

Conceptual Review Agenda

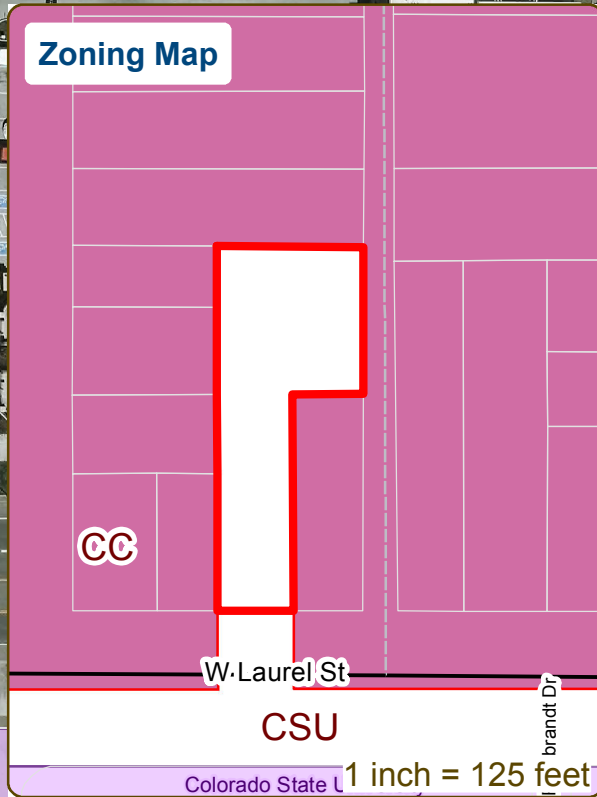
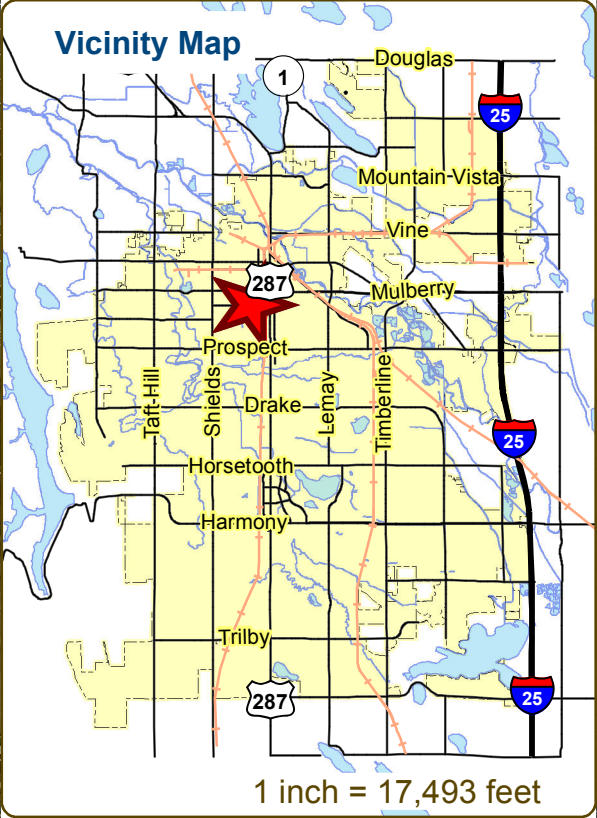
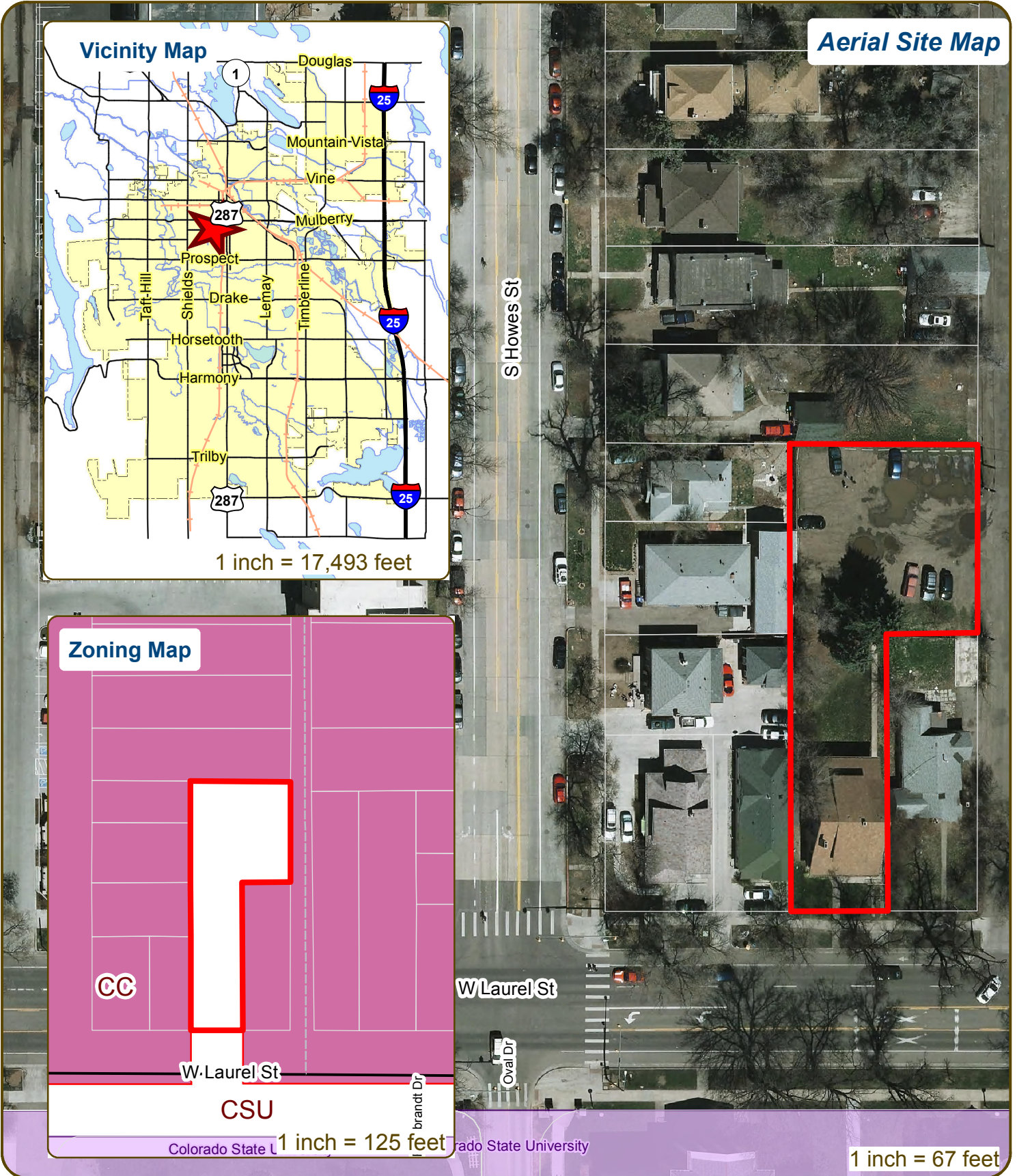
Schedule for 08/18/14 to 08/18/14

281 Conference Room A

Monday, August 18, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	222 W Laurel House	Fred Haberecht (970) 491-0162 fred.haberecht@colostate.edu	This request is for a one story addition to the house at 222 W Laurel St. (Parcel #9714113925). The parcel is owned by CSU and thus falls under CSU's jurisdiction for zoning purposes. The zone district surrounding the parcel is Community Commercial (CC). This project will be subject to Site Plan Advisory Review (SPAR) with the Planning & Zoning Board.	Ryan Mounce
10:15	American Baptist Church - Parking Lot	Bill Prather (970) 482-2173 bprather@abcfortcollins.org	This is a request to expand the parking lot for the American Baptist Church (Parcel #9714209919). The parking lot expansion will add 12 parking spaces for cars and will require the removal of the existing house and many of the trees on the parcel. The parcel is located in the Neighborhood Conservation - Low Density (NCL) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard

222 W Laurel St. Addition



Aerial Site Map

1 inch = 67 feet

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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) Fred Haberecht, University Campus Planner

Business Name (if applicable) Colorado State Univeristy

Your Mailing Address: Facilities Services Center North, 6030 Campus Delivery, Fort Collins, Co 80523-6030

Phone Number: 970-491-0162 Email Address: Fred.Haberecht@colostate.edu

Site Address or Description (parcel # if no address) 222 Laurel Street: Parecel # 9714113925

Description of Proposal (attach additional sheets if necessary)

Proposed Use Existing Use

Total Building Square Footage: 1200 S.F. Number of Stories: 1 Lot Dimensions: 47.5x240=47.5x100

Age of any Existing Structures: Constructed in 1925

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? No If yes, then at what risk is it?

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

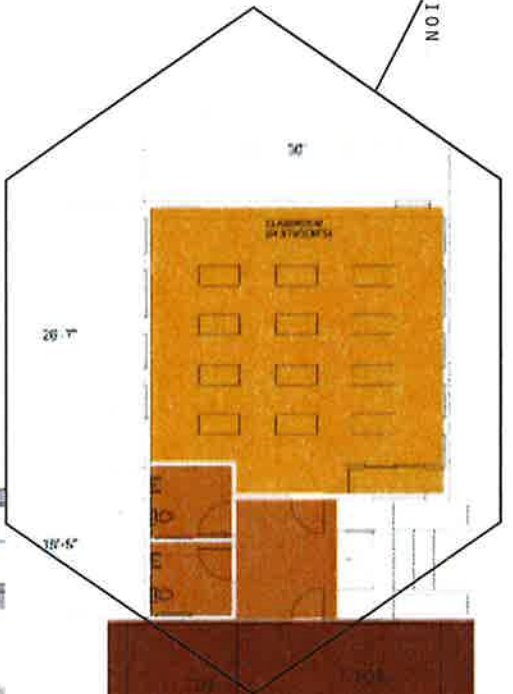
Increase in Impervious Area: 1300 S.F.

(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:

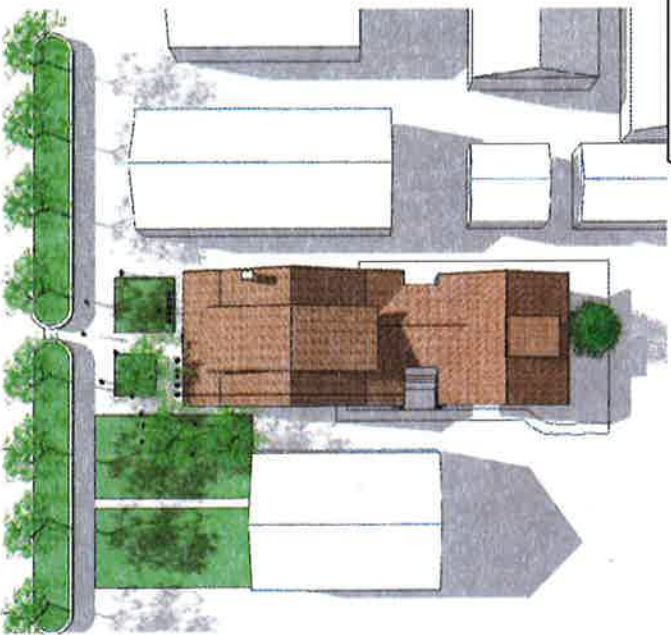
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

NEW ADDITION



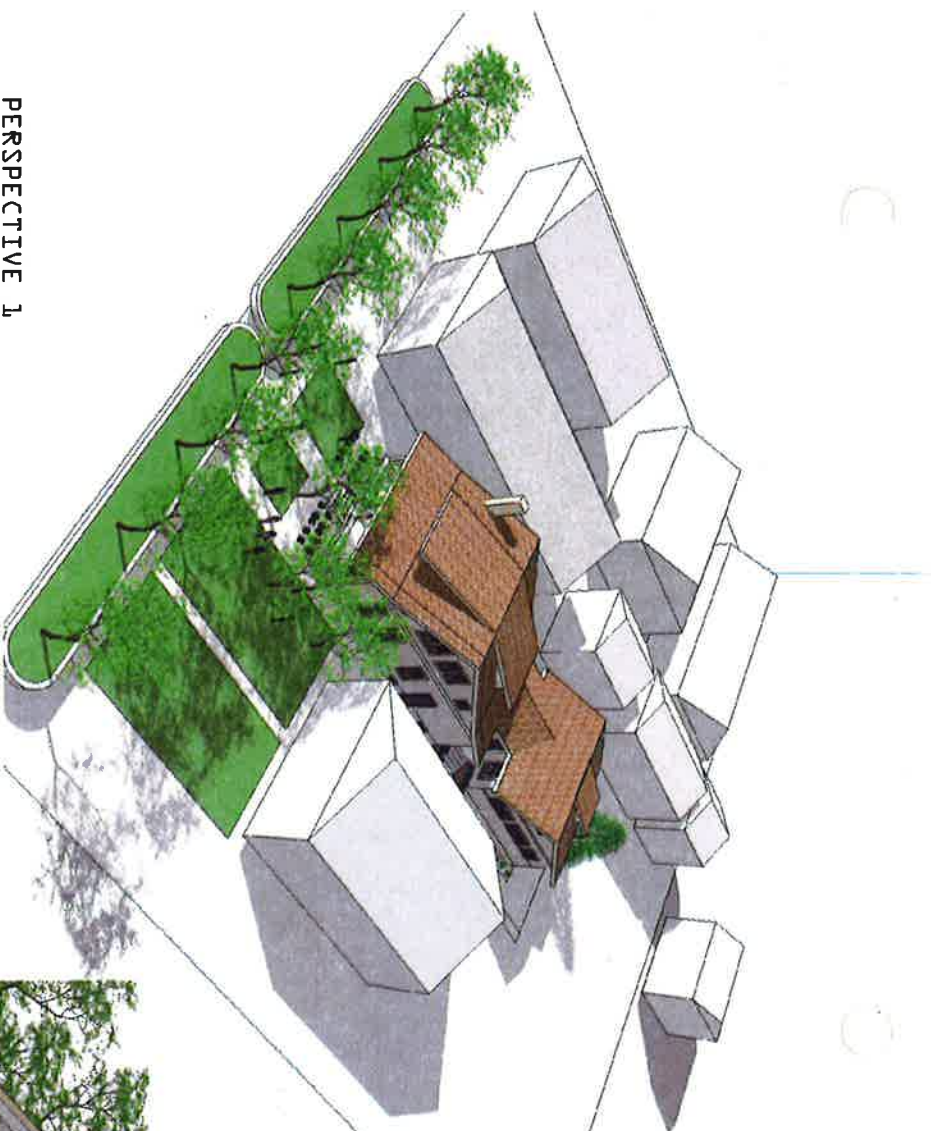
217

FLOOR PLAN(24 STUDENTS)



PLAN VIEW

2222 LAUREL HOUSE



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3

2222 LAUREL HOUSE



NORTH ELEVATION



SOUTH ELEVATION



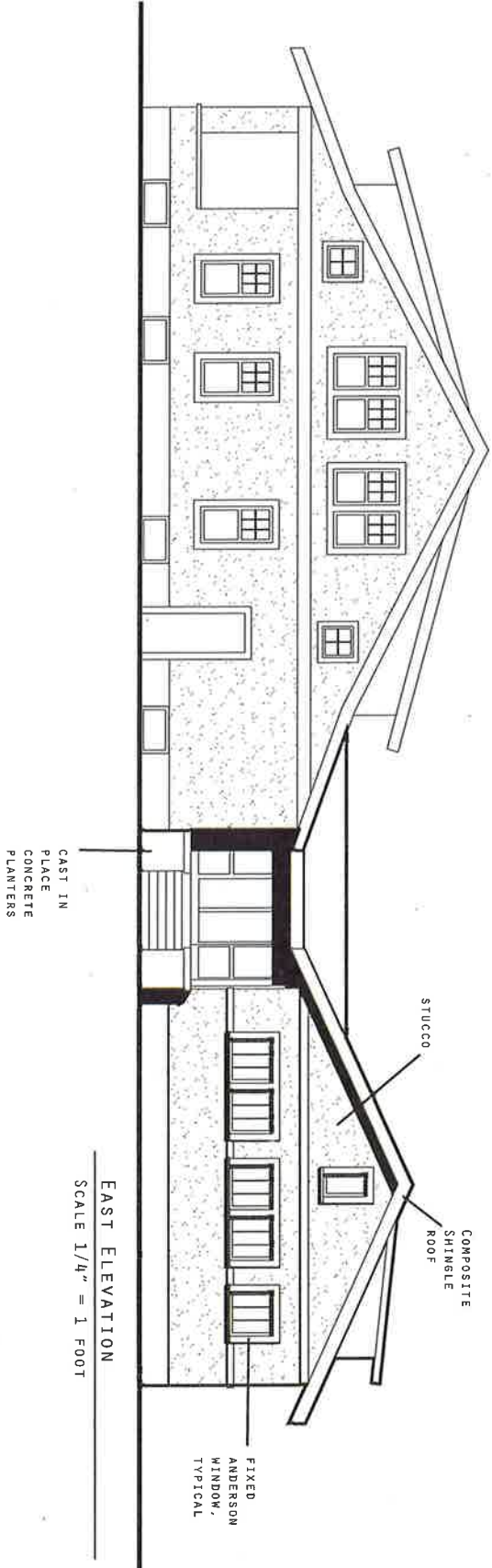
EAST ELEVATION



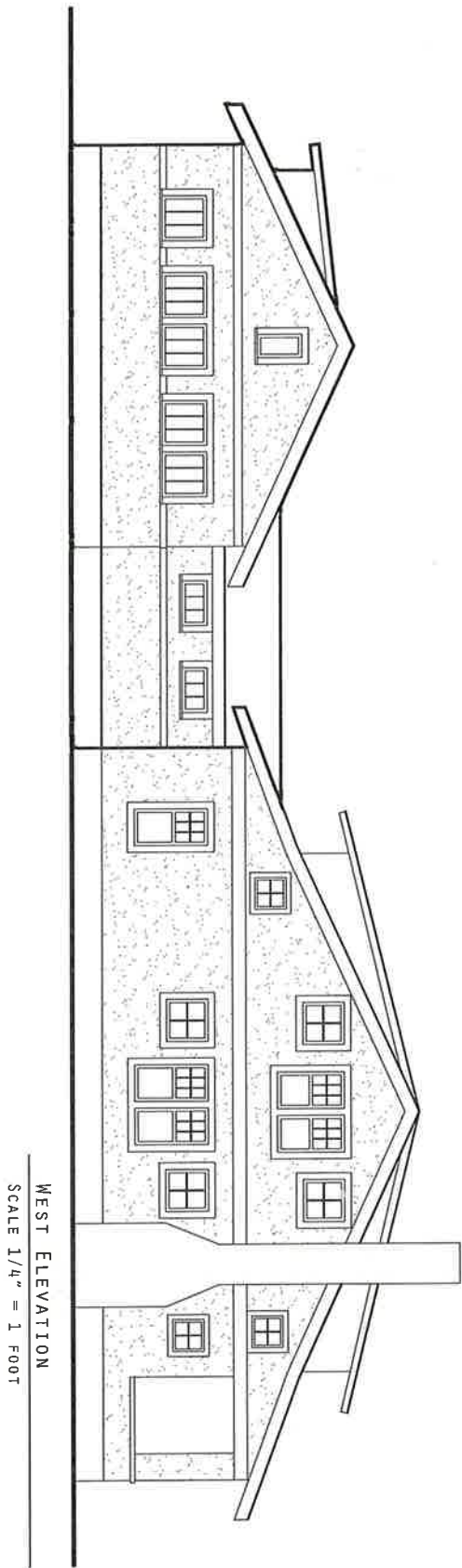
WEST ELEVATION

222 LAUREL HOUSE

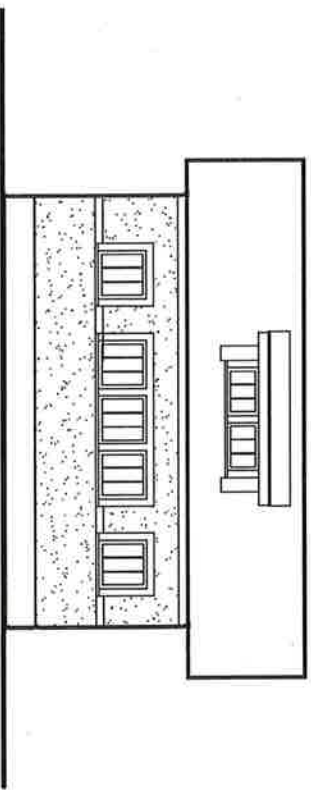
222 LAUREL HOUSE



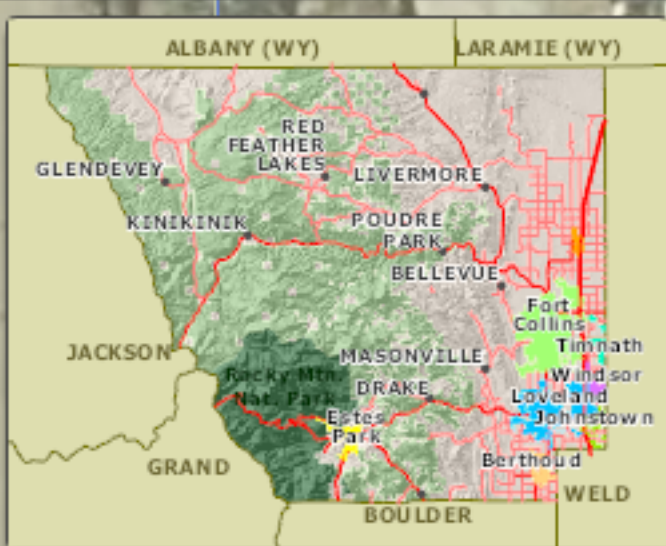
2222 LAUREL HOUSE



2222 LAUREL HOUSE



NORTH ELEVATION
SCALE 1/4" = 1 FOOT

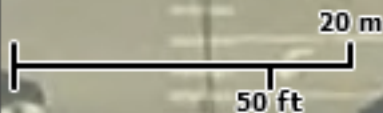
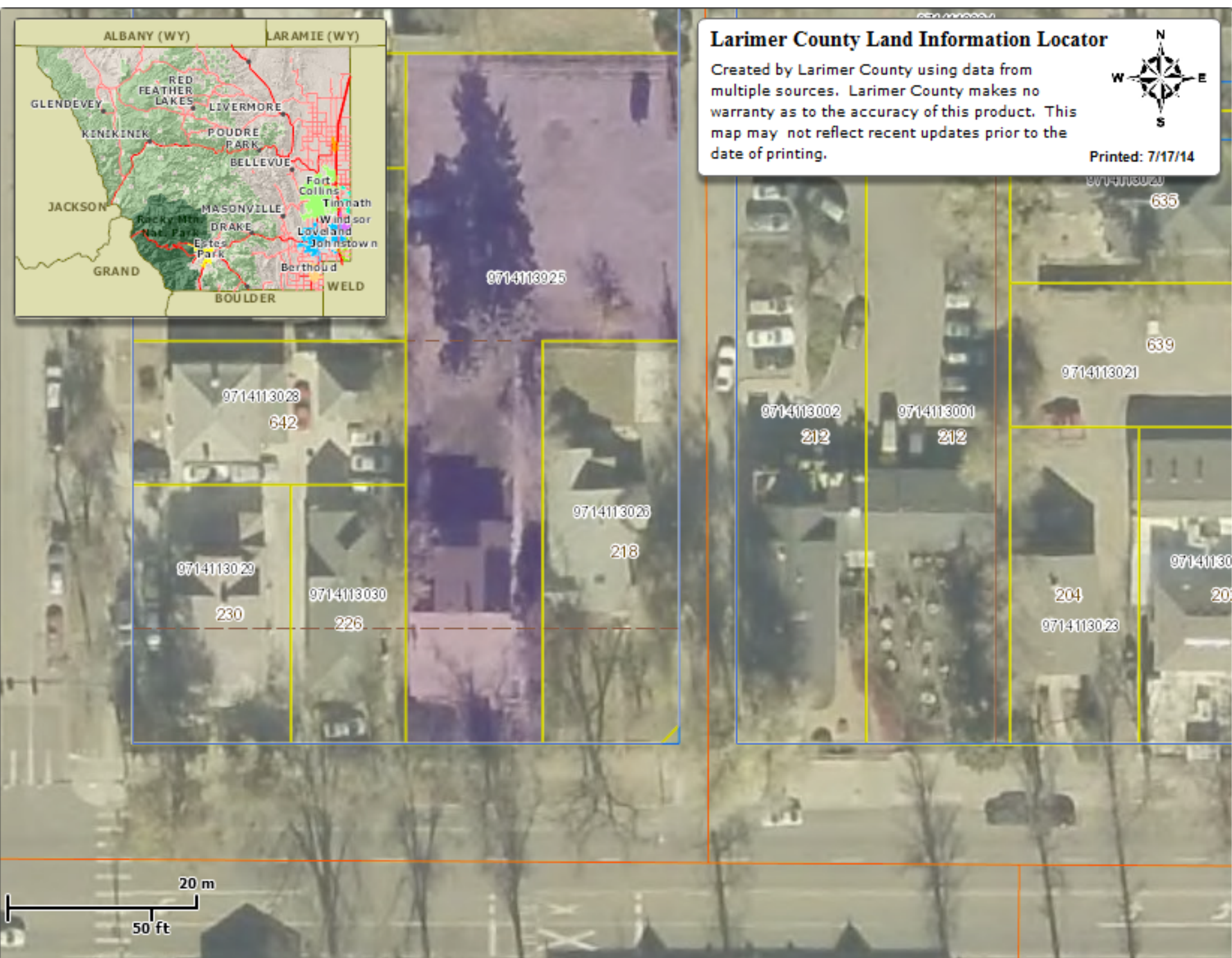


Larimer County Land Information Locator

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Printed: 7/17/14





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

October 22, 2014

Fred Haberecht
CSU
Facilities Service Center North
6030 Campus Delivery
Fort Collins, CO 80523

Re: 222 W Laurel House

Description of project: This request is for a one story addition to the house at 222 W Laurel St. (Parcel #9714113925). The parcel is owned by CSU and thus falls under CSU's jurisdiction for zoning purposes. The zone district surrounding the parcel is Community Commercial (CC). This project will be subject to Site Plan Advisory Review (SPAR) with the Planning & Zoning Board.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Water-Wastewater Engineering

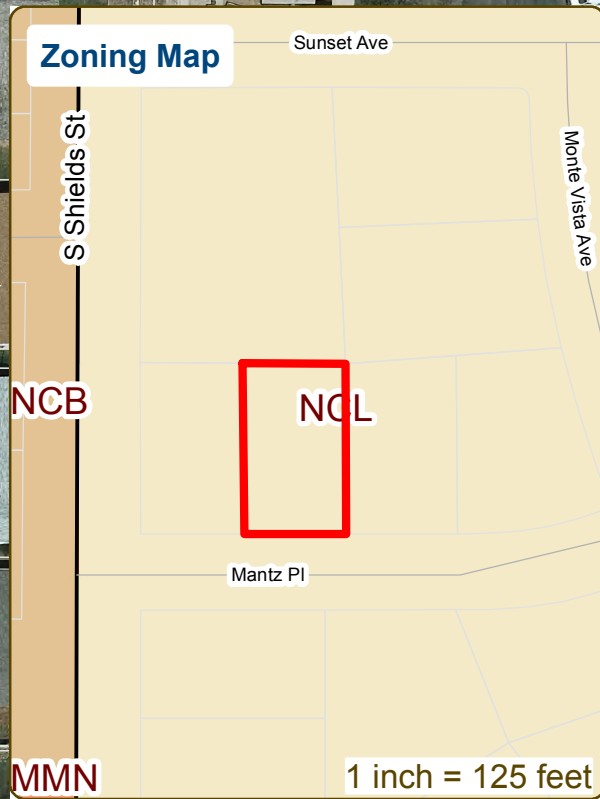
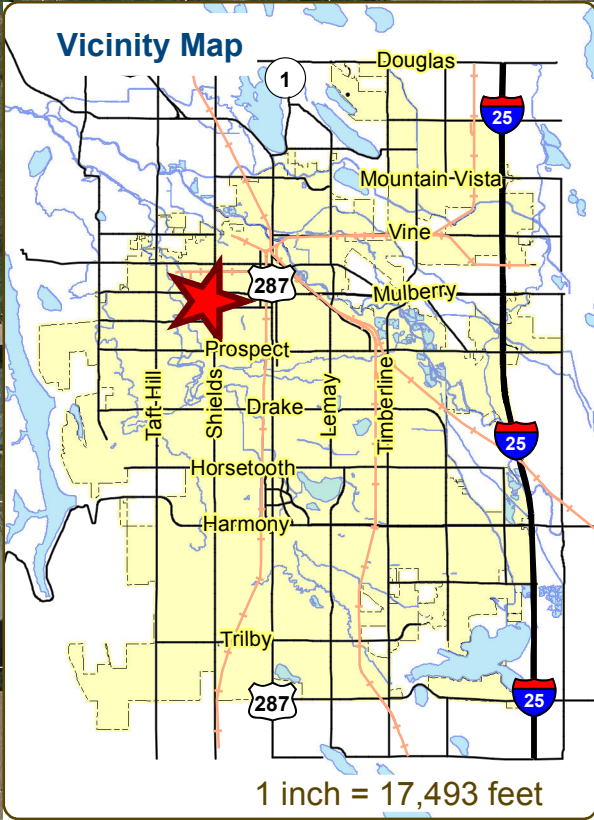
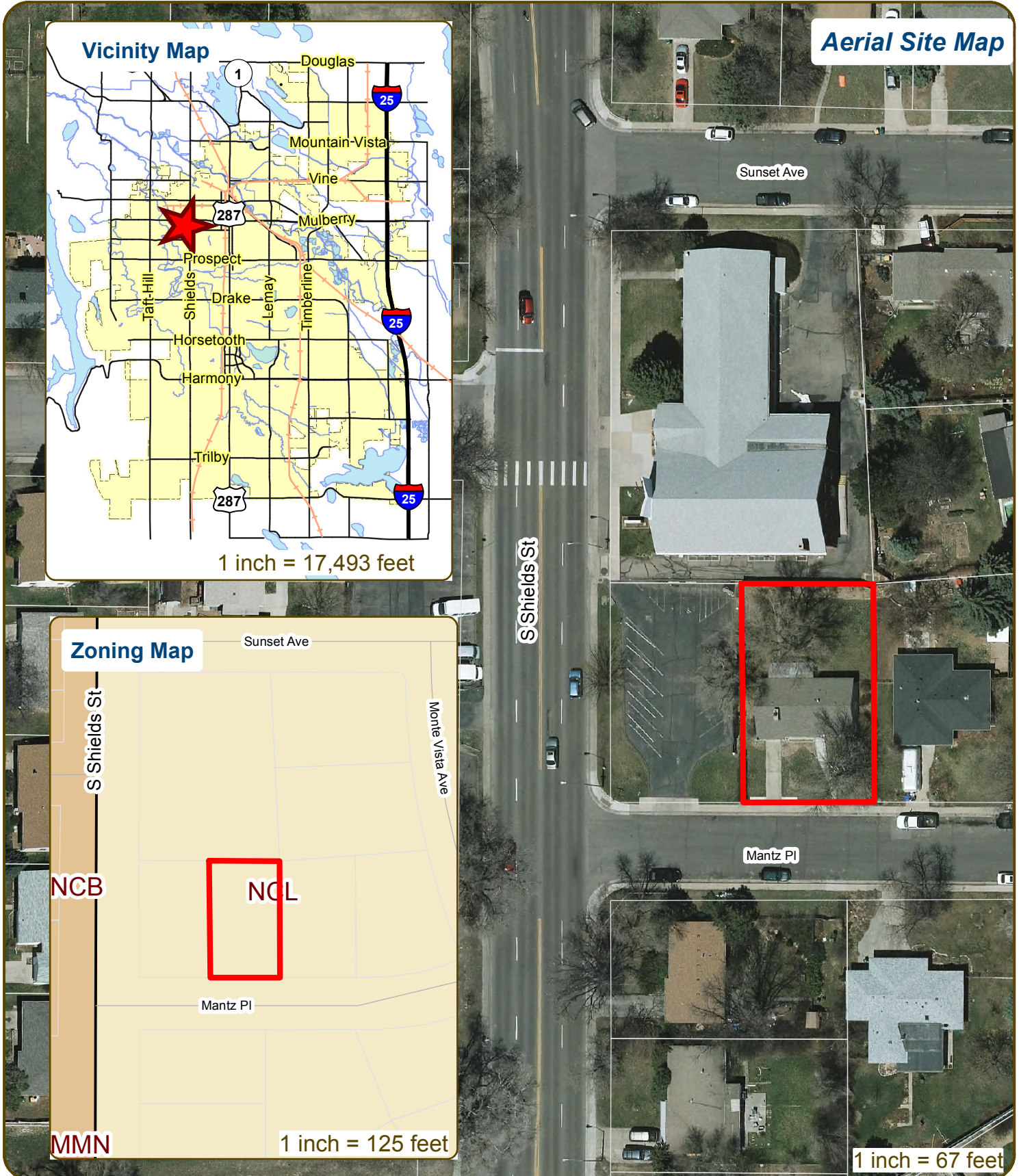
Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in Laurel.
2. The existing water service to the property is a ¾-inch service.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. If a larger water service is needed, development fees and water rights will be due at building permit.

Planning Services

Contact: , ,

American Baptist Church Parking Lot



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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) ___ Bill Prather, church pastor, Don Lambert, Gordon Thayer, church representatives from long range planning committee (owners)____
Business Name (if applicable) American Baptist Church _____

Your Mailing Address 600 S. Shields Street, Fort Collins, CO 80521_____

Phone Number ___970-482-2173 _____ **Email Address** ___bprather@abcfortcollins.org_____

Site Address or Description (parcel # if no address) 1008 Mantz Place with modifications to 600 S. Shields and 1012 Mantz Place _____

Description of Proposal (attach additional sheets if necessary) Remove existing structure and trees and expand/remodel the existing parking lot at 1012 Mantz Place with landscaping, neighboring property buffer, and improved drainage. for use by the church to replace parking on west side of Shields Street. (See attached for more detail)

Proposed Use _Parking Lot _____ **Existing Use** __Residential home used as office _____

Total Building Square Footage __1015__ S.F. Number of Stories _1__ Lot Dimensions _66ft x 109ft__

Age of any Existing Structures __60 years_____

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

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

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

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

Increase in Impervious Area __4800 _____ 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?

Additional Description of project:

Plan to remove existing structure (either sell and move the house to another location if an interested buyer or raze structure) and remove trees. Create an integrated parking lot that expands the current parking on the lot at 1012 Mantz Place and connects to the alley between 600 S. Shields and the Mantz properties, adding approximately 12 spaces for cars. Grade to allow drainage toward Mantz Place and avoid draining from 600 S. Shields onto properties east. Provide island in integrated parking area for drainage, landscaping, and directed lighting. Establish a buffer between new lot and home at 1004 Mantz Place to protect from car lights, etc. Create traffic flow to eliminate feeder onto Shields Street from 600 S. Shields. Entry will be from Mantz Place through existing curb cut on 1012 Mantz Place lot and from Sunset via alley to the east of church building. Exit will be to Mantz Place with new curb cut on 1008 Mantz Place lot. Potentially replace aging electrical line for 600 S. Shields at the time of the project.

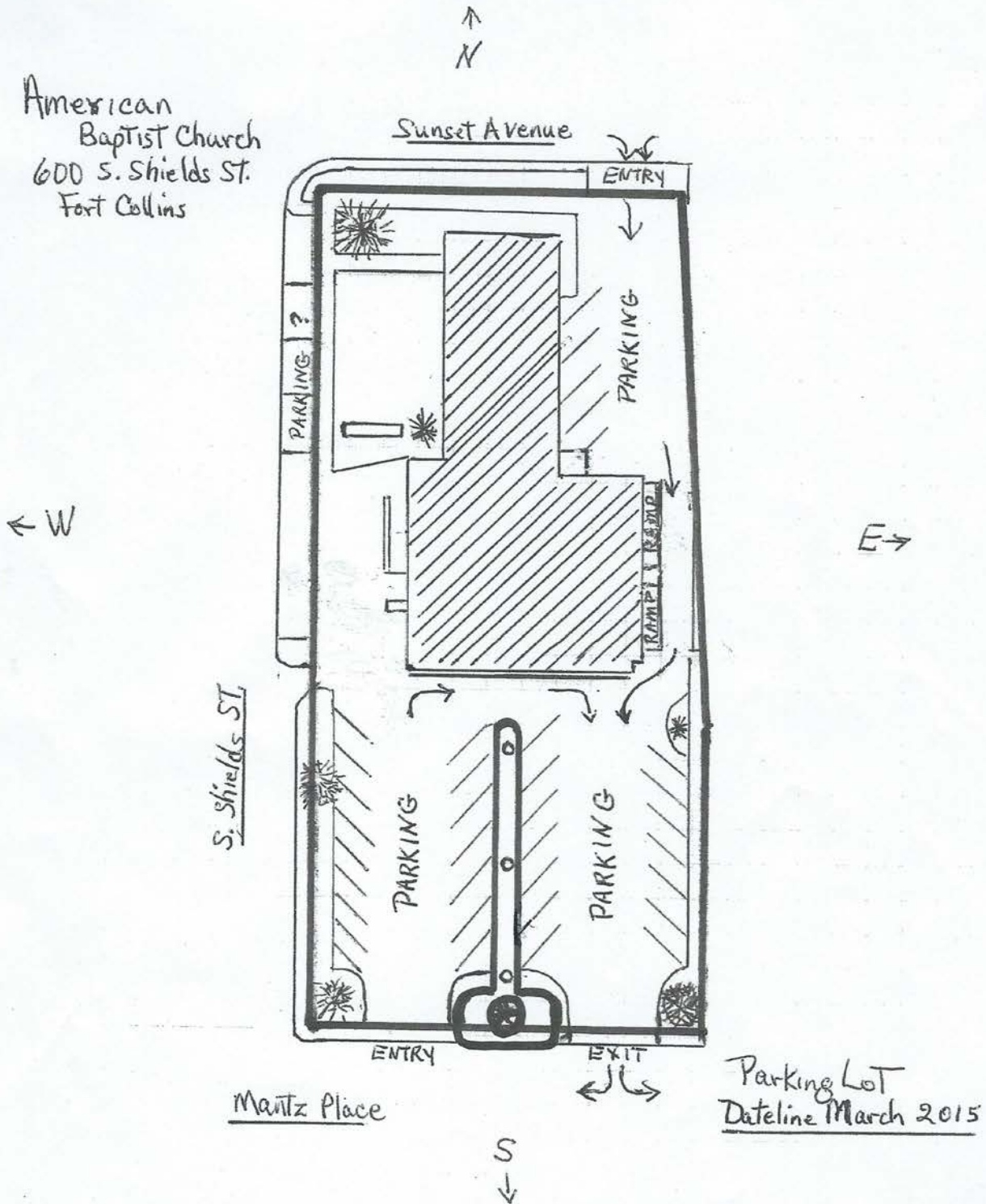
In addition, the project will improve the east entrance accessibility to the church at 600 S. Shields for improved passenger drop off and pick up from the current implementation.

Reason for the project:

The church currently has parking across Shields Street at 1105 W. Myrtle. With the proposed widening of Shields Street, this parking will be reduced, and the hazards of crossing Shields Street will only increase. With an aging population of the church, it is necessary to create parking to avoid crossing Shields if possible. The recent conversion of the Mantz neighborhood to permit-only parking has further increased the need for more off-street parking for the church.



American
Baptist Church
600 S. Shields St.
Fort Collins



Parking Lot
Dateline March 2015



PARKING LOT CONCEPT REVIEW/ CITY PRESENTATION JULY 18, 2014

PROPERTY PURCHASE IN 2009 by American Baptist Church

Prior to purchase of adjoining property for future parking expansion, the church researched several issues with various city leaders. Following research with city departments in 2008 and the following favorable findings, the American Baptist Church at 600 S. Shields purchased the house and lot at 1008 Mantz Place for potential expanded parking, thus squaring the church property for access and egress of traffic.

Through the years donated funds have been reserved for the specific purpose of parking expansion east of Shields to avoid dangerous pedestrian traffic crossing of Shields for parking on the west side. The following is research data from city leaders and departments six years ago and a recent formal unanimous vote of the church body to proceed now with expansion of the parking lot.

MOVING/DISMANTLING THE HOUSE

The house built in 1956 has been officially cleared of any historical designation both by phone in 2009 and by letter from Karen McWilliams and historical planners before purchase by the church.

SEWER LOCATION

In 2008 Bill Olsen of the city located the church sewer 108 feet south of the manhole on Sunset Street, noting that the north/south sewer line was not on church property but on residential properties east of church property, and posed no problem with our service alley and parking expansion.

ELECTRIC/PHONE LINES

Church block property east of Shields is part of Old Town designation with electric lines laid in 1953-4. Lines greatly outdated in 2009, according to Power and Light officials- Justin Fields and Allen Rutz, the city would replace the electric lines at no cost to the church as part of their regular cable maintenance. They would need the present concrete vault (s.e. corner of service alley) until they complete their work. The new lines would be laid west to east through the south service alley. Since Quest/Century Link phone company utilizes the same vault, through coordination, their lines could be laid in the same trench. The church hopes a second failing vault near the east alley could be razed for best traffic flow.

SURFACE WATER FLOW

In 2008 Glen Schlucter and Roger Buffington of the city water department heartily approved a plan to raise the south service alley with a low protective wall along the south foundation of the church building, thus utilizing the alley space in the parking lot for a u-turn traffic flow. Raising the alley would allow surface water to flow southward through an underground rain garden toward Mantz Place storm sewer instead of eastward flow onto lower neighboring homes.

TRAFFIC FLOW AND NEW EXIT ONTO MANTZ STREET

Presently the only exit from the current parking lot is on to busy Shields Street. The church would be willing to entirely close the current Shields Street parking lot and service alley exit, in an even trade with the city for a new curb cut exit on Mantz Place. Mantz Place traffic could flow either east or west. (In 2008 traffic spokespersons welcomed fewer exit cuts on Shields Street.)



October 22, 2014

Bill Prather
American Baptist Church
600 S. Shields St.
Fort Collins, CO 80521

Re: American Baptist Church - Parking Lot

Description of project: This is a request to expand the parking lot for the American Baptist Church (Parcel #9714209919). The parking lot expansion will add 12 parking spaces and would require the removal of the existing house and many of the trees on the parcel. The parcel is located in the Neighborhood Conservation - Low Density (NCL) zone district.

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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. LUC (Land Use Code) 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section.
2. Parking stall dimensions can be found in the LUC 3.2.2(L) Table A and B
Standard 60 degree parking stall is 19'x 9'
One-way drive aisle is a minimum of 20' in width
3. LUC 3.2.2(C)(b) Places of worship have a minimum bicycle parking requirement based on the square footage of 1/3,000 SQFT, minimum of 4 spaces, all of these spaces could be fixed bicycle racks.
4. LUC 3.2.1 A landscape plan is required which includes but is not limited to street trees (see section for further details)
5. LUC 3.2.1(E)(5) A minimum of 6% of the interior space of all parking lots is required to be landscaped. Please show the calculations on how this is being met.
6. LUC 3.2.2 (J) Parking lot perimeter landscaping is required (these areas are not part of the interior landscaping) A minimum width of 5 feet with a minimum average of entire landscaped setback area of 10 feet along Mantz Pl. and 15 along Shields St.

7. LUC 3.2.1(E)(4) (b) Screening. Parking lots with six (6) or more spaces shall be screened from abutting uses and from the street. Screening from residential uses shall consist of a fence or wall six (6) feet in height in combination with plant material and of sufficient opacity to block at least seventy-five (75) percent of light from vehicle headlights. Screening from the street and all nonresidential uses shall consist of a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of thirty (30) inches. Such screening shall extend a minimum of seventy (70) percent of the length of the street frontage of the parking lot and also seventy (70) percent of the length of any boundary of the parking lot that abuts any nonresidential use.

7.

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 Mantz Place and an 8-inch sewer in an easement on the property to the east.
2. There is an existing ¾-inch water service and 4-inch sanitary sewer service to the existing house. If not used, these services must be abandoned at the main. Abandonment of these services will result in credits which could be used on this property for a future project that may need water/sewer service. The credits, however, are not transferable to other properties.

Department: Traffic Operations

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

1. This project will not require a traffic impact study since it is not generating any new traffic to the roadway system. The TIS requirement is waived.
2. General comments: Closing the Shields Street access is a benefit to the area. However, the shown internal circulation of the parking lot is not ideal since it requires the use of a public street for re-circulation. Our preference is if the internal parking lot circulation is contained within the site.
3. Please work with engineering and planning staffs to identify whether this proposed project will trigger the need to address the infrastructure along Shields that doesn't meet current standards (i.e. sidewalk etc)

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
2. If there is an increase in imperviousness greater than 5,000 square feet a drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 5,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns.

3. When there is an increase in impervious area greater than 5000 square feet on an existing development, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If there is less than 5000 but more than 350 square feet of new impervious area; a grading and erosion control plan is required instead of a complete construction plan set.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 – Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
6. The outfall for the site is either to the south onto Mantz Drive or west through the existing parking lot.
7. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
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: Fire Authority

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

1. 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. The existing structure is out of fire access as measured from Sunset Ave. and Mantz Pl. (fire access cannot be measured from an arterial road). In order to meet current fire code requirements, a fire lane will be needed on the property. Fire lane specifications provided below.

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.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

Department: Environmental Planning

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

1. 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.

Department: Engineering Development Review

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

1. 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>
2. 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.
3. 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>
4. This project is responsible for dedicating right-of-way to obtain 51 feet of half street right-of-way along Shields Street in accordance with the City's constrained full arterial roadway width of 102 feet. Obstructions/encroachments in the newly dedicated right-of-way will need to be removed or relocated.
5. Existing sidewalk on Shields, Mantz, and Sunset will need to be looked at with regards to City standards and ADA compliance. Sidewalk along Mantz at the existing western drive approach does not appear to be compliant with ADA. Sidewalk width along Sunset and the sidewalk at the drive approach does not appear to be compliant with ADA. The existing attached sidewalk along Shields Street may not be ADA compliant and its connection to the detached section along Shields Street also appears to have ADA and general connectivity concerns.
6. Access onto Mantz and general circulation would need to be looked at further in conjunction Traffic Operations review. The City may have concerns with internal circulation of the parking lot requiring to exit onto Mantz rather than provide internal connectivity within the lot.

7. Construction plans will be required.
8. A Development Agreement will be recorded once the project is finalized with recordation costs paid for by the Developer.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

Department: Electric Engineering

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

1. The mentioned vault located on the SE corner of service alley has been abandoned by Light & Power. The transformer located to the north of the abandoned vault is fed from the north and no new cable will need to be trenched into abandoned vault.
2. Please contact Electrical Engineering at 221-6700 if you have any questions.

Planning Services

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

1. As long as it can be demonstrated that all three parcels (600 S. Shields, 1008 Mantz and 1012 Mantz) are all consolidated into a single ownership entity and that all parcels serve the principal use, American Baptist Church, then the proposed parking lot for 1008 Mantz can be considered an accessory use. In the N-C-L zone, an accessory use may be processed as a Basic Development Review.
2. The proposal states that there would be the removal of trees. Such removal is governed by Section 3.2.1 of the Land Use Code which requires that the City's Forestry Department inspect the trees. If any trees are found to be significant, we encourage the applicant to save such trees especially the tree closest to the street. If saving the significant trees is not feasible, then such trees must be mitigated in accordance with Foresters's recommendation. Newly planted mitigation may be required to be up-sized to account for the loss of mature, significant trees. Please contact Tim Buchanan, City Forester, at 221-6361.
3. The proposal indicates that the City's Residential Parking Permit Program is one of the factors that may require additional parking. Please contact Jamie Moyer in Parking Services, at 416-2036 for the exact parameters of the RP-3. It is possible that in the Mantz Subdivision, the RP-3 does not extend into the evening hours during the week and may not be applicable on weekends.
4. As stated in the proposal, a buffer will be needed along the east property line of 1008 Mantz. A landscape plan will be required that demonstrates this buffering. The landscape plan may be combined with the site plan.
5. The proposal indicates that new lighting may be added to serve the proposed parking lot. Staff encourages the applicant to evaluate the amount of illumination gained from roadway lighting and building-mounted

lighting. It may be possible that for a small parking lot, and to reduce any potential over-illumination on neighboring properties, new lighting may prove to be redundant.

6. As an accessory use subject to Basic Development Review, there is no requirement for a neighborhood information meeting. Staff, however, recommends reaching out to the neighbors as the conversion of a single family home to a parking lot is not an everyday occurrence.
7. A Demolition Permit will be required. Please note that as part of this permit, any possible issues associated with asbestos must comply with the requirements of the State of Colorado Department of Health and the Environment. Please contact Josh Weinberg, City of Fort Collins Historic Preservation Planner, 221-6206, for further information. Also, if the house is to be moved and placed on a lot within the City of Fort Collins, then a building permit will be needed so inspections are performed ensuring compliance with the building code and utility connections. For further information, please contact Russ Hovland, 416-2341.
8. Should you elect to move forward, please schedule with the project planner a pre-submittal meeting to discuss the checklist requirements and applicable fees.
9. Please note that the Poudre Fire Authority is calling for the conveyance of an Emergency Access Easement to be granted from the church (grantor) to P.F.A. (grantee) in order for the building to be within compliance for access to fire and other emergency equipment. Since it is not necessary to plat or replat any of the three parcels, this conveyance can be made by a separate document. There are various recording fees associated with the granting of this easement. Engineering can assist in preparation of the documents.
10. The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.