

Conceptual Review Agenda

Schedule for 08/17/15 to 08/17/15

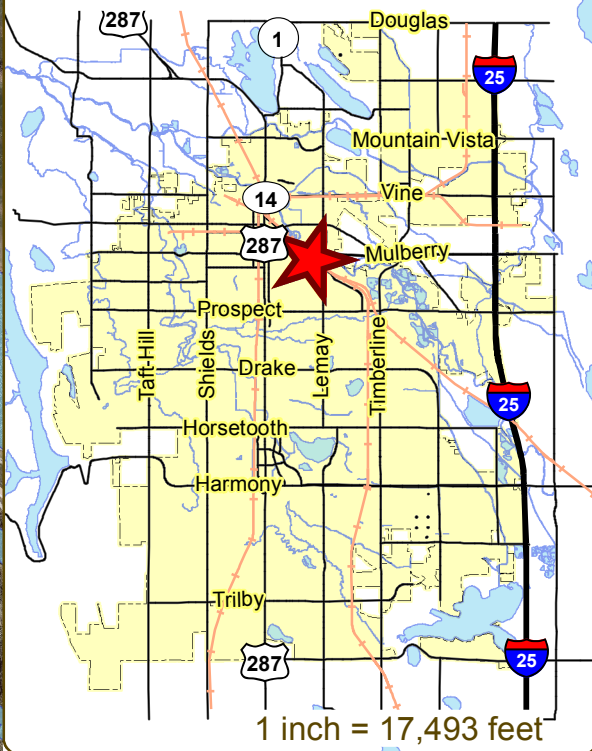
281 Conference Room A

Monday, August 17, 2015

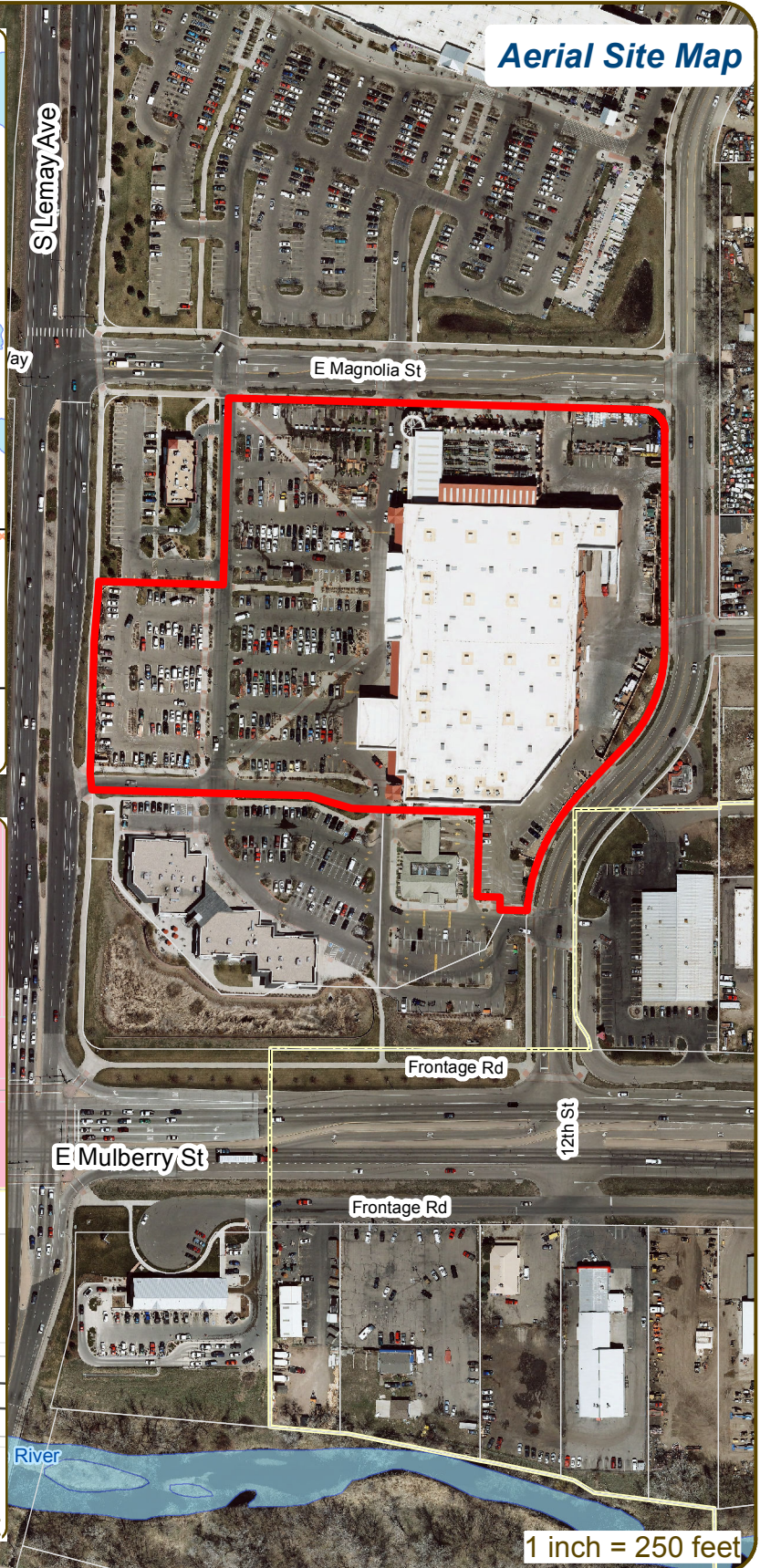
Time	Project Name	Applicant Info	Project Description	Planner
9:30	Mulberry and Lemay Crossing - Drive-Thru Restaurant CDR150052	Sean McIntosh (303) 572-7997 sean.mcintosh@ees.us.com	This is a request to construct a drive-thru restaurant at the Mulberry and Lemay Crossing development (parcel #8707347007). The proposed restaurant would occupy a portion of Lot 6 identified in the Mulberry and Lemay Crossings Second PUD. The restaurant will be 3,915 sq. ft. and occupy a parking lot currently being used by Home Depot. The site is located in the General Commercial (CG) zone district. This proposal will be subject to a Major Amendment.	Ted Shepard
10:15	4027 Boardwalk - Office CDR150053	Chris Aronson (303) 810-4775 chris@vfla.com	This is a request to construct an office building at 4027 Boardwalk (Parcel #9736264005). The building will be a single-story, 4,600 square foot building as part of the existing Promontory subdivision. 3,600 square feet will be a dental office with the remaining 1,000 square feet general office. The site is located in the Employment (E) zone district. This proposal will be subject to a Minor Amendment.	Clay Frickey
11:00	2820 Elizabeth - Residential CDR150054	Kevin Dewlen (970) 219-0677 kdewlen88@gmail.com	This is a request to construct 15-20 homes at 2820 Elizabeth (Parcel #'s 9716200031, 9716200023, and 9716200013). The homes will be a mix of single-family detached, duplexes and triplexes. Future phases of the project could include a community center and a small commercial presence on Elizabeth. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Pete Wray

Mulberry and Lemay Crossing Drive-Thru Restaurant

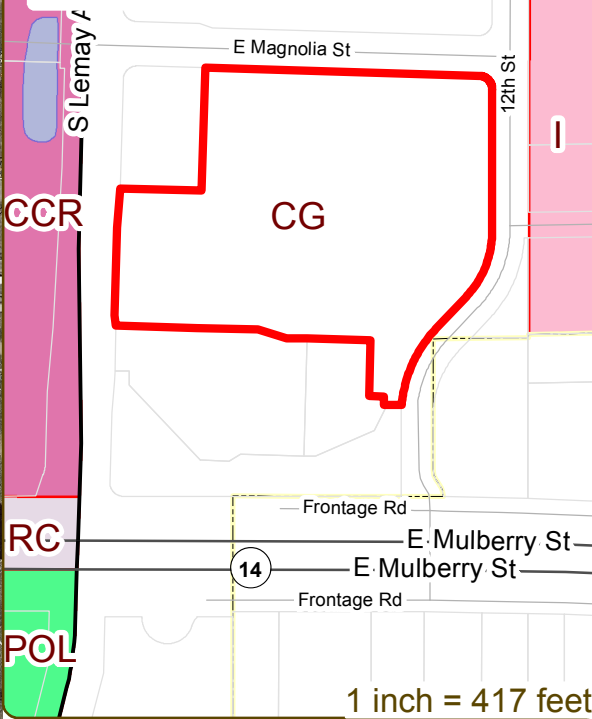
Vicinity Map



Aerial Site Map



Zoning Map



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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) Consultant

Sean McIntosh & Jeff Kochevar

Business Name (if applicable) EES, Inc.

Your Mailing Address 518 17th Street Suite 1575 Denver, CO 80202

Phone Number 303 572 7957 Email Address sean.mcintosh@ees.us.com

Site Address or Description (parcel # if no address) S. Lemay Ave. outparcel of Home Depot North of Mulberry St.

Description of Proposal (attach additional sheets if necessary) Proposed Fast Food restaurant site plan, and description of proposed development

Proposed Use Fast Food Restaurant Existing Use parking

Total Building Square Footage 3,915 S.F. Number of Stories 1 Lot Dimensions ≈ 165' x 265'

Age of any Existing Structures N/A

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

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

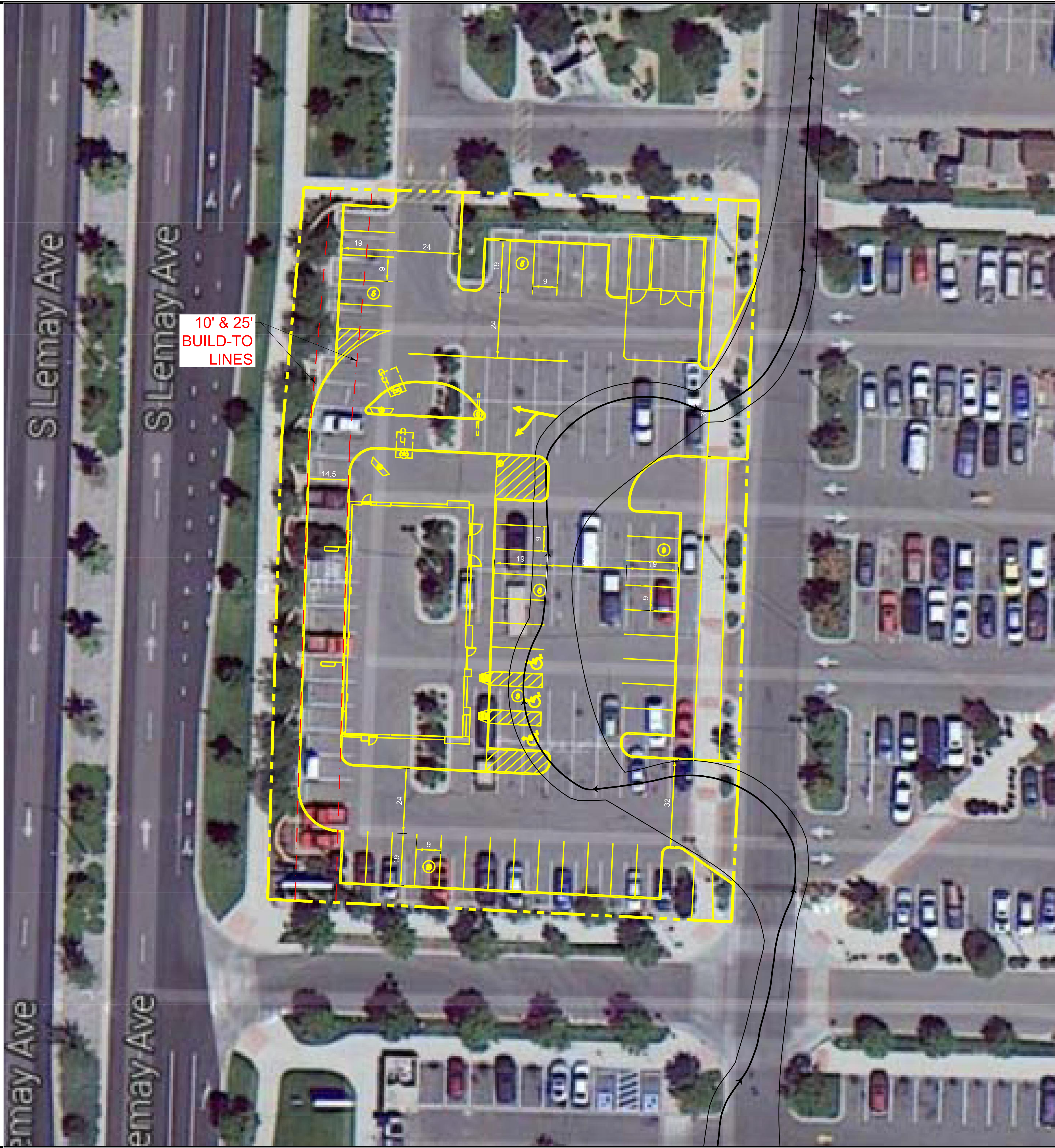
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? N/A Zone X

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

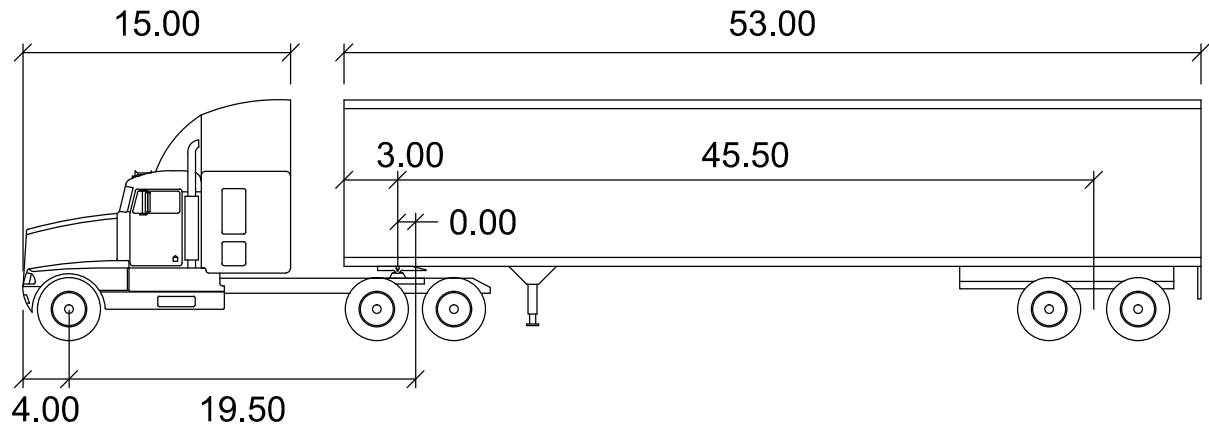
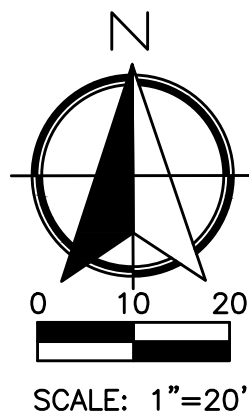
Increase in Impervious Area No impervious increase
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



10' & 25'
BUILD-TO
LINES



WB-67				feet
Tractor Width	:	8.00	Lock to Lock Time	: 6.0
Trailer Width	:	8.50	Steering Angle	: 28.4
Tractor Track	:	8.00	Articulating Angle	: 75.0
Trailer Track	:	8.50		

PROPOSED OUTPARCEL DEVELOPMENT	
PROPOSED PARKING	41 SPACES
PROPOSED FAST FOOD BUILDING	3,915 SF (45x87 PROTOTYPE)
FORT COLLINS PARKING CRITERIA	
FAST FOOD 7/1000 SQFT	28 SPACES <u>MIN</u>
FAST FOOD <u>MAX</u> 15/1000 SQFT	59 SPACES <u>MAX</u>



FULL TRUCK ROUTE
1"=100'



PROPOSED FAST FOOD
RESTAURANT CONCEPT PLAN
DRIVE THRU ALONG LEMAY

No.	REVISION	DES. BY	DRAWN BY	DATE

Project No:	
Sheet Scale:	AS SHOWN
Designed By:	SPM
Drawn By:	SPM
Date:	6/25/15
Disk File:	

**EES****Entitlement and Engineering
Solutions, Inc**

July 30, 2015

Clay Frickey, Associate Planner
City of Fort Collins
281 North College Ave.
Fort Collins, Colorado 80524

Re: Conceptual Review Site Plan

EES is pleased to provide a Conceptual Review Site Plan in preparation for the review meeting scheduled for Monday August 17th. We are proposing to develop a 3,915 square feet fast food restaurant on an approximately 1.03 acre site. The site currently serves as parking for the adjacent Home Depot comprised primarily of pavement. The proposed site will provide a significant increase in pervious coverage. After a preliminary meeting with City planning members, we have been made aware of a zoning requirement disallowing a vehicle use between the proposed building and S. Lemay. In the proposed site layout there is a drive-thru adjacent to Lemay, and several alternative iterations of conceptual site plans yielded less than desirable results. Though a variance will ultimately be requested regarding the vehicle use between the street and building, we believe certain existing site factors create a scenario that complies with the general intent of the zoning requirement. There currently exists two rows of trees, one on either side of the existing sidewalk, additional landscaping, as well as an approximate 3 foot screen wall. The proposed site layout intends to keep these existing features intact, which would provide significant screening of the proposed drive-thru. Additionally, we believe pushing the building any closer to Lemay would make this site out of character with the rest of the Home Depot development.

We look forward to discussing this site and its potential use in greater detail at the Conceptual Review.

Respectfully submitted,
Entitlement & Engineering Solutions, Inc.

Sean McIntosh, P.E., LEED AP
Civil Engineer



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 31, 2015

Sean McIntosh
EES Inc.
518 17th St
Suite 1575
Denver, CO 80202

Re: Mulberry and Lemay Crossing - Drive-Thru Restaurant

Description of project: This is a request to construct a drive-thru restaurant at the Mulberry and Lemay Crossing development (parcel #8707347007). The proposed restaurant would occupy a portion of Lot 6 identified in the Mulberry and Lemay Crossings Second PUD. The restaurant will be 3,915 sq. ft. and occupy a parking lot currently being used by Home Depot. The site is located in the General Commercial (CG) zone district. This proposal will be subject to a Major Amendment.

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 will be vehicular conflict at driveway to the north serving Taco Bell serving both their drive thru and customer parking to the west of their building. At peak times this lane can be backed up to and including the n-s lane it intersects with. Taco Bell parking customers often have to cut over to the proposed site to exit meaning impact there. An analysis of the exiting and potential conflict should be looked at and addressed.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

1. Water and sewer service for this site is not provided by the City of Fort Collins.
2. Water will be provided by the East Larimer County Water Company, Elco, and the contact person is Mike Scheid, 493-2044. The sanitary sewer will be provided by the Boxelder Sanitation District, phone - 498-0604. Please feel free to contact these special district service providers regarding water tap fees, raw water rights, sewer tap fees, grease intereceptor and other issues related to water and sewer services.

Department: Traffic Operations

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

1. Since this site was never originally planned as a pad site with the overall development, the traffic impacts associated with a drive-through restaurant were not analyzed. A Transportation Impact Study will be needed. Please contact Martina Wilkinson to scope the extent of the traffic study.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@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.
2. A drainage study, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. A drainage addendum to the original Mulberry and Lemay Crossing Drainage Report should be sufficient to document the existing drainage patterns and to discuss the water quality and LID measures being provided. The drainage addendum needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. 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. 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. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
4. This site is required to meet the requirements as outlined in the Mulberry and Lemay Crossing Final Drainage Report. Quantity detention and standard water quality treatment for this area were included with the overall Mulberry and Lemay Crossing development.
5. 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.
6. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. WATER SUPPLY

A fire hydrant is required within 300' of the building as measured along the path of vehicle travel. The existing utility infrastructure appears to support this requirement however, applicant is to verify location, volume, and pressure. Code language provided below.

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

2. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building perimeter. Arterial roads cannot be used to calculate access. Details of pre-existing Emergency Access Easements within the site need to be provided. If no prior EAE has been provided, one will need to be dedicated with the construction of this project. Code language 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.

3. AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy

A fire sprinkler system will be required if the occupant load is greater than 99 persons. Code language provided below.

> IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 SF;
2. The fire area has an occupant load of 100 or more; or
3. The fire area is located on a floor other than the level of exit discharge.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Homestead Natural Area). However, as there is an intervening parcel and a road between the natural area and this property, and the standard buffer would not extend to this project's parcel, the ECS is waived for this site. However, please consider the use of native plants and grasses to complement the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code. Given the proximity to the natural area and the Poudre River, we encourage additional actions that support environmental sustainability, such as participating in one of the City's sustainability programs (see next comment).
2. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: <http://www.fcgov.com/climatewise/>
2. 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
3. Green Building and the Climate Action Plan: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
4. 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.

3. 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.
4. It appears that a number of trees would be removed with this proposal. 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.
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.
6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized. An existing agreement exists so we may need to amend this existing agreement.
7. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. As shown there are no issues with the parking setbacks as these standards apply to setbacks from public street and not internal drives.

9. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power previously extended conduit to this site from the KFC/Taco Bell transformer. This conduit will be used to feed the new restaurant. An easement may need to be dedicated through the KFC/Taco Bell site to feed this site.
2. A C-1 Form and One-line diagram will need to be submitted to Light & Power Engineering showing power needs.
3. Coordinate a transformer location with Light & Power Engineering. Location must be within 10' of a paved surface accessible by a line truck.
4. Electric Capacity Fee and Building Site charges will apply. Go to the following link for the fee estimator and Light & Powers Electric Construction Policies, Practices & Procedures.
<http://www.fcgov.com/utilities/business/builders-and-developers>

Planning Services

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

1. As noted in the narrative, there is a drive-through lane located between Lemay Avenue and the proposed building. This is in violation of one of the Land Use Code's most fundamental site planning standards. The standard, Section 3.5.3(B) states:

"The street level shall be designed to comport with a pedestrian scale in order to establish attractive street fronts and walkways. Walkways shall be designed principally for the purpose of accommodating pedestrians and pedestrian connections while secondarily accommodating vehicular movement."

The proposed site plan fails to comply with this standard.

2. The building, as proposed, is an island surrounded by vehicular use areas (parking lot and drive-through lane. This violates the standard that addresses the relationship of buildings to streets, walkways and parking, Section 3.5.3(C), which states:

"Orientation to a connecting walkway. At least one main entrance of a any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage."

The proposed site plan fails to comply with this standard. Placing commercial buildings along streets such that the building fronts the street versus vehicular use areas is a primary standard for establishing the desired urban design for our City.

3. The drive-through lane, the menu board, the pick-up windows and headlight glare are all elements of the site plan that are considered to be areas of low visual interest and yet they are all located along the Lemay Avenue frontage. The narrative indicates that the low screen wall and double row of street trees are sufficient to screen the west side of the building. Please note that this wall and street trees were specifically designed to mitigate the Home Depot parking lot, not the drive-through lane component of a drive-through restaurant.
4. The standards in the Land Use Code are specifically intended to be adhered to by applicants to the maximum extent feasible. According to Section 5.1.2, this means:

“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”

Clearly, in this case, there are alternative site layouts for the building and its drive-through lane that are possible. As we have mentioned previously, there are numerous examples of banks, with drive-up teller and A.T.M. features, that comply such that vehicular use areas are located to the side or rear of the buildings. These examples demonstrate that buildings can face streets with connecting pedestrian walkways without sacrificing the drive-through capability.

5. The narrative goes on to state that the applicant will likely seek a Modification of Standard to allow the vehicular use area between the building and the street, please note that the review criteria for Modifications is found in Section 2.8.2(H) of the Land Use Code. Any such request must satisfy these criteria. Please note that, per these criteria, Staff fails to find a justification for supporting the pending Modification. Rather, the request for a Modification of Standard is self-imposed for the convenience of the applicant.
6. While the primary purpose for setting up this Conceptual Review meeting is to gain Staff feedback on the proposed building orientation, please note that other standards will be applicable should the project move forward. Not the least of these is Section 3.5.3(E) – Character and Image. This standard states:

“Character and Image. In new buildings and, to the extent reasonably feasible, in development projects involving changes to existing building walls, facades or awnings (as applicable), the following standards shall apply:

(1)

Site Specific Design. Building design shall contribute to the uniqueness of a zone district, and/or the Fort Collins community with predominant materials, elements, features, color range and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the zone district or community. A standardized prototype design shall be modified as necessary to comply with the requirements of this subsection.”

As you have no doubt observed, the buildings in the Mulberry Lemay Center demonstrate compliance with this standard and the same would be expected for the subject applicant.

7. Generally speaking development of commercial center pad sites will require that all four sides of the building be treated with an equal amount of quality and detail. Be sure that roof-top mechanical equipment is screened from view from public streets. The electrical transformer must be screened with an enclosure meeting the clearance specifications of Light and Power or by landscaping. The trash enclosure must be sized to accommodate recycling containers. All exterior lighting must be fully-shielded sharp cut-off. If LED lighting is selected, please specify the warmest Kelvin temperature to avoid issue with excessive brightness. Bike racks must be permanently anchored to concrete and not interfere with walkways. Please consider providing an outdoor patio.
8. A replat will be required. The replat will accompany the Major Amendment.
9. As mentioned by the Environmental Planner, there are a number of existing trees that will be removed by the building placement. Outside the building envelope, however, there are perimeter trees in parking lot landscape islands. The new parking should make every attempt to utilize these existing landscape islands so that the number of trees to be removed can be minimized.
10. I inspected the site on Thursday, August 20, 2015. Please note that there is graffiti on both sides of the screen wall along Lemay Avenue that will need to be cleaned up should the project proceed. Also, on the east side of the wall, there are numerous dead and dying

shrubs. Since these shrubs are not as visible, and may be impacted by your proposal, the Landscape Architect for the Major Amendment should address the ultimate status for these shrubs.

Also, my site inspection for the entire Home Depot site found one missing tree, seven dead trees and 12 trees that are in a serious state of decline to the point that they are dying. In addition, the turf in the parkway (tree lawn) along Magnolia Street, between the western-most and middle driveways, is not being irrigated and has gone dormant.

While these conditions may, at some point in the future, be considered to be off site, they are contained within the Mulberry and Lemay Crossings Filing Two of which your project is still a part. Could you please pass along to the owner that these landscape deficiencies exist? It is our hope that these issues will be resolved prior to your submittal so that, should you project proceed to completion, the entire commercial center is brought up to full compliance with the Land Use Code.

- 11.** The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
- 12.** 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.
- 13.** 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>.
- 14.** 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.
- 15.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
- 16.** 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.
- 17.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.
- 18.** Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.

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.

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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

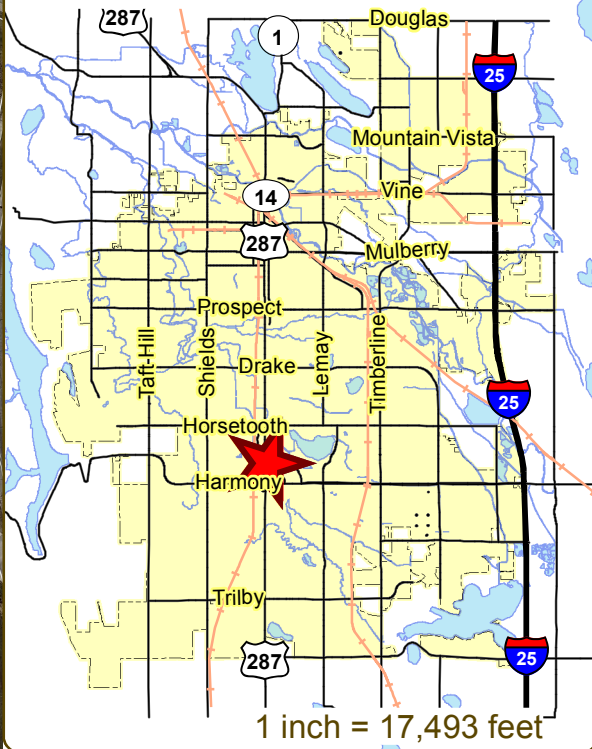
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Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

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

4027 Boardwalk Office

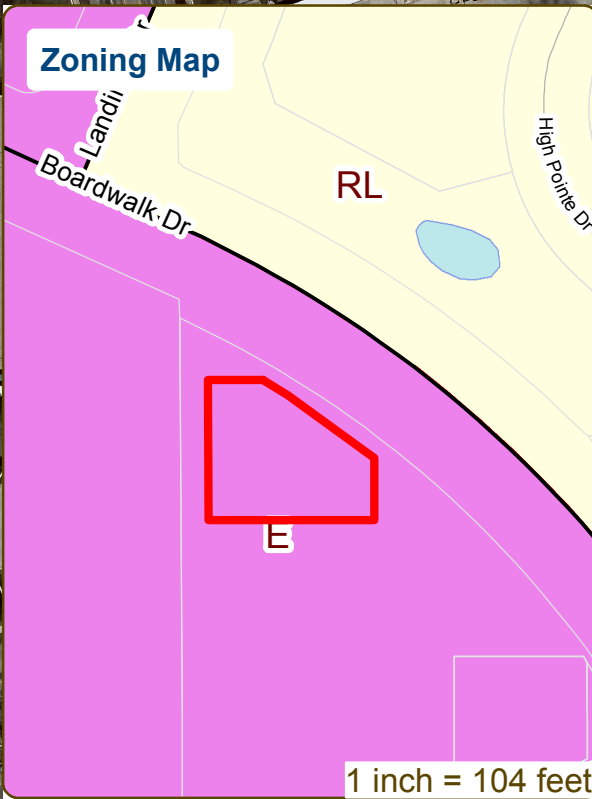
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

Chris Aronson (Owner/Architect)

Business Name (if applicable) Aronson Family Dental, PLLC

Your Mailing Address 1916 Pawnee Drive, Fort Collins, CO 80525

Phone Number 303.810.4775 **Email Address** chris@vfla.com

Site Address or Description (parcel # if no address) 4027 Boardwalk Drive, FTC, 80525

Description of Proposal (attach additional sheets if necessary) The project consists of a new single story building in an existing subdivision, Promontory. The building will be approximately 4,600 sf and consist of a 3,500 sf dental office and 1,000 sf general office. It is my understanding that the project will be reviewed by planning through the Minor Amendment process. The building is non sprinklered and type V-B construction.

Proposed Use Dental office & general office **Existing Use** Open lot

Total Building Square Footage 4,600 **S.F. Number of Stories** 1 **Lot Dimensions** 169'x117'

Age of any Existing Structures N/A

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

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

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

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

Increase in Impervious Area 6,000 sf **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

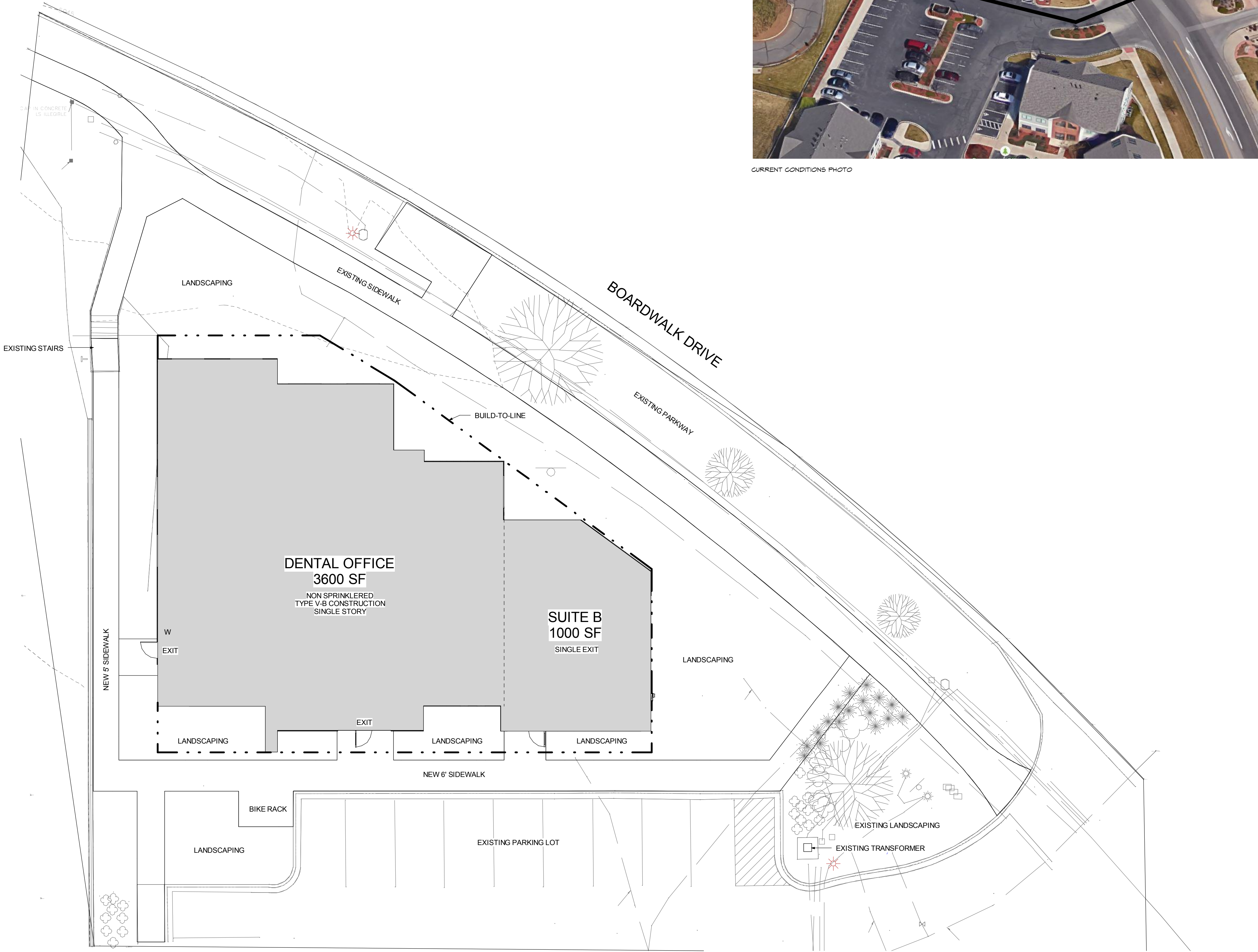
Suggested items for the Sketch Plan:

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?

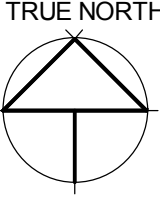
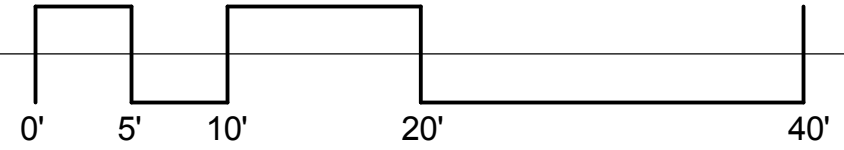
PROPOSED
SITE PLAN



CURRENT CONDITIONS PHOTO



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



PROJECT NUMBER: 2015-67



4027 BOARDWALK DRIVE, FORT COLLINS, CO



VAUGHT FRYE LARSON architects

Strength in design. Strength in partnership.
Strength in community.

419 Canyon Avenue, Suite 200 Fort Collins, CO 80521
ph: 970.224.1191 www.VFLA.com

IN ASSOCIATION WITH:

CONCEPTUAL DESIGN

Issued		
No.	Description	Date
1	CONCEPTUAL DESIGN	08-04-15
2		
3		
4		
5		
6		

Revisions		
No.	Description	Date

DRAWN BY: CA

CHECKED BY: CA

SEAL:

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COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF VFLA.

ARCHITECTURAL SITE
PLAN

DRAWING NUMBER:

A0.3



PLOT SCALE 1=30, DATE 04/11/00, TIME 07:43, FILE X:\911601\ACAD\9116fp.dwg



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 25, 2015

Chris Aronson
Aronson Family Dental
1916 Pawnee Dr
Fort Collins, CO 80525

Re: 4027 Boardwalk - Office

Description of project: This is a request to construct an office building at 4027 Boardwalk (Parcel #9736264005). The building will be a single-story, 4,600 square foot building as part of the existing Promontory subdivision. 3,600 square feet will be a dental office with the remaining 1,000 square feet general office. The site is located in the Employment (E) zone district. This proposal will be subject to a Minor Amendment.

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. Please note that that Promontory is located in the Residential Neighborhood Sign District as a Convenience Shopping Center with any exterior signs subject to sign standards found in LUC 3.8.7(E).
2. Are there plans to provide for a trash enclosure? If so the enclosure must meet LUC 3.2.5.
3. Overhangs are not permitted over public easements.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main and an 8-inch sanitary sewer main in the private drive to the south of the pad site.
2. There is an existing water service stub to the pad site. It is unknown if a sewer service stub exists.

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. Was this site always planned as a pad site with the overall development? If so, then likely the traffic impacts were analyzed then. If this is a change from the original approval or this piece of property wasn't included in the original approval of Promontory, and the anticipated traffic will be new and added traffic, then some level of traffic review may be needed - likely only a traffic memo.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

1. A drainage study, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. A drainage addendum to the original Promontory Drainage Report should be sufficient to document the existing drainage patterns and to discuss the water quality and LID measures being provided. The drainage addendum needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. 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. 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. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
3. This site is required to meet the requirements as outlined in the Promontory Final Drainage Report. Quantity detention and standard water quality treatment for this pad site were included with the overall Promontory 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 Mail Creek Master Plan Update as well the Fort Collins Stormwater 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 exterior portions of the building perimeter. Arterial roads cannot be used to calculate access. Details of pre-existing Emergency Access Easements within the site need to be provided. If no prior EAE has been provided, one will need to be dedicated with the construction of this project. Code language 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.

2. WATER SUPPLY

A fire hydrant is required within 300' of the building as measured along the path of vehicle travel. The existing utility infrastructure appears to support this requirement however, applicant is to verify hydrant location, volume, and pressure. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet.

3. FIRE CONTAINMENT

Should the building exceed 5000 square feet, it shall be sprinklered or fire contained. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@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. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: <http://www.fcgov.com/climatewise/>

2. 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

3. Green Building and the Climate Action Plan:

<http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

4. 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.
7. Revisions to the existing utility plans may be required. If changes to the utility services and or grading are to occur then revised utility plans will be needed.
8. An amendment to the existing Development Agreement may be needed and is so this will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) or excavation permit (as applicable) will need to be obtained prior to starting any work on the site.
10. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
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.
12. If the proposed building would extend outside of the existing building envelope the only way to actually change a building envelope is to replat. We can though vacate by separate document any easement that might be outside of the building envelope that might be in the way of the building. The vacation of these easements though does not change the building envelope as platted. Note: it is unlikely that the sight distance easement will be vacated and the sight distance easement will restrict certain projections from the building that could extend into this area.

Department: Electric Engineering**Contact: Rob Irish, 970-224-6167, rirish@fcgov.com**

1. Electric service for this building will come from an existing pad mount transformer installed with the Promontory PUD in 2001. Note: only single-phase 120/240v service is available at this site. Owner will be responsible for installing service to the transformer.
2. A C-1 Form and One-line diagram will need to be submitted to Light & Power Engineering with requested power needs.
3. Electric Capacity Fee and Building Site charges may apply. Credit will be given for any previously paid charges. Any relocation or modification to existing electric facilities will be at the developers expense.
4. See the following link for Estimated Light & Power charges and Electric Construction Policies, Practices and Procedures.
<http://www.fcgov.com/utilities/business/builders-and-developers>

Planning Services**Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com**

1. You will need to provide 8 bike parking spaces per Land Use Code section 3.2.2(C)(4). 6 can be provided via fixed rack with 2 enclosed parking spaces.
2. The proposed building must meet the standards outlined in section 3.5.3 of the Land Use Code.
3. The proposed development is subject to a Minor Amendment Review, please contact the Zoning Department regarding your formal submittal.

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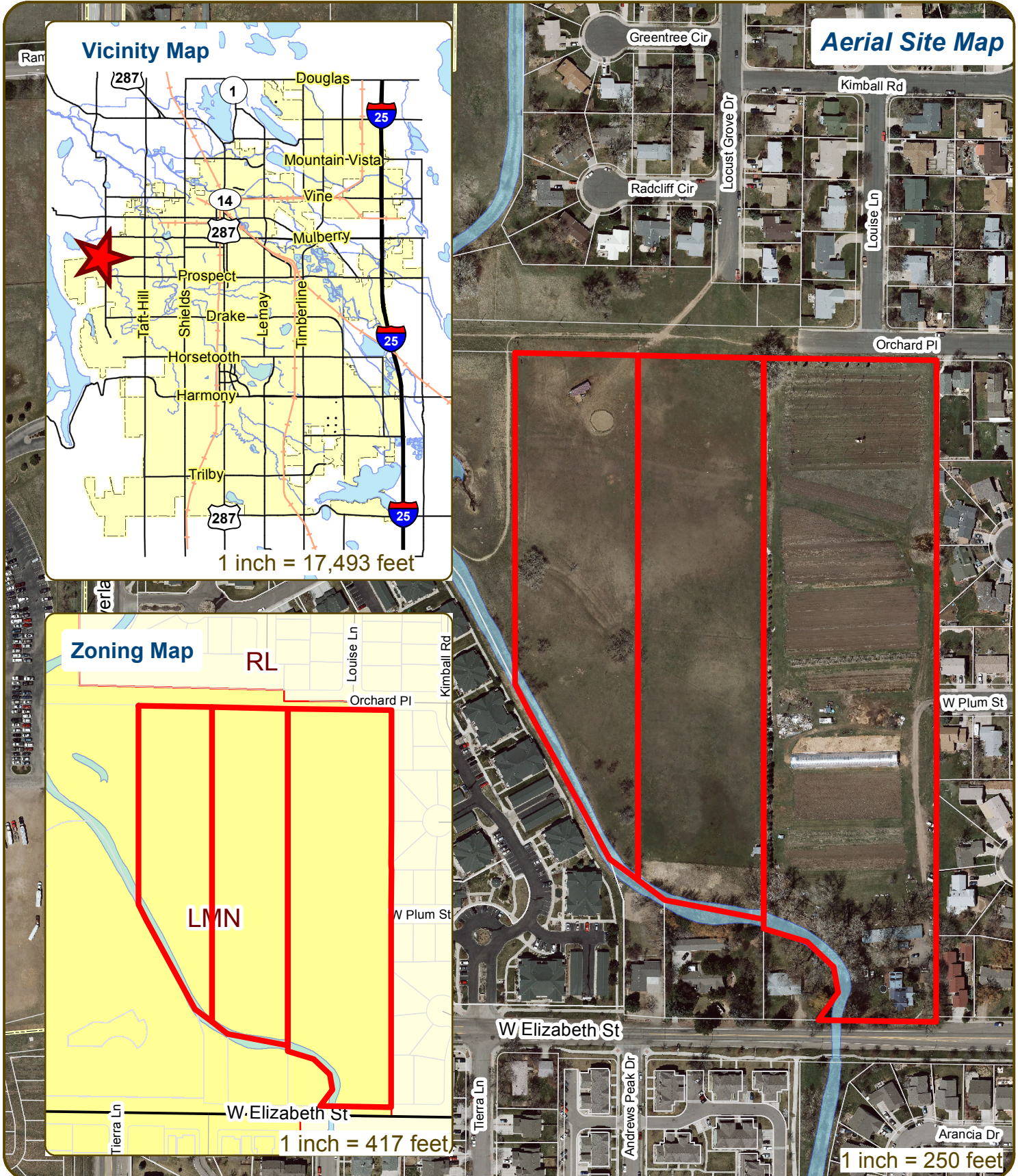
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City of Fort Collins
Building Services
Plan Review
970-416-2341

2820 Elizabeth Residential



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APPLICATION

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

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

Kevin Dewlen, Jake Tornatzky, Doug Bennet (consultants/developers)

Business Name (if applicable) KJD

Your Mailing Address 215 Park St. Fort Collins, CO 80521

Phone Number 970-219-0677 **Email Address** Kedewlen88@gmail.com

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

Parcel #'s - 9716200031, 9716200023, 9716200013

Description of Proposal (attach additional sheets if necessary) See attached sheet
describing phases

Proposed Use Agricultural/Residential/Small commercial **Existing Use** Ag/Residential

Total Building Square Footage 800-1800 **S.F.** **Number of Stories** 1-3 **Lot Dimensions** 50x250 → 50x300

Age of any Existing Structures Built-1909 remodeled 1990- No changes to these structures at

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

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?** North portion at risk

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains> proposed re-route of flood plain

Increase in Impervious Area 94,000 s.f. **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

Developing the Business at HH and the Phases associated:

Phase 1

Infrastructure- Orchard Street and Plum Street, Lot development and associated utilities.

15-20 Lots- Mix of single family houses, “duplex”, “triplex” and rentals. Green built homes- with Solar Panels, Solar hot-water collectors, and grey water systems. Achieve a high level of sustainability.

Grading- for water channel and all other site work

Flood Plain- Re-route and engineering to accomplish this

Distribution Center- Beginning phases of Community Center for CSA distribution

Phase 2

Community Center- 2 buildings with connected outdoor space.

Building 1

- Kitchen/commercial kitchen/prep kitchen
- Cold storage/ Root cellar
- Distribution center
- Offices
- Maybe---Attached Greenhouse (herbs, starts, etc.)

Building 2

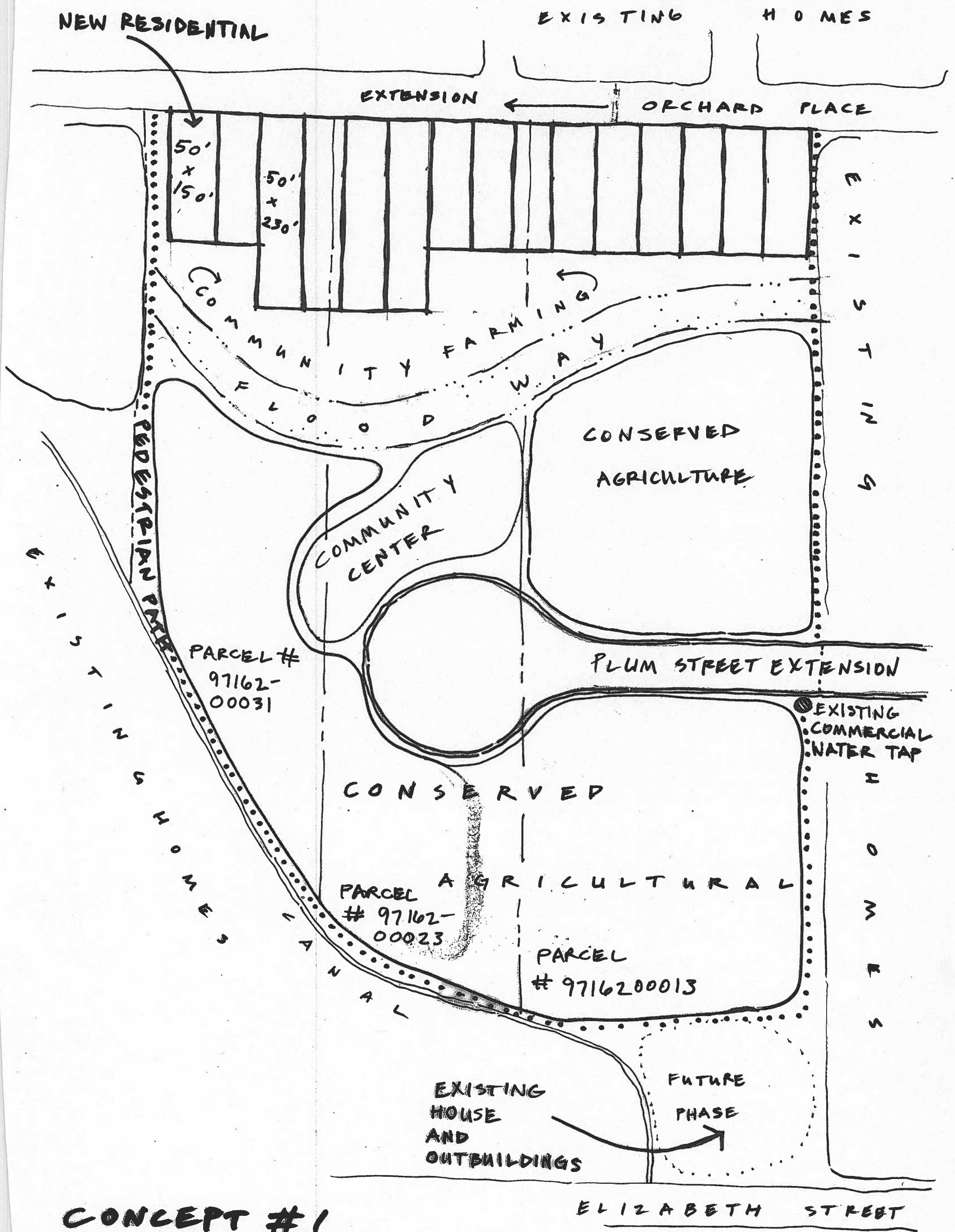
- Education Space
- Weddings/Events
- Dance Floor
- Meeting space

Phase 3 (Potential)

Bed and Breakfast- Remodel the existing HH house to become a B&B.

Associated outbuildings- Possible spa, yoga studios, or massage

Small storefront- On Elizabeth Street



CONCEPT #1

1" = APPROXIMATELY 100'



AUGUST 17, 2015
CONCEPTUAL REVIEW

EXISTING

HOMES

NEW RESIDENTIAL

EXTENSION

ORCHARD PLACE

± 50' x 150'

± 50' x 200'

OPEN

OPEN

FLOODWAY

CONSERVED

PARCEL #
97162-00031

AGRICULTURE

COMMUNITY CENTER

PARCEL #
97162-00023

PARCEL #
9716200013

EXISTING
HOUSE AND
OUTBUILDINGS

PLUM STREET EXTENSION

EXISTING
COMMERCIAL
WATER TAP

ELIZABETH STREET

CONCEPT #2

1" = APPROXIMATELY 100'



AUGUST 17, 2015
CONCEPTUAL REVIEW



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 31, 2015

Kevin Dewlen
KJD
215 Park St
Fort Collins, CO 80521

Re: 2820 Elizabeth - Residential

Description of project: This is a request to construct 15-20 homes at 2820 Elizabeth (Parcel #'s 9716200031, 9716200023, and 9716200013). The homes will be a mix of single-family detached, duplexes and triplexes. Future phases of the project could include a community center and a small commercial presence on Elizabeth. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) 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, Pete Wray, at 970-221-6754 or pwrap@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The suggested activities for the community center (2 buildings) would appear to be more than a center for the residents (which would be accessory to the residential if limited to that). This sounds more like a small scale reception center if open to the public for things such as weddings and meeting rooms. Reception centers are not permitted within the LMN zoning district. It's possible that the greenhouse (if not exclusively for the residents) could be under the CSA/Urban Ag. use.
2. The properties will need to be platted.
3. The uses that are proposed that are not listed as permitted in the zone district will require the Addition of Permitted Use (APU) process. Any APU in the L-M-N zone district is approved by City Council.

Department: Water-Wastewater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main and a 12-inch sanitary sewer main in the Orchard Place right-of-way.

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: Traffic Operations

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

1. We'll need to get an estimate of the anticipated traffic associated with the proposal. This is dependent on the number and type of units. Once we have a better idea of the scope of the project, we can determine whether any further traffic analysis or traffic impact study is needed - if anything, it would only be a traffic memo and not a full study.
2. The Elizabeth Street Frontage will need to be addressed when this parcel develops. This includes curb, gutter and sidewalk.

Department: Stormwater Engineering

Contact: Mark Taylor, 970-416-2494, mtaylor@fcgov.com

1. 1. Portions of these properties are in a City-regulatory Canal Importation Basin 100-year Floodplain (including a Floodway and a High Risk Flood Fringe), and any development within that floodplain must comply with all the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Both alternative layouts in the applicants proposal show the existing floodplain being channelized across these properties to make room for this development. In order to alter the floodplain in that manner, a Conditional Letter of Map Revision (CLOMR) must be approved by the City Floodplain Administration prior to plan approval. That CLOMR must be prepared by a professional engineer licensed in the State of Colorado and must follow the City's floodplain modeling guidelines.
3. 3. After channel construction has been completed, a Letter of Map Revision (depicting as-built conditions) must be approved by the City Floodplain Administration prior to the City issuing any building permits. As with the CLOMR, the LOMR must be prepared by a professional engineer licensed in the State of Colorado and must follow the City's floodplain modeling guidelines.
4. 4. Residential Construction is not allowed within a Floodway.
5. 5. Residential Construction is allowed within a High Risk Food Fringe, provided that the lowest finished floor of all structures (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) are elevated a minimum of 18-inches above the Base Flood Elevation (BFE).
6. 6. Critical facilities, including storage of hazardous materials, are not allowed within a 100-year floodplain.
7. 7. Any construction activities in the floodplain (e.g. site work, buildings, fences, driveways, parking lots, sidewalks, utility work, landscaping, etc.) must be preceded by an approved Floodplain Use Permit, the appropriate permit application fees, and approved plans. A FEMA Elevation Certificate is required prior to issuance of the CO for any structures built in the 100-year floodplain.
8. 8. In addition to obtaining an approved Floodplain Use Permit, any development in the Floodway (utility work, landscaping, paving, curb & gutter, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado.

9. 9. The LOMR must be approved prior to the issuance of any building permits unless the buildings meet the floodplain regulations.
10. 10. Floodplain Use Permit and the No-Rise Certification forms, development review checklists for floodplain requirements, and floodplain modeling guidelines can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
11. 11. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com if you have any questions or wish to schedule a meeting.
12. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
13. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
14. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
15. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
16. The drainage outfall for the site is the channel at the eastern property boundary near the northeast corner of the parcel.
17. This site has been identified by the City of Fort Collins Stormwater Utility for a Drainage Master Plan improvement. This includes the expansion of the existing water quality and detention pond to the west of the property onto the site and a new detention and water quality pond located at the northeast corner of the site. This development would have to accommodate these improvements.
18. 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.
19. The design of this site must conform to the drainage basin design of the Canal Importation Master Drainage Plan as well the Fort Collins Stormwater 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 exterior portions of all buildings. Code language 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.

2. CUL-DE-SACS

FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Pleasant Valley Canal, riparian forest, and wetland). Please note the buffer zone standards range from 50 100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. The scope of the ECS should include the parcel to the west of this proposal (Saddle Ridge Certified Natural Area).

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal. We can provide a list of ECS consultants if needed.

2. In addition to any natural features identified in the ECS, a buffer zone may also need to be established along the floodway channel that is proposed, as this would likely provide wildlife habitat connectivity.
3. Within a buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.

4. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
5. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
6. There are a number of significant, mature trees on the site. 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. Please contact 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.
7. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
8. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.
9. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. Green Building and the Climate Action Plan:

<http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

2. 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.

10. The pedestrian path shown in Concept #1 would help residents access nature, which is in line with the goals of the Nature in the City Strategic Plan. Please consider establishing a pedestrian connection to the Saddle Ridge Natural Area, as well.
11. How will the "conserved agriculture" area be managed? Are you planning on pursuing a conservation easement or another form of long-term protection for this portion of the property?

Department: Engineering Development Review

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

1. Marc Ragasa mragasa@fcgov.com or 221-6603 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, 8 foot along an alley, and 9 foot along all other street classifications).
7. The project is responsible for dedicating right-of-way, designing and constructing the roadway improvements adjacent to the site and necessary to serve the development.
8. Additional right-of-way will be necessary along Elizabeth and it looks like the frontage improvements will likely include improvements to the ditch culvert. Because Elizabeth is an arterial roadway ultimate improvements beyond the developments local street obligations are eligible for reimbursement.
9. As shown Plum Street will need to be extend through or ended in a public street cul-de-sac as you have shown. This will need to be designed and built to standards.
10. Orchard Street will need to be designed and constructed along the frontage of the property. Additional right-of-way may be necessary in order to accomidate the roadway section the parkway and detached sidewalk. The full roadway will need to be constructed, but only the sidewalk and parkway will need to be completed on the south side of the road. A temporary turnaround will need to be provided at the west end of Orchard Place. This can be provided on site or off-site - either way easements will need to be provided for this as the turnaround will need to remain until the road is extended further west. Lots that have the turnaround and turnaround easement on them will not be able to be constructed on until such time as the turnaround is no longer needed and the easement can be vacated.
11. In concept #2 the additional roadway. As shown this would likely need to be designed and constructed as a street like private drive and not a public street. The code does not allow for double frontage lots and if it was a street like private drive they would not have frontage along the front and rear of the lot. If the roadway was to be public it would need to be desited to standard and elbows are needed at the turns. Whether it is a public street or private drive separation requirements between the street/ street or drive/ street would need to be met and I am not sure that what you are showing will meet those separation requirements. They need to align or be separated by 150 feet (this includes where the extension of Locust Grove would tie into Orchard Pl..
12. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. LCUASS parking setbacks (Figure 19-6) apply to any parking lots and will need to be followed depending on parking design.
15. For all residential lots fronting on a cul-de-sac parking within the cul-de-sac will need to be provided and designed into the cul-de-sac. At this time these plans do not show any lots adjacent to the cul-de-sac, but if you decided to change the plans this is what would be required.

16. All fences, barriers, posts, private utilities (such as gray water systems or irrigation lines) or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance. Private utilities are not allowed within public easements without an encroachment permit and all effort to keep private utilities located outside of public right-of-way or public easements shall be done. Lines are not allowed to run parallel in the easements or right-of-way and any crossings shall be perpendicular and shall be sleeved and meet cover requirements in accordance with the standards.
17. 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.
18. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
19. 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.
20. The ditch company and any lateral owners will need to sign the plans approving the work shown and the plat for acceptance of easements dedicated to them.
21. Where will the parking lot(s) be located to support the non-residential uses identified on the application? Driveway locations will need to be spacing and separation standards.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing electric facilities along the S. side of Elizabeth St. Crossing Elizabeth St. would be necessary, especially for 3-phase power, to bring service into the site. Single-phase electric service is available at the end of Plum St. and along the N. side of Orchard Pl.
2. Any relocation or modification to existing electric facilities will be at the developers expense.
3. Electric Capacity Fee and Building Site charges will apply. Credit will be given for any existing electric services.
4. Contact Light & Power Engineering @ 970-221-6700 to discuss power needs, transformer locations and meter locations. Go to the following link for Light & Power Electric Policies, Practices & Procedures and fee estimator.

Planning Services

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. 1. LMN: Proposed list of residential uses are permitted in the LMN zoning, including single-family (SF) detached and SF attached dwellings. Other non-residential uses are not permitted in the LMN zoning including Distribution center, weddings and small scale reception

center. We need more information on defining some of these uses such as community center with greenhouse, education space, spa etc. LMN allows a neighborhood center (see Section 4.5 (B) (2) (c) ((3) with direct access and connections to the neighborhood. Unless there is a bridge, the new flood way channel appears to bisect the site. Some of the proposed uses for a neighborhood center may be considered as part of an addition of a permitted use process. A recent example where this approach was used in the Bucking Horse development on Timberline Road. If a Small Scale Reception Center is considered as part of an APU, the minimum lot size is 7 acres and building location needs to be setback 300 feet from nearest residential dwelling of abutting property.

2. 2: LMN Density shall have an overall minimum average density of three dwelling units per net acre of residential land (for properties less than 20 acres). The maximum density taken as a whole shall be nine dwelling units per gross acre.
3. 3: The proposed commercial "presence" on W. Elizabeth Street if not part of a neighborhood center is not permitted.
4. 4: How does the proposed realignment of the floodway work with the existing residential lots to the east off-site?
5. 5: Has a concept been explored that shows Orchard Place connecting to Plum Street through the site?
6. 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.
7. 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.
8. 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>.
9. 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.
10. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
11. 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.
12. 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:

20012 International Building Code (IBC)

2012 International Residential Code (IRC)

20012 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