

Conceptual Review Agenda

Schedule for 09/14/15 to 09/14/15

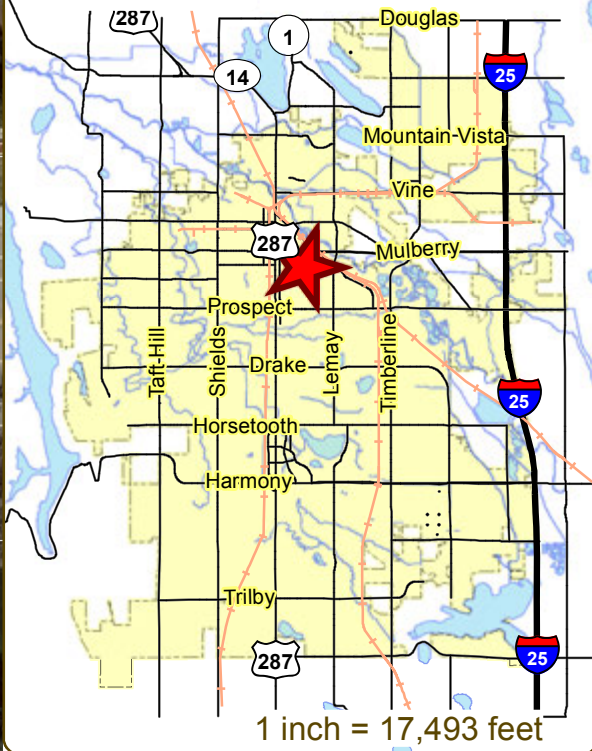
281 Conference Room A

Monday, September 14, 2015

| Time | Project Name | Applicant Info | Project Description | Planner |
|-------|---|--|---|--------------|
| 9:30 | 744 Eastdale Dr - Replat CDR150058 | Cynthia Peck (970) 221-5219 cindipec@fourwings.net | This is a request to subdivide and replat the lot at 744 Eastdale Dr (Parcel #9713118014). The subdivision will result in two lots that are each approximately 6,000 square feet. The owner plans to build a single-family home on the newly created lot. The parcel is located in the Neighborhood Conservation - Low Density (NCL) zone district. This proposal will be subject to Administrative (Type I) review. | Clay Frickey |
| 10:15 | 2000 E Harmony Rd - Medical Office CDR150059 | Paul Battista (303) 428-4895 paul@battistadesign.net | This is a request to build a medical office at 2000 E Harmony Rd (Parcel #873140031). The proposed building will be 10,000 square feet and will provide 44 parking spaces. A ditch runs along the northern portion of the site. The parcel is located in the Harmony Corridor (HC) zone district. This proposal will be subject to Administrative (Type I) review. | Clark Mapes |
| 11:00 | Bucking Horse 4th Filing - Multi-family CDR150060 | Paul Mills (970) 484-8855 pmills@russellmillsstudios.com | This is a request to construct 328 multi-family units as part of the Bucking Horse development (parcel #'s 8720366007, 8720366006, 8720366008, 8720466004, and 8720370001). The units will be contained in a mix of two and three story buildings. 597 parking spaces will be provided to serve this development along with a clubhouse, pool, and community gardening area. The parcels are located in the Low Density Mixed-Use Neighborhood (LMN) and Urban Estate (UE) zone districts. This proposal will be subject to Planning & Zoning Board (Type II) review. | Ted Shepard |

744 Eastdale Dr Replat

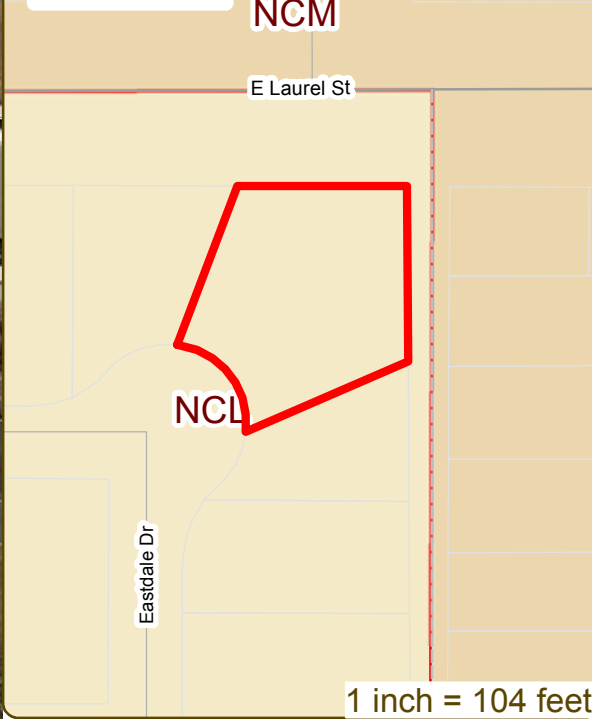
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) _____

Cynthia Peck - Buyer

Business Name (if applicable) Cynthia Peck

Your Mailing Address 7480 N. County Rd 15 Fort Collins, CO 80524

Phone Number 970-221-5219 **Email Address** cindipecck@fourwings.net

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

744 Eastdale Dr. Fort Collins

Description of Proposal (attach additional sheets if necessary) _____

Divide a 12,180 sq. ft. lot into two lots, keeping existing house, garage and two sheds as a SFR, New lot on Laurel Street

Proposed Use _____ **Existing Use** _____

Total Building Square Footage 1240 **S.F. Number of Stories** _____ **Lot Dimensions** see attached

Age of any Existing Structures house is 6 yrs old; garage is 6 years old.

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.

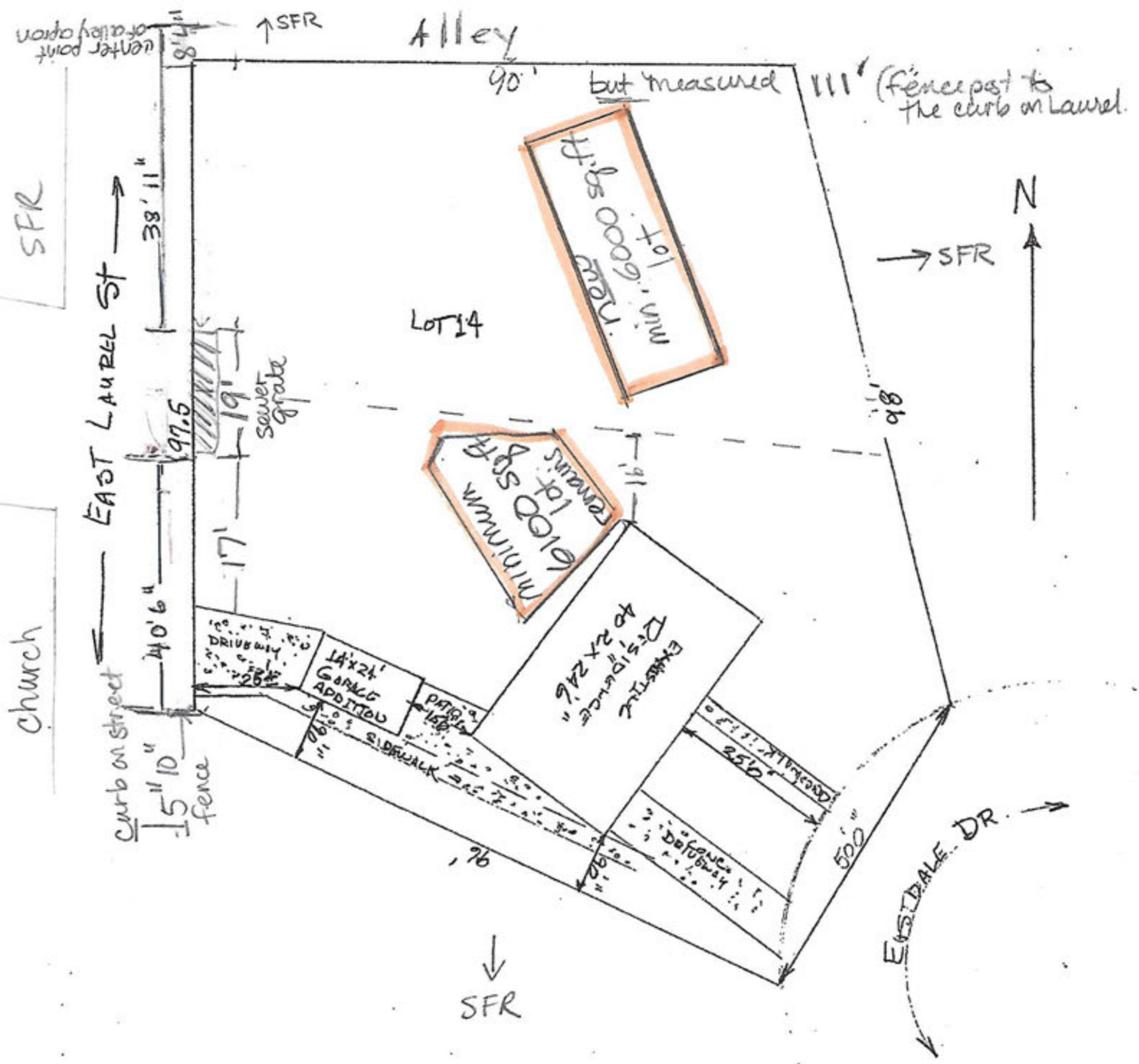
Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

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:

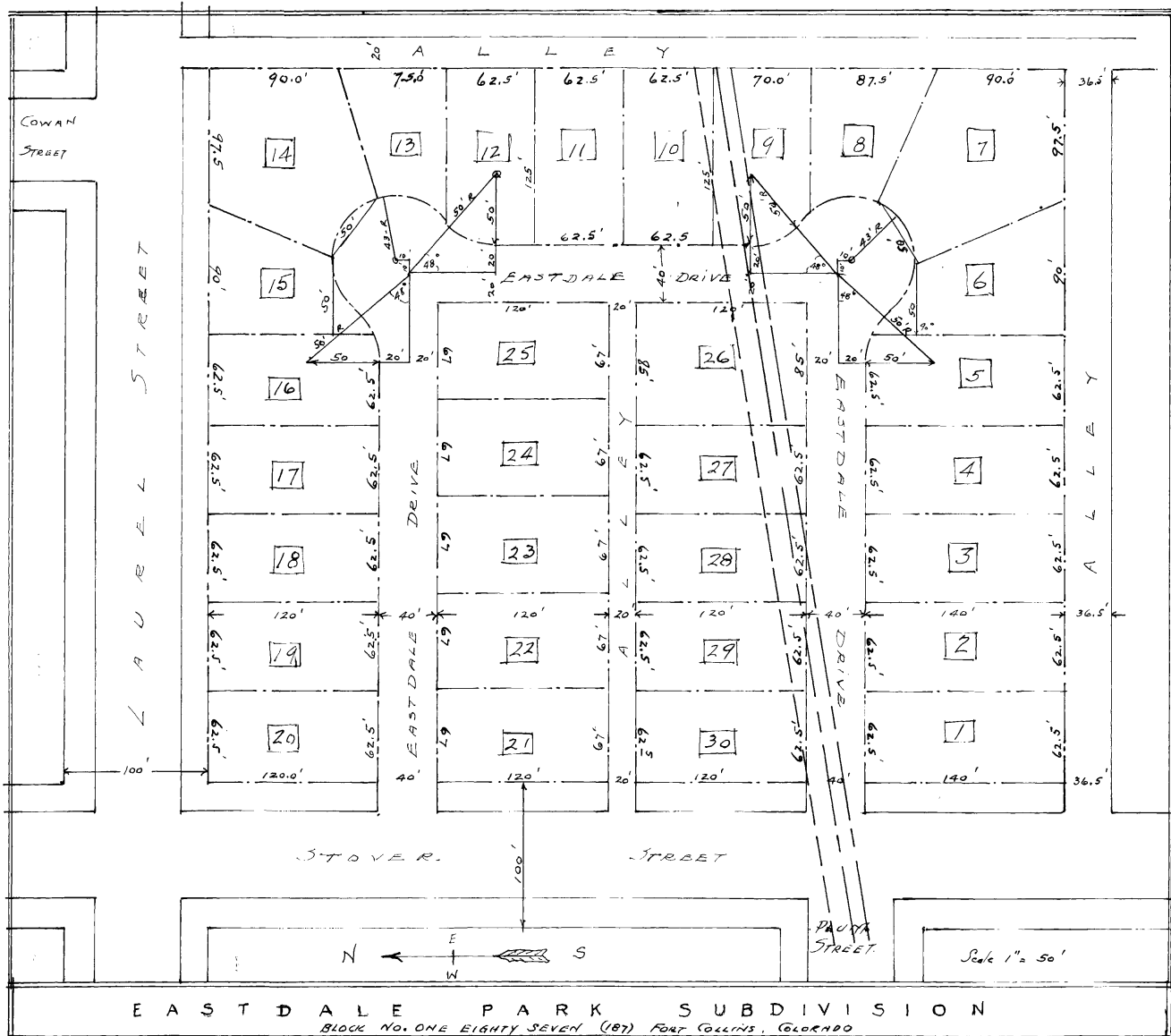
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



1" = 200'

B0904970
Garage 9/4/09

Plot Plan
LOT 14 EASTDALE PARK SUB.
BLOCK 187
744 EASTDALE DR.
FT COLLINS, CO



EASTDALE PARK SUBDIVISION
BLOCK NO. ONE EIGHTY SEVEN (187) FORT COLLINS, COLORADO

Fort Collins, Colorado,
 I hereby certify that on this 24 day of July, AD 1947, I have examined and checked the above plat and survey of Eastdale Park Subdivision and found the same to be correct.

Rupert S. Cox
 Surveyor & Engineer

EASTDALE PARK SUBDIVISION, BLOCK (187) ONE EIGHTY SEVEN, FORT COLLINS, COLORADO.

KNOW ALL MEN BY THESE PRESENTS, That
 Whorse, Harry G. Whorse Constructors, a Colorado Corporation, being the owner of all of Block (187) One Eighty Seven, in the City of Fort Collins, Colorado, and whereas the undersigned, the owner of said Block (187) One Eighty Seven, City of Fort Collins, Colorado, have agreed that this part of said block (187) One Eighty Seven, City of Fort Collins, Colorado, is a true and correct description of said block and hereby subdivide block (187) One Eighty Seven, City of Fort Collins, Colorado, into lots as shown by this plat, to be known as EASTDALE PARK SUBDIVISION, City of Fort Collins, Colorado, and do hereby dedicate and convey to and for public use forever, Street, alleys and convey right of access, for the maintenance of existing streets as shown by above plat.

In witness whereof, the said Harry G. Whorse Constructors, a Colorado Corporation, hath caused its Corporate Seal to be hereunto subscribed by its President and its Corporate Seal Hereunto affixed by its Secretary, this Fourth (4th) day of June, AD 1947.

ATTEST:-

HARRY G. WORSHE CONSTRUCTORS

By _____ Secretary

By _____ President



STATE OF COLORADO) S S
 COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this Fourth (4th) day of June, AD 1947 by Harry G. Whorse as President and Ed S. Rutherford as Secretary of Harry G. Whorse Constructors, a Colorado Corporation.

Witness my Hand and Seal. My Notarial commission Expires August 21, 1947.

Notary Public
 Notary Public





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September 28, 2014

Cynthia Peck
7480 N County Rd 15
Fort Collins, CO 80524

Re: 744 Eastdale Dr - Replat

Description of project: This is a request to subdivide and replat the lot at 744 Eastdale Dr (Parcel #9713118014). The subdivision will result in two lots that are each approximately 6,000 square feet. The owner plans to build a single-family home on the newly created lot. The parcel is located in the Neighborhood Conservation - Low Density (NCL) 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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. NCL zoning requires a 15 front setback, 15 foot rear setback and 5 foot interior side setback.
2. LUC 4.7(F)(7) Subdividing of Existing Lots. No existing lot may be further subdivided in such manner as to create a new lot in the rear portion of the existing lot. This regulation shall not apply to corner lots.

It would appear this proposal is creating a new lot in the rear portion so this would require a modification.

3. LUC 4.7(F)(5)

Access. Whenever a lot has frontage along an alley, any new off-street parking area located on such lot must obtain access from such adjoining alley

4. The fence height in the front yard can not exceed 4ft in height.
5. For the submittal a plat will necessary and in addition we will need a combined site and landscape plan. The combined site and landscape may include some utility plan elements dependent on the need for a full Utility Plan set.

6. The creation on the new lot can not create a non-conformance of the existing lot and structures.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 4-inch water main in the north side of Laurel Street and a 8-inch sanitary sewer main in the alley to the east.
2. New water and sanitary sewer services are required for the residence on the new lot.
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. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. There may be some required adjacent street improvements such as sidewalks being brought up to standards.
3. Driveway access for the new lot should not be located on Laurel as it is a collector street.

Department: Stormwater Engineering

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

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required.
2. If there is an increase in imperviousness greater than 5,000 square feet a drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. If there is less than 5,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 5,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
3. When improvements are being added to an existing developed site onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
4. Water quality treatment is also required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) In this case disconnection of impervious areas and

directing the down spouts into landscaped areas are two acceptable methods.

5. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
6. The design of this site must conform to the drainage basin design of the 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. PREMISE IDENTIFICATION

The new residence shall be addressed separately. 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.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@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 low-water-use 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 a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361, tbuchanan@fcgov.com) to 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. Green Building and the Climate Action Plan:

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

2. Design Assistance Program:

<http://www.fcgov.com/utilities/business/conservation/rebates-incentives/integrated-design-assistance/>, contact Crystal Shafii at 970-221-6766 or cshafii@fcgov.com

3. Solar Energy:

<http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact

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. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
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 rights-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 (8 foot along the alley, and 9 foot along all other street classifications).
6. It appears that the fence is located within the right-of-way along Laurel Street. The fence shall be relocated to a point outside of the right-of-way and a minimum of 2 feet behind the sidewalk along Laurel Street.
7. The project will be responsible for installing detached sidewalk along the Laurel Street frontage along both of the lots.
8. If the sidewalk along Eastdale Drive doesn't meet minimum ADA widths then the sidewalk will need to be widened along the frontage of the property.
9. Per code requirements the property is responsible for improving the frontages of this property at the time of development or redevelopment. The alley is considered a street, so per the standards this would also need to be improved.
10. Driveway access to the new lot would likely need to be off of the alley as I don't know that driveway spacing from the alley could be met without pushing the driveway into the storm inlets .
11. It looks like an overhead line exists along the Laurel Street frontage of this property. With the development this will need to be undergrounded or at least conduit provided for the future undergrounding of the line.
12. Utility plans may 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. 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. 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: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. If the existing secondary service crosses over the new plat to the existing one, then the service will have to be relocated or a dedicated utility easement will have to be established for this service. Modification charges will apply if the service needs to be relocated.
2. If service will be needed to the new property, new development and/or system modification charges will apply. Residential service would most likely be fed from a 25kVA padmount transformer located in the alley which is southeast of the property.

Planning Services

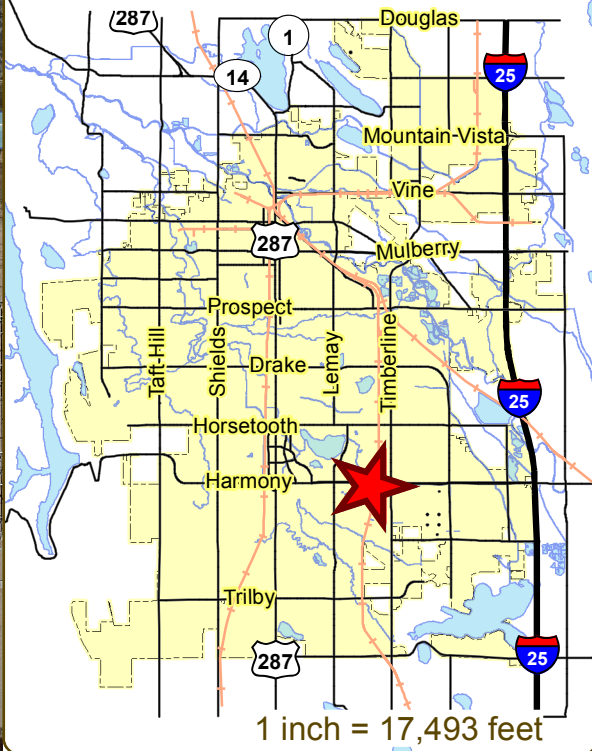
Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. To ensure the new lot is buildable and conforms to the lot dimension standards for the NCL zone district, please ensure the new lot abides by the following:

Minimum lot size - 6,000 square feet
Minimum lot width - 40 feet
2. Any proposed building on the new lot will have to conform with the standards outlined in Article 4.7 of the Land Use Code. Some particular sections of note include the floor area ratio limits (4.7(D)(2)), setbacks (4.7(E)(2)&(3)), and building design (4.7(F)(1)).

2000 E Harmony Rd Medical Office

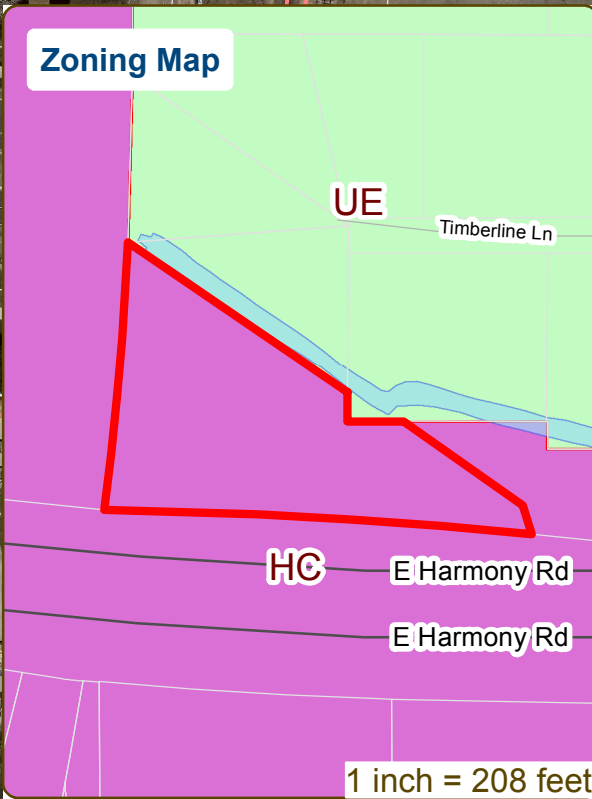
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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Paul Battista - Architect (Consultant)

Business Name (if applicable) Battista Design Group

Your Mailing Address 3050 Uddsworth Blvd., Wheat Ridge, CO 80033

Phone Number 303-428-4895 **Email Address** paul@battistadesign.net

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

2000 E. Harmony Road, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) _____

new medical / dental office building and site improvements

Proposed Use M.O.B. **Existing Use** vacant land

Total Building Square Footage 10,000 ± **S.F.** **Number of Stories** 2 **Lot Dimensions** see attached

Age of any Existing Structures -none-

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

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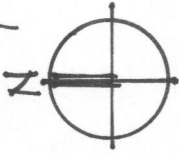
Increase in Impervious Area ± 75,000 **S.F.**

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

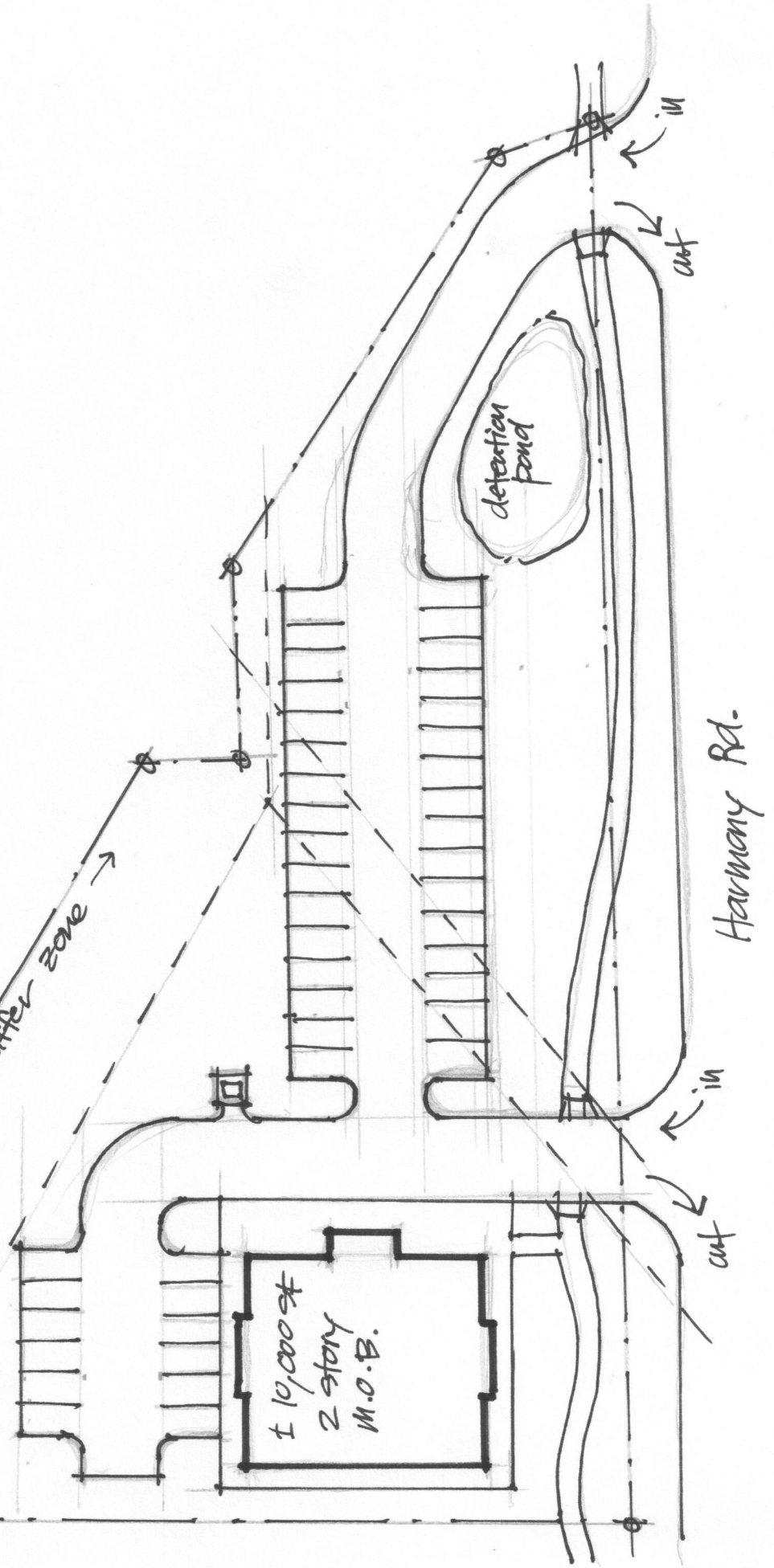
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2000 E. Harmony Rd.
Medical Office Building
1:50 - Concept Sketch



← 50' Habitat & features buffer zone →





October 01, 2015

Paul Battista
Battista Design Group
3650 Wadsworth Blvd.
Wheat Ridge, CO 80033

Re: 2000 E Harmony Rd - Medical Office

Description of project: This is a request to build a medical office at 2000 E Harmony Rd (Parcel #873140031). The proposed building will be 10,000 square feet and will provide 44 parking spaces. A ditch runs along the northern portion of the site. The parcel is located in the Harmony Corridor (HC) zone district. This proposal will be subject to Administrative (Type I) review.

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Comment Summary:

Department: Zoning

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

1. The parking minimum for medical office is 4.5 spaces per 1,000 SF.

The bicycle parking minimum is 4 spaces. 1 of these would need to be enclosed.

2. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 44 parking spaces you'll need two handicap spaces one would need to be a van accessible handicap space.
3. LUC 3.2.2(L) Table A and B
Standard 90 degree parking stall is 19'x 9'
4. LUC 3.2.1 A landscape plan is required.
5. LUC 3.2.1(E)(4)(e)
Parking bays shall extend no more than fifteen (15) parking spaces without an intervening tree, landscape island or landscape peninsula.
6. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
7. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.

8. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible

Department: Water-Wastewater Engineering

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

1. Existing water mains in the vicinity include a 16-inch water main in Timberline Rd and a 36-inch water transmission main on south side of Harmony. Existing sanitary sewer mains in the vicinity include a 27-inch sanitary sewer on west side of railroad north of site, an 8-inch sewer in Harmony Village (south of Harmony Rd), and an 8-inch sewer in Harmony School Shops (east of Timberline).
2. This area originally developed in the county. Water service to the properties along Harmony and to the two subdivisions to the north (west of Timberline) is provided by the Fort Collins Loveland Water District (FCLWD). Many of these same properties have on-site septic systems for wastewater treatment.
3. The site is located in the City of Fort Collins water service area, however water service by the FCLWD may be more economical. A meeting with the district is strongly suggested to discuss water service.
4. Sanitary sewer service will be a challenge. Some preliminary surveying may be needed to identify the best direction for the area.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. 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 - likely only a memo. Please have your traffic engineer contact me to scope the study.
2. Access to the site will be as a right-in, right-out only. The access is controlled by the access control plan, and two accesses are not likely to be allowed. The TIS should address access to the site.
3. Adjacent street multi-modal improvements (such as bike lanes and sidewalks) need to be reviewed to determine if improvements are needed. Transfort should be consulted to determine whether bus stops are needed.

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 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 this site is an issue that may be difficult to solve. Draining to the north through private properties to the Timberline Wetland could be expensive considering how far it is and the easements needed to get to the wetland. Draining to the east isn't an option since it is uphill. Draining to the south would require boring of Harmony Rd. and evaluation of adding runoff to the drainage system in Harmony Village. Draining to the west in the ROW to the drainage outfall system in Golden Meadows seems to be the best option, although it isn't exactly a short distance across the property and railroad to the west.
6. The Warren Lake Reservoir Company will need to approve the construction plans. They are also the company to contact concerning official abandonment of the Dixon Canyon Lateral. The culvert crossing of the lateral for access into the property to the east may no longer be needed since the lateral is not used for irrigation water. It appears that very little water drains into it now which is good if it ends under Harmony Rd. There is a small portion of Harmony Rd. curb and gutter that drains into it and maybe a little water from the property to the east as well as some from this site. John Moen is the Superintendent (482-3309) and the Attorney is Gene Fischer (482-4710) for the Warren Lake Reservoir Company.
7. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
8. The design of this site must conform to the drainage basin design of the Fox Meadows Master Drainage Plan Update as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of the building exterior. Fire access cannot be measured from an arterial road and an Emergency Access Easement will be required. 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

A hydrant is required within 300' of the building as measured along the path of vehicle travel. 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

The 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.

4. PREMISE IDENTIFICATION

2012 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. HAZARDOUS MATERIALS

Medical gases and quantities will need to be identified by time of building permit.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@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 or feature (Dixon Canyon Lateral Ditch). The Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal. As you proceed with your site design process, please note the minimum buffer zone standard of

50' for naturalized storm drainage channels and ditches that serve as wildlife corridors.

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 low-water-use 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 a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". 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 (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. 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.

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.

4. 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. The existing sidewalk along Harmony was installed as an interim solution and a detached sidewalk meeting standards shall be provided along the frontage.
6. 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>
7. 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 any right-of-way that may be necessary to accommodate the detached sidewalk.
8. Access to the site is governed by an access control plan (a copy of sheet for this parcel is being provided to you) and the plan only identifies one access point along this stretch with cross access between all of the parcels. We realize and understand that until all of the parcels develop that this may not be completely feasible. The project will need to be designed so that cross access with redevelopment of the two adjacent parcels can be achieved. It is very unlikely that this site would be given two driveway cuts even as interim access points.
9. The project will need to design and install curb and gutter along the frontage of the property.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
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: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Power is available from the southwest corner of the property. It will need to be determined whether single phase or three phase power is needed for the complex.
2. New development charges will apply. A link to our electric development fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

3. Please coordinate transformer location with Light & Power. Clearances of 8' front and 3' rear and sides of the transformer must be maintained. Also the transformer must be located 10'

of drivable surface for maintenance and installation purposes.

4. A Commercial Service Information Form (C-1) will need to be provided to Light & Power as well as a copy of the one-line diagram showing the utility transformer up to billing meter. A link to our C-1 form and Electric Construction, Policies, Practices and Procedures showing our meter and transformer requirements is below. Please reference this document to ensure you are in compliance with our standards.

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

Planning Services

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

1. Special corridor landscaping is required along Harmony Road. The sketch plan appears to reflect this idea. For discussion at the meeting.
2. 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.
3. 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.
4. 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>.
5. 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.
6. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
7. 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.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

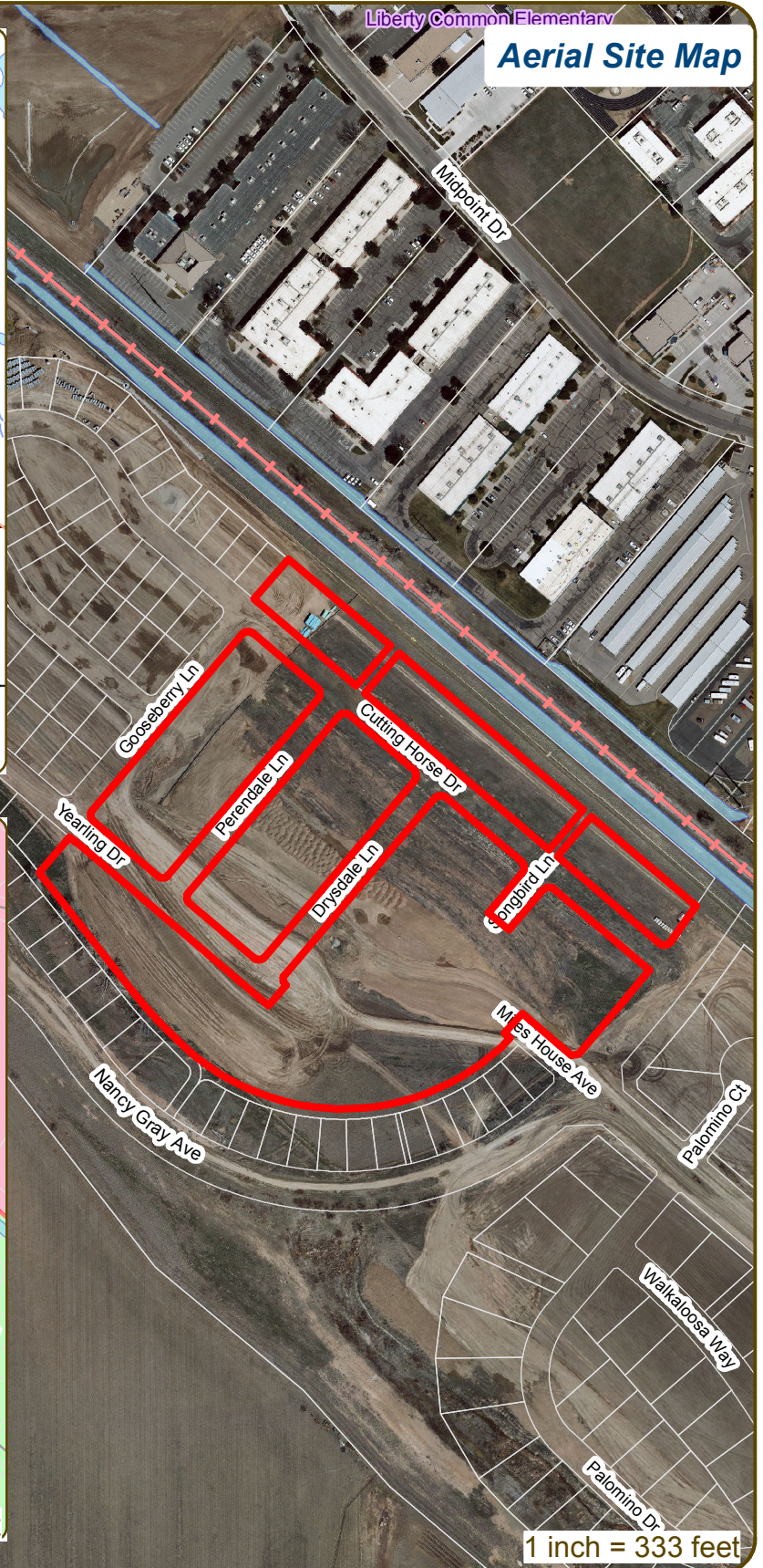
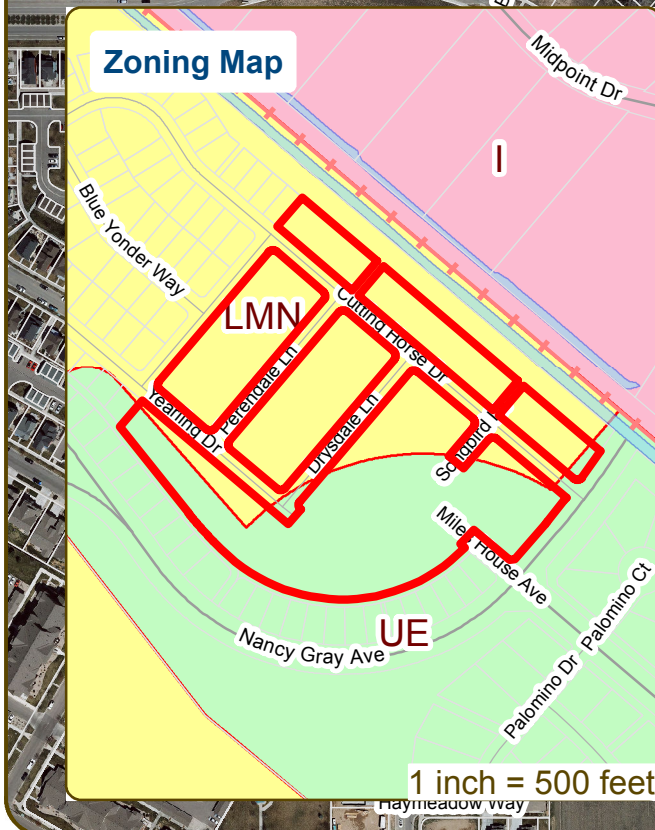
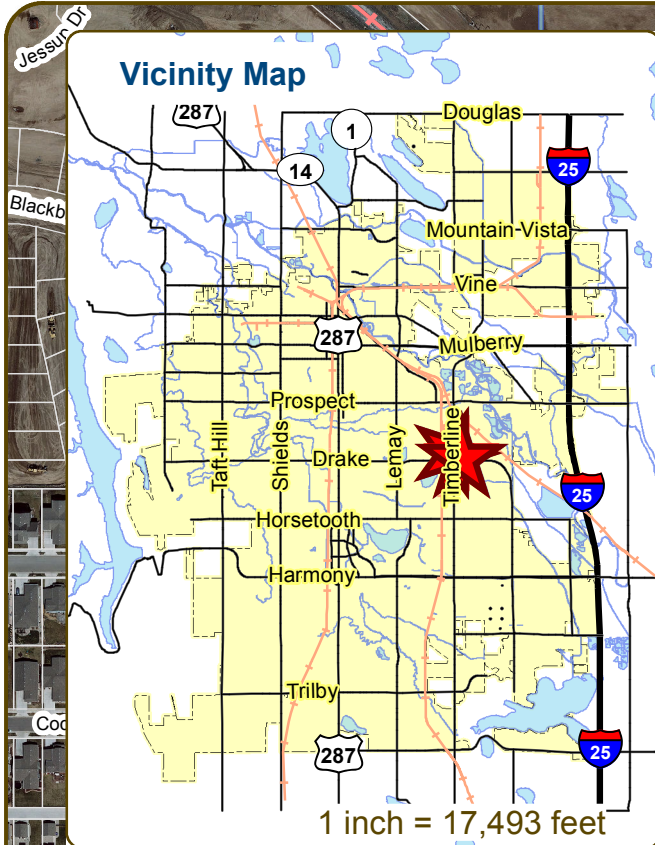
Energy Code Use

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

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

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

Bucking Horse 4th Filing Multi-family



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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) _____

Paul Mills: Landscape Architect

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 South College Ave, Suite 104, Fort Collins, CO 80524

Phone Number 970-484-8855 **Email Address** pmills@russellmillsstudios.com

Site Address or Description (parcel # if no address) Bucking Horse, NW of Nancy Gray Ave and Miles House Ave intersection

Description of Proposal (attach additional sheets if necessary) Multi-Family Development with 328 dwelling units (13) 3 story buildings and (8) Two-Level Apartment buildings. Parking is provided with a mix of open, covered and garage buildings. Amenities include a clubhouse and pool, picnic area and community gardening area.

Proposed Use Multi-Family Development **Existing Use** Undeveloped

Total Building Square Footage 153,293 **S.F. Number of Stories** 3 **Lot Dimensions** _____

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.

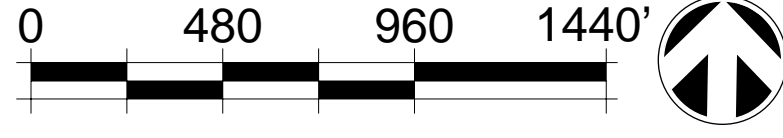
Is your property in a Flood Plain? ☐ Yes ☒ No **If yes, then at what risk is it?** _____

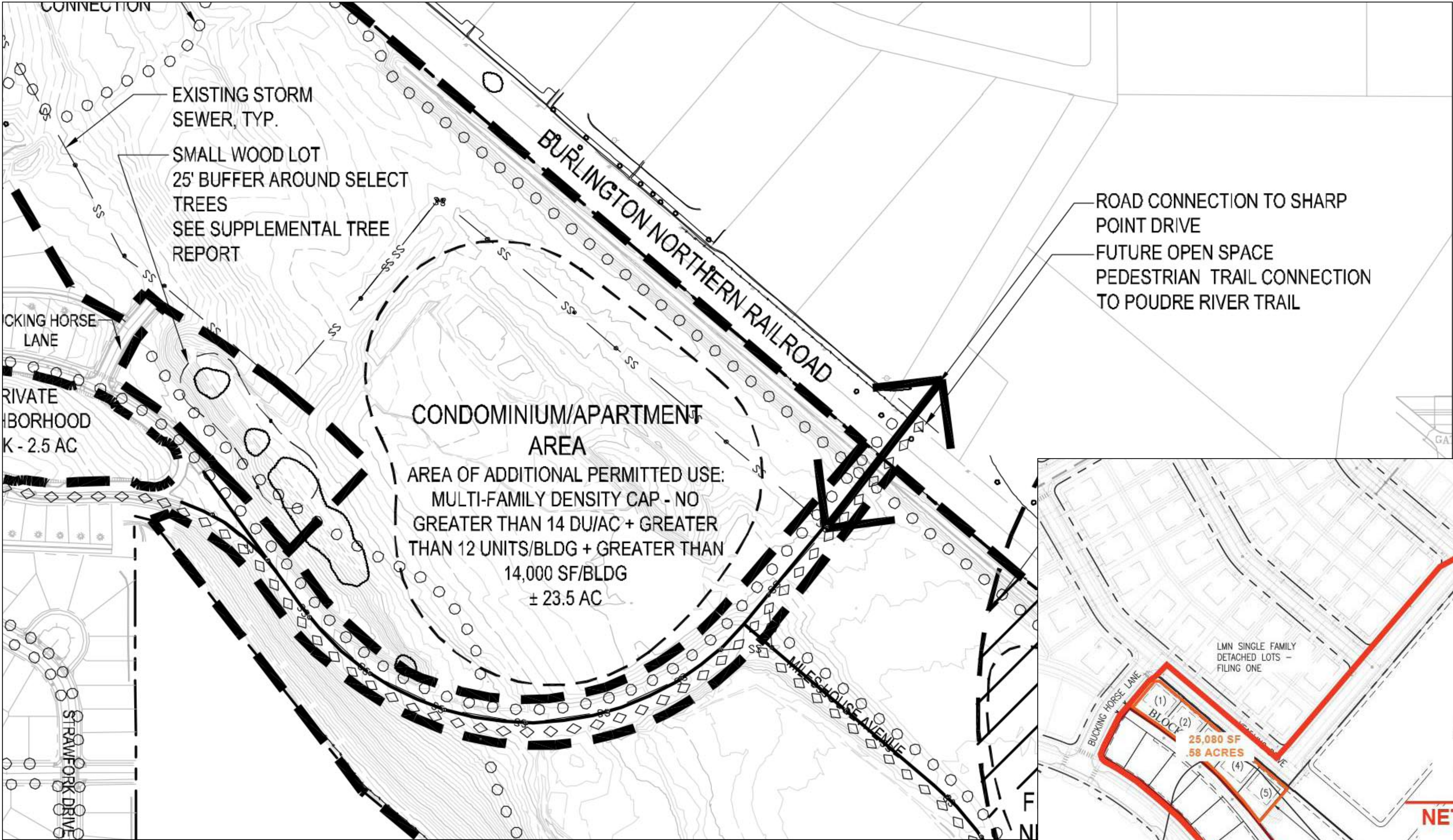
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area approx. 536,000 **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

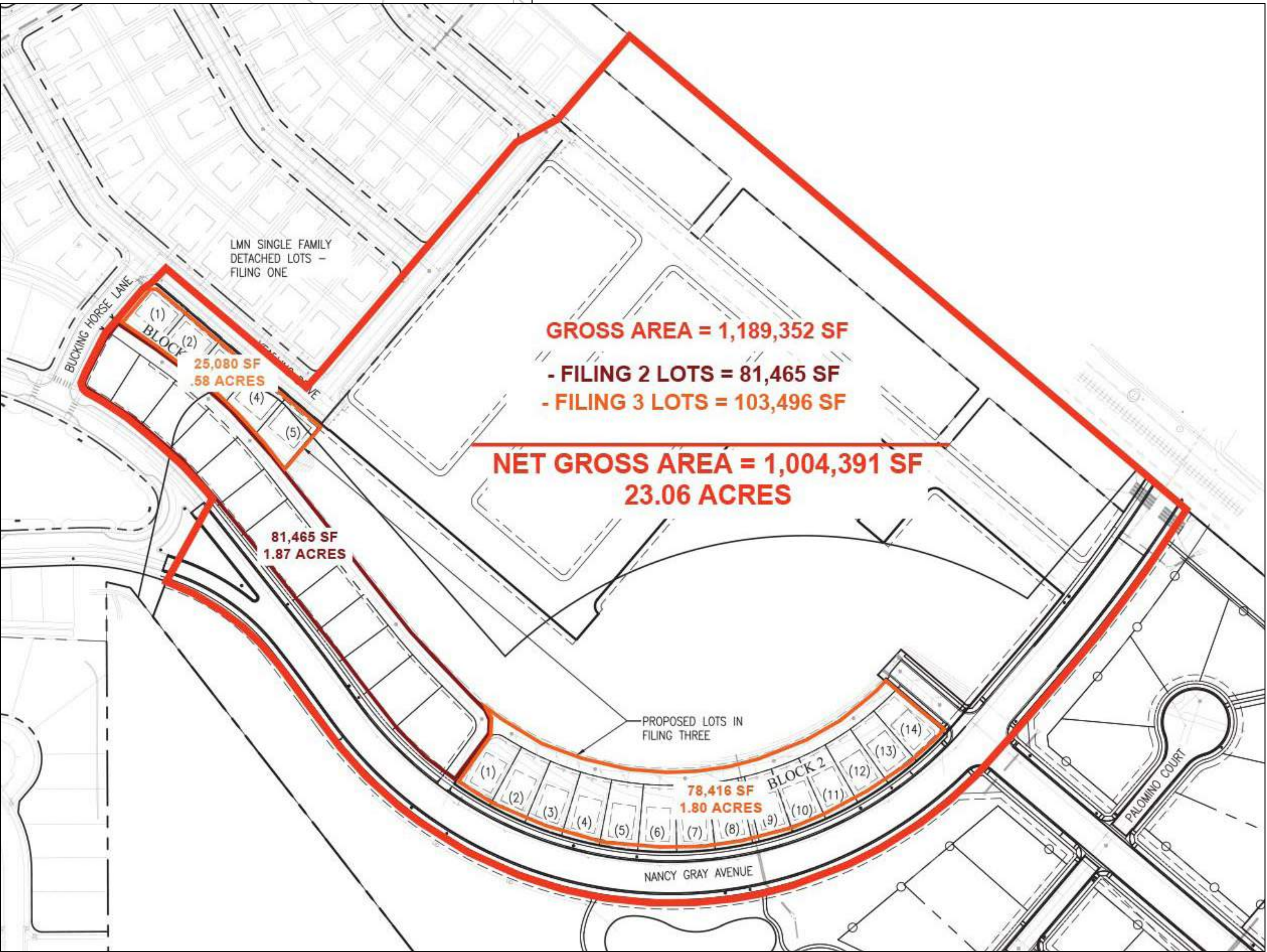
Suggested items for the Sketch Plan:

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?





Bucking Horse ODP



Area Calculation for Filing 4

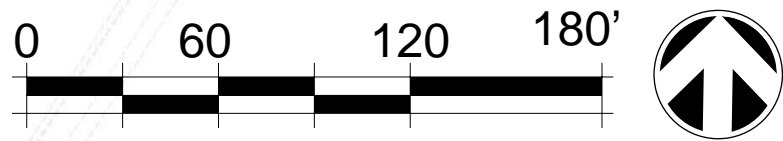


Site Information:
Total Area: 23.06 ac
Current Zoning: UE and LMN
Open Space / Community Areas: 2.84 ac

Density:
Total Units: 328
Gross Density: 14.22 du/ac
Net Density: 16.22 du/ac

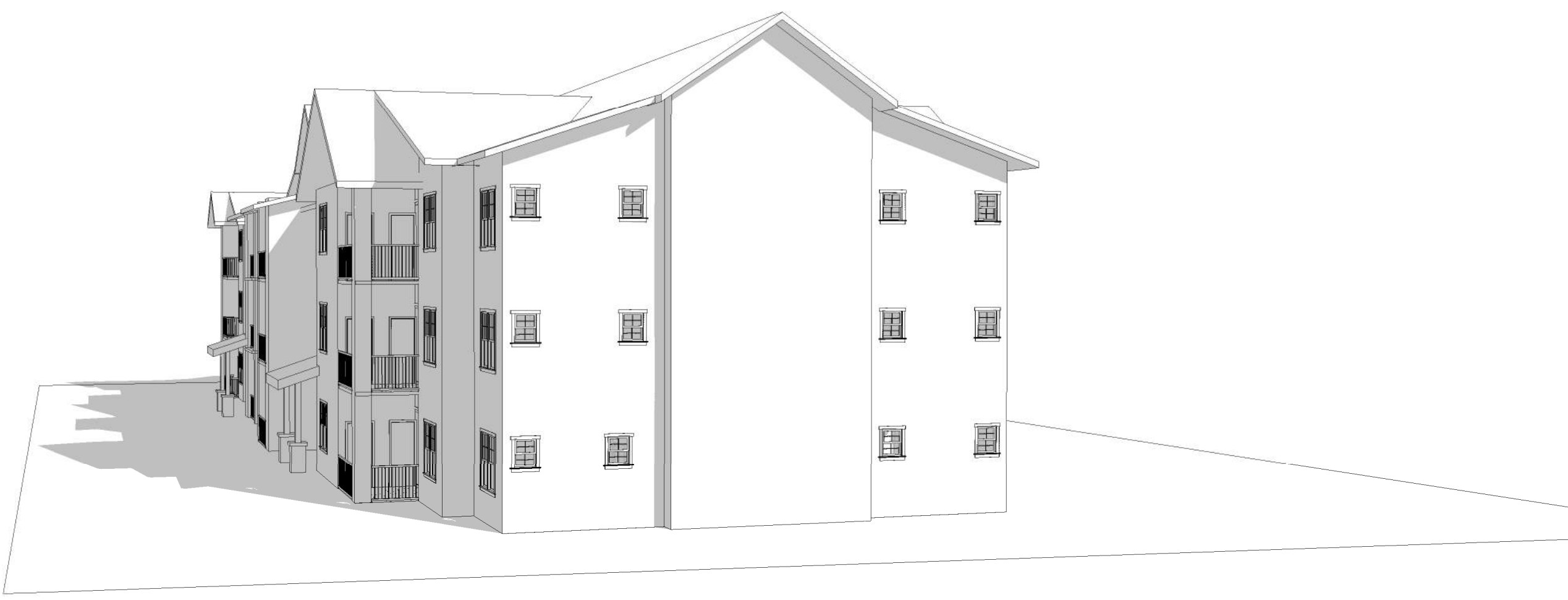
Building Breakdown:
(7) Building 'A': 24 plex - 12 (2bd), 6 (1bd), 6 (3bd)
(6) Building 'B': 24 plex - 12 (2bd), 12 (1bd)
(8) Two-Level Apartment: 2 (3bd)

Parking:
Open Air Parking: 382 spaces
Covered Parking: 70 spaces
Garage Parking: 145 spaces
Total = 597 spaces (560 required)





BUILDING A SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



3D BLDG A VIEW 2
SCALE:



BUILDING A SIDE ELEVATION 1
SCALE: 1/8" = 1'-0"



3D BLDG A VIEW 1
SCALE:



BUILDING A LONG ELEVATION TYPICAL
SCALE: 1/8" = 1'-0"



BUILDING B END ELEV.

SCALE: 1/8" = 1'-0"



3D BLDG B VIEW 2

SCALE:



3D BLDG B VIEW 1

SCALE:



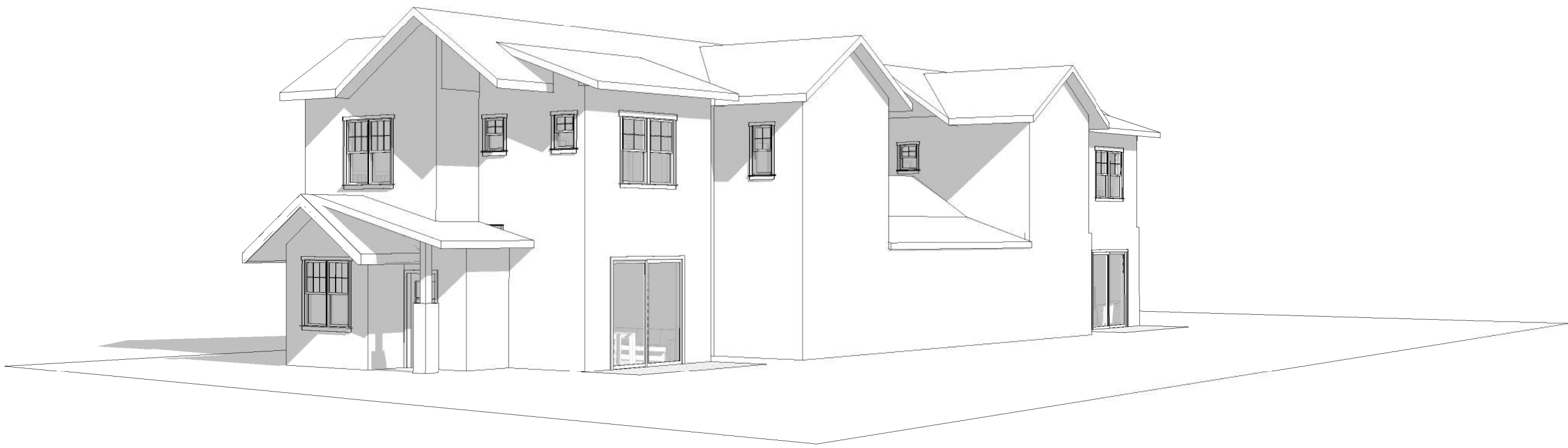
BUILDING B SIDE ELEV.

SCALE: 1/8" = 1'-0"



BLDG C SIDE ELEV.

SCALE: 1/8" = 1'-0"



3D BLDG C VIEW 2

SCALE:



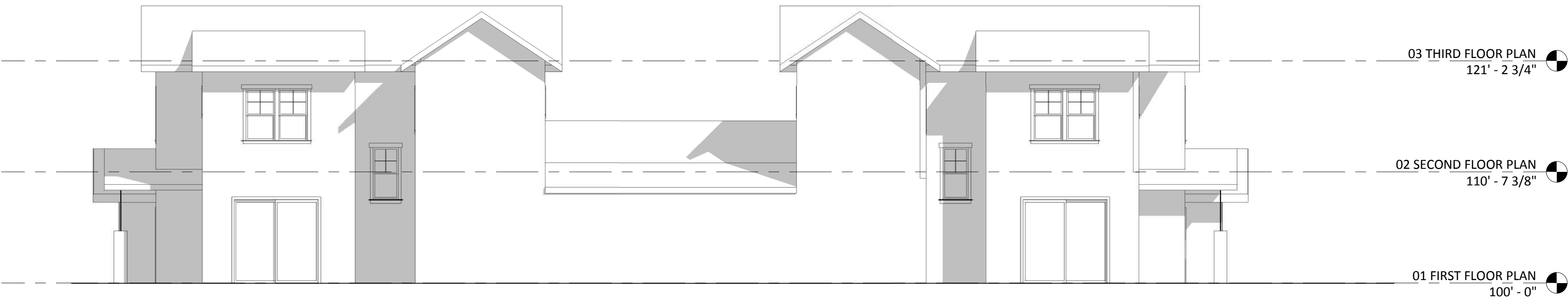
BUILDING C FRONT ELEV.

SCALE: 1/8" = 1'-0"



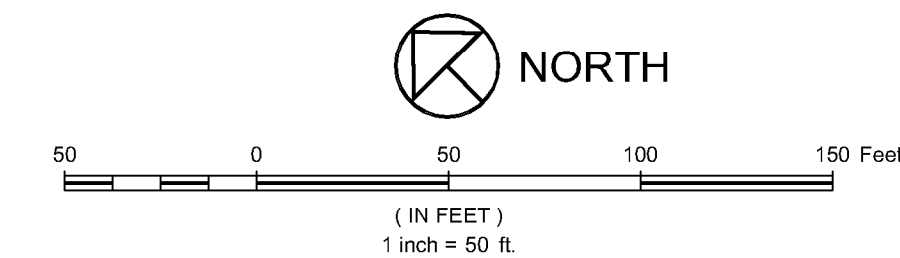
3D BLDG C VIEW 1

SCALE:



BUILDING C BACK ELEV.

SCALE: 1/8" = 1'-0"





October 01, 2015

Paul Mills
Russell + Mills Studios
141 South College Ave.
Suite 104
Fort Collins, CO 80524

Re: Bucking Horse 4th Filing - Multi-family

Description of project: This is a request to construct 328 multi-family units on a 23-acre parcel within the Bucking Horse development (parcel #s 8720366007, 8720366006, 8720366008, 8720466004, and 8720370001). The units will be contained in a mix of two and three story buildings. 597 parking spaces will be provided to serve this development along with a clubhouse, pool, and community gardening area. The parcels are located in the Low Density Mixed-Use Neighborhood (LMN) and Urban Estate (UE) zone districts and multi-family dwellings have been permitted with the granting of an Addition of Permitted Use in conjunction with the O.D.P. 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: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. Attached Dwellings: For each two-family and multi-family dwelling there shall be parking spaces provided based on bedrooms per unit.

one bedroom requires 1.5 spaces
two bedrooms requires 1.75 spaces
three bedrooms requires 2 spaces
2. Multi-Family Residential bicycle parking is 1 space per bedroom

60% enclosed 40% fixed racks.
3. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section. If you have 1-25 parking spaces you'll need one van accessible handicap space.
4. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.

5. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.

5.

Department: Water-Wastewater Engineering

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

1. Existing water mains in the vicinity include 8-inch water mains in Gooseberry lane and Nancy Gray Avenue. Existing sanitary sewer mains in the vicinity include a 10-inch main near the northeast boundary and an 8-inch main in the alley to the south.
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. This proposal will generate more than 1,000 trips per day. Please have your traffic engineer contact me to scope the study - we'll need to determine what has been previously approved, what has changed, and what needs to be updated or re-analyzed at this time.

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 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 site was included in the Overall Drainage Report for Bucking Horse and Side Hill 2nd filing. Quantity detention and standard water quality mitigation are accounted for in the neighborhood detention basin. The proposed site plan must meet the assumed impervious area and drainage patterns or on-site mitigation will be required.
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 Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of all buildings. Buildings over 30' in height have additional fire lane requirements. Refer to 2012IFC, Appendix D for more information. 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

TURNING TEMPLATE

The fire marshal has requested that all projects provide turning templates to indicate fire apparatus movement along private drives and throughout Emergency Access Easements within the development site.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. Hydrants are required within 300' of all buildings as measured along the path of vehicle travel. 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. AUTOMATIC FIRE SPRINKLER SYSTEM

The residential buildings will require a full NFPA 13 automatic fire sprinkler system under a separate permit. The clubhouse may require a sprinkler system if it exceeds 5,000 sq. ft. or has an occupant load of 100 or more persons. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

4. FDC

> IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

5. POOL CHEMISTRY

MSDS sheets for pool chemicals and quantities need to be submitted for review by time of building permit.

6. PREMISE IDENTIFICATION

2012 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.

7. 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

8. ADDITIONAL FIRE ACCESS REQUIREMENTS FOR BUILDINGS OVER 30' IN HEIGHT

> AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

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

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

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.

Department: Environmental Planning

Contact: Kelly Kimple, , kkimple@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 or feature, including an irrigation ditch to the east and a wetland to the southwest. As you proceed with your site design process, please note the minimum buffer zone standard of 50' for ditches that are identified as wildlife corridors and/or naturalized storm drainage channels, as outlined in Section 3.4.1(E) of the Land Use Code. Based on site conditions, a memo-based ECS can be submitted that addresses (a) what wildlife utilize the ditch both on this site and in the broader area, (b) based on your ecologist's professional opinion, whether or not the ditch in this area qualifies as a wildlife corridor, and (C) the extent of the wetlands along the ditch as well as the size and quality of the wetland to the southeast. Once we have this information, staff will be able to better evaluate buffer zone standards that may apply 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. 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 low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.

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.
6. The intersections of Yearling Drive and Gooseberry Lane and Gooseberry Lane and Cutting Horse will need to be redesigned and reconstructed with the widened elbow for the 90 degree turn since the public streets are not being extended. Right-of-way to accommodate this on the existing lots will be needed.
7. Miles House will need to end in a cul-de-sac or we can look at vacating it and the entire stretch north of Nancy Gray can be a private drive.
8. The other existing rights-of-way within this proposal will need to be vacated based on this concept. Only City council has the authority to vacate right-of-way. Information on the ROW vacation process can be found here: <http://www.fcgov.com/engineering/dev-review.php>
A request to vacate right-of-way will not be taken to council until after the project has gone to hearing, so the project will go to hearing with a condition 'provided the existing right-of-way is vacated by council'.
9. The accesses into the site off of the public streets will need to be designed and constructed as driveways.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
13. 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.
14. 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.
15. 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: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Power is currently available to the west and east side of the property. If 3-phase power is needed for the pool and clubhouse it will need to come from the east part of the lot.
2. New development charges will apply for this project. A link to our electric development fee estimator is given below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=1>

3. Transformer and meter location will need to be coordinated with Light & Power Department. Clearance requirements will need to be maintained for the transformers. An 8' front and 3' rear/side clearance must be maintained. Also transformers must be located within 10 feet of drivable surface.
4. When designing for street lights and trees the following street light clearances need to be considered. Shade trees are required to maintain 40 feet of clearance with street lights and ornamental trees are required to maintain 15 feet of clearance with street lights.
5. For the clubhouse, a one-line diagram will need to be provided as well as a filled out Commercial Service Form (C-1). A link to this document is provided below.

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

6. Please review our Electric Construction Policies, Practices and Procedures to ensure standards are met. A link to this document is attached to the website below. If you have any questions please contact Light & Power's Project Engineering Department @ 221-6700

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

Planning Services

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

1. Per Section 3.5.2(D), every front entrance of every building must face onto (in order of priority)
 - Public street
 - Private street
 - Street like private drive
 - 200 feet direct connecting walkway to public sidewalk
 - 350 feet direct major walkway spine to public sidewalk

None of the two-story buildings front on any of the above. These buildings should be shifted to front on the Yearling Drive extension (street-like private drive). The garages then would be placed behind these buildings along an alley-like private drive. The back of the garages would then adjoin the buffer yard as a passive versus active use and contribute to the separation between the single family and multi-family. This way, the Yearling Drive extension is double loaded with buildings as opposed to being single loaded as indicated.

2. As we discussed at Conceptual Review, none of the two-story buildings front on any of the above. If these buildings cannot be shifted to front on the Yearling Drive extension (street-like private drive), then they need to have the connectivity described above. For the buildings closest to the public streets (Yearling and Miles House), it appears that the 200 foot connecting walkway would work. For buildings between 200 and 350 feet away, the major walkway spine would work. For buildings beyond 350 feet, a Modification of Standard may be necessary.
3. Staff would like to prioritize and extend the existing framework of public streets as much as possible. For example, Cutting Horse Drive should continue as either a public street, private street or street-like private drive. As we discussed at Conceptual Review, if a direct alignment to an intersection with Nancy Gray (as shown on B.H. Filings Two and Three) is not possible, then the indirect alignment as shown may have to suffice. Providing an additional intersection with Nancy Gray will not be a problem as such an intersection was shown and approved with previous filings. This would allow two entry points from the

southeast versus a single entry point and help distribute traffic. With 23 acres and 328 units, the more opportunities to distribute traffic, the less congestion at any one point.

4. Has any consideration been given to providing a direct connection (public street, private street, street-like private drive or private driveway) that aligns with Blue Yonder? Such a connection would provide another point of access and perhaps lessen traffic impacts on Yearling and Cutting Horse. As shown now, there is potential for a significant amount of trips loading up Yearling and Bucking Horse to gain access to Nancy Gray. Such a connection would also provide an opportunity to add a 200-foot connecting walkway or 350-foot major walkway spine if needed to serve the internal buildings. At minimum, if a roadway connection cannot be aligned with Blue Yonder, then a bike / pedestrian walkway should be provided between the two 3-story buildings that front on Gooseberry Lane. This walkway would approximately align with Blue Yonder Way and contribute to integrating the multi-family area into the larger neighborhood.
5. Please be sure that all street-like private drives include detached sidewalks, parkways (minimum six feet in width for street trees) and either parallel or diagonal parking (but not 90-degree parking).
6. The alley access off Nancy Gray Avenue, that serves the single family lots fronting on Nancy Gray Avenue, would be a logical alignment for a walkway connection into the multi-family project, grade permitting. (This would be at the southeast edge of Lot 13, Block 6, Bucking Horse Filing Two.) This would allow bikes and pedestrians to gain a more direct access to Nancy Gray Avenue and Bucking Horse Park.
7. The same comment applies to the connection further to the southeast between Lots 8 and 9, Block 2, Bucking Horse Filing Three. Aligning these connections creates more opportunities for the single and multi-family neighborhoods to be more fully integrated.
8. If Miles House does not continue as a public street upon entering the project, then the walkway in front of the 3-story building at the corner of Nancy Gray and Miles House must be at least of equal size as the public sidewalk. This private walkway acts as the connecting walkway (no greater than 200 feet) to the public sidewalk and compliance with Section 3.5.2(D).
9. The 3-story B Building at the northwest point of the Central Lawn will need a connecting walkway (no greater than 200 feet), or a major walkway spine (no greater than 350 feet) to one of the internal street-like private drives. This will require this sidewalk to be widened accordingly.
10. The Housing Model Variety standard (Section 3.8.30) requires that there be at least three distinct building designs. One of the ways this can be accomplished is to vary the number of units per building. With both the A and B 3-story buildings each containing 24 units, compliance with this standard may be difficult to achieve. Has any consideration been given to breaking up one of the 24 unit buildings into different combinations to gain the same unit count? Please consider adding variety by providing buildings with eight, 12 or 16 units, or any other combination, so that not all the 3-story buildings have the same unit count and thus the same mass.
11. Has any consideration been given to providing a dwelling unit(s) above the detached garages? By so doing, especially along the railroad tracks, such arrangement would mitigate the regimentation of the long row of garages along the northeast property line. Also, such units would have the added benefit of contributing to the mix of housing types. If provided, be sure that entry points and stairs are visible to drivers traversing the parking lots.
12. The two 3-story buildings fronting on Gooseberry should be setback from the property line to the greatest extent feasible to help transition the height, mass, bulk and scale in relationship to the single family detached housing across the street.
13. The back side of all garages must comply with the design standards in Section 3.5.2(G).
14. The trail along the railroad tracks is intended to serve the entire Bucking Horse/Sidehill neighborhoods but appears to be located too close to the backside of the garages to fully

serve this purpose. This trail should be shifted further away from the trail so it appears more like a neighborhood-wide trail and not placed in such a way as to be perceived as being restricted to the multi-family project trail.

15. Trash enclosures must be properly sized to contain recycling containers. Now that it is illegal to discard cardboard into the waste stream, a sufficient number and properly sized containers must be provided. A roll-off for cardboard may be needed during times of move-in and move-out. Please contact Caroline Mitchell, Environmental Planner, 221-6288, for assistance in this area.
16. A Lighting Plan will be required at Final. If LED is selected as the light source, be sure to specify the warmer light color (as measured under 2,500 on the Kelvin scale due to problems with excessive brightness. Or, consider using LED fixtures that feature adjustable dimming capability so modifications can be made in the field, if necessary.
17. In designing the site, perhaps at Final, please consider distributing small gathering areas (grills, picnic tables, outdoor furniture, pedestrian amenities, shade structures, etc.) on a broad basis throughout the 23-acre project. While larger gatherings and events are appropriate at the clubhouse and pool area, smaller areas have proven popular in several recent multi-family projects, and get used more frequently and contribute to overall livability within a multi-family setting.
18. 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.
19. 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.
20. 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>.
21. 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.
22. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
23. 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.
24. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

Energy Code Use

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

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

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