Conceptual Review Agenda

Schedule for 09/22/14 to 09/22/14

281 Conference Room A

Monday, September 22, 2014

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Jefferson Street Parking Lot	Brent Cooper (970) 224-5828 brent.cooper@ripleydesigninc.com	This is a request to construct a parking lot at the northeast corner of Jefferson and Linden (parcel #9712207822). The proposed location is the current site of Jefferson Street Park. The access point will remain as is on Linden Street and will share access with an existing lot southeast of the Rodizio Grill on Jefferson. The site is located in the River Downtown Redevelopment (RDR) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
10:15	Collindale Golf Course - Wireless Telecommunciations Facility	Becky Siskowski (858) 243-2900 <u>bsiskowski@centerlinesolutions.com</u>	This is a request to construct a wireless telecommunications facility at Collindale Golf Course (parcel #8731000925). The tower will be 76 feet tall monopole masked as a pine tree located along the fence of the driving range with an accompanying shelter. The site is located in the Public Open Lands (POL) zone district. This project will be subject to Administrative (Type I) review.	Noah Beals
11:00	Village on Redwood	Kristin Fritz (970) 416-2910 <u>kfritz@fcgov.com</u>	This is a request to construct multi-family housing on Redwood St. near Conifer (parcel #9701200021). The property is owned by the Fort Collins Housing Authority and will consist of 72 affordable units. The project will also feature a community clubhouse, playground and garden amenities. The site is located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Clark Mapes

Jefferson Street Parking Lot



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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. <u>Complete applications and sketch plans</u> 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 <u>currentplanning@fcgov.com</u>. 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) Brent Cooper, Consultant

Business Name (if applicable) Ripley Design, Inc

Your Mailing Address 401 W Mountain Ave, #100

Phone Number 970.224.5828 Email Address brent.cooper@ripleydesigninc.com

Site Address or Description (parcel # if no address)

Northeast intersection of Jefferson and Linden

Description of Proposal (attach additional sheets if necessary) Parking lot. Access point is intended to remain

as-is on Linden St and be a shared access with the existing lot southeast of Rodizio Grill.

Proposed Use Parking lot Existing Use Parking and lawn

Total Building Square Footage <u>N/A</u> S.F. Number of Stories <u>N/A</u> Lot Dimensions <u>Approx 320' x 90'</u>

Age of any Existing Structures N/A

Info available on Larimer County's Website: <u>http://www.co.larimer.co.us/assessor/query/search.cfm</u> 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: <u>http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains</u>.

Increase in Impervious Area <u>+/- .3 acres</u> 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*

October 22, 2014

Brent Cooper Ripley Design, Inc. 401 W Mountain Ave. # 100 Fort Collins, CO 80521

Re: Jefferson Street Parking Lot

Description of project: This is a request to construct a parking lot at the northeast corner of Jefferson and Linden (parcel #9712207822). The proposed location is the current site of Jefferson Street Park. The access point will remain as is on Linden Street and will share access with an existing lot southeast of the Rodizio Grill on Jefferson. The site is located in the River Downtown Redevelopment (RDR) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

- 1. LUC 3.2.1 A landscape plan is required which includes but is not limited to street trees (see section for further details)
- **2.** LUC 3.2.1(E)(4) Parking lot perimeter landscaping is required (these areas are not part of the interior landscaping).
- **3.** LUC 3.2.1(E)(5) A minimum of 6% of the interior space of all parking lots is required to be landscaped. Please show the calculations on how this is being met.
- 4. LUC 3.2.4 A lighting plan is required that includes a photometric site plan and catalog cut-sheets.

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 16-inch water main in Jefferson, an 8-inch water main in Linden and 6-inch sewers in Linden and the east 100+ feet of Jefferson.
- 2. There is an existing $1\frac{1}{2}$ -inch irrigation service to the site extending from the main in Jefferson.
- **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 additional water or wastewater service is needed, development fees and water rights will be due at building permit.

Department: Traffic Operations

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

- 1. What type of parking will occur in this lot? Is there a nearby land use that will utilize the lot? Is this daily (employee) or hourly (business patrons) parking? More information is needed to determine the amount of traffic to anticipate at the accesses.
- 2. TRANSPORTATION PLANNING notes that isn't consistent with the adopted Jefferson Street Plan, and in fact that the property is owned by the Railroad. Is this proposal from the railroad?

Department: Stormwater Engineering

Contact: Shane Boyle, 970.221.6339, sboyle@fcgov.com

- 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. 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.
- 3. The runoff from this site flows to two different basins, as shown in the attached Exhibit B. It will be required that the design of the parking area stay consistent with the approximate drainage areas shown. The area of the site shown in brown (the approximate northeast half of the site) can be released at the northeastern corner of the site with no extended water quality detention or volume detention but must meet LID standards as described below. Since the ultimate outfall for the remainder of the site shown in green (the approximate southwestern half of the site) has not been constructed yet, this area of the site will need to provide onsite extended water quality detention as well as volume detention and can release into the existing storm sewer at the southern corner of the site (intersection of Jefferson and Linden). Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. This portion of the site will also need to meet LID standards as described below. Standard water quality treatment is described in the Fort Collins Stormwater Manual, Volume 3 Best Management Practices (BMPs).

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

stormwater-criteria). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

- 4. Low Impact Development (LID) requirements are required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm? goback=.gde_4605732_member_21939299. 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 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.

6. The design of this site must conform to the drainage basin design of the Cache la Poudre River Master Drainageway Plan, the Downtown River District Final Design Report and construction plans as well the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. No PFA comments pertinent to conceptual review.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, <u>lex@fcgov.com</u>

- 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. 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 standard 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.

Department: Engineering Development Review

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

- 1. 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
- 2. 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.
- 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
- **4.** This project is responsible for dedicating any right-of-way and easements that are necessary for this project. The sidewalk along Jefferson is not within the right-of-way either right-of-way for this sidewalk or an access easement will be needed.
- 5. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
- 6. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
- 7. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.
- **8.** LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. The parking stalls closest to Jefferson in the existing lot will need to be eliminated to meet parking setback requirements and safety needs. The ones on the east side can be turned and retained.
- **9.** Drainage from the parking lot cannot drain out the driveways into the street. CDOT will not allow any drainage other than historical to go into Jefferson. If flows are directed out to Linden it will need to be through a sidewalk chase.

Department: Electric Engineering

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

- 1. Normal development charges will apply.
- Power for lighting will be supplied from existing streetlights lining NE Jefferson St. Any questions, please call Light & Power Engineering at 221-6700.

Planning Services

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

- 1. The Larimer County Assessor shows this parcel as part of the railroad property. Therefore, the development proposal requires a plat.
- 2. Who will this parking lot serve? Public?

- 3. Parking lots in the River Downtown Redevelopment (R-D-R) District are subject to review and approval by the Planning and Zoning Board (Type 2). A neighborhood meeting is required two weeks prior to submittal. Please contact me to schedule the meeting. A notice will be mailed to affected property owers two weeks prior to the neighborhood meeting.
- **4.** Currently, the park has a lot of seemingly homeless people gathering for long periods of time. Do you expect this population will continue to gather in the parking lot? If so, what is your plan to manage loitering?
- 5. The parking lot permiter and interior shall be landscaped according to LUC Sec. 3.2.1(E)(4-5). Please provide calculations accordingly.
- 6. The RDR design standards require planters to screen parking along Jefferson Street (Sec. 4.17(D)(2)(d). Low walls made of native materials with historic characteristics, such as brick, stone, architectural cast stone etc... (as noted in 4.17(D)(3)(c)(4)) with intermittent plantings would be appropriate. More details can be found in the RDR Design Guidelines.
- 7. The Linden Street streetscape will need to be consistent with the improved design in the area.
- 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.
- 15. Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.

Collindale Golf Course Wireless Telecommunications Facility



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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) Consultant for Verizon

Wireless - Becky Siskowski (Centerline Solutions)

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 858-243-2900 Email Address bsiskowski@centerlinesolutions.com

Site Address or Description (parcel # if no address) 1441 E Horsetooth Road, Fort Collins, 80525

Description of Proposal (attach additional sheets if necessary) Propose to install a 75' monopine and a

12'x26' prefab shelter within a 60'x30' lease area. Equipment included are: 12 antennas, 12 RRHs, 2

OVPs and 2 hybriflex fiber cables.

Proposed Use Wireless Telecom Facility Existing Use Public Golf Course

Total Building Square Footage <u>NA</u> S.F. Number of Stories <u>NA</u> Lot Dimensions <u>NA</u>

Age of any Existing Structures No info available

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? ____

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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)

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Site Name:

FTC COLLINDALE Site Address: 1441 E. HORSETOOTH RD. FORT COLLINS, CO 80525

LARIMER COUNTY

GENERAL CON	TRACTOR NOTE	PROJECT TEAM	VICINITY MAP
RESPONSIBLE FOR SAME. THESE DRAWINGS ARE ONLY T SHEET. USE GRAPHIC SCALE CALL BEFORE YOU DIG. COLOI	ON THE JOB SITE AND SHALL	PROPERTY OWNER: CITY OF FORT COLLINS 413 S. BRYAN AVE. FT. COLLINS, CO 80521 CONTACT: BILL WHIRTY PHONE: 970.221.6305 <u>APPLICANT:</u> VERIZON WIRELESS 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014	Timfoolery Magic Aansfield Dr Collindor Kingston Dr E Horsetooth Rd E Horsetooth Rd
THESE DRAWINGS MAY NOT S	HOW ALL UNDERGROUND PIPING AND SHALL EXERCISE EXTREME CARE DURING	CONSTRUCTION MANAGER: CHAD WEBER: 303.503.6700 VERIZON WIRELESS 3131 S. VAUGHN WAY, SUITE 550 AURORA, CO 80014	Warren Park Warren Park Collindale Golf Course Unit of a star of a
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APPROVAL BLC	DCK	303.993.3293 ext. 417 CIVIL SURVEYOR:	DRIVING DIRECTIONS TO SITE
TITLE SIGNAT	URE DATE	DALEY LAND SURVEYING, INC. 17011 LINCOLN AVENUE STE. 361 PARKER, CO 80134-3144	FROM I-70 AND I-25:
ENGINEER		ROB DALEY, PLS	FROM DENVER TAKE 1-25 NORTH TO FORT COLLINS. EXIT HARMONY AND GO WEST. CONTINUE TO LEMAY AND TURN RIGHT, WHEN YOU COME UPON THE GOLF COURSE ON
PROJECT MANAGER		-	THE RIGHT, TAKE THE DRIVEWAY LEADING TO BEHIND THE DRIVING RANGE (NETS VISIBLE FROM STREET).
	OFF" BY PARTIES TO THE CONSTRUCTION	-	

PROJECT DATA		ISSUED FOR: ZONING				
JURISDICTION: - CITY OF FORT COLLINS		verizon wireless				
PARCEL NUMBER: - 8731000925				VERIZON	I WIRELESS SERVICES UGHN WAY, SUITE 550	2
ZONING DESIGNATION: - PUBLIC OPEN LANDS				AUF	RORA, CO 80014	
OCCUPANCY GROUP: - U (SHELTER)					CT INFORMATION:	
CONSTRUCTION TYPE: - V-B (SHELTER)			F	TC CO	OLLINDALE	Ξ
FULLY SPRINKLERED: - NO (SHELTER)		AWING INDEX	14	141 E. HC	ORSETOOTH RE).
NO. OF STORIES: - ONE (SHELTER)	LS1			FT. COLI	_INS, CO 80525	
LEGAL DESCRIPTION:	Z1	OVERALL AERIAL SITE PLAN & EXISTING CONDITIONS PHOTOS		LAR	MER COUNTY	
A PORTION OF THE NE 1/4 OF THE NW 1/4, LYING EAST OF LEMAY AVENUE AND WEST OF LOT 1, COLLINDALE GOLF COURSE CLUBHOUSE, CITY OF	Z2	ENLARGED SITE PLAN, EQUIPMENT PLAN & ANTENNA DETAIL	Rev:	Date:	Description:	By:
FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO GOVERNING CODES IF APPLICABLE:	Z3	SITE ELEVATIONS	1	8/5/14	90% ZONING	SL
2012 IBC, 2012 IFC, 2012 IMC, 2009 IECC, 2011 NEC.			2	8/22/14	90% ZONING REV A	SL
A.D.A. COMPLIANCE: NOT REQUIRED PER IBC 1103.2.9						
CO-LOCATION STATEMENT: "VERIZON WIRELESS SERVICES SHALL COOPERATE WITH						
OTHER COMPANIES AND ENTITIES TO ACHIEVE CO-LOCATION OF OTHER ANTENNAS ON THE PERMITTED						
STRUCTURE."						
PROJECT DESCRIPTION						
PROPOSED "NON-INHABITABLE" TELECOMMUNICATIONS SITE CONSISTING OF PROPOSED ANTENNAS ON A PROPOSED VERIZON WIRELESS MONOPINE						
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SURVEYOR'S CERTIFICATE

I, Robert Daley, do hereby certify only to Centerline Solutions, that on July 29, 2014, a topographic survey was conducted under my supervision using the normal standard of care of Professional Land Surveyors and the map hereon accurately represents said survey, to the best of my knowledge.

This drawing does not represent a Land Survey, Land Survey Plat, Improvement Land Survey Plat or Improvement Location Certificate and any monuments or boundary lines shown are for information only and are not to be relied on.

This survey does not constitute a title search by this surveyor or Daley Land Surveying, Inc. of the property shown and described hereon to determine: 1. Ownership of this tract of land.

Rights-of-way, easements and encumbrances recorded or unrecorded affecting this tract of land.
 Compatibility of this description with those of adjacent tracts of land.

Job No. 1203–027 For and on behalf of For and on behalf of Daley Land Surveying, Inc. 17011 Lincoln Ave., #361 Parker CO. 80134 303 953 9841 Robert Daley, PLS 35597

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS:

IS OF DEAKINGS. The bearings shown on this survey are referenced to the north line of the Northwest Quarter of Section 31, T.7N., R.68W., assumed to bear S89'50'05''E, monumented as shown hereon.

COORDINATE SYSTEM AND DATUM; Horizontal coordinates are referenced to NAD83, Vertical datum is NAVD88 and originates from the local C.O.R.S. network, utilizing the Geoid12A model.

UTILITIES: The utilities which are readily visible upon the ground, such as manholes, power and light poles, inlets, etc. were located by field surveys and shown hereon. Sub-surface utilities, if shown, are the result of field surveys of utility location marks provided by others.

LEGAL DESCRIPTION PARENT TRACT:

Per Title Commitment No. T12984 LO, Dated July 2, 2014, 5:00 p.m., by Land Title Guaranty Company: A PORTION OF THE NE 1/4 OF THE NW 1/4, LYING EAST OF LEMAY AVENUE AND WEST OF LOT 1, COLLINDALE GOLF COURSE CLUBHOUSE, (PLAT RECORRED APRIL 29, 2002 AT RECEPTION NO. 2002046978), CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

EXCEPTIONS LISTED IN TITLE REPORT:

Item 1. Not plotable Item 2. Not Plotable



TOPOGRAPHIC SURVEY VERIZON WIRELESS SITE - FTC COLLINDALE SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

© Electric Connection		Edge of Gravel Road
ET Electric Transformer	oo	Chain Link Fence
🐼 Gas Meter	UE	Underground Electric
⊥ Guy Anchor	F0	Underground Fiber Optic
🗊 Storm Manhole	UG	Underground Gas
TP Telephone Pedistal	UT	Underground Telephone
K Coniferous Tree	Uw	Underground Water
Deciduous Tree		

Fence/Canopy Support Pole



















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*

October 22, 2014

Becky Siskowski Centerline Solutions 16360 Table Mountain Parkway Golden, CO 80403

Re: Collindale Golf Course - Wireless Telecommunciations Facility

Description of project: This is a request to construct a wireless telecommunications facility at Collindale Golf Course (parcel #8731000925). The tower will be 76 feet tall monopole masked as a pine tree located along the fence of the driving range with an accompanying shelter. The site is located in the Public Open Lands (POL) 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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Stormwater Engineering

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

- 1. It is required to document the proposed impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the proposed impervious areas with a table summarizing the areas needs to be shown on the site plan.
- 2. If there is an increase in imperviousness greater than 1000 square feet, City of Fort Collins Stormwater Criteria applies which includes a drainage report, erosion control report and construction plans which must be prepared by a Professional Engineer registered in Colorado. If there is less than 1,000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns.
- 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.

Department: Fire Authority

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

1. FIRE LANES

IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. As this is city property no access easement will be needed. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.

> Be designed as an all-weather driving surface capable of supporting 40 tons. Compacted road base is acceptable in this situation.

> 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 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.

SECURITY GATES

The applicant advises that no gates will be blocking the fire access lane.

2. PREMISE IDENTIFICATION

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

1. No comments.

Department: Engineering Development Review

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

- 1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
- 2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: http://www.fcgov.com/engineering/dev-review.php

Department: Electric Engineering

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

 Existing transformer open delta bank will need to be upgraded to a single three phase transformer. Charges will apply. Any questions, please call Light & Power Engineering at 221-6700.

Planning Services

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

- 1. This property is in the Public Open Lands (P-O-L) zone district. Within the POL wireless telecommunication facility is subject to a Type 1 (Publc Meeting, hearing officer is the decision maker) review.
- 2. Section 3.8.13 does apply.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. Please see the Submittal Requirements and Checklist at: http://www.fcgov.com/developmentreview/applications.php.
- 8. 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.
- **9.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Village on Redwood



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, limeliness, 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 OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR MPLIED, WITH RESPECT TO THESS 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 al 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 lable 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.





Development Review Guide – STEP 2 of 8

S.F.



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@fcgoy.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)

Kristin Fritz, Developer/Awner

Business Name (if applicable) Fort Collins Housing Authority

Your Mailing Address 1715 W Mountain Ave Fort Colling CO 80,521

Phone Number 970 416 2938 Email Address Kfritz afcgov. com

Site Address or Description (parcel # if no address)

Description of Proposal (attach	additional sheets if necessary) <u>New</u>	multi-family development
with 72 units i	1 9 buildings plus a clubhouse o	and site amenities

Proposed Use Multi-family Existing Use Jacont land

Total Building Square Footage (2, 800) S.F. Number of Stories 2-3 Lot Dimensions $466' \times 763'$

Age of any Existing Structures Λ / Λ

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 ves, then at what risk is it?

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

Increase in Impervious Area

(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?





VIBRANT SUSTAINABLE DEVELOPMENT - 72

FORT COLLINS HOUSING AUTHORITY DATE: 09/12/14

PARALLEL PARKING ALONG REDWOOD



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*

October 22, 2014

Kristin Fritz Fort Collins Housing Authority 1715 W Mountain Ave Fort Collins, CO 80521

Re: Village on Redwood

Description of project: This is a request to construct multi-family housing on Redwood St. near Conifer (parcel #9701200021). The property is owned by the Fort Collins Housing Authority and will consist of 72 affordable units. The project will also feature a community clubhouse, playground and garden amenities. The site is located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

- 1. LUC 3.2.1(E)(5) A minimum of 6% of the interior space of all parking lots is required to be landscaped. Please show the calculations on how this is being met.
- 2. LUC 3.2.2(C)(b) Multi-Family have a minimum bicycle parking requirement based on the number of bedrooms, with the 60% enclosed and 40% fixed rakes.
- **3.** LUC 3.2.2(K)(1)(A) Off-Street parking minimums for two-family and multi-family dwellings are based on number of bedrooms. Please show the calulations of these being met.
- 4. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section.
- LUC 3.2.2(L) Table A and B Standard 90 degree parking stall is 19'x 9' Two-way drive aisle is a minimum of 24' in width
- 6. LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
- 7. LUC 3.5.1(I) Mechanical/utility equipment (vents, flues, meters, boxes, conduit, transformer, ac/rtu...)

locations shall be identified on the plans with notes on how such equipment is screened and painted.

8. LUC 3.5.2(E) and 3.8.30(E) and 3.8.30(F) Buildings are required to comply with these setbacks.

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 Redwood and an 8-inch sewer in an easement along the north edge of the property.
- 2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: http://www.fcgov.com/standards
- 3. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

- The proposed 72 units will generate close to 500 trips per day, and therefore per LCUASS a traffic study will be needed. It can likely be a memo type of report, with the addition of the analysis at Conifer and Redwood. Please contact me to officially scope the study.
- 2. Roadway sidewalk does not currently existing along this property and will need to be included. The proposed site plan shows a walk to access the Redwood facing units is this an internal walk, or meant to the be public roadside sidewalk as well?
- 3. Proposed parking along Redwood would need to be inset and cannot use the existing bike lane space.

Department: Stormwater Engineering

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

- 1. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
- 2. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 100 year historic release rate.
- Fifty percent of the site runoff is required, in the interim, 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. This requirement is necessary in the interim and until the NECCO improvements are completed. The water quality capture volume can be included within the quantity detention volume. At such time the NECCO improvements are completed, the water quality restrictor plate may be removed from the outlet structure eliminating this water quality treatment.

- 4. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm? goback=.gde_4605732_member_219392996. LID design information can be found on the City's web site at: http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/ stormwater-criteria.
- 5. The outfall for the site is the existing storm sewer located in Redwood Street.
- 6. There is NECCO fees associated with this project located in Dry Creek Basin. The fees are \$11,120 per acre.
- 7. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found 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. FIRE LANE SPECIFICATIONS

An Emergency Access Easement will be required. 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.

Special attention for buildings over 30 feet in height: 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. Further discussion is required if the proposed 3-story building triggers the aerial apparatus access requirement.

2. PAVERS

Fire lanes shall be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons. Private drives incorporating paver surfaces on fire lanes shall confirm the cross section of the drive can handle fire truck loading.

3. WATER SUPPLY

Please submit a plan for review and approval of your fire hydrant system. Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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

Department: Environmental Planning

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

 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 (wetlands and aquatic areas). 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. 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.
- 5.

- 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 public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm
- 5. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Additional ROW will be needed for the parallel parking and sidewalk along Redwood.
- 6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
- 7. The inset parking on Redwood is a great idea. A design for this will need to be provided.
- 8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
- 9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
- 10. Sight distance easements maybe needed adjacent to the access points due to the street curving.
- **11.** Any drainage from the site out to Redwood Street cannot go out the driveways across the sidewalk. Sidewalk culverts are used to take any drainage out to the street.

Department: Electric Engineering

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

- 1. Normal development charges will apply and depending upon design using padmounted transformers vs transformers in vault. By designing with padmounted transformers, development charges will be \$22,500 less at 2014 rates.
- 2. Power will be supplied from approximately 100 ft north of southwest corner of lot. Any questions, please contact Light & Power Engineering @ 221-6700.

Planning Services

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

- The fundamental layout as shown meets most standards for multi-family development in LMN zone district. Positive features are the orientation to 'Connecting Walkways' to Redwood St., the buildings facing Redwood with on-street parking, the massing of 2 and 3-story buildings relative to existing houses, the variation in building models, the central feature, the rear buffer yards, and the potential walkway connection at the sw corner.
- 2. A Modification of standard is required for the westernmost building due to lack of a 'Connecting Walkway' from a street to the building entrance that doesn't cross a driveway. The Modification is clearly supportable

by staff based on the plan being equal or better than a plan that introduces a street into the property, with no detriment to the public good due to barriers on 3 sides; and also based on the plan providing 100% affordable housing. If other buildings are further than 350' from Redwood St. a Modification may be needed for those as well. (Can't tell with no bar scale on the plan.)

- Parking lot screening from back yards of neighboring houses is required and is expected to be a crucial design consideration. A special fence or wall combined with landscaping should be designed to create a positive relationship between properties and avoid any compatibility conflicts.
- 4. An important consideration in the next iteration of site design will be the connections of parking lots to building entrances; including sidewalk details such as curves and radii where sidewalks meet, for convenient flow in everyday use by users.
- 5. Question: Could the parking stalls at the nw corner the drive be angled, to lend a feel of an active street rather than parking lot? There may be a loss of a space or two but the look and feel is consistent with the idea of the drive functioning in lieu of a street.
- **6.** Related to the previous comment, could the sidewalks skirting the parallel parkng be at least 9' wide with a few trees in cutouts, for a more generous and street-like emphasis on walking as a priority along the drive?
- 7. Bike racks should be provided in convenient locations for all units with at least 1 per bedroom required.
- 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 <u>new commercial or multi-family projects</u> 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 <u>new commercial or multi-family projects</u> 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



Planning, Development & Transportation Neighborhood and Building Services 281 N. College Ave. PO Box 580 Fort Collins, CO 80522 970.416.2350 970.224.6134 FAX www.fcgov.com

February 19th, 2015

Ms. Tasha Weaver Colorado Housing and Finance Authority 1981 Blake Street Denver, Colorado 80202

Dear Ms. Weaver,

At the request of the Fort Collins Housing Authority I am writing to confirm the following zoning information for the parcel # 9701200021 located on Redwood Street between Nokomis Court and Bayberry Circle, Fort Collins, CO 80524. The conceptual review design for this parcel included a multi-family housing development with 72 units on an approximately 9 acre site can be viewed through the following link http://www.fcgov.com/developmentreview/pdf/conceptual review 9.22.14.pdf.

The current zoning of the subject site is Low Density Mixed Use Neighborhood (L-M-N). In the L-M-N District multi-family is a permitted use (Section 4.5 of the Fort Collins Land Use Code). Therefore, a 2 and 3-story multi-family housing development is allowed for the site. The City Planning Department has been working collaboratively with the Fort Collins Housing Authority on preliminary pre-submittal plan concepts to aid the developer in preparing plans for submittal of the development project. The project development plan is subject to review and approval by the Planning and Zoning Board based on the Fort Collins Land Use Code and other City ordinances and regulations.

If you have any questions, please contact me at nbeals@fcgov.com or 970-416-2313.

Sincerely,

Mark Beats

Noah Beals Senior City Planner-Zoning Community Development and Neighborhood Services City of Fort Collins