

Conceptual Review Agenda

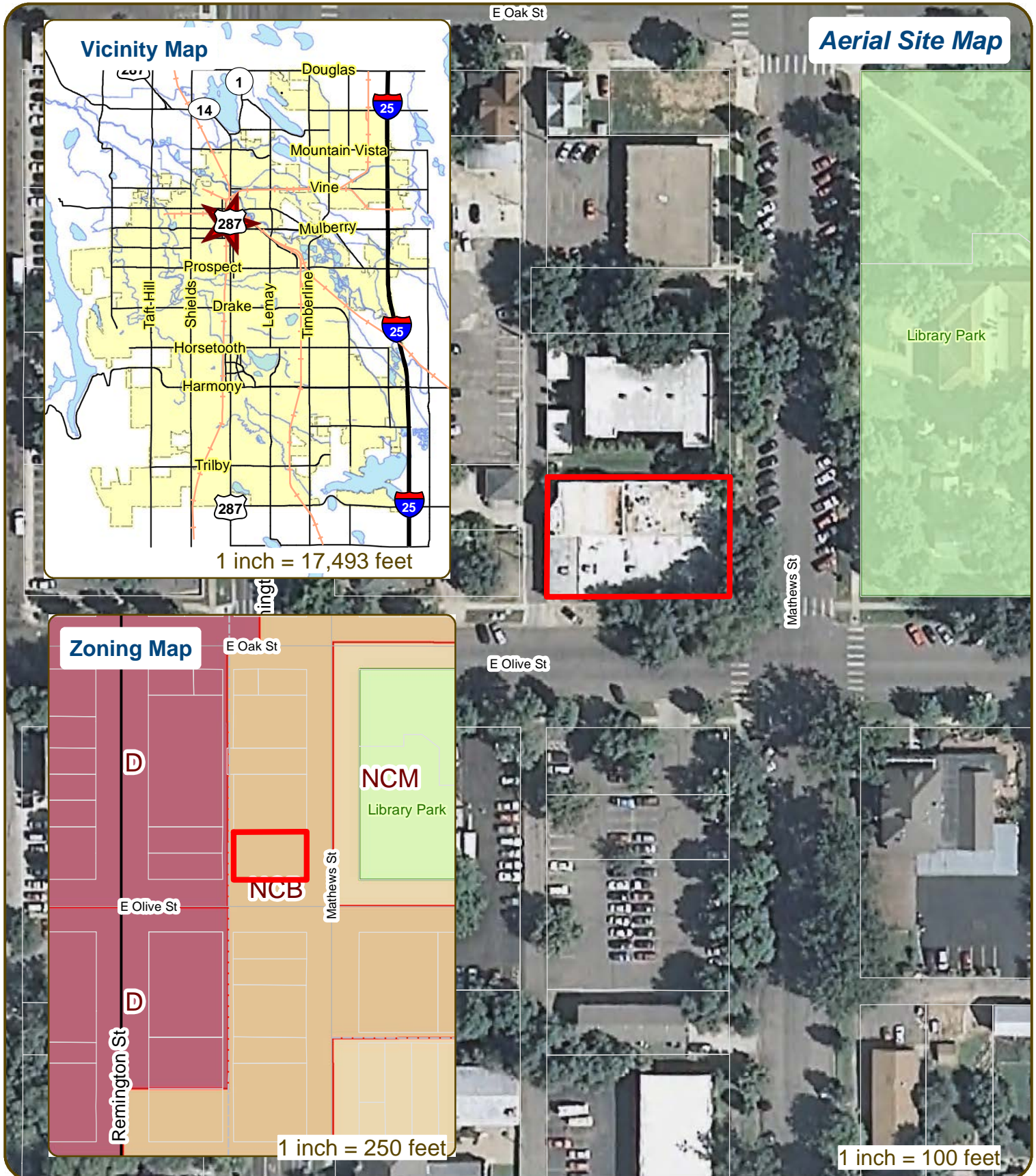
Schedule for 08/12/13 to 08/12/13

281 Conference Room A

Monday, August 12, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	220 E Olive - Townhomes	Brad Florin 970-744-5000 brad@floringltd.com	<p>This is a request to demolish an existing structure and construct 12 townhomes located at 220 East Olive Street (Parcel # 97123-20-001). The townhomes would be 4 stories and split between two rows of 6 units. The site is located in the Neighborhood Conservation Buffer (N-C-B) Zone District. Single family attached dwellings require an Addition of a Permitted Use in the NCB Zone District, subject to Planning & Zoning Board (Type 2) review.</p> <p>The project also proposes standalone modification of standards relating to lot size/FAR, setbacks, height, walkways, driveway width and architectural embellishments.</p>	Ted Shepard
10:15	2540 E Drake Rd - Cargill Expansion	Cathy Mathis 970-532-5891 cathy@tbgroup.us	<p>This is a request for expansion and construction of new facilities at the Cargill Research Facility located at 2540 East Drake Road (Parcel # 87203-00-012). The expansion would include new office, seed storage, and shop/warehouse buildings. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District and the Research Facility is an existing limited permitted use. Construction of the new principal building(s) requires platting, subject to Administrative (Type 1) review.</p>	Noah Beals

220 E Olive St Townhomes



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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) _____

BRAD FLORIN, MANAGER OF LLC OWNER

Business Name (if applicable) OLIVE STREET PROPERTIES, LLC

Your Mailing Address P.O. BOX 270070, FORT COLLINS, CO 80527

Phone Number 970-744-5000 **Email Address** brad@florin1td.com

Site Address or Description (parcel # if no address) 220 EAST OLIVE STREET

Description of Proposal (attach additional sheets if necessary) DEMOLITION OF CURRENT

STRUCTURE AND CONSTRUCTION OF 12 SINGLE FAMILY TOWNHOMES

Proposed Use RESIDENTIAL/MIXED USE **Existing Use** OFFICE/WAREHOUSE

Total Building Square Footage APPROX 29,000 **S.F. Number of Stories** 4 **Lot Dimensions** 12,600

Age of any Existing Structures PORTIONS 1920, PORTIONS 1960'S

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

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

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

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

Increase in Impervious Area 2500 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?

Request for Standalone Zoning Modification

Project: Townhomes at Library Park
Location: 220 East Olive Street
Applicant/Owner: Olive Street Properties, LLC
c/o Brad Florin
PO Box 270070
Fort Collins, CO 80527

Project Description

This is a request for nine stand-alone Modifications in conjunction with a pending Project Development Plan for 220 East Olive Street. All nine Modifications relate to development standards in the Neighborhood Conservation Buffer, N-C-B, zone district.

The pending P.D.P. is a request for redevelopment that results in construction of 12 fee simple townhomes, each with two or three bedrooms and private ground floor garages at the northwest corner of Olive and Mathews Streets across from Library Park and with live-work potential. The existing structure (see Exhibits 1, 2, 3 and 4) would be razed, the head-in parking on the Olive Street side of the property would be eliminated and about 13 new on-street parking spots would be created on Olive Street and Mathews Street. The streetscape on Olive and Mathews would also be upgraded to current City standards.

The fourth story of each townhome would be stepped back from the first three stories along Olive Street and on the north sideyard. Entry to the ground floor garages would be from an interior shared driveway accessible from the alley along the west property line. This west property line is also the boundary line between the Downtown zone and the N-C-B zone. The lot measures 90' x 140' for a total of 12,600 square feet.

Drawings have been provided with this request but are conceptual only at this point to illustrate the ideas being incorporated into the pending P.D.P. and to provide visual tools to understand the scope of the modifications being requested.

Background

The subject property is a 12,600 square foot lot with an existing 12,162 square foot commercial building at the Northwest corner of Olive and Mathews that includes office space and warehouse space. The property faces a city parking lot to the South and Library Park to the East. Just to the North is a historical apartment building and just to the West is an alley.

The current single story building on this property was constructed in the 1960's with a floor to area ratio of .97 with no on-site parking, in character with other nearby urban development in downtown Fort Collins. The surrounding zoning and land uses are as follows:

Request for Standalone Zoning Modification

N: N-C-B; Existing three-story multi-family building (Park View Apartments)

S: N-C-B; Existing parking lot for City and D.M.A. Plaza

E: N-C-B; Existing Museum and Library Park

W: D; Existing commercial and residential

The existing one-story structure has been under a variety of zone districts and used for many different functions over the years. The zoning history is as follows:

1955 – 1965 – Employment

1965 – 1991 – High Density Residential

1981 – 1991 – High Density Residential with P.U.D. Option under L.D.G.S.

1991 – 1997 – Neighborhood Conservation Buffer (Pre Land Use Code)

1997 – Present – Neighborhood Conservation Buffer (Post Land Use Code)

At one point, the building was home to Vipont Laboratories, the research arm of Water Pik. Past tenants also include the City of Fort Collins Stormwater and Transportation Departments. Most recently, it has been the home of a software engineering company. The alley along the west property line divides the Downtown and N-C-B zone districts.

Standalone Modifications and a subsequent P.D.P. for this property were submitted in 2007/2008 under the project name One Library Park and a series of modifications were approved by the City. Unfortunately after an asbestos remediation project was completed on the building in summer 2008 that project did not proceed due to factors relating to the Great Recession, leaving the building in a state of partial deconstruction.

The building has been vacant for the last 5 years. Today there is an opportunity for urban renewal of this property with infill of a residential townhome project that is described through this request for a standalone zoning modification.

Parking

The current standards for parking in NCB require 1.75 spaces for each two-bedroom unit and 2 spaces for each three-bedroom unit. With construction of 12 new townhomes that may be two-bedroom units or three-bedroom units (with the addition of an optional 4th floor bedroom), the proposed project will fully meet the applicable parking standards, even if all of them are constructed as three-bedroom units.

Neighborhood Impact

Redevelopment of this property will add quality townhomes in downtown Fort Collins and substantially improve the Library Park neighborhood. Since the parking would be on-site for these townhomes no adverse impact is anticipated to neighborhood parking, other than parking used by visitors, which would be less than the parking used by previous office users of the property. The creation of new on street parking spaces will help to mitigate that impact.

Request for Standalone Zoning Modification

Summary of the Standards Relating to the Eight Modifications

First - Section 4.9 (D)(1):

Density. Minimum lot area shall be equivalent to the total floor area of the building(s), but not less than five thousand (5,000) square feet.

Second - Section 4.9 (D)(5):

Floor Area Ratio (FAR). Lots are subject to a maximum FAR of thirty-three hundredths (0.33) on the rear fifty (50) percent of the lot as it existed on October 25, 1991. The lot area used as the basis for the FAR calculation shall be considered the minimum lot size within the zone district.

Third - Section 4.9 (D)(6)(b):

Minimum front yard setback (Mathews Street) shall be fifteen (15) feet.

Fourth - Section 4.9 (D)(6)(c):

Minimum rear yard setback (west) shall be five (5) feet from existing alley and fifteen (15) feet in all other conditions.

Fifth - Section 4.9 (D)(6)(d):

Minimum side yard width (north) shall be five (5) feet for all interior side yards. Whenever any portion of a wall or building exceeds eighteen (18) feet in height, such portion of the wall or building shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of wall or building height that exceeds eighteen (18) feet in height.

Minimum side yard width (Olive Street) shall be fifteen (15) feet on the street side of any corner lot.

Sixth - Section 4.9 (D)(6)(e):

Maximum building height shall be three (3) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1 ½) stories.

Seventh - Section 3.2.2 (C)(5)(a):

Walkways shall link street sidewalks with building entries through paved surface not less than six (6) feet in width.

Request for Standalone Zoning Modification

Eighth - Section 3.2.2 (L) Table A(*) :

When garages are located along a driveway and are opposite other garages or buildings, the driveway width must be increased to 28 feet.

Ninth - Section 3.8.19(A)(5):

Bay windows and similar sized cantilevered floor areas, and architectural design embellishments of dwellings that do not project more than two (2) feet into the required setback, provided they do not encroach on public easements.

Summary of the Setback Modifications:

Following is a comparison of the setbacks approved for the One Library Park project for this property in 2007 and those proposed with the current modification request.

Required by code	2007 Approved	2007 Difference From Code	2013 Proposed	2013 Difference From Code
Front yard – fifteen (15) feet (Matthews Street)	0'	-15'	0'	-15'
Rear yard – five (5) feet from existing alley (West)	5'	0	5'	0'
Side yard – five (5) feet for all interior side yards (North)	5'	0	5'	0'
Corner side yard – fifteen (15) feet (South)	0'	-15'	0'	-15'
Side yard – walls higher than 18 feet (North) set back 1' for every 2' of additional height	Varies, up to 48'	Varies, up to -15'	Varies, at most 42'	Varies, at most -12'

First Modification – Section 4.9(D)(1) – Density

A. Standard

This standard requires that the minimum lot area shall be equivalent to the total floor area of the building but not less than 5,000 square feet.

B. Proposal

The existing lot area is 12,600 square feet. The proposed maximum floor area, if all 12 units were constructed with a fourth story recessed bedroom or den, is no more than 29,008 square feet (including interior garages but excluding the interior driveway, balconies and patios).

Request for Standalone Zoning Modification

C. Extent of the Modification

Thus the First Modification would allow the proposed four-story building to have an extra 16,408 square feet of floor area in excess of the 12,600 that would otherwise be allowed as per the standard.

D. Applicant's Justification

Although the building exceeds the maximum area allowed by 2.3 times, the applicant contends that the excess building area is equal to or better than a plan that complies for the following reasons:

- The project provides each of the 12 units with private outdoor spaces (balconies, rooftop decks) versus a singular rear yard green space. The applicants contend that this is a better utilization of space, creating a higher quality/living experience for the residents than what could otherwise be achieved in a smaller building with common open space.
- The building and site design incorporates a creative entry, balconies and landscaping which give the streetscape an active, urban, downtown residential character. This acts as a logical transition between the residential neighborhood and the Downtown District thus implementing the vision of NCB zone district.
- All parking is provided in ground floor garages accessible through a central driveway. This eliminates the need for unattractive surface parking. Since the number of spaces complies with the Code, there would be no added pressure on the street parking associated with the library and park. Use of lot area for surface garages requires a larger building footprint.
- The NCB zone district is intended as a transitional district between more intense downtown commercial activity and the surrounding single-family residential neighborhoods. The alleyway to the west of the property is not only the subject property line but also the district boundary line dividing the Downtown District and the NCB zone. Logical transition requires that the site relate more closely to downtown than the single-family dwellings further east.

The applicant contends the proposed plan, with up to 16,408 additional square feet, will serve the standard equally well or better than a plan that complies with the standard by virtue of providing urban townhomes that utilize creative design solutions to achieve an attractive streetscape within this transition zone.

E. Comparison with One Library Park Modifications

The planned maximum floor area, if all units incorporated the optional bedroom on the fourth floor, is 29,008 square feet, slightly less than the planned floor area of One Library Park, which was approved for 29,212 square feet.

Request for Standalone Zoning Modification

Second Modification – Section 4.9(D)(5) – Floor Area Ratio

A. Standard

This standard requires that the floor area ratio (FAR) be a maximum of 0.33 on the rear 50% of the lot.

B. Proposal

The proposed townhomes would exceed the FAR standard with 13,087 square feet of floor area on the rear 50% of the lot.

C. Extent of the Modification

Thus the Second Modification would allow the proposed four-story building to have 13,087 square feet of floor area on the rear 50% of the lot.

D. Applicant's Justification

To meet the required FAR, the building would be one story with each unit having traditional shared open/green space. There are several reasons why the FAR for this zone is not suitable for this particular site:

- Proposed are 12 individual four-story residential townhomes, each with private outdoor spaces in place of a singular rear yard green space. We contend that this is a better utilization of space, creating a more creative urban living experience for the residents and allowing the building to be designed with interesting, street-facing features.
- Typically, a mixed-use building in an urban setting does not have back yard green space. The code appears to imply that a smaller FAR is better suited for residential lots, rather than a multi-family project. In addition to the landscaping and proposed balconies and rooftop decks, there is also a large city park (Library Park) located directly across Mathews Street.
- The building as designed will also give the streetscape a more urban downtown residential presence as a transition between the NCB District and the Downtown District as opposed to the current commercial building. The street facades will have creative entry features and landscaping. Parking for each townhome is provided with a surface garage accessible through an interior driveway.
- As mentioned, the NCB zone district is intended as a transitional district between more intense downtown commercial activity and the surrounding single-family residential neighborhoods. The context of the neighborhood is unique, with a library, museum and public park adjacent to the east. There is an apartment building to the north, a parking lot to the south and a former funeral home to the southeast that has

Request for Standalone Zoning Modification

converted into an office. Unlike the residential neighborhoods west of College Avenue, the east side neighborhoods are not as well defined. The east side has a more random land use pattern of non-owner occupied residences, commercial uses and office uses.

- The closest single-family dwellings are to the west of the property across the alley and are located in the Downtown District. The closest single-family dwellings to the east are 270 feet away and located in the NCB district. The proposed townhomes will not impact any residences.
- Three of the four lots to the north along Mathews Street also contain large buildings that appear to exceed the required FAR and are located in the NCB District.
- Furthermore, the existing building on the subject property consumes the entire lot, and actually encroaches over the property line along the Mathews Street façade by almost one foot at the southeast corner of the building per the civil engineering survey. Although the buildings at 301 E. Olive Street and 207 Matthews Street do not exceed the FAR, the rear areas of the properties are almost completely paved.

The applicant contends the proposed plan will serve the standard equally well or better than a plan that complies with the standard by virtue of providing attractive infill townhomes that utilize creative design solutions for open space.

Additionally, the proposed larger FAR is inconsequential when viewed in the overall context of the surrounding neighborhood.

E. Comparison with One Library Park Modifications

The requested maximum floor area for the rear 50% of the lot is 13,087 square feet (out of 29,008 total square feet), compared to a floor area of the rear 50% of 11,718 square feet (out of 29,212 total square feet) that was approved for One Library Park.

Third Modification – Section 4.9(D)(6)(b) – Minimum Front Yard Setback

A. Standard

The required minimum front yard setback in the NCB zone is 15 feet.

B. Proposal

The proposed townhome project would consist of two rows of townhouses with a zero feet set back from the front yard along Mathews Street.

C. Extent of the Modification

Request for Standalone Zoning Modification

The Third Modification would result in a building being set back zero feet from Mathews Street.

D. Applicant's Justification

The current office building is set back zero feet from Mathews Street, runs the entire 90' width of the lot with an unremarkable wall along Mathews about 16 feet high, and in fact protrudes one foot into the public right of way.

Since the building borders the Downtown zone, and is separated from the NCB residential neighborhood by Library Park, the project design fulfills the transitional function by being both residential and downtown-like. It is residential in function but downtown-like in form. Like any building in downtown, there is building mass at the front property line. But, like residential buildings, there is a clear residential look provided by the townhomes.

The interior driveway is a key element in the transitioning from downtown to residential providing a visual break between the north and south row of townhomes. This progression represents a classic urban living model that is found in many cities.

E. Comparison with One Library Park Modifications

One Library Park was approved with a front yard setback of zero feet on Mathews Street, the same as the current request.

Fourth Modification – Section 4.9(D)(6)(c) – Minimum Rear Yard Setback

A. Standard

The standard requires that the minimum rear yard setback be five feet from the existing alley on the west. Supplemental Regulation *Section 3.8.19 – Setbacks* allows bay windows to encroach into a minimum yard by two feet.

B. Proposal

The building may include a bay window (or box window) on the rear (west) elevation that extends two feet and six inches into the rear yard setback (See Exhibits 6 and 9).

C. Extent of Modification

Thus the Fourth Modification results in a divergence from standard by six inches.

D. Applicant's Justification

Request for Standalone Zoning Modification

The applicant contends that the six inch encroachment is nominal and inconsequential

E. Comparison with One Library Park Modifications

One Library Park had the same six inch encroachment approved.

Fifth Modification – Section 4.9(D)(6)(d) – Minimum Sideyard Setback

A. Standard

This standard has two components. First, the minimum interior sideyard setback shall be five feet for the first 18 feet, plus one foot of additional horizontal setback for every two feet of additional vertical height over 18 feet. Second, the minimum corner sideyard setback is 15 feet.

B. Proposal

For the interior sideyard (north), the 132-foot long wall representing the façades of the north row of 6 townhomes will vary in height from 34 feet to 42 feet, with periodic breaks in the massing to create architectural interest.

For the corner sideyard (Olive Street), the proposed setback is zero feet.

C. Extent of the Modifications

Thus the Fifth Modification results in a north building façade that is not stepped back the requisite one foot for every two feet of height – see summary table below for details. For the corner sideyard setback along Olive Street, the result is a 15 foot divergence from the standard.

Summary Table North Wall – Total Wall Length – 132'

Wall Section	% of Length	Maximum Wall Height	Segment of Wall Height Non-Comply	Linear Length Non-Comply
Sec. 1 Stairwell to fourth floor	36%	42'	18' – 42'	Maximum 48'
Sec. 2 3 rd floor with parapet	32%	37'	18' – 37'	Maximum 42'
Sec. 3 3 rd floor	32%	34'	18' – 34'	Minimum 42'

Request for Standalone Zoning Modification

D. Applicant's Justification

The applicant contends that the decreased setbacks result in a plan that is equal to or better than a plan that would otherwise comply for the following reasons:

- Although the north façade is not stepped back as required, the use of different materials on the façade creates a visual break in the plane eliminating a flat wall appearance. In addition, the three-story apartment building to the north (Park View Apartments) is approximately thirty-two (32) feet from the lot line creating an effective buffer yard of 37 feet including the required 5 foot setback for the townhomes.
- The only affected portion of Park View Apartments is the on the third floor. A cluster of existing mature trees reach the third floor windows of Park View obscuring most of the view to the south when these trees are in full foliage.
- The existing building currently sits on the lot line with no setbacks, and actually encroaches over the lot line by almost one-foot at the southeast corner based on the civil survey. The north wall of the existing building is a solid concrete block wall with no windows or other breaks in massing, about two-thirds of which is roughly 16 feet high and about one-third of which is roughly 24 feet high. The proposed building will be offset from the property line creating a more attractive streetscape and will provide architectural variety.
- For a building that achieves a height of 42 feet, the 24 feet of wall height from 18 to 42 feet would have to be stepped back an additional 12 feet. The standard could allow a solid wall to be constructed at the requisite step back, for the entire length of the façade, with significantly less articulation and variety than proposed.

In summary, the applicant contends the proposed plan will serve the standard equally well or better than a plan that complies with the standard by virtue of providing an attractive residential building that utilizes creative design solutions to create an attractive streetscape within this transition zone.

E. Comparison with One Library Park Modifications

The sideyard modification for the north wall that was approved for One Library Park had various heights and included 45 feet of wall that was 48 feet high with no step back representing a 15 foot divergence from the standard. The current proposal is to not build as high as One Library Park and the proposed front of townhomes façade is substantially more attractive and architecturally interesting than the sidewalls, stairwell and garage driveway to the underground parking that were part of One Library Park.

Request for Standalone Zoning Modification

The corner sideyard modification for the Olive Street side for One Library Park was approved with no step back representing a 15 foot divergence from the standard, the same as the current proposal.

Sixth Modification – Section 4.9(D)(6)(e) – Building Height

A. Standard

The maximum building height is limited to three (3) stories.

B. Proposal

The proposed height is four (4) stories.

C. Extent of Modification

The proposed height is one story higher than the standard.

D. Applicant's Justification

- The majority of the visual mass along the two streets, the alley and the north sideyard is three (3) stories. The only areas impacted are along Olive Street and to the north sideyard where the fourth story is visible is at the stairwells and along the alley and Mathews Street where some fourth story façade may be visible.
- The fourth floor façade would be stepped back at least 10 (ten) feet from the third floor façade on the Olive Street side and the north sideyard.
- The floor area of the fourth floor will be less than 50% of that of the first floor.
- The adjacent apartment building (The Park View Apartments) is three stories but has the height and appearance of a four-story building due to the overall design including additional wall height and faux mansard roof. In contrast, the roof on the proposed building is flat.
- There is an existing three (3) story plus garden level apartment building one block away at 308 East Oak within the NCB District.
- Located south and west, diagonally across Olive Street is a ten-story building, the D.M.A. Plaza.

The applicant contends that since the fourth story visibly recedes and only the stairwells are viewed from Olive Street and the north sideyard the excess building height is inconsequential.

Request for Standalone Zoning Modification

Seventh Modification – Section 3.2.2(C)(5)(a) – Walkways

A. Standard

Walkways linking street sidewalks with building entries are to be through paved surface not less than six (6) feet in width.

B. Proposal

The proposed width of the sidewalk on the north side of the property, extending from the alley to the west to the sidewalk to the east is four (4) feet.

C. Extent of Modification

The proposed sidewalk width is two (2) feet less than the standard.

D. Applicant's Justification

- As an infill development this project does not have the space available to meet this standard.
- The proposed four foot sidewalk is comparable to or wider than other existing residential properties in the neighborhood.
- This sidewalk will only be used by 6 privately owned townhomes and will not impact the general public.

The applicant contends that this modification is inconsequential.

Eighth Modification – Section 3.2.2(L) Table A – Driveway Width

A. Standard

When garages are located along a driveway and are opposite other garages or buildings, the driveway width must be increased to 28 feet.

B. Proposal

The proposed width of the interior driveway between the townhomes to the north and those to the south is 21 feet.

C. Extent of Modification

The proposed interior driveway width is seven feet less than the standard.

D. Applicant's Justification

Request for Standalone Zoning Modification

- As an infill development this project does not have the space available to meet this standard.
- The proposed 21 foot driveway is typical of urban infill development.
- This driveway will only be used by the 12 privately owned townhomes that are proposed for this project and will not impact the general public.

The applicant contends that this modification is inconsequential.

Ninth Modification – Section 3.8.19(A)(5) – Architectural Embellishments

A. Standard

Bay windows and similar sized cantilevered floor areas, and architectural design embellishments of dwellings that do not project more than two (2) feet into the required setback, provided they do not encroach on public easements.

B. Proposal

Architectural metal awnings are envisioned over each entrance door. On the north sideyard these would project into the required 5' setback by two (2) feet and six (6) inches.

On the Olive Street side these awnings would project into the public easement by two (2) feet and six (6) inches.

C. Extent of Modification

The awnings on the north sideyard would extend an additional six (6) inches into the 5 foot setback.

The awnings on the corner sideyard (Olive Street) would project into the public easement by two (2) feet and six (6) inches.

D. Applicant's Justification

The applicant contends that the six inch encroachment into the sideyard setback is nominal and inconsequential and that the two foot six inch encroachment into the public easement is inconsequential.

E. Comparison with One Library Park Modifications

One Library Park incorporated numerous elements that encroached into the public right-of-way on the ground level. This proposal does not incorporate any elements

Request for Standalone Zoning Modification

that encroach the public right-of-way on the ground level but does envision metal awnings above first floor entryways on the Olive Street that encroach on the public easement.

Summary

Urban residents in downtown Fort Collins are important to the vitality of the local economy and health of downtown retail stores, bars and restaurants. Infill development to add residential units will allow employees of downtown businesses to reduce vehicle miles traveled and allow them to live a true downtown urban lifestyle. Residents may also utilize their townhome in a live/work fashion, for example working out of a home office.

Given its two-block proximity to Old Town Square this location is highly attractive to employees of downtown businesses. As the MAX Bus Rapid Transit project is completed these units becomes easily accessible to staff at CSU and other employers along the MAX corridor with a convenient stop near the corner of Mason Street and Olive Street.

Approval of this request for a standalone zoning modification would facilitate a quality infill development that would not be detrimental to the public good and would be a substantial improvement to this corner of Library Park and to the neighborhood.

Request for Standalone Zoning Modification

Exhibit 1



Exhibit 2



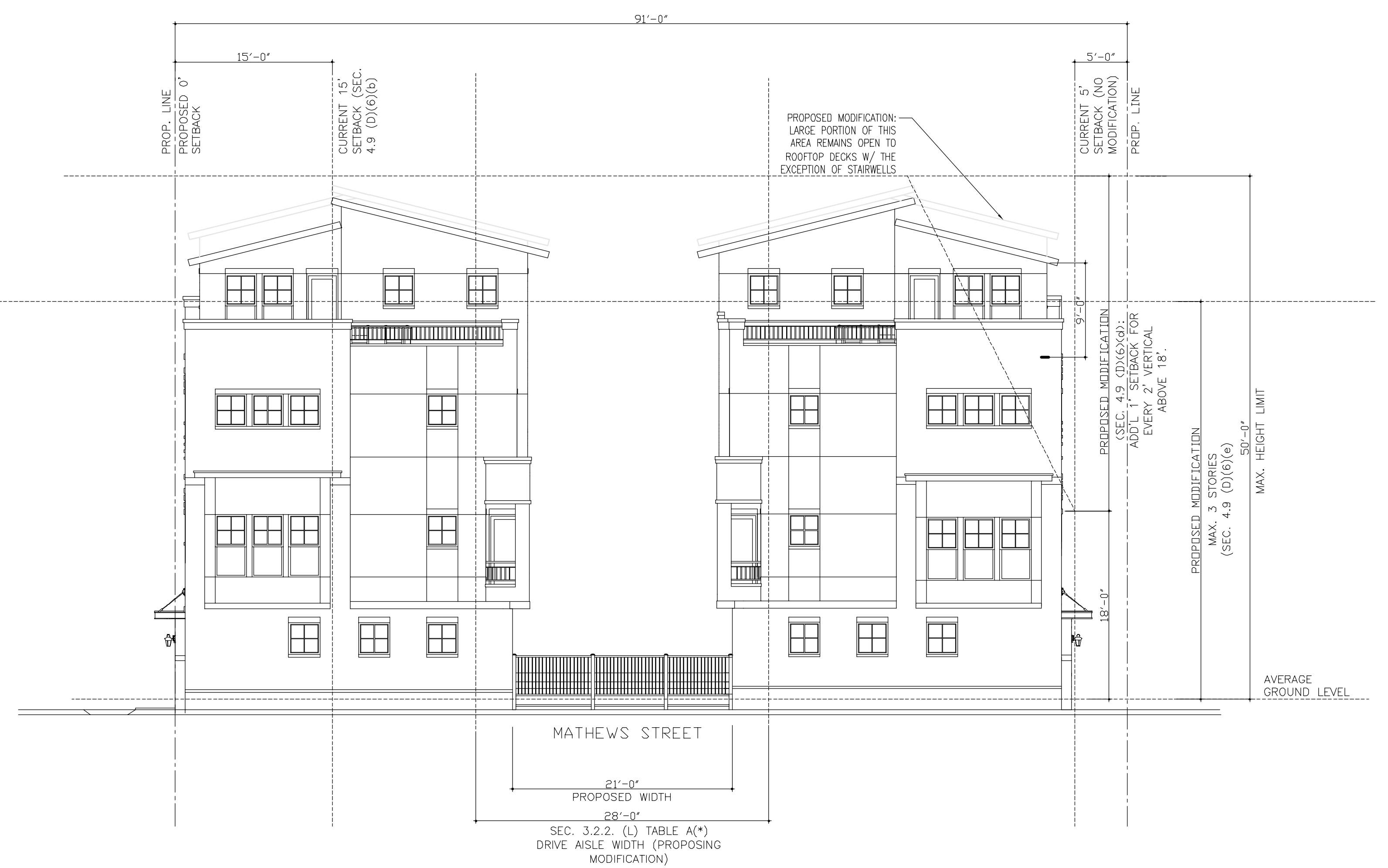
Exhibit 3

Request for Standalone Zoning Modification



Exhibit 4























August 16, 2013

Brad Florin
Olive Street Properties, LLC
P.O. Box 270070
Fort Collins, CO 80527

Re: 220 E Olive - Townhomes

Description of project: This is a request to demolish an existing structure and construct 12 mixed-use dwellings in combination with single family attached townhomes located at 220 East Olive Street (Parcel # 97123-20-001). The townhomes would be three stories and divided between two rows of 6 units by a private driveway serving the at-grade, under-structure garages. The site is located in the Neighborhood Conservation Buffer (N-C-B) Zone District. Single family attached dwellings require an Addition of a Permitted Use in the N-C-B Zone District, subject to Planning & Zoning Board (Type 2) review.

The project also proposes several modifications of standard relating to lot size, floor-to-area ratios, setbacks, walkways, driveway width and architectural embellishments.

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

1. The proposed dwelling units are classified as 'attached single-family'. Such a use isn't a permitted use in the NCB zone. Approval of the use is possible only through the 'addition of permitted use' (APU) process. An APU application must be accompanied by a complete PDP submittal (site, landscape, civil drawings, etc) and will be subject to P&Z Board approval.
2. The north side setback modification based on wall height needs additional clarification. i.e., the request clearly needs to state that the modification request is to allow the required north side setback to be reduced from 17' to 5'.
3. With regard to the 8th modification - driveway width: The standards in Sec. 2.8.2(H)(4) is NOMINAL, inconsequential. This means that the request deviates from the standard in a nominal AND inconsequential way. The applicant has indicated that their request is only inconsequential. That doesn't satisfy the

standard. Additionally, a 21' driveway width is a concern when it comes to adequately being able to enter and exit the garage without having to make numerous turning movements and attempts. Snow conditions will also add to the problem.

4. If the project proceeds as 'attached single-family', then some of the modification requests will need to be re-worked so that they apply to the individual, fee simple lots, rather than the overall lot as it exists today. i.e. the density modification will include a request to have lots smaller than 5000 square feet with the FAR based on the lot size of each of the 12 individual lots. Similarly, the setback modifications might need to be adjusted based on the relationship of the 12 'individual' buildings to the lot lines on which each building sits.

If the project is changed to multi-family, then the proposed modifications wouldn't need to be revised.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 4-inch water main in Mathews, a 6-inch water main in Olive and an 8-inch sewer in the N/S alley to the west.
2. The existing active water service to the site is a 1½-inch service connecting to the main in Mathews. In addition, there is a ¾-inch service extending from the main in Olive that was labeled for future use.
3. Existing water/sewer lines extending to the property must be used or abandoned at the main.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit. Credit will be allowed for the existing service for which an account is established.
6. If each unit is on a separate platted lot, separate water and sewer services will be required for each unit.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. When a site is completely redeveloped (scrapped) the standard requirement is to provide onsite detention 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. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221- 6375 to

determine the present Stormwater fees and runoff coefficient category.

4. Water quality treatment for 50% of the site is provided for in the Udall Natural Area water treatment facility. However additional onsite water quality treatment is encouraged as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
6. The drainage outfalls for the site are the surrounding streets and alley or there is a storm drain line east of the intersection of Olive and Mathews with inlets at three of the corners of the intersection. One of the inlets is on Olive is adjacent to the site and there is a roof drain tied into the manhole near the corner of the intersection. Please refer to the Stormwater inventory map provided.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. The existing building at 220 East Olive was determined not individually eligible for designation as a Fort Collins Landmark under Municipal Code Section 14. Thus, there is no further Historic Preservation review of the demolition of this building.
2. This project has the potential to affect several properties that are designated on the National Register of Historic Places in the Laurel School National Register District, as well as designated Fort Collins Landmarks and buildings individually eligible for designation as Landmarks. Therefore the project will be reviewed for compliance with LUC Section 3.4.7, Historic and Cultural Resources.
3. LUC 3.4.7(A) Purpose, 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.
4. LUC 3.4.7(B) General Standard, states: If the project contains a site, structure or object that is [designated or individually eligible for designation] then to the maximum extent feasible, the development plan and building

design shall provide for the preservation and adaptive use of the historic structure. The development plan and building design shall protect and enhance the historical and architectural value of any historic property that is: (a) preserved and adaptively used on the development site; or (b) is located on property adjacent to the development site and qualifies under (1), (2) or (3) above. New structures must be compatible with the historic character of any such historic property, whether on the development site or adjacent thereto.

5. The applicant is encouraged to take advantage of complimentary reviews with the Landmark Preservation Commission Design Review Subcommittee, or the full Commission at a monthly Work Session, very early in the project. These may be arranged by contacting staff.

Department: Fire Authority

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

1. WATER SUPPLY

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

Commercial hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. Alleys are generally not considered an acceptable means of fire access and any requested deviation shall be first approved by the fire marshal. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

3. FIRE LANE SPECIFICATIONS

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

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

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

*STRUCTURES EXCEEDING 30' (OR THREE OR MORE STORIES) IN HEIGHT

06IFC Appendix D and Poudre Fire Authority Administrative Policy 85-5: In order to accommodate aerial fire apparatus access (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. If this condition cannot be met, the requirement may be offset by a full NFPA13 sprinkler system. Further review and discussion of your project is recommended. Please contact me as needed with questions or comments.

4. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area.

2006 International Fire Code 903.2.7

5. ROOF ACCESS

UPON FURTHER REVIEW, THIS COMMENT HAS BEEN REMOVED AS EVERY TOWNHOME WILL HAVE A SEPARATE STAIRWAY TO THE ROOF.

6. FIRE STANDPIPE SYSTEM

UPON FURTHER REVIEW, THIS COMMENT HAS BEEN REMOVED AS R-3 OCCUPANCIES ARE EXEMPTED FROM THIS REQUIREMENT PER 06IFC905.3

7. BALCONIES AND DECKS

Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

2006 International Fire Code 903.3.1.2.1

8. FDC

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

2006 International Fire Code 912.2

9. KEY BOXES REQUIRED

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

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

10. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

Department: Environmental Planning

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

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

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. The access ramps at the northeast corner of Olive Street and Mathews Street will need to be retrofitted with truncated dome detection. Unused driveway abutting the property shall be removed with the project.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. 9 foot utility easements are typically required behind Mathews and Olive Street right-of-way, along with an 8 foot utility easement along the alley. Given that zero lot line construction is intended with the proposal, verification from the utility providers on the elimination of any utility easements will need to occur. Utility coordination for design and placement of utility facilities will also need to occur.
7. As depicted on the site plan, Olive Street will need to be altered with the more standard parkway landscaping between sidewalk and street.
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.

Department: Electric Engineering

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

1. The transformer and meter locations will need to be coordinated with Light and Power Engineering, (970) 221-6700. Each unit will need to be individually metered. The transformer needs to be within 10 feet of an all-weather drive over surface with three feet of clearance around the sides and back and eight feet of clearance on the front.
2. Electric development and system modification charges will apply. Contact Light and Power Engineering for an estimate of these charges.
3. If a fire pump is required, contact Light and Power Engineering for the wiring requirements for the pump. Three phase power will likely be needed for the pump but three phase is not currently available to the site. Call Light and Power Engineering for an estimate of the cost to bring three phase to the site.

Current Planning

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

1. Regarding encroachments into the required front setback areas and street rights-of-way, please refer to Section 3.5.3(E)(7). Encroachments into the public alley right-of-way are not permitted. Note that this particular section is applicable only if the plan establishes that the units are available for "live-work" or "mixed-use" potential. If strictly residential, then the requirements of Section 3.8.19 would prevail.
2. Be sure to set aside sufficient land area for the ground-mounted electrical transformer. It may be enclosed but such enclosure must have an operable gate and proper clearances for air flow. Also, please note that the electrical meters and gas meters may be required to be on opposite ends of the building.
3. The building will be subject to the building and project compatibility standards of Section 3.5.1. These standards address building size, height, mass, bulk, scale, materials, color and privacy. If the building exceeds 40 feet in height, then a shadow analysis would be required per the requirements of Section 3.5.1(G).
4. A utility coordination meeting is recommended so that all utilities are capable of serving the six units, with proper easements and separations. Please contact Marc Virata in the Engineering Department to set this meeting up.
5. For purposes of the Land Use Code, please note that under the Home Occupation provisions in Section 3.8.3, any resident of a dwelling unit is allowed to utilize up to 50% of the total dwelling unit floor area and may have up to one non-resident employee or co-worker as long as the owner of the business resides in the dwelling unit. If staying within the limits of these parameters is what you are envisioning, then, from a Zoning perspective, further describing the units as "live-work" is confusing. This is because under the International Building Code, Section 419, there is a separate category called "Live/Work Units." This category allows up to five non-residential employees which exceeds that allowed as a Home Occupation. Further, such units would be classified by the International Building Code as an R-2 or R-3 (Residential) Occupancy and such units must have handicap access and handicap accessible bathrooms on the ground floor. Also, such units may be required to have a monitored fire alarm system. An automatic fire sprinkler system is required.

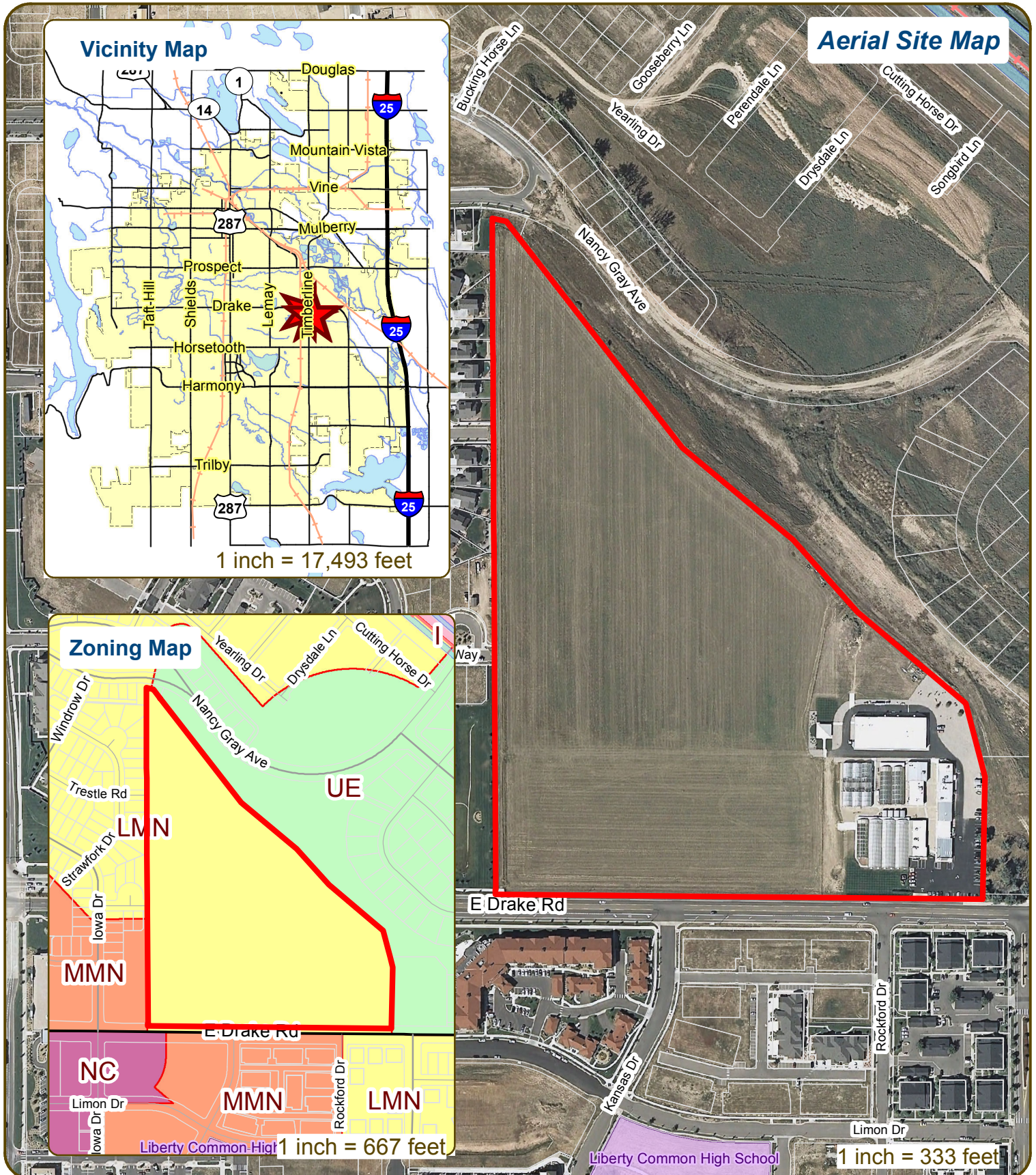
If, however, you would like to grant potential homeowners or residents the ability to exceed the parameters of both Home Occupation and I.B.C. Live/Work Units, then you would need to establish the units as being "mixed-use dwellings." Under this category, the owner of the dwelling unit or business is not required to reside on the premises, or more than 50% of the floor area may be devoted to the non-residential use, or there is no limit on the number of employees.

Under this classification, the I.B.C. would categorize this as a B/R-2 or B/R-3 Occupancy. A B/R-2 or B/R-3 Occupancy requires handicap access, handicap bathrooms on the ground floor and a NFPA 13 automatic fire extinguishing system. Installing a NFPA 13 system at the time of initial construction would allow for maximum flexibility for owners to transition from being a dwelling unit (exclusively or with a Home Occupation) to a Mixed-Use Dwelling in order to allow conversion from a dwelling unit to a business unit (exclusively) at any such time as market conditions warrant.

6. With the proposed zero foot setback along both streets, the opportunities for landscaping would be limited to placing trees in grates in the public right-of-way which is typical of a Downtown environment. Please be sure to coordinate with Engineering and Forestry so that grate size and location and tree species are all acceptable. The width of the sidewalk must be such that there is room for this tree and grate design.

7. The request for the stand-alone Modifications of Standard, if approved by the Planning and Zoning Board, will have to be conditioned in such a way that the request for the Addition of Permitted Use and Project Development Plan is subsequently approved. Please note that if granted, Modifications of Standard are valid for one year during which time the Addition of Permitted Use and Project Development Plan must be filed.
8. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

2540 Drake Rd Cargill Expansion



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Owner: Cargill Research Facility

Contact: Steve Stadelmaier, Facility Manager Consultant: Cathy Mathis

Business Name (if applicable) TB Group

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) 2540 East Drake Road

Description of Proposal (attach additional sheets if necessary) Construction and expansion of office building, Seed Storage, Greenhouses, Warehouse and Shop

Proposed Use See above **Existing Use** Office, seed labs and green houses

Total Building Square Footage 38,000 +/- 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? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

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

Suggested items for the Sketch Plan:

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



SEAL

PROJECT TITLE

CARGILL RESEARCH
FACILITY
2540 East Drake Road

Fort Collins, Colorado

PREPARED FOR

SIDEHILL SUBDIVISION
20030144107
November 14, 2003

[illegible]

DATE _____

07.30.13

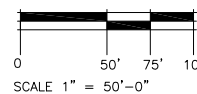
SHEET TITLE

Site Plan

SHEET INFORMATION

LS 1

SHEET OF





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

970.221.6750
970.224.6134 - fax
fcgov.com

August 16, 2013

Cathy Mathis
TB Group
444 Mountain Ave
Berthoud, CO 80513

Re: 2540 E Drake Rd - Cargill Expansion

Description of project: This is a request for expansion and construction of new facilities at the Cargill Research Facility located at 2540 East Drake Road (Parcel # 87203-00-012). The expansion would include new office, seed storage, and shop/warehouse buildings. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District and the Research Facility is an existing limited permitted use. Construction of the new principal building(s) requires platting, subject to Administrative (Type 1) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The office building is considered a principal building. The construction of this building on the currently unplatted parcel triggers the need to plat.
2. The current and continued use of this site for office, research, and lab is classified as an Existing Limited Permitted Use. The new principal building triggers the need to bring the site into compliance with the applicable regulations in Articles 3 and 4 of the Land Use Code. For the existing improvements, this primarily means that the existing parking lot along Drake at the east end of the property needs to be upgraded (landscaping, design, etc).
3. The new improvements need to be designed in compliance with Articles 3 and 4. The office building needs to be brought towards the street per the Build to line standards in Sec. 3.5.3(C)(2) - a setback of not more than 15'.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 24-inch water main and a 24-inch sewer in Drake and an 8-inch water main in an easement extending north of Drake onto the site.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. With the past development of this site the quantity detention requirement has been postponed because the developed portion of the site had less impervious area than assumed in the City's master drainage study. However this proposal is substantial enough that the project will need to meet the normal detention requirements including detention for the existing facilities.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the

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

7. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. 8. There are two storm drain lines in Drake Rd. that could be used as drainage outfalls to minimize the land area and make a deeper detention pond(s). If the project cannot tie into the existing manholes one would be needed at each point of connection.

Department: Fire Authority

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

1. WATER SUPPLY

The Cargill campus expansion will require a re-evaluation to determine if adequate hydrant coverage is being provided for on the site. Please contact me as needed to discuss this topic further.

2006 International Fire Code 508.1 and Appendix B: Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Commercial hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2. FIRE LANE SPECIFICATIONS

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

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

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

3. FIRE ACCESS

The site plan details an access road on the east end of the property adjoining Drake, which will be "closed and used for emergency access only". Approved gates are allowed, Bollards are not. The main entry gate shall also conform to fire code requirements for fire access. Please contact me as needed to discuss this topic further.

2006 International Fire Code 503.6: The installation of security gates across a fire apparatus access (EAE) road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

4. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Environmental Planning

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

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

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

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

1. If a new transformer is needed, coordinate the transformer location with Light and Power Engineering, (970) 221-6700.
2. Electric development and system modification charges may apply. Contact Light and Power Engineering for an estimate of these charges.
3. A C-1 form and 1-line diagram will need to be submitted, the C-1 is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.

Current Planning

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

1. Land Use Code (LUC) Section 3.5.3(B)(2) New office building shall be built within 0-15 ft of the ROW with no parking in between the ROW and the building facades.
2. LUC 4.5(E)(2)(a) All nonresidential buildings including industrial buildings shall meet the standards LUC 3.5.3
3. LUC 4.5(E)(1) The Local street system provided by the development shall provide an interconnected network of streets in a Manner that results in blocks and developed land bounded by connecting streets no greater than twelve (12) acres in size.

LUC 3.2.2 This section deals with the access, circulation and parking for vehicles, bicycles and pedestrians and transit (see section for details).

4. LUC 4.5(2)(b) No building footprint shall exceed a total of 20,000 sq ft.

LUC 4.5(2)(c) Buildings shall be at least 1.5 stories in height and a maximum of 2.5 stories.

LUC 4.5(2)(d) Roof Form standards (see section for details)

LUC 4.5(2)(e) Building Massing standards (see section for details)

LUC 4.5(2)(f) Building entrances shall face and open directly onto the adjoining local street with parking service functions located in side or rear yards.

5. LUC 3.2.1 A landscape plan is required

LUC 3.2.4 A lighting plan is required.

LUC 3.2.5 An enclosure for both trash and recycling is required. Such enclosure shall be designed with walk-in access and located on a concrete pad at least 20ft away from public sidewalk.

6. LUC 3.5.1(I) Mechanical/Utility (Vents, flues, meters, boxes, conduit, ac/rtu, transformers...) equipment locations shall be identified on the plans and included notes on how such equipment shall be screened and painted.
7. LUC 3.6.2(N)(6) Gated entryways for private drives are also prohibited. A modification request would be needed to gate a private drive.
8. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
9. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

10. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
11. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins

Building Services

Plan Review

416-2341