

Conceptual Review Agenda

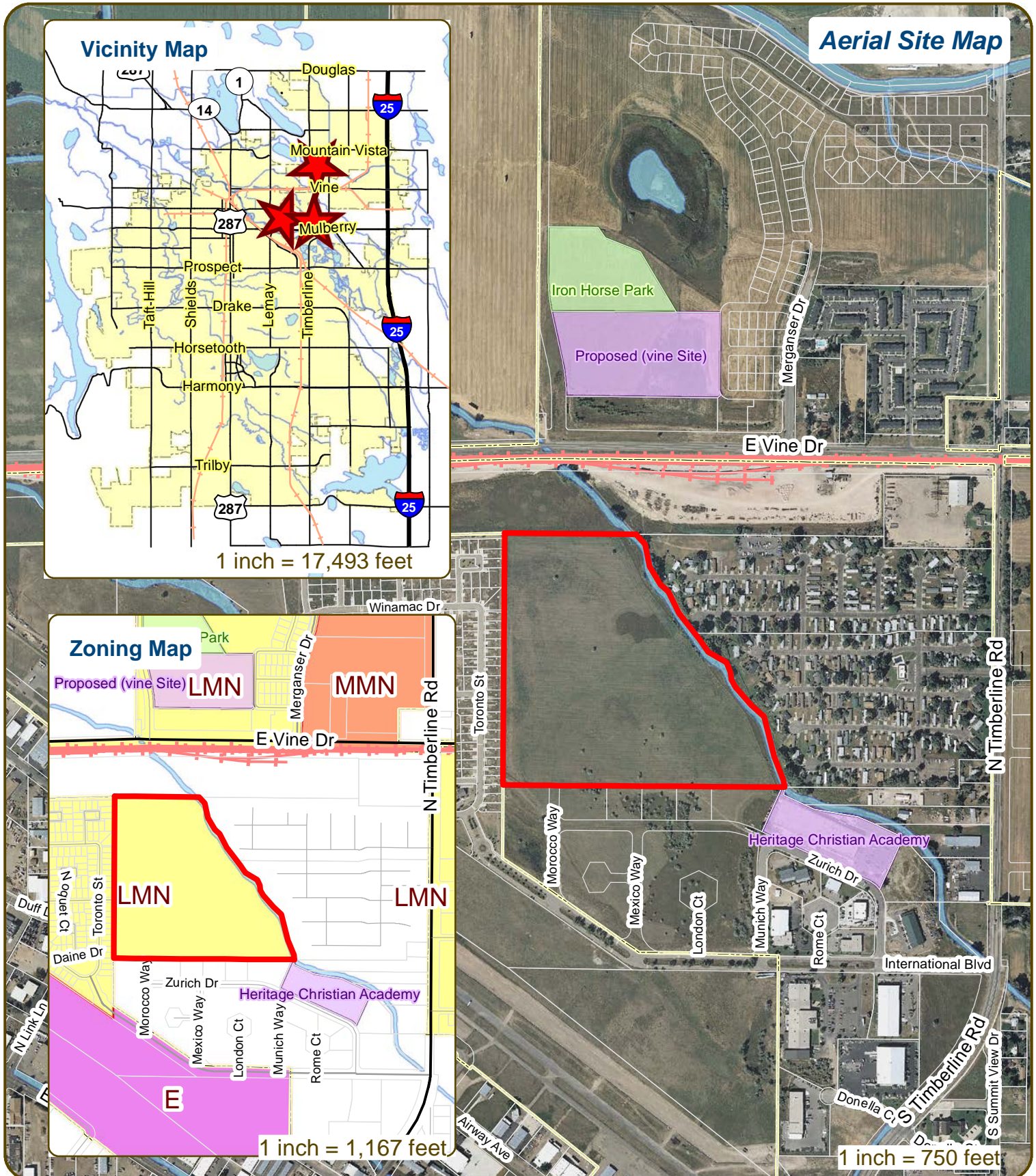
Schedule for 09/16/13 to 09/16/13

281 Conference Room A

Monday, September 16, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Vine Dr & Timberline Rd - Single Family	Craig Russell 970-484-8855 crussell@russellmillsstudios.com	This is a request to create single family lots located on land south and west of the Timberline Road and Vine Drive intersection (Parcel# 87082-00-048). The overall site is 39.5 acres and would contain 168 single family lots in four housing types. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family homes are subject to Administrative (Type 1) review in the LMN Zone District.	Pete Wray
10:15	1032 W Mountain Ave - Mixed-Use	Justin Larson 970-224-1191 justin@vfla.co	This is a request to construct a mixed-use building located at 1032 West Mountain Ave (Parcel# 97113-02-017). The existing fuel station would be replaced with a new mixed-use building consisting of six single family attached dwelling units and commercial/retail space. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Mixed-use dwellings are subject to Administrative (Type 1) review in the LMN Zone District.	Courtney Levingston
11:00	409 Linden St - Parking	Jesse Godinez 970-310-7108	This is a request to add parking behind an existing single family home at 409 Linden Street (Parcel# 97122-08-006). The site is located in the River Downtown Redevelopment (R-D-R) Zone District.	Noah Beals

Timberline Rd & Vine Dr Single Family Homes



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



CONCEPTUAL REVIEW:
APPLICATION**General Information**

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

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

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

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

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

Craig Russell, RLA Planner

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 S. College Ave, Suite 141, Fort Collins, CO 80525

Phone Number (970) 484-8855 Email Address crussell@russellmillsstudios.com

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

8708200048

Description of Proposal (attach additional sheets if necessary) See attached sheet

Proposed Use Residential **Existing Use** no structures - previously farmed

Total Building Square Footage 168 Units S.F. Number of Stories 2 max. Lot Dimensions 39.5 AC total

Age of any Existing Structures No Existing Structures on Site

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://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area 500,000 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?

Description of Proposal:

The property is currently within the LMN Zone District.

Redevelopment of the property to include a total of 168 units of Single Family Residential lots with four types proposed including:

- Single Family Detached Front Loaded
- Single Family Detached Alley Loaded
- Small Lot Single Family Detached Alley Loaded
- Single Family Attached

The project is buffered from adjacent uses with a continuous open space edge condition. This will allow a loop trail system potentially connecting to adjacent parcels to the north, south, and west. An existing irrigation ditch at the east of the parcel creates a buffer/transition from the neighboring mobile home park. Midblock greenbelts create an additional open space amenity within the interior lots and will function as additional trail connections to the open space edge through interior open tracts. Alley loaded townhomes are proposed at the southeast of the site, adjacent to a 1 acre park at the southeast corner.

Access to the site is proposed from International Blvd. to the south portion of the parcel. Access from Mackinaw St. within the Dry Creek residential community is proposed at the west end of the property.

An existing 50' easement at the west end of the property is shown and preserved.

Sanitary sewer:

Boxelder Sanitation District has an existing main in International Boulevard. There is also an existing stub directed north in Mexico Way. This main will be extended north to the project where a standard 8" distribution grid will be provided within the subdivision.

Water:

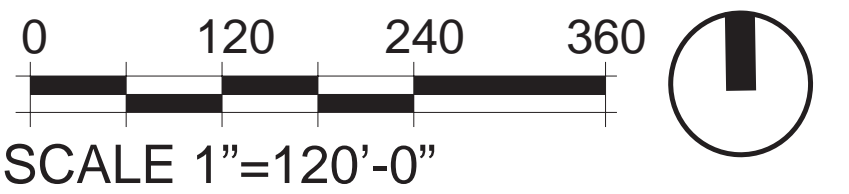
ELCO Water District has an existing main in International Boulevard and within the Dry Creek subdivision. There is also an existing stub extended north in Mexico Way and a stub is extended to the west boundary from the Dry Creek subdivision. A main will be extended north in Mexico Way to the project. A standard 8" distribution grid will be provided in the subdivision. If necessary a connection could also be made at the southeast corner of the site where a water main could be tied to the existing 8" main located at the east end of Zurich.

Drainage:

On-site detention will be provided with release southerly along Mexico way within a sub-surface storm drain. The drainage analysis completed for the Industrial Business Park International PUD addressed drainage from the proposed project site and notes a maximum discharge during the 100-year storm. The project site will consider this in the drainage design and release detained flow to the median of International Boulevard. An outlet exists from this median per the noted drainage analysis.

Low Impact Development strategies will be explored to decrease the required detention volume, while serving to enhance water quality at the same time.







September 27, 2013

Craig Russell
Russell + Mills Studios
141 S. College Ave, Suite 141
Fort Collins, CO 80525

Re: Vine Dr & Timberline Rd - Single Family

Description of project: This is a request to create single family lots located on land south and west of the Timberline Road and Vine Drive intersection (Parcel# 87082-00-048). The overall site is 39.5 acres and would contain 168 single family lots in four housing types. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family homes are subject to Administrative (Type 1) review in the LMN Zone District.

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, Pete Wray, at 970-221-6754 or pwrap@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Will there be ped. access from the street sidewalks to the trail?
2. A subdivision entry sign can only be placed on common property of the proposed subdivision. In other words the entry sign cannot be placed at the International/proposed n-s road (leading your subdivision) intersection.

Department: Water-Wastewater Engineering

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

1. Water and wastewater services in this area are provided by the ELCO Water District and the Boxelder Sanitation District.

Department: Transportation Planning

Contact: Ward Stanford - Traffic, ,

1. Traffic: A TIS will be required. The chosen Traffic Engineer will need to contact Ward Stanford to schedule a scoping session.
2. Traffic: The TIS will need to evaluate the Lemay and Vine intersection. The intersection is approaching failing LOS standards.
3. Traffic: The TIS will need to evaluate the Timberline and International intersection and may need to evaluate the Timberline and Vine intersection.
4. Traffic: Traffic Operations will be looking at sight distance aspects of roadway alignments and landscaping design.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate with the 2 year historic release rate. In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre.
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 went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The drainage outfall for this site is going to be the most difficult issue for the drainage system design. The design engineer will have to confirm this but it appears it drains south across platted property that is not developed yet. Then it eventually drains into the medians of International Blvd. and outlets onto another undeveloped parcel before it gets to the Dry Creek channel north of Mulberry St. With development there will be an increase in runoff volume which means easements will be needed from all the properties between the site and the channel built by the City Stormwater Utility.
6. There is also the Lake Canal Reservoir Company ditch that runs along the eastern property line. Development is not allowed to drain into irrigation canals. In addition the ditch company will need to approve the construction plans and may have other requirements such as an easement and access along their ditch. The contact information from the Larimer County web site lists Don Magnuson as the

Superintendent (970)352-0222, Rodney Nelson as President, (970)482-4108, PO Box 104, Lucerne Co 80646, and Dale Trowbridge as the Office Manager (970)352-0222.

7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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.
8. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. WATER SUPPLY

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

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. 2006 International Fire Code 508.1 and Appendix B

2. GENERAL FIRE LANE AND ACCESS SPECIFICATIONS

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.

2006 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.

The same emergency access road standards shall apply to alley loaded lots.

3. SINGLE FAMILY ATTACHED

Attached single family homes to be fire separated or sprinklered.

4. PREMISE IDENTIFICATION

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

2006 International Fire Code 505.1

5. SPECIAL SITE CONDITIONS

Only one point of access is currently available and a second point of access is not proposed or considered possible at this point in time. This is an pre-existing condition particular to the site and it is PFA's belief that the proposed subdivision will only improve the current problem by increasing traffic connections to the neighborhood to the west and move the single point of fire access closer to Timberline Rd. Therefore, PFA will accept the current condition of the site and allow the project to proceed with only one point of access.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (ditches and wet meadows). 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: Andrew Gingerich, 970-221-6603, agingrich@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, Joe Olson (224-6062) 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. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Mackinac Street appears to have less right of way than the local standard of 51'. All streets within this project will be required to meet our minimum right of width standards. It appears that Right of Way will be required from the subdivision to the south in order to take access onto International as shown on the sketch.
9. Sidewalk should be detached in this project and meet our standard cross sections for local streets. The Dry Creek Subdivision takes its single point of access off of International Boulevard and this project is proposing to take access off of International and through Dry Creek which also takes access off of International which results in only a single point of access. Please discuss with Poudre Fire Authority about access into the site.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development charges will apply. An estimator for these charges is available at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator>.
2. Coordinate service locations with Light and Power Engineering, 970-221-6700.
3. All shade trees must maintain 40 feet of clearance with streetlights and ornamental trees must maintain 15 feet of clearance with streetlights. Contact Light and Power engineering for the streetlight design.

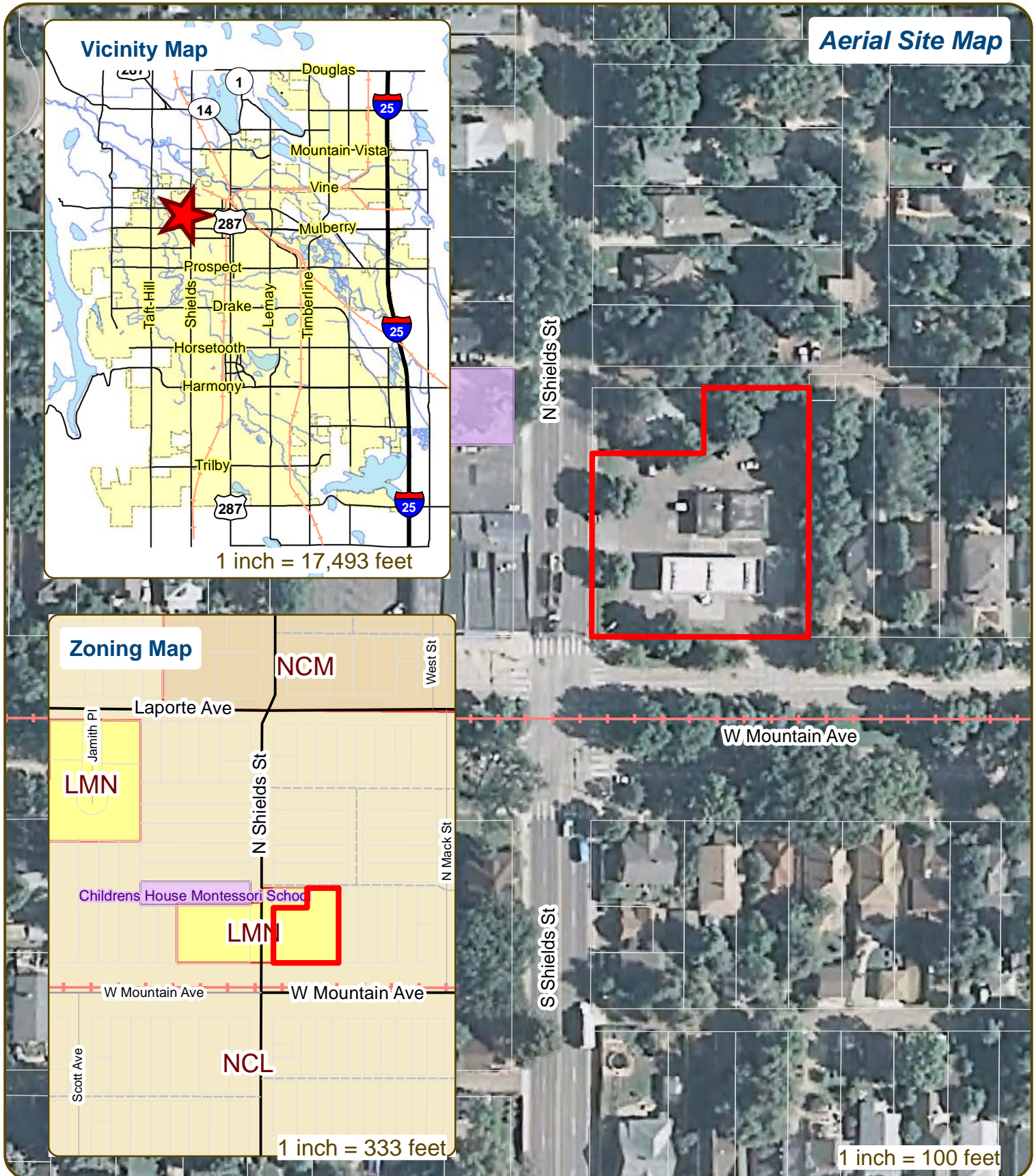
Current Planning

Contact: Pete Wray, 970-221-6754, pwray@fcgov.com

1. The site is located in the Low Density Mixed-use Neighborhoods (LMN) Zone District. Single-family detached dwellings and two-family dwellings are subject to Administrative (Type 1) review in the LMN Zone District. The overall minimum average density of 4.0 dwelling units per net acre of residential land. The proposed density of 4.51 falls within the range allowed in LUC.
2. The proposed project is located within the East Mulberry Corridor Plan, designated LMN. the property to the south is designated Employment.
3. International Blvd. is classified as a minor arterial, that connects to Timberline Road (4-Ln./6-Ln. Arterial). - see Engineering Comment.
4. If a street connection to Dry Creek subdivision north of Macinac St. is not feasible, a pedestrian connection in lieu of shall be provided.
5. Proposed loop trail should include stub-out for future connection to International Blvd. and planned trail network to the south.

6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
11. 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.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1032 W Mountain Ave Mixed-Use



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



CONCEPTUAL REVIEW:
APPLICATION**General Information**

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

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

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

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

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

JUSTIN LARSON, AIA

Business Name (if applicable) VAUGHT FRYE LARSON ARCHITECTS

Your Mailing Address JUSTIN@VFLA.CO 401 MOUNTAIN AVE FORT COLLINS

Phone Number 970 224.1191 Email Address _____

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

1032 WEST MOUNTAIN AVENUE, FORT COLLINS

Description of Proposal (attach additional sheets if necessary) _____

REDEVELOPE EXISTING SHELL STATION TO AN 'ATTACHED SINGLE FAMILY' PROJECT WITH SMALL COMMERCIAL UNIT FOR 6 SINGLE FAMILY UNITS AND 1 COMMERCIAL.

Proposed Use MIXED USE Existing Use COMMERCIAL

Total Building Square Footage 13,980 S.F. Number of Stories 2 Lot Dimensions 164 x 190 OR 0.642 ACRES

Age of any Existing Structures 1968

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://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area REDUCTION OF 5,664 SQ. FEET 1 sq
(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?

1032 WEST MOUNTAIN AVENUE

Site Plan

Scale 1" = 30' - 0"



Elevation

Scale 1" = 30' - 0"

- a living
- b dining
- c kitchen
- d powder room
- e patio
- f garage
- g stairs to 2nd floor, basement
- h bedroom
- i master suite
- j family



Floor Plans

Scale 1' - 0" = 1/16"

basement
756 sf

2nd floor
744 sf

1st floor
740 sf



CONCEPTUAL

STUDIO AT 401 WEST MOUNTAIN AVENUE STE 100, FORT COLLINS COLORADO | 970.224.1191 | ON THE WEB AT: WWW.THEARTOFCONSTRUCTION.COM

SEPTEMBER 3, 2013



September 27, 2013

Justin Larson
Vaught Frye Larson Architects
401 Mountain Ave
Fort Collins, CO 80521

Re: 1032 W Mountain Ave - Mixed-Use

Description of project: This is a request to construct 6 attached single family units and a commercial coffee shop located at 1032 West Mountain Ave (Parcel# 97113-02-017). The existing fuel station would be replaced with a new "mixed-use" building consisting of six single family attached dwelling units and commercial/retail space. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. The use would need to be considered part of a "neighborhood center" and would be subject to a Type 2 review and a Planning and Zoning Board public hearing.

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, Courtney Levingston, at 970-416-2283 or clevingston@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Who are the add'l garages in the parking lot for. Use by non-tenants would not be permitted. These could not be rented out to non-tenants as vehicle or other storage.
2. Bicycle parking and storage is required per LUC 3.2.2(C)(4). None required for the residential if they're single family attached dwellings but if considered multi-family (condos) then one parking space per bedroom at a ratio of 60% enclosed and 40% fixed racks. The fast food restaurant will require a fixed rack for a minimum of 2 bicycles.
3. Will there be common trash collection or individual? If common a trash enclosure is required per LUC 3.2.5.
4. This is located in the residential neighborhood sign district. The commercial use will be considered an Auto-related and roadside commercial and business service use subject to sign criteria appearing in LUC 3.8.7(E).
5. Regarding the commercial use, note that "The decision maker may limit hours of operation, hours when trucking and deliveries may occur, and other characteristics of the nonresidential uses in order to enhance

the compatibility with residential uses." (LUC 4.5[E][2][h])

6. A coffee shop (fast food restaurant) is allowed in this zone only if it's part of a neighborhood center, and a neighborhood center containing such a use requires a Type 2 review (Sec. 4.5(B)(3)(c)(1)). Additionally, for this to be a neighborhood center with a restaurant, the use has to be combined with at least one of the uses in 4.5(B)(2)(c)(3). This means that something like an office, hair salon, or neighborhood meeting rooms would need to be included in the non-residential use mix. If such an additional use isn't included, then an "addition of permitted use" process would be needed.
7. The maximum density allowed in the LMN zone is 9 units per gross acre. It appears that the proposed 6 dwelling units slightly exceeds that, in which case a modification will be required.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 10-inch water main and 8-inch sewer in Shields and a 4-inch water main and 10-inch sewer in Mountain.
2. The existing water service to the property is a 1½-inch service connecting to the main in Shields.
3. Separate water and sewer services will be required for the commercial and residential portions of the building.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit. Credit will be given for the existing water/sewer accounts on the site.
6. With single family attached units being on separate platted lots, City Code will require that each property have separate water and sewer services.

Department: Transportation Planning

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com

1. A TIS is typically required. An evaluation of need for a TIS on this project will be determined once the project works out what will ultimately be planned for the site (based upon Peter Barnes code language/use discussion). If a TIS is ultimately required the applicants Traffic Engineer will need to contact Ward Stanford (970-221-6820) to schedule a scoping session
2. The minimum separation of a high volume access (350 veh/day) and a street intersection is 460 feet. This may come into play between the proposed site access on Shields and the Mountain Avenue intersection and also the proposed Shields access and the public alley intersection. If the separations fail to meet Larimer County Urban Area Street Standards (LCUASS) requirements the project will need to revise the site plan to meet policy or submit an administrative variance for City consideration.
3. Traffic Operations would prefer consolidation of accesses and intersections near the Mountain Avenue intersection. The most desired scenario would be the development take access from Shields via the existing alley to the north and terminate the access to Shields. Per the discussions at Conceptual Review regarding how the site might handle motor vehicle traffic to the Commercial site (applicant expressed the desire for the coffee shop to be a neighborhood amenity via walking and biking) and that the low volume of residential site traffic does not require two access points, the alley access could be a benefit in reducing expected motor vehicle trips to the proposed coffee shop. In term of product viability based upon access

points it doesn't seem to Traffic Ops that a single alley access would be detrimental to the success of the project.

4. Traffic Operations will want to understand how motor vehicle traffic will be handled on and thru the site if some restrictive measures are not incorporated to minimize typical motor vehicle traffic to coffee shops. Some current locations in town have experienced vehicle queuing back into the adjacent arterial streets (College Ave) requiring the owners to mitigate at their cost.
5. Traffic Operations will be sensitive to sight distance aspects of access points.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. Floodplain Comments:
This project is located in a City-regulatory 100-year high risk flood fringe in the Old Town Basin, and must satisfy the safety requirements of Chapter 10 of City Code. A Floodplain Risk Map is attached.
2. New mixed-use construction is allowed in the high risk flood fringe, as long as the lowest finished floor and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE), where $RFPE = BFE + 18 \text{ inches}$.
3. Basements are not allowed below the RFPE in the residential portion of a mixed-use structure. Basements are allowed in the commercial portion of the mixed-use building, as long as all residential use is on a floor completely above the RFPE. Crawl spaces (if used rather than slab-on-grade) must be built in conformance with Section 10-40 of City Code (this will include venting, sump pumps, etc.).
4. Critical use facilities (group homes, residential care facilities, congregate care facilities, daycare facilities, etc.) are not allowed in any portion of the 100-year floodplain.
5. Any construction activities in the floodplain must be preceded by an approved floodplain use permit, \$25 fee and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
6. Portions of the existing sidewalk, landscaping, and the street improvements on Mountain Avenue are in the 100-year floodway. Nonstructural development (curb-cuts, driveways, sidewalks, vegetation, etc.) can be built within the floodway as long it can be proven that the work will not cause a change in the Base Flood Elevation (BFE), or a change to the boundaries of the floodway or flood fringe. This is called a No-Rise Certification and it must be performed, and signed, by a Professional Engineer registered in the State of Colorado.
7. 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. You can contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work and erosion buffer zone limits, as required per the floodplain development review check list.
8. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.
9. Stormwater Development Review Comments:
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 prior to the time fees are calculated for each building permit.

10. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. 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.
11. Also when a site is completely redeveloped (scraped) the standard requirement is to provide onsite detention with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. A variance to the 2 year historic release rate may be justified if the site has been paying fees for a higher imperviousness. Please contact Jean Pakech at 221-6375 to determine the present Stormwater fees and runoff coefficient category.
12. 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.
13. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
14. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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.
15. 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.
16. The drainage outfall for the site is either the alley, the curb and gutter of the two streets, or there is an inlet on Shields St. near the intersection of Shields St. and Mountain Ave.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. This project has the potential to affect several properties that are individually eligible for designation as Fort Collins Landmarks. Therefore the project would be reviewed for compliance with LUC Section 3.4.7, Historic and Cultural Resources.

2. LUC 3.4.7(A) Purpose, states: This section is intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.
3. Historic Preservation Staff and the Landmark Preservation Commission are always available to assist with free professional advice and complimentary design reviews on issues affecting historic properties.

Department: Fire Authority

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

1. WATER SUPPLY

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

Commercial hydrants are required to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

The proposed building is out of fire assess and an Emergency Access Easement will be required on the north side of the property. Fire lane specifications are provided here for your reference.

FIRE LANE SPECIFICATIONS

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

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

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

*STRUCTURES EXCEEDING 30' (OR THREE OR MORE STORIES) IN HEIGHT

In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

2006 International Fire Code Appendix D; Poudre Fire Authority Administrative Policy 85-5

If the vehicle access to the alley will remain, PFA is asking that the turning radii within the site be constructed to allow engines to exit from the site via the alley rather than to attempt a risky back-up maneuver onto Shields.

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

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

2006 International Fire Code 505.1

Department: Environmental Planning

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

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
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.
3. 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: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) 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. Existing right-of-way along Mountain Avenue meets the minor arterial roadway classification identified on the City's Master Street Plan. Shields Street is classified as a two lane arterial. With an existing 60 feet of right-of-way abutting the property, and 115 feet as part of the two lane arterial standard, the development is typically required to dedicate 27.5 feet of right-of-way. The City however has established a constrained arterial right-of-way cross section of 102 feet, and has determined this to be an acceptable option in this scenario, which would result in a 21 foot right-of-way dedication. Shields Street's lack of on-street bikelanes from Laurel Street to the Poudre River Trail is specifically identified on the City's Capital Improvement Plan as an identified Bicycle Project.
7. New detached sidewalk and street trees along Shields Street would need to be installed corresponding with the ultimate right-of-way location, or as an option, an interim sidewalk may be explored with the understanding that funds in lieu of constructing the sidewalk in the ultimate location would need to be provided to the City (in an amount currently determined to be \$35.00 per linear foot if paid in the year 2013).
8. The property abuts an unpaved alley to the north and the development is required to design and pave the alley from Shields Street to the eastern abutting boundary.
9. Access onto Shields Street would need to be reviewed as it does not meet separation requirements from the Shields Street and Mountain Avenue intersection.
10. Construction plans will be required.
11. A Development Agreement is required and will be recorded once the project is finalized with recordation costs paid for by the applicant.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development and system modification charge will apply. Credit will be given for the existing service to the gas station. Contact Light and Power Engineering, 970-221-6700, for an estimate of these charges.
2. Coordinate the transformer and meter locations with Light and Power Engineering. All units need to be individually metered.
3. A C-1 form will need to be submitted for the commercial unit. The C-1 form is available at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf.

Department: Advance Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

1. While this LMN site was not specifically included in the recent Eastside Westside Neighborhoods Character Study, the properties surrounding were. A copy of this study can be found at <http://www.fcgov.com/advanceplanning/eastwestneighborhoods.php>

Specifically, the character areas outlined in the study can help inform discussions of the areas context.

Architecturally speaking, most homes in the area were found to have brick and/or wood siding; large front porches and trim details with contrast adding a sense of scale and providing visual interest.

Current Planning

Contact: Courtney Levingston, 970-416-2283, clevingston@fcgov.com

1. Will the property be platted as to locate each "attached single family dwelling" on its own lot? The LUC definition of dwelling, attached single family notes this distinction.
2. When you formally submit, please provide net and gross density information in table format on the site plan. There are specific ways to calculate net and gross density which are outlined in Section 3.8.18 of the Land Use Code.

The maximum LMN density is 9 dwelling units per gross acre.

3. The application indicates the building square footage at 13,980. Please provide information on the site plan as to the total proposed footprint of all buildings (including the garages/outbuildings) The maximum footprint size is 20,000 square feet.
4. The LMN zone has specific regulations relating to roof form. The buildings shall have either: 1) sloped roofs; 2) combined flat and sloped roofs, provided that the sloped portion(s) forms a substantial part of the building and is related to the integral structure, entries and activity areas; or 3) flat roofs with building massing stepped or terraced back to form usable roof terrace area(s). The minimum pitch of any sloped roof shall be 6:12. Buildings containing more than four thousand (4,000) square feet of gross floor area shall have at least three (3) roof planes that are directly related to building facade articulations.
5. A question raised regarding future flexibility as it relates to the commercial space. While coffee shops are considered "fast food restaurants -no drive thru" in the Land Use Code, a coffee shop that sells wine would be considered a "standard restaurant" by the Land Use Code. If the Applicant is looking for a bit of future use flexibility, you may want to consider calling out the use for the commercial space as fast food - no drive thru (coffee shop) and/or standard restaurant. Please check with Aimee Jensen, Deputy City Clerk, regarding liquor licensing regulations and visit <http://www.fcgov.com/cityclerk/liquor.php>
6. This project will be required to meet the recently adopted streetscape design standards as well as the street tree requirement (shade trees spaced on 30' centers). The parkway will need to be irrigated. The streetscape design guidelines can be downloaded at:
<http://www.fcgov.com/advanceplanning/streetscapedesign.php>
7. "full tree stocking" is required in all landscape areas within 50' of a building. Additionally, foundation plantings at least 5 feet in width are required along at least 50% of the buildings exterior walls.

Please remember to provide a water budget chart with hydrozone identification for the total annual water use for the site.

An irrigation plan will be required at time of building permit. Please contact Eric Olson, Water Conservation Coordinator, at 970-221-6704 for details on the irrigation plan requirements. He can also provide standard notes for the irrigation plan.

8. 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.
9. 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.
10. 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>.
11. 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.
12. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
13. 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.
14. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

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

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

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

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

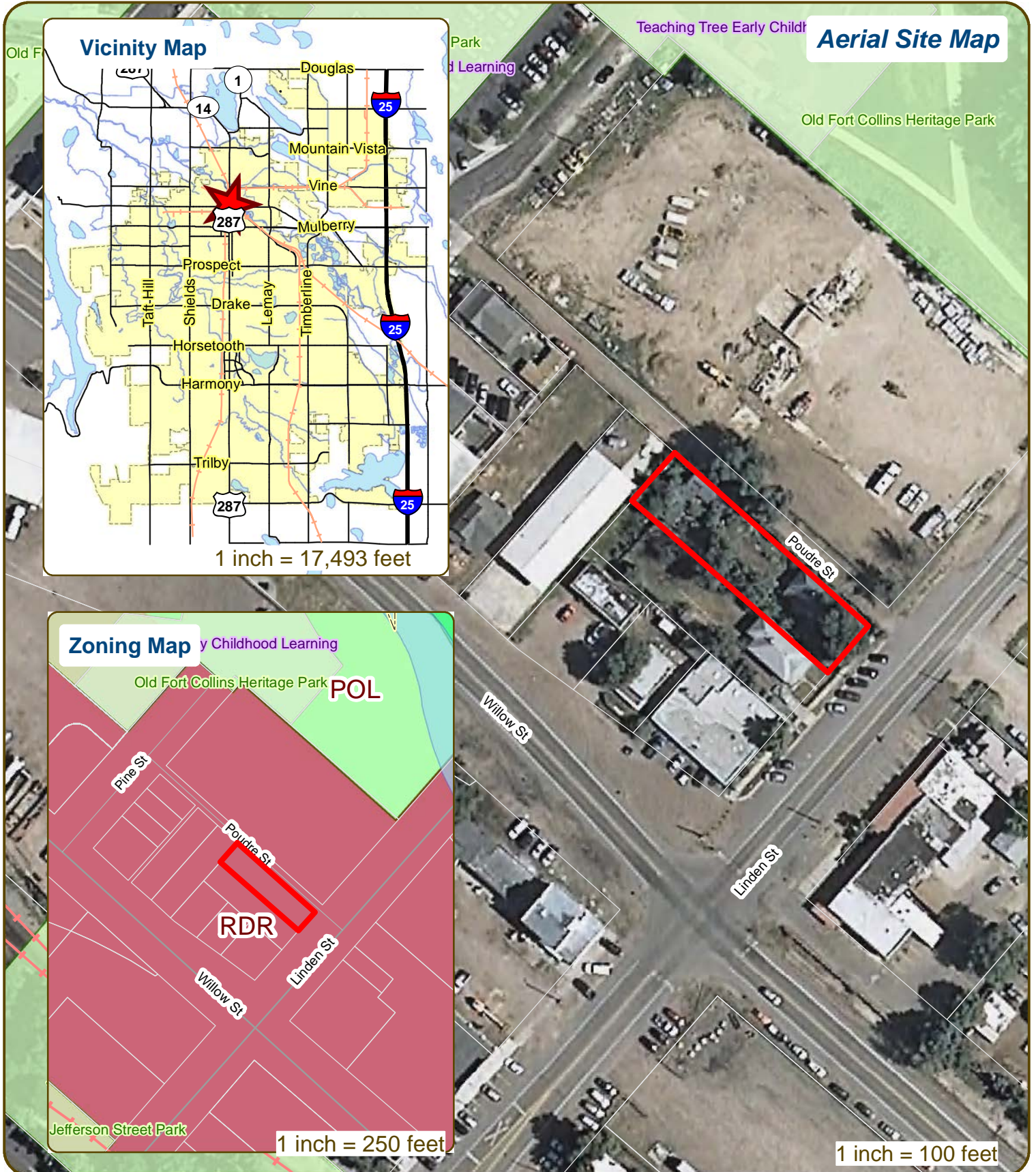
City of Fort Collins

Building Services

Plan Review

416-2341

409 Linden St Parking



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



CONCEPTUAL REVIEW:
APPLICATION

General Information

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

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 minute 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) OWNER

Business Name (if applicable) Jesse Godinez
Your Mailing Address 3000 CONESTOGA CT FT. COLLINS, CO. 80526
Phone Number 970-310-7108 Email Address NONE
Site Address or Description (parcel # if no address) 409 LINDEN ST. FT. COLLINS, CO 80524

Description of Proposal (attach additional sheets if necessary) Parking Lot
50 FT X 135 FT

Proposed Use Parking Existing Use _____
Total Building Square Footage NA S.F. Number of Stories NA Lot Dimensions 50 FT X 135 FT

Age of any Existing Structures 1900
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.

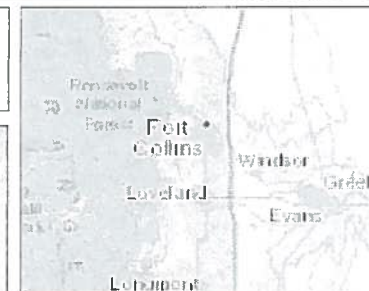
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

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

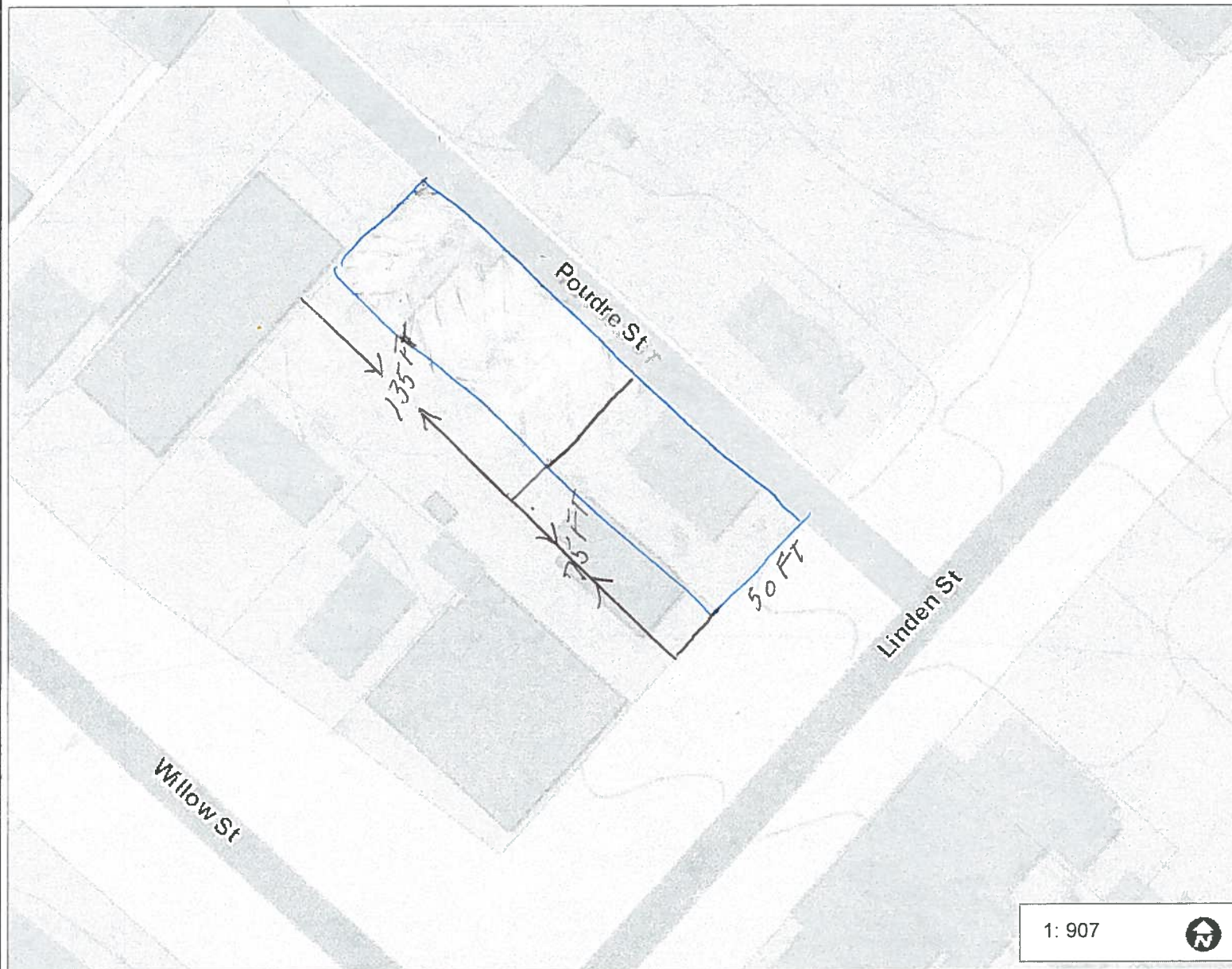
Suggested items for the Sketch Plan:

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?



Legend

- Street Names
- Parcels



1: 907



0.0 0 0.01 0.0 Miles

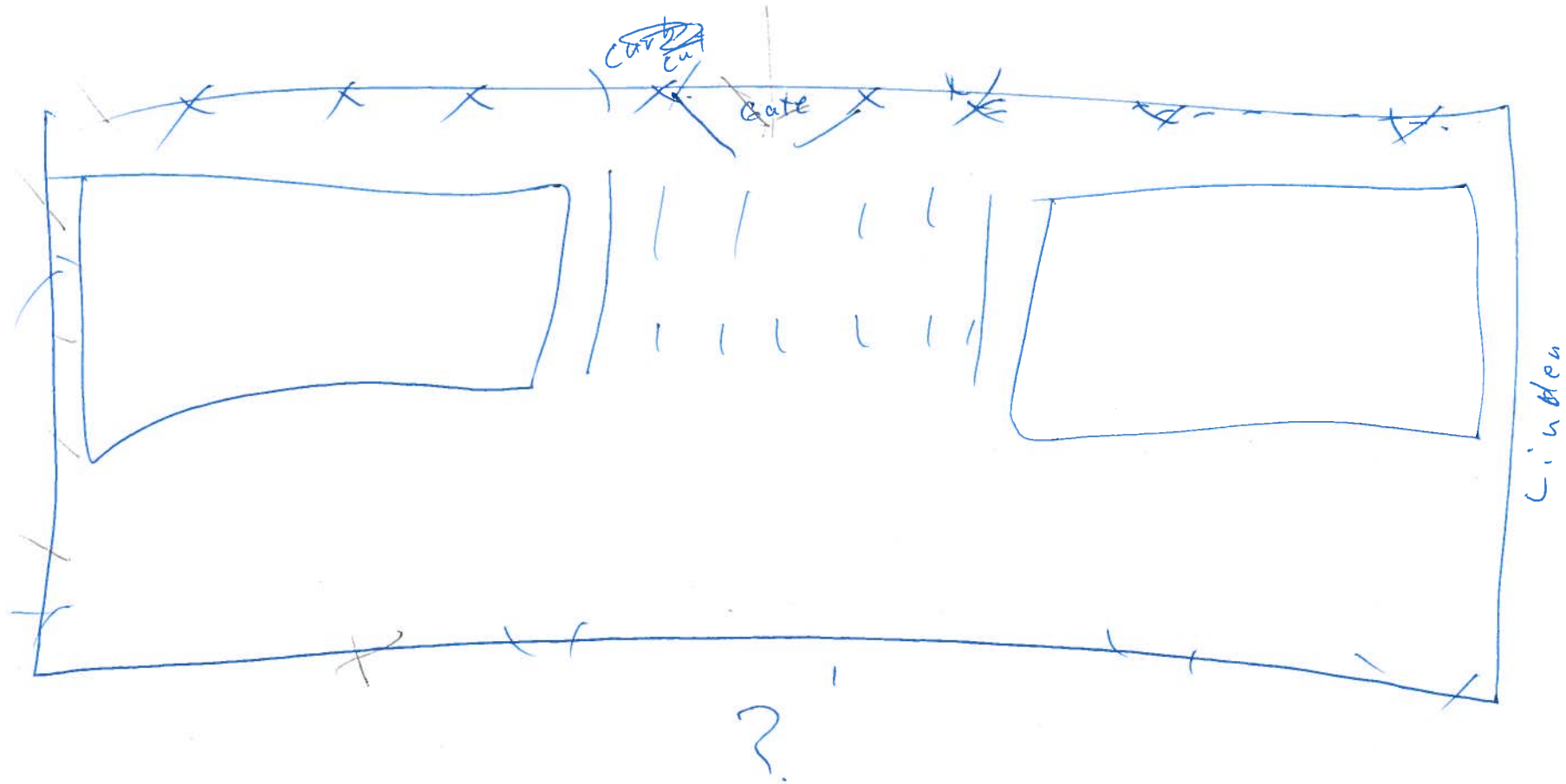
WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

Poudre st.

2.





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

970.221.6750
970.224.6134 - fax
fcgov.com

September 27, 2013

Jesse Godinez
3000 Conestoga Ct
Fort Collins, CO 80526

Re: 409 Linden St - Parking

Description of project: This is a request to add parking behind an existing single family home at 409 Linden Street (Parcel# 97122-08-006). The site is located in the River Downtown Redevelopment (R-D-R) Zone District.

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

Comment Summary:

Department: Zoning

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

1. What is the purpose of the parking lot? Will it be overflow parking for the restaurant? Will it be for the restaurant and others?
2. If the proposed parking lot isn't accessory to a use on the property then it wouldn't be permitted as a principal parking lot use in and of itself. The R-D-R zoning district does not permit parking lots as principal uses. (LUC 4.17[C])
3. If the City entertained a principal use parking lot as a site specific addition of permitted uses it would have to meet the parking requirements located in LUC 3.2.2. This would require hard surfacing, landscaping, handicap parking, required parking stall widths/lengths/driveways, etc.

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in Linden and an 8-inch sewer in the alley to the northeast.
2. The existing water service to the property is a ¾-inch service.
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. If a larger water service is needed, development fees and water rights will be due at building permit.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@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 prior to the time fees are calculated for each building permit.
2. The addition of a parking lot will increase the impervious area more than 1000 square feet. Therefore 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.
3. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. In this case the Downtown River District master plan does say the runoff can be limited to the existing conditions. The challenge may be the site drainage is to outfall directly to the Cache La Poudre River. If the runoff is conveyed to the river an offsite easement may be needed because there is another property between the site and the river. The Legacy project did provide an easement where a pipe could be installed to convey the water to the river. It is along the street frontage so it may not be in the right location for a parking lot on the rear of this site. The drainage master plan does also state that the site is not assumed to drain to storm lines A or D. If those lines are to be used an analysis would be needed to show they have the capacity.
4. 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.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
LID design information can be found on the City's web site at:
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>. If there are no increases in impervious area please contact Basil Hamdan to seek a variance to the LID requirement.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in

accordance with the Fort Collins Stormwater Manual.

7. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Manual. It must also comply to the supplement to the Old Town Drainage Plan which is the Downtown River District drainage plan.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Poudre River). However, as there are several intervening parcels between the river and this property and the property's location within the R-D-R zone district, the buffer would not extend to this project's parcel, the ECS is waived for this site. However, please consider the use of native plants and grasses to compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@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, Joe Olson (224-6062) 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 easements that are necessary for this project. It is not anticipated that additional right-of-way will be needed as part of this project.
7. If new utility work or reconfiguration of existing utilities are being proposed with this project then utility plans may be required. A Development Agreement will be required and recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. It will be this projects responsibility to reimburse the city for the developers local street portion of the

completed Linden St improvements along the frontage of the property. The amount to be reimbursed is based on the linear foot of frontage adjacent to the completed improvements (Linden St).

10. Further design and detail of the proposed gate along Poudre St is needed. Typically, gates are not permitted along the right-of-way. The gate may need to be set back to properly function and not interfere with traffic flow on Poudre St.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Existing electric facilities run along the Northeast side of the property in the alley. If the existing facilities need to be modified, it will be the owner's responsibility to pay for the costs associated with the modification. Contact Light and Power Engineering for an estimate of the costs, 970-221-6700.

Department: Advance Planning

Contact: Ward Stanford, 970-221-6820, wstanford@fcgov.com

1. Typically a traffic study is required for new developments but based upon the lot being converted into a parking lot for the exclusive use of the existing El Burrito restaurant, and in anticipation of other recently approved projects in the area further competing for the limited on-street parking in the area, and that the restaurant is not being remodeled or expanded to accommodate more customers, a traffic study is not expected to be required. Ultimate determination will be upon further refined information about the ultimate size of the land area to be used for the parking lot.
2. Traffic Operations preference would be the parking lot take access from Poudre Street instead of from Linden Street.

Current Planning

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

1. The current use is a Use by Right that was permitted in the prior zoning code. The additional principal use being proposed is also a use that was a Use by right in the previous zoning code. Therefore this development plan can be processed through a Minor Amendment.
2. When Submitting for the Minor Amendment please submit a Site Plan, Landscape Plan, Lighting Plan and any necessary utility plans.
3. Land Use Code (LUC) section 3.2.2(J) A landscape setback along lot lines for vehicle use areas (parking spaces and drive aisles) is 5ft.

LUC 3.2.2(L) Standard parking stall dimensions start at 9'x119' and two-way drive-aisles are 24ft in width.

If there is not curb and gutter at the head of the parking stalls installed then wheels stops will be required.

4. LUC 3.2.1(E)(5) Parking lot interior landscaping is required at a minimum of 6% of the total interior parking lot area.

LUC 3.2.1(E)(5)(c) Landscape islands with shade trees are required (see section for details).

LUC 3.2.1(E)(4) Perimeter landscape of the parking lot is required this includes but not limited to trees and

screening.

5. LUC 3.2.2(D)(3)(c) All vehicle use areas shall be paved with either asphalt or concrete.
6. LUC 3.2.2(K)(5) At least one accessibility space will be required. This space shall be van accessible (8ft stall adjoined to an 8ft loading area) also and marked by a vertical sign at the head of the stall.