

Conceptual Review Agenda

Schedule for 07/20/15 to 07/20/15

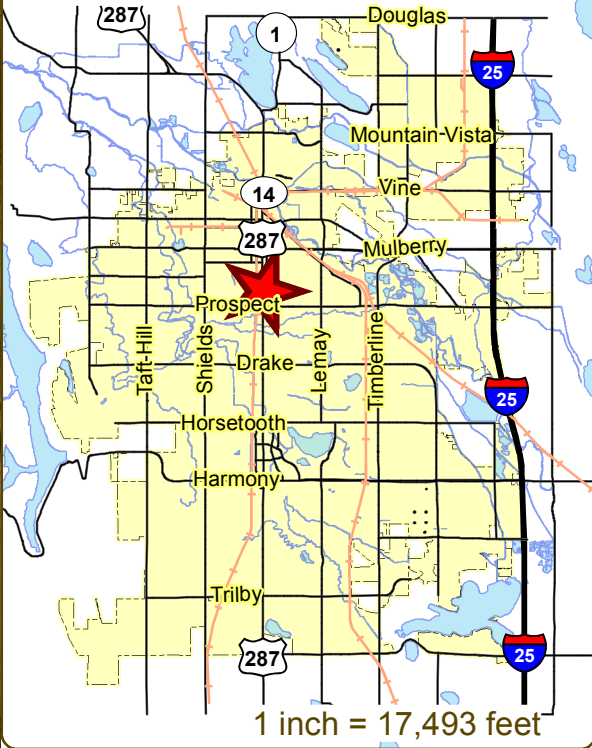
281 Conference Room A

Monday, July 20, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	300 E Pitkin - Duplex CDR150042	Aubrey Carson (970) 481-3366 carsondesign@comcast.net	This is a request to create a duplex at 300 E Pitkin (parcel #9714206005). A second unit will be constructed behind the existing single-family home. The second unit will be attached to the existing home. The project will provide 5 off-street parking spaces. The site is located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey
11:00	Harmony Technology Park - Long-Term Care Facility CDR150043	Kristi Neznanski (503) 399-1090 kristinez@lenityarchitecture.com	This is a request to construct a long-term care facility on Parcel C of the Harmony Technology Park (parcel #8604000003). The building will be approximately 37,000 sq. ft. and will contain a 64-bed memory care facility. There will be 48 parking spaces provided to serve the project. The parcel is located in the Harmony Corridor (HC) zone district. This proposal will be subject Planning & Zoning Board (Type II) review.	Ted Shepard

300 E Pitkin Duplex

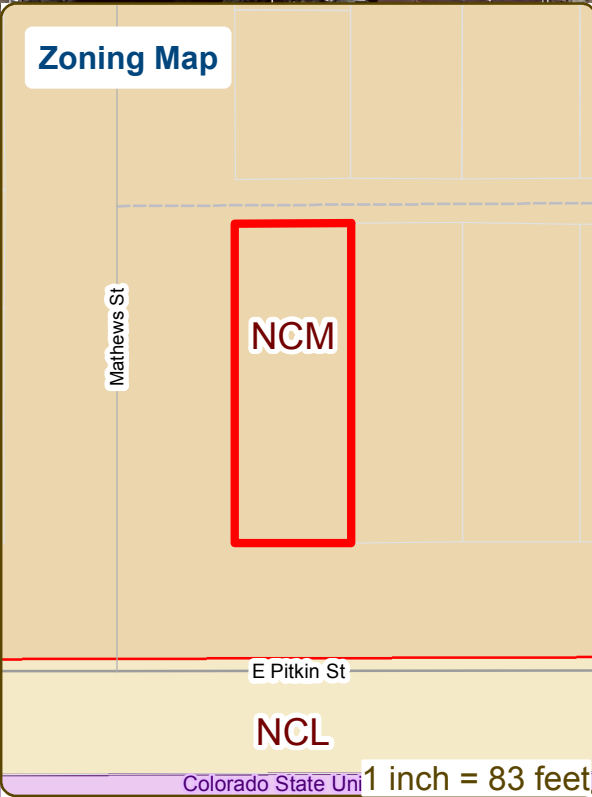
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 50 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.

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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) _____

Aubrey Carson DESIGN CONSULTANT

Business Name (if applicable) Carson Design Studio

Your Mailing Address 413 Cormorant Ct, Fort Collins CO, 80525

Phone Number (970) 481 3366 Email Address carsondesign@comcast.net

Site Address or Description (parcel # if no address) 300 East Pitkin Street Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) _____

ADD ON AND REMODEL EXISTING HOME, CONVERT TO A DUPLEX

Proposed Use DUPLEX Existing Use SINGLE FAMILY

Total Building Square Footage 2,275 S.F. Number of Stories 2 Lot Dimensions 50' x 140'

Age of any Existing Structures Built in 1900

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? _____

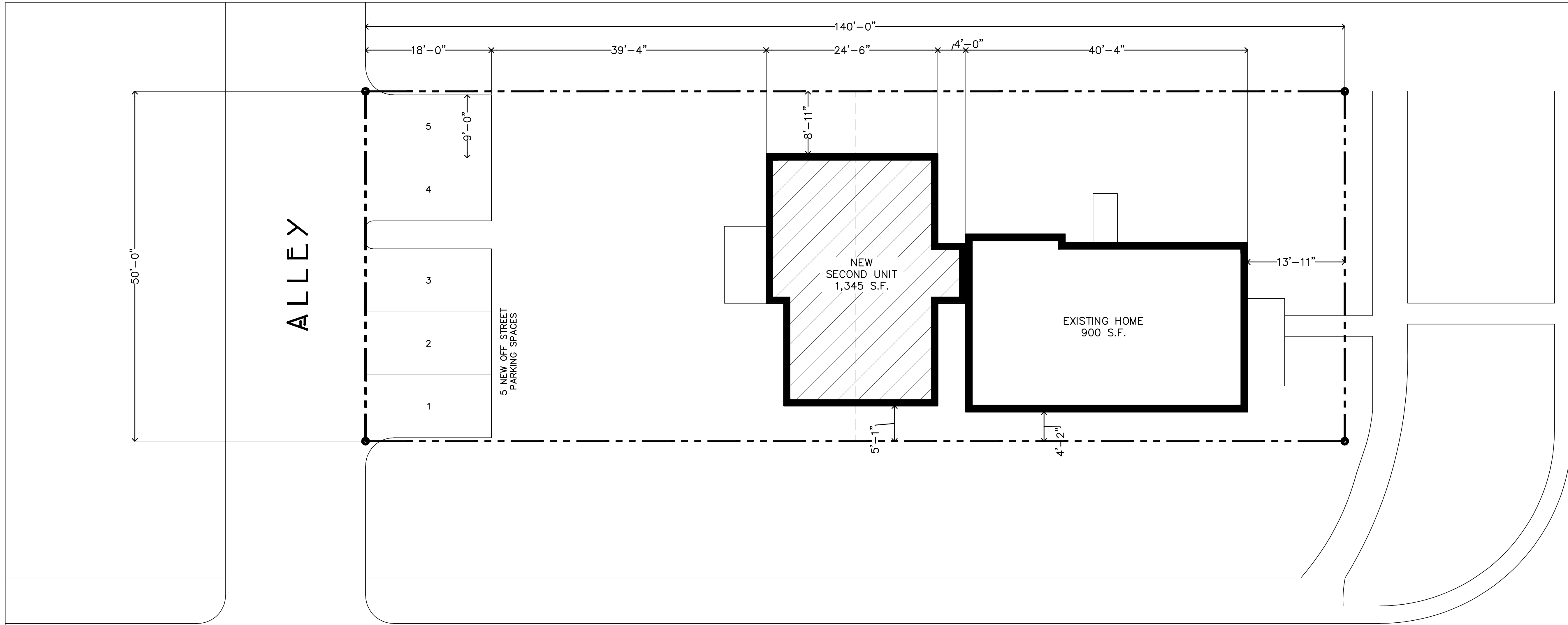
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area +/- 900 s.f. S.F.

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

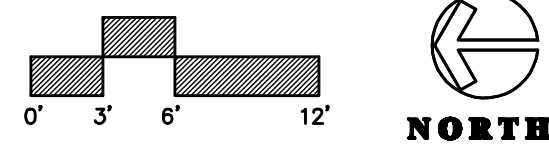
Suggested items for the Sketch Plan:

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



GENERAL INFORMATION	
LOT SIZE	= 7,000
EXISTING HOME TO REMAIN	= 900 S.F.
ADDITION TO EXISTING HOME	
FIRST FLOOR	= 880 S.F.
SECOND FLOOR	= 465 S.F.
TOTAL	= 2,245 S.F.
FLOOR AREA RATIO	= .32

① SITE PLAN
Scale 1/8" = 1'-0"



DATE	4-18-18
DRAWN BY	AC
REVISIONS	

A-1

Aubrey Carson
(970) 481-3366
carsondesignstudio.com
413 Convent
Fort Collins, CO 80524

CROWN ENGINEERING, LLC *
RYAN SORRENTO, P.E.
574 STOVER STREET
FORT COLLINS, COLORADO 80524
Ph: (970) 498-9537
C: (970) 681-4239

PROJECT
**REMODEL of EXISTING HOME
Into NEW DUPLEX RESIDENCE
300 EAST PITKIN FORT COLLINS, CO 80524**

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July 29, 2015

Aubrey Carson
Carson Design Studio
413 Cormorant Ct
Fort Collins, CO 80525

Re: 300 E Pitkin - Duplex

Description of project: This is a request to create a duplex at 300 E Pitkin (parcel #9714206005). A second unit will be constructed behind the existing single-family home. The second unit will be attached to the existing home. The project will provide 5 off-street parking spaces. The site is located in the Neighborhood Conservation - Medium Density (NCM) 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.

Comment Summary:

Department: Zoning

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

1. The addition will require a modification for the Mathews St side yard setback which requires a min. of 15' from the west property line.
2. The minimum number of off-street parking is based on the bedroom numbers for each dwelling unit per LUC 3.2.2(K).
3. The parking area will need to be hard surfaced.
4. How will trash/refuse/recycling be stored? The site plan does not indicate a trash enclosure plans.
5. A pedestrian walk way is required between the parking area to both dwelling unit entrances.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water main and sewer mains in the vicinity include 8 inch water mains in Pitkin and Mathews, and an 8 inch sewer main in Pitkin. Water and sewer services for the existing

house are connected to the mains in Pitkin.

2. It is unclear from the submitted materials whether the plan is to connect to the existing services or run new service lines for the proposed duplex. Either is acceptable as long as the building is owned by the same person. If the same services are used for both units of the building, this would preclude the owner from subdividing in the future unless new utility services are installed at that time.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. What will happen to the existing access on Matthews?

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. If there is an increase in imperviousness greater than 1000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation. If less than 1000 square feet of impervious area is proposed then detention is not required but the development must show adequate conveyance of any increase in stormwater runoff to an existing adequate public stormwater facility.
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 for 50% of the new impervious area and 25% of new paved areas must be pervious. The pervious pavement requirement may be waved as long as the new paved areas is less than 2000 square feet and additional LID treatment is provided to compensate for this area. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

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

1. This property is a part of the Laurel School District, which is officially designated on the National Register of Historic Place and on the Colorado State Register of Historic Properties. Therefore, the plans will be reviewed for compliance with Land Use Code Section 3.4.7, Historic and Cultural Resources.
2. The Purpose statement of LUC 3.4.7 states: This section is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
3. LUC 3.4.7(B)(b) states, "...to the maximum extent feasible... the development plan and building design shall protect and enhance the historical and architectural value of any historic property that is...located on property adjacent to the development site and qualifies [as an officially designated property]. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.
4. LUC Division 5.1, Definitions, provides the definition of Maximum Extent Feasible: Maximum extent feasible shall mean that no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken.
5. This project will need to be reviewed by the Landmark Preservation Commission at one or more of its Work Sessions and at a Regular Meeting of the Commission. LUC 3.4.7(F)(6), states, "In its consideration of the approval of plans for properties [which] are located within a officially designated national, state or local historic district or area, the decision maker shall receive and consider a written recommendation from the Landmark Preservation Commission...."

Department: Fire Authority

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

1. Based upon project scope, there are no fire department comments for the duplex addition.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@fcgov.com

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

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be removed, the ramp at the corner will need to be updated and the alley entrance/crossing will need to be updated to current ADA standards.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (8 foot along an alley, and 9 foot along all other street classifications - may not be able to dedicate the full 9 foot along Mathews due to the location of the existing building).
6. The fence within the right-of-way will need to be moved behind the right-of-way line. This will need to be shown on the site plan.

7. The alley along the frontage of the property will need to be designed and constructed with this project.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
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. 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: Luke Unruh, 9704162724, lunruh@fcgov.com

1. The property is currently being feed from the alley with 150 maps of capacity. Light and Power does not allow building a structure over the top of our electric line. Adjustments to the current service will need to be made.
2. Owner will be responsible to pay for any relocation or modification of existing electric facilities at the proposed site. Development and capacity charges will apply at owner's expense
3. 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: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. The minimum side yard setback is 15' along Mathews per Land Use Code section 4.8(E)(3). You will need a modification to this standard to construct the building as proposed.
2. Will the second unit have two stories? If so, keep in mind the maximum eave height along a side lot line is 13' per Land Use Code section 4.8(F)(2)(b)(1).
3. 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.
4. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

5. 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>.
6. 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.
7. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
8. 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.
9. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

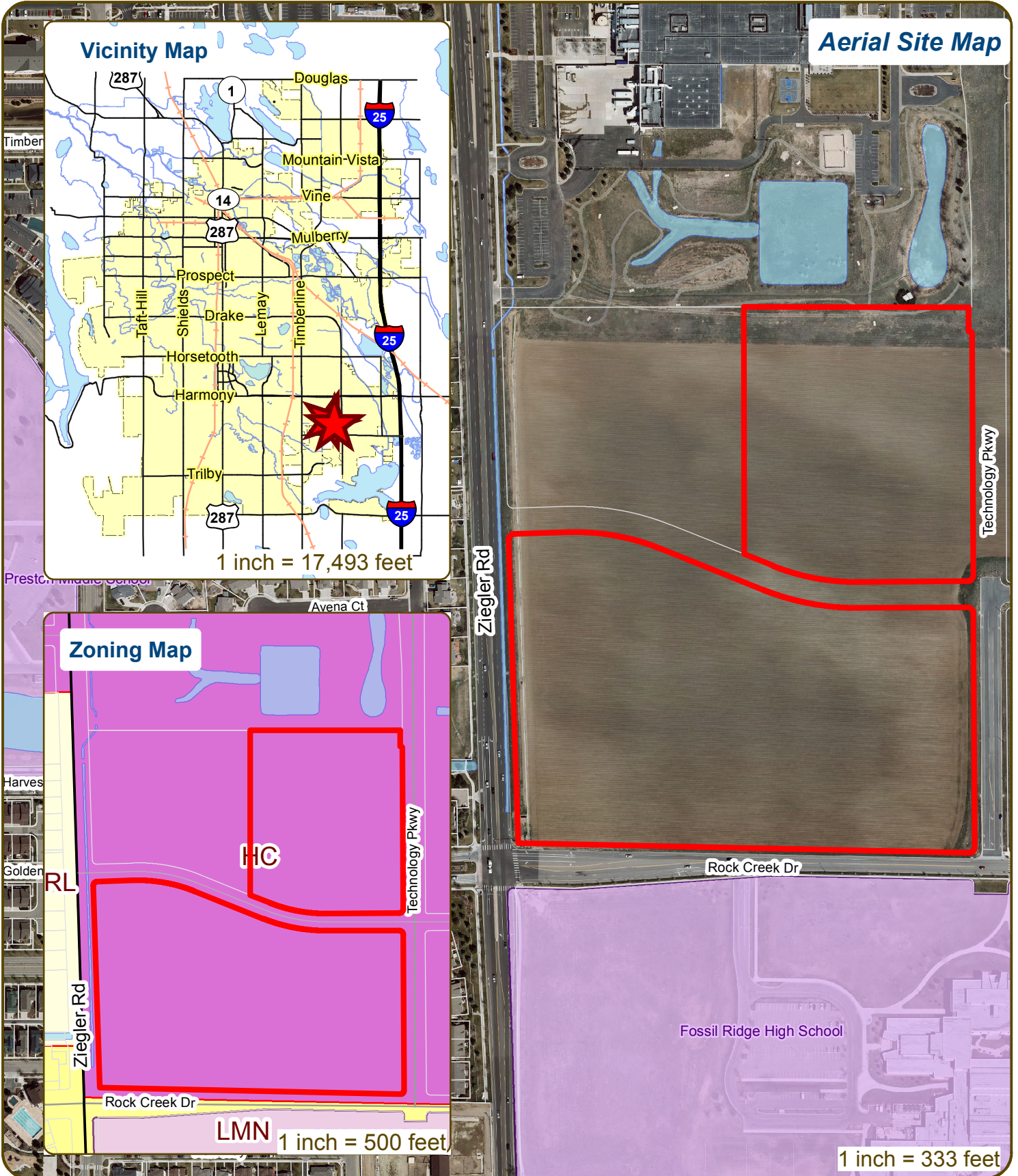
Energy Code Use

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

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

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

Harmony Technology Park Long-Term Care Facility



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

Lenity Architecture (Architect) Dan Roach, Kristi Neznanski, Mark Lowen

Business Name (if applicable) Lenity Architecture

Your Mailing Address 3150 Kettle Court SE Salem, OR 97301

Phone Number 503-399-1090 Email Address dan@lenityarchitecture.com, kristinez@lenityarchitecture.com, markl@lenityarchitecture.com

Site Address or Description (parcel # if no address) ± 3 acres at the NE corner of Ziegler Road & Rock Creek Road, Portion of Parcel Number: 86040-00-003

Description of Proposal (attach additional sheets if necessary) Please see included letter

Proposed Use Long-Term Care Facility Existing Use Undeveloped

Total Building Square Footage 37,000 S.F. Number of Stories 1 Lot Dimensions 405' x 325'

Age of any Existing Structures Undeveloped, no structures exist onsite

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 ±74,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

Clay Frickey
City of Fort Collins
Community Development
281 N. College Avenue
PO Box 580
Fort Collins, CO 80522

Via: cfrickey@fcgov.com

RE: Proposed Windsong at Rock Creek Memory Care Community
NE corner of Ziegler Road & Rock Creek Drive

Mr. Frickey,

Attached is our submittal for the conceptual review meeting scheduled for July 20th.

The proposal is for a 64-bed memory care community serving the needs of people living with Alzheimer's and other related dementia. Residents will live in individual apartment units with common dining and recreation areas. Services provided are based on one of the five levels of care according to the medical, functional, and psychosocial status of the resident.

Existing Zoning: Harmony Corridor (HC)

Proposed Use: Long-Term Care Facility - Intermediate Care Facility *shall mean a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour per day nursing services are required.*

Long Term Care Facilities are permitted in the H-C District Subject to Planning and Zoning Board Review. We look forward to discussing the project and review process in detail on the 20th.

Please feel free to contact me if you have any questions or need additional information about the project.

Sincerely,

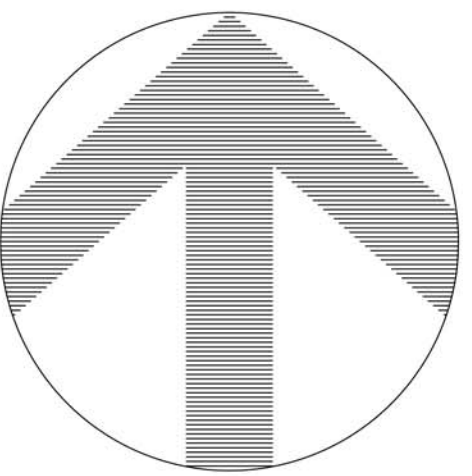
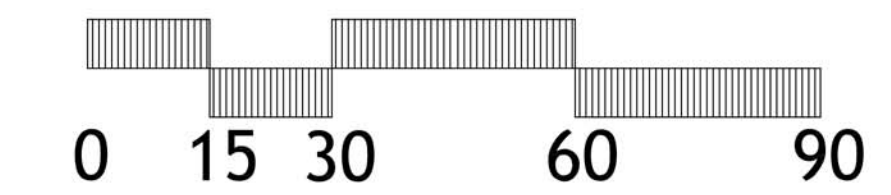


Kristi Neznanski
Project Manager

SITE PLAN

DATE: 29 June 2015

SCALE: 1" = 30'-0"

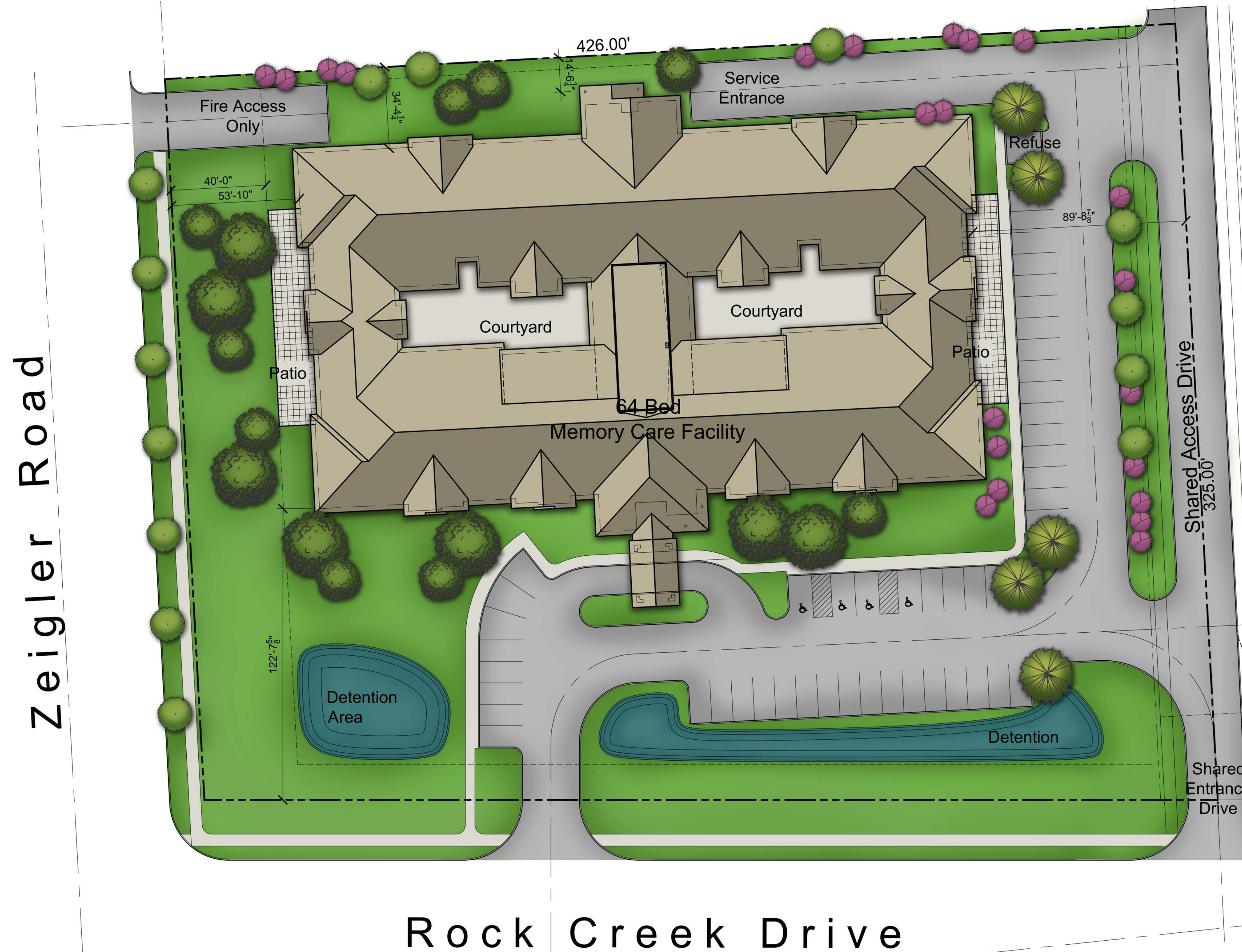


Project Description:

Project Area: 3.09 Acres 134,407 Sq Ft

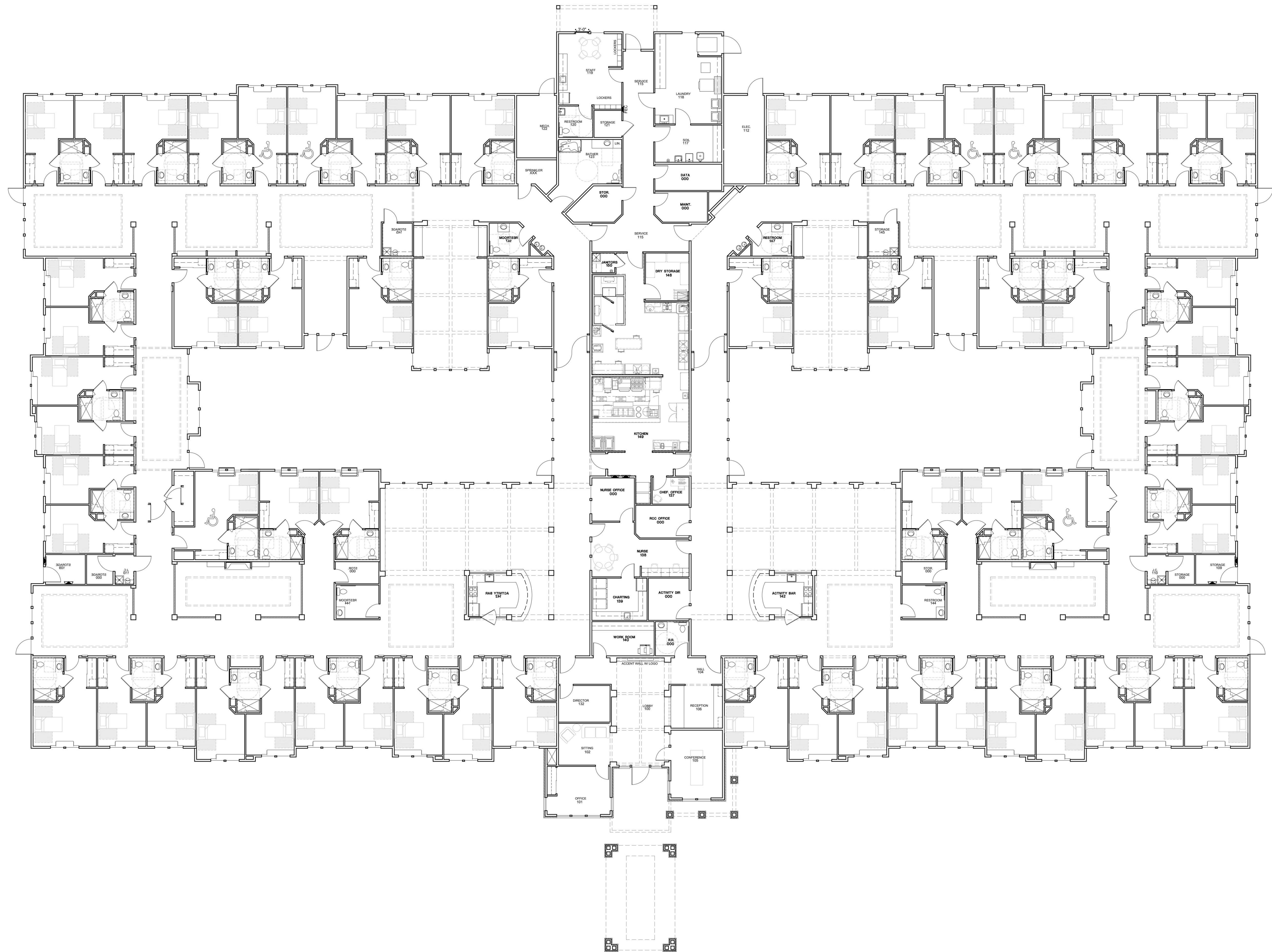
Building Coverage:	36,753 Sq Ft	27.3%
Parking / Drives:	29,483 Sq Ft	21.9%
Patios / Walks:	7,746 Sq Ft	5.8%
Landscape Area:	60,425 Sq Ft	45.0%

Parking:		
Open Spaces:	44	
Accessible Spaces:	4	
Total:	48 Spaces	



Fort Collins Memory Care Facility

Fort Collins, Colorado



Fort Collins Memory Care Facility

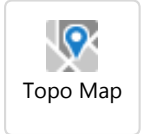
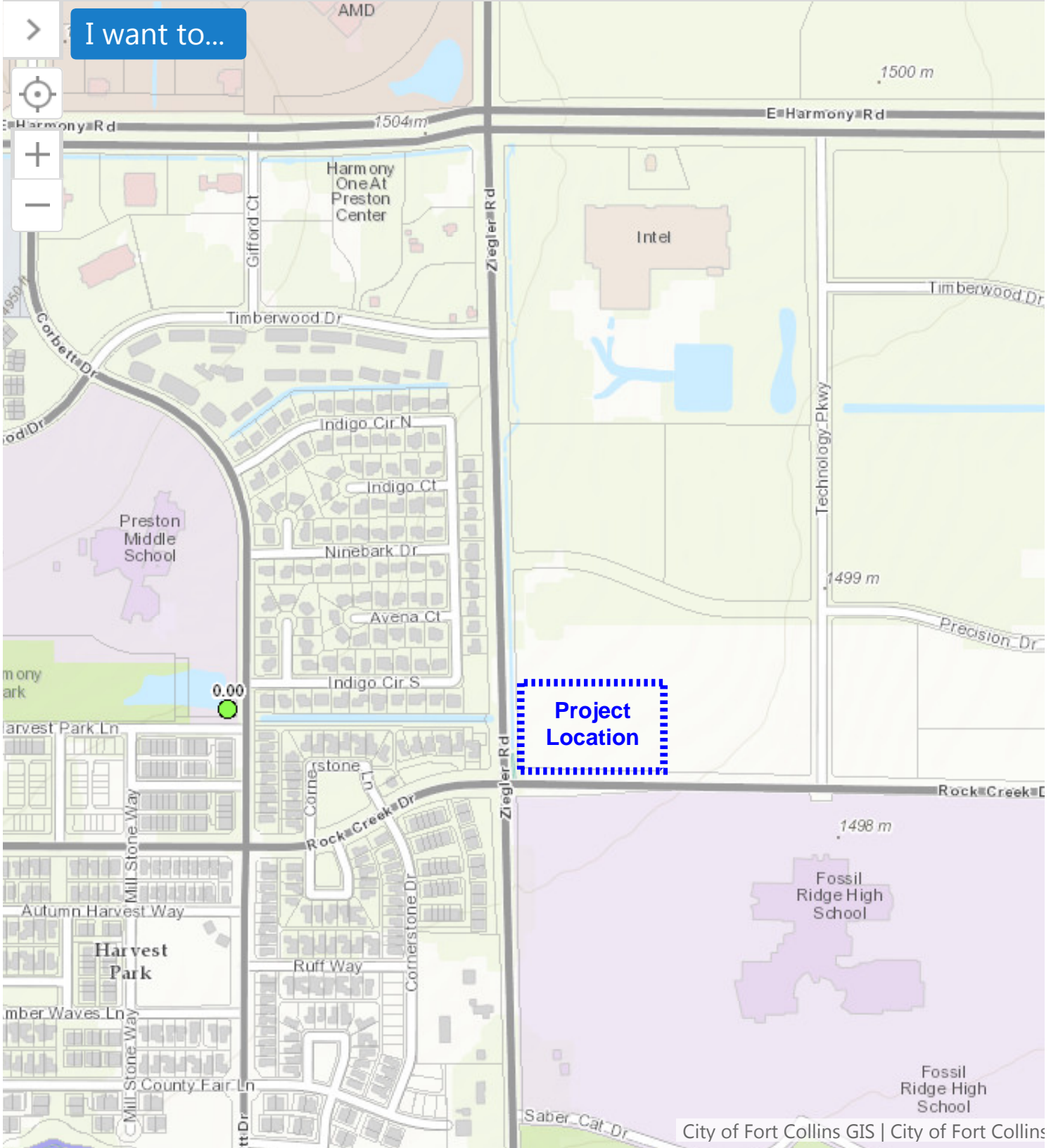
Fort Collins, Colorado



SCALE: 1/16"=1'-0"

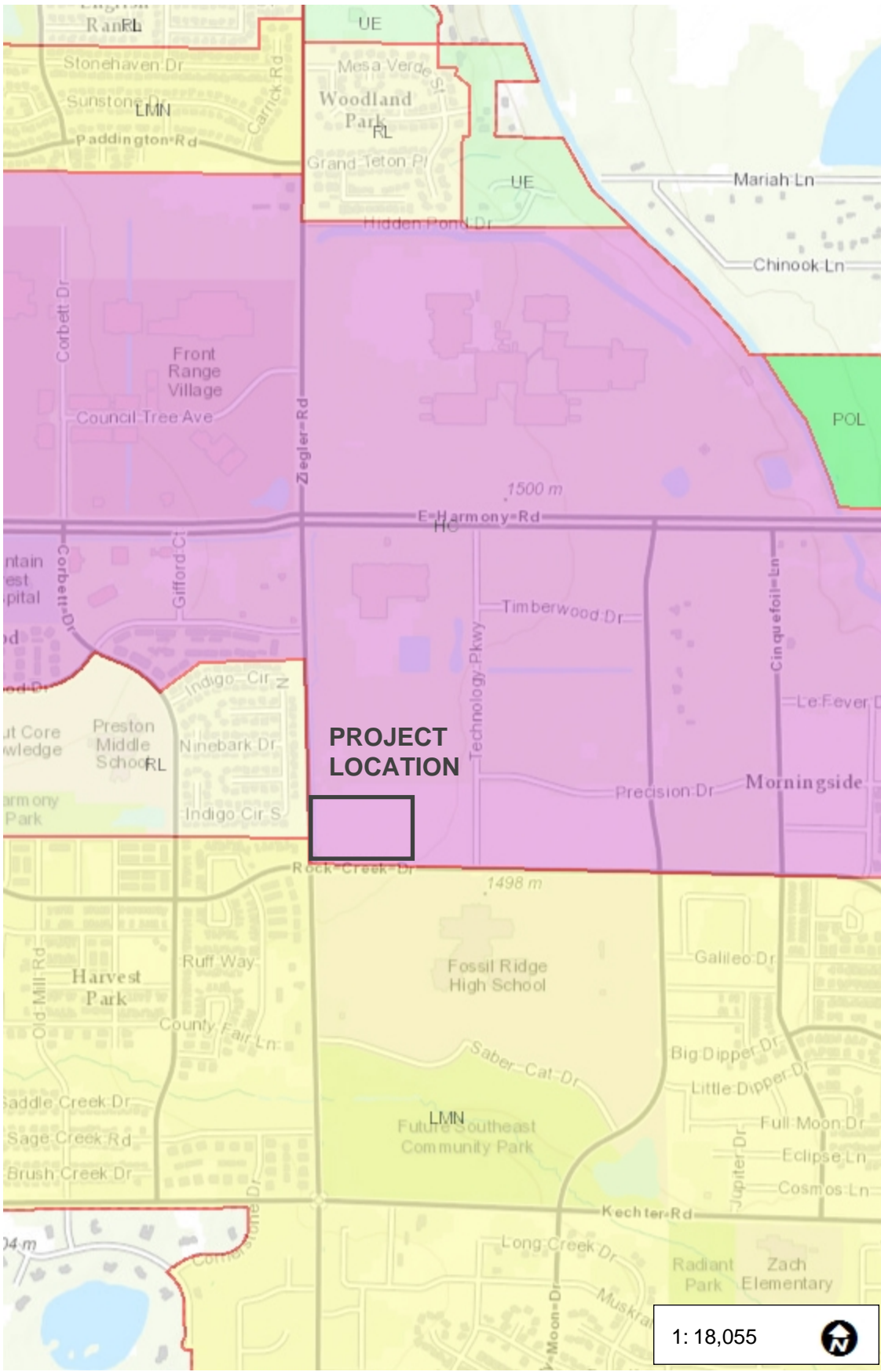


I want to...



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Legend

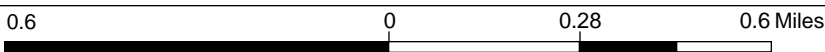
City Zoning

- Community Commercial
- Community Commercial North Coll
- Community Commercial Poudre Ri
- General Commercial
- Limited Commercial
- Service Commercial
- CSU
- Downtown
- Employment
- Harmony Corridor
- Industrial
- High Density Mixed-Use Neighbor
- Low Density Mixed-Use Neighbor
- Medium Density Mixed-Use Neigh
- Neighborhood Commercial
- Neighborhood Conservation Buffer
- Neighborhood Conservation Low D
- Neighborhood Conservation Mediu
- Public Open Lands
- River Conservation
- River Downtown Redevelopment
- Residential Foothills
- Low Density Residential
- Rural Lands District
- Transition
- Urban Estate

Citations

Notes

1: 18,055



STATEMENT OF OWNERSHIP AND SUBDIVISION

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Commencing at the West One-Quarter corner of said Section 4, Thence N01°42'20"W 1396.21 feet along the West line of said Northwest One-Quarter;

Thence S89°59'12"E 60.03 feet to the Southwest corner of Lot 1, Harmony Technology Park 1st Filing and the Point of Beginning; Thence S89°59'12"E 616.44 feet along the south line of said Lot 1; Thence S00°00'26"E 627.92 feet; Thence S88°06'20"E 78.00 feet; Thence along the arc curve 221.34 feet, said curve being concave to the North and having a radius of 577.00 feet, a delta angle of 22°02'18" and being subtended by a chord bearing 57°07'29"E 220.57 feet; Thence N89°51'22"E 278.22 feet; Thence along the arc of a curve 23.56 feet, said curve being concave to the Northwest and having a radius of 15.00 feet, a delta angle of 80°00'03" and being subtended by a chord bearing N44°51'22"E 21.21 feet to the East Right-of-Way line of Technology Parkway; Thence S00°08'38"E 88.00 feet along said West Right-of-Way line; Thence S00°18'21"E 7.96 feet continuing along said West Right-of-Way line; Thence along the arc of a non-integer curve 23.52 feet, said curve being concave to the Southwest and having a radius of 15.00 feet, a delta angle of 89°50'17" and being subtended by a chord bearing N45°13'29"W 21.18 feet; Thence S89°51'22"W 278.24 feet; Thence along the arc of a curve 247.32 feet, said curve being concave to the North and having a radius of 643.00 feet, a delta angle of 22°02'18" and being subtended by a chord bearing N79°54'18"W 235.87 feet; Thence S89°17'45"W 137.89 feet; Thence along the arc of a curve 23.56 feet, said curve being concave to the South and having a radius of 15.00 feet, a delta angle of 80°00'03" and being subtended by a chord bearing S43°17'43"W 21.21 feet to the East Right-of-Way line of Ziegler Road; Thence N01°42'20"W 591.55 feet along said East Right-of-Way line to the Point of Beginning.

(which above described tract contains 0.369 acres, more or less) for themselves and their successors in interest (collectively, "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as MAINSTREET HEALTH & WELLNESS SUITES, (Development), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements as dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Sections 22-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use poles in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted to the City. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assignees.

MAINTENANCE GUARANTEE

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements works hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant easements and easements lying within the Right-of-Way Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner further commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling, trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, ditches, structures or buildings, the changing of course and flow of streams and flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

MAINSTREET HEALTH & WELLNESS SUITES

BEING LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

WITNESS OUR HANDS AND SEALS THIS DAY OF A.D., 20 Owner: HARMONY TECHNOLOGY PARK, LLC, a Colorado Limited Liability Company

BY: AS MANAGER

STATE OF COLORADO) S.S. COUNTY OF

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY AS MANAGER OF HARMONY TECHNOLOGY PARK, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES NOTARY PUBLIC ADDRESS

LIENHOLDER: BY:

STATE OF) S.S. COUNTY OF

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY OF

MY COMMISSION EXPIRES NOTARY PUBLIC ADDRESS

SURVEYOR'S STATEMENT

I, Robert M. Edmonds, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

Robert M. Edmonds Colorado Registered Professional Land Surveyor #37968

DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

By the Director of Planning of the City of Fort Collins, Colorado this day of A.D.,

Director of Community Development and Neighborhood Services

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer of the City of Fort Collins, this day of A.D.,

City Engineer

NOTICE OF OTHER DOCUMENTS

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and recorded Elevation, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

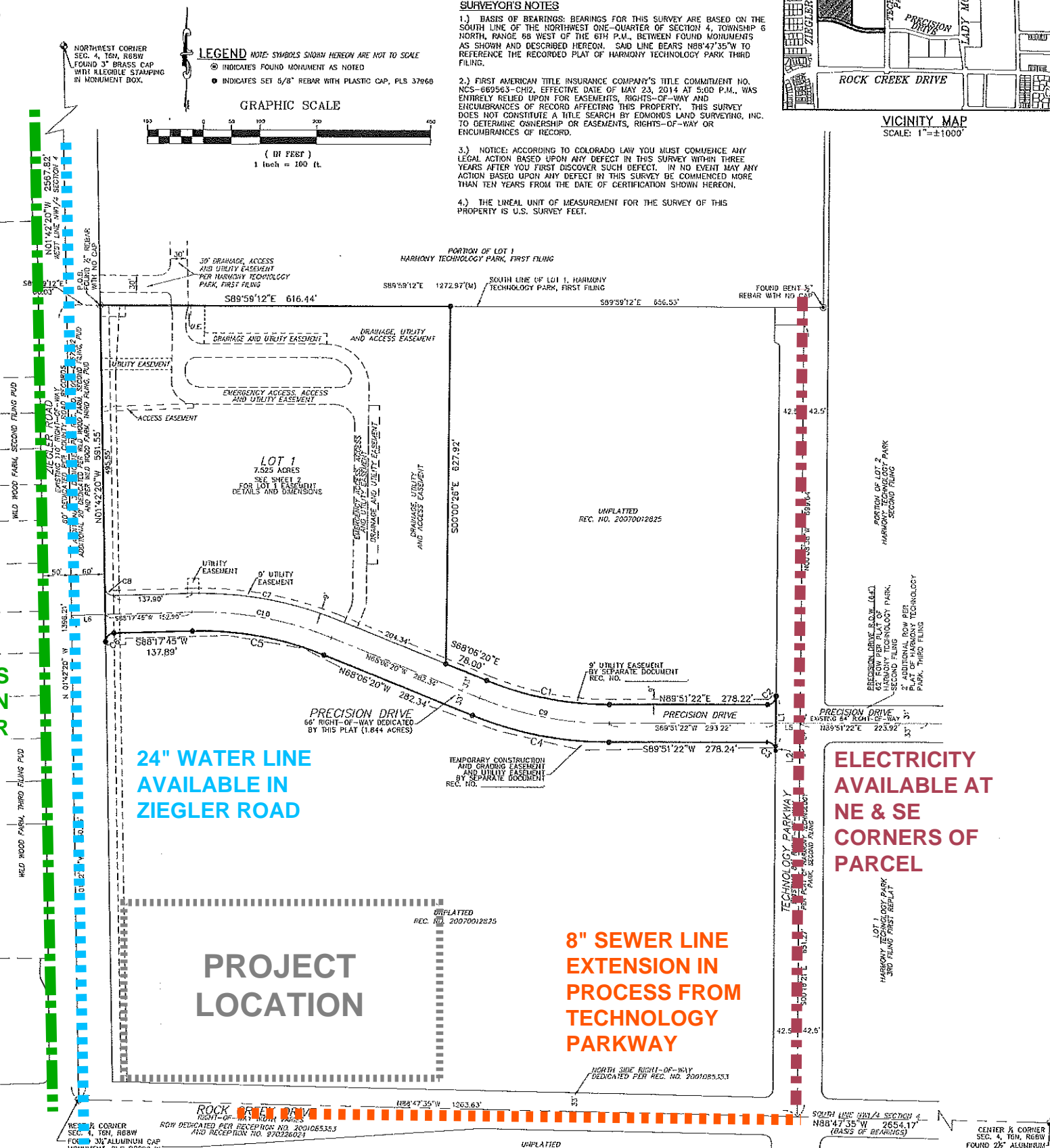
ATTORNEY'S CERTIFICATION

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

ATTORNEY: ADDRESS: REGISTRATION NO.:

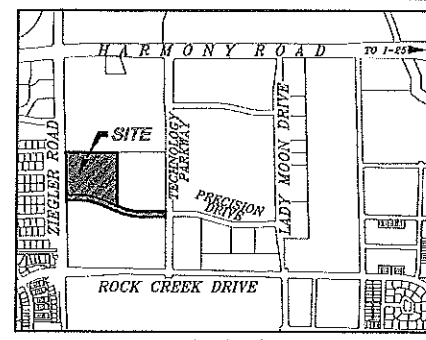
NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



SURVEYOR'S NOTES

- 1.) BASIS OF BEARINGS: BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN FOUND MONUMENTS AS SHOWN AND DESCRIBED HEREON. SAID LINE BEARS N89°47'35"W TO REFERENCE THE RECORDED PLAT OF HARMONY TECHNOLOGY PARK THIRD FILING.
- 2.) FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. NCS-689563-CH22, EFFECTIVE DATE OF MAY 23, 2014 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR EASEMENTS, RIGHTS-OF-WAY AND ENCUMBRANCES OF RECORD AFFECTING THIS PROPERTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDMONDS LAND SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS, RIGHTS-OF-WAY OR ENCUMBRANCES OF RECORD.
- 3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- 4.) THE LINEAL UNIT OF MEASUREMENT FOR THE SURVEY OF THIS PROPERTY IS U.S. SURVEY FEET.



DATE: OCTOBER 31, 2014 SCALE: 1"=100' BK: 101 DWG: RUE CHK: RME PLT: C085W064-111

CIENT: HARMONY TECHNOLOGY PARK, LLC

EDMONDS LAND SURVEYING, INC. PO BOX 641 KERESEY, CO 80644 PHONE (970) 686-6970 FAX (970) 284-6802 www.EdmondsLandSurveying.com

REVISIONS: 1) 10/31/14 BY: RME COMMENTS: EMERGENCY ACCESS EASEMENT

MAINSTREET HEALTH & WELLNESS SUITES BEING A PART OF THE NW1/4 SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

PROJECT NO.: 14-0573 SHEET 1 OF 2



August 07, 2015

Kristi Neznanski
Lenity Architecture
3150 Kettle Court SE
Salem, OR 97301

Re: Harmony Technology Park - Long-Term Care Facility

Description of project: This is a request to construct a long-term care facility on Parcel C of the Harmony Technology Park (parcel #8604000003). The building will be approximately 37,000 sq. ft. and will contain a 64-bed memory care facility. There will be 48 parking spaces provided to serve the project. The parcel is located in the Harmony Corridor (HC) zone district. This proposal will be subject 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, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

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

1. There are no street trees shown on Rock Creek Dr. If these cannot be placed in the parkway they could go between the sidewalk and the property line if possible. Or provide for a wider parkway to accommodate the street trees.
2. A row of parking south and east of the building appears to have 16 parking spaces each without breaking up with a landscape island. A modification may have to be sought.
3. The Land Use Code requires the building to be built to the corner of the property. Please see the comments from Planning regarding compliance with this standard and the allowable exceptions.
4. The shared access drive should include pedestrian access/connection.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the area include a 12 inch main in Ziegler, a 24 inch main in Technology Parkway, an inactive 24 inch main in Rock Creek Drive, and a newly constructed

12 inch main in Precision Drive. Existing sewer mains in the vicinity include a 30 inch main in Ziegler located near the northwest corner of the site.

2. It will be a requirement of this development to complete the water main loop from Ziegler to Rock Creek Drive as this is located along the street frontage for this development. The developer's requirement is to install a 12 inch main so the difference in cost between the 12 inch main and the 24 inch main can be paid to the developer through a developer repay.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development will be close to meeting the threshold for a Traffic Impact Study (memo level only). Given the questions about access, movement type, turn lanes etc. a traffic memo will be needed to provide answers.
2. Access spacing requirements will need to be reviewed.
3. The western access will not likely be able to be a full movement access given the proximity to Ziegler.
4. The need for a left turn lane into the property will need to be evaluated.
5. The internal circulation may require people to exit back out on Rock Creek if one portion of the parking lot is full. Providing circulation internal to the property would be best.
6. Transportation planning would like to see a sidewalk on the eastside driveway from Rock Creek to the building.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. The design for this site must conform to the approved Harmony Teck Park drainage plan. Adequate drainage infrastructure, including conveyance to the downstream regional pond, outlet structure design and sizing, adequate volume in the existing pond, etc. must be verified or constructed with this project.
3. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

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

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all portions of the building. Fire access cannot be measured from an arterial road. An Emergency Access Easement will be required on the property. Details of the "Fire Access Only" drive need to be submitted for review and approval before a determination that code compliance has been achieved. 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 hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

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

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Fire hydrants on the opposite side of an arterial road are considered out of access.

> 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.

3. FIRE ALARM AND DETECTION SYSTEMS (Group I)
06IFC 907.2.6; IBC 407.2: A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Section 907.2.6.2, with exceptions.
4. FIRE SPRINKLER SYSTEM
Group I Occupancy: An automatic sprinkler system shall be provided throughout buildings with a Group I fire area. IFC 903.2.5
5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01
6. PREMISE IDENTIFICATION
2012 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: Kelly Kimple, , kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. 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:
 - ClimateWise program: <http://www.fcgov.com/climatewise/>, contact Melissa Hovey at 970-221-6813 or mhovey@fcgov.com
 - Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 - Green Building and the Climate Action Plan: <http://www.fcgov.com/enviro/green-building.php>, contact Melissa Hovey at 970-221-6813 or mhovey@fcgov.com
 - Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

Department: Engineering Development Review

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

1. Marc Virata mvirata@fcgov.com or 221-6567 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the engineering comments or requirements.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
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.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, and 9 foot along all other street classifications).
7. A 7 foot sidewalk with a 10 foot parkway will need to be provided and constructed along the Ziegler Road frontage and a 5 foot sidewalk and 8 foot parkway will need to be provided and constructed along the Rock Creek frontage. Any additional right-of-way needed to accommodate these will need to be dedicated. Off site sidewalk construction may also be needed in order to meet pedestrian connectivity requirements.
8. Access easements will be required to be provided through the site to provide for cross access with the adjacent parcels.
9. The access points will need to meet access spacing and will need to be shown that they can work in the TIS. The western most access if allowed would need to install a median in Rock Creek and the access would be limited to right-in right-out. Does the eastern driveway meet the access spacing requirement from the driveway on the south side of the road – it doesn't look like it does? The maintenance of median installed in Rock Creek that is needed to control access to this development and installed with this development will be the responsibility of this development. The roadway is a Major Collector in this location and per the standards the spacing between high volume driveways is 200 feet.
10. We would prefer not to see the emergency access off of Ziegler Road, but if it is really needed we will work with PFA to figure it out.
11. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. 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: Luke Unruh, 9704162724, lunruh@fcgov.com

1. Light and Power has three phase facilities along Rock Creek Dr. that could be utilized to provide power.
2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans. Transformer must be within 10' of an asphalt/concrete surface. Pay close attention to the transformer clearances in the Electric Construction Policies, Practices & Procedures.
3. Development and capacity charges will apply at owner's expense
4. Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>

Planning Services

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

1. The proposed facility is considered a Long Term Care Facility and is permitted in the Harmony Corridor zone, subject to review by the Planning and Zoning Board (Type Two Review.) Also, the proposed use is considered to be a primary use in the H-C zone and, therefore, is not subject to the limitations applied to secondary uses. Therefore, the use is in compliance with the Harmony Technology Parkway Overall Development Plan, Seventh Amendment, Parcel C, which is designated for primary uses only.
2. As a Type Two Review, a neighborhood meeting is required.
3. Ziegler Road is classified as a four-lane arterial street and is designed to carry between 15,000 and 35,000 vehicle trips per day. Given this volume, and the proposed land use, Staff recommends that the landscaping along Ziegler be designed to attenuate traffic noise for the benefit of your patrons. A dense vegetative screen, with an emphasis on using conifer trees, along Ziegler Road will be needed to buffer the facility from traffic noise. Please consider adding an undulating berm to enhance the landscaping screening.
4. In addition, street trees, planted between the curb and the detached sidewalk, will be required to be placed on 40-foot intervals along both public streets. These trees must be kept at least 40 feet from any existing or planned street light. Ornamental trees, however, may be placed to within 15 feet of street lights.
5. Areas of low visual interest, such as the service court, must also be screened. Where space does not permit sufficient landscaping, a solid screen wall must be provided. The screen wall must match the predominant exterior building material. It appears a screen wall

- will be needed along the north property line along the length of the service court.
6. A connecting walkway must be provided between Ziegler Road the primary entrance.
 7. The service area will also need to provide an enclosure for trash dumpsters and recycling containers. Please note that it's illegal to discard cardboard into the trash. Please contact Caroline Mitchell, 970-221-6288 who can advise on the number and size of the recycling containers needed for a facility of this size.
 8. Will there be an outdoor employee break area? Facilities of this size typically have a high number of staff, especially on the day shift. Observing other similar facilities, it appears that without a designated employee break area, staff will find and use an informal area that is usually not intended for such a purpose.
 9. Bike racks must be provided at both the public entrance and the employee entrance. Such racks must be anchored to concrete and not interfere with walkways or landscaping.
 10. The building features a large south-facing roof. Has any consideration been given to adding solar collectors? Please contact our Light and Power Department, 970-221-6700 for information about integrating private solar electrical generation into the City's electrical system.
 11. The placement of the electrical transformer must not be located along either the Harmony Road or Rock Creek Drive frontages. Light and Power requires that the transformer be accessible within ten feet from hard surface for emergency change out while, at the same time, must be screened from these two roadways. This may require running primary service for a greater distance in order for placement that is not viewable from the roadway. If, for various reasons, the transformer is located along either of these two streets, then the transformer must be screened with a solid enclosure, meeting the clearance specifications of Light and Power, on all four sides, featuring a gate.
 12. Will there be a designated parking area for the activity van or bus?
 13. At the time of P.D.P. submittal, a context diagram or enlarged vicinity map will be required to show how this site is integrated within larger Harmony Technology Park Overall Development Plan.
 14. A plat will be required.
 15. A Lighting Plan will be required. Please note that all fixtures must be fully shielded and down directional. Lighting under the canopy must specifically designated to be flush mount and flat lens.
 16. On August 6, 2015, Staff received a revised site plan. This site plan indicates that the building has shifted closer to the intersection of Ziegler Road and Rock Creek Drive. In addition, a stormwater detention pond is located in the southwest corner of the site, south of the building and west of the internal drive. Further, it is now revealed that an existing irrigation easement is in place on the west side of the site between Ziegler Road and the building. An outdoor plaza is indicated west of the entry canopy between the stormwater detention pond the building's main entrance.
 17. A connecting walkway will be required linking the public sidewalk on Ziegler Road to outdoor plaza and the main entrance. Where this walkway intersects with the public sidewalk, a decorative entry portal must be provided that encourages pedestrian circulation.
 18. Based on these revisions, along with the aforementioned connecting walkway with entry portal, Staff finds that this revised orientation complies with Section 3.5.3(C)(2)(d) which allows an exception to the build-to line standards.
 19. The design of the internal drive must accommodate re-circulation so that if visitors cannot initially find a parking space, access back into the parking lot is available thus avoiding having to exit the site at the westerly driveway. As noted, this driveway exit will be restricted to a right-in / right-out only condition due to the median in Rock Creek Drive.

- 20.** At the time of submittal, please provide information about the number of employees on the largest shift. Be sure that there is sufficient parking for employees, visiting professionals and guests.
- 21.** Staff is concerned about the need for eight-foot high patio enclosures. Based on experience, eight feet is an excessive height for the security that is needed. At eight feet, the quality of the experience in the patio area is diminished. Patients and guests using the patio do not want to feel walled in but, rather, to enjoy fresh air, outdoor landscaping and views. Other facilities have automatic alarm systems at exits and gates. Also, at some facilities, patients wear devices that activate alarms should perimeter security be challenged. The applicant is strongly encouraged to find solutions to patio security without having to rely on eight foot high fences or walls.
- 22.** 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.
- 23.** Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 24.** 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>.
- 25.** 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.
- 26.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
- 27.** 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.
- 28.** 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