

# Conceptual Review Agenda

Schedule for 08/25/14 to 08/25/14

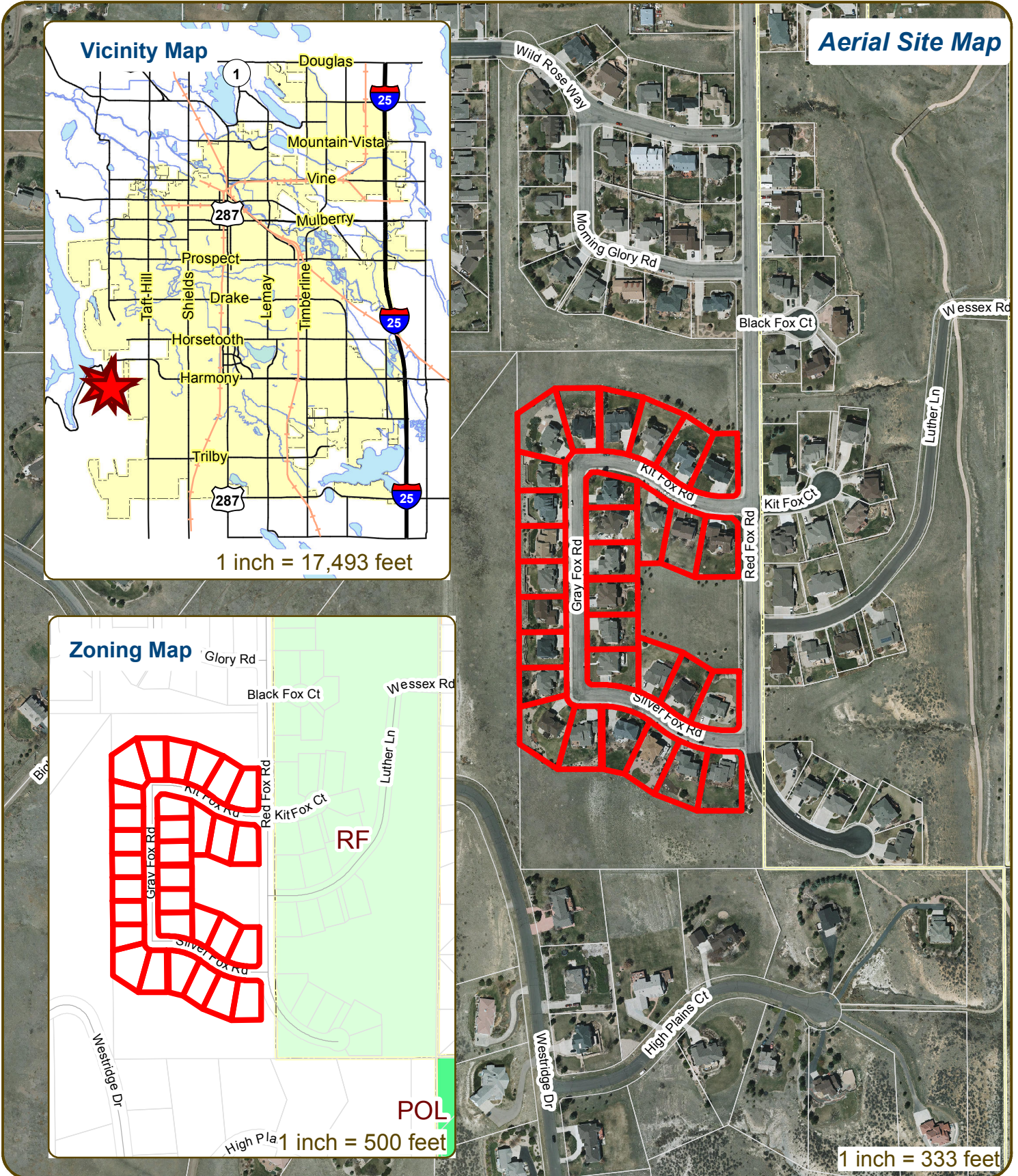
281 Conference Room A

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## Monday, August 25, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Fox Hills - Annexation	Leonard Abels (970) 980-6644 <a href="mailto:foxhillshoa@gmail.com">foxhillshoa@gmail.com</a>	This is a request to annex 31 homes into the City of Fort Collins. 33 of the homes in the subdivision are already within the city. The applicant is requesting a conceptual review to discuss the switch over of services and road maintenance. The proposed zoning for the annexed homes will be either Urban Estate (UE) or Residential Foothills (RF).	Ryan Mounce
10:15	847 SE Frontage Rd. - Vehicle Sales	Steve Duin (970) 493-2235 <a href="mailto:sduin1@gmail.com">sduin1@gmail.com</a>	This is a request to construct a building for trailer sales & service (Parcel #8715205001). The building will be approximately 6700 sq. ft. with a display area along the frontage road for trailers and golf carts. The parcel is located in the General Commercial (CG) zoning district. This project will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard
11:00	Good Samaritan Village	Don Watkins (970) 212-1243 <a href="mailto:don@bwgarch.com">don@bwgarch.com</a>	This is a request to construct 26 elderly housing units (Parcel #9611430902). These units will be duplexes and are a part of an ODP completed in 1998. In addition to the duplexes this development will include the construction of a clubhouse and two additional wings to the Acute Care facility onsite. The parcel is located in the Medium Density Mixed Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Noah Beals

# Fox Hills Annexation



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) \_\_\_\_\_

Leonard Abels, President

Business Name (if applicable) Fox Hills Community Assoc. of Fort Collins

Your Mailing Address 2699 Luther Lane, Fort Collins, 80526

Phone Number 970-980-6644 Email Address FoxHillsHOA@gmail.com

Site Address or Description (parcel # if no address) Kit Fox Road, Silver Fox Rd, Gray Fox Rd, Red Fox Road

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

Fox Hills consists of 64 homes. 33 are within the city; 31 are in the County. We propose to have the 31 homes annexed.

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

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

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

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual. NONE

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 NONE S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

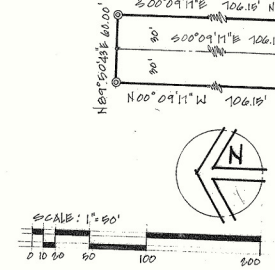
Suggested items for the Sketch Plan:

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?

1608  
DRAWING NUMBER

# A PLAT OF FOX HILLS P.U.D.

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO

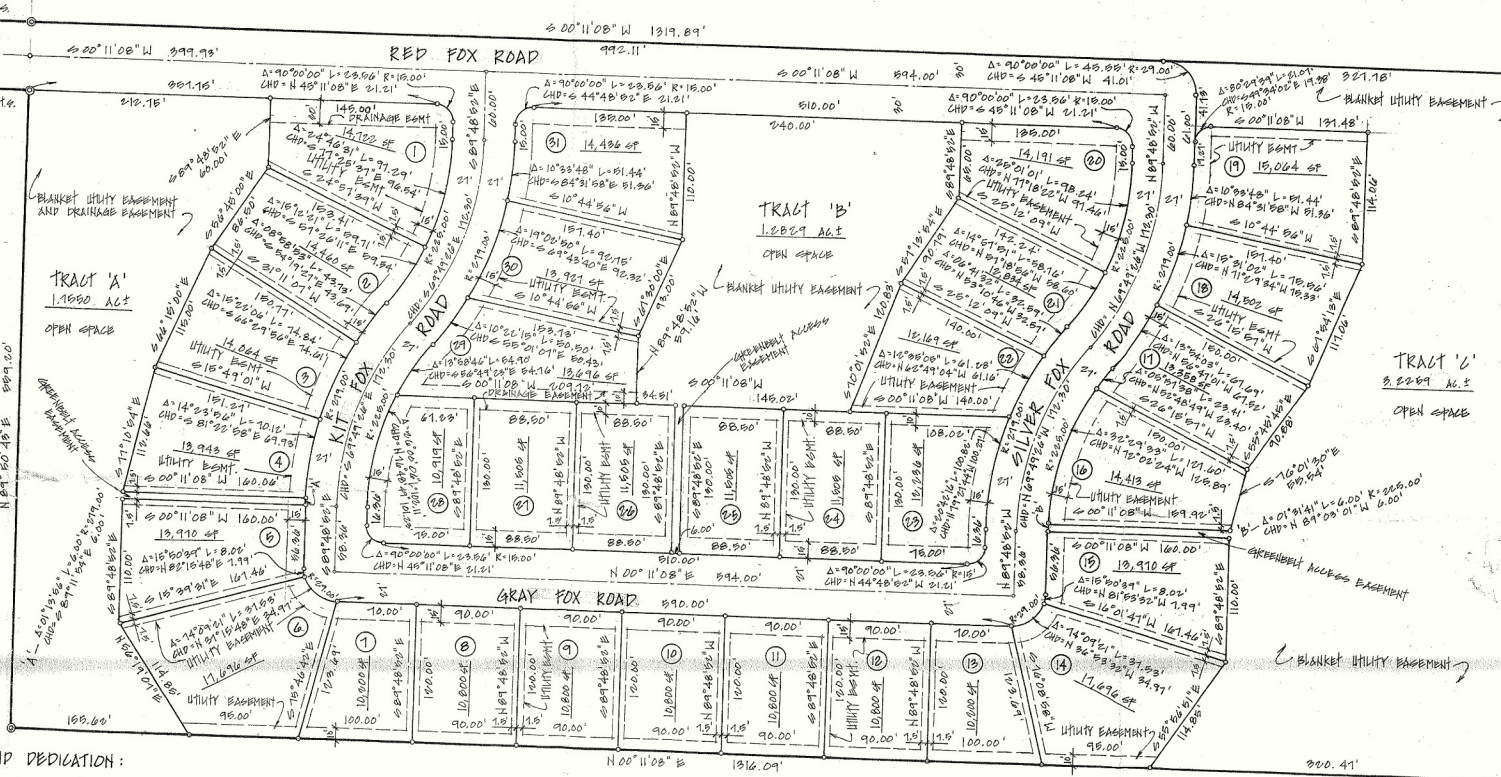


## NOTES:

- ENGINEERED FOOTINGS AND FOUNDATION PLANS WILL BE REQUIRED FOR ANY CONSTRUCTION ON THESE LOTS.
- THE INSTALLATION OF EXHAUSTIVE RADON MITIGATION SYSTEMS SHALL BE REQUIRED AT BUILDING PERMIT ISSUANCE.
- LARIMER COUNTY PARKS FEE WILL BE COLLECTED WHEN BUILDING PERMITS ARE ISSUED FOR DWELLINGS CONSTRUCTED ON THIS SITE.
- DRAINAGE FEES WILL BE COLLECTED WHEN BUILDING PERMITS ARE ISSUED FOR DWELLINGS CONSTRUCTED ON THIS SITE.
- ALL PERMITS ACCESS SHALL BE LIMITED TO INTERNAL SUBDIVISION ROADS. NO DRIVE ACCESS WILL BE ALLOWED FROM RED FOX ROAD.
- THE SIDE YARD SET-BACK ON LOTS ADJACENT TO RED FOX ROAD SHALL BE 48 FEET FROM THE ROAD CENTERLINE.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONCURRENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT OR IN NO EVENT, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGN HEREON.

INDICATE SET 1/2" BREAK WITH ORANGE FLASHIC CAP PLS. NO. 5008.



## STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED BEING THE OWNERS OF THE FOLLOWING DESCRIBED LAND, TO-WIT: A TRACT OF LAND SITUATE IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO WHICH CONSIDERING THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AS BEARING N 87° 48' 10" W POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 WHICH BEARS N 87° 48' 10" W 1316.01' BEARING N 87° 48' 10" W 1316.01' FEET; THENCE N 87° 48' 10" W 619.00' FEET ALONG SAID SOUTH LINE; THENCE N 00° 11' 08" E 594.00' FEET TO THE POINT OF BEGINNING; THENCE N 00° 11' 08" E 594.00' FEET; THENCE S 00° 09' 11" W 106.16' FEET; THENCE N 87° 48' 10" W 1316.01' FEET TO THE POINT OF BEGINNING, CONTAINING 19.1014 ACRES, MORE OR LESS, HENCE CALLED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STRIPS AS SHOWN ON THIS PLAT TO BE KNOWN AS FOX HILLS P.U.D. AND TO HEREBY DEDICATE AND CONVEY TO AND FOR PUBLIC USE FOREVER HEREBY, THE STREETS AND ARE LAID OUT AND GREENBELT ACCESS, AND FOR DRAINAGE PURPOSES, (INCLUDING DRAINAGE FACILITIES) FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, FOR WATER AND SEWER SERVICE, AND FOR DRAINAGE PURPOSES, (INCLUDING DRAINAGE FACILITIES) FOR THE BENEFIT OF LOT OWNERS WITHIN THIS P.U.D.

WITNESS OUR HAND AND SEAL THIS 25th DAY OF May, A.D., 1994.

SPRINGFIELD SUBDIVISION 6th FILING JOINT VENTURE

Donald L. Hahn  
DONALD L. HAHN, MANAGING PARTNER



STATE OF COLORADO  
COUNTY OF LARIMER  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF May, A.D., 1994, BY DONALD L. HAHN, MANAGING PARTNER OF SPRINGFIELD SUBDIVISION 6th FILING JOINT VENTURE.

MY COMMISSION EXPIRES 11-8-95

Notary Public  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE:

I, RICHARD A. RUTHERFORD, A FULLY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS PLAT OF FOX HILLS P.U.D. TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Richard A. Rutherford  
RICHARD A. RUTHERFORD  
COLORADO REGISTERED PE # LS NO. 5028



## APPROVED:

BY THE LARIMER COUNTY COMMISSIONERS THIS 20th DAY OF June, A.D., 1994. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE COUNTY FOR CONSTRUCTION, REPAIR OR MAINTENANCE OF ANY STREETS, HIGHWAYS, ALLEYS, BRIDGES, RIGHTS-OF-WAY OR OTHER IMPROVEMENTS DESIGNATED ON THIS PLAT.

Steve S. Sande  
Steve E. Brause  
OF THE BOARD

## APPROVED:

BY THE LARIMER COUNTY HEALTH AUTHORITY THIS 20th DAY OF June, A.D., 1994. ALL CONSTRUCTION ON THIS SUBDIVISION OR ANY LOT THEREON, INCLUDING THE DEVELOPMENT OF DOMESTIC WATER AND THE PROVISION OF SEWAGE TREATMENT, SHALL BE DONE IN A MANNER WHICH MEETS ALL OF THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE LARIMER COUNTY PUBLIC HEALTH DEPARTMENT AND THE OFFICERS AUTHORIZED TO ENFORCE SUCH REQUIREMENTS.

Carol Sahn  
LARIMER COUNTY HEALTH AUTHORITY

## APPROVED:

THIS FINAL PLAT HAS BEEN REVIEWED AND IS HEREBY APPROVED AS TO FORM AS COMPLYING WITH ALL CURRENT SURVEY REQUIREMENTS OF LARIMER COUNTY AND OF STATE LAW PERTAINING TO PLATTING AND MONUMENTATION. THIS APPROVAL CONSTITUTES NEITHER A WARRANTY BY LARIMER COUNTY CONCERNING SUCH COMPLIANCE, NOR A RELEASE OR NON-COMPLIANCE OF THE PLAT WITH CURRENT SURVEY REQUIREMENTS.

DATE: 6/27/94

(SIGNATURE) Carl V. Green (NAME) Carl V. Green  
COLORADO P.L.S. NO. 15004 LARIMER COUNTY ENG. DEPT.



SECTION 33, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO

1608  
DRAWING NUMBER

1608



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](http://fcgov.com)

August 29, 2014

Leonard Abels  
Fox Hills Community Association of Fort Collins  
2699 Luther Lane  
Fort Collins, CO 80526

**Re:** Fox Hills - Annexation

**Description of project:** This is a request to annex 31 homes into the City of Fort Collins south of West Harmony Road and west of Red Fox Road.. The area to be annexed is part of an HOA that encompasses other homes already located within City limits. The applicant is requesting a conceptual review to discuss the transfer of services, process, and road maintenance. The proposed zoning for the annexed area would likely be Urban Estate (U-E).

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](mailto:rmounce@fcgov.com).

**Comment Summary:**

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

**Department: Traffic Operations**

**Contact:** Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)

1. No comments.

**Department: Stormwater Engineering**

**Contact:** Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)

1. I don't see any public improvements that the Stormwater would maintain. Maybe the storm drain crossing of the streets if they are RCP and if they were installed to City standards. CMPs do not meet City Standards.

2. There is normally a Stormwater Development fee (PIF) of \$7,817/acre but that is not charged for an existing development being annexed into the City. However the monthly fees will apply and they 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.

**Department: Fire Authority**

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

1. Roads and utility infrastructure appear to be adequate. No PFA comments regarding annexation.

**Department: Environmental Planning**

**Contact:** Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@fcgov.com)

1. No comments on the annexation. However, if the open space within these tracts are not already a Certified Natural Area, your HOA might want to consider getting designated as such. More information is available here: <http://www.fcgov.com/naturalareas/certified.php>.

**Department: Engineering Development Review**

**Contact:** Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)

1. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal of an annexation application. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
2. An identification of the limits of the annexation (and the corresponding streets that would be annexed and proposed for maintenance) is needed.
3. In order for the City to take over road maintenance of the street system formerly in unincorporated Larimer County, the roadways would need to be brought up to the City's public street standards by the applicant. An evaluation of the street system would first need to take place which would likely involve an assessment performed by a licensed geotechnical engineer and would include:
  - 1) Determination of what pavement section was built, which would likely require that non-destructive core samples be performed.
  - 2) Determination of whether that pavement section was in accordance with an approved pavement design report (such as being in conformance with a pavement design for the City's portion of street system.)

The City's review of the findings above would then identify to what extent the subsurface infrastructure is acceptable to the City and/or what repairs/treatment would be needed to the pavement to bring it up the City standards. In addition to the pavement, existing damaged street infrastructure (curb and gutter, cross pans, etc.) would also need to be replaced.

4. Repair/replacement of public improvements must be built by a contractor licensed in the City and done in accordance with the Larimer County Urban Area Street Standards (LCUASS). (They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>) The City can work with the applicant in reviewing and identifying the extent of the repair/replacement of the street system and can assist in cost evaluation of the work as well.

**Department: Electric Engineering**

**Contact: Jim Spaulding, 970-416-2772, [jspaulding@fcgov.com](mailto:jspaulding@fcgov.com)**

1. Existing service is already undergrounded and Light & Power will transfer service to be under their care once annexation process is approved and complete.
2. Please contact Electrical Engineering at 221-6700 if you have any questions.

**Planning Services**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**

1. Annexations typically take 3 to 4 months to process from the date an annexation petition is submitted. Major milestones of the annexation process include an initiating resolution with City Council, a recommendation from the Planning & Zoning Board, and two additional readings before City Council.
2. An annexation must satisfy several conditions to be considered. One of the most pertinent in this circumstance is the requirement that the annexation petitioners comprise more than 50% of the landowners of the area to be annexed, and that they own more than 50% of the land requesting to be annexed.

An annexation agreement signed when the Fox Hills PUD was originally approved has likely since expired and an annexation to Fort Collins would need to be initiated voluntarily by the subdivision land owners with the above-mentioned petitioning requirements.

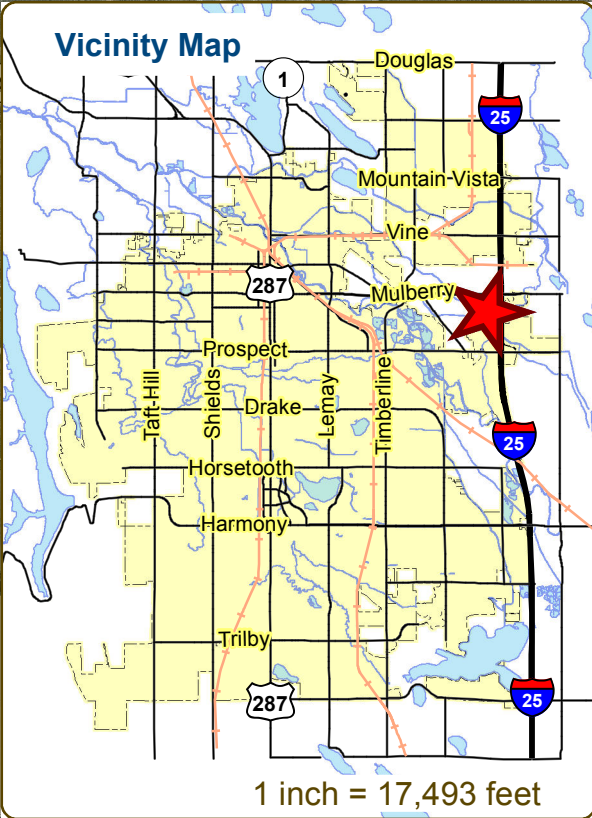
The open space owned by the HOA can be counted to meet the 50%+ of the land to be annexed; however, as you also need 50%+ of the owners of the land to agree to the petition, this means a majority of lot owners will also need to agree to the annexation and their lands would likely already constitute the 50%+. The HOA president can sign the petition on the HOA's behalf, unless specified differently in the HOA covenants/bylaws.

3. The City's Structure Plan suggests Urban Estate (U-E) zoning for the area were it to be annexed. The existing development characteristics of the subdivision closely resemble those of an Urban Estate cluster development.
4. The review and processing of the annexation would be subject to Development Review Fees and Transportation Development Review Fees. Both of these fee schedules can be found online at <http://www.fcgov.com/developmentreview/applications.php> under the "Applicant Fee Schedules" heading.

The annexation petition document and a checklist of requirements for the annexation petition can be found by visiting <http://www.fcgov.com/developmentreview/applications.php> under the "Annexation" heading.

# 847 SE Frontage Rd. Vehicle Sales

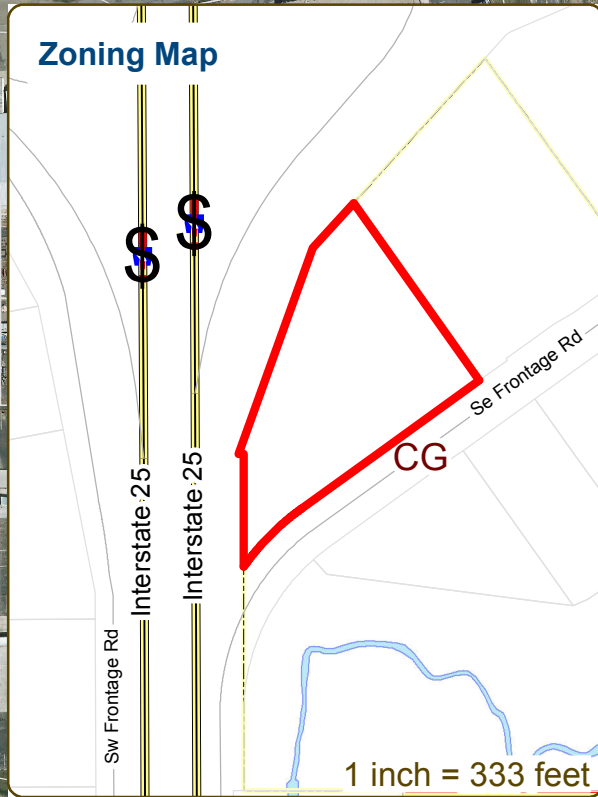
Vicinity Map



Aerial Site Map



Zoning Map



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

Steve Duin owner

Business Name (if applicable) D&E Sales

Your Mailing Address 3115 E mulberry

Phone Number 970 493 2235 Email Address SDuin1@gmail.com

Site Address or Description (parcel # if no address) 847 SE Frontage in Interchange

Business Park

Description of Proposal (attach additional sheets if necessary) Relocate current Business

To new location

Proposed Use Trailer Sales & Service Existing Use open land

Total Building Square Footage 6500-8500 S.F. Number of Stories 1 Lot Dimensions 2.79 Acres

Age of any Existing Structures None

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.

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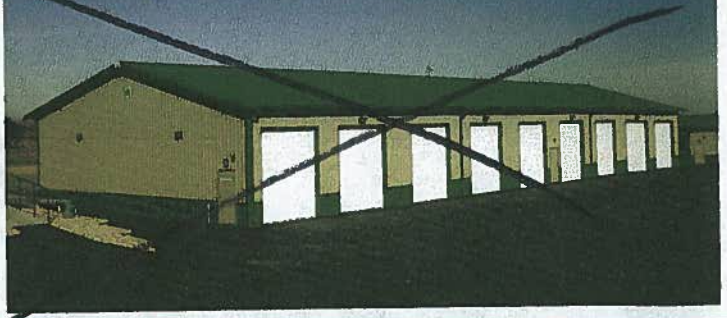
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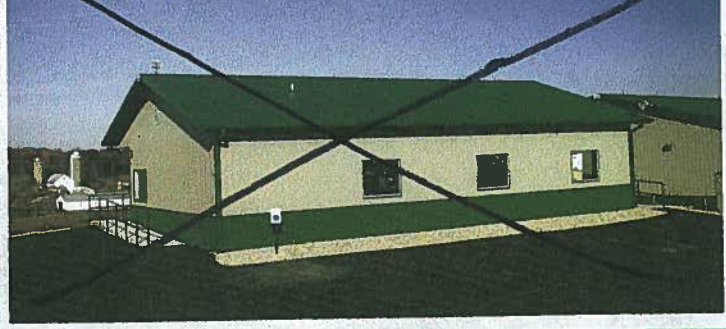
48x72x17 with 48x32x10 Le Mars, IA - 021508



30x80x9 Verona, WI - 051596



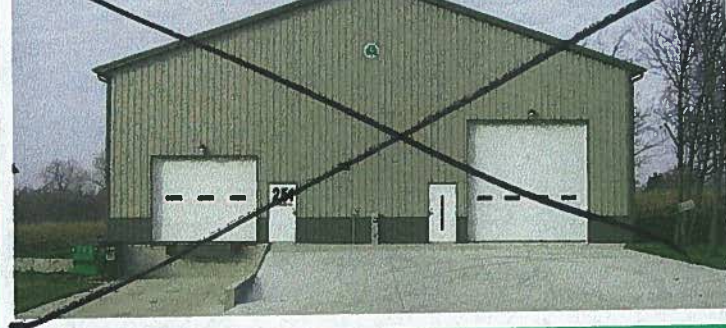
40x60x12 Verona, WI - 051593



30x63x13 Sturgeon Bay, WI - 011276



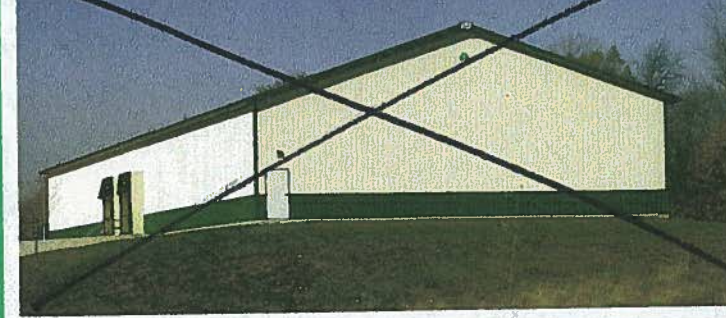
60x104x20 Palatine, IL - 033184



60x80x17 Madison, WI - 041496



60x200x16 Ridgeway, WI - 003509



50x66x14 Ridgeway, CO - 040649



60x100x17 Verona, WI



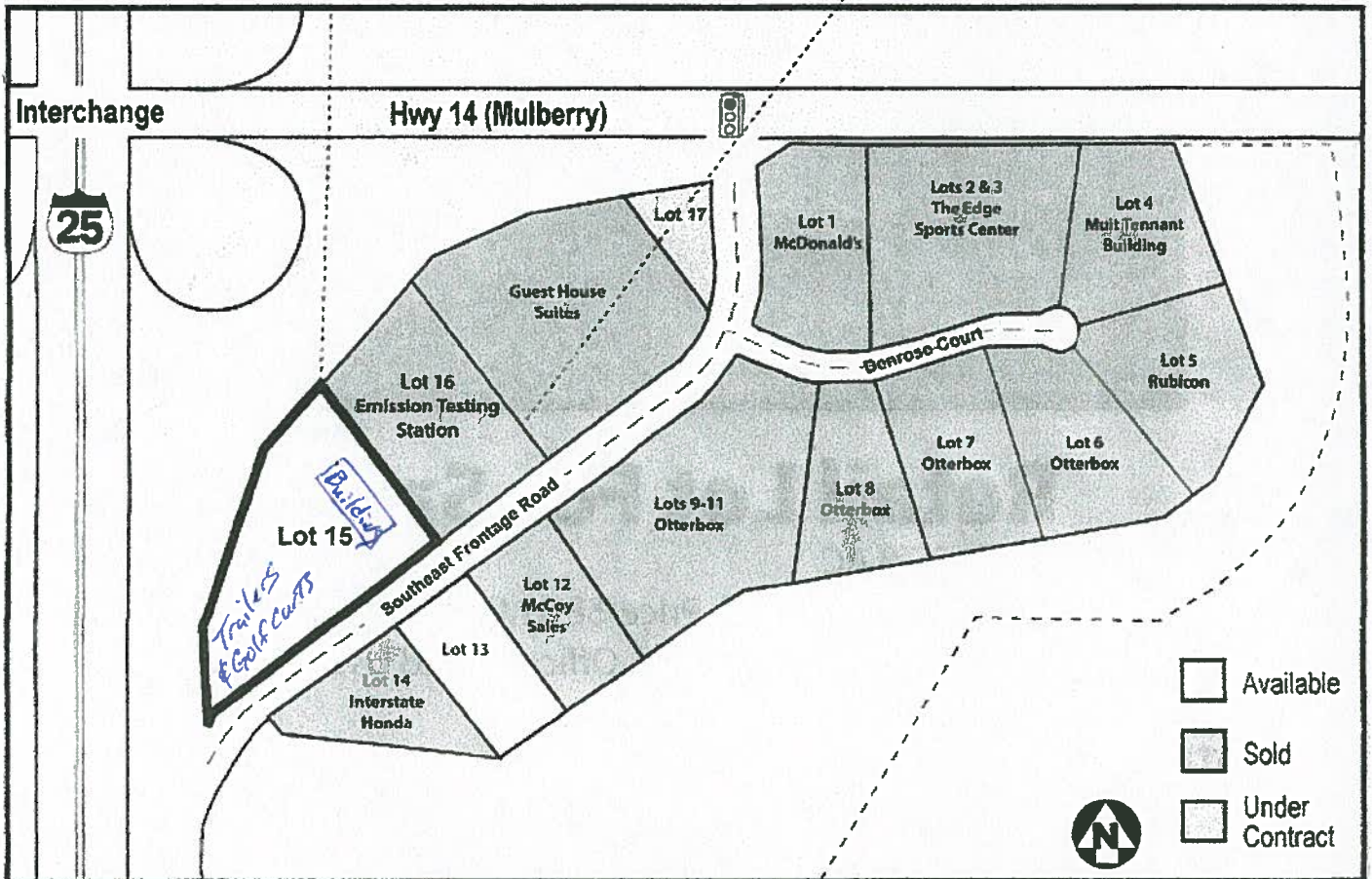
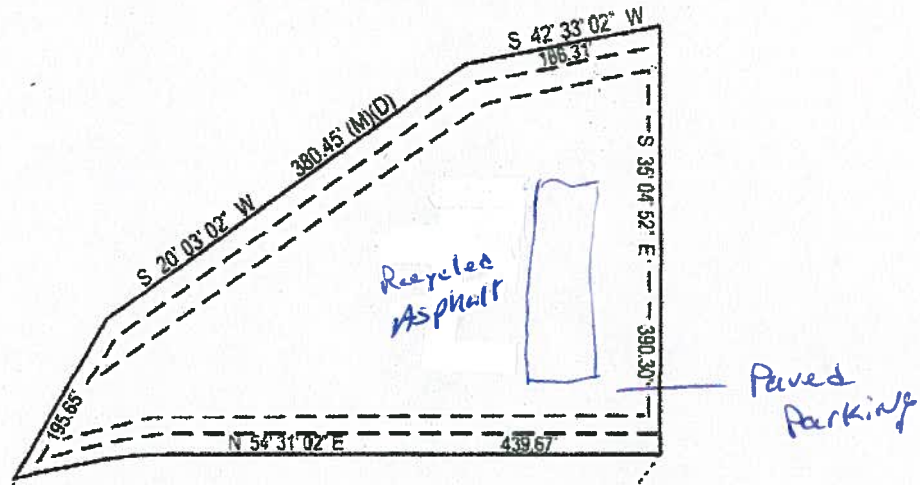
60x112x16 Fielding, UT - 053914



# Site Plan

## SEC I-25 and Hwy 14 | Fort Collins, CO

SIZES ARE APPROXIMATE. DRAWING NOT TO SCALE

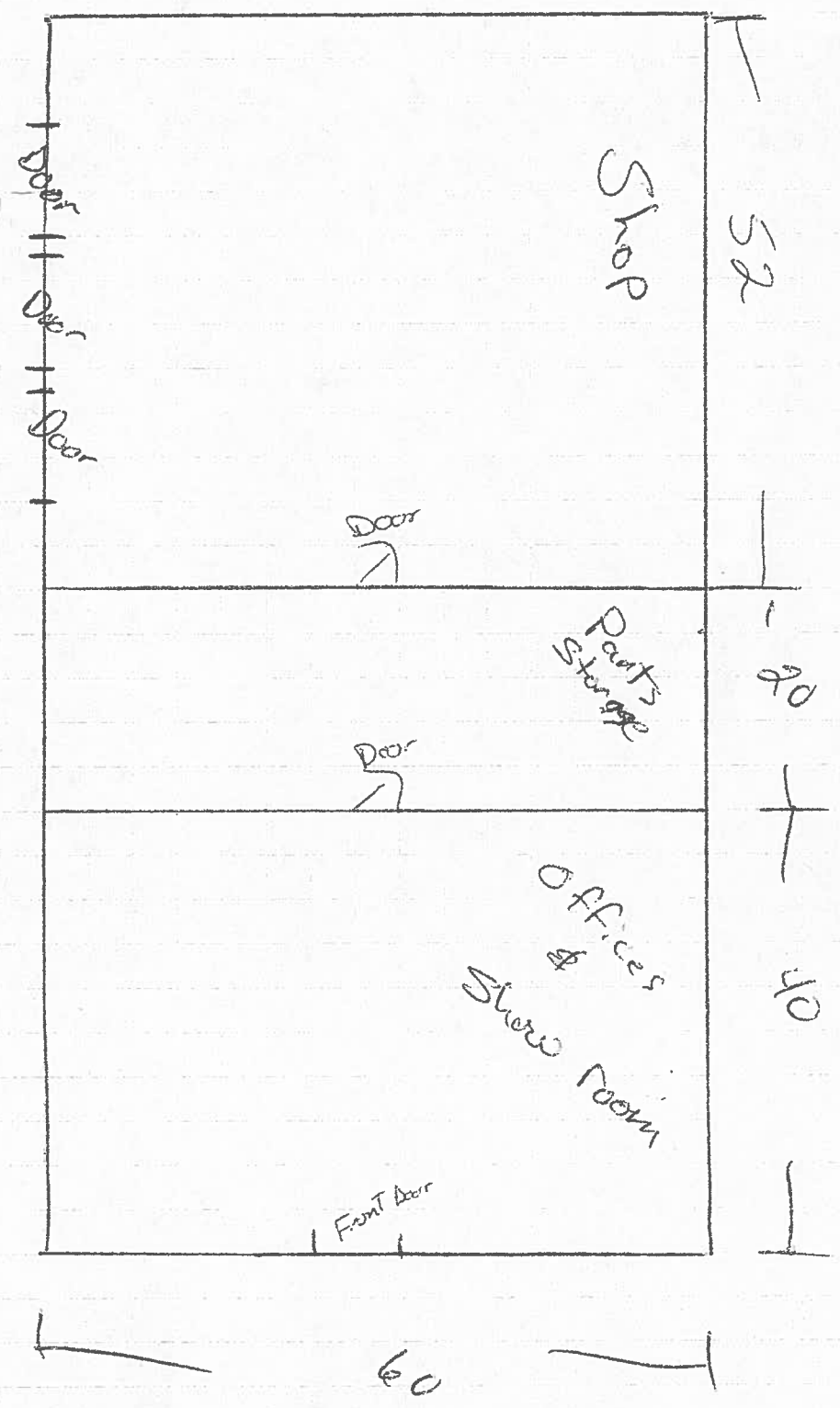


Pros

- Great location
- Easy Access for Customers
- Close to current Building
- Easy for Trucks

Cons

- Huge Disadvantage
- Prices would be 3% (sales tax)
- Higher than Competition





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](http://fcgov.com)

October 22, 2014

Steve Duin  
D&E Sales  
3115 E Mulberry St.  
Fort Collins, CO 80524

**Re:** 847 SE Frontage Rd. - Vehicle Sales

**Description of project:** This is a request to develop a vacant parcel and construct a building for trailer sales & service (Parcel #8715205001). The building will be approximately 6,700 sq. ft. with a display area along the frontage road for trailers and golf carts. The project will include outdoor storage of product inventory. The parcel is platted as Lot One of the Interchange Business Park, Second Filing, located in the General Commercial (CG) zone district and within the boundary of the I-25 Sub-Area Plan. This project will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or [tshepard@fcgov.com](mailto:tshepard@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Gary Lopez, 970-416-2338, [glopez@fcgov.com](mailto:glopez@fcgov.com)**

1. Recycled asphalt is generally only permitted where screened outdoor storage and no public access occur. Unless the inventory is screened and without public access standard asphalt or concrete pavement is required. Vehicle displayed areas would require standard pavement. All other LUC site/landscaping requirements apply.
2. Site lighting must meet LUC standard found in LUC 3.2.4. This would require down directional fixtures on both building and light poles. Security and site light fixtures cannot allow the light to broadcast off the property. The applicant may have to address security by other additional means and fewer options with lighting.
- 2.

**Department: Water-Wastewater Engineering**

**Contact: Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)**

1. Water and wastewater services in this area are provided by the ELCO Water District (493-2044) and the Boxelder Sanitation District (498-0604).

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. This project will require a CDOT access permit since it will take access off of a CDOT Frontage Road. Contact Gloria Hice-Idler at [gloria.hice-idler@state.co.us](mailto:gloria.hice-idler@state.co.us) or 970-350-2148.
2. Adjacent street road improvements (curb, gutter, sidewalk) may be required. Work with the engineering department on this.
3. A traffic impact memo will likely be needed (its not entirely clear how much traffic the business will generate). The memo can be used for both the CDOT access permit, as well as the City's standard per LCUASS section 4.2.3.C. Contact me at [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com) or 970-221-6887 to scope the study.

**Department: Stormwater Engineering**

**Contact: Mark Taylor, 970-416-2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com)**

1. Floodplain Comments:  
This property is located in the FEMA-regulatory Boxelder Creek 100-year flood fringe, and all development within the flood fringe must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is included.
2. New nonresidential construction is allowed in a FEMA-regulated flood fringe, provided that the finished floor of the structure, as well as any duct work, heating, ventilation, electrical systems, etc. is elevated---or floodproofed---18-inches above the Base Flood Elevation (BFE). That finished floor elevation is known as the Regulatory Flood Protection Elevation (RFPE = BFE + 18" for nonresidential structures).
3. For an elevated structure, a FEMA Elevation Certificate, signed and certified by a registered professional land surveyor after construction is complete, must be submitted and accepted before the Certificate of Occupancy will be released for the structure. The form for the FEMA Elevation Certificate can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
4. If floodproofing is chosen as an option rather than elevating the structure, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing - Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
5. Any construction activities in the 100-year flood fringe---structures, fencing, paving, sidewalk, curb & gutter, utility installation or relocation, landscaping, etc.---must be preceded by an approved floodplain use permit, and the appropriate permit application fees. Forms for the floodplain use permit can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

6. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Shane Boyle of Stormwater Master Planning at [sboyle@fcgov.com](mailto:sboyle@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
7. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with any floodplain questions.
8. Stormwater comments:  
Development Review Comments:  
A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
9. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. However in the drainage study for the Interchange Business Park some of the sites can discharge to Boxelder Creek without detention subject to meeting the parameters used in their calculations. So the design engineer will need to evaluate this site and it's impervious area to see if it is possible.
10. 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.
11. 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](mailto: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](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>.
12. The outfall for the site is per the Interchange Business Park approved Drainage Plan. This can be referenced through the City's website. That study does identify a "culvert 1" near the southwest corner of the site that could discharge directly into Boxelder Creek and depending on the size it could convey the entire 100 year flow without quantity detention. It also shows that this site could discharge into the frontage road and be conveyed to Boxelder Creek via the inlets 2A and 2B. The design engineer should consider the site conditions and determine if the runoff can get to these inlets and if they have the capacity for the runoff with or without quantity detention.
13. 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.

14. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan, The Interchange Business Park Final Drainage Report as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

1. 2012 IFC CODE ADOPTION

The Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. Based on available information, it would appear an easement on the property will be needed. 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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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.

\*Additional fire lane provisions are required when buildings exceed 30 feet in height.

3. WATER SUPPLY

The existing, water utility infrastructure in the area appears to meet current fire code requirements.

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.

4. FIRE CONTAINMENT

Buildings exceeding 5000 square feet 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.

5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM



New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

#### 6. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background. IFC 505.1

**Department: Environmental Planning**

**Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@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 (Boxelder Creek). However, as there is an intervening parcel between the creek and this property, and the standard buffer (100' from the top of bank) 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 compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
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. Detached sidewalk is required to be constructed abutting the property and tie into the sidewalk constructed with Air Care Colorado as required in LCUASS.
7. Curb and gutter does not appear to be built across the entire frontage and would need to be extended along the entire property.
8. 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.

9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT. In general access should provide sufficient separation from existing driveways and/or look to align with the driveway across the street. LCUASS specifies driveway spacing requirements that CDOT would likely concur with.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. 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](mailto:jspaulding@fcgov.com)**

1. Please provide a site/utility plan to Light & Power electric utility project manager and an AutoCad (v. 2007, 2010, or 2013) drawing of site/utility plan to CJ Housley ([cjhousley@fcgov.com](mailto:cjhousley@fcgov.com)) with electric utility project manager cc'd in email.
2. If a pad mounted transformer is installed to feed new service, clearance requirements will need to be considered during the design and construction phases.
3. Light & Power requires a Commercial Service (C-1) form specifying main panel(s) size(s) and an electrical one-line diagram of building service(s).
4. Normal development charges will apply. Please reference electric development fee estimator for commercial facilities at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>
5. Please contact Electrical Engineering at 221-6700 if you have any questions.

**Planning Services**

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

1. The proposed use is defined as Vehicle and Boat Sales and Leasing Establishment with Outdoor Storage. This use permitted in the General Commercial, C-G, zone district subject to review by the Planning and Zoning Board.
2. The site is also located within the boundary of the I-25 Overlay (per the I-25 Sub-Area Plan) and subject to the applicable requirements of Section 3.9 of the Land Use Code.
3. The orientation of the building is required to be such that the front customer entrance faces the public street. Further, there can no intervening drive located between the front entrance and the public street. This orientation allows for a direct connecting walkway between the customer entry and the public sidewalk.
4. As mentioned, the parcel is within the I-25 Overlay District which requires that for developments which adjoin I-25 right-of-way, that the perimeter along I-25 be developed with an 80-foot wide buffer between any building or parking lot (or outside storage area) and I-25.
5. The I-25 Overlay standards also require that at least 75% of the perimeter of the parking lot be screened from nearby streets, public rights-of-way, and nearby uses. The standard describes three methods by

which to achieve this screening. Depending on the location and orientation of the parking lot, this standard can be interpreted to the extent reasonably feasible.

6. The customer parking lot must be hard surface such as asphalt or concrete (along with any potential permeable pavers as may be required by Stormwater for Low Impact Development and Water Quality. The storage lot for inventory, however, may be of an alternative surface, as indicated on the submittal.
7. Per the I-25 Overlay standards, the outdoor storage of inventory should be placed to the sides or rear of the building that do not face I-25. This would allow the building to contribute to the screening of the outdoor storage.
8. The I-25 Overlay standards require that fences and walls be constructed out of high quality materials such as tined, textured blocks; brick; stone; treated wood; or ornamental metal. The use of chain link fencing or exposed cinder block walls is prohibited. Also, the maximum length of a continuous, unbroken fence line is 40 feet. Breaks must be provided through the use of columns, landscaping pockets, recesses and projections or a change in material.
9. The proposed building appears to be constructed primarily of metal with what appears to be a wainscot of masonry around the base of the office area. Please note that per the I-25 Overlay standards, the following building materials must be incorporated into the design of the structure and used to provide visual interest at the sidewalk level for pedestrians: stucco, brick, stone, or tinted/textured masonry block. Smooth-face gray concrete block and tilt-up concrete panels are prohibited. Please note that metal is prohibited as a primary exterior surface material. It may be used as a trim material covering no more than 10% of the facade or as a roof material. Generally, commercial buildings that are not located in the Industrial zone are required to have a distinct base, middle and top.
10. Other site development components include providing bike parking, foundation shrubs (where visible from a public street), trash and recycling enclosure and screening mechanical equipment (whether ground or roof-mounted).
11. As we have discussed, it may be practical to consider phasing in the site development improvements due to the relatively large size of the parcel.
12. As you mentioned, the site would work best for trailers, if the internal access drive were looped with two driveways onto the Frontage Road. In conjunction with the comment from the Poudre Fire Authority, this loop could be dedicated as an Emergency Access Easement.
13. 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.
14. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
15. 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>.
16. 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.

17. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
18. 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.
19. 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.

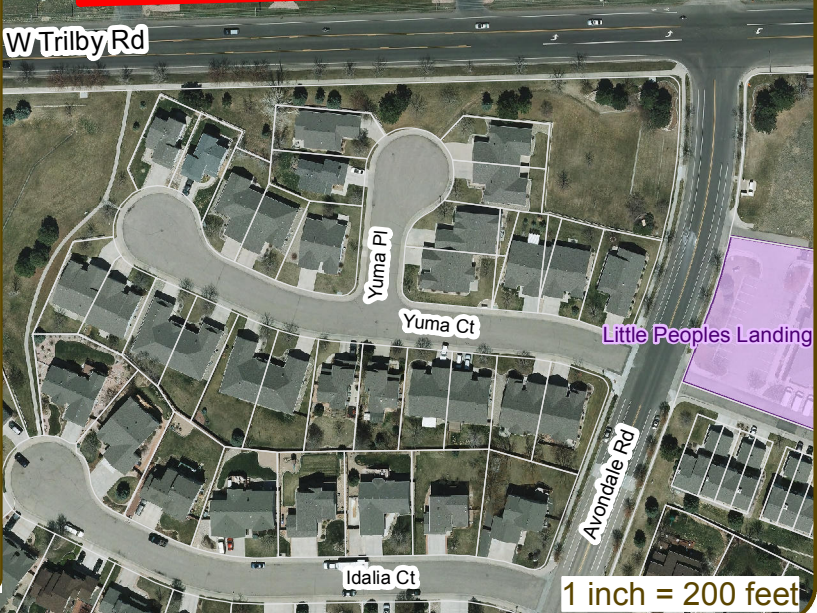
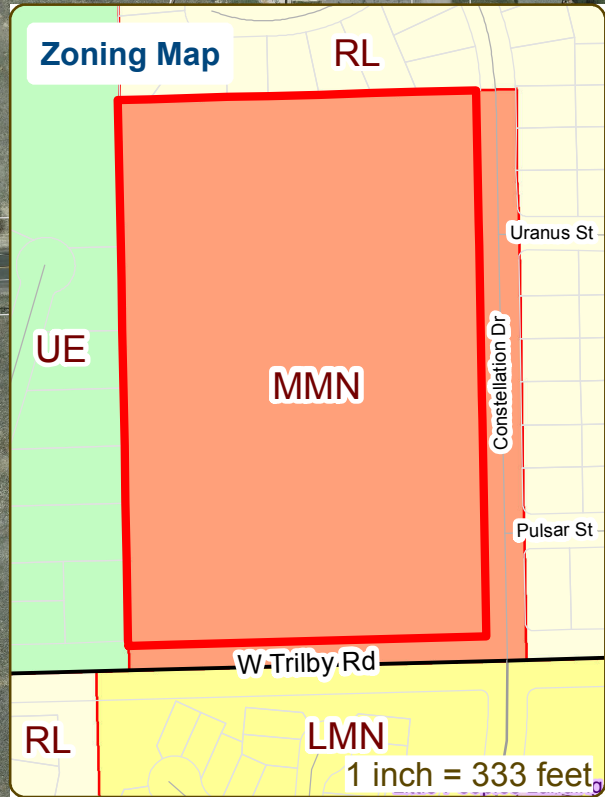
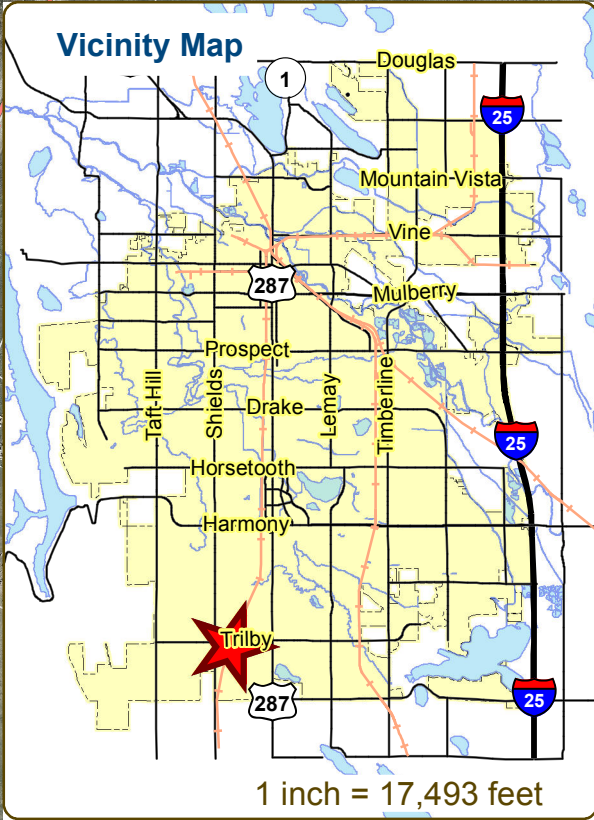
#### Energy Code Use

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

# Good Samaritan Village



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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Don Watkins, Project Architect (consultant)

Business Name (if applicable) Belford Watkins Group Architects

Your Mailing Address P.O. Box 1306 Fort Collins, CO 80522

Phone Number 970-212-1243 Email Address don@bwgarch.com

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

508 West Trilby Road (Fort Collins Good Samaritan Village)

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

See attached

Proposed Use Elderly Housing Existing Use Elderly Housing

Total Building Square Footage Aprox 150K S.F. Number of Stories Varies Lot Dimensions 630' x 960'

Age of any Existing Structures Original construction in 1972 with subsequent additions

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

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

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

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

Increase in Impervious Area 200,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

## Fort Collins Good Samaritan Village

### Conceptual Review

The Fort Collins Good Samaritan Village (FCGS) wishes to continue development of their campus along the lines of the Overall Development Plan completed in 1998. With respect to that plan (see attached) Phase 1B (Physical Therapy Center), 1C (Storage Maintenance Building), 2B (Administrative/Chapel Addition) and 3 (Long Term/Acute Care Addition) have been completed. Phase 1A (Independent Living Duplexes) was begun under a Project Development Plan in 1998 with the construction of a model unit but, due to inadequate sales, was not continued at that time.

FCGS wishes to again move development of the Independent Living Duplexes forward and expand the Acute Care addition that was constructed in 2007/2008. However, the current development approach would:

- Provide larger duplex units with double vs. single car garages. This would result in lower DU/ac density.
- Provide a larger Acute Care facility that would eliminate the Neighborhood Park.
- Re-evaluate the Multi-Family Dwelling use proposed in the ODP

Since work under the 1998 PDP was not completed and the plan was not extended, the plan has expired and an updated plan must be applied for and approved. For this Conceptual Review, attached are a current Conceptual Review Plan, the original ODP and the Original PDP for Phase I - Parcels C, H and J. (Other documents are available from the original development applications such as Drainage Report, Drainage Maps, Infrastructure Construction Documents, etc. If these would be helpful in evaluating this Conceptual Review, Belford Watkins Group would be glad to provide same.) FCGS would like to carry forward the original infrastructure intent of the 1998 PDP with slight modifications for the approach noted above.

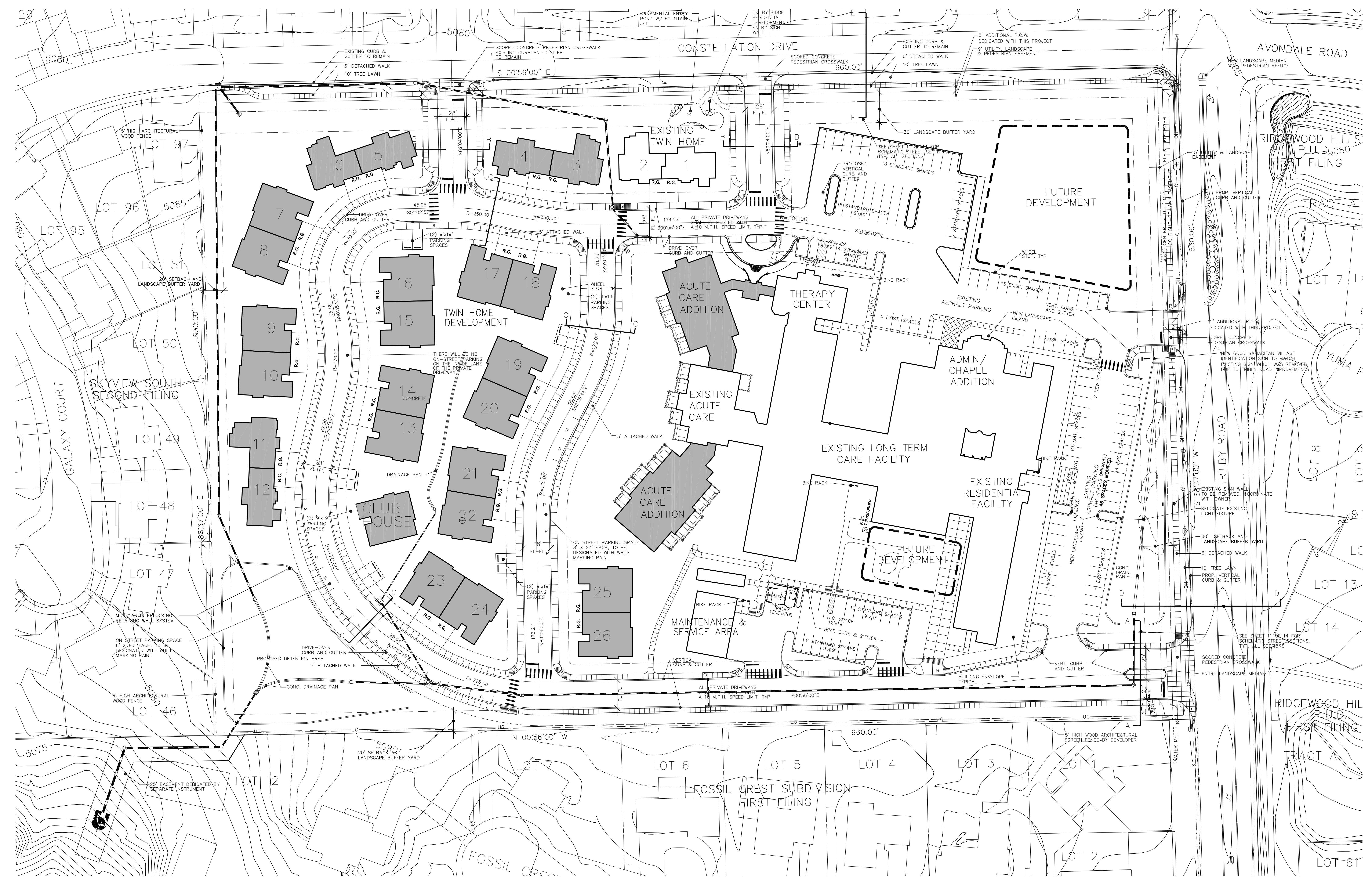
We would appreciate any comments the City of Fort Collins have related to this Concept Plan and would pose some specific questions:

- Will the ODP need to be amended to reflect the approach noted above? If so, can this be accomplished in conjunction with the PDP/FDP or must it be accomplished prior?
- The larger duplex units would reduce the originally proposed 32 units minimum to 26 units and density from 5.74 DU/ac to about 4.3 DU/ac. Would staff be able to support this change? Would support of this approach be tied to the re-evaluation of the Multi-Family Dwelling use and therefore an overall DU/ac for the entire campus?
- Would staff support the elimination of the Neighborhood Park and the greater square footage of the Acute Care wing?
- The original PDP proposed a detention pond at the northwest corner of the campus with release across an easement of the property owner to the west. In 1998, that property owner was



adverse to granting said easement. Given the property ownership hasn't changed, what alternatives are available should they continue to be adverse?

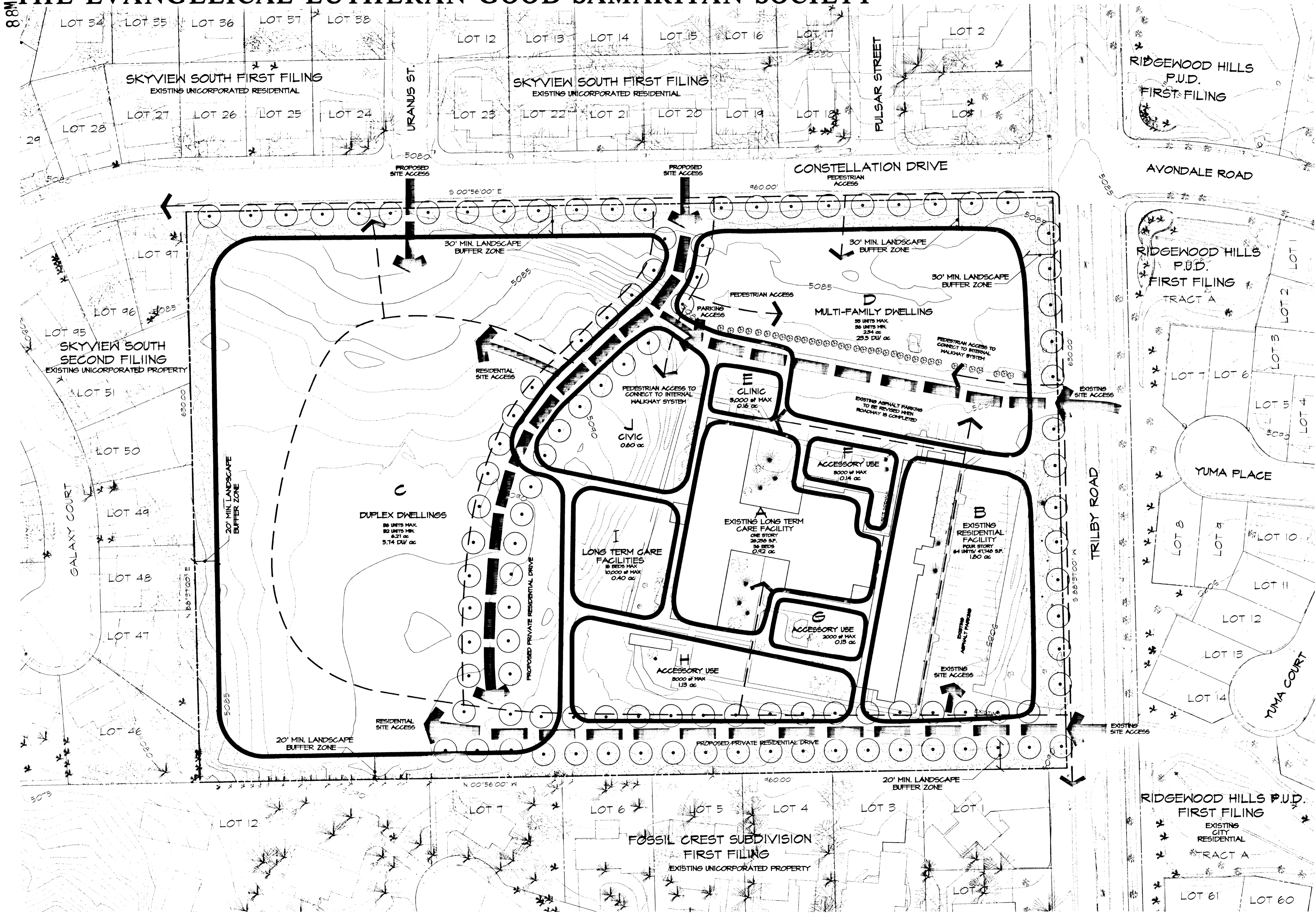
- Please comment on changes to development standards since approval of the original PDP that might affect street widths, utility development, storm water flows, fire protection, etc.
- While the Evangelical Good Samaritan Society has determined the duplex project to be a priority in the near future, FCGS is anxious to move forward with the Acute Care addition asap. To this end:
  - Can this development be phased separately from the duplex development to allow initial construction?
  - Prior to discovering the original PDP had expired, there were discussions with Glen Schlueter that would have allowed this addition utilizing the existing retention pond at the northwest corner of the campus with the addition of a small pumping system. If the Acute Care addition could be phased prior to the duplex development, can this retention pond approach still be used for that initial phase of development?
  - Can the development of infrastructure related to the duplex development be delayed until that development allowing only the minimum necessary for the Acute Care addition?



**GOOD SAMARITAN SOCIETY FORT COLLINS VILLAGE  
PROJECT DEVELOPMENT PLAN CONCEPTUAL REVIEW**

# FORT COLLINS GOOD SAMARITAN VILLAGE OVERALL DEVELOPMENT PLAN

## THE EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY



**LEGEND**

- DEVELOPMENT AREAS
- PROPOSED LANDSCAPE BUFFER ZONE
- SITE ACCESS
- PEDESTRIAN CIRCULATION
- PROPOSED RESIDENTIAL PRIVATE DRIVE
- PROPOSED STREET TREE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

0 25 50 100 150

12-8-97 ODP SUBMITTAL  
 2-13-98 ODP REVISIONS  
 3-17-98 ODP REVISIONS

FTCS 668B04 216

**Landmark** L.L.C.  
 PLANNERS ENGINEERS ARCHITECTS  
 3521 NORTH ESTERLINE BLVD., LOVELAND, COLORADO 80537  
 (970) 661-6286 Denver (303) 624-1124 Fax (970) 661-6288

# FORT COLLINS GOOD SAMARITAN VILLAGE OVERALL DEVELOPMENT PLAN

## THE EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY

88 M

OVERALL DEVELOPMENT PLAN LAND USE CHART

Parcel	Phase	Land Use	Review Type	Block Type	Description	Aprox. Area	Percent	Max. No. Of Units	Max. Bldg. SF	Density	FAR	Max. Bldg. Height	Minimum Parking	Min. Open Space
A	E1	Existing Long Term Care	Review Type	Mixed Use	Nursing Care Services, Administrative Offices, Kitchen, Dining, Retail/ Commercial Services	0.92 ac	6.6%	56 beds exist.	26,258sf exist.	28.9	66:1	1 story	0.33/bed 19 spaces	20%
B	E2	Existing Multi-Family	Review Type	Mixed Use	Assisted Living and Independent Living Apartments	1.80 ac	13.0%	64 exist.	47,748sf exist.	26.5	66:1	4 stories	0.75/ unit 48 existing	20%
C	1A	Duplex Dwelling	Type 1 Review	Residential	Independent Living Duplex Development	6.27 ac	45.1%	36	5,74 DU/ac	0.91	66:1	1.5 stories	2.5/ unit max. 11 garage and 1 driveway (plus on street parking on one side)	20%
D	2A	Multi-Family Residential	Type 1 Review	Residential	Independent Living Apartments, Retail/ Commercial Services, Parking	2.34 ac	16.8%	55	23.5 DU/ac	10.0	66:1	3 stories	0.75/ unit 42 spaces	20%
E	1B	Clinic	Type 2 Review	Mixed Use	Physical Therapy Center, Parking	0.16 ac	1.2%		3,000sf	187.5	43:1	1 story	3/ 1000sf 10 spaces	10%
F	2B	Accessory Use	Type 1 Review	Mixed Use	Administration, Offices, Chapel	0.14 ac	1.0%		3,000sf	214.3	49:1	1 story	See Employee Parking Below	10%
G	2C	Accessory Use	Type 1 Review	Mixed Use	Kitchen/ Dining Facilities	0.13 ac	1.0%		2,000sf	153.8	35:1	1 story	See Employee Parking Below	10%
H	1C	Accessory Use	Type 1 Review	Mixed Use	Storage/ Maintenance Building, Parking	1.13 ac	8.1%		3,000sf	265.5	66:1	1 story	See Employee Parking Below	20%
I	3	Long Term Care	Type 2 Review	Mixed Use	Nursing Care Services, Administrative Offices	0.40 ac	2.9%	16 beds	10,000sf	25.0	57:1	1 story	0.33/ bed 6 spaces	20%
J	1D	Civic	Type 1 Review	Civic	Neighborhood Park	0.60 ac	4.3%							
		Employee Parking			Parking Over & Beyond Residential & Nursing Care Parking Requirements								0.75/ employee 68 spaces	
Land Use Totals						13.89 ac	100.0%	155 Residential 76 Beds	95,006sf	114.75 DU/ acre	Average 62:1		***265 spaces	Average 15%

\*\*The density calculations provided for the Residential areas are based on the net land area of residential development, and does not include the land used for Nursing Care, Administrative Offices and other Accessory Uses. (Parcels A, E, F, G, H and I)

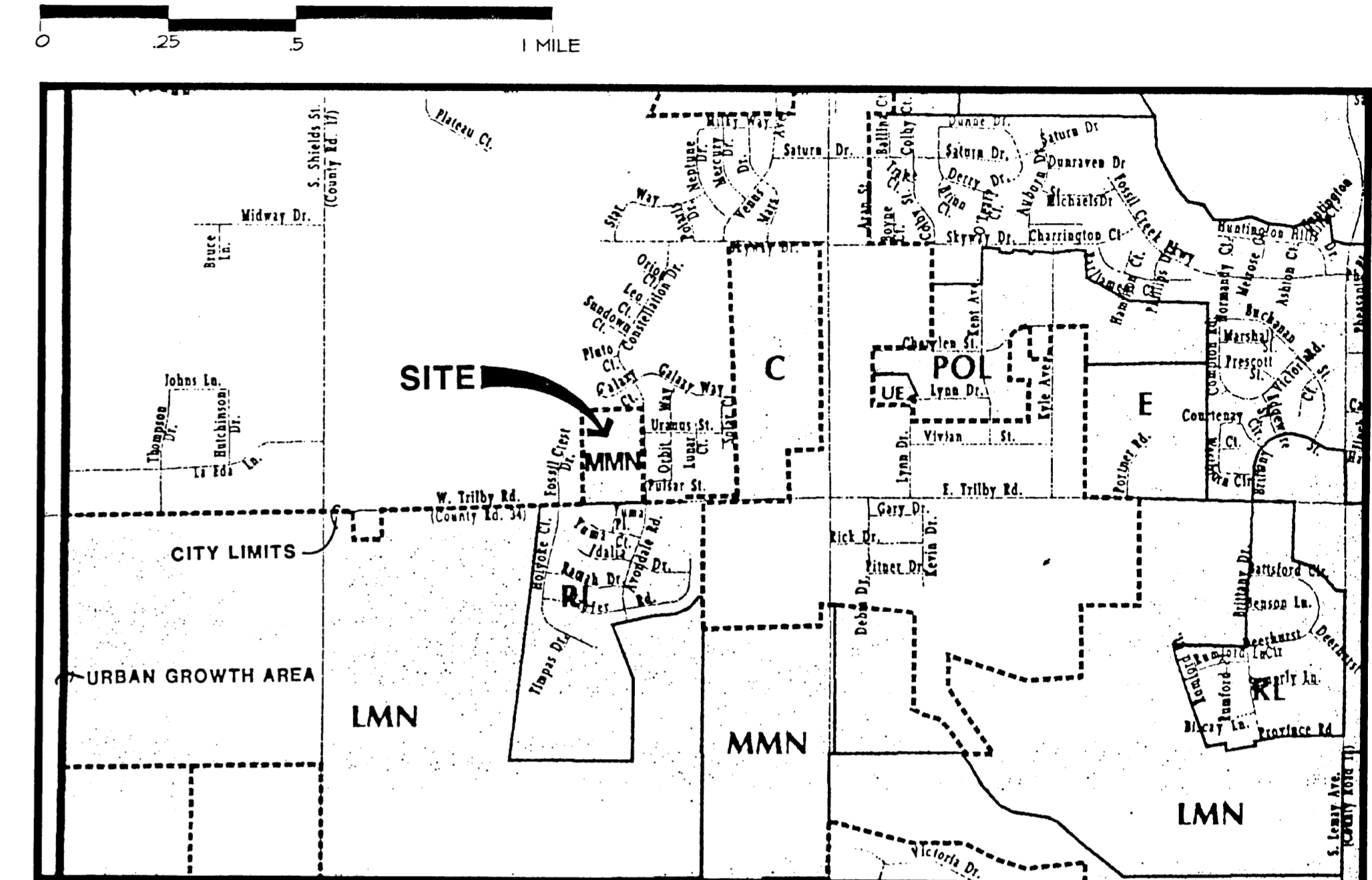
\*\*\*Minimum parking standards have been assumed for Staff, Residents, Clients and Visitors. Fort Collins Good Samaritan provides "on demand" off site transportation to their residents, which limits the residents need for personal transportation.

OVERALL DEVELOPMENT PLAN PHASING CHART

Phase	Parcel	Time Frame	Approx. Area	Description	On and Off Site Improvements
Phase 1A	C	0 - 5 years	6.27 ac	Independent Living Duplex Development	Development of 36 +/- Duplex Units; Improvements to Constellation Dr. and Trilby Rd; Construction of interior private drives and associated water and sewer lines; Improvements to west site access along Trilby Road and ties to Private Drive
Phase 1B	E	0 - 5 years	0.16 ac	Physical Therapy Center, Parking	Development of 3,000 s.f. Building, and Improvements to existing parking lot on east side of site
Phase 1C	H	0 - 5 years	1.13 ac	Storage/ Maintenance Building, Parking	Development of 3,000 s.f. Building, and Parking Lot and Access Improvements
Phase 1D	J	0 - 5 years	0.60 ac	Neighborhood Park	Development of a 0.60 ac centrally located Park for resident use.
Phase 2A	D	5 - 10 years	1.80 ac	Independent Living Apartments, Retail/ Commercial, Parking	Development of 55 +/- Apartment Units, Parking Lot and Access Improvements
Phase 2B	F	5 - 10 years	0.14 ac	Administrative Offices, Chapel Addition	3,000 s.f. Administration and Chapel expansion
Phase 2C	G	5 - 10 years	0.13 ac	Kitchen/ Dining Addition	2,000 s.f. Kitchen/ Dining Facility expansion
Phase 3	I	10 + years	0.40 ac	Long Term Care Addition	10,000 s.f. (12-16 bed) Long Term Care expansion with Administrative Offices

Note: See Land Use Chart for further descriptions of each phase.

VICINITY MAP



### LEGAL DESCRIPTION

A portion of the Southeast Quarter of Section 11, Township 6 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

Beginning at the South One Quarter Corner of said Section 11; said point also being the Southeast Corner of Fossil Crest Subdivision First Filing according to the plat on file in the office of the Clerk and Recorder said County; thence along the East line of said Fossil Crest Subdivision First Filing North 00°56'00" West 30.00 feet to the TRUE POINT OF BEGINNING being a point on the North line of Timan First Annexation according to the plat on file in the office of the Clerk and Recorder said County; said point also being a point on the North right-of-way line of Trilby Road; thence continuing along the East line of said Fossil Crest Subdivision First Filing North 00°56'00" West 960.24 feet to the Southwest Corner of Skyview South Second Filing according to the plat on file in the office of the Clerk and Recorder said County; thence departing the East line of Fossil Crest Subdivision First Filing and along the South line of said Skyview South Second Filing North 88°37'00" East 520.00 feet to the Southeast Corner of said Skyview South Second Filing; said point also being a corner on Skyview South First Filing according to the plat on file in the office of the Clerk and Recorder said County; thence along the South line of said Skyview South First Filing North 88°37'00" East 110.00 feet to a point on the West right-of-way line of Constellation Drive; thence along said West right-of-way line South 00°56'00" East 960.24 feet to a point on the North line of said Timan First Annexation; thence along said North line South 88°37'00" West 630.00 feet to the TRUE POINT OF BEGINNING.

Containing 604,932 sq. ft. or 13.887 acres more or less.

### SIGNATURE BLOCK

#### OWNER'S CERTIFICATION

The undersigned does/do hereby certify that I/we are the lawful owners of real property described on this site plan and do hereby certify that I/we accept the conditions and restrictions set forth on said site plan.

By: David J. Horzodovsky  
 State of South Dakota  
 County of Larimer

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of May, 1998

By: David J. Horzodovsky  
 Vice President for Operations/COO  
 My Notarial Commission Expires 2-17-02

Notary Public: Mary V. Fick  
 Address: 1800 W. 57th St.  
 City, State, Zip Code: Sioux Falls, SD 57117-5038

MARY V. FICK  
 Notary Public

#### PLANNING & ZONING CERTIFICATION

Approved this 2<sup>nd</sup> day of APRIL, 1998 by the Planning & Zoning Board, City of Fort Collins, Colorado.

By: Ralph E. Blanchard  
 Secretary, Planning & Zoning Board



#### APPLICANT:

Fort Collins Good Samaritan Village  
 Sherry Friesen  
 508 West Trilby Road  
 Fort Collins, CO 80525  
 970-226-4909

#### OWNER/ DEVELOPER:

The Ev. Lutheran Good Samaritan Society  
 Lenny Kemnitz  
 4800 W. 57th Street  
 P.O. Box 5038  
 Sioux Falls, SD 57117  
 605-362-3100

#### PLANNER/ ENGINEER/ ARCHITECT:

Landmark Engineering, Ltd.  
 Ken Merritt  
 3521 W. Eisenhower Blvd.  
 Loveland, CO 80537  
 970-667-6286

#### INDEX OF DRAWINGS

SHEET NO.	DRAWING NAME
1	OVERALL DEVELOPMENT PLAN
2	OVERALL DEVELOPMENT PLAN

PROJECT NO. FTCS 668B04 204

#### DATE OF SUBMITTAL & REVISIONS:

DATE	DESCRIPTION	BY
12-8-97	ODP SUBMITTAL	KM/ K.J.L.
2-20-98	CITY COMMENTS	KM/ K.J.L.
3-17-98	CITY COMMENTS	KM/ K.J.L.



PLANNERS/ENGINEERS/ARCHITECTS  
 3521 West Eisenhower Blvd., Loveland, Colorado 80537  
 (970) 667-6286 Denver (303) 624-1124 Fax (970) 667-6286

# FORT COLLINS GOOD SAMARITAN VILLAGE PROJECT DEVELOPMENT PLAN PHASE I - PARCELS C, H, J

## THE EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY

A portion of the Southeast Quarter of Section 11, Township 6 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado.

### LAND USE SUMMARY

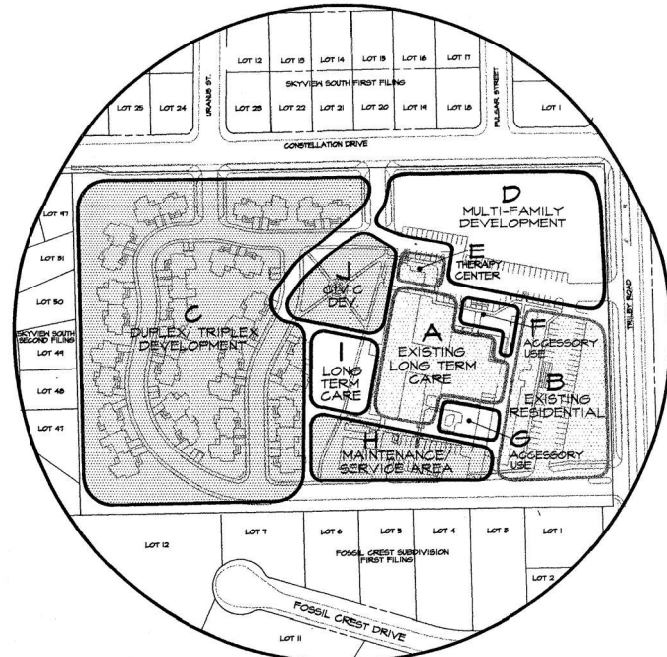
The following Land Use Data relates to the Phase I site area to be developed.  
Existing Zoning: M-M-N

Modification of Standard - Planning & Zoning Approvals: April 2, 1998  
Section 4.5 [D]II(a) - Minimum Residential Density of a Phase  
Section 4.5 [E]II(b) - Block Types and Standards  
Overall Development Plan Planning & Zoning Approval: April 2, 1998

### LAND USE DATA BY PHASE I DEVELOPMENT AREA

(Phase I includes only areas C, H and J. Areas D, F, G and I will be developed as Future Phases of Development. Areas A and B are existing areas of the site.)

Area Description	Land Use Data	Land Use Data	% by Parcel	% by Phase
<b>C Duplex/ Triplex Development:</b>				
Site Area	6.27 acres			
Total Number of Building Envelopes:	15			
Total Number of Dwelling Units:	33 (Maximum allowed by ODP = 36 units)			
Solar Oriented Dwelling Units:	25 (70%)			
Dwelling Unit Model Types:				
Aspenwood: 2 Bedrooms Max. Height:	14 Units 20' (1 1/2 Story)			
Cedarwood: 2 Bedrooms Max. Height:	15 Units 20' (1 1/2 Story)			
Cottonwood: 1 Bedroom Max. Height:	4 Units 20' (1 1/2 Story)			
Parking:				
Garage Spaces	33 (Single car garage)			
Off-Street Spaces	8 (4'x18' each)			
On-Street Spaces	20			
*Due to roadway width, on-street parking will be allowed on one side only. See Site Plan - Sheet 3.				
Total Building Coverage:	1.16 Ac. 52,376 s.f.	18.50%	14.5%	
*Includes living space and garage floor area				
Total Driveway & Off Street Parking Coverage:	0.19 Ac. 8,250 s.f.	3.03%	2.4%	
Public Access & Utility Easement Area: (For Private Streets - no Public Right-of-Way)	2.01 Ac. 87,403 s.f.	32.06%	25.1%	
Additional Public R.O.W. to be dedicated along Trilby Road	0.17 Ac. 7,560 s.f.			
Additional Public R.O.W. to be dedicated along Constellation Drive	0.18 Ac. 7,880 s.f.			
Common Open Space/ Landscaped Area:	2.91 Ac.	46.41%	36.4%	
Density:	5.26 D.U./ Ac.			
<b>H Maintenance &amp; Service Area:</b>				
Maintenance & Service Site Area:	1.13 Ac.			
Total building Coverage:	2,400 s.f.	4.88%	0.7%	
Floor Area Ratio:	0.049 : 1			
Max. Height:	25'			
Total Driveway and Parking Coverage:	10,718 s.f.	21.77%	3.1%	
Parking:				
Standard Spaces (9'x19')	2			
Van Accessible Handicap Space (12'x19')	1			
Public Access & Utility Easement Area:	18,600 s.f.	37.74%	5.3%	
Common Open Space/ Landscape Area:	17,505 s.f.	35.56%	5.0%	
<b>J Civic Area:</b>				
Civic Space Site Area:	0.60 Ac.			
Total Building Coverage (Gazebo)	285 s.f.	1.04%	0.1%	
Floor Area Ratio:	0.011 : 1			
Max. Height:	15'			
Parking:				
Adjacent On-Street Parking Provided				
Common Open Space/ Landscape Area:	25,851 s.f.	48.91%	7.4%	
<b>TOTAL - Phase I Development</b>	<b>8.0 acres</b>		<b>100%</b>	



**LAND USE DIAGRAM**  
Refer to Land Use Summary (this sheet) for detailed information.

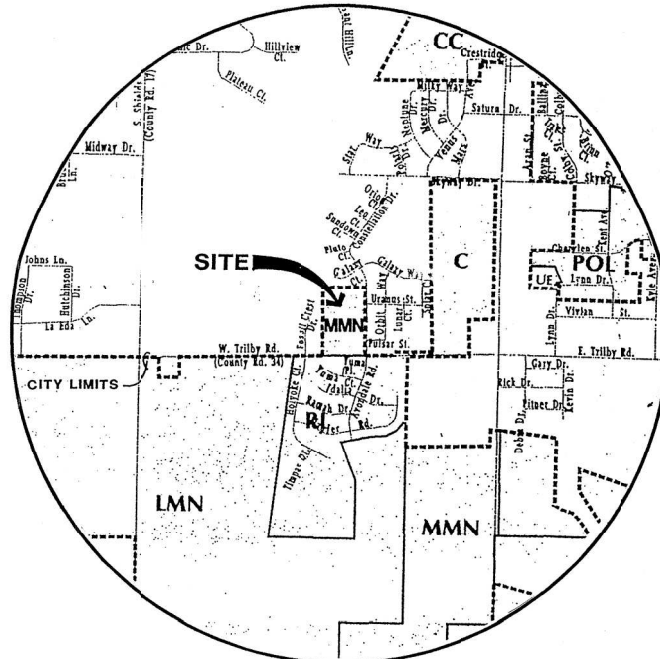
**Parking Allowed by Code**

Existing Apartments	98 min.
(54) One Bedroom Units @ 1.5 spaces per = 81.5	
(5) Two Bedroom Units @ 1.75 spaces per = 8.75	
Existing Long Term Care	54 max.
(56) beds @ 0.33 spaces per bed = 18.48	
(70) Employees @ 2 spaces per = 35	
Therapy Center	13 max.
2,774 s.f. @ 4.5 spaces per 1,000 s.f. = 12.5	
Maintenance Building	12 max.
2,400 s.f. @ 5 spaces per 1,000 s.f. = 12	
Duplexes/ Triplexes	57 min.
(4) One Bedroom Units @ 1.5 spaces per = 6	
(24) Two Bedroom Units @ 1.75 spaces per = 50.75	
<b>Total =</b>	<b>234</b>

**Parking Provided by this Development**

(64) Existing Apartments	64*
(64) Parking Spaces Provided	
Existing Long Term Care	45
(45) Parking Spaces Provided	
Therapy Center	7
(7) Parking Spaces Provided	
Maintenance Building	3
(3) Parking Spaces Provided	
Duplexes/ Triplexes	65
(33) Driveway Spaces	
(8) Off-Street Spaces	
(24) Private Drive Parking Spaces	
<b>Total =</b>	<b>184</b>

\*Due to the nature of the residents in the Assisted and Independent Living apartments at the Fort Collins Good Samaritan Village, a parking standard of one parking space per residential unit is being proposed. Currently there are approximately (11) vehicles on site for the existing residential facility. The residents are more likely to use the 'on demand' transportation services provided by Fort Collins Good Samaritan Village in lieu of their own vehicles.



**VICINITY MAP**



### LEGAL DESCRIPTION (ENTIRE ODP)

A portion of the Southeast Quarter of Section 11, Township 6 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado being more particularly described as follows:

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Containing 604,932 sq. ft. or 13.887 acres more or less.

### APPLICANT:

Fort Collins Good Samaritan Village  
Sherry Friesen, Administrator  
508 West Trilby Road  
Fort Collins, CO 80525  
970-226-4901

### OWNER/ DEVELOPER:

The Ev. Lutheran Good Samaritan Society  
Lenny Kernitz, AIA  
4800 W. 57th Street  
P.O. Box 5038  
Sioux Falls, SD 57117  
605-362-3100

### PLANNER/ ENGINEER/ ARCHITECT:

Landmark Engineering, Ltd.  
Ken Merritt, ASLA, APA  
352 W. Eisenhower Blvd.  
Loveland, CO 80537  
970-667-6286

### INDEX OF DRAWINGS

SHEET NO.	DRAWING NAME
1	TITLE SHEET/ LAND USE DATA
2	SITE PLAN
3	PRELIMINARY LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	PRELIMINARY ARCHITECTURAL ELEVATIONS
6	PRELIMINARY ARCHITECTURAL ELEVATIONS

### SIGNATURE BLOCK

### PLANNING CERTIFICATION

Approved this 10th day of April, 2002,  
by the Director of Planning, City of Fort Collins,  
Colorado.

By: *[Signature]*  
Director of Planning

### OWNER'S CERTIFICATION

The undersigned does do hereby certify that I/we are the lawful owners of real property described on this site plan and do hereby certify that I/we accept the conditions and restrictions set forth on said site plan.

By: *[Signature]* Date: 6/25/02  
The Evangelical Lutheran Good Samaritan Society

State of South Dakota )  
County of Minnehaha ) ss

The foregoing instrument was acknowledged before me this 26th day of June, ad, 2001

By: *[Signature]*  
Vice President for Operations/COO

My Notarial Commission Expires 2-17-02

*[Signature]*  
Notary Public  
Address: Sioux Falls, SD  
City, State, Zip Code

REVISIONS	Description	By	Date
1	CITY COMMENTS	K.L.	12/28/98
2	CITY COMMENTS	K.L.	4/28/99
3	CITY COMMENTS	K.L.	5/28/99
4	REVISED DRAINAGE	K.L.	7/21/00
5	CITY COMMENTS	K.L.	11/1/00
6	CITY COMMENTS	K.L.	12/21/00
7	FINAL COMPLIANCE	K.L.	3/14/01

**Landmark Engineering Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Eisenhower Blvd., Loveland, Colorado 80537  
(970) 667-6286 Denver (303) 625-7124 Fax (970) 667-6298

DATE:	10-2-98
SCALE:	NO SCALE
DRAWN:	K.L.
CHECKED:	KM
APPROVED:	

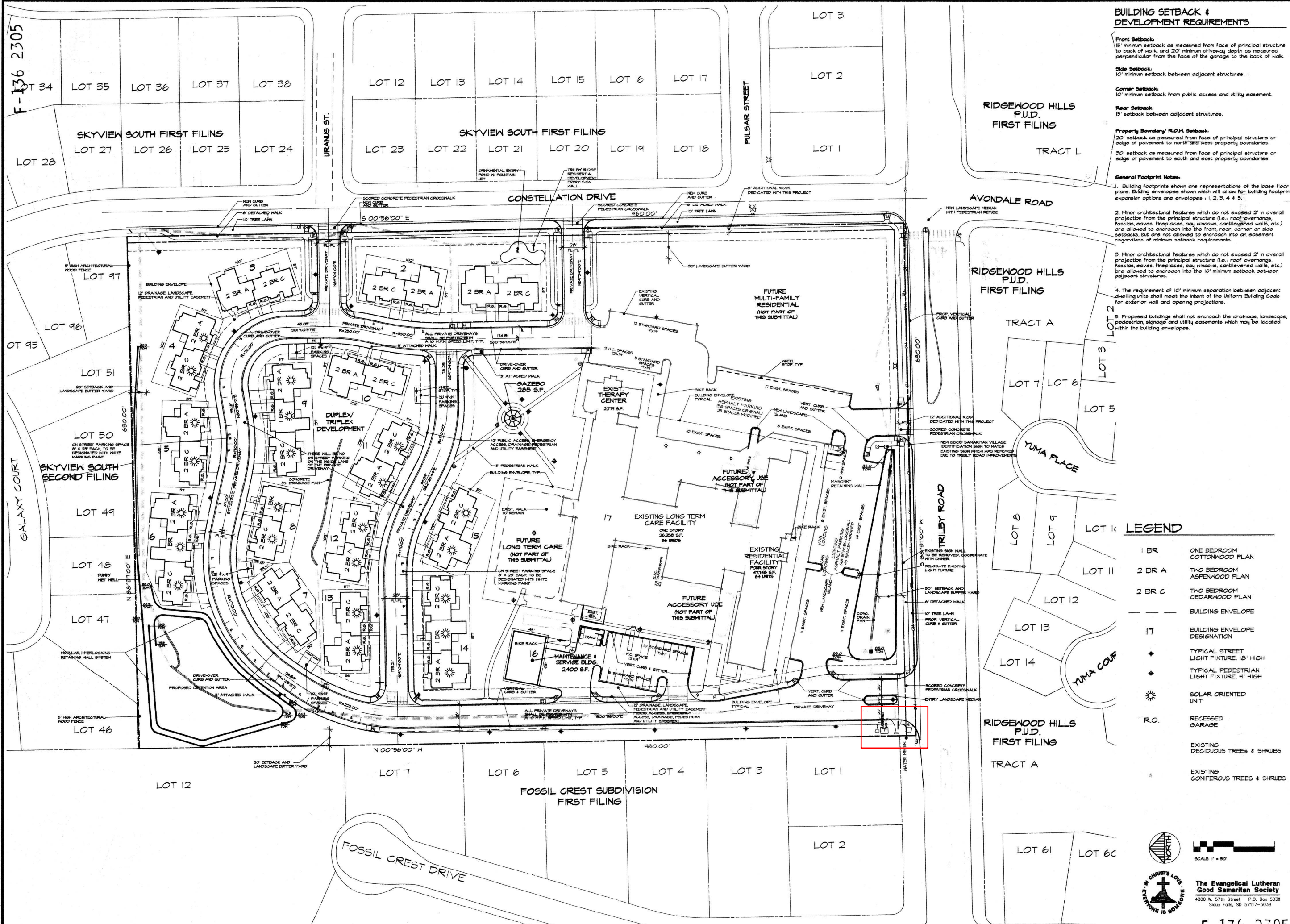
CLIENT: FORT COLLINS GOOD SAMARITAN VILLAGE  
TITLE: FORT COLLINS GOOD SAMARITAN VILLAGE  
PHASE I (PARCELS C, H, J)  
PROJECT DEVELOPMENT PLAN  
TITLE SHEET/ LAND USE DATA

JOB NO.:	FTCC
668B04 216	

SHEET	6
OF	6

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X



**BUILDING SETBACK & DEVELOPMENT REQUIREMENTS**

**Front Setback:**  
15' minimum setback as measured from face of principal structure to back of walk, and 20' minimum driveway depth as measured perpendicular from the face of the garage to the back of walk.

**Side Setback:**  
10' minimum setback between adjacent structures.

**Corner Setback:**  
10' minimum setback from public access and utility easement.

**Rear Setback:**  
15' setback between adjacent structures.

**Property Boundary/ R.O.M. Setback:**  
20' setback as measured from face of principal structure or edge of pavement to north and west property boundaries.  
30' setback as measured from face of principal structure or edge of pavement to south and east property boundaries.

**General Footprint Notes:**  
1. Building footprints shown are representations of the base floor plans. Building envelopes shown which will allow for building footprint expansion options are envelopes 1, 2, 3, 4 & 5.  
2. Minor architectural features which do not exceed 2' in overall projection from the principal structure (i.e. roof overhangs, fascias, eaves, fireplaces, bay windows, cantilevered walls, etc.) are allowed to encroach into the front, rear, corner or side setbacks, but are not allowed to encroach into an easement regardless of minimum setback requirements.  
3. Minor architectural features which do not exceed 2' in overall projection from the principal structure (i.e. roof overhangs, fascias, eaves, fireplaces, bay windows, cantilevered walls, etc.) are allowed to encroach into the 10' minimum setback between adjacent structures.  
4. The requirement of 10' minimum separation between adjacent dwelling units shall meet the intent of the Uniform Building Code for exterior wall and opening projections.  
5. Proposed buildings shall not encroach the drainage, landscape, pedestrian, signage and utility easements which may be located within the building envelopes.

REVISIONS	By	Date
DESCRIPTION	K.L.	2/23/16
CITY COMMENTS	K.L.	4/28/16
CITY COMMENTS	K.L.	5/28/16
REVISED DRAINAGE	K.L.	7/21/16
CITY COMMENTS	K.L.	11/11/16
CITY COMMENTS	K.L.	12/23/16
FINAL COMPLIANCE	LLD	3/14/17

**Landmark ENGINEERING Ltd.**  
ENGINEERS/ARCHITECTS/PLANNERS/SURVEYORS  
3521 West Elanhowe Blvd., Loveland, Colorado 80537  
(970) 667-6286 Denver (303) 629-7124 Fax (970) 667-6298

**LEGEND**

- 1 BR ONE BEDROOM COTTONWOOD PLAN
- 2 BR A TWO BEDROOM ASPENWOOD PLAN
- 2 BR C TWO BEDROOM CEDARWOOD PLAN
- BUILDING ENVELOPE
- 17 BUILDING ENVELOPE DESIGNATION
- ◆ TYPICAL STREET LIGHT FIXTURE, 18" HIGH
- ◆ TYPICAL PEDESTRIAN LIGHT FIXTURE, 9" HIGH
- ☀ SOLAR ORIENTED UNIT
- R.G. RECESSED GARAGE
- EXISTING DECIDUOUS TREES & SHRUBS
- EXISTING CONIFEROUS TREES & SHRUBS

DATE: 10-2-16  
SCALE: 1" = 50'  
DRAWN: K.L.  
CHECKED: KM  
APPROVED:

CLIENT: FORT COLLINS GOOD SAMARITAN VILLAGE  
TITLE: FORT COLLINS GOOD SAMARITAN VILLAGE PHASE I (PARCELS C, H, J) PROJECT DEVELOPMENT PLAN SITE PLAN  
JOB NO.: FTCS  
66804 216

**The Evangelical Lutheran Good Samaritan Society**  
4800 W. 57th Street P.O. Box 5038  
Sioux Falls, SD 57117-5038

C:\THE GOOD SAMARITAN\PP\SITE\DWG\_06-22-2001\04624\_A1\_150\_Computer No. 22



October 22, 2014

Don Watkins  
Belford Watkins Group Architects  
PO Box 1306  
Fort Collins, CO 80522

**Re:** Good Samaritan Village

**Description of project:** This is a request to construct 26 elderly housing units (Parcel #9611430902). These units will be duplexes and are a part of an ODP completed in 1998. In addition to the duplexes this development will include the construction of a clubhouse and two additional wings to the Acute Care facility onsite. The parcel is located in the Medium Density Mixed Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

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

**Comment Summary:**

**Department: Zoning**

**Contact:** Gary Lopez, 970-416-2338, [glopez@fcgov.com](mailto:glopez@fcgov.com)

1. No comments

**Department: Water-Wastewater Engineering**

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

**Department: Traffic Operations**

**Contact:** Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)

1. More information is needed on the amount of additional traffic expected with this project to determine the level of traffic impact study that is needed. Is it just the 26 new homes? Or what is size/scale of the

additional 'wings' that will be added (we'll need to know number of rooms, staff etc)? In addition, a multi-modal level of service will be required to ensure that pedestrian access and mobility standards are met. Contact me at [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com) or 970-221-6887 to scope the study.

**Department: Stormwater Engineering**

**Contact: Wes Lamarque, 970-416-2418, [wlararque@fcgov.com](mailto:wlararque@fcgov.com)**

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. 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.
4. 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](mailto: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](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>.
5. The present outfall for the site was to be by a pump system that would pump the water out of the existing "temporary retention" pond to Constellation Dr. The pond was dug but the pump was never installed. The previous plan was to eventually drain the pond to the west but the property owner refused to grant an easement. It could drain that direction without a pump, however that would require an easement all the way to a "natural drainage way". The design engineer needs to follow the historic outfall and verify the conveyance capacity of the historic outfall. The pond discharge to the west shown on the plans submitted is discharging down a hill side and is not connected to a public outfall. That would not be acceptable even if an easement were obtained from the property owner.  
An alternative to consider is draining the water toward Constellation Dr. since most of the site appears to naturally drain that direction. Then building a detention pond in the northeast corner of the site instead of the one already excavated in the northwest corner. That should also require less site grading but may require revisions to the street grades on the old plan. It would eliminate the need for a pumping system as previously proposed and could eliminate a lot of storm drain lines.  
If there is a desire to still propose a pumping system the criteria has changed since the original approval because of negative experiences in pumping of storm runoff. Pumps may be allowed only if approved by



the Utilities Executive Director see section 1.11.3 Pumps in Detention Ponds, in the Fort Collins amendments to the Urban Drainage manual. Each case will be considered independently and may have different requirements for back up pumps, power supply, maintenance, testing, reporting, etc.

6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. In the meeting the applicant asked if the Acute Care units could be built before the entire project was designed and built. That is a possibility if the runoff can be conveyed to the existing "temporary retention" or if other "temporary detention" were provided elsewhere on the site. The applicant should consider that without a pump system directing the runoff to the retention pond could generate complaints from the adjacent properties. Also by State law runoff cannot be held onsite longer than 72 hours. This was not being enforced by the State at the time the original plan was approved so a temporary pump might be needed if the water did not infiltrate or evaporate within 72 hours.

**Department: Fire Authority**

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

**1. 2012 IFC CODE ADOPTION**

The Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

**2. FIRE LANES**

Fire access to the facility will needed to be updated.

2012 IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Fire lane specifications are 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.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for

turning around fire apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

> Be visible by painting and/or signage, and maintained unobstructed at all times.

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

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

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

### 3. WATER SUPPLY

Additional fire hydrants will be required. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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.

### 4. AUTOMATIC FIRE SPRINKLER SYSTEM

The commercial duplexes will require an automatic fire sprinkler system under a separate permit. Any building exceeding 5000 square feet shall be sprinklered or fire contained. Please direct sprinkler related questions to Assistant Fire Marshal, Joe Jaramillo at 970-416-2868.

### 5. PREMISE IDENTIFICATION

An updated address plan for the facility shall be submitted for review and approval. New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background. IFC 505.1

## Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, [lex@fcgov.com](mailto:lex@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 (native grasslands to the northwest of the site). However, as there is an intervening parcel between the grasslands and this property, and the standard buffer (50' from the edge of the grassland) 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 compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.

- 1.

## Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:  
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. The project is responsible for infrastructure improvements to Trilby Road and Constellation Drive. The scope of work of these improvements may need to be relooked with changes to our standards and status of these abutting roadways.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. Utility plans/revisions updated to current LCUASS requirements will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. 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](mailto:jspaulding@fcgov.com)**

1. If western entrance along Trilby is widened, the existing 50 kVA transformer will need to be relocated and system modification charges will apply.
2. Normal development charges will apply. Please reference electric development fee estimator for commercial facilities at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>
3. Please contact Electrical Engineering at 221-6700 if you have any questions.

**Planning Services**

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

1. The property is zoned MMN. Within the MMN zone district two family dwellings are and single family attached homes are a permitted use subject to a type 1 review (public meeting with a hearing officer). However, Clinics are also listed as a permitted use but subject to a Type 2 review (public meeting with the Planning & Zoning Board).

Since this project includes a use that is a Type 2 review the whole project is subject this level of review.

2. The MMN zone district limits secondary uses to 15% of a development plan.

The approved ODP should be amended.

Density requirements of the zone district is a minimum of 7 units per acre. The project would require a modification to do less than the 7 units an acre. This can be calculated at the ODP level.

3. A landscape plan will be required with the PDP. This plan should include foundational plantings, tree stocking, street trees.

The internal streets of the project should continue the design of a detached sidewalk with a tree lawn.

4. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
5. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
8. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
9. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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

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

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

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

*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