

Conceptual Review Agenda

Schedule for 08/31/15 to 08/31/15

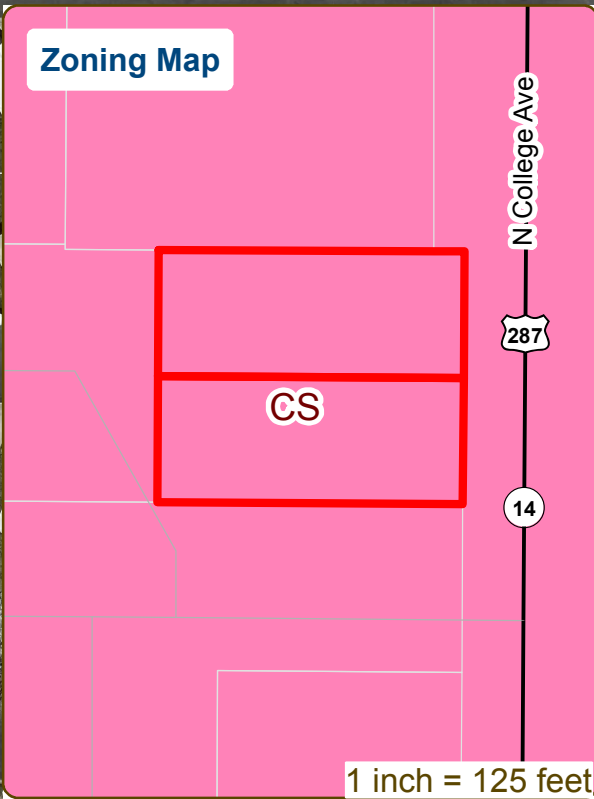
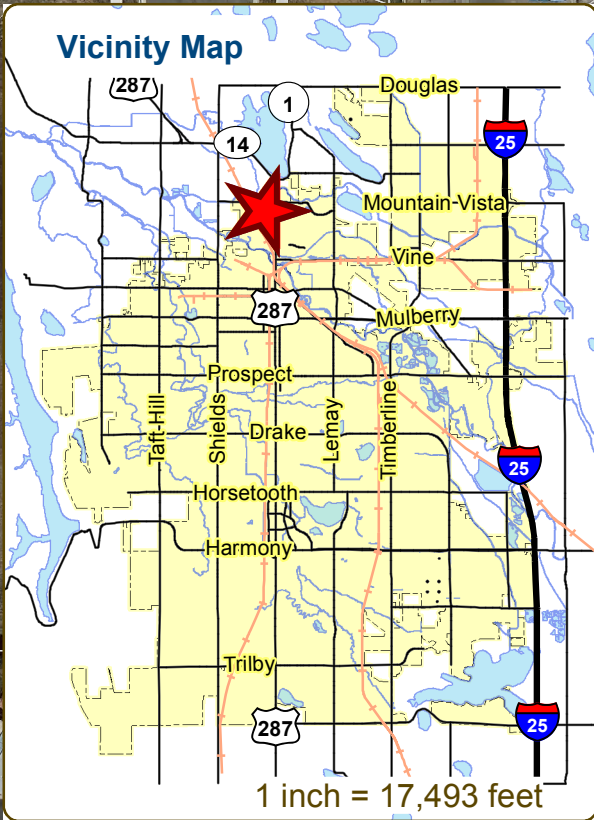
281 Conference Room A

Monday, August 31, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1603 & 1605 N College Ave - Drive-Thru Restaurant CDR150055	Chad Hirschfield (970) 818-6507 chadhirschfield@peaktotoprop.com	This is a request to construct a drive-thru restaurant at 1603 & 1605 N College Ave (Parcel #'s 9702100012 and 9702100002). The proposed restaurant will be housed in a 2,812 sq. ft. building. The proposed site plan shows 30 parking spaces will be provided. The parcels are located in the Service Commercial (CS) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard
10:15	614 E Vine Dr - Replat CDR150056	Jennifer Johnson (970) 498-5907 jmjohnson@larimer.org	This is a request to replat the lots at 614 E Vine Dr (Parcel #'s 9701463901 and 9701300901). The proposal calls for combining the two parcels into one. The owner of the parcels will also get an access easement from the City to improve access to the site. The parcels are located in the Industrial (I) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey
11:00	1005 Riverside - Rezoning CDR150057	Linda Ripley (970) 224-5828 linda.ripley@ripleydesigninc.com	This is a request to rezone 1005 Riverside from Neighborhood Commercial (NC) to Limited Commercial (CL) (Parcel #9713100004). After the rezone, the applicant plans to build a tire re-tread facility. The rezoning is consistent with the City's Structure Plan. The site is located in the Neighborhood Commercial (NC) zone district. This proposal will be subject to Rezoning.	Clark Mapes

1603 & 1605 N College Ave Drive-Thru Restaurant

Aerial Site Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) CHAD HIRSCHFIELD - OWNER (UNDER CONTRACT OF SITE - CLOSE IN 45 DAYS)

Business Name (if applicable) _____

Your Mailing Address PO Box 102291, DENVER, CO 80250

Phone Number 970.818.6507 **Email Address** CHIRSCHFIELD@PEAKTOPEAKPROP.COM

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

1603 + 1605 NORTH COLLEGE AVE, FORT COLLINS, CO 80525

Description of Proposal (attach additional sheets if necessary) DEVELOPMENT OF A

FAST FOOD RESTAURANT WITH DRIVE THRU ON VACANT LOTS

Proposed Use FAST FOOD RESTAURANT **Existing Use** VACANT LOTS

Total Building Square Footage Approx 2800 S.F. **Number of Stories** 1 **Lot Dimensions** 184' x 82'.25"

Age of any Existing Structures N/A

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

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

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

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

Increase in Impervious Area _____ 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?



RESIDENTIAL DEVELOPMENT



1605 N Collage Ave



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Google earth

STATE HIGHWAY NO. 14
(COLLEGE AVENUE)

EAST LINE OF SEC 2-7-69
BASIS OF BEARINGS

S00°38'02"W

657.01'

2610.24'

60' ROW

(WEST) N89°21'58"W
10.00'

40' ROW

10' EASEMENT PER
REC. NO. 53069787

15' RIGHT-OF-WAY PER
REC. NO. 20140026532

40' ROW
(WEST) N89°21'58"W
10.00'

POINT OF BEGINNING
PARCELI

POINT OF BEGINNING
PARCEL II

OWNER: OPM
HOLDINGS LLC

(R) WEST
(M) N89°21'58"W 184.00'

FND #4 REBAR
W/1" OPC, LS 34990

Lot Size
38,259 S.F.

10' Building Line

(R) NORTH
(M) N00°38'02"E 82.25'

OWNER: NORTH COLLEGE LLC

WOOD
FENCE

Proposed
Restaurant
2,812 S.F.

New
Parking
Area

New
Parking
Area

New
Parking
Area

New
Driveway

(R) NORTH
(M) N00°38'02"E 82.25'

(R) SOUTH
(M) S00°38'02"E 82.00'

(M) 89°21'58"W 184.00'
(R) WEST

FND #4 REBAR
W/1" OPC, LS 34990

OWNER: NORTH COLLEGE LLC

(R) NORTH
(M) N00°38'02"E 82.00'

(R) WEST
(M) N89°21'58"W 184.00'

(R) WEST
(M) N89°21'58"W 184.00'

POINT OF BEGINNING
PARCELI

(WEST) N89°21'58"W
10.00'

492.73'

2610.24'

657.01'

S00°38'02"W



September 14, 2015

Chad Hirschfield
Peak to Peak Properties
PO Box 102291
Denver, CO 80250

Re: 1603 & 1605 N College Ave - Drive-Thru Restaurant

Description of project: This is a request to construct a drive-thru restaurant at 1603 & 1605 N College Ave (Parcel #'s 9702100012 and 9702100002). The proposed restaurant will be housed in a 2,812 sq. ft. building. The proposed site plan shows 30 parking spaces will be provided. The parcels are located in the Service Commercial (CS) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. Parking must be within a range of 7 - 15 spaces per 1,000 square feet of building floor area.
2. An outdoor bike rack serving a minimum of 4 bicycles is required. A ribbon bike rack system is suggested. The location must be considered during the initial site planning and not installed in a left over landscaped area.
3. Please see LUC 3.2.5 regarding design of the trash and recycling enclosure. In addition, Section 3.5.1(I)(1) requires such enclosures to be no closer than 20' from any public sidewalk or internal pedestrian way. It appears a suitable location would be in the northwest corner and be sure that additional landscape screening is provided to mitigate the proximity of the nearest dwelling unit.
4. Please provide building dimensions on the proposed building on the site plan.
5. The proposed project is in the less restrictive sign district however please note that LUC 3.8.7(G)(9) restricts a menu board to one only with a single face and no more than 35 s.f. in size and 5' overall height max. Signage is regulated by a separate permit and is not considered part of the Project Development Plan.

6. Besides interior landscaping at minimum of 6% of parking lot, a minimum 15' landscaping buffer is required along College Avenue, and 5' buffers are the minimum required along side and rear of the parking lot. Please note, however that due to the proximity of the dwelling units to the west, additional landscaping, screening and fencing may also be required to address standards related to neighborhood compatibility.
7. Where pedestrian ramps exist please label with "R".

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include an 8-inch water main in the east side of College Avenue and a 12-inch sanitary sewer running north-south at the west property boundary.
2. There is an existing 1-inch water service to each of the two parcels. The existing sanitary sewer services may have been abandoned and will need to be investigated.
3. Any water services that are proposed not be in use must be abandoned at the main.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study (TIS). If the project moves forward, please have your traffic engineer contact me to scope the study.
2. US 287 (College Avenue) is a state highway and is under the jurisdiction of the Colorado Department of Transportation (CDOT). Coordination with them will be important, as they will also review the TIS and approve the access point.
3. The drive thru needs to be carefully designed so that there is no stacking of vehicles onto the roadway.
4. The Engineering Department will be able to help you understand what, if any, improvements are needed along your frontage (if any after the North College project is complete).
5. Please work with the Engineering Department on any dedications or public improvements that may (or may not) be required on the west side of the property if any access is needed to the eventual extension of Mason Street.

Department: Stormwater Engineering

Contact: Wes Lamarque, 970-416-2418, wlamarque@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. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins

Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

2. 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 overall 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 required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
5. The drainage outfall for the site is the inlet and storm sewer at the southeast corner of the site.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the ground floor. Measurements may not be taken from an arterial road and an Emergency Access Easement will be required to be dedicated on the plat. It may be necessary to also dedicate an Emergency Access Easement on the adjoining parcel to the north since both parcels share the same driveway. Code language and fire lane specifications provided below:

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of the building as measured along the path of vehicle travel. The existing utility infrastructure appears to support this requirement however it is the applicant's responsibility to verify hydrant location, volume and pressure. Code language provided below:

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

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

An fire sprinkler system will be required if the occupant load exceeds 99 persons. code language provided below:

- > IFC 903.2.1.2: An automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:
 1. The fire area exceeds 5,000 SF;
 2. The fire area has an occupant load of 100 or more; or
 3. The fire area is located on a floor other than the level of exit discharge.

4. COMMERCIAL KITCHEN HOODS

- > IFC 609.2: A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. Given the number of trees on the site that potentially meet this definition, please contact Tim Buchanan, City Forester (221-6361) to conduct a review of the site and determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may

benefit your project. Of particular interest may be the:

1. ClimateWise program: <http://www.fcgov.com/climatewise/>
2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
3. Green Building and the Climate Action Plan: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
4. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

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

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial).
6. The right-of-way for College Avenue has already been acquired by the City and improvements along the frontage are under construction. In accordance with City Code the development is responsible for the dedication of right-of-way and the local street improvements adjacent to a parcel at the time of development or redevelopment and as such the property will have a reimbursement due to the City for the cost of acquiring the right-of-way and the local portion of the frontage improvements being constructed.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. 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. Plans will be routed to CDOT for review and approval and the applicant will need to obtain an access permit from CDOT for the existing access to which this project is adding traffic to. The long range plan (which is being implemented) identifies that the only access in this area for this parcel will be from a shared right-in right-out access point shown to be somewhere along the northern edge of this parcel or the southern edge of the parcel to the north. The driveway

location that is being constructed by the North College project just to the north of this property which does align with the existing driveway easement on the north property meets the access code location and is the logical shared access point location.

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.
11. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
12. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

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

1. Light & Power has existing primary running along the W. side of College adjacent to these lots. A vault will have to be spliced into the existing duct line along College Ave. and serve as the source for the restaurant. System modification charges will likely apply.
2. Show the proposed transformer location on the utility plans. Transformer must be within 10' of a paved surface accessible by a line truck. See the following link for Electric Construction Policies, Practices & Procedures.
http://www.fcgov.com/utilities/img/site_specific/uploads/Electric_Construction_PoliciesPracticesProcedures.pdf
3. Submit a C-1 Form and a One-line diagram to Light & Power Engineering.
4. Electric Capacity Fee, Building Site charges and system modification charges will apply. See the following link for estimated charges. For any questions / concerns please contact Light & Power Engineering @ 970-221-6700.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

Planning Services

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

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

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

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

standard for establishing the desired urban design for our City.

2. Per the conceptual site plan, there is a parking lot and drive-through lane located between North College Avenue and the proposed building. This is in violation of one of the Land Use Code's most fundamental site planning standards. The standard, Section 3.5.3(B) states:

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

The proposed site plan fails to comply with this standard and should be re-designed accordingly.

3. The drive-through lane, the menu board, the pick-up windows and headlight glare are all elements of the site plan that are considered to be areas of low visual interest and yet they are all located in such a way as to highly visible to the adjoining property to the south. Screening will also be required along the west property line for the benefit of the existing residences. Should the site plan be re-designed, please note that these site plan elements must be screened so as to not have a negative impact on the adjoining properties.
4. While the Conceptual Review application does not indicate a potential end-user, please note that the Land Use Code contains an important standard, Section 3.5.3(E) – Character and Image. This standard states:

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

(1)

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

5. The architectural standards require that all four sides of the building be treated with an equal amount of quality and detail. The building must feature a distinct base, middle and top. Note that a flat roof must be enhanced with a cornice, sloping roof with overhangs, stepped parapets or other similar features. Be sure that roof top mechanical equipment, if so located, is screened from view from North College Avenue.
6. The electrical transformer must be placed towards the rear of the site and must be screened with an enclosure meeting the clearance specifications of Light and Power or by a sufficient amount of landscaping. The trash enclosure must be sized to accommodate recycling containers and the exterior must be masonry that matches the building. Bike racks must be permanently anchored to concrete and not interfere with walkways.
7. A connecting walkway must be provided to the adjoining Mobile Home Park. Also, please consider providing an outdoor patio in close proximity to the connecting walkways to both North College Avenue and the adjoining mobile home park.
8. A Lighting Plan will be required. All exterior lighting must be fully shielded and sharp cut off. If LED lighting is selected, please specify the warmest Kelvin temperature to avoid issues with excessive brightness. Light levels along the western and southern edges must be reduced due to the proximity of the residential area. Illuminated striping or bands around the any portion of the exterior are prohibited.
9. The parking lot must comply with both the interior and perimeter parking lot landscaping requirements.

- 10.** Siberian Elms may be removed without mitigation. There appears to be one deciduous shade tree that is of value that may need to be mitigated per Section 3.2.1(F). The City Forester will evaluate this tree and recommend a mitigation schedule.
- 11.** The property will have to be platted.
- 12.** A neighborhood meeting was not held during the review process for the Taco John's submittal. The City, however, conducted a meeting between Taco John's and the owners of the mobile home park to discuss various aspects of the development proposal. For this current request, meeting with these owners will also be required. Issues to be discussed include screening along the west and south property lines, aligning the connecting walkway and placement of light fixtures, including house-side shields, are topics, among others, that would need to be addressed.
- 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. 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:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

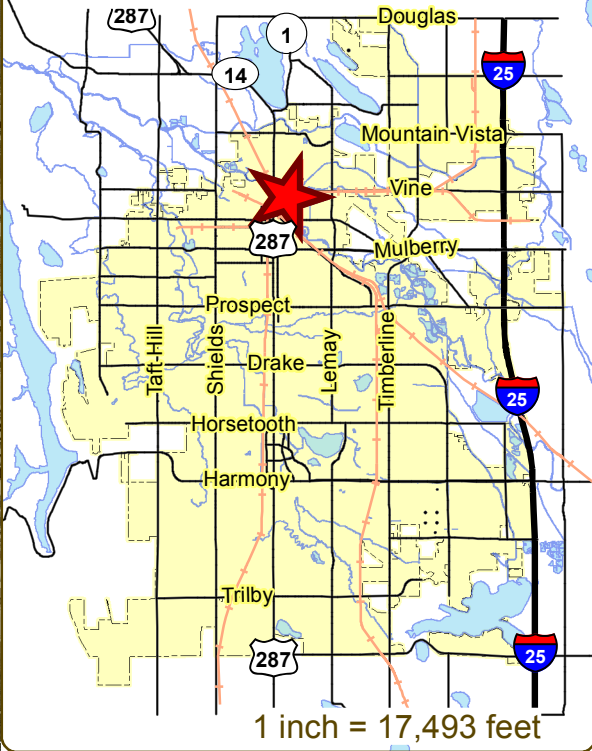
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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

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

614 E Vine Dr Replat

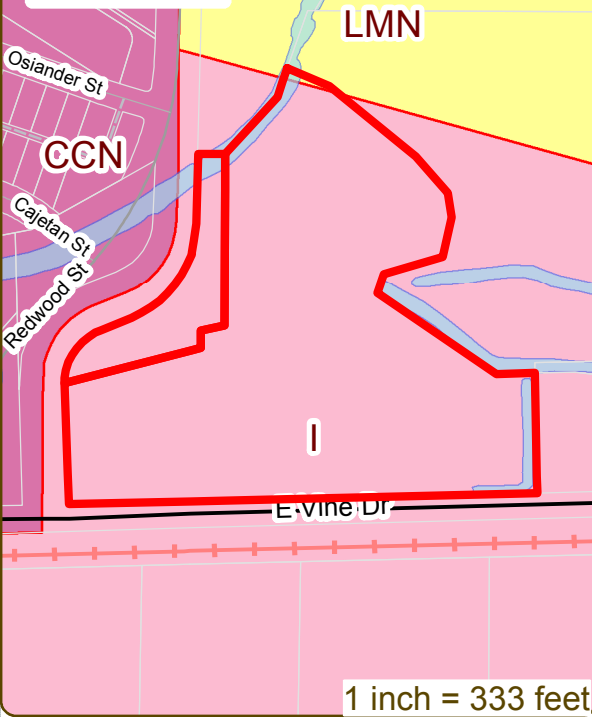
Vicinity Map



Aerial Site Map



Zoning Map



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) _____

Jennifer Johnson - Facilities

Business Name (if applicable) Larimer County

Your Mailing Address 200 W. Oak, #4100, Fort Collins, CO 80521

Phone Number 498-5907 Email Address jmjohnson@larimer.org

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

614 E. Vine. (Parcels 9701463901 and 9701300901)

Description of Proposal (attach additional sheets if necessary) _____

Replat - combine lots into 1 lot

Proposed Use Vehicle Access Existing Use Vacant Property

Total Building Square Footage NA S.F. Number of Stories - Lot Dimensions _____

Age of any Existing Structures NA

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.

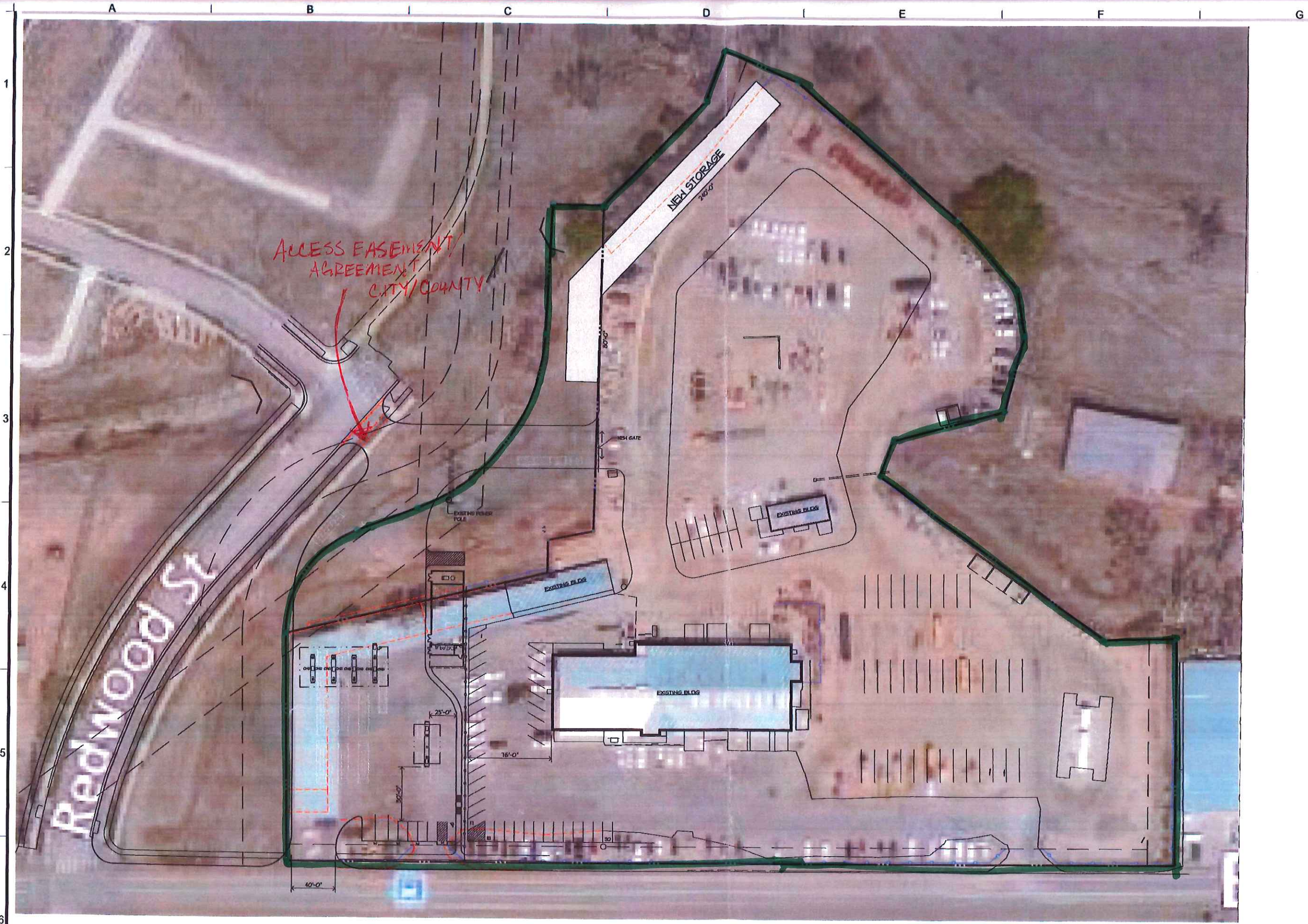
Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it? Roadway

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

Increase in Impervious Area 10,000 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?



C6
CONCEPTUAL SITE PLAN
 SCALE: 1" = 40'-0"

— New Boundary

SCHEME A A1.02

ARRIS ARCHITECTURE
 Arris Architecture, LLC
 3436 New Castle Dr.
 Loveland, CO 80538
 970.988.6302
 corey.stinar@arrisinc.net

PREPARED FOR:
WARD ALTERNATIVE ENERGY
 614 EAST VINE DR.
 FORT COLLINS, CO



ISSUE	DATE
CONCEPT	12-16-14
CONCEPT	12-28-14
CONCEPT	12-31-14
CONCEPT	2-4-15

PROJECT NO. 0488

SHEET TITLE
CONCEPTUAL SITE PLAN

SHEET NO.
A1.02



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

September 14, 2015

Jennifer Johnson
Larimer County
200 W Oak St
#4100
Fort Collins, CO 80521

Re: 614 E Vine Dr - Replat

Description of project: This is a request to replat the lots at 614 E Vine Dr (Parcel #'s 9701463901 and 9701300901). The proposal calls for combining the two parcels into one. The owner of the parcels will also get an access easement from the City to improve access to the site. The parcels are located in the Industrial (I) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

1. No Comments.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 12-inch main in Redwood St. and a 15-inch sanitary sewer along the western property boundary.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Just for a re-plat there is no comment from traffic operations.

Department: Stormwater Engineering

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

1. 1. The majority of these properties are located in the FEMA regulatory Poudre River 500-year floodplain. A small portion of land along the north property line is in the FEMA regulatory Dry Creek 100-year floodway. Any development on these properties must comply with the safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Even though the property is currently not shown in the Poudre River 100-year high risk flood fringe, we know that there is more water flowing in Vine Drive than what the floodplain map reflects. FEMA has begun to remap the Poudre River. They are calling this RiskMAP. A portion of this property is likely to be included in the 100-year high risk flood fringe when the area is remapped, and any future development will be subject to the floodplain regulations effective when RiskMAP is approved and adopted.
3. 3. Due to that additional flow in Vine Drive, we also are concerned about hazardous material critical facilities on this site. If this property is identified as being within the high risk flood fringe, hazardous material critical facilities would not be allowed.
4. 4. Essential Service and At-Risk Population critical facilities are not allowed in the 500-year floodplain. Since this facility contains essential vehicles and equipment for emergency response, it is considered an essential service facility and its current use is grandfathered. However, it cannot be expanded to house additional equipment or vehicles. Additional information is needed on the use of the new building and any expansion of storage.
5. 5. A New Storage building is shown along the northwest property line. It appears that a portion of that building will be located in the Dry Creek 100-year floodway. As long as the building is only used for vehicular parking and/or storage, the building will be considered an accessory structure. It is allowable to build an accessory structure within the floodway (as long as it is not considered a critical facility), provided that the lowest finished floor is either elevated 12-inches above the Base Flood Elevation, or the building is vented in accordance with Section 10-39 of City Municipal Code. In addition, either a floodway evaluation will be required to prove that the building will not cause a rise in the Base Flood Elevation or change to the floodplain boundaries on a neighboring property, or it will be necessary to obtain a FEMA approved Conditional Letter of Map Revision (CLOMR), as well as a Letter of Map Revision (LOMR)---depicting as-built conditions---after construction of the building is complete. A FEMA Elevation Certificate will be required prior to issuance of a CO for any structures built in the floodway.
6. 6. In addition, a Floodplain Use Permit, the appropriate permit application fees, and approved plans will be required prior to building construction. Floodplain Use Permit forms, development review checklists for floodplain requirements, and floodplain modeling guidelines can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing plans for submittal.
7. 7. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com, for the Dry Creek floodway CAD line work.
8. 8. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com if you have any questions or wish to schedule a meeting.
9. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required.

10. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
11. The new impervious area is required to have onsite detention for the runoff volume difference between the 100 year developed inflow rate and the 100 year existing release rate.
12. Fifty percent of the site's increase in impervious area 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.
13. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
14. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
15. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well as the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all portions of the facility. Depending upon size and scope, future development on the site may prompt required upgrades in fire lanes. Code language and fire lane specifications are provided below:

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved,

automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details. International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant is required within 300' of all commercial buildings. The existing hydrant at the west entrance to the facility (on E Vine Dr) meets the location requirement for the existing, main shop building however, not all structures currently within the facility meet the standard. The condition is acceptable as a pre-existing condition however, future development may trigger the need for another hydrant placed on or adjacent to the facility. Applicant to verify hydrant location, pressure and volume. Code language provided below:

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

3. PHYSICAL PROTECTION

The existing hydrant at the west entrance to the facility is currently exposed and unprotected from vehicle impact. Impact protection will be required. Code language provided below:

- > IFC 508.5.6: Where fire hydrants are subject to impact by a motor vehicle, guard post or other approved means shall comply with section 312.

Department: Environmental Planning

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

1. The comments provided at the October 2014 conceptual review for the Alternative Vehicle Fueling Facility remain applicable to this proposal. Those comments are included here for reference.
2. For any proposed development beyond the replat, 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 (multiple ditches and riparian forest). Please note the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
3. Within the buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping within the buffer zone is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and

mitigation measures will be required.

4. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
5. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
6. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
7. The area labeled "new storage" on the conceptual plan is not likely to be an acceptable use within the buffer zone for the adjacent ditch. The limits of the buffer zone will be determined based on the Ecological Characterization Study.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit for any building permits issued by the City. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project or to accommodate the ultimate planned roadway cross section. This shall include the standard utility easements that are to be provided behind the right-of-way (9 foot) and right-of-way along Vine Drive.
6. Vine Drive adjacent to this site does not have ultimate street improvements (curb, gutter, sidewalk, and parkway) this project will be responsible for designing and constructing these improvements prior to the issuance of a building permit. These are not triggered by the approval and processing of just a plat, but are required at the time that the parcels are developed.
7. Vine Drive between Redwood and Lemay Ave is considered a local street, but will need to be wider at the intersection with Redwood and possibly at the driveways to accommodate the left turn movements. Driveway spacing, street designs are based on the street type.

8. The Master Street Plan for this area identifies that Lemay is to be realigned with a grade separated crossing over or under the railroad tracks and existing Vine. This means that existing Vine will eventually be disconnected from Lemay – you would need to use Redwood/ Linden to go north or south to get to Buckingham or Suniga to go east to get to Lemay.
9. As previously discussed access off of Redwood will need to align with Cajetan (as you have shown it). We will need to look at the width and design of the entrance.
10. Does the county want us to vacate the extra existing Redwood Street right-of-way? If so it would be best if this area was also then included within this proposed plat.
11. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
15. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
16. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.

Department: Electric Engineering

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

1. Light & Power has an existing duct bank running adjacent to this site on the W. side. Any relocation or modification to existing electric facilities will be at the developers expense.
2. If the applicant anticipates any change to there existing electric service please contact Light & Power Engineering @ 970-221-6700 to discuss.

Planning Services

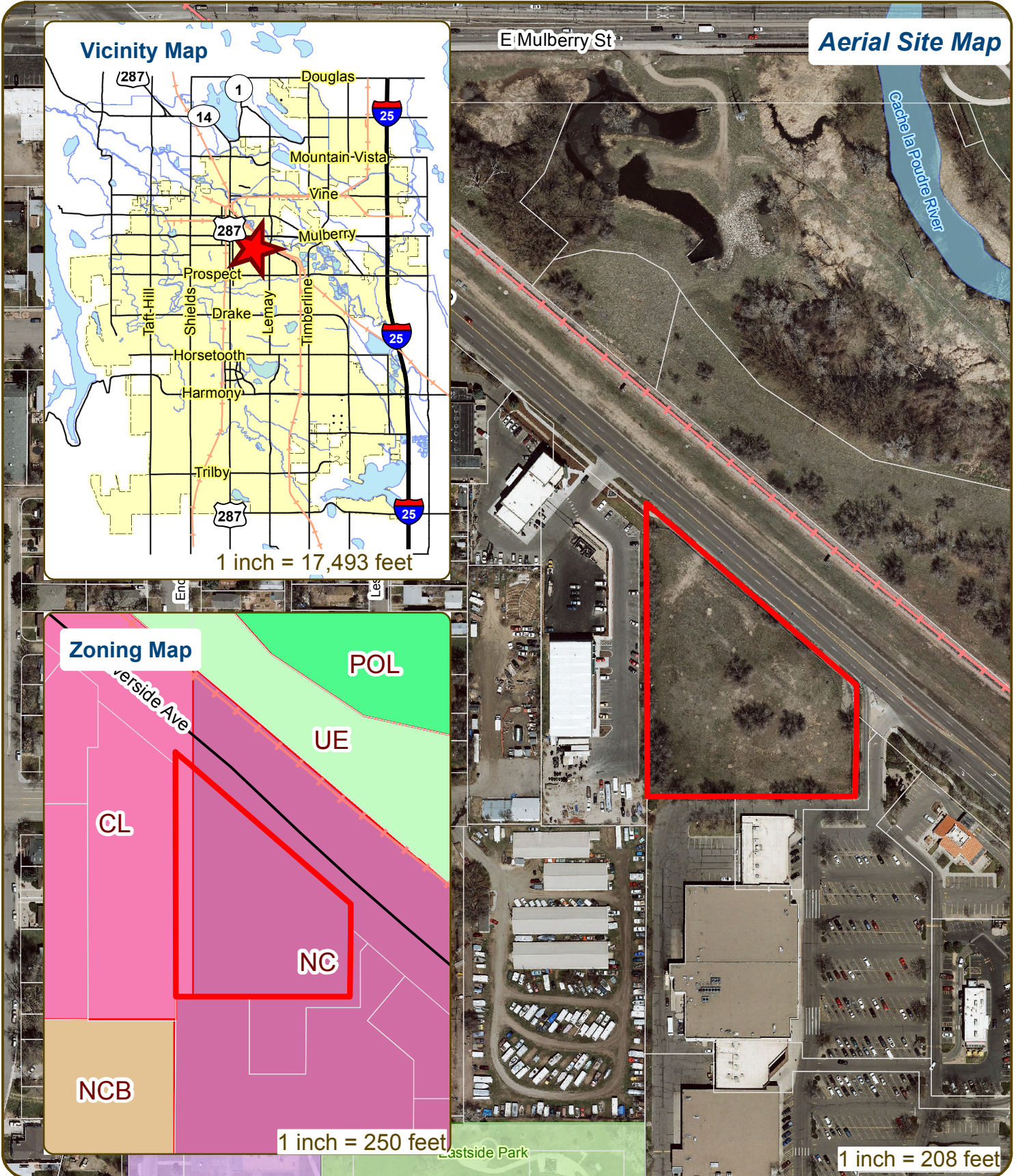
Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. Since this replat will likely be submitted alongside the Ward Alternative Fueling Station project, I have enclosed the comments from the conceptual review for the Ward project below.
2. The use will be considered a "gasoline station," despite the semantics being out of date.
3. The intersection of Vine and Redwood/Linden is a key link to and from Downtown to the North College area and Old Town North and minimizing visibility from Redwood is a key consideration regarding options involving the County fleet yard.
4. For at least a decade, there has been planning discussion of relocating the County yard with the goal of a more active and attractive use at this key intersection. This is a question that needs an updated understanding – what are the County’s plans for this site? This can be a

topic for discussion at the meeting, and follow up, as needed.

5. The application is thorough and informative. The use is clearly a use that needs to find an appropriate home in Fort Collins. It appears that all due diligence has been devoted to the opportunities for positive synergy, to the grant, and to the functional needs of the facility. The attention given to layouts is acknowledged and appreciated. If the proposed sites prove unsuitable, Planning staff encourages further discussion of additional potential locations, focused on zoning, land use, and design.
6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
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12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1005 Riverside Rezoning



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Linda Ripley (Consultant), Dennis Houska (Owner)

Business Name (if applicable) Houska Automotive (Owner), Ripley Design Inc. (Consultant)

Your Mailing Address 419 Cayon Avenue, Suite 200, Fort Collins, CO 80521

Phone Number Linda: 970.224.5828 Dennis: 970.482.0156 Email Address Linda: linda.ripley@ripleydesigninc.com Dennis: dennishouska@gmail.com

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

1005 Riverside Avenue, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) _____

This proposal will develop a parcel of land to include a truck repair facility, future retread facility and a future auto related use. The proposal includes expanding Houska's existing parking lot to service the new facilities as well as a water quality/detention area. The property is concurrently being rezoned from NC to CL.

Proposed Use Automotive Repair Facility Existing Use Vacant

Total Building Square Footage ~34,600 S.F. Number of Stories 1 Lot Dimensions ~468'; ~331'; 183'; 438' ~2.49 acres

Age of any Existing Structures No existing structures on this property.

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.

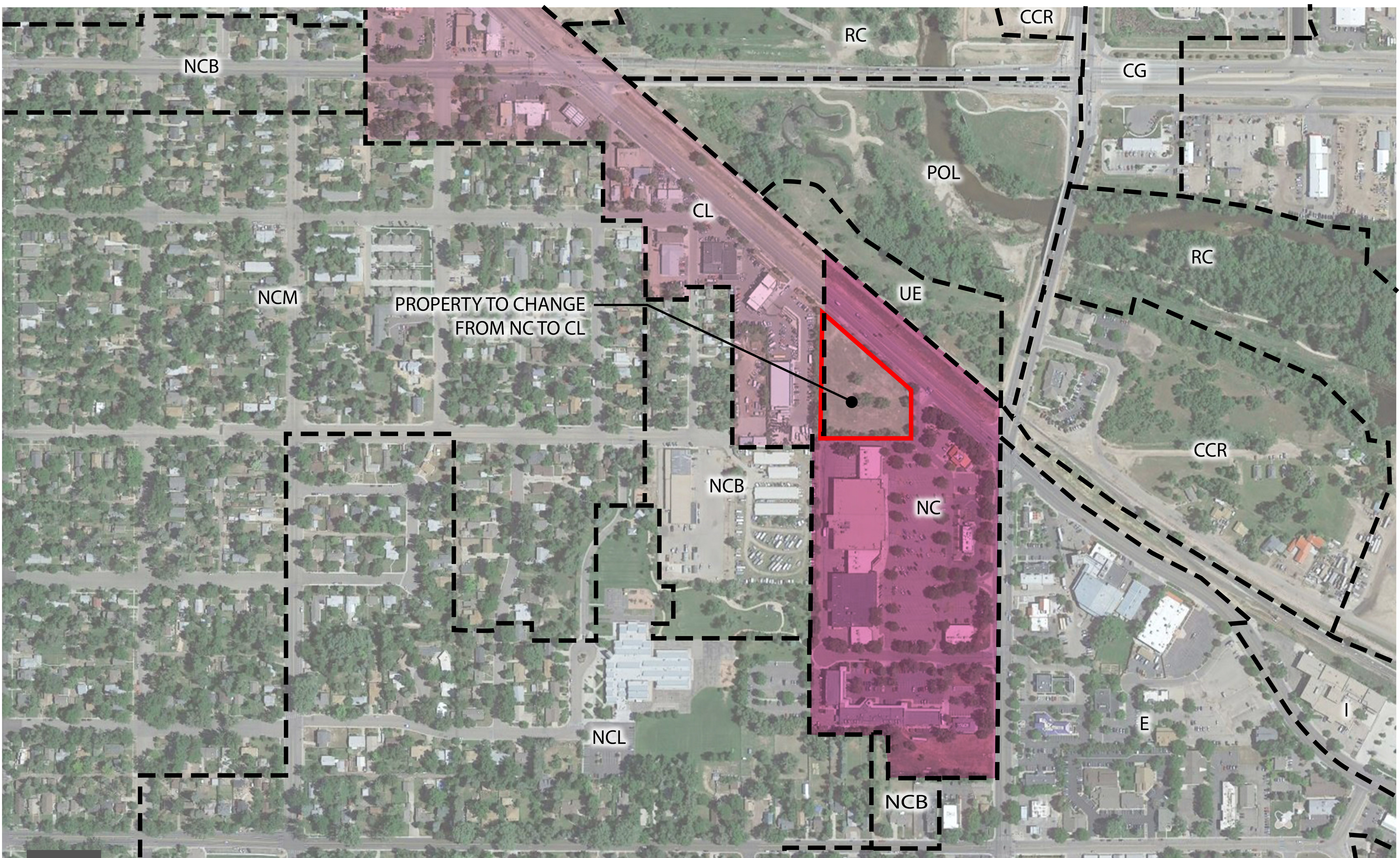
Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it? High risk

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

Increase in Impervious Area ~73,000 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?



NCB

RC

CCR

CG

POL

CL

RC

NCM

PROPERTY TO CHANGE FROM NC TO CL

UE

CCR

NCB

NC

NCL

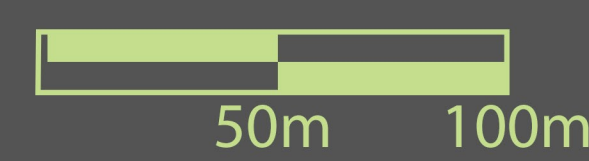
NCB

E

RIPLEY
DESIGN INC.

land planning
landscape architecture
urban design
entitlement

8/19/2015



HOUSKA AUTOMOTIVE EXPANSION

CONTEXTUAL ZONING MAP

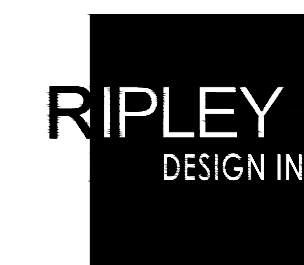
401 West Mountain Ave., Suite 100
Fort Collins, Colorado 80521
970.224.5828
www.ripleydesigninc.com

RIPLEY
DESIGN INC.

HOUSKA RETREAD FACILITY

SCHEMATIC DESIGN

FORT COLLINS, CO
PREPARED BY:



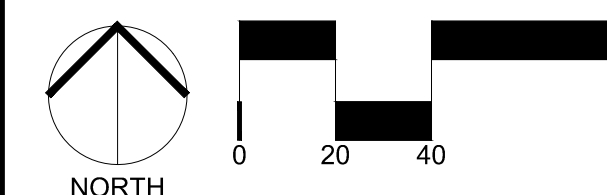
■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■
419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5828 | fax 970.225.6657 | www.ripleydesigninc.com

APPLICANT

RIPLEY DESIGN INC.
Linda Ripley
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

OWNER

HOUSKA AUTOMOTIVE
Dennis Houska
899 Riverside Ave.
Fort Collins, CO 80524
p. 970.482.0156



ORIGINAL SIZE 24x36

ISSUED

No.	DESCRIPTION	DATE
01	CONCEPTUAL REVIEW	08/19/15

REVISIONS

No.	DESCRIPTION	DATE

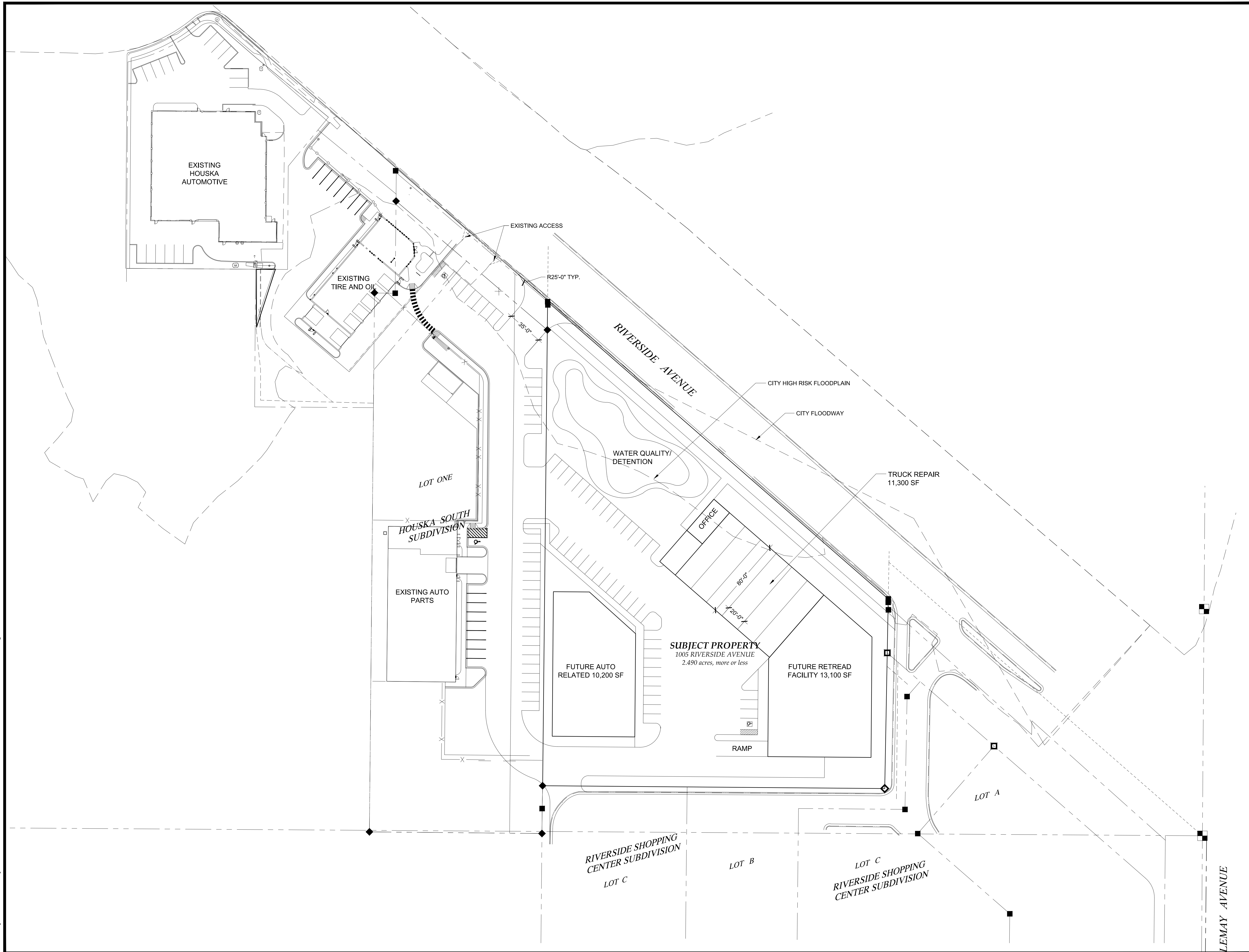
SITE PLAN

SEAL:

PROJECT No.:	R15-040
DRAWN BY:	SC
REVIEWED BY:	LR

DRAWING NUMBER:

1



Plotted By: Sam Coutlis Layout: 1 SITE PLAN Printed On: 8/19/2015 2:04 PM File Name: 1 SITE PLAN.dwg





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

970.221.6750
970.224.6134 - fax
fcgov.com

September 14, 2015

Linda Ripley
Ripley Design
419 Canyon Ave
Suite 200
Fort Collins, CO 80521

Re: 1005 Riverside - Houska Expansion CR

Description of project: This proposal would develop a vacant land parcel to include an addition to the Houska Automotive complex with additional Vehicle Servicing and Major Repair uses. The proposal would share access with the existing Houska facilities. Parking and a water quality/detention area are included.

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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. No Comments.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include an 8-inch water main in the private drive to the south and east of the site and an 8-inch sanitary sewer in the private drive to the east.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. If the project moves forward, please have your traffic engineer contact me to scope the study.
2. Note that Riverside in this area is an arterial roadway. Any addition of left turning vehicles into or out of the site will require a left turn lane. If a center left turn lane cannot be implemented, then the access will be limited to right-in, right-out.
3. A sidewalk connection along the east side of the property to the south (Albertson's) should be included.
4. A vehicular connection to the south would be helpful.
5. Work with the engineering department on any requirements for Riverside frontage improvements.

Department: Stormwater Engineering

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

1. 1. A portion of this property is located in a City-regulatory Old Town 100-year Flood Fringe, and any development within that flood fringe must comply with all the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Critical facilities, including storage of hazardous materials, are not allowed within a 100-year floodplain. Auto repair is considered a critical facility and therefore not allowed in the 100-year floodplain.
3. 3. Non-residential construction is allowed (as long as it is not a critical facility) within a High Risk Flood Fringe, provided that the lowest finished floor of any structure (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) is elevated a minimum of 18-inches above the Base Flood Elevation (BFE).
4. 4. Any construction activities in the floodplain (e.g. site work, buildings, fences, driveways, parking lots, sidewalks, utility work, landscaping, etc.) must be preceded by an approved Floodplain Use Permit, the appropriate permit application fees, and approved plans. A FEMA Elevation Certificate is required prior to issuance of the CO for any structures built in the flood fringe.
5. 5. In addition to obtaining an approved Floodplain Use Permit, any development in the Floodway (utility work, landscaping, paving, curb & gutter, sidewalks, etc.) must be preceded by a No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado.
6. 6. Floodplain Use Permit and No-Rise Certification forms, development review checklists for floodplain requirements, and floodplain modeling guidelines can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com, for the Dry Creek floodway CAD line work.
7. 7. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com if you have any questions or wish to schedule a meeting.
8. 8. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must

address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

9. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
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 required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
12. The drainage outfall for the site is the inlet and storm sewer at the northwest corner of the site.
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 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 Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the ground floor of all buildings. Local amendment prohibits fire access to be measured from an arterial road and as such, an Emergency Access Easement will be required internal to the site. Code language and fire lane specifications provided below:

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is

authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details. International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A fire hydrant is required within 300' of any commercial building as measured along a path of vehicle travel. The existing utility infrastructure in the area appears to support this requirement however it is the responsibility of the applicant to verify hydrant location, pressure and volume.

The installation of private hydrants require special approved and permitting. Private fire hydrants shall have an approved maintenance plan as per IFC 507.5.3. Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Code language provided below:

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

3. FIRE CONTAINMENT

Building 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. Occupancy classification and specific use may drive other fire sprinkler requirements. Repair garages and tire storage have specific requirements per Section 903.2 of the 2012IFC.

4. PREMISE IDENTIFICATION

A plan for addressing the buildings will be required by time of FDP. Buildings set back from public streets require addressing on the building and at the road. Code language provided below.

- > IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

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

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Springer Natural Area). Based on site conditions, a memo-based ECS can be submitted that addresses (a) existing wildlife habitat and use of the site, (b) the importance of the existing stands of trees in providing wildlife habitat, (c) based on your ecologist's professional opinion, recommendations for minimizing impacts to terrestrial wildlife species, and (D) recommendations for mitigating impacts of the proposed development. Mitigation could include off-site fencing (across Riverside) to prevent wildlife movement to the site, enhancement of the property for bird and pollinator species, or other measures deemed appropriate based on the ECS.

Once we have this information, staff will be able to better evaluate any mitigation that is needed and the implications to your project as a result. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221-6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

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

2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): http://www.fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

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

4. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Lindsay Ex at 970-221-6767 or lex@fcgov.com

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

- 4.

Department: Engineering Development Review

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

1. Marc Ragasa mragasa@fcgov.com or 221-6603 will be the Engineer assigned to this project. Please contact him if you have further questions regarding the engineering comments or requirements.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial) and the right-of-way along Riverside.
7. The property is unplatted and a plat will need to be included with the submittal.
8. Sidewalk along Riverside Drive will need to be designed and installed connecting the two existing sidewalks.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. Access into the site. For the access to work in the location shown on the plans you will need to show that the spacing will work for this access, that it can be constructed here and work with the existing street inlets and the existing storm junction box. For this to be a full movement access you will need to show how a left turn lane can be achieved otherwise the access shall be designed as a right-in right-out access only.
13. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
14. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit

application.

Department: Electric Engineering

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

1. Light & Power has an existing duct line running along the Western & Southern edges of the proposed property. This primary will serve as the feed for the proposed site. Any relocation or modification to the existing electric facilities will be at the developers expense.
2. Electric Capacity, Building Site and system modification charges, where applicable, will apply. See the following link for Esitmated Light & Power charges.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
3. Please show proposed transformer location on the utility plan. Transformer must be within 10' of a paved surface accessible by a line truck. Please see the folling link for Electric Construction Policies, Practices & Procedures.
http://www.fcgov.com/utilities/img/site_specific/uploads/Electric_Construction_PoliciesPracticesProcedures.pdf
4. A C-1 Form and a One-line diagram will need to be submitted to Light & Power Engineering for each proposed building. For any questions / concerns contact Light & Power Engineering @ 970-221-6700.

Planning Services

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. Overall, the plan is consistent with requirements for building placement and orientation, screening, potential future cross connections, and landscaping. Details to consider going forward are 1) requirements for articulation of building faces along the street and entry drive; 2) height and design of the screen wall; 3) width and design of landcape strip along the south perimeter/relationship to abutting property; 4) trash and recycling provisions; Modification of a standard for the "Future Auto Related" building.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

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

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

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