

# Conceptual Review Agenda

Schedule for 09/29/14 to 09/29/14

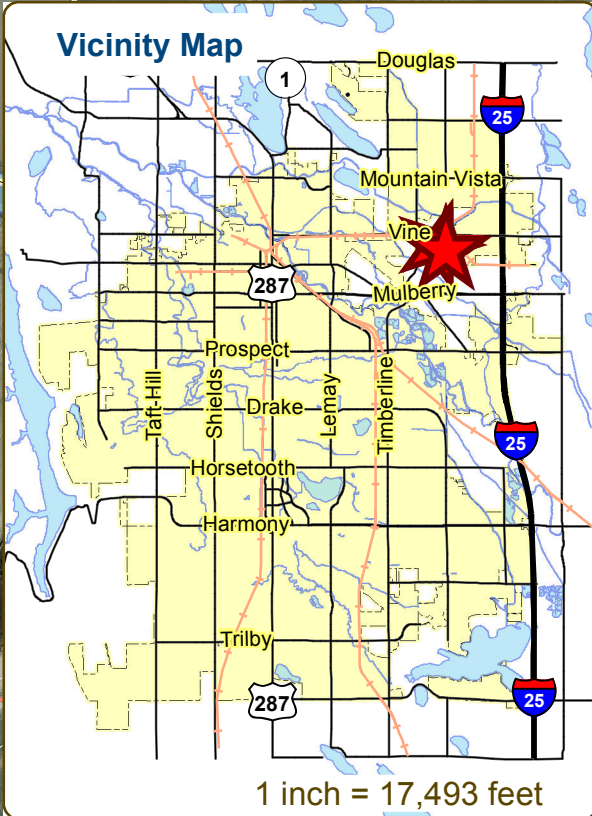
281 Conference Room A

## Monday, September 29, 2014

Time	Project Name	Applicant Info	Project Description	Planner
<b>9:00</b>	Trailhead Townhomes CDR140072	Ken Merritt (790) 305-6754 <a href="mailto:kmerritt@jrengineering.com">kmerritt@jrengineering.com</a>	This is a request to construct 88 townhome units (parcel #'s 8704324006 and 8704324007). This is a re-submittal of a previously approved plan that has since expired. 45 of the townhomes will be constructed on Lot F with the remaining 43 townhomes on Lot G. The parcels are located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Administrative (Type I) review.	Pete Wray
<b>9:30</b>	1205 N College - Retail Marijuana Testing Facility CDR140073	Seth Stepleton (864) 650-3872 <a href="mailto:sethstepleton@gmail.com">sethstepleton@gmail.com</a>	This is a request for a retail marijuana testing facility to locate at 1203 College (9702434002). The applicant wants to split the building into 1203 N College and 1205 N College and put a retail marijuana testing facility in the building. The current occupant is a retail clothing store. The parcel is located in the Service Commercial (CS) zone district. This project will be subject to Administrative (Type I) review.	Clark Mapes
<b>10:15</b>	255 S Taft Hill - Plat CDR140074	Chris Gregory (970) 672-0847 <a href="mailto:cspgregory@hotmail.com">cspgregory@hotmail.com</a>	This is a request to plat and construct a single-family home, guest home and orchard at 255 S Taft Hill (parcel #9709404013). The proposal also calls for a 3 car garage and small utility shed to be used for electric only. The parcel is located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Administrative (Type I) review.	Seth Lorson
<b>11:00</b>	1025 Buckingham - Self-storage and microbrewery CDR140075	Ken Merritt (790) 305-6754 <a href="mailto:kmerritt@jrengineering.com">kmerritt@jrengineering.com</a>	This is a request to build a self-storage facility with a microbrewery at 1025 Buckingham St (parcel #9712116902). The self-storage facility will have a main office building with livable space on the second floor for the manager of the facility. The microbrewery will anchor the northeast corner of the lot in a separate building. The parcel is located in the Industrial (I) zone district. This project will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard

# Trailhead Townhomes

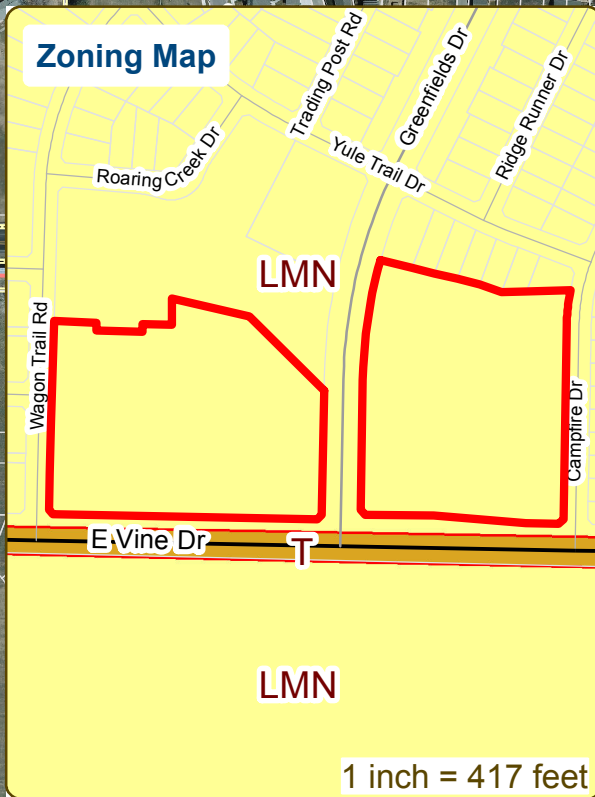
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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**CONCEPTUAL REVIEW:**  
**APPLICATION****General Information**

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

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

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Ken Merritt, JR Engineering, Planner

**Business Name** (if applicable) Triton Communities

**Your Mailing Address** JR Engineering, 2900 South College Avenue, Suite 3D

**Phone Number** (970) 305-6754 **Email Address** kmerritt@jrengineering.com

**Site Address or Description** (parcel # if no address) Tract F & G, Trail Head FTC (20040123495)

TRACT F Parcel #87043-24-006, TRACT G Parcel #87043-24-007

**Description of Proposal** (attach additional sheets if necessary) Approximately 88 Residential Townhome Units (45 Units on Tract F & 43 Units on Tract G) with an overall density of 8.23 DU/AC.

**Proposed Use** Multi-Family Residential Housing **Existing Use** Vacant

**Total Building Square Footage** 1,400-1,600 / DU **Number of Stories** 1 & 2 **Lot Dimensions** 10.73 Acres

**Age of any Existing Structures** N/A

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

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

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

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

**Increase in Impervious Area** Approximately 70% Impervious  
(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?





**SITE**



## VICINITY MAP

SCALE: 1"=1000'



**J·R ENGINEERING**  
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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



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

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

October 22, 2014

Ken Merritt  
JR Engineering  
2900 South College  
Suite 3D  
Fort Collins, CO 80525

**Re:** Trailhead Townhomes

**Description of project:** This is a request to construct 88 townhome units (parcel #'s 8704324006 and 8704324007). This is a re-submittal of a previously approved plan that has since expired. 45 of the townhomes will be constructed on Lot F with the remaining 43 townhomes on Lot G. The parcels are located in the Low Density Mixed-Use (LMN) zone district. This project will be subject to Planning and 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, Pete Wray, at 970-221-6754 or [pwrap@fcgov.com](mailto:pwrap@fcgov.com).

**Comment Summary:**

**Department: Zoning**

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

1. At this time no comments.

**Department: Water-Wastewater Engineering**

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

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

**Department: Transfort**

**Contact:** Emma Belmont, 970-224-6197, [ebelmont@fcgov.com](mailto:ebelmont@fcgov.com)

1. Transfort's Route 14 services Vine Street adjacent to this project site. A bus stop is located on the northwest corner of Vine and Campfire. It needs to be upgraded into an accessible bus stop. This will

require a concrete bus stop pad measuring 22' wide by 12' deep, either behind the sidewalk or in the parkway. Please contact me for more information on exact location and sizing. The stop will need to be in the public right of way or within a Transit Easement.

**Department: Traffic Operations**

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

1. Per section 4.2.3 of LCUASS we'll need some kind of traffic impact study - likely a traffic memo that discusses the impact of the townhomes. Please call me to scope the study and we can begin by reviewing any previously completed studies for the use.

**Department: Stormwater Engineering**

**Contact:** Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)

1. A drainage report addendum, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The design engineer will need to document that the imperviousness is at or below what was assumed in the original report. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
2. Detention volume was provided for these two sites in the two ponds along Vine Drive so no new detention is required as long as the assumed imperviousness is not exceeded.
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 was provided for in the detention ponds.
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](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
5. The drainage outfall for the site is shown on the construction plans for Trailhead. Our system map does not show the pipes to the east pond. So they may not be installed yet.
6. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or

contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

7. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

1. FIRE LANES

All portions of all residences shall be within 150' of a fire access road. Based on review of the proposed site plan, the private alleys would be required to be dedicated as fire lanes in order to meet minimum fire access requirements. Fire lane standards are provided for your planning purposes.

**FIRE LANE SPECIFICATIONS**

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

- > Shall be designated on the plat as an Emergency Access Easement.
  - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
  - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
  - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
  - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
  - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. DEAD-END FIRE LANES

The looped alley system on the west side of Greenfields Drive appears to be over 1500 feet in length and lacks connectivity to the rest of the street system. Another connection point with the alley system is needed.

3. WATER SUPPLY

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

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

4. AUTOMATIC FIRE SPRINKLER SYSTEM

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

5. PREMISE IDENTIFICATION

A plan for street naming and addressing shall be submitted for review and approval.

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where

access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

**Department: Environmental Planning**

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Uplands Plain Forest). Please note the buffer zone standard of 50' for this feature, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal. An ECS may have been completed with the prior Trail Head subdivision, however, as these plans were approved in 2004, a new ECS will need to be provided. Yet, the prior ECS may serve as a useful starting point for your analysis.

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.
6. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

**Department: Engineering Development Review**

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.

4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:  
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. The east side – We wouldn't support and allow the decorative pavement that you are showing on the plan to be placed in the public right-of-way.
10. For the pedestrian crossings you have shown they would not be allowed to be enhanced. You can provide the midblock ramps, but the cross walks will not be striped or enhanced. Pedestrian ramps are required at the intersections, but they will not be striped or enhanced cross walks. A pedestrian ramp will need to be installed along the east side of Campfire Drive across from the new street intersection.
11. The west side – I don't know that this will work as the cul-de-sac that you have shown. LCUASS requires that you provide one off-site space for each residence that has frontage on the cul-de-sac. The standard 28 foot x-section doesn't allow for parking on the inside adjacent to the village square – to have parking on this side the x-section would need to be 36 feet and as shown the 90 degree corners would need to be the elbows. It would probably make more sense to extend the street out to Greenfields and if you want the road to still go around the village square use the eyebrow detail.
12. The private drives will need to tie into the public streets at a 90 degree angle.

**Department: Electric Engineering**

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

1. Streetlights will need to be added to increase visibility levels. Please coordinate with Light & Power Engineering for locations. City of Fort Collins requires that there must be 40 ft of clearance from large canopy trees and 15 ft of clearance from smaller, ornamental trees.
2. Conduit for single phase and three phase service has been stubbed onto both lots in anticipation of growth. Stubs are located on west and east central areas of both lots.
3. Development charges will vary depending upon choice of transformers in vault or padmounted transformers, padmounted being the less expensive option. Please check transformer clearance requirements and use our free estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.
4. If you have any questions please call Light & Power at 221-6700.

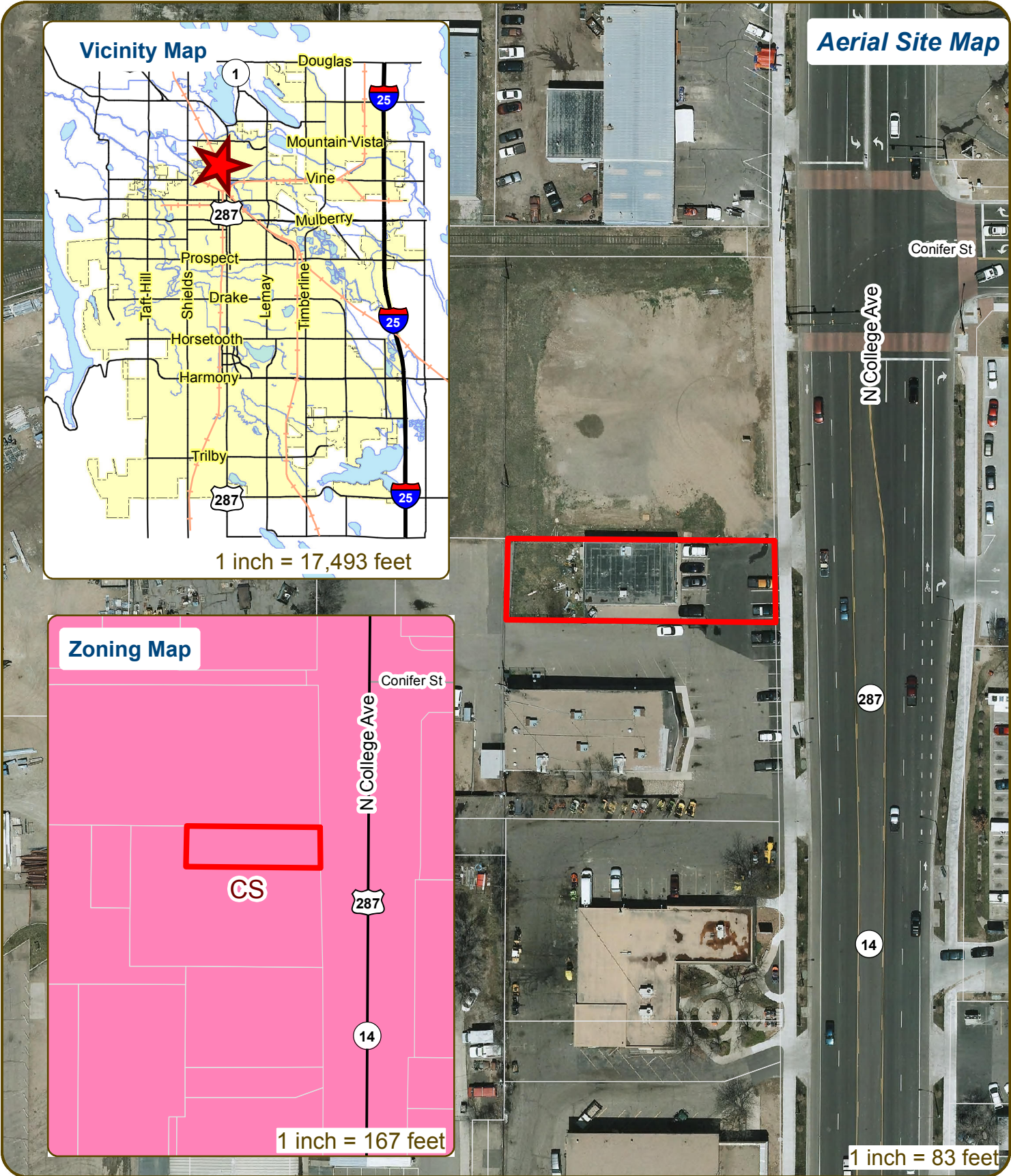
**Planning Services**

**Contact: Pete Wray, 970-221-6754, [pwwray@fcgov.com](mailto:pwwray@fcgov.com)**

1. 1. This project in the LMN zone originally described as a Type I review, is actually subject to a Type II review since the proposed multi-family townhomes, while less than 8 dwelling units per building, contain over 50 dwelling units. The combined units in Tract F and G total 88 dwelling units as part of a future PDP. Lots need to front on either a public ROW or dedicated public access easement.
2. 2. The proposed PDP will need to comply with all applicable General Development Standards in Article Three. Of particular note, some standards have been revised and updated since this project was initially approved including the Sections 3.4.1 Natural Habitats and Features, 3.5.2 Residential Building Standards, 3.6.2 Landscaping and Streetscape standards, 3.6.4 Transportation Level of Service Requirements (bike parking), and 3.8.30 Multi-Family Dwellings.
3. 3. While the proposed village square can be considered an innovative concept, a modification to LUC Section 3.5.2 may be needed for connecting walkway standard to show you meet the criteria for equal to or better than.
4. 4. Make sure the final floor plans match the site plan to provide front building entrances in correct locations.
5. 5. Screening. For Tract G, since the proposed units in middle section have rear garage facades facing E. Vine Drive, the landscape frontage should include a raised berm with planting to further buffer and screen these units.
6. 6. Tract G. It is not clear why the public street did not connect to Greenfields Dr. similar to Tract F? There is a pedestrian connection in lieu of a street, but this location makes sense to provide street access.
7. 7. Tract H. Similar to north edge of Tract F, why is Tract H not included with this proposed project? It seems like this riparian forest buffer area on north edge should have additional landscaping and trees.
8. 8. With 88 dwelling units, what other amenities will be provided for residents aside from vegetable garden plots? These proposed units have very minimal room for patios or usable outdoor space. The village squares should include some improved gathering areas with amenities such as BBQ, tables etc.?
9. 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.
10. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
13. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.

14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 1205 N College Retail Marijuana Testing Facility



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CONCEPTUAL REVIEW:  
APPLICATION

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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) Seth Stepleton,  
Tenant

**Business Name** (if applicable) Trichome Analytics LLC

**Your Mailing Address** 820 Merganser Dr. #1004 Ft. Collins, CO 80524

**Phone Number** 864-650-3872 **Email Address** seth.stepleton@gmail.com

**Site Address or Description** (parcel # if no address) 1205 N. College Ave 80524

**Description of Proposal** (attach additional sheets if necessary) Split building into 1203 +  
1205 N. College Ave + in 1205 put in a retail marijuana  
testing facility

**Proposed Use** Retail Marijuana Testing Facility **Existing Use** Retail clothing store

**Total Building Square Footage** 2080 **S.F. Number of Stories** 1 **Lot Dimensions** 50 x 190 ft.

**Age of any Existing Structures** 38 yrs., remodel is 20 yrs.

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** none **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?

This is additional information for the conceptual review of the property located at 1203 & 1205 North College Avenue. The legal description is:

PT BLK 5, RIVERSIDE PK, FTC, BEG AT PT WH BEARS S 230.5 FT, W 40 FT, S 181.4 FT FROM E 1/4 COR 2-7-69, S 50 FT, W 190 FT, N 50 FT, E 190 FT TPOB; LESS ROW PER 20110041555

The parcel number is 97024-34-003. The building has a 200 sq. ft. fenced in yard in the back that will be maintained and the grass cut regularly. There are 12 paved asphalt parking spaces. The site drains to sewage. The proposed testing facility will responsibly dispose of all waste and put none in sinks or sewer.

Potted flowers will be added to the front of the building and annuals will be added to the trees near College Ave. The surrounding lots house a church (Grace Fellowship) to the south and a lot for sale to the north.

1203 n college fort collins

[Get directions](#)

## My places

**1203 N College Ave**  
Fort Collins, CO 80524



[Directions](#) [Search nearby](#) [Save to map](#) [more ▾](#)

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Google Maps - ©2014 Google - [Terms of Use](#) - [Privacy](#)





1203 N College Ave, Fort Collins, Colorado, United States  
Address is approximate



FCMaps

http://gisweb.fcgov.com/FCMaps/Viewer.html?ViewerConfig=http://gisweb.fcgov.com/Geocortex/Essentials/REST/sites/FCM

fort collins zoning map

Veggie Ideas GDPEcology RamWeb WCNR Apple Yahoo! Pin It YouTube Wikipedia News (378) Popular maps.google.com ELI\_Invasiv...05\_2010.pdf

(38) - joanste... (16,556) - set... TIAA-CREF - .... Keurig® K-Cu... Generated Co... FCMaps 1201 n colleg... eBay

City of Fort Collins GIS

FCMaps

Search for map features...

Getting Around

Maps & Data Sources

Tasks

Analysis

Pan

Zoom In

Zoom Out

Initial Extent

Full Extent

Previous Extent

Next Extent

Navigation

Point Identify

Enable Map Tips

Display for...

Location Info

Map Scale: 1: 1,128

Jump to a map bookmark...

Information & Actions

Help

What's This?

Help

Results (2)

<< View History

View Selected >>

Refine Results | Table View | Select All | Select None

Zoning

SERVICE COMMERCIAL DISTRICT

[Landuse Code Documentation](#)

Parcel

Search Assessor Records: [9702434003](#)

I want to...

Zoning Districts

Map Layers

Results (2)

100ft 25m

X: Y:

Done



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

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

October 22, 2014

Seth Stepleton  
Trichome Analytics, Inc.  
820 Merganser Dr.  
#1004  
Fort Collins, CO 80524

**Re:** 1205 N College - Retail Marijuana Testing Facility

**Description of project:** This is a request for a retail marijuana testing facility to locate at 1203 College (9702434002). The applicant wants to split the building into 1203 N College and 1205 N College and put a retail marijuana testing facility in the building. The current occupant is a retail clothing store. The parcel is located in the Service Commercial (CS) 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, Clark Mapes, at 970-221-6225 or [cmapes@fcgov.com](mailto:cmapes@fcgov.com).

**Comment Summary:**

**Department: Zoning**

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

1. 10' landscaping strip required along N College and 5' landscaping strip required along north side lot line adjacent to the parking lot as well as along the south property line along the driveway which appears to lead to the trash dumpster.
2. Is there an intent to use there rear storage yard behind the building? If so all storage there must be screened. Vehicles not used by the business could not be stored there though gravel or other pervious materials may be used of the surface.
3. A trash enclosure is required meeting LUC 3.2.5.

**Department: Water-Wastewater Engineering**

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main in College and a 12-inch sewer in an easement on the property to the north.

2. The existing water service to the site 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 or an additional water 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](mailto:mwilkinson@fcgov.com)

1. Per section 4.2.3 of LCUASS we'll need some kind of traffic information to determine whether the requirement for a traffic impact study can be waived. This could be as simple as a narrative that discusses the number of anticipated trips to and from the facility.

**Department: Stormwater Engineering**

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

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact the Stormwater Utility if site improvements are anticipated.
2. If the site is required to meet present Land Use Code requirements, onsite water quality treatment of the runoff is required. Water quality treatment methods are described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). A method that could be used on an existing site is to direct the downspouts to a landscape area. Another is if perimeter landscape buffers or parking lot medians are required, they could be used to treat the runoff in bio-retention areas or rain gardens.  
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)

**Department: Fire Authority**

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

**1. MARIJUANA TESTING**

Poudre Fire Authority shall review and approve all applications for retail marijuana and grow operations. A retail marijuana testing facility implies that end products of a grow operations will be processed in some manner. The applicant shall provide all details of the testing process for review and approval. Processes involving extraction are included. If hazardous materials are being used in the testing process, a Hazardous Materials Impact Analysis (HMIA) shall be required. Building plans will need to be reviewed at time of tenant finish to ensure general fire code requirements are being maintained. Please contact me with details.

**2. WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. The existing utility infrastructure along N. College Ave. puts the nearest hydrant at approximately 400 feet to the building. As this condition does not meet the fire code standard, further discussion on this point is needed.

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

### 3. PREMISE IDENTIFICATION

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background.

**Department: Environmental Planning**

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

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

**Department: Engineering Development Review**

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Martina Wilkinson (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Utility plans may be required and a Development Agreement will be recorded once the project is finalized.
8. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
11. A reimbursement for the properties College Ave frontage is due for this project. If paid in 2014 the amount due is \$207 per liner foot of frontage. There will be a reimbursement due for the 977 square foot of right-of-way that was purchased along the frontage of this property.

**Department: Electric Engineering**

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

1. Overhead service would be transferred to underground service. On SE corner of lot, a 4" conduit is stubbed and may be used to provide 3 phase or single phase service. Meter location will need to be relocated to an unenclosed area. City of Fort Collins Light & Power will underground service at no charge however if capacity of service increases, system modification charges will apply.
2. Please contact Light & Power Engineering @ 221-6700 if you have any questions.

**Planning Services**

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

1. Parking Lot perimeter landscaping is required and this is particularly important along North College Ave., where cars can currently overhang the sidewalk. This is a basic aspect of needed updating of the North College image, along with the public improvements to the street recently done by the City. This would appear to require removal of asphalt and design of the driveway entry.
2. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
3. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

*20012 International Building Code (IBC)*

*2012 International Residential Code (IRC)*

*20012 International Energy Conservation Code (IECC)*

*2012 International Mechanical Code (IMC)*

*2012 International Fuel Gas Code (IFGC)*

*2012 International Plumbing Code (IPC) as amended by the State of Colorado*

*2014 National Electrical Code (NEC) as amended by the State of Colorado*

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

#### **Energy Code Use**

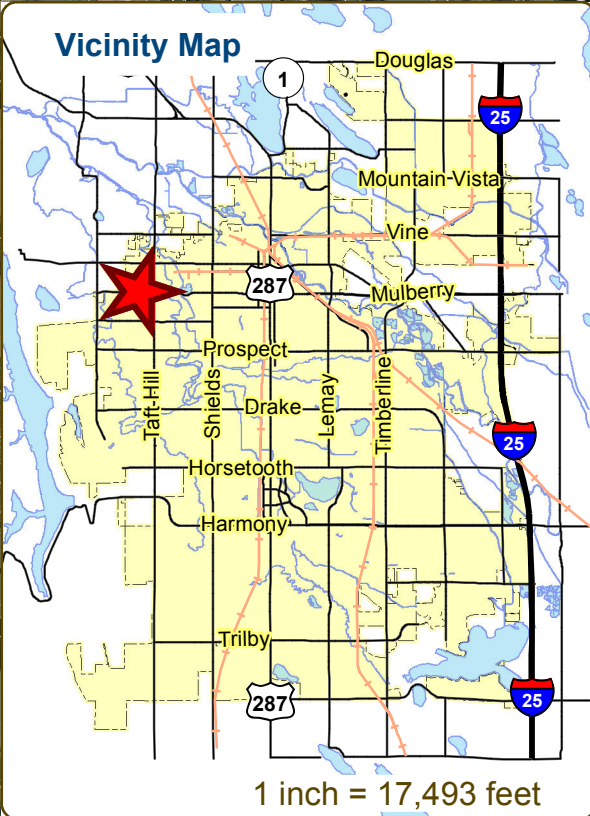
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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

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

# 255 S Taft Hill Rd Plat

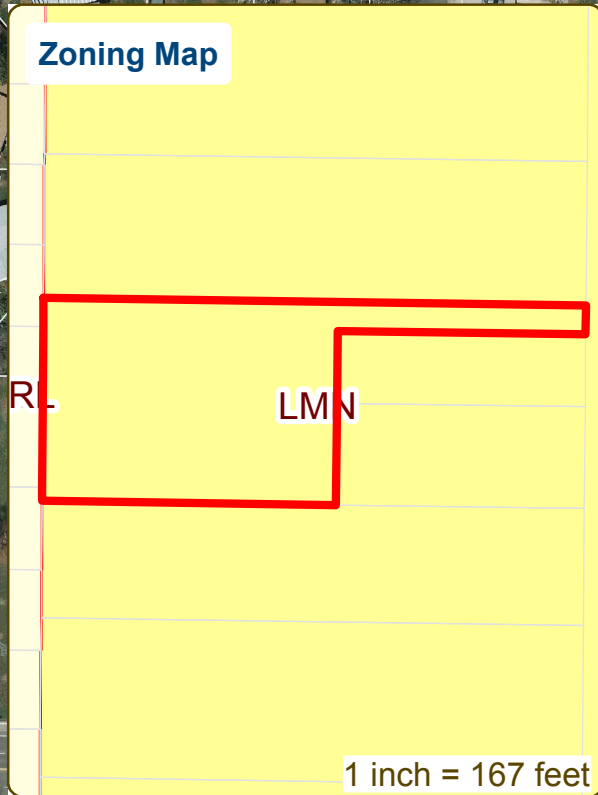
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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CONCEPTUAL REVIEW:  
APPLICATION**General Information**

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

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

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

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

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

Christopher Gregory - Prospective Purchaser

**Business Name** (if applicable)

**Your Mailing Address** P.O. Box 968, Fort Collins, CO 80521

**Phone Number** 970 672-0847 **Email Address** csgregory@hotmail.com

**Site Address or Description** (parcel # if no address) 255 S 87th N Rd

**Description of Proposal** (attach additional sheets if necessary) See attached SFR w Carriage house

**Proposed Use**

**Existing Use**

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

**Age of any Existing Structures** n/a - Vacant land

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

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

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

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

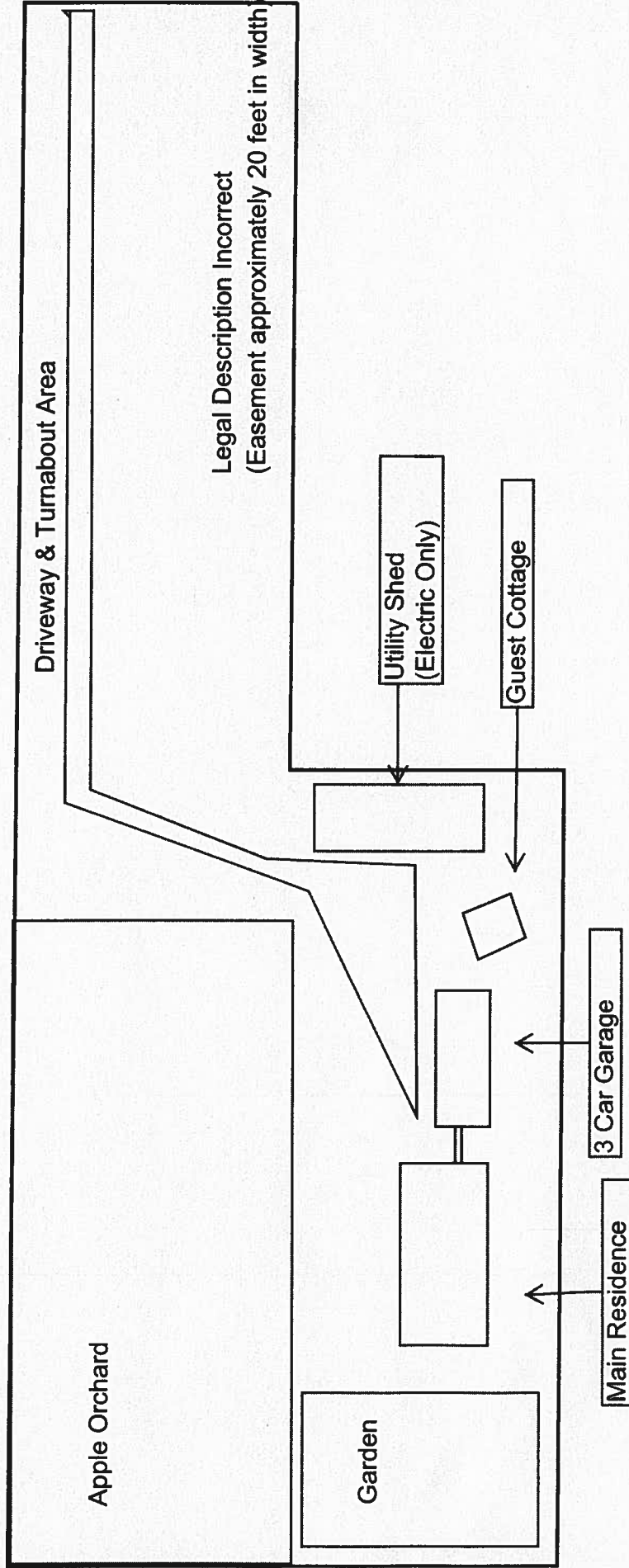
**Increase in Impervious Area** \_\_\_\_\_ **S.F.**

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

**Suggested items for the Sketch Plan:**

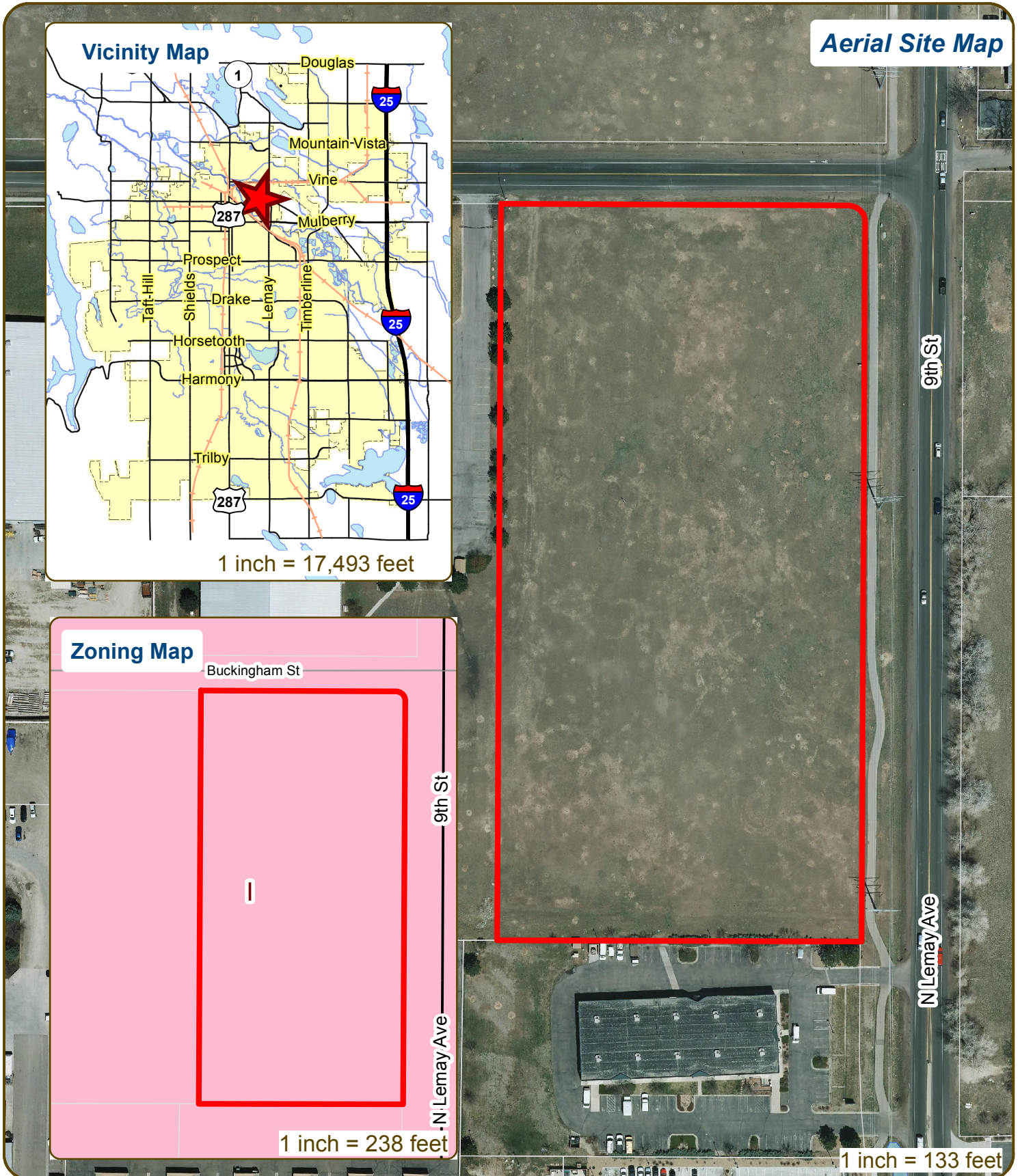
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Conceptual Review Proposal 255 S. Taft Hill Rd.  
 Louise Dickinson / Christopher Gregory



9/14/2014	
<b>Scale: 1 inch= 49 feet</b>	<b>File:</b>
Tract 1: 1.5285 Acres (66582 Sq. Feet), Closure: n81.0042e 0.01 ft. (1/257530), Perimeter=1355 ft. 01 n89.3530w 246 02 s0w 88 03 n89.3530w 255.26 04 n0.0215w 176 05 s89.3530e 501.37 06 s0w 88	

# 1025 Buckingham St Self-storage and Microbrewery



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

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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) \_\_\_\_\_

Ken Merritt, JR Engineering, Planner

Business Name (if applicable) Aspen Property Management LLC

Your Mailing Address JR Engineering, 2900 South College Avenue, Suite 3D

Phone Number (970) 305-6754 Email Address kmerritt@jrengineering.com

**Site Address or Description** (parcel # if no address) Parcel # 9712116902; Located on the southwest corner of Lemay Avenue & Buckingham Street.

**Description of Proposal** (attach additional sheets if necessary) Single story self storage facility with 26,000 SF climate controlled storage & 76,000 SF drive-up storage. Two story building with 1,500 SF management office/retail located on main floor & 1,500 SF caretaker residence located on second floor.

**Proposed Use** Self Storage **Existing Use** Vacant

Total Building Square Footage 104,000 S.F. Number of Stories 1 & 2 Lot Dimensions 6.35 Acres

**Age of any Existing Structures** N/A

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

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

**Is your property in a Flood Plain?** ☒ Yes ☐ No If yes, then at what risk is it? Moderate (protected by levee)

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

Increase in Impervious Area 204,974 SF, 74% Impervious  
(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:**

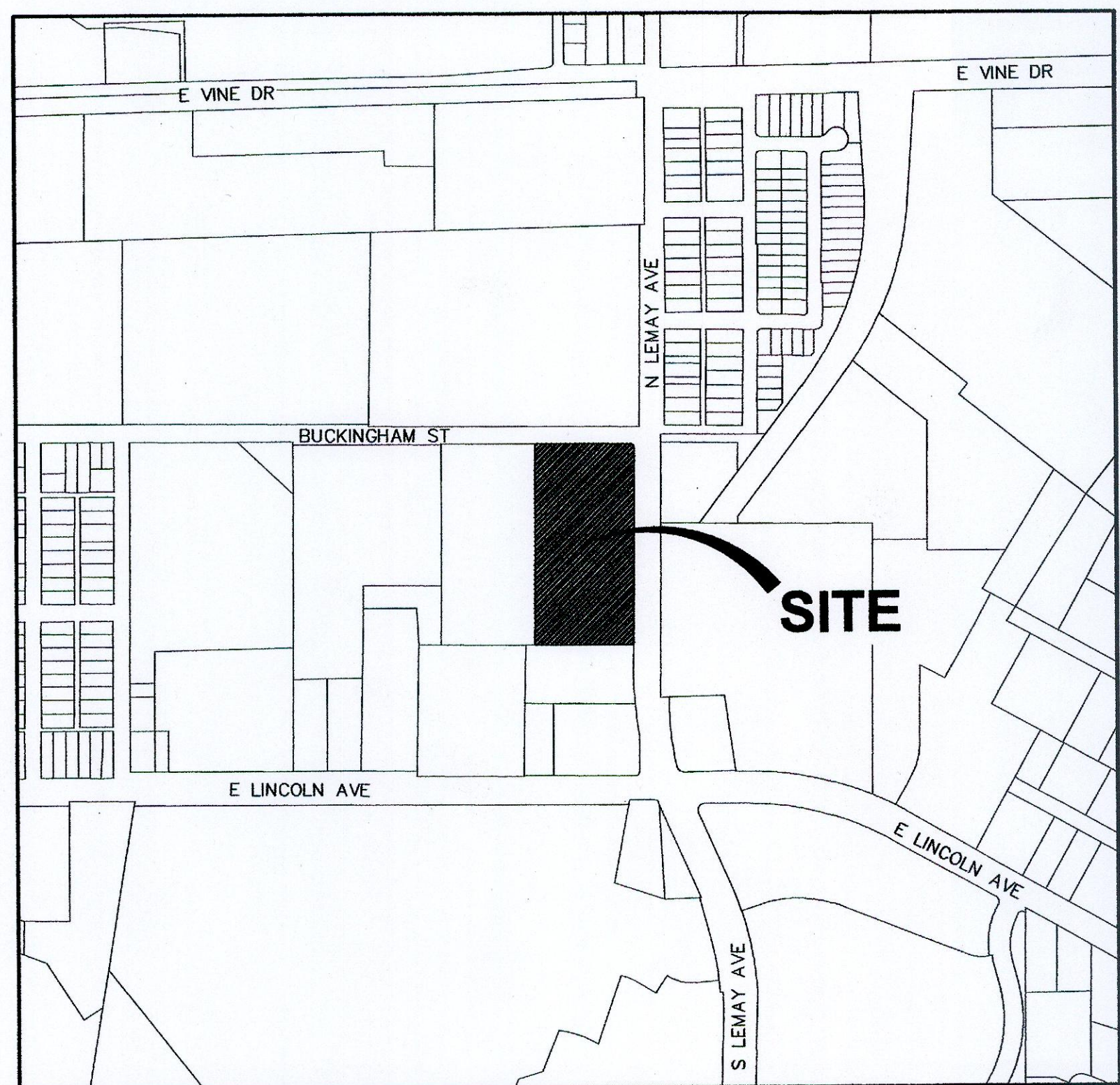
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# LEMAY AVE. SELF STORAGE & CRAFT BREWERY

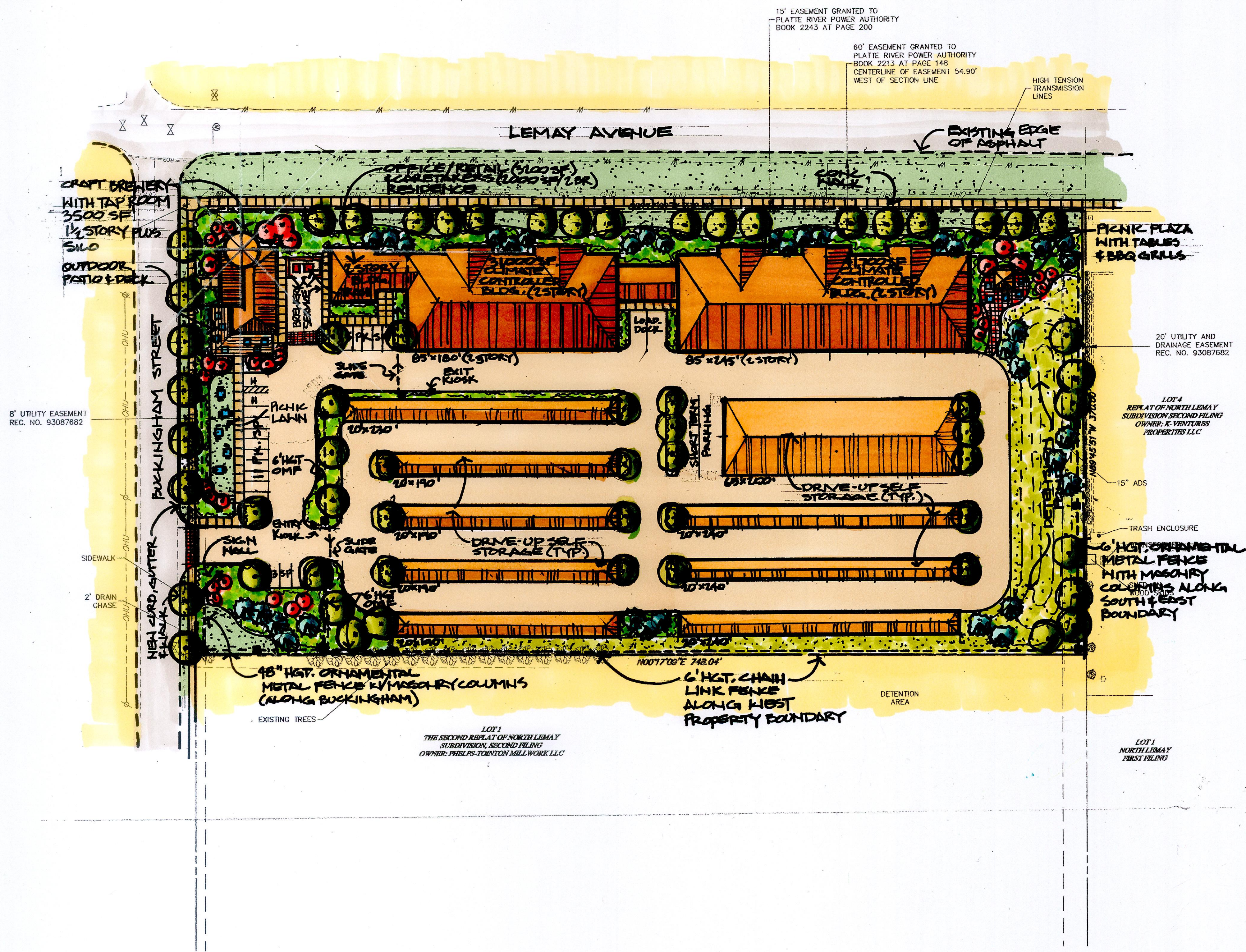
## CONCEPT SITE PLAN

### FORT COLLINS, COLORADO

#### SEPTEMBER 15, 2014



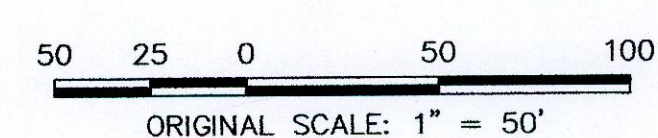
**VICINITY MAP**  
SCALE: 1"=500'



#### LAND USE DATA

TOTAL SITE AREA:	6.35± ACRES
NET SITE AREA: (LESS SETBACKS & DETENTION AREA)	5.00 AC
PROPOSED LAND USE:	
• CLIMATE CONTROLLED & DRIVE-UP SELF STORAGE	
• CRAFT BREWERY & TAP ROOM	
TOTAL SELF STORAGE:	103,950 SF
• DRIVE-UP STORAGE:	64,200 SF
• CLIMATE CONTROLLED STORAGE:	39,750 SF (2 STORY)
SELF STORAGE OFFICE/RETAIL BLDG:	3,200 SF (1ST FLOOR)
SELF STORAGE CARETAKER RESIDENCE: (LOCATED ABOVE OFFICE, 2 BEDROOM)	2,000 SF (2ND FLOOR)
CRAFT BREWERY: (1 1/2 STORY W/ SILO)	3,500 SF
GROSS FAR:	38 (BASED ON 6.35 AC SITE)
NET FAR:	44 (BASED ON 5.00 AC SITE)

ASPEN PROPERTY MANAGEMENT LLC  
LEMAY AVE SELF STORAGE & CRAFT BREWERY  
CONCEPT SITE PLAN  
SEPTEMBER 15, 2014



**J-R ENGINEERING**  
A Westman Company

Centennial 303-740-9393 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



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

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

October 22, 2014

Ken Merritt  
JR Engineering  
2900 South College Ave.  
Suite 3D  
Fort Collins, CO 80525

**Re:** 1025 Buckingham - Self-storage and microbrewery

**Description of project:** This is a request to build a self-storage facility with a microbrewery at 1025 Buckingham Street (parcel #9712116902) at the southwest corner of Buckingham Street and North Lemay Avenue. The parcel is Lot Two of the Second Replat of North Lemay Subdivision and is 6.3 acres in size. A replat is planned to divide the self-storage from the microbrewery. The self-storage facility will have an office building with a manager's residence on the second floor. Two of the self-storage buildings will be multi-story and climate controlled. The microbrewery will anchor the northeast corner of the lot in a separate building. The parcel is located in the Industrial (I) zone district. This project will be subject to Planning & Zoning Board (Type II) review.

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

**Comment Summary:**

**Department: Zoning**

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

1. No comments at this time.

**Department: Water-Wastewater Engineering**

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

1. Existing water mains and sanitary sewers in this area include a 12-inch water main in Buckingham, a 24-inch water main in Lemay and an 8-inch sewer in an easement along the south property in the western half of the property.
2. Each building needing water/sewer service must have separate services connecting to a City mains.

3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

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

1. Per section 4.2.3 of LCUASS a traffic impact study is required. It will need to include an analysis of access point, identify adjacent street road improvements along Buckingham (multi-modal) and evaluate the function of the intersection of Buckingham and 9th/Lemay. Please contact me to scope the study if/when the project moves forward.

**Department: Stormwater Engineering**

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

1. Floodplain:  
This property is located in the FEMA regulatory Poudre River 500-year floodplain and must satisfy the safety requirements of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
2. Although there are no floodplain elevation standards for development in the 500-year floodplain, we recommend that the lowest finished floor along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, electrical, etc. be elevated a minimum of 24-inches above the Base Flood Elevation (BFE). The BFE can be obtained upon request.
3. At-Risk Population and Essential Service Critical Facilities are not allowed within the Poudre River 500-year floodplain. As long as none of these buildings are classified as a critical facility, there will be no floodplain permitting requirements for the development of this property.
4. FEMA has begun to remap the Poudre River. This is known as RiskMAP, and will be a multi-year project. Property owners near the Poudre River Floodplain need to be aware that the floodplain may be remapped and may change on their property. Furthermore, the Biggert-Waters Flood Insurance Reform Act of 2012 is removing subsidized flood insurance rates. Complete details regarding implementation by FEMA are unknown at this time. However, what we do know is that in the future structures that are mapped in the floodplain will not be eligible to receive grandfathered or subsidized rates. We are encouraging you to consider elevating all structures as much as possible. We are providing you this information to help you plan for possible future changes in the floodplain mapping and already adopted changes in flood insurance.
5. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with any questions.
6. Stormwater:  
A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).

7. 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.
8. 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.
9. Low Impact Development (LID) requirements are now required when the impervious area is increased or a site is required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or [bhamdan@fcgov.com](mailto:bhamdan@fcgov.com) for more information. There is also more information on the EPA web site at: [http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde\\_4605732\\_member\\_219392996](http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996).  
LID design information can be found on the City's web site at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
10. The drainage outfall for this site is the drainage swale on the west side of N. Lemay Avenue.
11. This site drains into the Lincoln Channel which is owned by Larimer County. Approval from Larimer County for the drainage design is required which also may require a more restrictive drainage release rate.
12. 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.
13. The design of this site must conform to the drainage basin design of the Dry Creek Master Plan Update as well the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

#### 1. FIRE LANES

Fire access is required to within 150' of all portions of all buildings. An Emergency Access Easement will be needed within the site to meet minimum access requirements. Fire lane specifications are outlined below however buildings exceeding 30' in height by IFC definition (D105.1) have additional requirements. Gates across fire lanes shall be approved. Please contact me with any questions.

IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building.

#### FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already

contained in relevant standards and policies, any new fire lane must meet the following general requirements:

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

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

## SECURITY GATES

IFC 503.6: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times.

Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.

## 2. DEAD-END FIRE LANES

Based on available information at time of conceptual review, the proposed plan creates a dead-end road in excess of 660' and a second point of access would be required.

FCLUC 3.6.2(B)2006; IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

## 3. WATER SUPPLY

Applicant is to verify 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.

## 4. FIRE CONTAINMENT

Buildings exceeding 5000 square feet 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.

#### AUTOMATIC FIRE SPRINKLER SYSTEM - Group A-2 Occupancy

IFC 903.2.1.2: A fire sprinkler system will be required in the microbrewery if the occupant load exceeds 99.

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

New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01

#### 6. 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.

#### 7. AUTOMATIC FIRE SPRINKLER SYSTEM

For buildings with automatic fire sprinkler systems, a separate permit is required. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

#### 8. PREMISE IDENTIFICATION

2012 IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

#### **Department: Environmental Planning**

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

1. This site contains a significant number of prairie dogs, which may be a part of a prairie dog colony greater than 50 acres, which is protected in the Land Use Code.

Accordingly, 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 (prairie dog colony). The ECS should map the broader prairie dog colony in this area, assess whether it is over 50 acres, and assess the overall value of the colony (including the presence/absence of burrowing owls) and how the proposed development will impact the colony.

Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

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. City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.

**Department: Engineering Development Review**

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

1. This parcel of property previously was proposed for development as Mountain View Community Church and was nearly completed for entitlement. Requirements made with that review would generally be applicable with this proposal and design drawings for that previous submittal may be of use for the proposed development.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
5. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
6. Please contact Martina Wilkinson in Traffic Operations (221-6887) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
7. 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>
8. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Buckingham Street is classified as a collector and would be required to dedicate an additional 4 feet of right-of-way in addition to a 9 foot utility easement behind the right-of-way line.
9. Driveway access onto Buckingham Street will be looked at in terms of the spacing from the existing driveway to the west. LCIASS specifies a 175 foot separation between driveways along a collector.
10. The development proposal would be responsible for the design and construction of Buckingham Street (and sidewalk) along the property frontage, tying into the frontage improvements directly west (See Colorado Iron and Metal plans for this design). In addition, the design for Buckingham Street would need to be extended off-site 500 feet to the east as a preliminary design showing how Buckingham Street could shift alignment east of 9th Street/ Lemay Avenue and align with Duff Drive as shown on the City's Master Street Plan. With permanent curb and gutter design and construction along the frontage, an access ramp with truncated dome detection would need to be installed for the existing walk that intersects with Buckingham Street abutting the property.
11. 9th Street/ Lemay Avenue along the frontage would ultimately be downgraded to a local street or eliminated with the realignment of Lemay Avenue to the east along the south edge of the property. The property has a local street obligation for the construction of 9th Street/Lemay Avenue abutting the property due to the lack of urban level street improvements (curb and gutter, ultimate sidewalk, etc.) The previous submittal was required to provide funds in lieu of construction of the local street portion of 9th Street/ Lemay Avenue and this would likely be the approach here instead of constructing the improvements at this time.

The existing sidewalk along 9th Street/ Lemay Avenue abutting the property has always been considered and interim walk and eventually a more permanent sidewalk would be implemented.

12. Platte River Power Authority would need to be a signatory to a subdivision plat of the property as well as the civil construction drawings, having an exclusive easement and facilities within the property boundary.
13. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
14. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
15. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.

**Department: Electric Engineering**

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

1. Streetlights will need to be added to increase visibility levels. Please coordinate with Light & Power Engineering for locations. Streetlights will most likely be installed on the east side of Lemay due to existing high voltage transmission lines spanning the west side of Lemay.
2. An existing vault at the SW corner of Buckingham and Lemay will most likely be the source of power. A fee estimator as well as padmounted transformer clearance requirements are available at <http://www.fcgov.com/utilities/business/builders-and-developers>.
3. Please contact Light & Power Engineering at 221-6700 if you have any questions.

**Planning Services**

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

1. Microbreweries and buildings over 50,000 square feet in the Industrial zone district are subject to review by the Planning and Zoning Board.
2. Section 4.28(E)(2) requires that certain commercial buildings that are to be constructed in the Industrial zone adhere to Section 3.5. One of the listed uses is "bars and taverns." When microbreweries were recently added to the Industrial zone as a permitted use, such uses were added, on a city-wide basis, wherever bars and taverns were permitted. Consequently, Staff will interpret Section 3.5 as being applicable to a microbrewery in the Industrial zone.
3. Section 3.5 will require that the main entrance of the microbrewery be connected to the public sidewalk along either Buckingham or Lemay. The applicant has the opportunity to connect to both streets, which due to proximity of surrounding breweries, may be desirable.
4. Section 3.5 requires the microbrewery to have a distinct base, middle and top. Also, please be sure that loading docks, fermentation tanks, grain storage tanks, trash enclosures, electrical transformers and ground-mounted HVAC units all be properly located and screened from view of public streets.
5. Due to the existing high voltage transmission overhead power lines along Lemay Avenue, please select ornamental trees as the proper species to be planted along Lemay as such trees will not attain the height to interfere with the power lines.
6. Revised Comment: Section 4.28(E)(3)(a)2 normally requires that there be a 30-foot wide landscaped buffer yard along Lemay Avenue since Lemay, in other parts of the City, is classified as an arterial street. But, the Master Street Plan indicates that the Lemay Avenue arterial alignment is shifted to the east to become the

Lemay Avenue "Bypass." The segment of Lemay that adjoins the subject parcel is, therefore, not an arterial and the 30-foot wide buffer yard is not mandatory. With a lengthy frontage along Lemay Avenue, however, please consider generous landscaping and adding undulating earthen landscaped berms to contribute to the streetscaping which will help mitigate the height and mass of the two buildings.

7. Section 3.2.2(C)(4) requires that a minimum number of bicycle parking spaces be provided. Given the nature of the proposed micro-brewery, and proximity of other breweries, staff advises that these minimums be exceeded. Be sure to provide enclosed bike parking for employees. Bike parking in fixed racks should be placed close to the building entrances so that bikes are not traversing the parking lot.
8. Staff supports the design to use the buildings' exteriors as part of the perimeter security system as much as possible. This will reduce the amount of fencing that would otherwise be needed. Staff also supports the design that chain link fence along the west property line be upgraded so that it is vinyl-clad versus galvanized.
9. The site is platted as Lot Two of the Second Replat of North Lemay Subdivision, Second Filing. Please note that the plat contains references the base flood elevation of the Poudre River which may or may not be current.
10. The applicant should be aware that in the long range future, when and if the North Lemay Avenue right-of-way is vacated (due to the potential re-alignment of the Lemay Avenue Bypass), the owner of the subject property may gain additional property. This new area would need to then be maintained and perhaps re-landscaped if necessary. A general note to this effect may be needed on the site plan and development agreement.
11. Be sure to include a project narrative that establishes the expectation as to how the storage units may used, particularly the units at grade which may be used for vehicle storage.
12. 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.
13. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
14. 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>.
15. 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.
16. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
17. 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.

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

### **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

*20012 International Building Code (IBC)*

*2012 International Residential Code (IRC)*

*20012 International Energy Conservation Code (IECC)*

*2012 International Mechanical Code (IMC)*

*2012 International Fuel Gas Code (IFGC)*

*2012 International Plumbing Code (IPC) as amended by the State of Colorado*

*2014 National Electrical Code (NEC) as amended by the State of Colorado*

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

#### **Energy Code Use**

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

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

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