% standard, the Planning and Zoning Board would need to find that the plan is not detrimental to the public good, and that it meets one of four criteria found in Section 2.8.2(H)(1)-(4) of the Land Use Code. At this Concept stage, it appears to staff that the affordable aspect of the housing could be the crucial determining factor in the discussion of the Modification. Would the units be officially qualified under the City's definition? See the definitions of Affordable Housing Project and Affordable Housing Units for Rent in Article 5, Definitions, in the City's Land Use Code.
5. 3 The main issue to be addressed in the Modification to the 25% standard is the opportunity cost of the lost potential for employment use. Staff would need to follow up with additional work after the meeting to assemble additional information and perspective on how to assess the long term community-wide implications of the proposal from an economic health perspective.
6. 4 The application emphasizes how the proposed use would be compatible as a transition in this location; and that aspect is acknowledged by staff. The proposal does that well with the scale of the building and its wings, the pool building, and the garages. However, note that compatibility is not a determining factor in the required findings regarding the Modification. (i.e., the permitted uses could also be designed to be compatible as a transition.)
7. 5 Buffer yards adjacent to single family residences: Section 3.8.30 requires 25-foot wide buffer yards. This is a significant issue with the proposed site plan. A Modification would be required. A point of discussion would likely be whether there is a solution that is equal or better than the standard in accomplishing the purpose of compatibility.

8. 6 Block size for multi family development: the Land Use Code promotes an interconnected neighborhood pattern of streets and blocks of limited size – 7 acres maximum. A Modification would be required for the site plan as proposed. The existing development on all sides would be the primary consideration.
9. 7 Note that the Modifications could be brought to a hearing for a decision without investing in a full development plan set.
10. 8 Site Plan: The walkways would need to be enhanced with more generous design features such as more width, trees in cutouts along the parking similar to street trees, corners eased with generous curves rather than strictly following parking lot outlines, and possibly pedestrian light fixtures. This design would be related to Modifications to the block size standard.
11. 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.
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City of Fort Collins

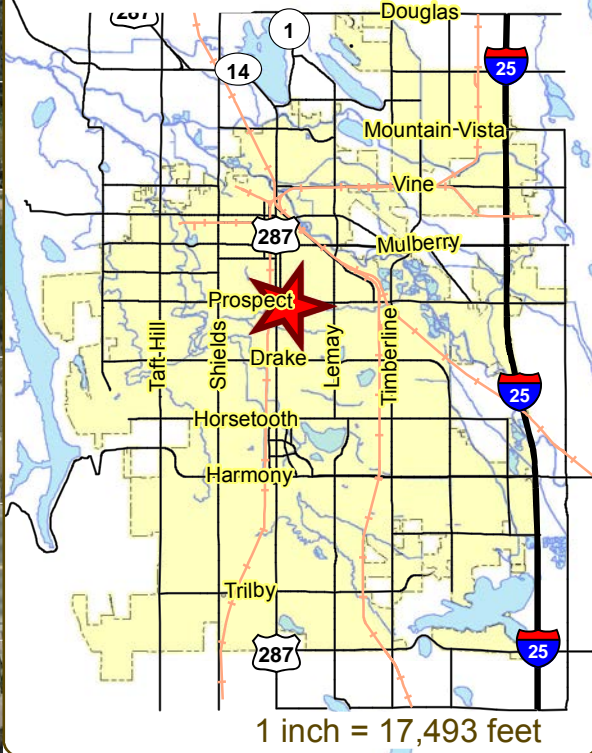
Building Services

Plan Review

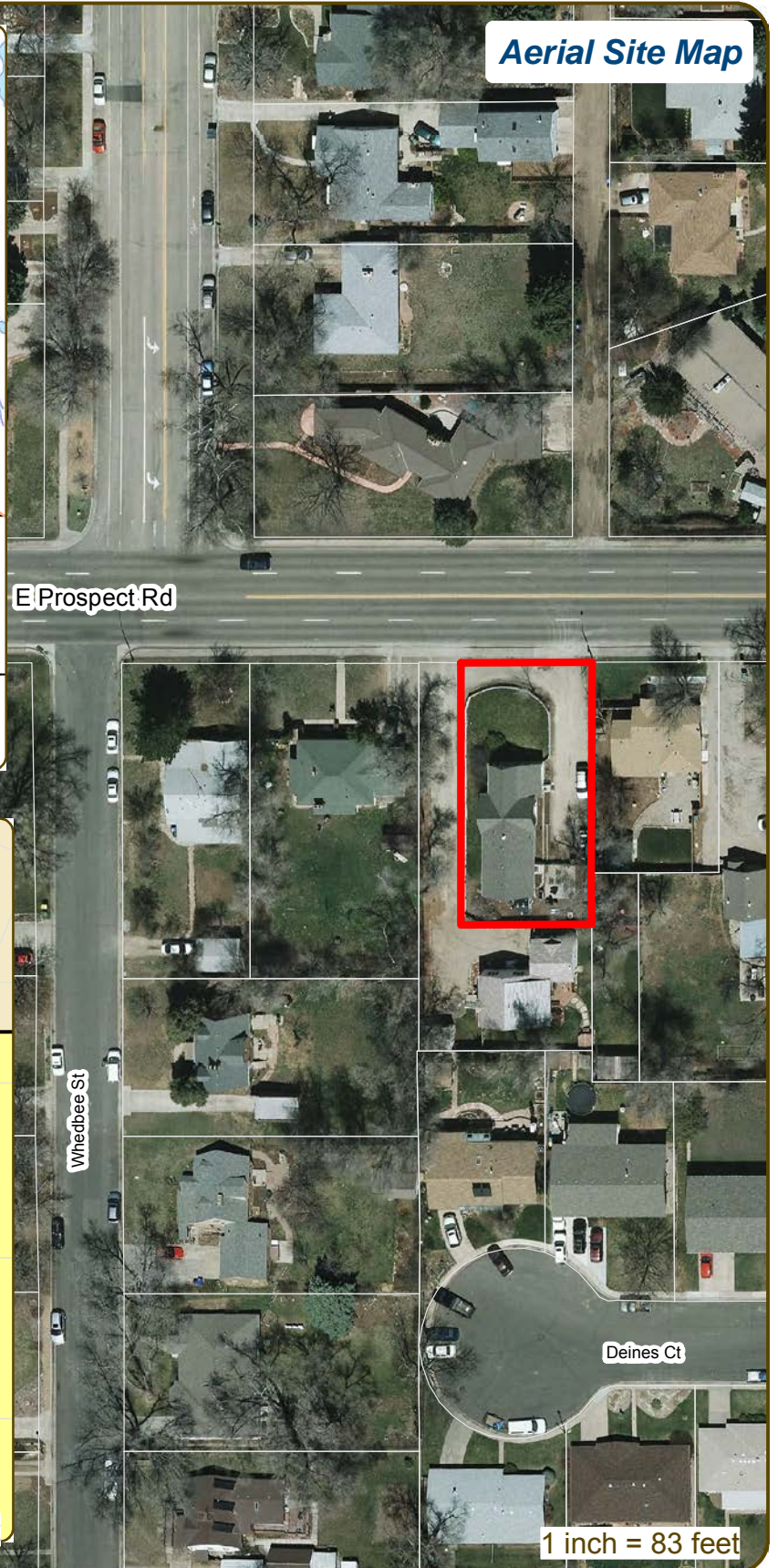
416-2341

511 E Prospect Rd Office

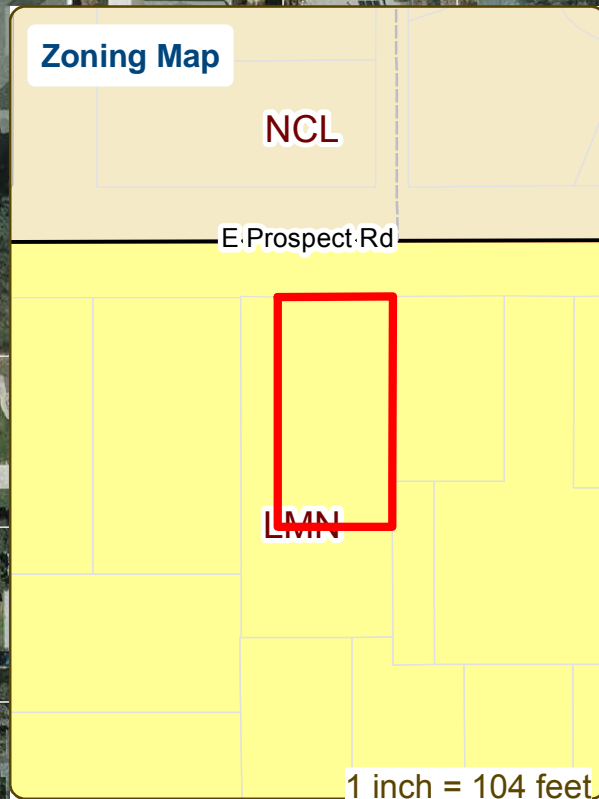
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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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) _____

Elena Estanol- Owner

Business Name (if applicable) _____ Synapse Counseling LLC

Your Mailing Address _____ 506 S. College Av. Ste. A2

Phone Number _____ (970) 692-4253 **Email Address** _____ estanole@hotmail.com

Site Address or Description (parcel # if no address) _____ 511 E Prospect Rd. Fort Collins, CO, 80525

Description of Proposal (attach additional sheets if necessary) _____ I have a backup offer on this property. I would like to use property as an office space for my Counseling practice. I would like to know what is required by the city to make this conversion. Parking? I want to find out what changes I need to make to meet code and city requirements to convert to office.

Proposed Use _____ Office **Existing Use** _____ In-home business

Total Building Square Footage _____ \$1720 **S.F. Number of Stories** _____ 2 **Lot Dimensions** _____ 8,320

Age of any Existing Structures _____ Last remodel 1993

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

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

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

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

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

The only proposed changes are those that I hope to get recommendations on from you so that it meets all the codes.

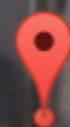
E Prospect Rd

E Prospect Rd

E Prospect Rd

E Prospect Rd

Whedbee St



511 E Prospect Rd



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 27, 2014

Elena Estanol
Synapse Counseling
506 S College Ave.
Suite A2
Fort Collins, CO 80524

Re: 511 E Prospect - Office

Description of project: This is a request to utilize an existing single-family home as a counseling office at 511 East Prospect Road (Parcel # 97242-79-001). No exterior additions or alterations are planned to the structure. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. The project will be subject to Planning & Zoning Board (Type II) 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: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

1. How will trash collection be handled? If outdoor containers are intended, then they will need to be located in a trash enclosure.
2. All other zoning issues have been covered by the Planning Department's comments.

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 a 6-inch sewer in Prospect.
2. The existing water service to the property is a ¾-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 there are no changes planned to the existing water or sewer services, there are no comments at this time.

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. If there is an increase in imperviousness greater than 1000 square feet 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. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity.
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 are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. If there is an increase in impervious area the city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

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

1. 1. 6/16/2014: No comments

Department: Historical Preservation

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

1. N/A. This property is more than 50 years old (built 1900), but there are no exterior alterations proposed. If any exterior alterations are proposed, please contact Historic Preservation staff for submittal information.

Department: Fire Authority

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

1. FIRE LANES

A business office fronting a four-lane arterial will require off-street parking for emergency vehicles and a fire lane will be required. Fire code requirements and fire lane specifications are provided for your reference.

IFC 503.1.1: 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.

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 dedicated as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

2006 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.

Department: Environmental Planning

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

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

Department: Engineering Development Review

Contact: 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. This includes modifying the driveways so that they meet current ADA standards.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Right-of-way dedication along the frontage for Prospect Road will be required. Prospect along this area is considered a 4 lane arterial road and is also identified as an enhanced travel corridor. The exact amount of right-of-way to be dedicated will need to be determined, but 27.5 feet is what is needed to meet the standards for a 4 lane arterial.
7. Utility plans may be required and a Development Agreement may be needed. If a development agreement is entered into it will be recorded once the project is finalized.
8. A driveway permit will need to be obtained prior to starting any work on modifying the driveways.
9. Parking design and layout was not provided. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. No parking will be allowed within the right-of-way to be dedicated.

Department: Electric Engineering

Contact: Jim Spaulding, 970-416-2772, jspaulding@fcgov.com

1. Please contact Electrical Engineering at (970) 221-6700 if you have any questions related to existing service size or the costs associated with upgrading existing service.

Planning Services

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

1. The conversion to an office use is permitted in the Low Density Mixed-Use Neighborhood Zone District, subject to Planning & Zoning Board (Type 2) review. As a Type 2 project, a neighborhood meeting will be required prior to a formal development application submittal.
2. Offices are limited to a maximum number of vehicular parking spaces at a rate of 3/1,000 square feet of gross floor area. If any parking is provided, at least 1 van-accessible handicap parking space is needed that is 8'-wide and adjoins an 8'-wide access aisle.
3. A minimum of 4 bicycle parking spaces are required, one of which must be an enclosed space.
4. Driveways and vehicle use areas will be a major consideration at this location given the limited availability of

space. For commercial uses, driveways and parking areas need to be surfaced with asphalt or concrete and should not be located between the building and street. These vehicle use areas also require a minimum 5' setback from side and rear lot lines and 15' from Prospect Road.

5. A 6' sidewalk will need to connect from the building's main entrance out to the Prospect Road street sidewalk.
6. Street tree(s) should be planted along Prospect Road in conjunction with any potential sidewalk upgrades and right-of-way dedication.
7. TRAFFIC OPERATIONS: I need more information on the proposed use and how that is different from the current use to determine whether a Traffic Impact Study (TIS) is needed. How many clients will be coming/going each day? Please contact me (Martina Wilkinson) at 970-221-6887 or mwilkinson@fcgov.com to determine whether a study is needed, and if so, to scope the details of the study.
8. TRAFFIC OPERATIONS: More information is needed to understand any issues associated with parking. How many parking spaces? Will it be paved? How does the access and circulation work? the access and proposed circulation for the parking lot.
9. TRANSPORTATION PLANNING: Will need to review sidewalk and multi-modal considerations.
10. 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.
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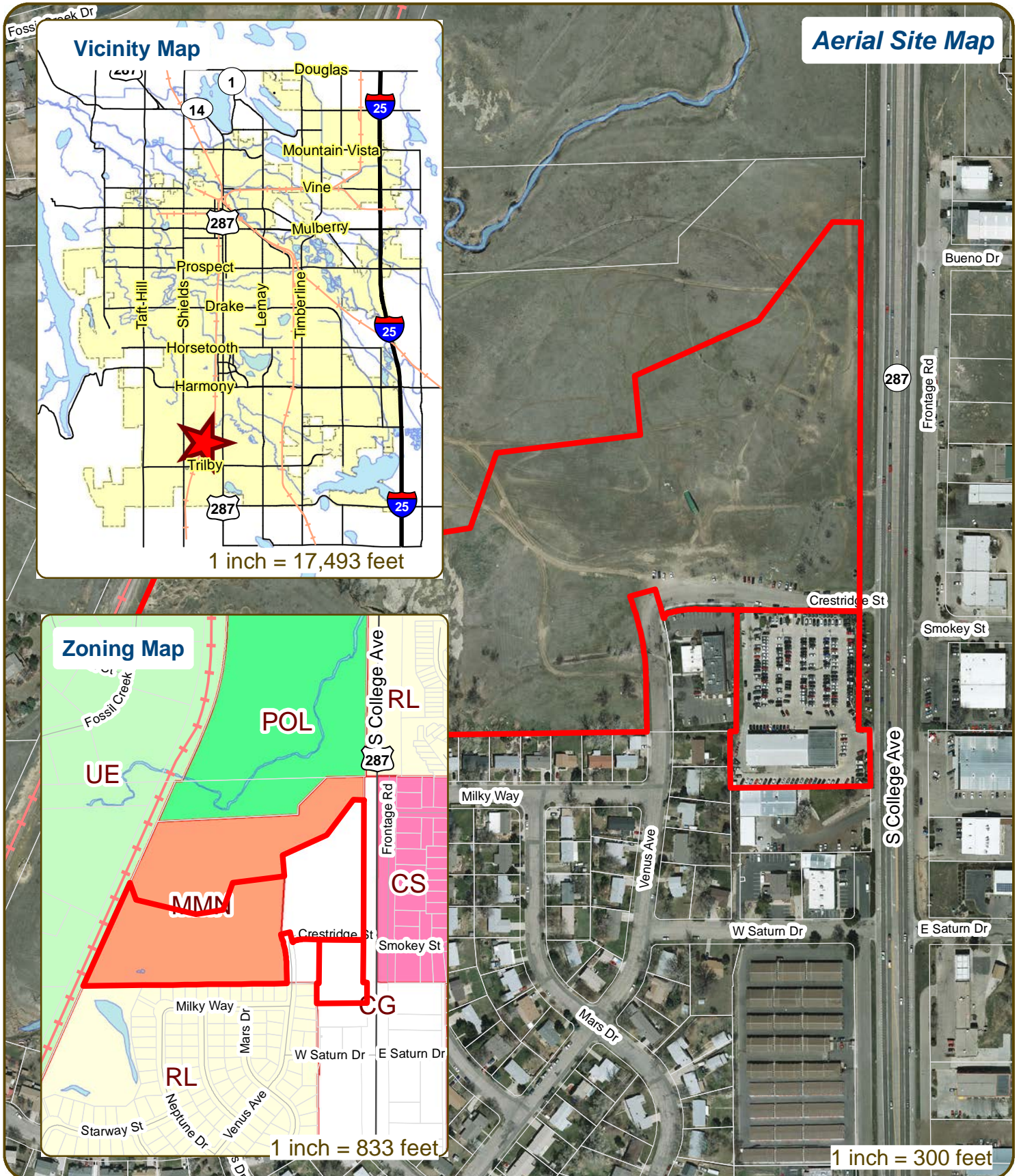
City of Fort Collins

Building Services

Plan Review

416-2341

5811 S College Ave Auto Dealership



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) **Tynans & Vineyard Church**

Tynans: Sean Tynan & Ed Tynan (owners) David Swanson (consultant) Hans Bruer (pastor)

Business Name (if applicable) **Tynans Nissan, Tynans Kia, and Vineyard Church**

Your Mailing Address **Tynans 5811 S. College Ave; Fort Collins Vineyard: 1201 Riverside Ave; Fort Collins**

Phone Number **Sean Tynan 970-215-0698 Hans Bruer 970-222-6057** Email Address **Sean.Tynan@tynans.com; Bigfatpastor@gmail.com**

Site Address or Description (parcel # if no address) **A TRACT OF LAND LOCATED IN A PORTION OF THE NORTH EAST ONE-QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M, COUNTY OF LARIMER, STATE OF COLORADO**

Description of Proposal (attach additional sheets if necessary)

NEW 24,000 SQ FT. NISSAN DEALERSHIP BORDERING COLLEGE AND CRESTRIDGE.

REMODEL OF 5811 S. COLLEGE AVE FOR KIA DEALERSHIP. NEW VINEYARD CHURCH AND REALIGNMENT OF CRESTRIDGE.

Proposed Use **VINEYARD CHURCH/ TYNANS AUTO DEALERSHIPS** Existing Use **VACANT LAND & CURRENT AUTO DEALERSHIP**

Total Building Square Footage **VINEYARD- 40,000 NISSAN- 24,000 KIA-17,500** S.F. Number of Stories **VINEYARD- 2 NISSAN-2 KIA-2** Lot Dimensions **SEE DIAGRAM**

Age of any Existing Structures **CURRENT NISSAN DEALERSHIP 28 YEARS**

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

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

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

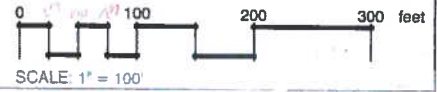
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Increase in Impervious Area **SEE DIAGRAM** S.F.

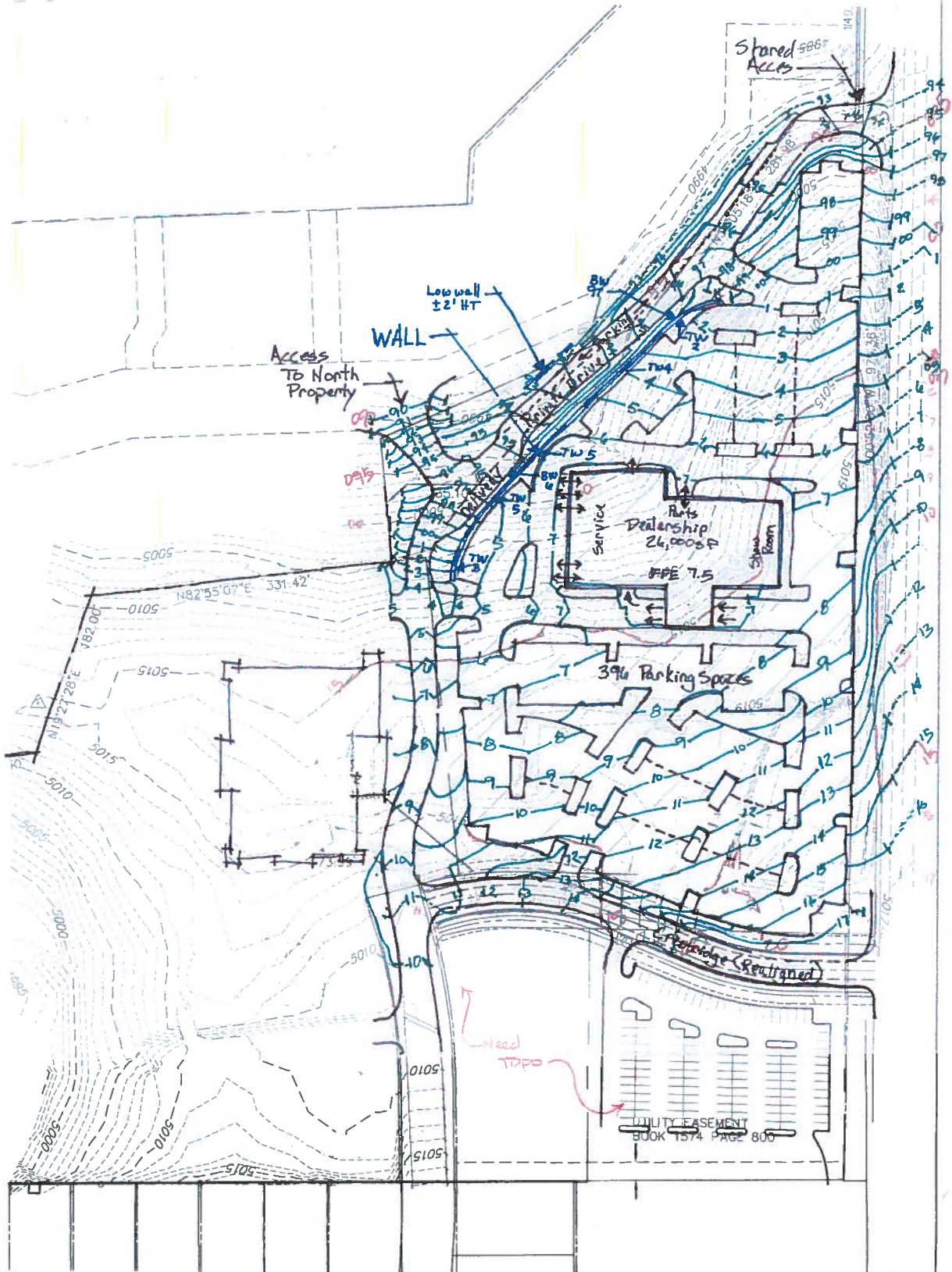
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



- | | | | | |
|---|---|---|---|---|
| <input checked="" type="checkbox"/> Calculations/Detail | <input checked="" type="checkbox"/> Site Observations | <input checked="" type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Fax | <input checked="" type="checkbox"/> Original to be mailed |
| <input checked="" type="checkbox"/> Meeting Notes | <input checked="" type="checkbox"/> Telephone Record | <input checked="" type="checkbox"/> Final | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> Original not to be mailed |





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

July 07, 2014

Sean Tynan
Tynan's Nissan
5811 S College Ave.
Fort Collins, CO 80525

Re: 5811 S College Ave - Auto Dealership

Description of project: This is a proposal for a new auto dealership, a remodel to an existing auto dealership and a new church building at 5811 S College Avenue (Parcel # 96111-00-002). The new auto dealership would be housed in a 24,000 square foot building with associated parking and a proposed realignment of Crestridge St. A new church building, approximately 40,000 square feet, is planned west of the new auto dealership. The site is located in the General Commercial (CG) zone district. This project will be subject to Planning & Zoning Board (Type II) 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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

1. The existing Nissan dealership will need to be brought into compliance with the applicable standards of the Land Use Code for the proposed remodel and change to a KIA dealership.
2. Planning's comments have addressed Zoning's issues.
3. The existing billboard signs (freestanding signs) will need to be removed. Only one freestanding sign is allowed along South College Ave.

Department: Water-Wastewater Engineering

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

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

Department: Stormwater Engineering

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

1. Floodplain Comments:
The western third of the undeveloped lot adjacent to 5811 S. College Ave. is located in the City-regulatory floodway and erosion buffer for Fossil Creek. Portions of Chapter 10 of City Code will apply to affected sections of this lot, as visible in the attached City Flood Risk Map.
2. No structure, detention pond, or water quality pond may be constructed within the erosion buffer zone. Fencing and hard surface paths or trails in an erosion buffer zone must satisfy the standards of Chapter 10, Division 7 of City Code, and fill may not be placed within the buffer for any reason. New irrigated vegetation and nonnative trees, grasses and shrubs are prohibited within the buffer zone.
3. Any site work, structural construction, fencing, landscaping and other activities considered development by Chapter 10 of City Code must be preceded by an approved floodplain use permit and no-rise certification supported by technical analysis from a professional engineer (P.E.) to cause no-rise in the base flood elevation (BFE). The floodplain use permit and no-rise certification document may be downloaded from the City website; <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>
4. New residential construction, new manufactured home construction, and critical facility construction are prohibited in the floodway.
5. New accessory structures may be constructed in the floodway so long as they are proven by technical analysis from a P.E. to cause no-rise. Accessory structures must be protected from flooding by elevating, floodproofing or venting the structure at least 12 inches above the BFE.
6. Site work in the floodway must be proven to cause no-rise by technical analysis and certified by a P.E.
7. Non-residential construction is permitted in the floodway only if no-rise can be demonstrated by technical analysis and certified by a P.E., and if the proposed use is not considered a critical facility, and if the proposed structure is elevated or floodproofed at least 18 inches above the BFE.
8. New basement construction will not be permitted on any proposed structure in the floodway.
9. Floodplain administration requirement checklists for plan sheets and drainage report items are available here; <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
10. Erosion buffer zone and floodway boundaries can be obtained in GIS or AutoCAD format by contacting Shane Boyle at 970-221-6700 or sboyle@fcgov.com.
11. Questions on floodplain administration standards and requirements can be directed to Mark Taylor at mtaylor@fcgov.com, or by calling him at 970-221-6700.
12. Development Review Comments:
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.

13. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. An offsite easement is required to drain across the property to the south and into Fossil Creek which is the drainage outfall for the site.
14. 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.
15. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
16. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
17. 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: Park Planning

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

1. 1. 6/16/2014: No comments

Department: Historical Preservation

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

1. N/A. The property does not contain buildings 50 years old or older, and the proposed plans are unlikely to affect adjacent historic properties, if any.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application. General comments are provided for the auto dealership and church relative to the conceptual review. More specific discussion will be needed as site plans become available.

2. 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

3. FIRE LANES IFC 503.1.1: 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.

FIRE LANE SPECIFICATIONS

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

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

2006 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.

*STRUCTURES EXCEEDING 30'

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

PAVERS

Fire lanes shall be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons. Private drives incorporating pavers as surface for fire lanes shall provide geotech information confirming the paver design can handle fire truck loading. A note shall be added to the civil plans.

4. WATER SUPPLY

A fire hydrant is warranted on the west side of Hwy 287 to support the dealership expansion. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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. AUTOMATIC FIRE SPRINKLER SYSTEM

This building will require an automatic fire sprinkler system under a separate permit.

6. HMIA

A HMIA (Hazardous Materials Impact Analysis) for the automobile dealership shall be submitted to the Poudre Fire Authority for approval at time of building permit.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands, wet meadows, and native grasslands). Please note the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

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

2. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
4. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
5. 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.
6. This project must also comply with the following standard, as it is adjacent to the Redtail Ponds Natural Area, Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well. . The traffic study will be key in determining the lengths of the right turn lanes needed and the impact to the intersections and the neighborhood.
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. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
9. For Venus Drive – It appears that adequate row should be in place, provided that the roadways are not offset within the existing row. Additional row will need to be dedicated to accommodate the standard parkway and sidewalk section if it will not fit into the current row due to an offset of the road.
10. For Crestridge Road and Venus Drive – The roadways will need to be designed and improved along the frontage of this property by this development. Curb, gutter and sidewalk will need to be designed and built. The roadway pavement will need to be replaced as it does not meet City Standards.
11. Venus Drive or an adequate access needs to be extended north thru this site to serve the parcel to the north. Adequate design and dedication of row/easement shall be provided. The plan that was submitted shows a private drive making this connection, which looks like that will work for this.
12. All design for College Ave (State Highway 287) will need to meet CDOT design standards and criteria and will need to be approved by CDOT. Access permits will need to be obtained for any changes to existing access points, new access points and any work within the SH287 ROW. Design parameters not covered by CDOT design criteria need to meet City of Fort Collins design standards and criteria.
All other 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>
13. There is an approved and adopted access control plan for SH287 that identifies where accesses can be placed and what kind of access they can be. The northern access point is to be a right-in right-out access point.
14. The property just to the North of this site has a vested approval for layout and density. How does this approval affect this site? That approval shows an access thru this site off of Venus and shows the location for the northern right-in right-out access point out to 287. This project will need to accommodate and provide for these access points. A change to the access locations can be made if the owner of the Waterstone property formally agrees to this. Any change to the access points or tie-ins with the access points or adjacent property needs to show how this/these connection(s) would occur and could work with the grades

out there. The connection from Venus to the site to the north does not need to be a street, it can be a drive provided it is designed adequately (width, features, sidewalk connection and grades) to meet Transportation and Poudre Fire Authority needs.

15. A raised median in SH287 will most likely need to be installed by this project to control access. Per the adopted access control plan a median will be needed in the short term and the long term, thus this project will probably need to install a raised median. Ideally this median would be able to be designed to accommodate the interim and ultimate roadway sections.
16. Per the access control plan the intersection of SH287/ Crestridge Road/ Smokey Street could be signalized if the streets (Crestridge and Smokey) could be aligned, the intersection meets traffic signal warrants and the grade of the intersection approaches are reduced. If the intersection cannot be aligned then the plan shows that this access shall become a right-in right-out intersection. The conversion of the intersection to a right-in right-out configuration will probably be triggered by the additional traffic that would be added to this intersection by this development. This intersection currently has a high accident rate due to the offset in the roads and limited visibility due to not quite being at the crest of the hill. The plan submitted shows the realignment of Crestridge.
17. As indicated in a prior comment - the northern access point location has been defined by the Waterstone project. You will need to work with this property owner regarding this access point. This project will need this access point to develop. You will need to work with the adjacent property owner to; 1) build the access point in the location shown and tie into it or 2) change the location of this access point. For the northern access point the design of the right-in right-out and/or the length of the right turn lane needed may go beyond the boundaries of this property and the property to the north. If it does go beyond the boundaries of this property this development is responsible for obtaining the necessary row from the adjacent property owners. One of the property owners to the north is the City of Fort Collins Natural Resources Department. They have a very defined process for obtaining easements and/or row from them. This is possible to do, but does take a little while.
18. I do not know exactly how much row actually exists along College Ave, but it does appear that close to adequate row does exist. A 72 foot minimum half row is needed where a right turn lane is not needed; where a right turn lane is needed a half row of 84 feet minimum is needed. More than likely a preliminary layout design will be needed to determine exactly how much row is needed.
19. Any necessary additional row needed for the ultimate SH287 cross section shall be provided.
20. There will probably need to be an interim and ultimate design done for SH287. An ultimate design will be needed to determine where sidewalk and curb and gutter shall be placed and if there are any design parameters that need to be accommodated. If the ultimate section is not what is constructed a design for the interim improvements will need to be provided. SH287 is considered an arterial roadway thus a 1000 feet of preliminary offsite design in each direction shall be provided as a part of roadway design.
21. This project will need to install sidewalk along the street frontages adjacent to the site, plus any off-site that may be needed to meet level of service criteria.
22. A 15 utility easement is needed along SH287.
A 9 foot utility easement is needed along Crestridge and Venus.
23. Some of the improvements to be installed along College Ave would be eligible for Street Oversizing reimbursement. Only those improvements which meet the oversizing criteria and are designed and installed in the ultimate location are eligible for reimbursement. Example the sidewalk along College will need to be installed in the ultimate location and the standards is a sidewalk wider than a local street – thus the width 3.5 feet of the 8 foot wide sidewalk is eligible for reimbursement.

Department: Electric Engineering

Contact: Jim Spaulding, 970-416-2772, jspaulding@fcgov.com

1. Light & Power has spare conduit in a vault west of 5811 S College Ave and will be able to bring 3-phase power to new development. Normal greenstone development charges will apply. Please contact Electrical Engineering for any clearance/accessibility requirements for transformers, streetlights, etc. as well as required forms needed for electrical construction at (970) 221-6700.

Planning Services

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

1. Land Use Code Section (LUC) Section 2.1.3(B)(2) It appears this project will be development in phases or multiple Project Development Plans (PDP). If this is the case and Overall Development is required (ODP).
2. The property is within 2 different zone districts the General Commercial (C-G) and the Medium Density Mixed-use Neighborhood district (M-M-N).

It appears the existing and new location of the car dealerships are located in the C-G zone district.

The church location appears to be in the M-M-N zone district.

3. LUC 4.21(A) The purpose of the C-G zone is to provide a setting for development and redevelopment for retail, commercial, and business uses. Though it may serve to continue to meet the need auto related uses these uses should be designed to accommodate other forms of personal mobility such as pedestrians and bicyclists.

Also the sub area plan 'South College Corridor Plan' speaks to creating more of a multi-modal environment.

4. LUC 4.21(B)(2)C. Vehicle sales and leasing establishments with outdoor storage are listed as a permitted use approved through a Type 2 review (decision maker is Planning and Zoning Board).

LUC 4.21(D) The maximum height of the buildings shall be 4 stories.

LUC 4.21(E)(2)(a) Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate users such as street corners or building entrances. These outdoor spaces should be visible and included amenities such as art, seating, or shelters.

The proposal is not showing any pedestrian outdoor space and this will need to be included. These outdoor spaces are intended to be not only for the customers of the site but for employees also.

5. LUC 3.5.3(C)(1) A dealership is classified as a Commercial building. As such a connecting walk from the public sidewalk to the main entrance of the building is required.

LUC 3.5.3(C)(2) Buildings have a required build-to-line, 30% of the building length shall meet the build-to-line. Along nonarterial street the build to line is 0-15ft, and along arterial street the build to line is 10-25ft. When there is more than one street along a property then the building shall meet at least two of the build-to-line. Further there shall not be any vehicle use area between the building and the facades of the building.

The proposed project is not meeting any build-to-line. This section does allow for alternative compliance to be built further back than required but it for such reasons as increased open space.

The project shows the site to front on two streets S College Ave and Crestridge. The build-to-line along Crestridge is 0-15ft. and along S College Ave 10-25ft. The building should be brought to the southeast corner of the site meeting the build-to-lines while provide a pedestrian walkway from the entrance to the sidewalk.

If a public street is built through the site creating another corner, the building could built to the other corner.

LUC 3.5.3(D) This section has requirements for the massing of the building and does apply

LUC 3.5.3(E) This section has standards for the Character and Image of the building dealing with the Facade treatment, entrances, and Base/Top treatments. The buildings will need to comply.

6. LUC 3.2.1 A landscape plan is required. This shall include the following: detached sidewalks, street trees, perimeter landscaping of vehicle use areas, interior landscape of vehicle use areas, landscape island with trees every 15 spaces, building foundational plantings, and tree stocking.

LUC 3.2.2(J) Vehicle use areas shall have an average minimum landscape setback of 15ft. from an arterial street and 10ft. from non areterial street.

This will apply to the new parking areas provide in this project and also along the south side of Crestridge when it is realigned.

7. LUC 4.6(B)(2)(b) Places of worship or assembly are listed as a permitted use in the M-M-N zone district subject to a Type 1 review (decision maker is a hearing officer).

If the place of worship is part of the car dealership PDP then the both will be reviewed as a Type 2 review.

LUC 4.6(D)(3) Building in the M-M-N zone district are limited to 3 stories.

8. LUC 3.5.3(C)(1) A place of worship is classified as an Institutional building. As such a connecting walk from the public sidewalk to the main entrance of the building is required.

LUC 3.5.3(C)(2) Buildings have a required build-to-line, 30% of the building length shall meet the build-to-line. Along nonarterial street the build to line is 0-15ft, and along arterial street the build to line is 10-25ft. When there is more than one street along a property then a the building shall meet at least two of the built-to-line. Further there shall not be any vehicle use area between the building and the facades of the building.

The proposed place of worship may be meeting the standard will to need to scale plans to verify.

LUC 3.5.3(D) This section has requirements for the massing of the building and does apply

LUC 3.5.3(E) This section has standards for the Character and Image of the building dealing with the Facade treatment, entrances, and Base/Top treatments. The buildings will need to comply.

9. LUC 3.5.1(I) For both uses the buildings mechanical/utility equipment (vents, flues, meters, boxes, transformer, conduit, ac/RTU...) will need to be screened. The location of this equipment shall be identified

on the plans and shown how they are screened.

10. LUC 3.2.4 For both uses a lighting plan is required, this is usually a photometric site plan with catalog cut sheets of the fixtures. The plan will need to comply with the average minimum foot-candles and while meeting the restrictions of light spillage.
11. LUC 3.2.5 For both uses trash and recycling enclosures will need to be provided. Such enclosures shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft. from a public walkway.
12. LUC 3.2.2 The dealership will need to delineate the parking areas from the inventory area. As there is parking maximums for the non inventory area.

LUC 3.2.2(K)(1) The place of worship has a parking minimum see section for details.

LUC 3.2.2(K)(5) For both uses based on the number of parking spaces provided a certain number of those will be required to be accessibility spaces. And at least one of the accessibility spaces for each use shall be van accessible (8ft. wide with an 8ft wide loading area).

LUC 3.2.2(L) Off-street parking stalls start at 9ft. x 19ft. and two-way drive aisles are 24ft. in width.

13. LUC 3.2.2(C)(4) For both uses bicycle parking is required. The dealership will be based on the square footage of the building. The place of worship will be based in also based on the square footage. Both have a minimum of 4 spaces.
14. TRAFFIC OPERATIONS: A Traffic Impact Study (TIS) will be needed per LCUASS 4.3.2. Please contact me (Martina Wilkinson) at 970-221-6887 or mwilkinson@fcgov.com to scope the study. The study will need to address access to South College, require on-site and off-site improvements, impact to neighboring areas such as the neighborhood to the south and multi-modal improvements (bike and pedestrian facilities).
15. TRAFFIC OPERATIONS: Access to US287 / College Avenue is governed by the adopted Access Control Plan. Compliance with that document will need to be shown. In addition, change in accesses to US287 are under the jurisdiction of the Colorado Department of Transportation. Contact Gloria Hice-Idler at CDOT for details (970-350-2148)
16. TRAFFIC OPERATIONS: Connectivity for the parcel to the north needs to be addressed.
17. 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.
18. 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.
19. 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>.
20. 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.

21. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
22. 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.
23. 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