

# Conceptual Review Agenda

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

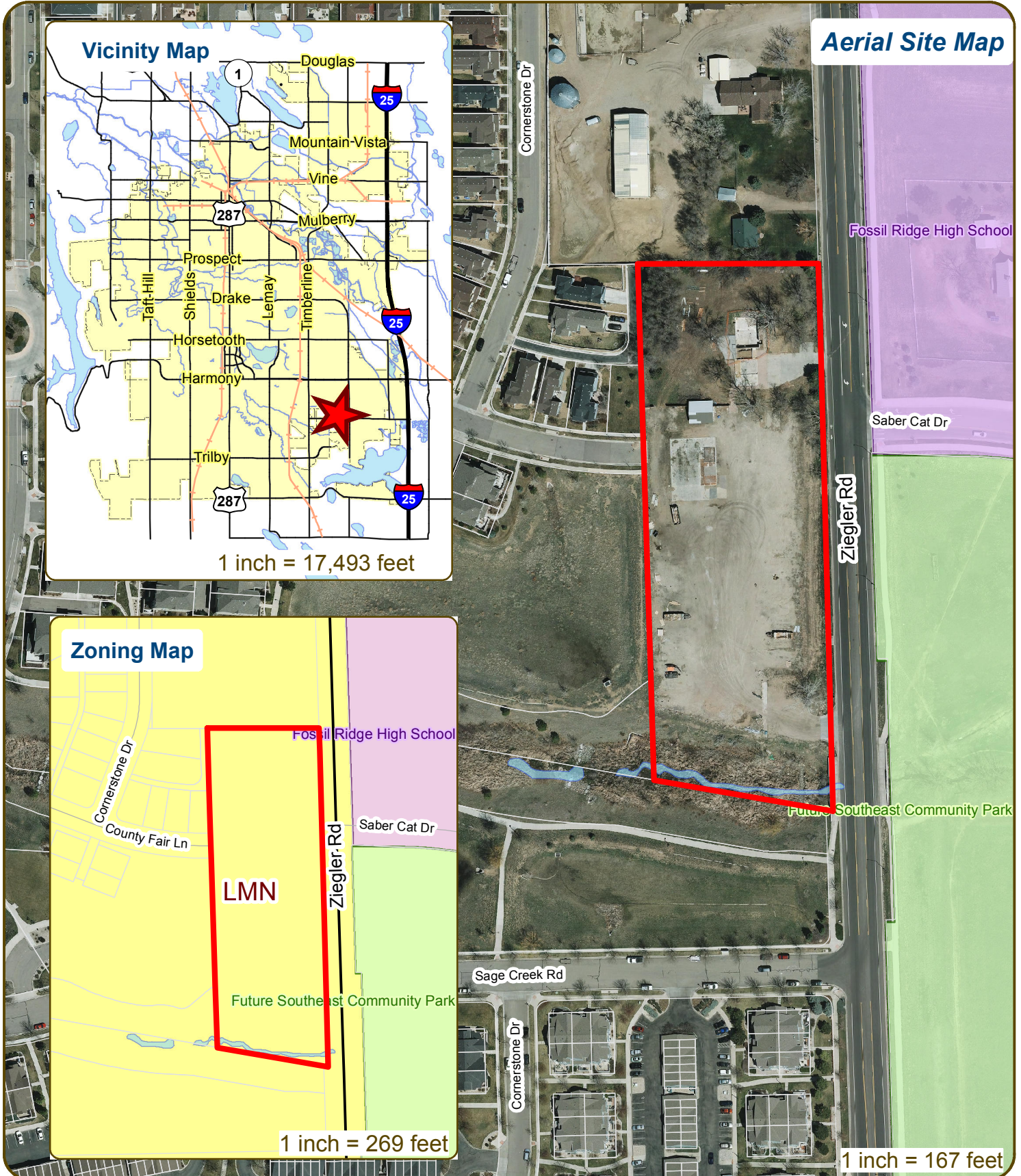
281 Conference Room A

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## Monday, September 15, 2014

Time	Project Name	Applicant Info	Project Description	Planner
<b>9:30</b>	5305 Ziegler - Multi-family CDR140066	Steve Steinbicker (970) 207-0424 <a href="mailto:steve@architecturewestllc.com">steve@architecturewestllc.com</a>	This is a request for a two-building multi-family complex (parcel #8605000007). This proposal calls for 2 5-plex and 2 6-plex buildings that will contain 22 dwelling units in total. The parcel contains a wetland at the south end of the site. The site is located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Administrative (Type I) review.	Rebecca Everette
<b>10:15</b>	Prospect Gateway - Residential CDR140065	Mike Cooper (303) 268-8375 <a href="mailto:mikec@centurycommunities.com">mikec@centurycommunities.com</a>	This is a request to construct a series of single-family attached and detached units (parcel #s 8716400001 and 8716400010). The site will be comprised of 396 lots at the northwest corner of I-25 and Prospect. The site is located in the Employment (E) and Low Density Mixed-Use (LMN) zone districts. This project will be subject to Planning & Zoning Board (Type II) review.	Clark Mapes
<b>11:00</b>	Arrowhead Apartments CDR140067	Mike Walker (970) 532-5891 <a href="mailto:mike@tbgroup.us">mike@tbgroup.us</a>	This is a request for to construct 6 condominium units and 3 attached ranch units (parcel #9723323001). There is an existing 3-story multi-family building on the site. The site is located in the Employment (E) zone district. This project will likely be processed as a Major Amendment and will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard

# 5305 Ziegler Rd 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](mailto: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) \_\_\_\_\_

Lindsay Pierson, DP Investments Group LLC - Owner Representative

Business Name (if applicable) Steve Steinbicker, Architecture West LLC

Your Mailing Address 160 Palmer Drive Fort Collins, Colorado 80525

Phone Number 970-207-0424 Email Address Steve@ArchitectureWestLLC.com

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

5305 Ziegler Road Fort Collins, Colorado 80528 (AKA / Lot 1 Harvest Park - Ziegler Mixed Use)

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

2 Building multi-family 6 & 8-Plex units development.

**Proposed Use** Multi-Family - MMN **Existing Use** Vacant land

Total Building Square Footage 14,000 +- S.F. Number of Stories 3 Lot Dimensions 217'x215' +-

**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 Yes N/A S.F.

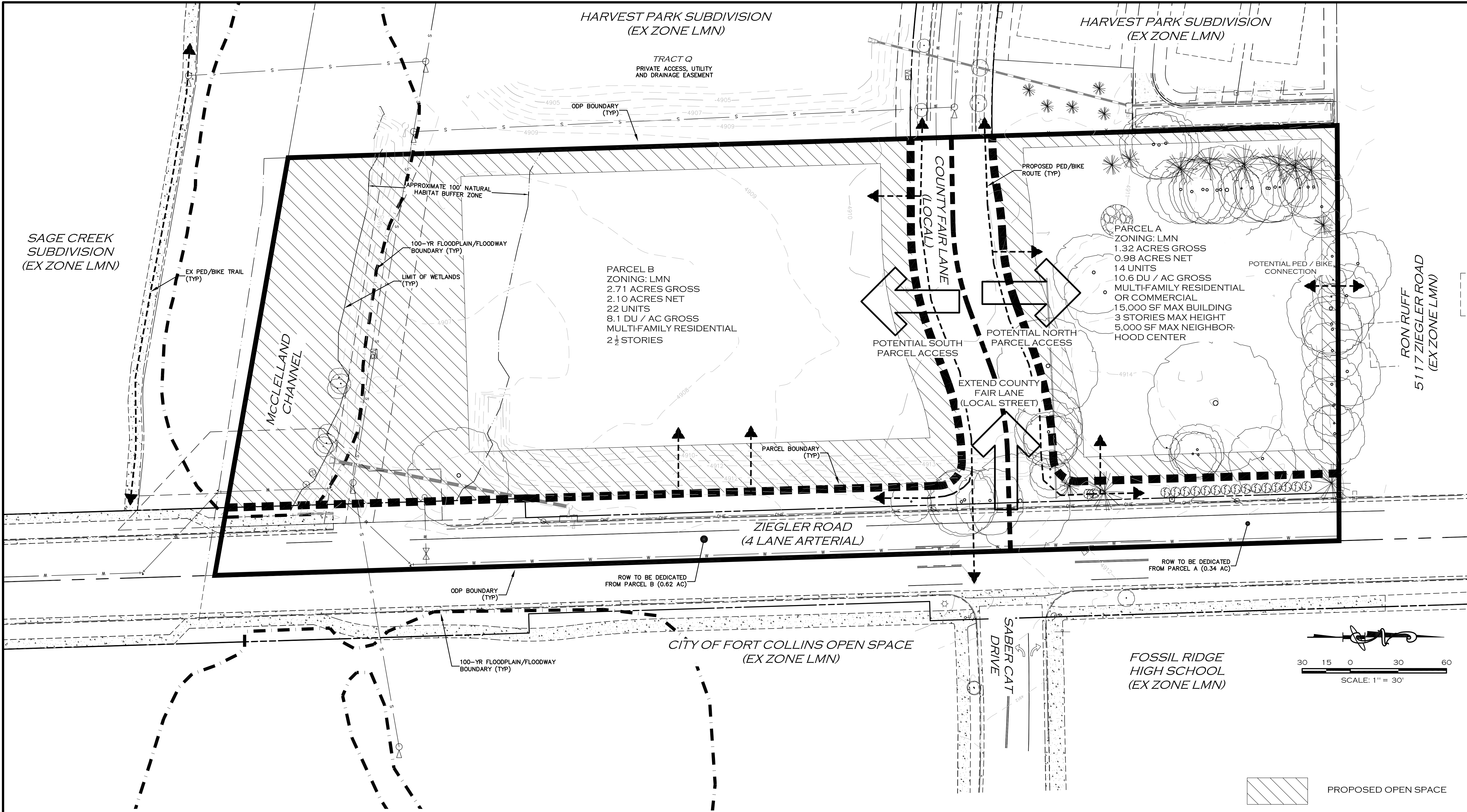
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**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?





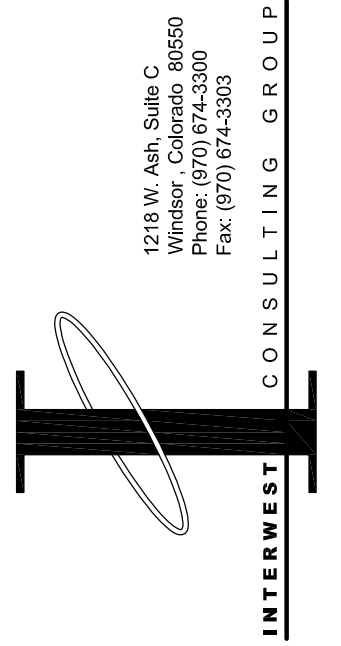


LAND USE BREAKDOWN:

LAND USE TYPE	GROSS AREA	ROW DEDICATION	NET AREA	OPEN SPACE	DU	DENSITY (DU/GROSS AREA)	DENSITY (DU/NET AREA)
A) MULTIFAMILY RESIDENTIAL	1.32 AC	COUNTY FAIR LANE ROW 0.34 AC	0.98 AC	0.20 AC	14 UNITS	10.6 DU/AC	14.3 DU/AC
B) MULTIFAMILY RESIDENTIAL	2.71 AC	ZIEGLER ROAD ROW 0.61 AC	2.10 AC	1.04 AC	22 UNITS	8.1 DU/AC	10.5 DU/AC
TOTAL	4.03 AC	0.95 AC	3.08 AC	1.24 AC	36 UNITS	8.9 DU/AC	11.7 DU/AC
-OR-							
LAND USE TYPE	GROSS AREA	ROW DEDICATION	NET AREA	OPEN SPACE	DU	DENSITY (DU/GROSS AREA)	DENSITY (DU/NET AREA)
A) COMMERCIAL PAD MAX 15,000 SF BLDG.	1.32 AC	COUNTY FAIR LANE ROW 0.34 AC	0.98 AC	0.20 AC	N/A	N/A	N/A
B) MULTIFAMILY RESIDENTIAL	2.71 AC	ZIEGLER ROAD ROW 0.61 AC	2.10 AC	1.04 AC	22 UNITS	8.1 DU/AC	10.5 DU/AC
TOTAL	4.03 AC	0.95 AC	3.08 AC	1.24 AC	22 UNITS	5.5 DU/AC	7.1 DU/AC

GENERAL NOTES:

1. THERE ARE NO PROPOSED PUBLIC SCHOOLS OR PARKS WITHIN THE SITE.
2. THE NATURAL HABITAT BUFFER ZONES SHOWN ON THIS PLAN ARE ROUGH ESTIMATES AND THESE AREAS WILL BE DELINEATED IN GREATER DETAIL ON INDIVIDUAL PDPs PER SECTION 2.3.2(H)(3)(5) OF THE LAND USE CODE.
3. THE ZONING FOR THIS PROPERTY IS LOW DENSITY MIXED-USE NEIGHBORHOOD (LMN).
4. THE MAXIMUM BUILDING HEIGHT IS 30 FEET.
5. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITATS BUFFER ZONE. THE NATURAL HABITAT BUFFER ZONE SHOWN ON THIS PLAN IS APPROXIMATE AND WILL BE DELINEATED IN GREATER DETAIL ON INDIVIDUAL PDPs.
6. THERE ARE NO PROPOSED NEIGHBORHOOD CENTERS FOR LOT B.

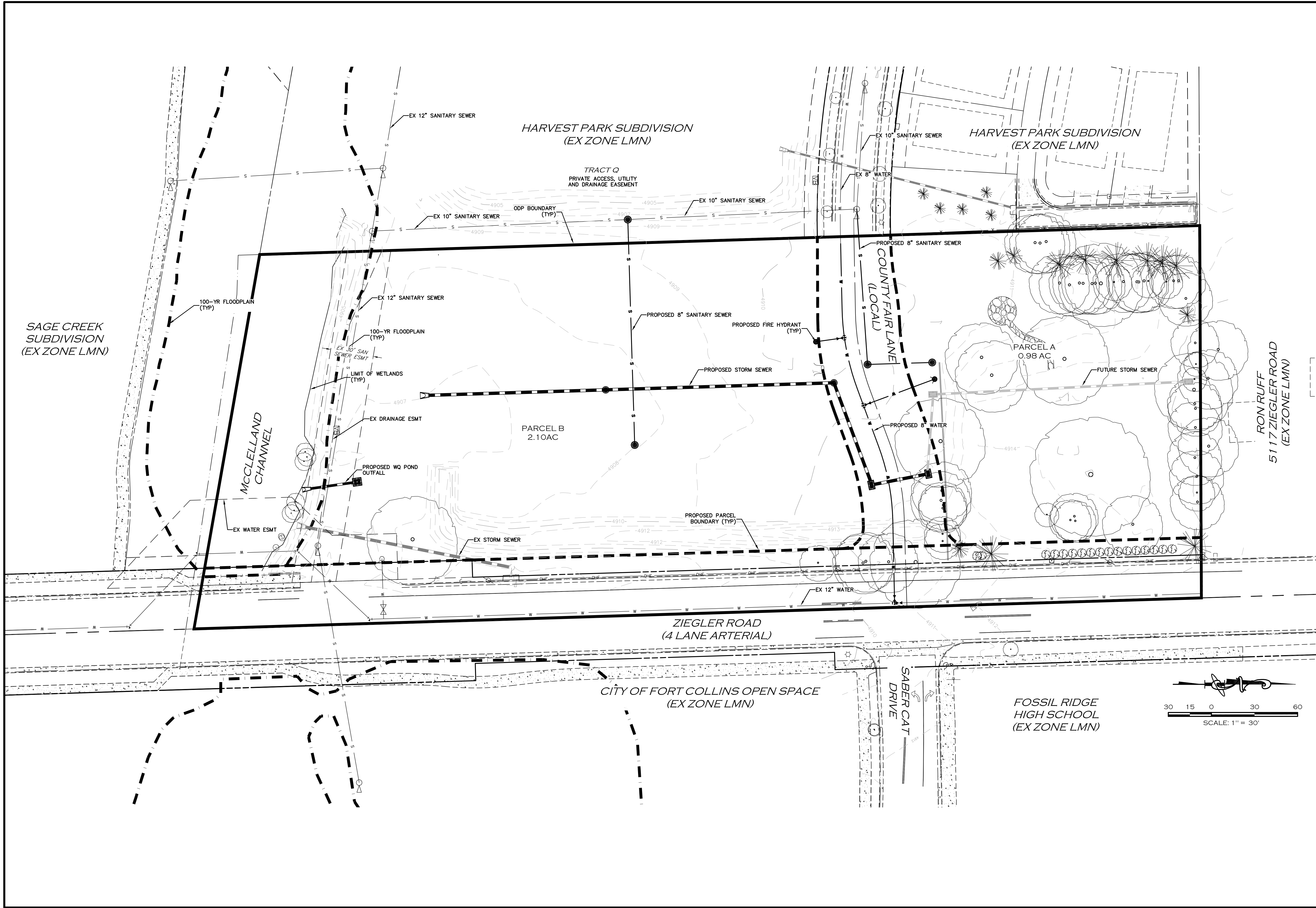


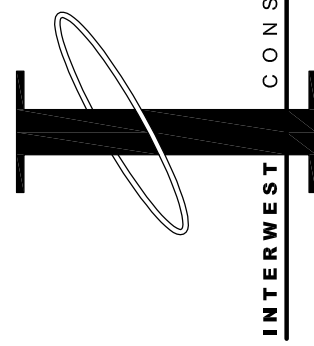
PREPARED FOR  
**ARCHITECTURE WEST, LLC**  
4710 SOUTH COLLEGE AVE  
FORT COLLINS, CO 80525  
PHONE: (970) 207-0424

PROJECT NAME  
**HARVEST PARK - ZIEGLER MIXED USE**  
**OVERALL DEVELOPMENT PLAN**

DATE: 04/05/13  
SCALE (H): 1"=30'  
SCALE (V): N/A  
DESIGNED BY: SB  
CHECKED BY: RA

PROJ. NO. 1154-095-00





1919 W. Ash, Suite C  
Windsor, Colorado 80559  
Phone: (970) 674-3300  
Fax: (970) 674-3303

PREPARED FOR

**ARCHITECTURE WEST, LLC**  
4710 SOUTH COLLEGE AVE  
FORT COLLINS, CO 80525  
PHONE: (970) 207-0424

PROJECT NAME

**HARVEST PARK - ZIEGLER MIXED USE**

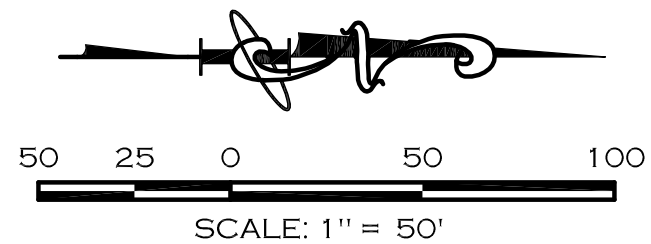
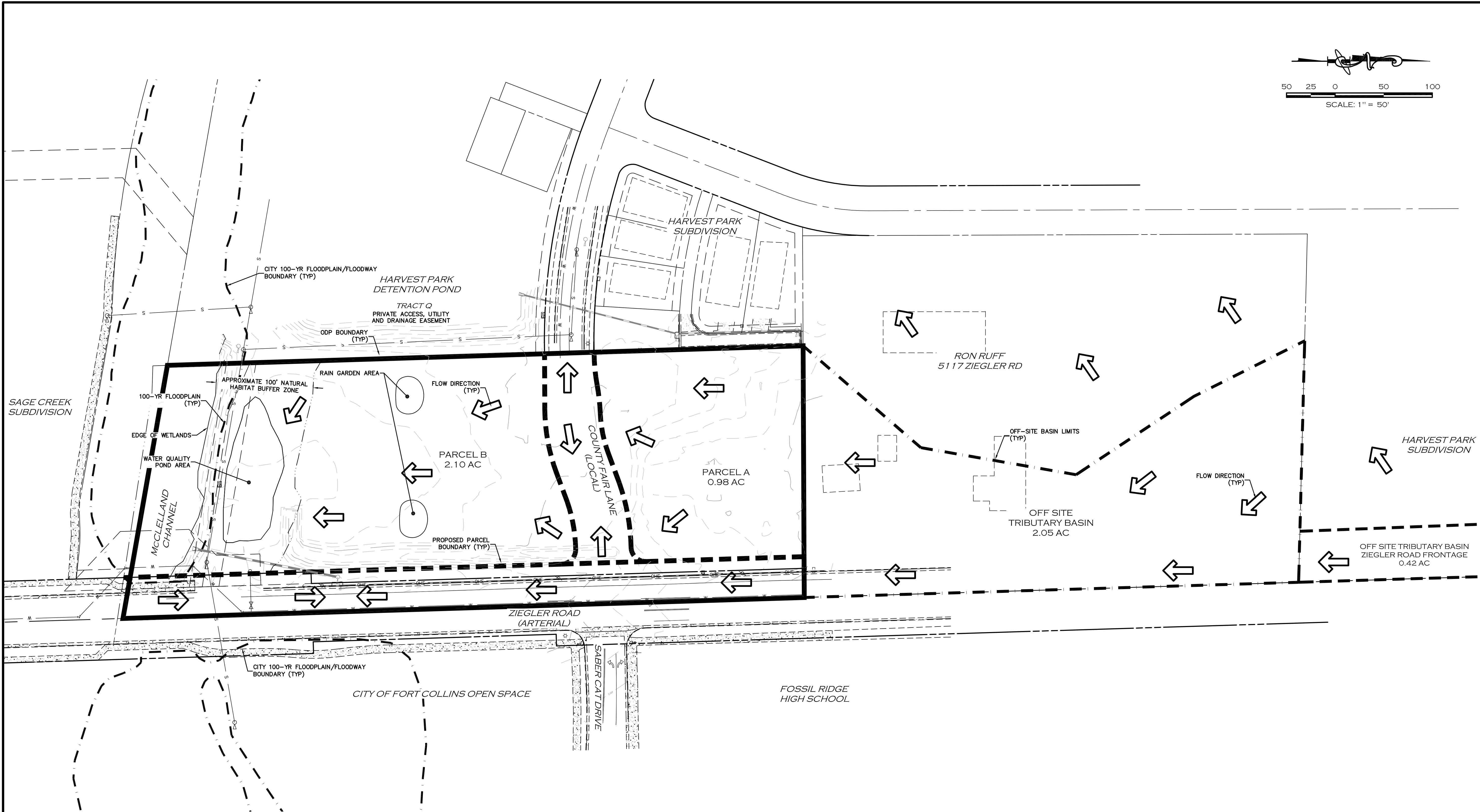
**ODP - CONCEPTUAL UTILITY PLAN**

DATE: 04/05/2013
SCALE (H): 1"=30'
SCALE (V): N/A
DESIGNED BY: SB
CHECKED BY: RA

PROJ. NO. 1154-095-00

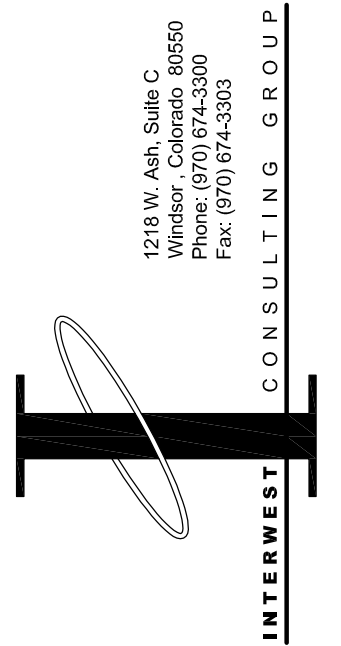
**3 OF 4**





GENERAL NOTES:

1. THERE ARE NO PROPOSED PUBLIC SCHOOLS OR PARKS WITHIN THE SITE.
2. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITATS BUFFER ZONE.
3. THE NATURAL HABITAT BUFFER ZONES SHOWN ON THIS PLAN ARE ROUGH ESTIMATES AND THESE AREAS WILL BE DELINEATED IN GREATER DETAIL ON INDIVIDUAL PDPs PER SECTION 2.3.2(h)(3)(5) OF THE LAND USE CODE.

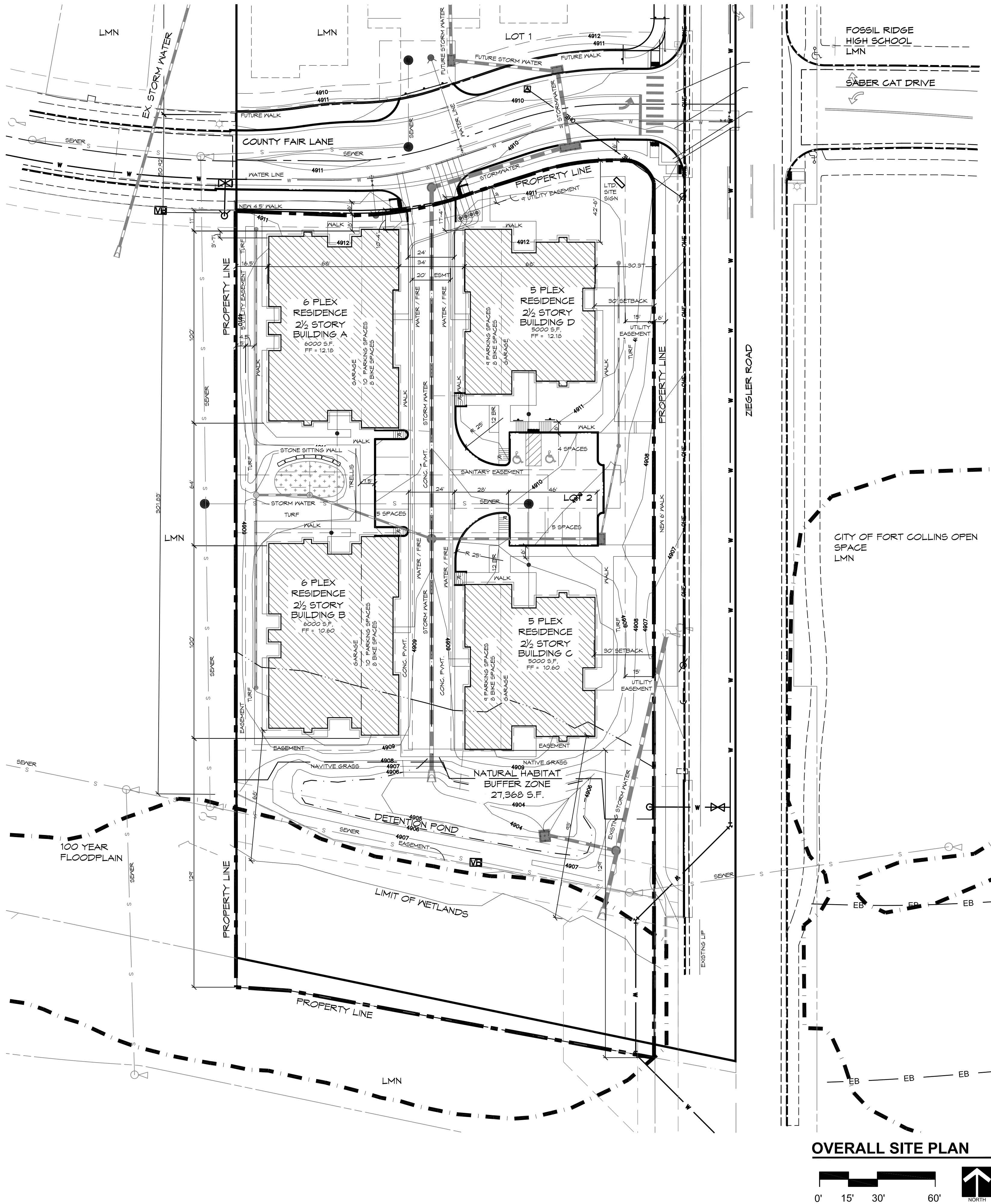


PREPARED FOR  
**ARCHITECTURE WEST, LLC**  
4710 SOUTH COLLEGE AVE  
FORT COLLINS, CO 80525  
PHONE: (970) 207-0424

PROJECT NAME  
**HARVEST PARK - ZIEGLER MIXED USE**  
**ODP - CONCEPTUAL DRAINAGE PLAN**

DATE: 04/05/13
SCALE (H): 1"=50'
SCALE (V): N/A
DESIGNED BY: SB
CHECKED BY: RA

PROJ. NO. 1154-095-00



LAND USE STATISTICS

TOTAL SITE COVERAGE	SQ. FT.	ACRES	% OF LOT
SITE	91,075 SQ. FT.	2.10	100%
BUILDING COVERAGE	22,000 SQ. FT.	0.53	25%
CONCRETE / HARDSCAPE	17,814 Q. FT.	0.41	19%
OPEN / LANDSCAPE	45,302 SQ. FT.	1.15	55%

DEDICATED OPEN SPACE 45,302 SQ. FT. 1.15 55%

NET AREAS EXCLUDE PUBLIC RIGHT-OF-WAY.

EXISTING ZONING: LMN

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

TOTAL NUMBER OF DWELLING UNITS - 22 du

TOTAL NUMBER OF (3) BEDROOM UNITS = 8

OF (2) BEDROOM UNITS = 14

AVERAGE DENSITY PER ACRE: 8.1 DU/A

BASED ON GROSS AREA AVERAGE

GROSS: 8.1 du/AC

NET: 10.1 du/AC

LOT 2:

TYPE R-2, FULLY SPRINKLERED,

BUILDING AREAS - 5 PLEX 5,000 sq. ft & 6 PLEX 6,000 sq. ft.

HEIGHT - 2 1/2 STORY / 30'

2009 IBC, TABLE 503, ALLOWABLE INCREASES, SECTIONS 504.2 & 506.2

MULTI-FAMILY RESIDENTIAL WITH A MAXIMUM OF 22 UNITS IN 4 BUILDINGS

PARKING SPACES	PROVIDED
STANDARD SPACES	14
HANDICAP SPACE	2
INTERIOR GARAGE SPACES	36
TOTAL PARKING SPACES	52
TOTAL PARKING SPACES REQUIRED	41
TOTAL COVERED BICYCLE SPACES (GARAGES)	32
TOTAL UNCOVERED BICYCLE SPACES	24
TOTAL BICYCLE SPACES REQUIRED	56

GENERAL NOTES

1. ALL NEW EXTERIOR SITE AND BUILDING LIGHTING SHALL CONFORM TO CITY STANDARDS TO INCLUDE FULL CUT-OFF LAMPS. ALL EXTERIOR LIGHTING WILL BE DOWN DIRECTIONAL & DESIGNED FOR NO "OFF-SITE" TRESPASS.
2. COMMON OPEN SPACE AREAS AND ARTERIAL STREETSCAPES WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR SNOW REMOVAL ON THE STREET SIDEWALKS.
3. FIRE HYDRANTS TO MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS WILL BE PROVIDED WITH AN APPROVED FIRE EXTINGUISHING SYSTEM.
4. REFER TO UTILITIES PLAN FOR LOCATION OF UTILITIES, DRAINAGE, EASEMENTS AND SIDEWALKS.
5. SIDEWALKS AND RAMPS WILL CONFORM TO CITY / ANSI STANDARDS.
6. ALL SIGNAGE SHALL COMPLY WITH CITY SIGN CODE AND WILL BE APPROVED THROUGH SEPARATE PERMIT.
7. BIKE RACKS ARE TO BE PERMANENTLY ANCHORED.
8. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A "LIMITS OF DEVELOPMENT" ("LOD") LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
9. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
10. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
11. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.
12. COVERED BIKE PARKING IN GARAGE UNITS.
13. TRASH SERVICE BINS TO BE PROVIDED BY LOCAL TRASH COLLECTING COMPANY.
14. EACH UNIT HAS DIRECT ACCESS FROM INSIDE GARAGE UNITS.

LEGEND

- Handicap parking stall
- Ramp
- Bike rack
- Light pole
- Electric pole
- Telephone pad
- Buffer zone

SHEET INDEX

- SHEET 1 SITE PLAN
- SHEET 2 LANDSCAPE PLAN
- SHEET 3 LANDSCAPE DETAILS
- SHEET 4 EXISTING TREE LANDSCAPE
- SHEET 5 ARCHITECTURAL ELEVATIONS
- SHEET E-1.01 SITE PHOTOMETRIC PLAN

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP OF SIX NORTH (T.6N.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LOT 2, HARVEST PARK - ZIEGLER MIXED-USE

PLANNING

APPROVED BY THE DIRECTOR OF PLANNING FOR THE CITY OF FORT COLLINS, COLORADO

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PLANNING

ENVIRONMENTAL PLANNER

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES / DO HEREBY CERTIFY THAT I/ WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I / WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

LINDSAY PIERSON OWNER (SIGNED) DATE

SHERRY PIERSON OWNER (SIGNED) DATE

JACOB PIERSON OWNER (SIGNED) DATE

JAMIE DeVRIES OWNER (SIGNED) DATE

BRIAN DeVRIES OWNER (SIGNED) DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY

(PRINT NAME)

AS

MY COMMISSION EXPIRES: WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

ADDRESS

PRELIMINARY DEVELOPMENT PLAN

LOT 2, HARVEST PARK - ZIEGLER

MIXED USE

SITE PLAN

FORT COLLINS, COLORADO

DP INVESTMENT GROUP, LLC

4640 WITHERS DRIVE

FORT COLLINS, CO 80524

ARCHITECTURE WEST, L.L.C.

ARCHITECTURE/PLANNING

4710 SOUTH COLLEGE AVE.

FORT COLLINS, CO 80525

(970) 207-0424

(970) 207-9191 FAX

SHEET 1

DATE:

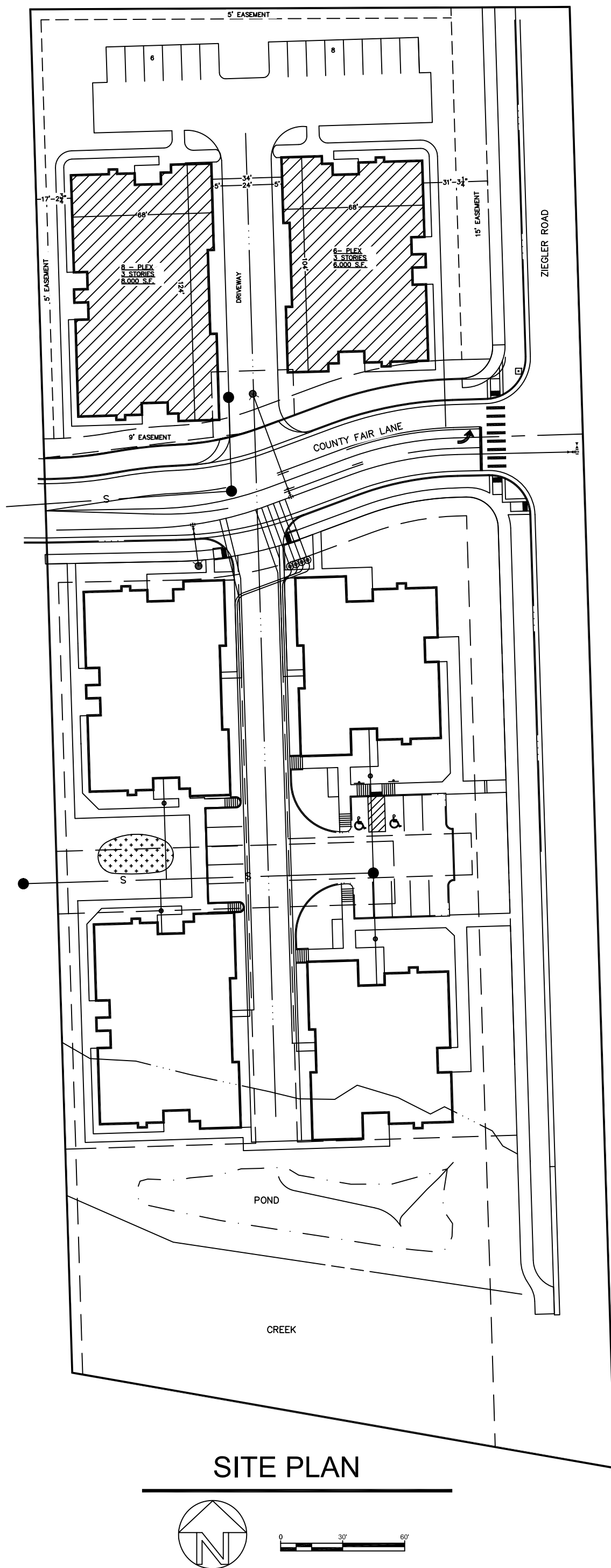
DECEMBER 5, 2012

MARCH 20, 2013

MAY 30, 2013

JUNE 13, 2013





ZIEGLER CREEKSIDE  
 DP INVESTMENT GROUP LLC  
 5305 ZIEGLER ROAD, FORT COLLINS, COLORADO





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

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

October 22, 2014

Steve Steinbicker  
Architecture West LLC  
160 Palmer Dr  
Fort Collins, CO 80525

**Re:** 5305 Ziegler - Multi-family

**Description of project:** This is a request for a two-building multi-family complex (parcel #8605000007). This proposal calls for 2 5-plex and 2 6-plex buildings that will contain 22 dwelling units in total. The parcel contains a wetland at the south end of the site. The site is located in the Low Density Mixed-Use (LMN) zone district. This project 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, Rebecca Everette, at 970-416-2625 or [reverette@fcgov.com](mailto:reverette@fcgov.com).

**Comment Summary:**

**Department: Zoning**

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

1. Parking/Parking Lot requirement per LUC 3.2.2(H) shall be adhered to.
2. Please remove the entry sign shown on the site plan. Any signage including proposed location shall be approved through separate sign permitting process per LUC 3.8.7.

**Department: Water-Wastewater Engineering**

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

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

**Department: Traffic Operations**

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



1. Matt Delich contacted me about this already. Apparently there is a previous study from 2012. Its two years old and the current proposal has a different trip generation (its lower, not higher) I told him that we would need some sort of traffic documentation. If the old study is generally still applicable, then a memo that references the old study, and provides an updated analysis for the interseciton of SaberCat and Ziegler is fine.
2. Adjacent street improvements (especially sidewalk) along Ziegler is very important.

**Department: Stormwater Engineering**

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

1. A small portion of this property is located in the City-regulatory 100-year McClelland's Creek Floodway and must comply with the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
2. Residential construction is not allowed in a 100-year floodway, and if none of the buildings are in the floodway ---as is shown on the applicant's submittal---there will be no floodplain regulated elevation requirements associated with construction of buildings.
3. Any construction activities in the 100-year floodway---grading, sidewalk, curb & gutter, utility installation, landscaping, stormwater outlet pipes, 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>.
4. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at [sboyle@fcgov.com](mailto:sboyle@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
5. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with any questions.
6. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
7. 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.
8. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious.

Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).

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

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

9. The site does extend to McClelland Creek so the 100 year floodplain needs to be dedicated as a drainage easement or it can be deeded to the City so that the City is responsible for the maintenance of the channel and floodplain as it is in Harvest Park. Please contact the City's Real Estate Services Manager for the process and fees required. Helen Matson 221-6276.
10. The site to the north drains across this site so the drainage design will need to pass the existing 100 year flows through this site but they do not need to be detained or treated. The offsite flows need to be routed around the water quality system to McClellands Creek so they won't add to the maintenance burden of the onsite water quality pond.
11. 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.
12. The design of this site must conform to the drainage basin design of the McClellands Creek Master Drainage Plan as well the City's Design Criteria and Construction standards.

**Department: Fire Authority**

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

**1. 2012 IFC CODE ADOPTION**

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

**2. FIRE LANE SPECIFICATIONS**

Based on available information, a 150', dead-end fire lane with no turnaround appears to meet minimum requirements for fire access to Lot 1. A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.



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

Buildings over 30' in height as defined by the 2012 IFC, have additional access requirements. Refer to Appendix D104.1; D105.1; D105.2; & D105.3 below.

#### 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.

#### 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.

### 3. AUTOMATIC FIRE SPRINKLER SYSTEM

These buildings will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

### 4. KEY BOXES REQUIRED

2012 IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 7 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure.

All new or existing Knox Boxes must contain the following keys as they apply to the building:

- > Exterior Master
- > Riser room
- > Fire panel
- > Elevator key if equipped with an elevator

The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

- > Single story buildings must have 1 of each key
- > 2-3 story buildings must have 2 of each key
- > 4+ story buildings must have 3 of each key

For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority Division of Community Safety Services.

**5. 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.

**6. 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](mailto:lex@fcgov.com)

1. All of the environmental planning issues on this site were addressed with the PDP on the south half of the property.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

**Department: Engineering Development Review**

**Contact:** Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@fcgov.com)

1. The ODP for this site hasn't been filed yet and needs to be finalized and filed. It went to hearing in April of 2013.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
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. Known dedications are: Ziegler Road (for placement of detached sidewalk in accordance with minor arterial standards) and the extension of County Fair Lane from Harvest Park to Ziegler Road in accordance with local street standards.

7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. County Fair Lane will need to be extended through the site out to Ziegler Road. The roadway should be aligned with Saber Cat Drive in accordance with design criteria in LCUASS.
9. The project is responsible for the design and construction of County Fair Lane and the Ziegler Road frontage improvements.
10. The 30 foot width of a local street as built with the existing County Fair Lane should provide some additional widening approaching the Ziegler Road intersection to a width of 36' feet in order to provide more of an ability to allow for a three lane cross section at the intersection.
11. It should be verified with Matt Baker in Engineering Capital Projects Street Oversizing as to whether any repays are due to the City for the Ziegler Road widening project that was previously done in the early 2000s.
12. (Sheet 102) Harvest Park was built with a subdrain system that looked to address high groundwater for both the public street system and basement foundations. The soils report required with the project should address whether similar mitigation measures might be needed with the extension of County Fair Lane.
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 and will need to be followed depending on parking design.

**Department: Electric Engineering**

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

1. Existing overhead lines are not owned by City of Fort Collins and will not be the source of power to the lot. Power will come from either NE of lot or from W of lot.
2. Please contact Light & Power Electrical Engineering at 221-6700 if you have any questions.

**Planning Services**

**Contact: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)**

1. This site is located in the Low Density Mixed Use Neighborhood District (LMN). The proposed multi-family use is permitted subject to review by an administrative hearing officer (Type 1).
2. The proposed use and density conforms to the approved Overall Development Plan (ODP 120004).
3. Additional design standards apply to multi-family dwellings three or more stories in height in the LMN district. See LUC 4.5(E)(4) for specific standards, including variation in massing, wall plane, and roof proportions.
4. Multi-family buildings 3 stories in height should be set back 25 feet from the property line of adjacent single-family dwellings. The properties directly to the west of this site are single-family residences, so the setback of approximately 17 feet from that property line (as currently shown) does not meet this standard. See LUC 4.5(E)(4)(b) and LUC 3.8.30(F)(1).
5. Consider terracing the roof or reducing the number of stories to ensure compatibility with the single-family uses to the west, per LUC 4.5(E)(4)(d).
6. The two buildings should be designed in a way that is compatible with the architectural character of the approved PDP to the south and existing residential development to the north and west. LUC 3.5.1 includes



standards and guidelines for ensuring neighborhood compatibility.

7. Where will the building entrances be located? Entrances should be clearly visible from streets and public areas and should face the adjacent street or connecting walkway per LUC 3.5.2(D).
8. See LUC 4.5(E)(4)(f) and (g) for specific standards related to the design of roof lines, facades, and walls for the buildings.
9. Note that the maximum gross floor area for multi-family buildings (3 stories) is 14,000 square feet.
10. Parking shall be provided based on the number of bedrooms per dwelling unit and total number of dwelling units. Reference LUC 3.2.2(K)(1) for the specific standards. Handicap parking should also be provided, per LUC 3.2.2(K)(5)(d).
11. A minimum of one bicycle parking space per bedroom is required for multi-family development. Of this, 60 percent must enclosed bicycle parking, and 40 percent can be provided as fixed bicycle racks.
12. Direct pedestrian access to and from the buildings should be provided via connecting walkways. Sidewalks should be provided along Ziegler Road, County Fair Lane, and along both sides of the drive aisle between the two buildings.
13. A well-marked, safe pedestrian crossing should be provided across County Fair Lane to the south.
14. The ODP references a bike/pedestrian connection on the north end of the property. This should be included in the plan and should directly connect to the site's sidewalk network.
15. In your submittal, please include a landscape plan that documents existing landscaping on site and any proposed changes or improvements. Reference LUC 3.2.1 for the applicable standards.
16. As part of the development review process, compliance with the applicable standards in Articles 3 and 4 is required to the maximum extent feasible.
17. 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.
18. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
19. 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>.
20. 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.
21. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.

22. 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.
23. 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.

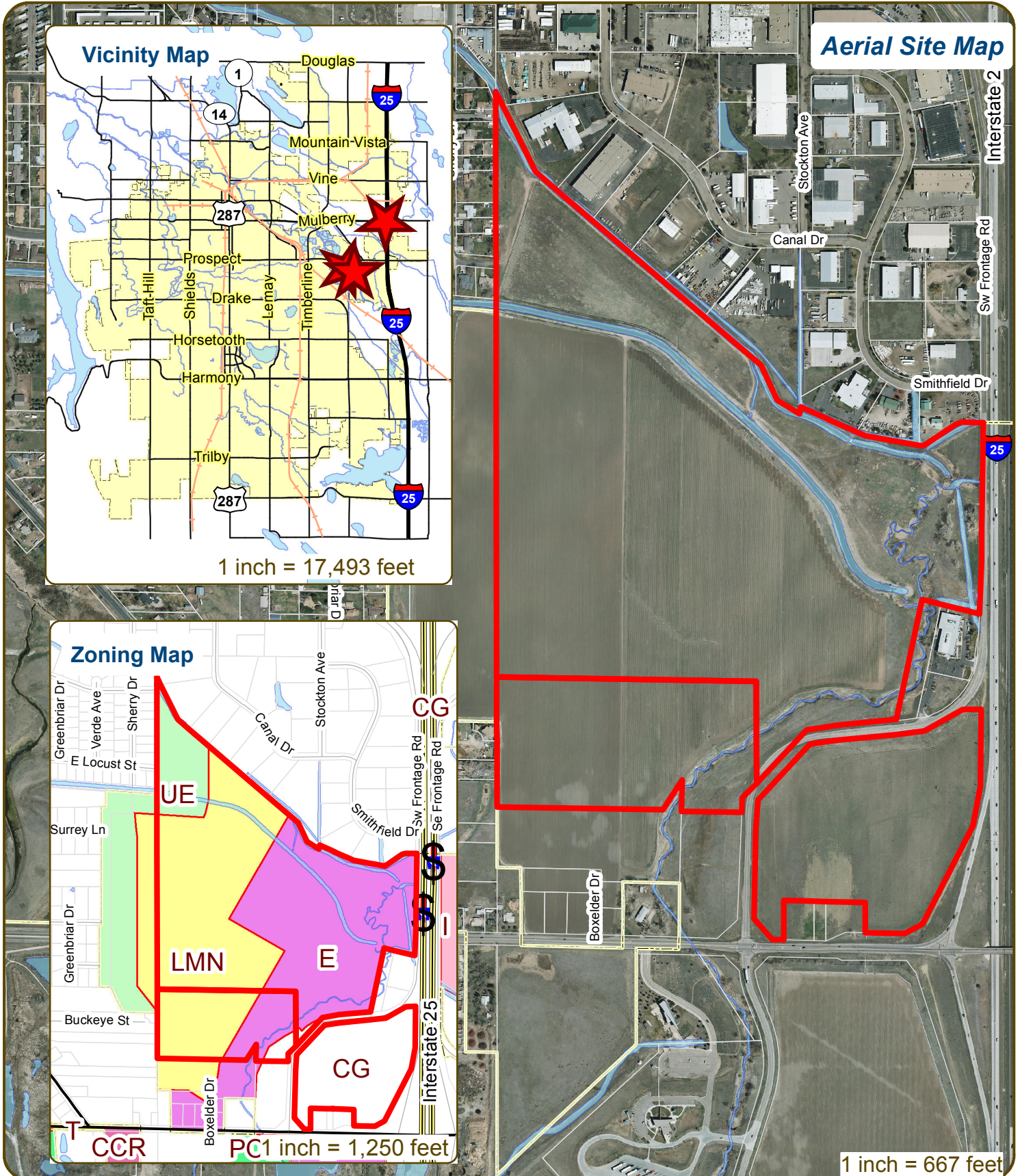
#### **Energy Code Use**

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

# Prospect Gateway Residential



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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](mailto: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) \_\_\_\_\_

MIKE COOPER - UNDER CONTRACT / DUE DILIGENCE W/ LANDOWNER

**Business Name** (if applicable) CENTURY COMMUNITIES

**Your Mailing Address** 8390 E. CRESCENT PKWY, STE. 650, GREENWOOD VILLAGE, CO 80111

**Phone Number** 303.268.8375 **Email Address** mikec@centurycommunities.com

**Site Address or Description** (parcel # if no address) NW CORNER, PROSPECT RD + I-25  
87164-00-001; 87164-00-010

**Description of Proposal** (attach additional sheets if necessary) MIX OF SINGLE FAMILY - DETACHED  
HOUSES AND ATTACHED TOWNHOMES; PARKS AND AMENITY;

**Proposed Use** RESIDENTIAL - SFO + SFA **Existing Use** AGRICULTURAL

**Total Building Square Footage** \_\_\_\_\_ **S.F. Number of Stories** 2 **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?** ADJACENT FLOODPLAIN

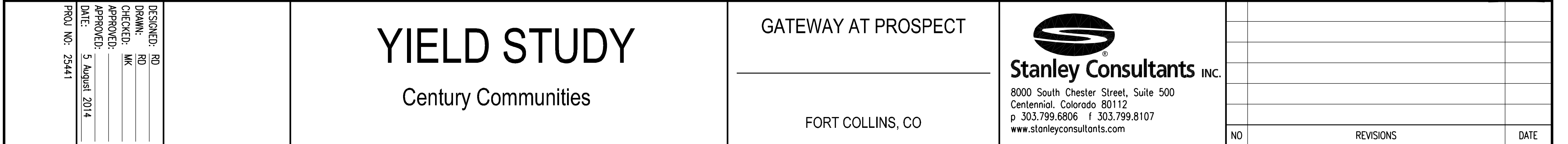
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains> TO THE SE

**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?





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

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

October 22, 2014

Mike Cooper  
Century Communities  
8390 E Crescent Parkway  
Suite 650  
Greenwood Village, CO 80111

**Re:** Prospect Gateway - Residential

**Description of project:** This is a request to construct a series of single-family attached and detached units (parcel #s 8716400001 and 8716400010). The site will be comprised of 396 lots at the northwest corner of I-25 and Prospect. The site is located in the Employment (E) and Low Density Mixed-Use (LMN) zone districts. 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, Clark Mapes, at 970-221-6225 or [cmapes@fcgov.com](mailto:cmapes@fcgov.com).

**Comment Summary:**

**Department: Zoning**

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

1. No Comment

**Department: Water-Wastewater Engineering**

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

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

**Department: Traffic Operations**

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

1. A full traffic study will be needed. The study will need to address (and analyze) the access to the development (proposed as a roundabout), as well as, at a minimum, the intersection of the Frontage Road



and Prospect.

2. Multi-modal level of service will need to be evaluated with the TIS, especially since this area does not yet have good bike and ped connections.
3. Review the approved North I-25 EIS to ensure that this development doesn't preclude those future improvements.
4. Close coordination with CDOT will be important (they will need to provide access permits).

**Department: Stormwater Engineering**

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

1. Floodplain Comments:

A significant portion of this property is in the FEMA-regulatory 100-year Boxelder and Cooper Slough Floodplains and must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.

2. Residential and mixed-use buildings may not be constructed in a FEMA-regulated floodway.
3. Non-residential structures are allowed in the floodway, provided that they are proven by a registered professional engineer (P.E.) to cause no change in the base flood elevation (BFE) and no change to the floodway boundary, all as documented by technical analysis. New non-residential structures must also be either elevated 18-inches above the Base Flood Elevation (BFE), or floodproofed to that same elevation. That elevation is known as the Regulatory Flood Protection Elevation (RFPE = BFE + 18").
4. Nonstructural development (fences, detention ponds, hard surface paths, fill, driveways, parking areas, vegetation, etc.) is allowed within the floodway as long as it can be proven by a P.E. that the development will not cause a change to the BFE or a change to the floodway or flood fringe boundaries. All technical analyses must be prepared using modeling and mapping techniques consistent with current floodplain modeling guidelines and standards.
5. Residential, non-residential and mixed use structures are allowed in a FEMA-regulatory 100-year flood fringe, as long they are elevated to the RFPE. Non-residential structures may be floodproofed in lieu of elevation.
6. Basements may not be constructed below the RFPE in a residential structure within the flood fringe.
7. Nonstructural development is not restricted within the flood fringe.
8. In addition to the floodplain restrictions for this property, Boxelder Creek has an erosion buffer zone along the adjacent banks. That buffer is shown on the attached Flood Risk Map. New residential, non-residential and mixed-use structures may not be constructed within the buffer. Utility construction, fencing, trails, walkways, bridges, grading and vegetation must be designed under current Chapter 10 standards and specifications. Prohibited uses in the erosion buffer include detention ponds, water quality ponds, fill, outdoor storage, driveways and parking areas. Any work within the buffer zone must be preceded by a channel stability analysis prepared by a P.E.
9. Any construction activities in the 100-year flood fringe---structures, fencing, paving, sidewalk, curb & gutter, utility installation or relocation, landscaping, etc.---must be preceded by an approved floodplain use permit, and the appropriate permit application fees. Permit forms, as well as no-rise certification forms for work in the floodway, can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.



10. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Shane Boyle of Stormwater Master Planning at [sboyle@fcgov.com](mailto:sboyle@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
11. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with any questions.
12. Stormwater Development Review Comments:  
A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
13. The standard requirement for onsite detention is to detain for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. However due to the location of this site with respect to being adjacent to Box Elder Creek and being close to the confluence of the creek with the Cache La Poudre river there is the full spectrum detention option available. This might be the only location in all of the Fort Collins drainage basins where full spectrum detention can be applied. Normally all of the basins rely on the 2 year historic release rate in sizing the conveyances in the basin but, in that is not the case for this site. The applicant's engineer will need to run the basin model with the site improvements added to it to prove it is not having a negative effect on the stream. Another option that was being considered in the past was a multi-staged release to mimic the existing site released into the stream by controlling the 2, 10, 50 and 100 year storm flows. However that was before Urban Drainage added the full spectrum detention to the criteria Manual.
14. 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.
15. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
16. The outfall for the site is Boxelder Creek.
17. Please contact Jay Rose, [jmrose@fcgov.com](mailto:jmrose@fcgov.com), ph. 224-6106 at Utilities Capital Projects to discuss the proposed Boxelder Bridge Replacement and Stormwater Overflow Channel project near Prospect Road and Boxelder Creek.

18. 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.
19. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.
20. At the conceptual review meeting the applicant had asked where this site was on the priority list for stream rehabilitation and it is actually #35 on a list of 61 projects. As a result of this development proposal the Stormwater Master Planning division is now considering moving it up in the priority list and possibly include it with the improvements being designed for the proposed Boxelder Bridge Replacement and Stormwater Overflow Channel project.

**Department: Fire Authority**

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

**1. FIRE LANES**

Fire Lanes shall be provided to within 150' of all portions of all buildings, as measured by an approved route around the exterior of the building.

**2. FIRE LANE SPECIFICATIONS**

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

**3. 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.

**4. 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).

**5. TURNING RADII**

2012IFC 503.2.4 and Local Amendments: The required turning radii of a fire apparatus access road shall be

a minimum of 25 feet inside and 50 feet outside.

## 6. WATER SUPPLY

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

06IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter. Outside the Urban Growth Area, hydrants to provide 500 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

## 7. SECOND POINT OF ACCESS

Dead-end roads in excess of 660' are required to have second point of access. When a second point of access is required, the access points shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the area being developed. Although the constraints of this site are recognized, the secondary access point proposed is too close to the primary access point. At the discretion of the fire marshal, the proposed plan may be acceptable if all residences are provided with residential fire sprinkler systems. Further discussion is advised. Refer to 2012 IFC Appendix D104.3 and D107 for more information.

## 8. PREMISE IDENTIFICATION

A plan for street naming and numbering shall be submitted for review and approval. For identification purposes, residences fronting a private drive (alley, etc.) shall be named.

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.

**Department: Environmental Planning**

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (canals, Boxelder Creek, and grasslands). Please note the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.
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. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto: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. 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 off of the frontage road is subject to CDOT approval. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
11. Improvements to the Frontage Road (classified as a Collector on the Master Street Plan) and Prospect Road (a 4-lane arterial) will be required at the time of development of the property. All developments are required to have an improved connection to the arterial roadway system based on where the traffic will be going, so even if this project doesn't have physical frontage on Prospect Road, improvements will be needed to meet this standard. Per Section 3.3.2(F) the LUC requires that all developments must have adequate access to the City's Improved Arterial Street Network. Currently the stretch of Prospect Road between Summit View and the Interstate is not considered Improved.
12. If there is the ability to connect to the development to the West then the LUC would identify that all existing street stubs should be connected to. This would be connections to Surrey Ln, Boxelder Dr, Kenwood Dr, and Locust St. These areas are currently in the County they maintain their own streets. As such the neighborhoods may have concerns with additional traffic on streets that they maintain.
13. The LUC identifies that street connections need to be made to adjacent developable property. Since this proposal does not look to be including all the land within the proposal connections to the adjacent developable parcels it looks like street connections would need to be provided to the north and the south. The road shown along the east edge of this site would serve as a connection to this parcel.



14. Any additional off-site improvements that may be needed to be Level of Service standards, CDOT standards or City standards will need to be designed and completed with this project and may include off-site work.
15. As shown the site is one big cul-de-sac and does not meet the LUC requirements for maximum cul-de-sac length, LCUASS for interconnectivity, and one access point may not be able to physically support this amount of traffic.
16. When this site has been looked at before it appeared that most likely off-site row along Prospect to the west of the site would be needed in order to accommodate the widening needed on Prospect to provide for the left turn lane into the site.
17. It is unlikely that the access point into the site off of Prospect would ever be signalized. The spacing of the access point would not meet typical spacing needs.
18. In the layout provided there are some areas identified as alley lots. Public alleys cannot be used as this development would not meet the criteria for utilizing them, but private drives can be used. As shown some of the street layout may not meet standards and will need to be modified so that standards can be met.

**Department: Electric Engineering**

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

1. Please include locations of any pumps, if necessary.
2. We will need one-line diagrams and meter locations for all multi-family units.
3. Light & Power requires 3' of separation from gas utilities and prefers meters to be on opposite sides of buildings.
4. Services are required to be metered on the same side of the stubbed conduit.
5. Streetlighting design requires 40' of separation from large canopy trees and 15' from small ornamental trees.
6. Please contact Light & Power Electrical Engineering at 221-6700 if you have any questions.
7. Normal development charges will apply.

**Planning Services**

**Contact: Clark Mapes, 970-221-6225, [cmapes@fcgov.com](mailto:cmapes@fcgov.com)**

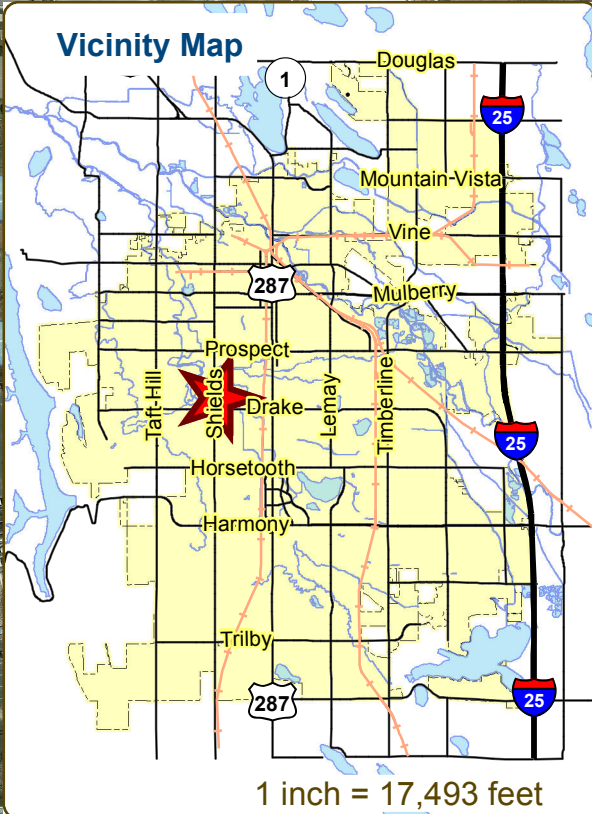
1. Context Is Crucial. A first task in any further planning for this property is to show proposed development in context, with a plan showing relationships to adjacent properties, a direct and integral street connection to the Neighborhood Center, Boxelder Road connection to Prospect, floodplains/floodways, natural area buffers, future employment uses, the concept of a park to the north, and so on.
2. Employment Uses. The proposed plan appears to indicate a reduction in land for employment uses, which are already constrained by Boxelder Creek. In showing the plan in context, viable employment sites should be considered as part of a mixed use area. It appears that detention, Boxelder Creek floodplain and buffers, and street connections are constraints that appear to be disproportionately allocated in employment portions of the ODP.

3. 'Boxelder Road'. Access from the 'Boxelder Road' access point on Prospect Road appears to be very important for a number of reasons as a second point of access to the neighborhood other than the Interstate Frontage Road; as part of improving direct access to the Neighborhood Center, and generally adding an interconnection to the street network.
4. Neighborhood Center Access. Multimodal access from the housing to the Neighborhood Center should consist of a much more direct street connection that is shown on the concept plan. This is integral with the comment about Boxelder Road.
5. 'Secondary Access'. As shown, this appears to consist of a rear, indirect driveway rather than a direct street connection. This should be a more direct and formative component of the plan.
6. Locust Street. A connection may be required. This needs further consideration with Land Use Code Section 3.6.3(F) as a key consideration.
7. Housing Types. Four are required, the plan appears to show three.
8. Model Variety. At least three different models will be required for single family detached houses and townhouses. The emphasis should be on entrances and other features for pedestrian interest.
9. 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.
10. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. 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>.
12. 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.
13. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
14. 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.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.



# Arrowhead Apartments

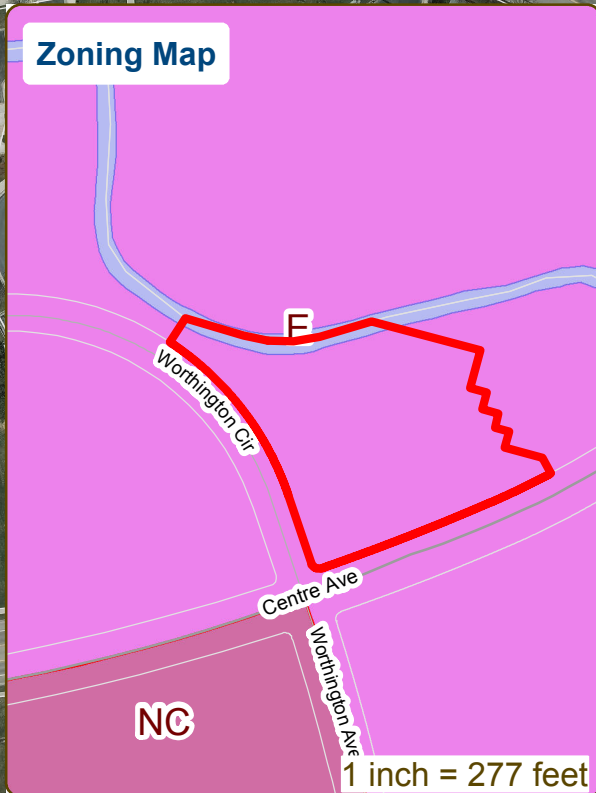
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

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

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto: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) \_\_\_\_\_

Jason Sherrill - Landmark Homes - Developer, Mike Walker - Birdsall Group - Planner / Landscape Architect

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** Landmark Homes - 970-460-0567 - Birdsall Group - 970-532-5891

**Phone Number** \_\_\_\_\_ **Email Address** Mike Walker: mike@tbggroup.us

**Site Address or Description** (parcel # if no address) Arrowhead Apartments - NE corner of Worthington Cir and Centre Ave.

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

Addition of a 6 Unit - 2 story condo building and a 3 unit ranch for a total of 9 units

**Proposed Use** Multi-Family **Existing Use** Multi-Family

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

**Age of any Existing Structures** 2 Years

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

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

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

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

**Increase in Impervious Area** To be Determined \_\_\_\_\_ 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?





CONCEPT PLAN

9 UNITS

JUNE 24, 2014

6 UNIT 2 STORY CONDOMINIUM BUILDING  
3 UNIT BUILDING - RANCH PLANS



October 22, 2014

Mike Walker  
Birdsall Group  
444 Mountain Ave.  
Berthoud, CO 80513

**Re: Arrowhead Apartments**

**Description of project:** This is a request to amend Phase Two of the Centre Avenue Residences Final Plan. The plan consists of a total of nine multi-family dwelling units divided between two buildings. One building would be two stories and contain six units. The other building would be one story and contain three units (parcel #9723323001). Phase One of Arrowhead consists of an existing three-story multi-family building. The site is located in the Employment (E) zone district. This project will be processed as a Major Amendment since there is a reduction of 21 dwelling units which is a change of greater than one percent of the total number of dwelling units when compared with the original approved Final Plan. Since the original Final Plan was considered by the Planning & Zoning Board, so too will the Major Amendment. As proposed, one of the building envelopes encroaches into an existing platted easement which will require either a replat or an easement vacation.

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

**Comment Summary:**

**Department: Zoning**

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

1. All units are considered multi-family. The attached garages appear to accommodate two vehicles but only if stacked end to end. This tandem arrangement will only be counted as one space. Please note that the required minimum number of parking spaces is based on the number of bedrooms per unit per Section 3.2.2(K)(1)(a).
- 1.
- 1.
2. Since all units are considered multi-family, then LUC 3.2.2(C)(4) shall apply which requires one bicycle parking space per bedroom and that these spaces be divided between 60% enclosed and 40% exterior (secured by a fixed rack).



**Department: Water-Wastewater Engineering**

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and a 21-inch sewer in Centre and an 8-inch water main and 8-inch sewer in Worthington Circle.
2. There is a 1½-inch water service and a sewer service extended north from Centre in the eastern third of the site. These services must be used or abandoned at the main.
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](mailto:mwilkinson@fcgov.com)

1. It appears that a TIS for this parcel was done in 2009 for 30 dwelling units. Is this a later phase of that original development? Based upon section 4.2.3.D in the Larimer County Urban Area Street Standards, the traffic impact study can most likely be waived.
- 1.

**Department: Stormwater Engineering**

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

1. This site has approved Final Plan Documents including Utility Plans and a Drainage Report.
2. A revised grading plan is required if changes are proposed relative to the approved grading plan.
3. Please show the new plan has equal or less impervious area than the approved site plan. If additional impervious area is proposed, mitigation of the additional impervious area is required. This includes quantity detention, water quality detention, and LID mitigation. If you can document that there is no increase in impervious surface, then LID mitigation would not be required.

**Department: Fire Authority**

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

1. 2012 IFC CODE ADOPTION  
The Poudre Fire Authority and the City of Fort Collins have adopted the 2012 International Fire Code. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.
2. FIRE LANES  
Fire Lanes shall be provided to within 150' of all portions of the buildings, as measured by an approved route around the exterior of the building. A fire lane is needed on the property in order to meet minimum fire access requirements. In the event an Emergency Access Easement already exists for Arrowhead



Residences, the existing easement may need to be updated based on changes to the site. Further information is needed.

#### FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

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

#### 3. AUTOMATIC FIRE SPRINKLER SYSTEM

These buildings will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

#### 4. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM

New buildings or building additions that cause the building to be greater than 50,000 square feet will 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](mailto:lex@fcgov.com)**

1. This proposal is for the phase two of the Centre Avenue Residences project. A minor amendment was approved for Phase One, which reduced the buffer zone plantings from the originally approved plans to only plantings around the phase one section of the project. Buffer zone plans for the phase two building will need to be provided in the landscape plan for the project.

An ECS is not necessary for this phase, because staff has visited the site with the applicants in the past two years and the natural habitat on the site (the canal) has not changed substantially.

2. 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.
3. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto: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. Any sidewalks, ramps or driveways along Worthington or Centre Ave adjacent to the site that do not meet current ADA standards will need to be updated with this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. Per the approved plans all services (water and sewer) for these two building location were to have been installed with Phase 1. Standard street cut fees will apply for any street cuts.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
8. If the site is replatted, any needed easement dedications or vacations can be done as a part of the replat, if the site will not be replatted any easement dedications or vacations can be done through a separate document process.
9. Utility plans will be required and we will either need to do a new Development Agreement or amend the existing agreement which will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

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

1. Normal development charges will apply.
2. Electric service will most likely come from middle of Worthington Cr SE of existing entrance.
3. Please contact Light & Power Electrical Engineering at 221-6700 if you have any questions.

**Planning Services**

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

1. Since the proposed building envelope encroaches into the platted easement, either a replat or an easement vacation would be required.

2. The rear elevation of the detached garage may need to be upgraded in order to comply with Section 3.5.2(G).
3. The three units facing Centre Avenue must each include a direct connecting walkway out to the public sidewalk. As it appears now, the backs of the units face the street. Such orientation is not the design intent of the standard. Please consider a design approach that includes the fronts of the dwelling units facing the public street with a front porch to accentuate the building's orientation.
4. Since this proposed amendment will complete the phasing of the Centre Avenue Residences, all areas contained within the Final Plan must be fully improved including all landscape areas.
5. The seven parking spaces facing Centre Avenue will be required to be screened with a continuous row of shrubs or in combination with a low screen wall.
6. The architecture of the two new buildings will be required to complement the existing building.
7. Is there any common outdoor space proposed? If so, please indicate on the Site Plan.
8. The original Final Plan shows that Building Two Phase Two, which is now the proposed two-story six-plex, is connected to Centre Avenue with a walkway. The proposed building should be similarly connected.
9. 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.
10. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. 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>.
12. 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.
13. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
14. 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.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.