

# Conceptual Review Agenda

Schedule for 06/27/16 to 06/27/16

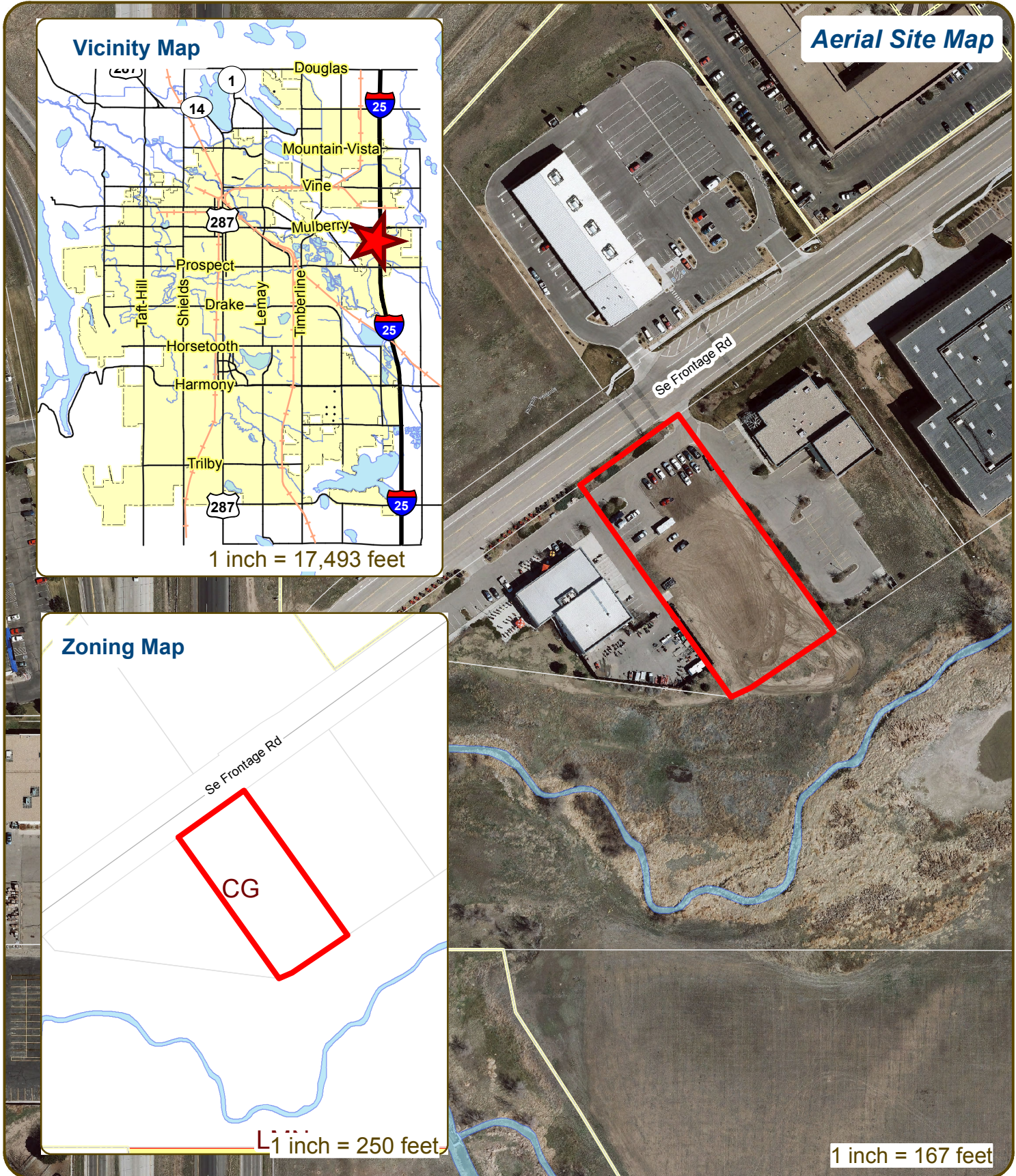
281 Conference Room A

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## Monday, June 27, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	846 SE Frontage Rd - Unlimited Indoor Recreation CDR160049	Cathy Mathis (970) 532-5891 <a href="mailto:cathy@tbgroup.us">cathy@tbgroup.us</a>	This is a request to build a 6,600 sq. ft. unlimited indoor recreation facility at 846 SE Frontage Rd (parcel #8715212013). The facility will be used as a non-profit wrestling and training facility. The site will be served by 18 parking spaces. The site plan shows overflow parking in the rear with a potential gravel lot as part of a second phase of development. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard
10:15	6015 S Timberline Rd - Mixed-Use CDR160050	Damien Parrish (970) 214 <a href="mailto:damienp@kw.com">damienp@kw.com</a>	This is a request to build mixed-use neighborhood at 6015 S Timberline Rd (parcel #8607100008). The proposed site plan shows 154 single-family detached homes with a neighborhood park. A small commercial use is shown on the southeastern portion of the site. The parcel will be zoned Low Density Mixed-Use Neighborhood (LMN) and Medium Density Mixed-Use Neighborhood (MMN) upon annexation into the City. This proposal will be subject to Planning & Zoning Board (Type II) review after being annexed.	Pete Wray
11:00	1118 NE Frontage Rd - Outdoor Storage and Vehicle Rental CDR160051	Steve Wimp (970) 224-9200 <a href="mailto:steve@thunderpup.com">steve@thunderpup.com</a>	This is a request to locate an equipment rental and outdoor storage facility at 1118 NE Frontage Rd (parcel #8703000019). The new owner would use the site for renting and storing boats and RVs. As part of a later phase, the applicant wishes to build storage units and an industrial building. The site is located in the Industrial (I) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

# 846 SE Frontage Rd Unlimited Indoor Recreation



**Aerial Site Map**

**Vicinity Map**

1 inch = 17,493 feet

**Zoning Map**

1 inch = 250 feet

1 inch = 167 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Matt Rankin, r4 Architects; Mike Oberlander, Interwest Consulting Group; Ryan Wood, owner

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 822 SE Frontage Road, Fort Collins CO

Description of Proposal (attach additional sheets if necessary) See attached sheet for description

Proposed Use Vacant Existing Use Athletic Training Facility

Total Building Square Footage 6,600 S.F. Number of Stories 1 Lot Dimensions

Age of any Existing Structures

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

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

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

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?

## GRIT Athletics

### **Proposal:**

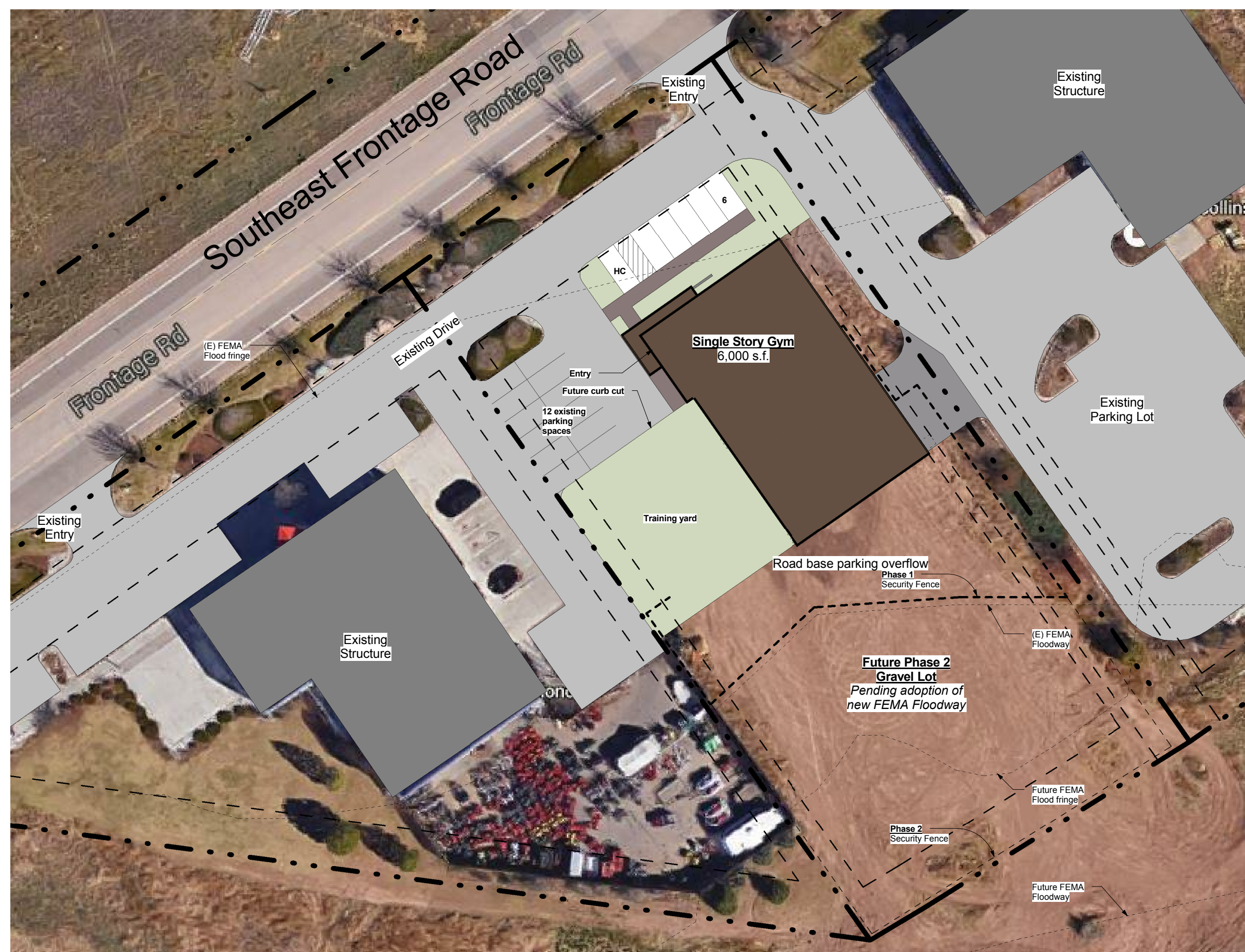
- GRIT Athletics Training Facility
- 822 SE Frontage Road, Fort Collins, CO
- Lot 13, Interchange Business Park is a proposed
- 6,600 GSF non-profit wrestling and training facility for individuals beginning at 5 years and progressing through senior level competition.

### **About GRIT**

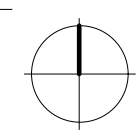
This facility will be the home for Grit Athletics, Inc, a nonprofit Wrestling Club formed in 2008 with the mission "to Inspire and provide people of all ages, with a rich life, through athletic opportunities, and a variety of sports competitions, while developing skills for challenges along the way."

GRIT Athletics Wrestling Club is a progressive approach to the training of wrestling techniques, applying sport conditioning, teaching respect, learning to live big dreams, set goals and live a life of GRIT (Grace, Righteousness, Intensity and Toughness)

GRIT provides year-round training and wrestling opportunities for individuals beginning as young as 5 years old with programs supporting wrestlers progressing from middle school, high school, university and senior level competition.



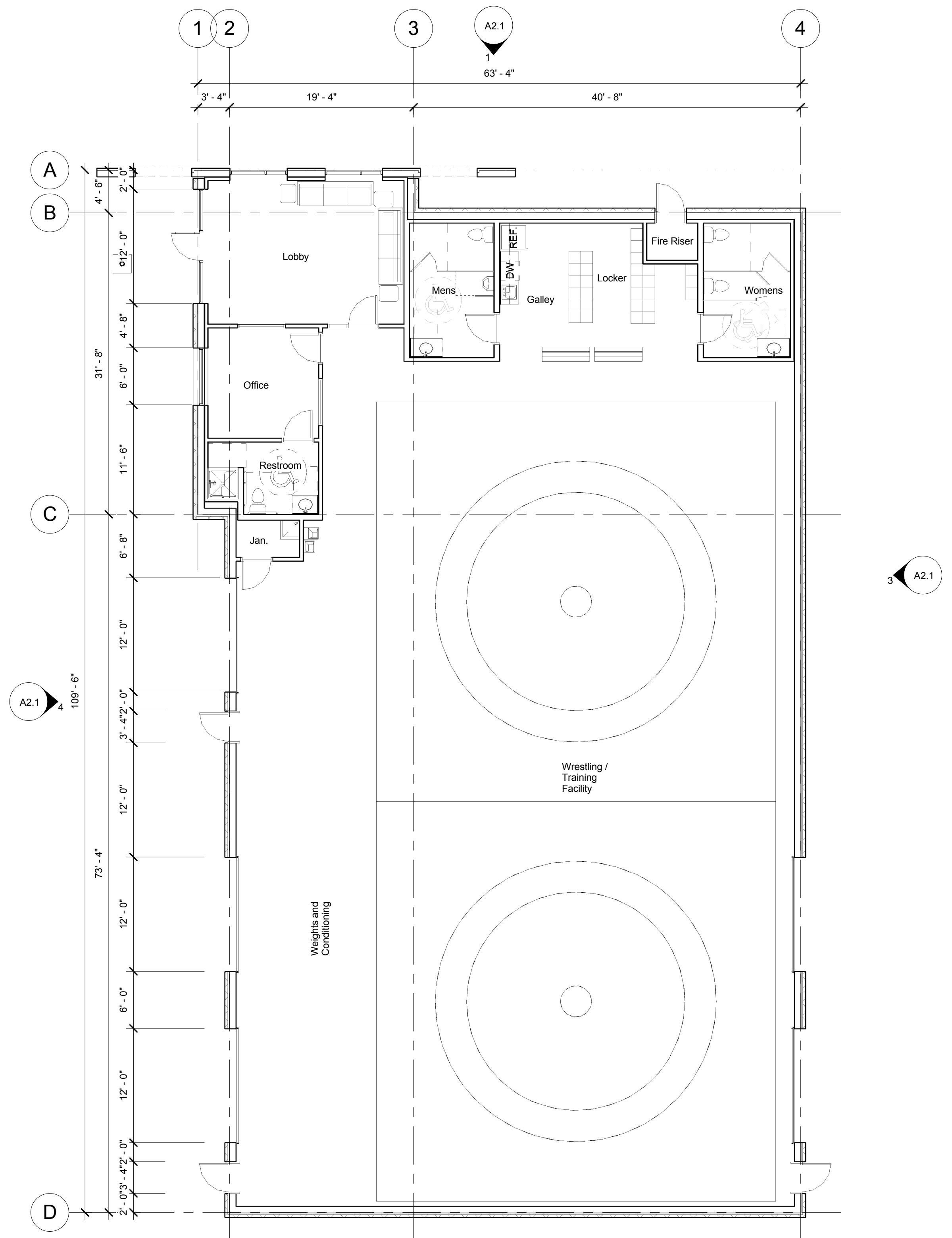
2 Site Plan - Aerial Background  
1" = 40'-0"



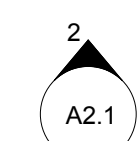
3 Southwest Perspective



4 West Perspective



1 First Floor Plan  
1/8" = 1'-0"



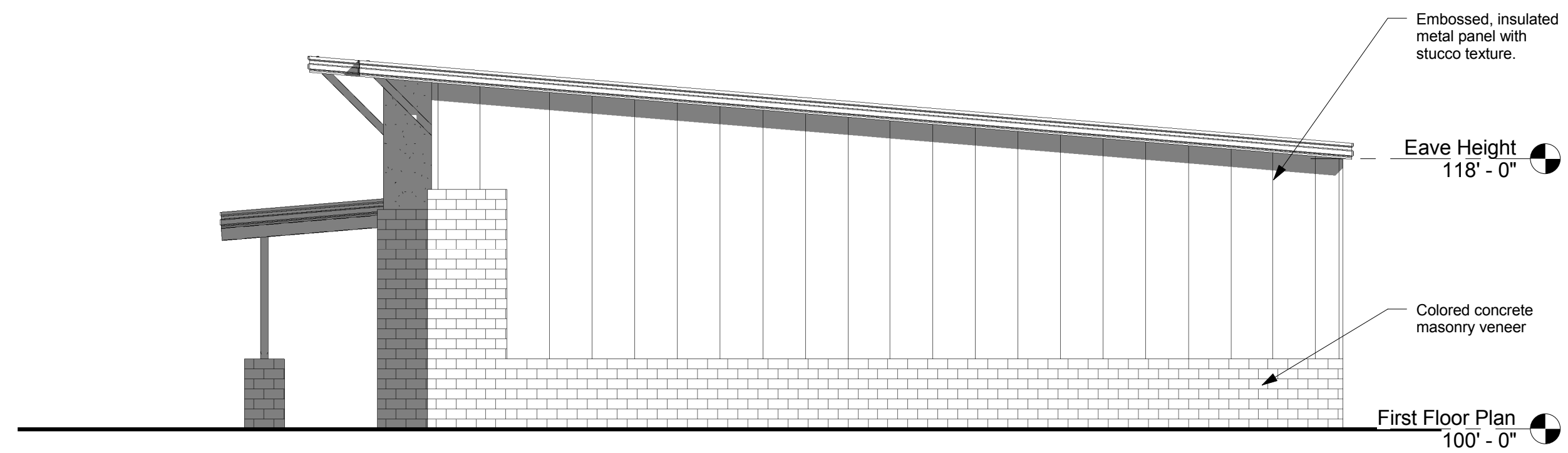
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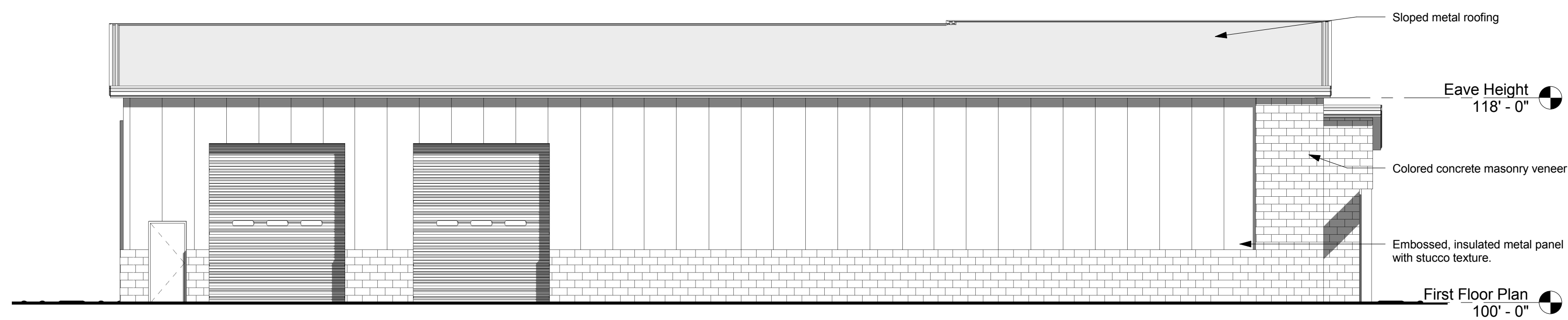
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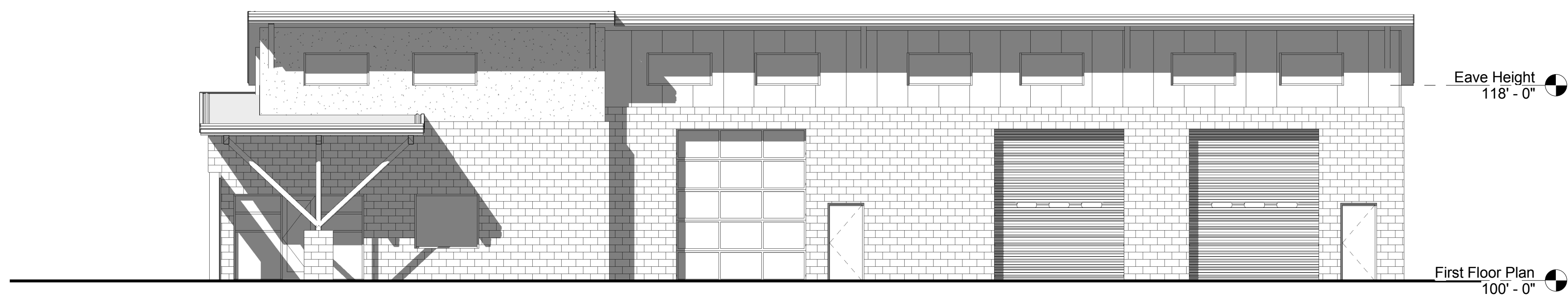
2 South Elevation  
1/8" = 1'-0"



1 North Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



4 West Elevation  
1/8" = 1'-0"



September 01, 2016

Cathy Mathis  
TBGroup  
444 Mountain Ave  
Berthoud, CO 80513

**Re:** 846 SE Frontage Rd - Unlimited Indoor Recreation

**Description of project:** This is a request to build a 6,600 square foot building on the vacant lot at 846 SE Frontage Rd (parcel #8715212013) in the Interchange Business Park. The facility will be used as a non-profit wrestling and training facility. Of the total building, approximately 4,763 square feet will be devoted to wrestling, weight room, conditioning area and lockers. The site will be served by 18 parking spaces. The site plan shows overflow parking in the rear with a potential gravel lot as part of a second phase of development. The site is located in the General Commercial (CG) zone district. With under 5,000 square feet assigned to active recreation, this proposal will be subject to Administrative (Type One) 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, Ted Shepard, at 970-221-6343 or [tshepard@fcgov.com](mailto:tshepard@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. Is there a shared access agreement between the property to the southwest and this property?
2. The minimum parking requirement is 18 spaces based on 6,000 SF.
3. What happens in the training yard? Will it be fenced?
4. You'll need to submit a landscape plan.
5. You'll need to provide 4 bicycle parking spaces, one space should be enclosed.
6. How will trash and recycling be handled? You are required to provide a trash and recycling enclosure.

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. This site is will be served by ELCO Water District for water service and Boxelder Sanitation District for sewer service.

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. Frontage Road is under CDOT jurisdiction. Access permits and review through CDOT will be required.
2. Sidewalks are needed on the frontage road.
- 2.

**Department: Stormwater Engineering**

**Contact: Heidi Hansen, 970-221-6854, [hhansen@fcgov.com](mailto:hhansen@fcgov.com)**

1. 1. A portion of this property is located in the FEMA regulated, 100-year Boxelder Creek flood fringe and in the floodway (area of faster deeper flood flows). Any development within the floodplain or floodway must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
2. 2. The plans submitted for conceptual review show the proposed structure just touching the current regulatory flood fringe, but outside of the floodway. Please move the building slightly south to make sure it is located out of both the flood fringe and the floodway. Because the structure is located so close to the boundary, survey is required prior to pouring the foundation, to ensure that the structure is outside of the floodplain boundary. Elevation of the structure above the 100-year flood level is strongly recommended even if not required by code due to the close proximity to Boxelder Creek.
3. 3. Any construction activities within the flood fringe (e.g. grading, structures, sidewalk or curb & gutter installation, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
4. 4. Per Section 10-109 (8), Critical Facilities are prohibited in the floodplain. The definition for Critical Facilities includes at-risk populations, which includes facilities that provide services to children. Depending on the intended use, this facility may be considered to be a critical facility under this definition. Please ensure that the structure will not be constructed in the floodplain. If it is possible to shift the building further away from the regulatory floodplain boundary, it is advisable to do so.
5. 5. The Boxelder Authority is working on improvements upstream of this site. Those improvements are expected to reduce the floodplain on this property in the future; however, until the improvements are constructed and the Letter of Map Revision (LOMR) is approved by FEMA, all requirements of Chapter 10 are still applicable. It may be multiple years before the LOMR is completed.
6. 6. The plans submitted for conceptual review show site improvements currently within the floodway as phase 2 that will occur after the LOMR is approved. At that time, some of the improvements (fence, parking, etc.) may still be located within the flood fringe and a floodplain use permit would be required prior to construction of those improvements.
7. 7. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
8. 8. The boundaries of the floodplain and floodway should be included on any plans. Contact Beck Anderson of Stormwater Master Planning at [banderson@fcgov.com](mailto:banderson@fcgov.com) for floodplain CAD line work, as required per the floodplain development review check list.



9. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. [hhansen@fcgov.com](mailto:hhansen@fcgov.com) 970-221-6854.
10. The design of this site must conform to the drainage basin design of the Boxelder Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
11. 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. 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](mailto:jschlam@fcgov.com).
12. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall for this site will be directly into Boxelder Creek.
13. 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.
14. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
15. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
16. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

## 1. WATER SUPPLY

All Commercial buildings are required to be within 300ft of the nearest Hydrant. It appears from the Site Plan provided that this criteria has not been met. Code language provided below

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

## 2. SPRINKLER SYSTEM

All buildings over 5,000 sq ft require either, Fire Containment or an approved Fire Sprinkler system. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

## 3. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building as measured by an approved route around the perimeter. Fire lanes shall be dedicated as an Emergency Access Easement (EAE) on a separate document and be designed to standard fire lane specifications.

## 4. 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, 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.

## 5. PREMISE IDENTIFICATION

There are two separate addresses listed for the facility in the provided material. One single address should be specified. Code language below

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

### **Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands and riparian habitat associated with irrigation ditch Boxelder Creek). Buffer zone standards range from 50-100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code. The ECS is due a minimum of 10 days prior to PDP submittal. Please contact me if you want to discuss the ECS scope and requirements. An abbreviated and/or memo ECS will be sufficient.
2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.

3. Regarding site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian rhythms for both humans and wildlife. The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum and exposure to blue light at night has been shown to harm human health and endanger wildlife. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. Down the line please submit a photometric plan and manufacture cut sheets.
4. The area to the south of the site is rather naturalized along Boxelder Creek and many songbirds were seen and heard along the irrigation ditch during a recent site visit to the property. I see addition of a security fence on the conceptual plan and believe it would be a good amenity at the site and to serve screening purposes. Note Land Use Code 3.4.1(I) calling for project design and aesthetics to complement the visual context of the natural habitat. In this case, security fence color(s) could be chosen to be complementary to the naturalized area and designed to screen the naturalized area from vehicle and/or parking lot lights.
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens, and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
  1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
  2. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
  3. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
  4. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
  5. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts; let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Katie Sexton, ,**

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

5. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (9 foot along the frontage road). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
8. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.
9. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
10. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
11. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
12. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development . Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. Light & Power has existing 3-phase power available along the East side of the frontage road adjacent to this site. There is also an existing 3-phase transformer located at the NW corner of the neighboring property to the South that could be modified to feed both properties.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below: .  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. Transformer locations need to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

5. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
6. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

### **Department: Building Inspection**

**Contact: Sarah Carter, 970-416-2748, [scarter@fcgov.com](mailto:scarter@fcgov.com)**

1. Please schedule a pre-submittal meeting with Building Services for this project. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new 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. Applicants of new projects should email [scarter@fcgov.com](mailto:scarter@fcgov.com) 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.
2. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or [scarter@fcgov.com](mailto:scarter@fcgov.com).

### **Planning Services**

**Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)**

1. The parcel lies between two driveways but the site plan does not indicate the existence of an access easement across the two adjoining lots that would allow the subject parcel to gain access to the S.E. Frontage Road. The two dashed lines could be such an easement but there is no label. The Interchange Business Park was platted in the County. Please verify that such an access easement has been dedicated on the plat.
2. Both the subject site and the parcel to the south (858 S.E. Frontage Road) require an access easement along a segment of the shared side property line for parking and maneuvering. Please verify that such an easement has been dedicated. If not, then both property owners will need to dedicate one-half of the necessary easement.
3. The dashed lines on the site plan indicate that the aforementioned unspecified easement runs along the entire length of the shared westerly property line but the Training Yard encroaches into this easement. Due to this encroachment, it is not clear how vehicles would gain access to the rear of the building into the area designated as "Parking Overflow." Consequently, the extent of the Training Yard may need to be reduced.
4. The same comment applies along the easterly property line. It appears that the entire length is encumbered by some type of easement, as indicated by the dashed lines, yet the site plan indicates that this area is used for landscaping, access to overhead doors and an area that is not colored in.
5. Please provide the amount of floor area to be used for the indoor recreation and the amount to be used for other purposes. If the amount of indoor recreation floor area is below 5,000 square feet, then the project, would be considered a Limited Indoor Recreation Facility and subject to review administratively (Type One Review) by the Hearing Officer.

6. Along the north elevation, please provide a weather protection canopy over the exit door.
7. The exterior materials indicate “Colored Concrete Masonry Veneer.” Please note that smooth-face block is not allowed and that any block selected must be heavily textured. Staff recommends that as this project moves forward, a sample material board be provided including color chips for the overhead doors.
8. Staff is concerned that as proposed, the site plan leaves little opportunity for landscaping. The streetscape landscaping may have to be enhanced and pockets of landscaping may have to be carved out as mitigation.
9. Given the proposed building placement, the P.D.P. would need a Modification of Standard to the Build-to Line per Section 3.5.3(C)(2). The project represents an infill condition within a business park that was mostly developed in Larimer County. Such a Modification could be supported subject to providing a connecting walkway between the public sidewalk and the building entry. This walkway should be enhanced with a crosswalk and landscaping where feasible. In addition, a Modification request would call attention to the Contextual Setback that has been established within the business park which may be considered per Section 3.8.19(B).
10. Please provide details of the proposed Security Fence.
11. On the left side of the east elevation, the site plan indicates what appears to be additional vehicle access to the overhead doors. The floor plan does not indicate a specific purpose in this area of the building. Please label and indicate the purpose of needing vehicular access in this location.
12. Rooftop mechanical equipment must be screened.
13. There should be no lighting between the building and Boxelder Creek.
14. For those portions of the site that are to be developed with a future phase, please graphically indicate and state in the general notes the overall future intent of these areas.
15. Based on information provided subsequent to the Conceptual Review meeting, the active recreation floor area includes approximately 4,763 square feet. Since this area is less than 5,000 square feet, the project qualifies as a Limited Indoor Recreation Use and thus subject to review by the Hearing Officer (Type One) and not the Planning and Zoning Board.
16. 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.
17. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
18. 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>.
19. 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.

- 20.** Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
- 21.** 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.
- 22.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

#### Energy Code Use

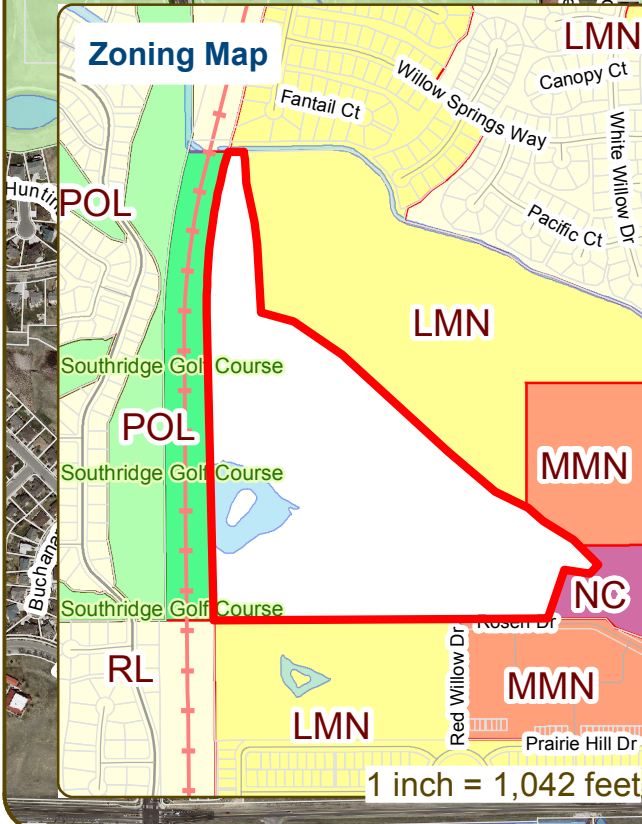
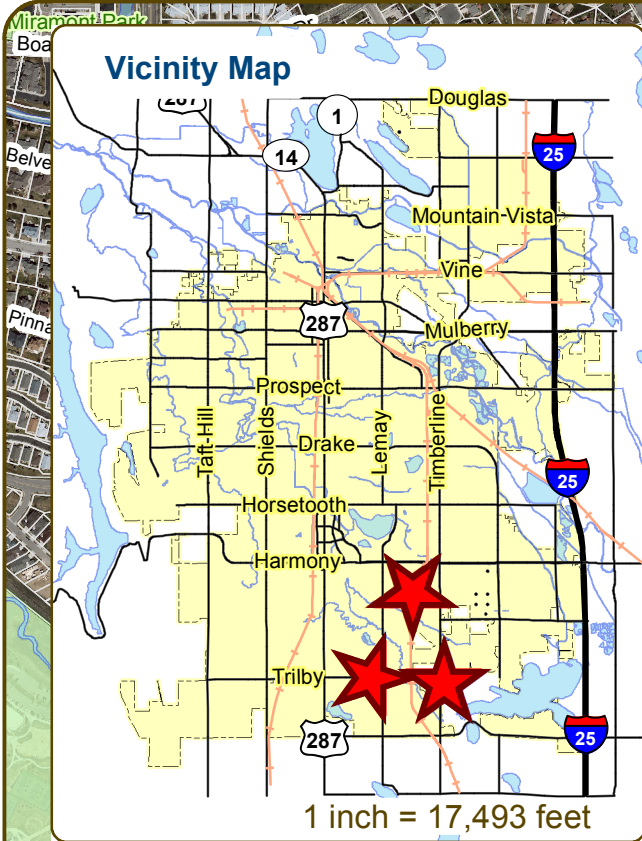
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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

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



# 6015 S Timberline Rd Mixed-Use



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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) Damien Parish (Consultant / Real estate Broker)

Business Name (if applicable) Keller Williams Realty

Your Mailing Address 2275 HARVEST ST, FTC 80528

Phone Number 970-214-4026 Email Address damienp@kw.com

Site Address or Description (parcel # if no address) 6015 S. Timberline Rd, Fort Collins, 80528

Description of Proposal (attach additional sheets if necessary) Concept sketch provided by Landmark Engineering

Proposed Use LMN Existing Use FA-1

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

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

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

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

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

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

Suggested items for the Sketch Plan:

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

# Rennat Property

Proposed Mixed Use Neighborhood  
6015 Timberline Road, to the City of Fort Collins, Colorado

**Prepared for:**  
Mr. Damien Parrish  
Parrish Group Homes  
3720 S. College Ave., Unit A  
Fort Collins, CO 80528  
(970) 214 - 4026



**Land Use Summary**

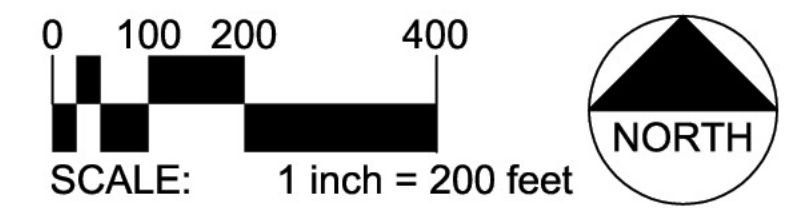
Existing / Proposed Zoning:	FA-1 (Larimer County) LMN (to City of Fort Collins)
Property Area:	±57.82 Ac.
Commercial Use:	±1.43 Ac.
Residential Use:	±56.39 Ac.
Proposed Units:	154 DU
Gross Density (Residential Area Only):	2.73 DU / Ac

**Product Summary**

	40' x 100' Min. Traditional SFD (Alley Loaded)	52 DU	(33.8%)
	50' x 110' Min. Conventional SFD (Front Loaded)	75 DU	(48.7%)
	60' x 110' Min. Conventional SFD (Front Loaded)	27 DU	(17.5%)
<b>Total</b>		<b>154 DU</b>	

**Notes**

1. Base and property line information were generated from publicly available documents. This drawing is not based on a survey.
2. Aerial photography may not reflect current on-site conditions or correspond perfectly to boundary lines as drawn.
3. Streets are to be public right of way. Unless otherwise noted, collector streets are drawn at 76' right of way width, and local streets at 53' right of way width. Alleys are drawn at 20' pavement width.
4. The alignment of Zephyr Drive is approximate.
5. Two points of access / egress are planned from Rosen Drive within Crowne on Timberline.
6. The proposed cul-de-sac near the north end of the property is less than 1,000 feet. In the event that the HCT property owner is unable to make this connection, it is anticipated that the 27 units accessed via the cul-de-sac may be required to be sprinkled.
7. The Neighborhood Park shown is drawn at ±3.4 acres in size, and is intended to create a focal point at the junction of multiple land uses planned for both properties. Approximately ±1.6 acres are proposed on the Rennat Property.
8. Stormwater drainage concept has not been evaluated by a civil engineer.
9. Landscape shown is conceptual.
10. Sanitary sewer, water, and other existing utilities are not shown, pending survey locates.





September 01, 2016

Damien Parrish  
Keller Williams Realty  
2275 Harvest Street  
Fort Collins, CO 80528

**Re:** 6015 S Timberline Rd - Mixed-Use

**Description of project:** This is a request to build mixed-use neighborhood at 6015 S Timberline Rd (parcel #8607100008). The proposed site plan shows 154 single-family detached homes with a neighborhood park. A small commercial use is shown on the southeastern portion of the site. The parcel will be zoned Low Density Mixed-Use Neighborhood (LMN) and Medium Density Mixed-Use Neighborhood (MMN) upon annexation into the City. This proposal will be subject to Planning & Zoning Board (Type II) review after being annexed.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or [pwray@fcgov.com](mailto:pwray@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Marcus Glasgow, 970-416-2338, [mglasgow@fcgov.com](mailto:mglasgow@fcgov.com)**

1. LUC 4.5(D)(1)(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.

LUC 4.6(D)(1)Density. Residential developments in the Medium Density Mixed-Use Neighborhood District shall have an overall minimum average density of twelve (12) dwelling units per net acre of residential land, except that residential developments (whether approved pursuant to overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of seven (7) dwelling units per net acre of residential land. The requirements of this paragraph shall not apply to mixed-use dwellings in multistory mixed-use buildings.

(a)

The minimum residential density of any phase in a multiple-phase development plan shall be seven (7) dwelling units per net acre of residential land.

2. LUC 4.5(D)(1)(b) The maximum density of any development plan taken as a whole shall be nine (9) dwelling units per gross acre of residential land

3. LUC 4.5(D)(2)(a) A minimum of three (3) housing types shall be required on any project development plan containing twenty (20) acres or more, including such plans that are part of a phased overall development; and a minimum of four (4) housing types shall be required on any such project development plan containing thirty (30) acres or more.
4. Nonresidential and mixed-use buildings shall comply with section 3.5.3 and section 4.5(E)(2)
5. Residential buildings shall comply with building standards found in section 3.5.2
6. LUC 4.5(E)(3) Maximum Residential Building Height in LMN zone. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories. (LMN)  
LUC 4.5(D)(3) Buildings shall be limited to a maximum of three (3) stories. (MMN)
7. LUC 3.2.1 A landscape plan is required.
8. The setbacks for LMN and MMN are:  
Front 15'  
Rear 8'  
Side 5'  
Corner Side 15'
9. LUC 3.5.2 (F) (3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Alleys and corner lots are exempt from this standard.
10. LUC 3.5.2 (F) (2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
11. LUC 3.5.2 (F) (1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.
12. Bicycle parking for commercial use required as part of LUC 3.2.2(C)(4)
13. Parking requirements for commercial use as part of LUC 3.2.2(K)
14. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design (Commercial Use)
15. LUC 3.2.5 All developments shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates. (Commercial Use)

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. This site is will be served by Fort Collins-Loveland Water District for water service and South Fort Collins Sanitation District for sewer service.

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study. Note that the function and operations of the intersection at Timberline to Zephyr Rd will need to be addressed, including possible signalization.

2. Need to work with Park Planning on regional trail locations and connections both north and south of this property.
3. Work with engineering for any requirements for adjacent road improvements.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
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. 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](mailto:jschlam@fcgov.com).
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall for this site will need to be investigated by the design team. If the outfall is into the adjacent irrigation ditch then a release agreement will need to be obtained from the ditch company and this release rate cannot exceed what has been historically draining to the ditch.
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 required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - B. 75% of all newly added or modified impervious area must be treated by LID techniques.Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount

of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. The installation of private hydrants require special approved and permitting. Private fire hydrants shall have an approved maintenance plan as per IFC 507.5.3. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS

Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

**2. FIRE LANES**

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. All private roads serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height. Code language and fire lane specifications provided below.

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

**3. 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.

> Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

\*STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of

the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

#### 4. CUL-DE-SACS

From the provided Site Plan it appears that some streets may be out of compliance on maximum length allowed without a secondary access. Future street connections usually cannot be allowed in these calculations. Any house past 660ft to the north west from the intersection at lot 147 will have to be sprinklered per the Fire Marshall 6-27-2016  
> FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

#### 5. REMOTENESS

Per the Fire Marshall, 6-27-2016, the minimum requirements for two access points shall be 1)The completed Zephyr Drive on to Timberline 2)The proposed Fire Lane extension by lot 83 denoted on the provided Site Plan as Rosen Dr extension. This will be required to have access gates with appropriate emergency access locks and a maintenance plan for snow removal and weed control.

> IFC D104.3: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

#### 6. PREMISE IDENTIFICATION

Each Residence and Commercial structure has to be identified so they can be easily and quickly found by Emergency Services. Any Private Alleys may have to be named and residencies with Alley Access may need to have Addresses on both front and back entrances.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background or four-inch numerals for a Residence. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

### **Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1) as the site is within 500 feet of known natural habitat features (pond; wetlands). Please note the buffer zone standards range from 50-100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Buffers are measured from the top of bank line (stream; river; ditch; etc.) or the outer edge of the natural habitat or feature (wetlands; riparian forest; etc.) as appropriate.

Please contact me if you would like to discuss the scope and requirements of the ECS further. The ECS is due a minimum of 10 days prior to PDP submittal.

2. In the current conceptual plan it appears the project is attempting to be designed in a way that is sensitive to the current pond and wetlands on-site, although, some lots appear rather close to the edge of the existing pond. In the ECS document ensure clarification of extent of each natural feature on-site, including those associated with any and all irrigation ditches through delineation and estimated acreage. These delineations may affect the site layout as currently proposed. Additionally, in the next round of review, please address how the site design may alter water flows and/or recharge of the existing pond and wetlands.
3. Within a natural habitat buffer zone, the City has the ability to determine if the existing landscaping is incompatible with the purposes of the buffer zone [See LUC 3.4.1(E)(1)(g)]. Please ensure the 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.

4. The City of Fort Collins recently adopted a new and innovative program. In the the Nature in the City program, please note that policy LU6 in the Nature in the City Strategic Plan specifies the multiple values of the City ditch system, including wildlife habitat and ecological functions. This includes keeping ditches daylighted when appropriate, removing barriers to wildlife (pollinators; songbirds) movement along ditches, enhancing habitat, and improving connectivity for people and wildlife where appropriate.
5. If moving forward with the project design, note the following in regard to habitat buffer zones and lighting: the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from site amenities shall not spill into the buffer areas. A photometric plan will be requested down the line if the project moves forward.
6. Note: the City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
7. Again in regard to site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian rhythms for both humans and wildlife. The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment, as blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum and exposure to blue light at night has been shown to harm human health and endanger wildlife. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities.
8. Note LUC 3.2.1(C) requiring developments to submit a landscape and tree protection and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." The Land Use Code defines a significant tree as that having a DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
9. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
  1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
  2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
  3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
  4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
  5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
  6. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these

efforts. Let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto: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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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 or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. 3.6.2(D) of the Land Use Code specifies a maximum length of 660 feet for a dead-end street. It appears that the cul-de-sac street at the northwest corner of the lot exceeds this length (until such time as further development to the east provides additional connectivity.) Poudre Fire Authority would need to weigh-in on the implications of this standard not being met (at least on a potential interim basis.) 3.6.2(D) also specifies that the diameter of a cul-de-sac bulb is required to be 100 feet.
8. Streets intended to be extended in the future require off-site street design for a distance of 500 feet beyond the termination point in accordance with Chapter 7 of LCUASS.
9. Local street widths are predicated on product type and may need to be widened beyond the 30 foot width depending on abutting use type. At a minimum the 30' width needs to be widened for the street abutting the commercial use.
10. Direct driveway access on to a collector street for residential lots will not be allowed, access would need to occur from a rear private drive, or an intersecting local street.
11. Rear access roadways acting as alleys are required to be private and will not be owned or maintain by the City.
12. Coordination with development to the south is suggested as lots within this development have a frontage responsibility for the abutting extension of Rosen Drive and would need to construct it, if not already constructed by the future development to the south.
13. The required Traffic Impact Study would need to look at impacts to Timberline Road and general access to Timberline Road. There may be an identified need demonstrated for offsite construction of Zephyr Drive to Timberline Road and signalization of this intersection as part of this development.

14. Civil construction plans will be required.
15. A Development Agreement will be recorded once the project is finalized, with recordation costs paid for by the developer.
16. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
17. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
18. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**

1. Light & Power currently has 3-phase power running along the South side of Rosen Dr. There is also an electric vault located at the Southeast corner of Rosen Dr. & Red Willow Dr. This would be the closest available power.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below: .  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. Transformer locations need to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
6. Light & Power will need to know any and all potential 3-phase load throughout the proposed site (commercial, parks, pumps, etc..) to be able to accommodate.
7. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

## Planning Services

Contact: Pete Wray, 970-221-6754, [pwray@fcgov.com](mailto:pwray@fcgov.com)

1. Annexation: Property to be annexed and zoned LMN and MMN. The proposed mixed-use component could be part of the MMN area but not a separate commercial area.
2. Site Access: Will initial access be from the south as part of that development? The primary access is shown from Timberline and Zephyr Drive intersection, will this project construct this connection ahead of development to north?
3. Multi-use trail coordination: Park Planning is assessing a trail alignment potentially along the north boundary of this property to connect the Power Trail on west side with Mail Creek to the east.
4. 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.
5. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
8. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
9. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

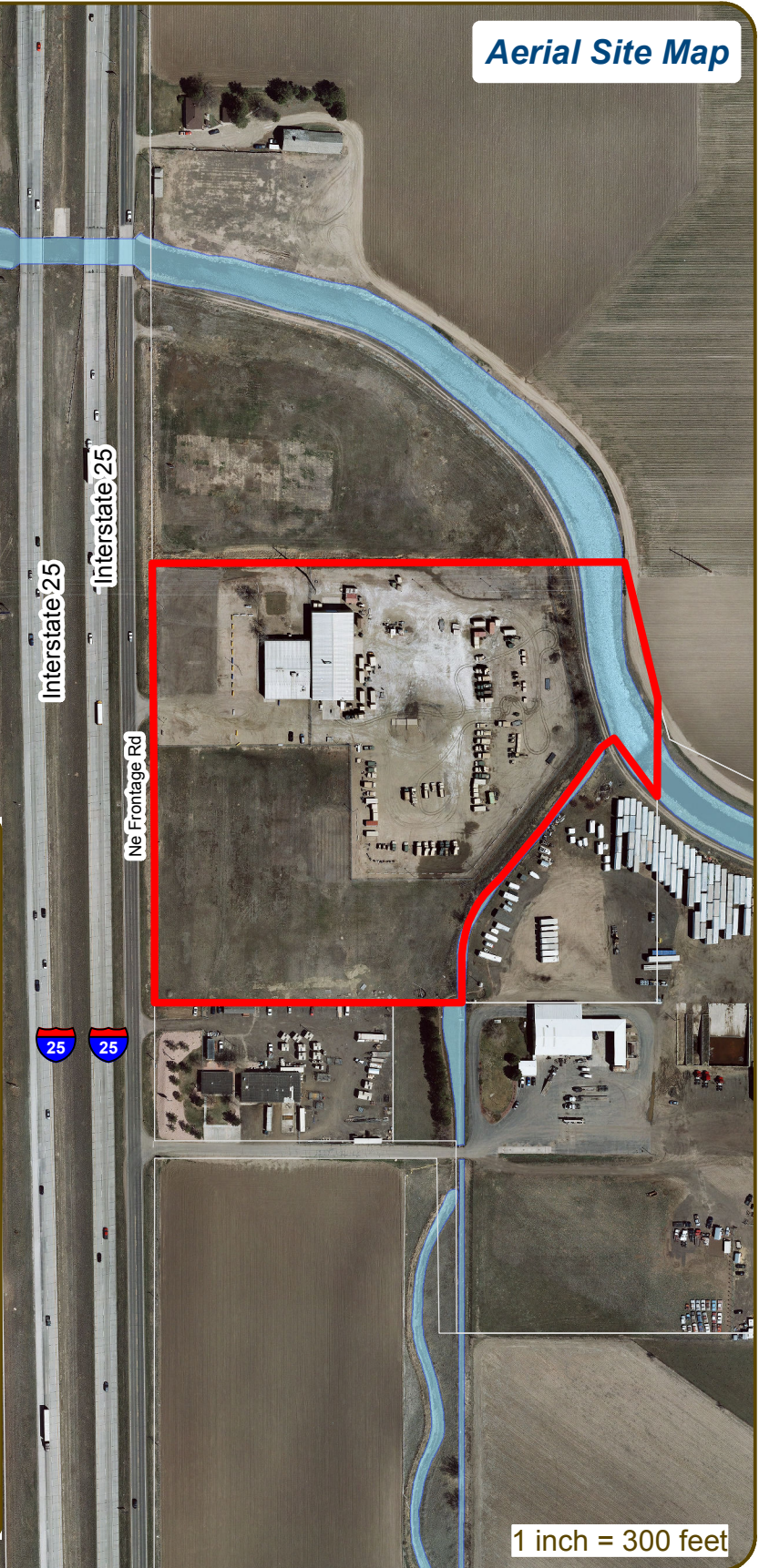
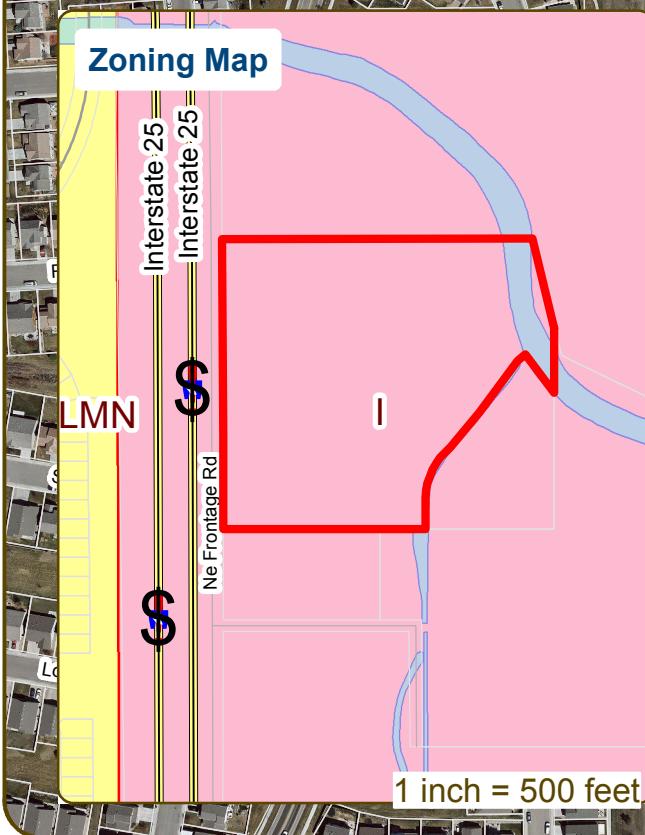
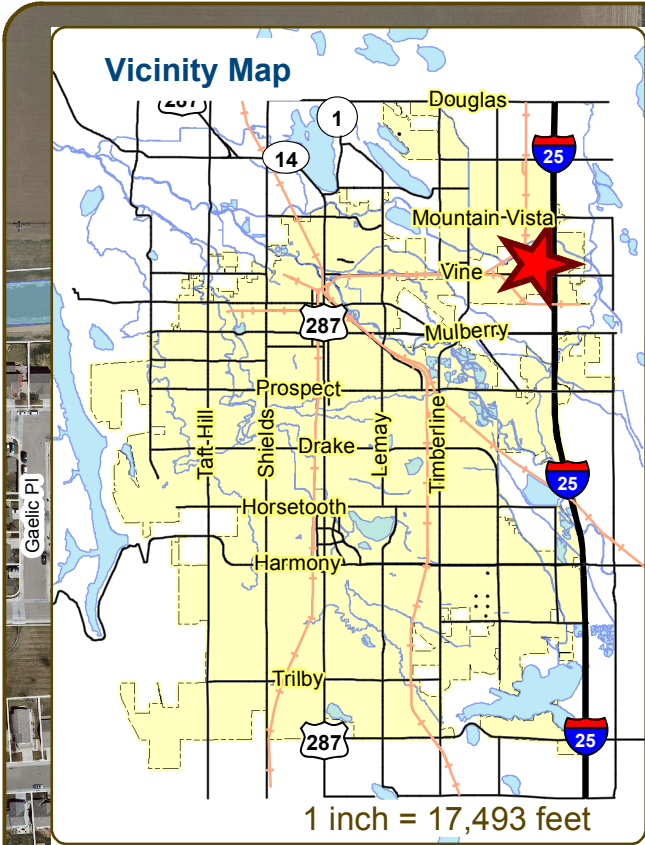
#### Energy Code Use

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

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

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

# 1118 NE Frontage Rd Outdoor Storage and Vehicle Rental



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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](mailto: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) \_\_\_\_\_

STEVE WIMP

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** \_\_\_\_\_

**Phone Number** 970-224-9200 **Email Address** \_\_\_\_\_

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

1118 NE FRONTAGE RD FT COLLINS CO

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

ATTACHED (1pg)

**Proposed Use** Storage **Existing Use** Storage

**Total Building Square Footage** 18500 **S.F. Number of Stories** 1 **Lot Dimensions** \_\_\_\_\_

**Age of any Existing Structures** 36 yr

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?** to be removed - Boxelder

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

**Increase in Impervious Area** TBD - REFER TO SITE PLAN **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?



5/31/2016

Cameron Gloss  
Planning Manager  
Current Planning - City of Fort Collins  
281 N College Ave  
Fort Collins, CO 80522

Re: 1118 NE Frontage Rd – Equipment Rental & Outdoor Storage

Cameron,

This is a request to locate an equipment rental and outdoor storage facility at 1118 NE Frontage Road (Parcel #8703000019). The site is also located in the Industrial (I) The proposed use of the space would include (not all but not limited to) boat and RV storage, special equipment storage and display, and a rental yard for specialty equipment. We are also proposing a second phase to include miniature storage units to line the property line and an erection of a flexible industrial building within the Southern boundaries of the lot. The miniature storage and the industrial building would succeed in masking highway visibility of the lot, as well as assist in improving the appearance of the lot.

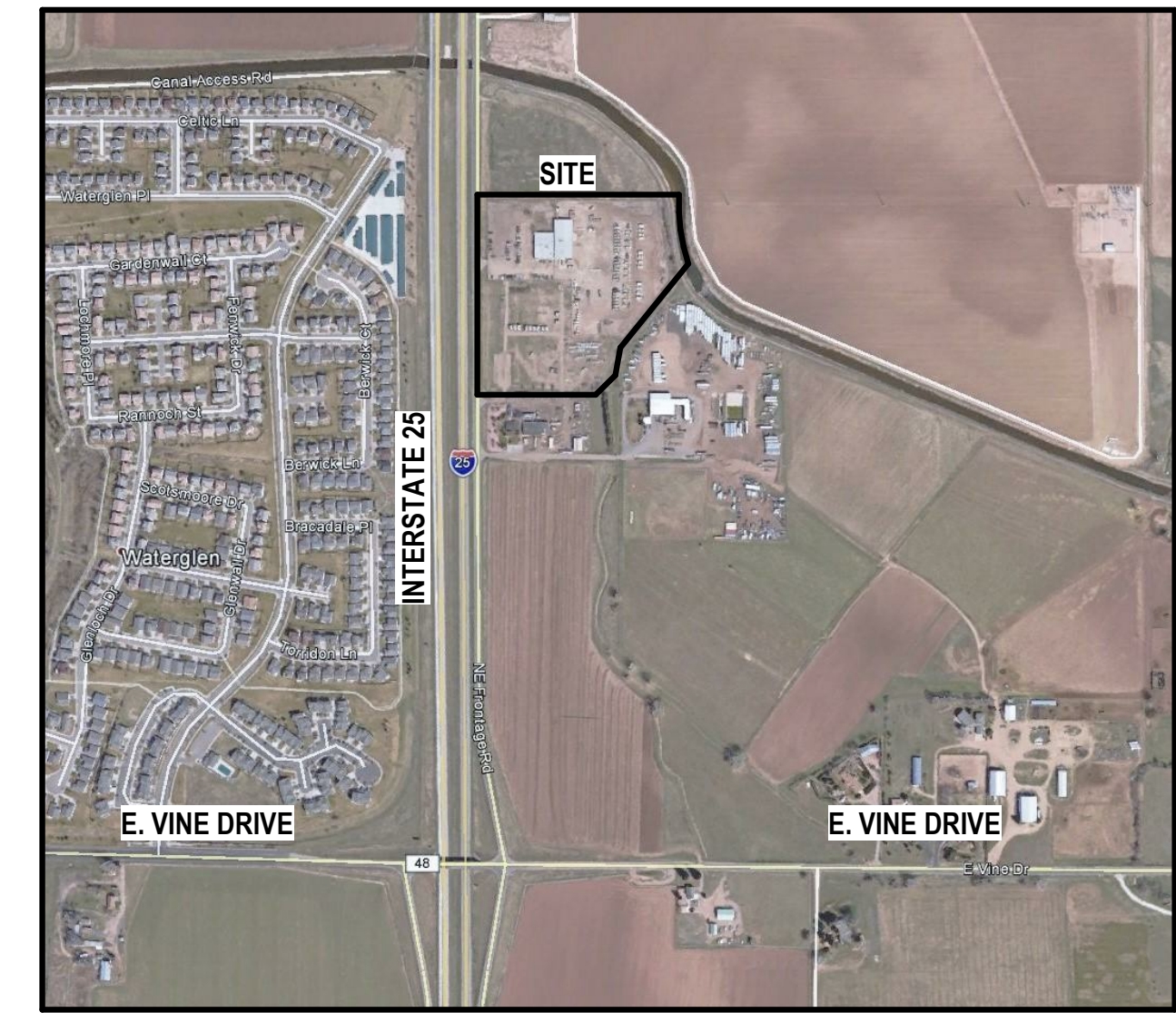
The property was purposed for equipment storage for the John Deere equipment dealer, and eventually became the vehicle and equipment storage for the U.S. Army Reserve Center. During this transition on April 1997, the area was annexed by the City of Fort Collins. Since then, the south portion of the lot was leased to a neighbor to the south, who uses it for equipment storage.

Sincerely,

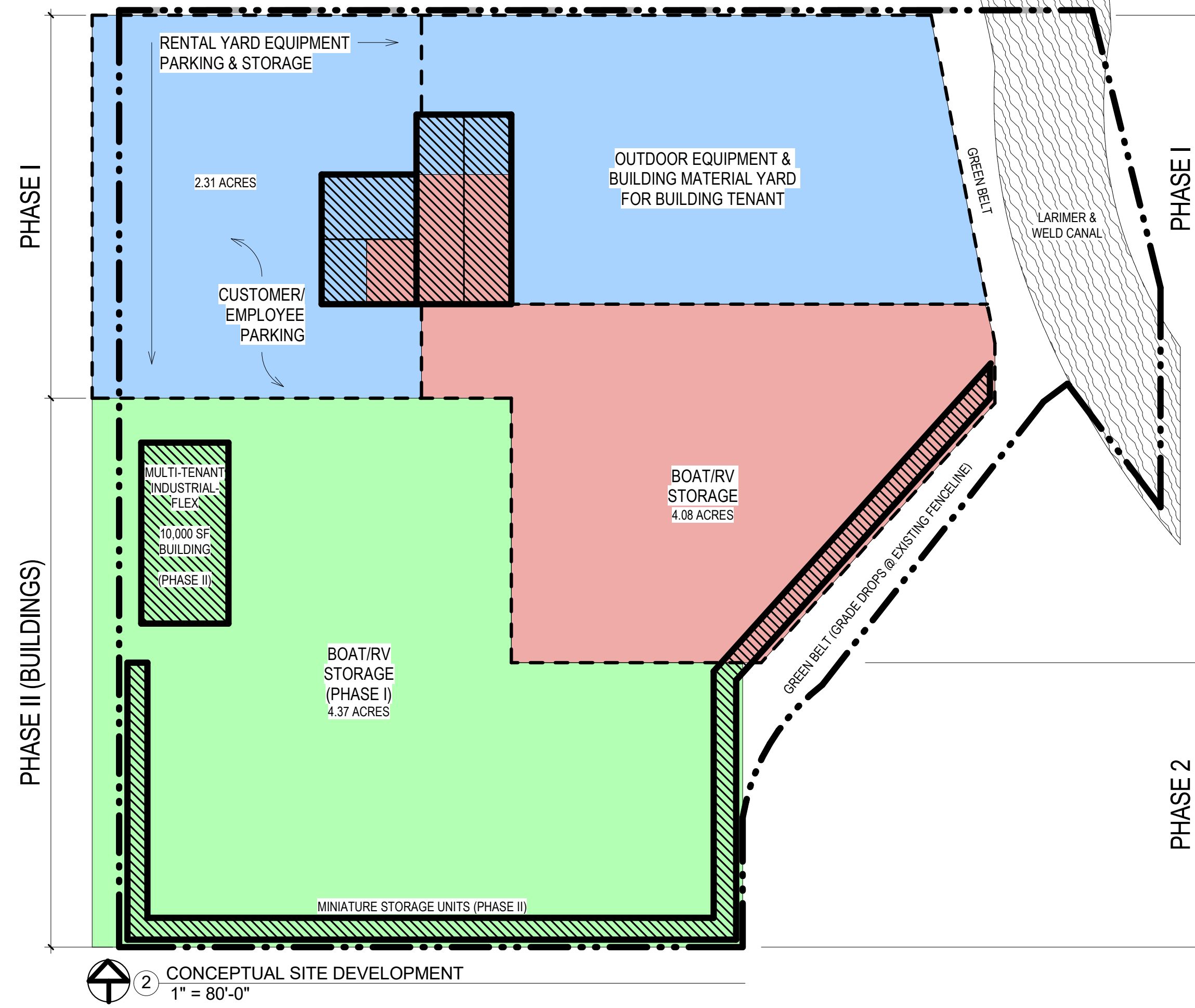
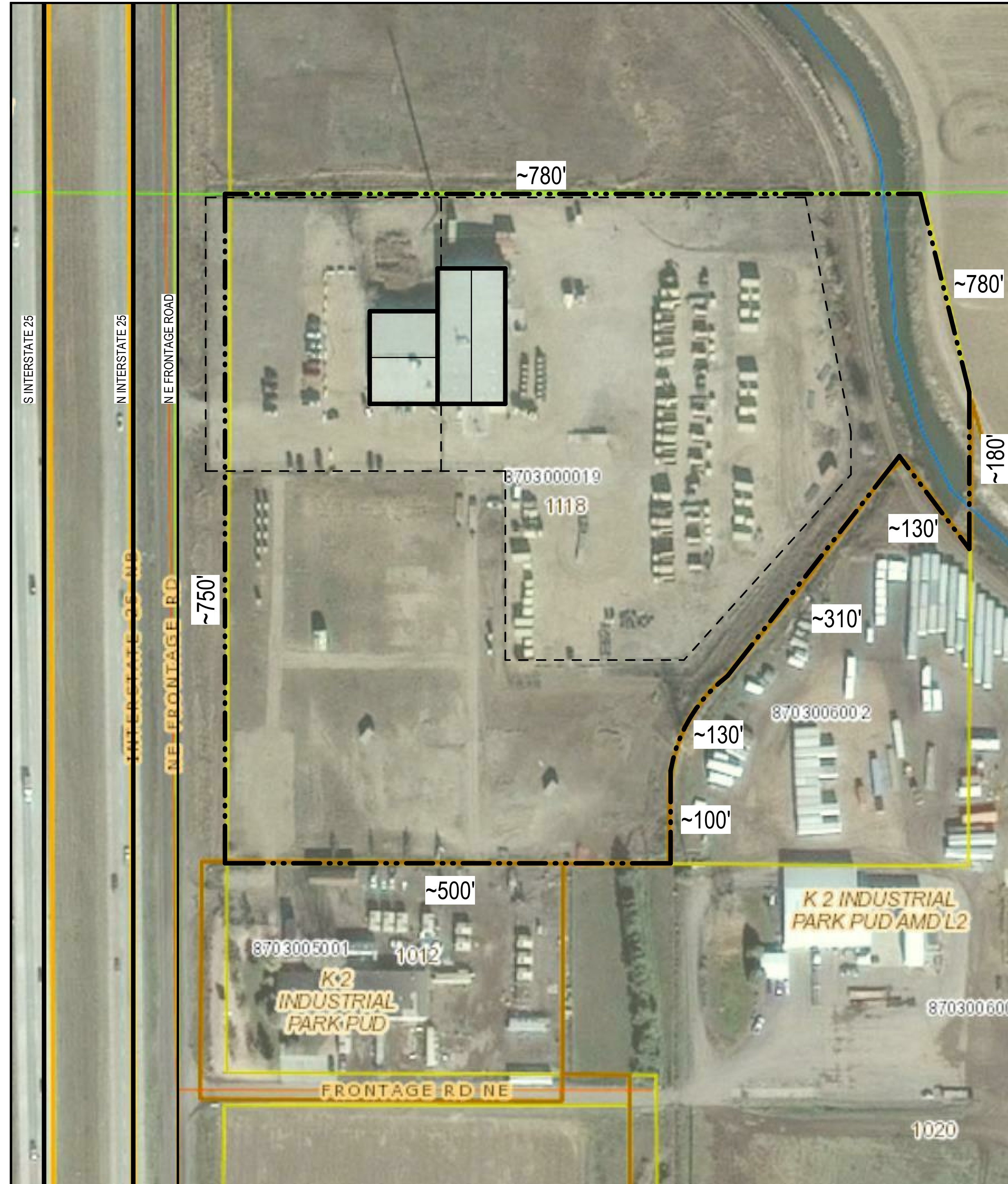
Jeffrey Tousignant

Design Manager





VICINITY MAP (NTS)



CONCEPTUAL SITE DEVELOPMENT  
 1" = 80'-0"

**GENERAL NOTES**

- Property lines, easements, building locations and road locations are approximate, developed by referencing Larimer County Assessor GIS Mapping system. This document is not a survey, and has not been confirmed by a licensed civil engineer. Confirm locations of all property information before excavation or construction.
- Site screening will be required in Phase II, but could be completed in Phase I

**LEGEND**

- PROPERTY LINE
- FENCE LINE
- ROADS
- BUILDING

**PROPERTY INFO**

Subdivision #: /030768 - S3 T07 R68  
 Neighborhood #: 165  
**Legal Description:**  
 PAR IN SW 3-7-68 BEG AT PT N 0 5' 15" E 2619.7 FT, S 89 55' 35" E 33.3 FT FROM SW COR, S 0 2' E 517.4 FT, S 0 21' W 236.72 FT, S 89 39' E 858.45 FT, N 0 21' E 523.79 FT, N 15 31' 6" W 243.43 FT TO PT ON N LN SW 1/4, N 89 55' 35" W 795.36 FT TPOB; LESS 89007055, FTC



No.	Date	Revision	Schedule	Description

PROJECT NUMBER: 16-000  
 DRAWN BY: JDT  
 CHECKED BY: SW  
 ISSUED: 2016-05-31

1118 NE FRONTAGE ROAD  
 1118 NE FRONTAGE ROAD  
 FORT COLLINS, COLORADO 80524

SITE PLAN

SITE PLAN  
 1" = 80'-0"



September 01, 2016

Steve Wimp  
1118 NE Frontage Road  
Fort Collins, CO

**Re:** 1118 NE Frontage Rd - Outdoor Storage and Vehicle Rental

**Description of project:** This is a request to locate an equipment rental and outdoor storage facility at 1118 NE Frontage Rd (parcel #8703000019). The new owner would use the site for renting and storing boats and RVs. As part of a later phase, the applicant wishes to build storage units and an industrial building. The site is located in the Industrial (I) zone district. This proposal 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, Clay Frickey, at 970-224-6045 or [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)

1. A lighting plan is required. This is usually a photometric site plan with catalog cut-sheets of the proposed fixtures.
2. Bicycle parking is required.

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. This site is will be served by ELCO Water District for water service and Boxelder Sanitation District for sewer service.

**Department: Traffic Operations**

**Contact:** Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)

1. Frontage Road is under CDOT jurisdiction. Access permits and review through CDOT will be required.
2. Sidewalks are needed on the frontage road.
3. We'll need to get an estimate of the anticipated traffic associated with the proposal to determine whether any further traffic analysis or traffic impact study is needed.

**Department: Stormwater Engineering**

**Contact: Heidi Hansen, 970-221-6854, [hhansen@fcgov.com](mailto:hhansen@fcgov.com)**

1. 1. This property is located in the FEMA regulated, 100-year Boxelder Creek floodway. Any development within the floodway must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. A FEMA Flood Risk Map is attached.
2. 2. Per Section 10-103 (9), Critical Facilities are prohibited in the floodway. The definition for Critical Facilities includes facilities using and storing hazardous materials including, but not limited to, gasoline storage, automobile oil and lubrication, repair or paint facilities.
3. 3. Site Improvements and uses such as new construction, earthwork, outdoor storage of equipment and materials, and fencing are prohibited in the floodway unless it can be shown through floodplain modeling and technical analysis that the development, obstruction or activity does not cause a rise in base flood elevations.
4. 4. A no-rise certification signed by a Colorado registered professional engineer along with supporting analysis and documentation consistent with floodplain modeling guidelines and standards is required for any development on the property.
5. 5. Construction of a nonresidential structure is allowed in the floodway, as long as it can be shown that placing the building in the floodway does not cause a rise in flood elevations on neighboring properties and the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE).  $RFPE = BFE + 18\text{-inches}$ . An approved FEMA Elevation Certificate, completed by a licensed surveyor or civil engineer and showing that the addition is constructed to the required elevation, is required post-construction prior to a Certificate of Occupancy (CO) being issued.
6. 6. In lieu of elevating the structure, it may be possible to floodproof the building. When more detail regarding this project is available, we can determine if floodproofing is a feasible option. If that option is available, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing – Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
7. 7. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
8. 8. The boundaries of the floodplain should be included on any plans. Contact Beck Anderson of Stormwater Master Planning at [banderson@fcgov.com](mailto:banderson@fcgov.com) for floodplain CAD line work, as required per the floodplain development review check list.
9. 9. The Boxelder Authority is working on improvements upstream of this site. Those improvements are expected to reduce the floodplain on this property in the future; however, until the improvements are constructed and the Letter of Map Revision (LOMR) is approved by FEMA, all requirements of Chapter 10 are still applicable. It may be multiple years before the LOMR is completed and the final floodplain boundaries may ultimately differ from the proposed boundary shown in the Conditional Letter of Map Revision (CLOMR).
10. 10. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. [hhansen@fcgov.com](mailto:hhansen@fcgov.com) 970-221-6854.

11. The design of this site must conform to the drainage basin design of the Boxelder Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
12. 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. 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](mailto: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. The outfall for this site will need to be investigated by the design team. If the outfall is into the adjacent irrigation ditch then a release agreement will need to be obtained from the ditch company.
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 required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - B. 75% of all newly added or modified impervious area must be treated by LID techniques.
 Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
16. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
17. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE CONTAINMENT**

Any building exceeding 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. Other sprinkler requirements may be driven based upon the occupancy classification of the building, fire access or water availability.

## 2. FIRE LANES

Fire access is required to within 150' of all parts of the Facility including the outside portions of each building perimeter and rows of stored equipment and vehicles. An Emergency Access Easement will be required as a separate document. Code language and fire lane specifications provided below.

2012 IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the buildings as measured by an approved route around the exterior of the buildings or facility. When any portion of the facility or any portion of exterior wall of the buildings is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

## 3. 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, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

## 4. WATER SUPPLY

A hydrant is required within 300' of the building. The current utility infrastructure does not appear to support this code requirement and additional information is required. Code language provided below.

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

## 5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

> IFC 510: New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.

## 6. PREMISE IDENTIFICATION

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be

used to identify the structure

## 7. HAZARDOUS MATERIALS STORAGE

Should fuel or other hazardous materials be stored on site in this or future developments, it will have to comply with the appropriate regulations. Code Language follows.

> FCLU 3.4.5(B): If any use on the development site may entail the use or storage of hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

**Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1) as the site is within 500 feet of known natural habitat features (wetlands and riparian habitat associated with Larimer and Weld Canal running through parcel). Please note the buffer zone standards range from 50-100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Buffers are measured from the top of bank line (stream; river; ditch; etc.) or the outer edge of the natural habitat or feature (wetlands; riparian forest; etc.) as appropriate.

Please contact me if you would like to discuss the scope and requirements of the ECS further. The ECS is due a minimum of 10 days prior to PDP submittal.

2. In the ECS document ensure clarification of extent of each natural feature on-site, including those associated with any and all irrigation ditches through delineation and estimated acreage.
3. Within a natural habitat buffer zone, the City has the ability to determine if the existing landscaping is incompatible with the purposes of the buffer zone [See LUC 3.4.1(E)(1)(g)]. Please ensure the 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.
4. The City of Fort Collins recently adopted a new and innovative program. In the the Nature in the City program, please note that policy LU6 in the Nature in the City Strategic Plan specifies the multiple values of the City ditch system, including wildlife habitat and ecological functions. This includes keeping ditches daylighted when appropriate, removing barriers to wildlife (pollinators; songbirds) movement along ditches, enhancing habitat, and improving connectivity for people and wildlife where appropriate.
5. In moving forward with the project design, note the following in regard to habitat buffer zones and lighting: the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from site amenities shall not spill into the buffer areas. A photometric plan will be requested down the line if the project moves forward.
6. The eastern portion of the site is rather naturalized along the Larimer and Weld Canal. Note Land Use Code 3.4.1(I) calling for project design and aesthetics to complement the visual context of natural habitat. In this case, fence color(s) could be chosen to be complementary to the naturalized area and designed to screen the naturalized area from site lighting.
7. Note: the City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
8. Again in regard to site lighting: cooler light color temperatures are harsher at night and cause disruption to circadian rhythms for both humans and wildlife. The American Medical

Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum and exposure to blue light at night has been shown to harm human health and endanger wildlife. Use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities.

9. Note LUC 3.2.1(C) requiring developments to submit a landscape and tree protection and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." The Land Use Code defines a significant tree as that having a DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
10. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
  1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
  2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
  3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
  4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
  5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
  6. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Marc Ragasa, 970.221.6603, [mragasa@fcgov.com](mailto:mragasa@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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.

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 or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. Curb, gutter and sidewalk along NE Frontage Road in accordance with our street standards would need to be designed and installed by the Developer.
8. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. At time of submittal, the project will be sent to CDOT for review. Depending on I-25 future needs, ROW or easements dedications may be required.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
15. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
16. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
17. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Rob Irish, 970-224-6167, [rirish@fcgov.com](mailto:rirish@fcgov.com)**



1. Light & Power currently has 3-phase power running North & South along the East edge of the frontage road. There is currently a 3-phase transformer feeding the existing building. Power could be extended from this transformer to feed the proposed load.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below: .  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. Transformer locations need to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
6. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

**Department: Building Inspection**

**Contact: Sarah Carter, 970-416-2748, [scarter@fcgov.com](mailto:scarter@fcgov.com)**

1. Please schedule a pre-submittal meeting with Building Services for this project. Pre-Submittal meetings assist the designer/builder by assuring, early on in the design, that the new 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. Applicants of new projects should email [scarter@fcgov.com](mailto:scarter@fcgov.com) 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.
2. Adoption of the 2015 I-Codes is anticipated for January 2017. Be advised that permit applications submitted after the code adoption date will be subject to the new codes and standards, as amended. For more information, contact Sarah Carter, Plans Examiner at 970-416-2748 or [scarter@fcgov.com](mailto:scarter@fcgov.com).

**Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. This parcel is currently unplatted. You will need to submit a plat as part of your development review application
2. This site will need to be heavily landscaped to provide adequate screening from the highway. Full tree stocking will be required within 50 feet of all buildings with trees provided at 20'-40' spacing.

3. For your site plan, clearly show the parking area and delineate the number of parking spaces. Work with staff on developing a site plan with the appropriate amount of parking. Please provide staff with the number of employees expected and the kind of customer demand expected so we can pin down a reasonable parking requirement.
4. The parking areas on your site will need interior and perimeter landscaping per the standards outlined in Land Use Code sections 3.2.1(E)(4)-(5). 6% of the interior of the parking area will require landscaping. You can accommodate this through landscape islands with trees. The perimeter of the parking lot will need to be landscaped to screen 75% of the light emanating from headlights. Staff recommends evergreen shrubs for year-round screening in conjunction with ornamental trees.
5. You will be required to provide handicap parking depending on the amount of parking shown. At least one of these spaces will need to be van accessible with an 8' wide access aisle.
6. Please show a trash and recycling enclosure on your site and landscape plans. The enclosure needs to be on a concrete pad and have a pedestrian access door separate from the main service gates.
7. Due to the property's proximity to I-25, the supplemental standards in Land Use Code section 3.9 shall apply.
8. The landscaping along the I-25 frontage will require one of the following:
  - (1) A berm at least three (3) feet high with a maximum slope of 3:1 in combination with evergreen and deciduous trees and shrubs;
  - (2) A hedge at least three (3) feet high, consisting of a double row of shrubs readily capable of growing to form a hedge, planted three (3) feet on center in a triangular pattern;
  - (3) A decorative fence or wall between three (3) and four (4) feet in height in combination with landscaping including, without limitation, evergreen and deciduous trees and shrubs.
9. The proposed industrial building will need to be setback 80' from the frontage road per Land Use Code section 3.9.4(B). This building will also require informal clusters of deciduous and evergreen trees and shrubs planted in an offset pattern and shall consist of one (1) tree and ten (10) shrubs per twenty-five (25) lineal feet of frontage.
10. The proposed industrial building will also need to meet the architectural requirements outlined in Land Use Code section 3.9.4(C). This section has specific requirements for roof forms, articulation, and materials/colors.
11. The outdoor storage yard will need to be screened with a fence per Land Use Code section 3.9.7. The fencing used for screening will also have to meet the standards outlined in Land Use Code section 3.9.8. Chain link fencing cannot be used for screening. Fences will need to be constructed out of high quality materials and cannot proceed more than 40' without a column to break up the fence, a landscape pocket, change in materials, or change in plane.
12. 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.
13. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
14. 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>.

- 15.** 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.
- 16.** Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
- 17.** 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.
- 18.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

#### Energy Code Use

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

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

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