

Conceptual Review Agenda

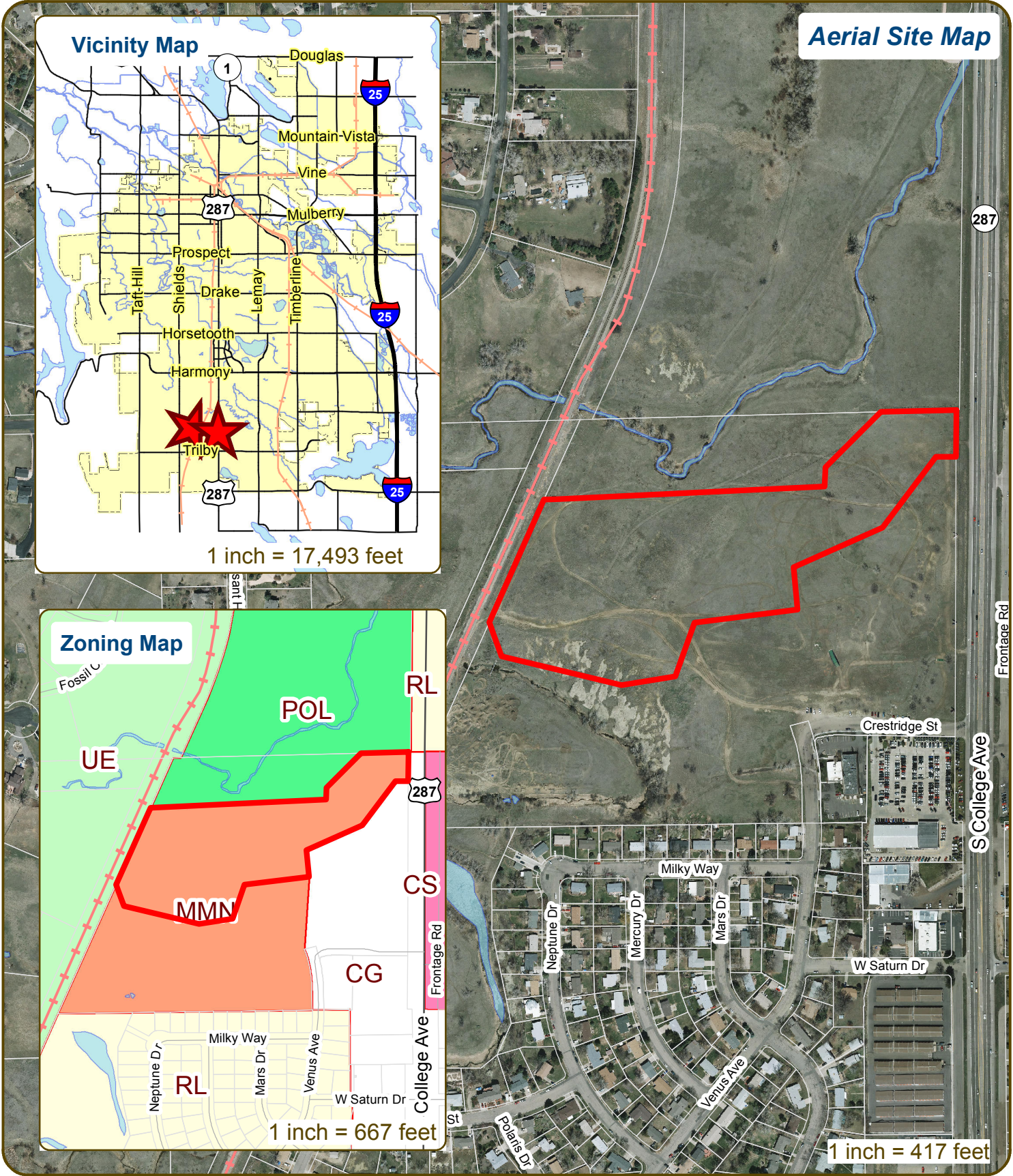
Schedule for 08/04/14 to 08/04/14

281 Conference Room A

Monday, August 4, 2014

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Waterstone Apartments	Kevin Brinkman (970) 267-0954 kevin.brinkman@brinkmanpartners.com	This is a request to construct a 10 building apartment complex with a community center and pool (Parcel #9611100031). The project will contain 120 one-bedroom and 120 two-bedroom units with 415 on-site parking spaces. The parcel is located in the Medium Density Mixed-Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
11:00	2800 S Taft Hill - Multifamily	Ian Shuff (970) 223-1820 ishuff@aller-lingle-massey.com	This is a request to construct a 4 building apartment complex (Parcel #9727205004). The project will contain 88 units with 144 parking spaces provided on-site. The parcel is located in the Medium Density Mixed-Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard

Waterstone Apartments



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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) _____

Kevin Brinkman - Developer / Roderick Hubbard - Owner

Business Name (if applicable) Brinkman Development, LLC

Your Mailing Address 3003 E. Harmony Road, Suite 300, Fort Collins, CO 80528

Phone Number 970-267-0954 **Email Address** kevin.brinkman@brinkmanpartners.com

Site Address or Description (parcel # if no address) Parcel # 96111-00-031

Description of Proposal (attach additional sheets if necessary) See Attached Project Narrative

Proposed Use Multi-family Apartments **Existing Use** Vacant Land

Total Building Square Footage See attached **S.F. Number of Stories** 1-3 **Lot Dimensions** 13.48 acres

Age of any Existing Structures None

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

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

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 300,000 **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?



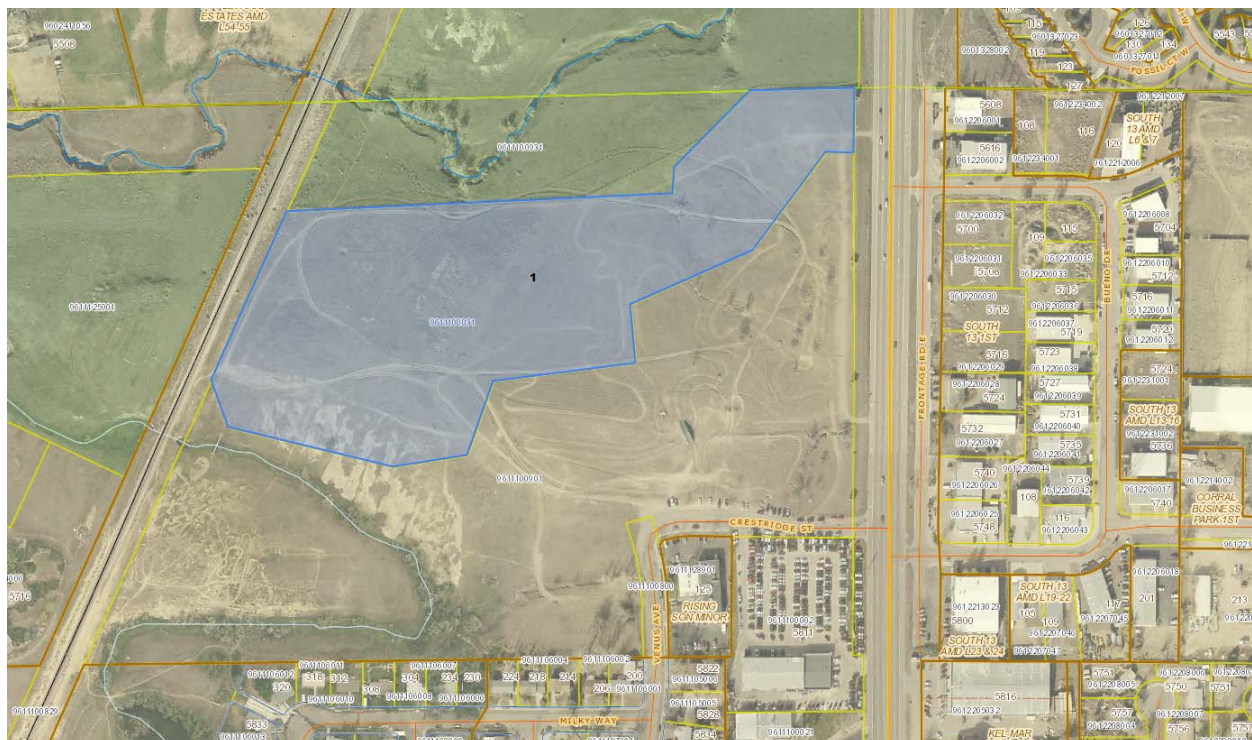
City of Fort Collins Conceptual Review
 Proposed Project Narrative
 Waterstone Apartments, Fort Collins, CO
 July 15, 2014

PROPOSED PROJECT:

- The proposed project includes 10 apartment buildings, a community center with pool and the associated site work. The apartment buildings are 3-Story walk-ups containing 24 units with detached garages.
- The project allows for 264 surface parking spaces, 126 covered garage parking spaces and 25 Community Center parking spaces for a total of 415 on-site parking spaces.
- Residential units will be comprised of 120 one-bedroom and 120 two-bedroom units for a total of 240 units and 360 bedrooms.
- The Community Center is estimated at 12,600 SF and each of the 10 apartment buildings are estimated at 23,700 SF. There are a total of 126 detached garages spread out between 11 buildings as reflected in the site plan. Unit layouts and final square footage will be determined as the design process progresses.

SITE LOCATION & DESCRIPTION:

- The proposed project site is located on the west side of HW 287, South of Harmony Road between Cameron Drive and Crestridge Street. The site access is via HW 287.
- The site consists of 13.48 acres or 587,189 SF and is currently undeveloped.
- The site is bordered by the Burlington Northern Railroad on the West side, HW 287 on the East, vacant land on the North side and vacant land along with the Tynans Car Dealership on its South side.



ZONING, UTILITIES & EASEMENTS:

- The current zoning for this site is Medium Density Mixed-Use Neighborhood (MMN).
- There is a 50' Railroad Buffer along the western edge of the site.
- There is a 100' Fossil Creek setback along the North edge of the site.
- There is a 20' minimum building setback.

EXISTING NATURAL FEATURES:

- In March of 2000, a Hawk Case Study was completed on the site due to concerns of a nesting pair of Red-tailed Hawks. One Red-tail Hawk was found to be residing in the vicinity at that time.
The current property Owner has contracted with Landscape, Resource, Ecosystem Planning, Inc. to provide an update on the status of the nesting site.



SOUTH COLLEGE AVE.



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

WATERSTONE SUBDIVISION

2014/07/10

SOUTH COLLEGE AVENUE, FORT COLLINS

SITE PLAN OPTION B

PHONE: 303.861.5704
FAX: 303.861.9230
WWW.OZARCH.COM

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1 SOUTHEAST AXON



ARCHITECTURE
URBAN DESIGN
INTERIOR DESIGN

WATERSTONE SUBDIVISION

2014/07/10

SOUTH COLLEGE AVENUE, FORT COLLINS

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

970.221.6750
970.224.6134 - fax
fcgov.com

August 14, 2014

Kevin Brinkman
Brinkman Development
3003 E Harmony Rd.
Suite 300
Fort Collins, CO 80528

Re: Waterstone Apartments

Description of project: This is a request to construct a 10 building apartment complex with a community center and pool (Parcel #9611100031). The project will contain 120 one-bedroom and 120 two-bedroom units with 415 on-site parking spaces. The parcel is located in the Medium Density Mixed-Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Seth Lorson, at 970-224-6189 or slorson@fcgov.com.

Comment Summary:

Department: Zoning

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

1. This site is located in the MMN zone district and based on the number of proposed units the project is subject to a Type 2 review.
2. LUC 3.2.2 This is subject to parking minimums

Parking spaces require a landscape setback from the public ROW. It is unclear where the public ROW is.

LUC 3.2.2(C)(4) Bicycle parking spaces are required also.

3. LUC 3.2.4 A lighting plan is required
4. LUC 3.2.5 Trash and recycling enclosures are required.
5. LUC 3.5.1.(J) Mechanical/Utility equipment (vents, flues, meters, conduits, ac,rtu, transformers) locations shall be identified on the plans and screened.

6. The building is setback is 9ft from a nonarterial street (see section 3.8.30).
7. Off-premise signage will need to be removed to bring the project in compliance with the Land Use Code.
8. Any new signs and their locations will be reviewed through a separate sign permit and not part of the PDP/FP review.

Department: Water-Wastewater Engineering

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

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

Department: Traffic Operations

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

1. A Traffic Impact Study (TIS) will be needed. Please contact me to scope the study.
(mwilkinson@fcgov.com or 970-221-6887)
2. There are other potential developments in this immediate area and the proposals will need to be coordinated in terms of access.
3. A connection to the Fossil Creek Trail needs to be explored and discussed.
4. Further discussions need to be had regarding the adjacent street improvements along US 287 (number of lanes, medians, etc). There is already a scheduled staff meeting with CDOT to begin these discussions.

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. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of

water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996)

[goback=.gde_4605732_member_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).

LID design information can be found on the City's web site at:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

5. The outfall for this site is the low flow channel of Fossil Creek. This will require an off-site drainage easement to the creek channel.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. A small portion of this property is located in the City-regulatory Fossil Creek 100-year floodway, and all development within the floodway must comply with the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
9. New residential construction is not allowed in a City-regulated floodway. It doesn't appear that any of the proposed apartment buildings are in the floodway, but there are garages on the south side of the property that might. Accessory structures are allowed within the floodway, provided that the finished floor of the structure, as well as any duct work, heating, ventilation, electrical systems, etc. are elevated, or floodproofed, 12-inches above the Base Flood Elevation (BFE). That finished floor elevation is known as the Regulatory Flood Protection Elevation (RFPE = BFE + 12" for accessory structures).
10. If floodproofing is chosen as an option rather than elevating the structure, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing – Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
11. In addition to the requirement to either elevate or floodproof the structure, development in the floodway will be allowed only if it can be certified by appropriate floodplain modeling techniques, that the building will cause no-rise to the BFE and the floodway boundary. The certification must be prepared by a Professional Engineer licensed in the State of Colorado.
12. Any construction activities in the 100-year floodway---paving, sidewalk, curb & gutter, utility installation or relocation, landscaping, etc.---must be preceded by an approved floodplain use permit, a No-Rise Certification, approved plans, and the appropriate permit application fees. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. Forms for the floodplain use permit and for the no-rise certification can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

13. Storage of equipment or materials in the floodway, whether temporary or permanent, is prohibited.
14. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
15. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.
16. A portion of this property is located in an Erosion Buffer Zone, and any development within that zone must conform to the regulations of Section 10-201 of Chapter 10 of City of Fort Collins Municipal Code.
17. New residential construction, including accessory structures, are not allowed in an Erosion Buffer Zone.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

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

2. DEAD-END FIRE LANES

FCLUC 3.6.2(B)2006; 06IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Due to the proportions and orientation of this particular property the site has unique connectivity limitations. Successful development of this site appears to be dependent upon construction of Venus Avenue to the south. Please contact me should you require further discussion on this topic.

3. CUL-DE-SACS

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

4. FIRE LANES

IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. Buildings exceeding 30' in height have additional access needs (see below).

FIRE LANE SPECIFICATIONS

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

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

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

Local Amendments.

*AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

1012 IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

*AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

2012 IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

*AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING

2012 IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

*BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT

2012 IFC D104.1: Buildings or facilities exceeding 30 feet or 3 stories in height shall have at least two means of fire apparatus access for each structure.

5. WATER SUPPLY

Fire hydrants must be the type approved by the water district having jurisdiction and the Fire Department. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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

6. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. A full NFPA 13 sprinkler system shall be required under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

7. FIRE CONTAINMENT

The Community Center building exceeds 5000 square feet and 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. Also keep in mind, any non-sprinklered A-2 group occupancy is limited to 99 persons.

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Fossil Creek, Red Tail Hawk nest). Please note the buffer zone standard of 100' for Fossil Creek, as you have in your narrative, and the temporary buffer for any raptor nest, 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.

2. 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.
3. 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.
4. 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.
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. Projects in the Vicinity of Fossil Creek must also comply with Section 3.4.1(I)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."
7. This project must also comply with the following standard, as it is adjacent to the Redtail Natural Area, Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.
8. A Fugitive Dust Control Permit must be obtained from Larimer County Environmental Health for development involving:
 - land clearing of 5-25 acres;
 - land development creating more than a 25 acre contiguous disturbance or exceeding 6 months in duration

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant will need to obtain an access permit from CDOT.
9. The access shown out to College is shown on the access control plan, but slightly to the south. Because this access is identified as a right-in-right-out access point and will need to be constructed as such (median installation to control access) the location of the access point can adjust some from what is shown on the plans with CDOT's approval. Where ever this access point is located it is intended to serve this property and the property to the south so access easements will need to be provided to accommodate this and the access location coordinated between the two properties.
10. The project may need to dedicate additional right-of-way along College Avenue. The amount of right-of-way needed will be dependent on if a right-turn lane is needed into the site and the right-of-way that is needed to accommodate the ultimate College Avenue cross section. A preliminary design for the ultimate improvements will be needed to determine the sidewalk elevation and location and the right-of-way needed along this property.
11. If the project is subject to the Land Use Code there are provisions in Section 3.6 that identify that a property needs to provide public street connections to adjacent developable property along the boundary of the property. Alternative compliance will certainly be granted for not providing road connections to the north (Natural Area property and Fossil Creek Trail) and to the west (a railroad crossing is not identified in this area). How this code criteria is met for the southern boundary will need to be discussed with staff (buffers and other criteria may factor into this).
12. If Venus Avenue connecting to the site is intended to be a public street then it will likely need to continue out to College as Public Street or be cul-de-sac in a way that meets City criteria and doesn't exceed the maximum cul-de-sac length.

13. The Traffic Study and the pedestrian and bicycle level of service requirements and information for the project will be used to determine if there are any off-site improvements that will be required of the project.
14. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
15. LCUASS parking setbacks (Figure 19-6) from public roadways apply and will need to be followed depending on parking design.

Department: Electric Engineering

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

1. Normal development charges will apply.
2. Please contact Light & Power Project Engineers at 221-6700 if you have any questions.

Planning Services

Contact: Seth Lorson, 970-224-6189, slorson@fcgov.com

1. According to Resolution 98-38 determining vested rights for this property, if the application submittal is exactly the same as originally submitted (shown in Attachment documents) then the project may be processed on the transitional provisions of the Land Use Code meaning the Land Development Guidance System (LDGS). However, we anticipate that you may opt to revise the project and thus utilize the current provisions of the Land Use Code. The following comments are in regards to the Land Use Code. Please let us know, and we can set up a meeting to discuss LDGS should you choose that option.
2. The vacant lot to the south of this site has recently been in for a Conceptual Review as well. We would like to host a mini charrette to discuss some of the opportunities for these two sites to cooperate in terms of design best practices and meeting the intent of the South College Corridor Plan.
3. LUC: All buildings shall be oriented to a connecting walkway as detailed in Section 3.5.2 (D).
4. LUC: The proposed garages shall comply with the design standards in Section 3.5.2 (G).
5. Is the access road proposed to be public?
6. LUC: The proposal shall comply with landscape requirements in Section 3.2.1 including "full tree stocking", street trees, and parking lot interior and perimeter landscaping.
7. LUC: 126 of the required 390 parking spaces are provided in garages. Per Sec. 3.2.2(K)(1)(a)*, in order for these spaces to count toward the requirement they must be made available to tenants at no additional cost beyond the dwelling unit rental rate.
8. LUC: This project is required to comply with Section 3.8.30 - Multi-family Dwelling Development Standards. Specifically, the project shall have a park, central feature or gathering place, block requirements, and variety among repeated buildings.
9. South College Corridor Plan calls for this site to be connected to the Fossil Creek Trail via a future connection through Redtail Grove Natural Area. Additionally, the plan expresses concerns for the viewsheds in this area and the adjacent natural features.

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

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

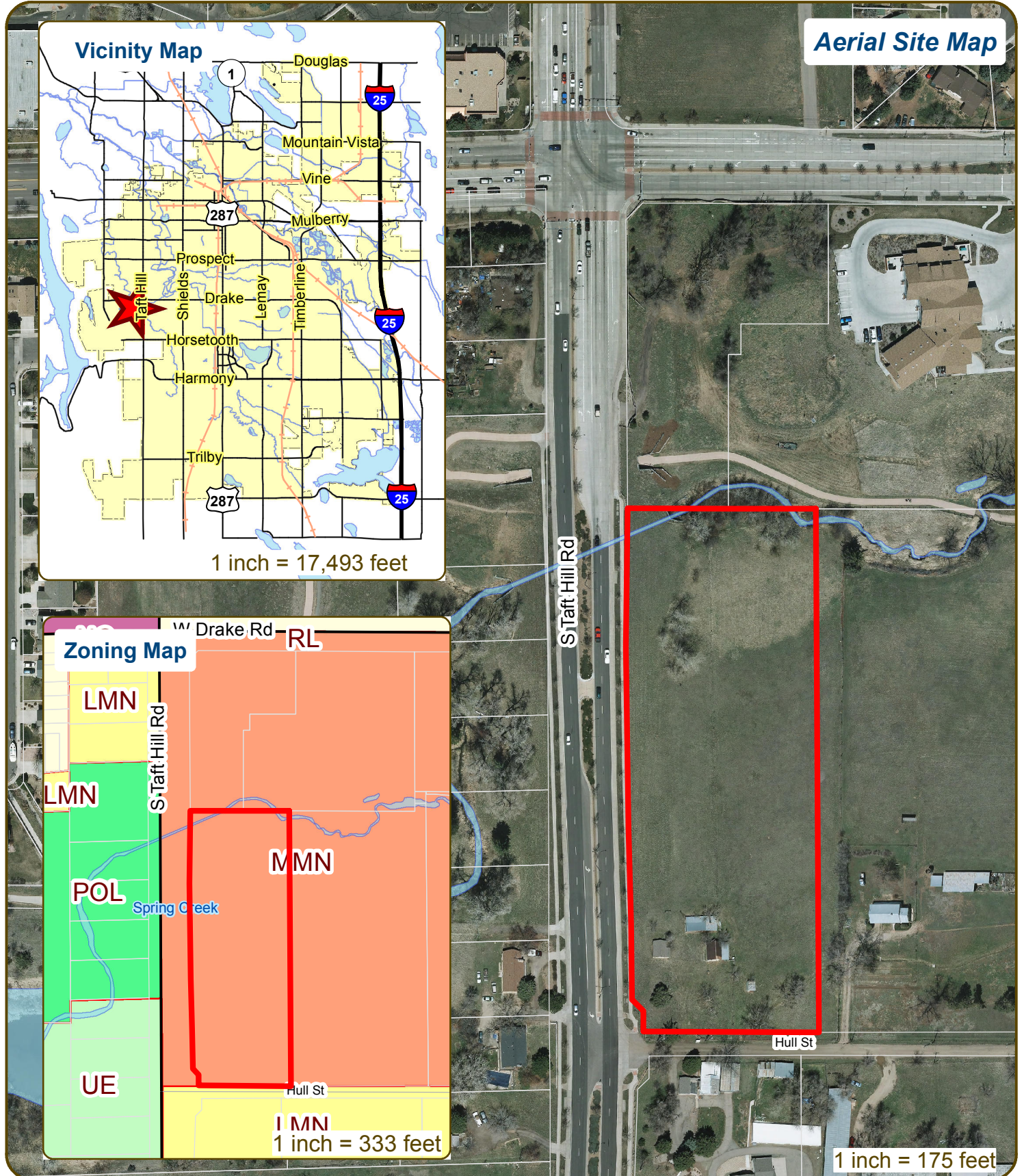
Energy Code Use

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

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

City of Fort Collins
Building Services
Plan Review
416-2341

2800 S Taft Hill Multifamily



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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) _____

Ian Shuff, Consultant

Business Name (if applicable) Aller-Lingle-Massey Architects P.C.

Your Mailing Address 712 Whalers Way, Ste. B-100, Fort Collins, CO 80525

Phone Number (970) 223-1820

Site Address or Description (parcel # if no address) 2800 S. Taft Hill Rd.

Description of Proposal (attach additional sheets if necessary) _____

Proposed 88-unit market rate multi-family apartments

Proposed Use multi-family apartments **Existing Use** pasture/agricultural

Total Building Square Footage 92,000 **S.F. Number of Stories** 2 & 3 **Lot Dimensions** 281' X 708'

Age of any Existing Structures The 2 small barns and sheds existing on-site don't appear on county's records

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? FEMA 100 Year

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

Increase in Impervious Area 110,000 **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?



August 14, 2014

Ian Shuff
Aller-Lingle-Massey Architects
712 Whalers Way
Suite B-100
Fort Collins, CO 80525

Re: 2800 S Taft Hill - Multifamily

Description of project: This is a request to construct a 4 building apartment complex (Parcel #9727205004). The project will contain 88 units with 144 parking spaces provided on-site. The parcel is located in the Medium Density Mixed-Use (MMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. Trash enclosures must meet LUC 3.2.5 including provision for separate individual gate to access.
2. As a multi family project a minimum of one (1) bicycle space per bedroom is required or 128 spaces ratio'd 60% enclosed /40% fixed exterior (racks) or 77 spaces provided interior and 51 spaces fixed exterior (racks) per LUC 3.2.2(C)(4).

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main in Taft, a 12-inch sewer in Hull Street and a 15-inch sewer in an easement on properties north of Spring Creek.
2. FCLWD has a 4-inch main in Hull; however, water service for this development will be from the City. This project will be responsible for extending an 8-inch main in Hull from Taft to the east side of this site.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>

4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Per LCUASS standard 4.2.3 a Traffic Impact Study (TIS) will be needed. The level of study will be either an intermediate level or perhaps just a memo. Please contact me to scope the study.
(mwilkinson@fcgov.com or 970-221-6887)
2. Adjacent street improvements to Hull drive will be needed.
3. The concept plan shows parking very close to the access of the development at Hull Drive. Some of this parking may need to be moved in order to provide a longer throat for the access.
4. The concept plan shows an access on the north side that aligns with the median cut that serves emergency access and water over-topping. This should not be considered to be a full movement access for this development. The access will need to be a right-in, right out and designed in a manner that will not encourage people to use the median cut.

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. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate.
3. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 – Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.

5. The outfall for this site is the low flow channel of Spring Creek.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
7. The design of this site must conform to the drainage basin design of the Spring Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.
8. A small portion of this property is located in the FEMA-regulatory Spring Creek 100-year floodway and flood fringe, and all development within those two zones must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
9. New residential construction is not allowed in a FEMA-regulated floodplain, and if none of the buildings are in the floodplain---as is shown on the applicant's submittal---there will be no floodplain regulated elevation requirements associated with construction of the buildings.
10. Any construction activities in the 100-year flood fringe (e.g. grading, parking areas, driveways, fences, utility work, landscaping, etc.), must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans.
11. In addition to the floodplain use permit, any construction activities in the floodway must be preceded by an approved No-Rise Certification. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. The floodplain use permit and no-rise certification forms can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
12. Storage of equipment or materials in the floodway, whether temporary or permanent, is prohibited.
13. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
14. Please contact Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions.

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

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

2. FIRE LANES

IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. The measure of fire accessibility may not be determined

from Hull Street but not from Taft Hill Road as it is a major arterial. Primary fire access will be off of Hull Street. In order to provide for fire access to this site, an Emergency Access Easement will be needed on the property. Should building heights exceed 30 feet, a 30' wide fire lane is required adjacent to the building. Fire lane standards are provided for reference.

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.

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

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

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

3. WATER SUPPLY

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

IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building. The existing infrastructure appears to be code compliant.

4. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. The project will require a full NFPA 13 sprinkler system. Please contact Assistant Fire Marshal, Joe Jaramillo with any sprinkler questions at 970-416-2868. Sprinkler system plans are reviewed under a separate permit.

BALCONIES AND DECKS

IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Spring Creek). Please note the buffer zone standard of 100' for this feature, 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.

2. 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.
3. 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.
4. 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.
5. 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.
6. Projects in the Vicinity of Spring Creek must also comply with Section 3.4.1(I)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>

6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. When Taft Hill Improvements were constructed it was identified that Hull Street would connect to Swallow Road and would be the extension of that collector street. Right of way will need to be provided adjacent to the property and possibly on the south side of the roadway to be able to construct the frontage improvements adjacent to this site. A minimum 36 foot wide road section (wider if a left turn lane will need to be provided in the interim) will need to be constructed along the frontage of this property. The drawing provided does not account for this right-of-way and street improvements. As per the standards an off-site design will also need to be provided. A preliminary design for this roadway has been worked through when the adjacent property was in the review process. This information can be provided to your design engineer.
8. The access location shown out to Taft Hill Road will likely need to be moved. The break in the Taft Hill median is a Fire Department turn around location and we do not want the general public thinking that this can be used to access the driveway you have shown. So the driveway needs to be located such that it doesn't align with this and will lessen the desire for the general public to try and utilize this.
9. Per Section 3.6 of the Land Use Code properties are to provide public street connections along the boundary of the properties to adjacent developable properties. A waiver would be granted for any need to connect to the north because of the Spring Creek, but this will need to be looked to determine if a connection needs to be provided to the east.
10. The existing access ramps installed at the intersection of Taft Hill Road and Hull Street will need to be replaced with current City/ADA compliant access ramps (truncated dome panels).
11. Existing overhead lines along Hull Street abutting the property would need to be undergrounded with the project.
12. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. LCUASS parking setbacks (Figure 19-6) apply off of public roadways and will need to be followed depending on parking design.

Department: Electric Engineering

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

1. Normal development charges will apply.
2. Please contact Light & Power Project Engineers at 221-6700 if you have any questions.

Planning Services

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

1. For the two buildings with their long axis along Taft Hill Road, the west elevation should include architectural features that provide a strong relationship to the street. The west elevation should include entry features and connecting walkways so the two buildings do not turn their backs to the public roadway. Generally, the design of all buildings should emphasize a residential character, using traditional residential materials and colors, in order to achieve compatibility with the surrounding area.

2. Section 3.2.1(C)(6 and 7) require that the project provide a direct bike / pedestrian connection to the Spring Creek Trail. Please evaluate alignments that factor in the slope so that such a connection would minimize disturbance to the natural grade. If it is discovered that the preferred alignment would necessitate obtaining an easement from the property owner to the east, Staff is willing to set up and facilitate a conversation with this property owner.
3. It appears that the buffer for Spring Creek has been provided. Be sure to measure the buffer such that there is a minimum of 100 feet from the top of the south bank of Spring Creek.
4. In addition to the Spring Creek buffer, as measured by the 100-foot quantitative standard, please note that Section 3.4.1(I)(1 and 2) address the relationship of the project to Spring Creek from a design and aesthetic perspective as well. This standard addresses the qualitative aspects of the project including protecting visual character, careful use of architectural design, use of native landscaping, consideration of views and other attributes so that the impact on the natural resource is minimized.
5. The project carries the burden of promoting compatibility with the overall area. Please note that Section 3.5.2(G) addresses the architectural treatment of the rear walls of the garages along the east property line. Also, the area between the rear wall of the garages and the east property line should be heavily landscaped to soften the transition between the two properties.
6. The project will be subject to the requirements of Multi-Family Dwelling Development Standards per Section 3.8.30. Please note that with four buildings, this section requires that there be at least two distinctly different building designs to avoid repetition. Also, the standards call for a 25-foot wide buffer yard along the east property line since the abutting property contains a single family detached home.
7. With regard to complying with the minimum parking requirement, please note that Section 3.2.2(K)(1)(a) states that spaces that are located in detached residential garages may be credited towards the minimum parking requirements only if such spaces are made available to dwelling unit occupants at no additional rental or purchase cost (beyond the dwelling unit rental rate).
8. Bike parking is required. Bike parking must be provided at a rate of one space per bedroom for a total of 128 spaces. Additionally, 60% (77 spaces) must be enclosed and remainder (51) may be provided by a fixed exterior bike rack. There are a variety methods by which to enclose bike parking and Staff is willing to explore creative options that are both functional and aesthetically pleasing. (Please refer to Section 5.1.2 for definitions of these two types of bike parking spaces.)
9. Please carefully consider the location and screening of all utility appurtenances such as meters, electrical transformers, outside condensing units, and the like. These elements must not interfere with landscaping, walkways, bike parking, etc.
10. It appears that there may be several significant trees on the site. Section 3.2.1(F) requires that all existing mature trees be evaluated and rated by the City Forester. Trees that are rated highly should be preserved to the extent reasonably feasible. For those significant trees that cannot be preserved, the City Forester will generate a mitigation schedule based on sizes and quality which then must be included on the Landscape Plan. For further information, please contact Tim Buchanan, 221-6361.
11. There may be a repay due to the City Engineering Capital Projects Department for the public improvements that have been installed along the east side of Taft Hill Road. A portion of these improvements include the existing street trees located between the sidewalk and curb.
12. Section 3.8.30(C) requires that at least 90% (79) of the total units be located within 1,320 feet (one-quarter mile) of either a public neighborhood park, a privately owned park or private central feature or gathering place that is located either within the project or within adjacent development. For public parks, recreation areas or other open lands, access shall not include crossing an arterial street (Taft Hill Road). For projects greater than two acres, a private park must be a minimum of 10,000 square feet. It does not appear that

there is a private park, clubhouse, common area, or any area set aside for gathering, grilling or outdoor socializing. There may be opportunities to comply with this standard due to various parcels along Spring Creek that could be considered "other open lands." These parcels appear to be inaccessible to the project unless improved direct access to the Spring Creek Trail is provided.

13. Please designate a snow deposit area for the snow plow driver. This area should not be impeded such that snowplow driver does not have clear access.
14. The nearest Transfort route is Route Six with stops on Taft Hill Road north of Drake Road and stops on Drake Road. This route serves Colorado State University. The availability of Transfort service should be provided to all tenants to encourage using the bus especially if the destination is the C.S.U. campus.
15. The applicant is encouraged to discuss the proposed development with the neighboring property owner to the east. At one point, this property was also considered for multi-family development. It may be advantageous for the two parcels to cooperate on the placement of an east-west connecting roadway that could serve as joint access and utility extensions.
16. A Lighting Plan will be required. Be sure that the designer does not design with a light loss factor. In other words, the light loss factor should be 1.00. The plan should minimize lighting along the east property line and especially along the buffer zone.
17. With the future Hull / Swallow connection, Staff is contemplating re-naming Hull Street to Swallow Road so there would not be a name break along a future continuous road alignment.
18. If there are any existing irrigation laterals that run across the subject property that serve other properties, please be sure to preserve the such laterals so that water gets to the user's property in an unaffected manner. If such laterals exist and are planned to re-routed or placed into a pipe, be sure to work with the owners of the water rights and obtain their permission.
19. 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.
20. 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.
21. 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>.
22. 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.
23. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
24. 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.

25. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

City of Fort Collins

Building Services

Plan Review

416-2341