

# Conceptual Review Agenda

Schedule for 03/14/16 to 03/14/16

281 Conference Room A

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## Monday, March 14, 2016

Time	Project Name	Applicant Info	Project Description	Planner
<b>8:45</b>	3036 Environmental Dr - Solar Array CDR160019	Tom Figel (303) 968-1631 <a href="mailto:tfigel@gridalternatives.com">tfigel@gridalternatives.com</a>	This is a request to build a solar array at 3036 Environmental Dr (parcel #8720408901). The array would be built via a partnership between the City and Grid Alternatives with funding from the Colorado Energy Office. The array would produce roughly 190 kW and would benefit income qualified customers of Fort Collins Utilities. The site is located in the Industrial (I) zone district. This proposal will be subject to Basic Development Review.	Clay Frickey
<b>9:30</b>	143 W Mountain Ave - Deck CDR160020	Brent Cooper (970) 224-5828 <a href="mailto:brent.cooper@ripleydesigninc.com">brent.cooper@ripleydesigninc.com</a>	This is a request to construct a second story deck at 143 W Mountain Ave (parcel #9711414020). The deck would cover the three existing parking spaces behind the building. The deck would accommodate an outdoor bar and additional outdoor seating for The Rio. The site is located in the Downtown (D) zone district. This request will be subject to a Minor Amendment.	Clay Frickey

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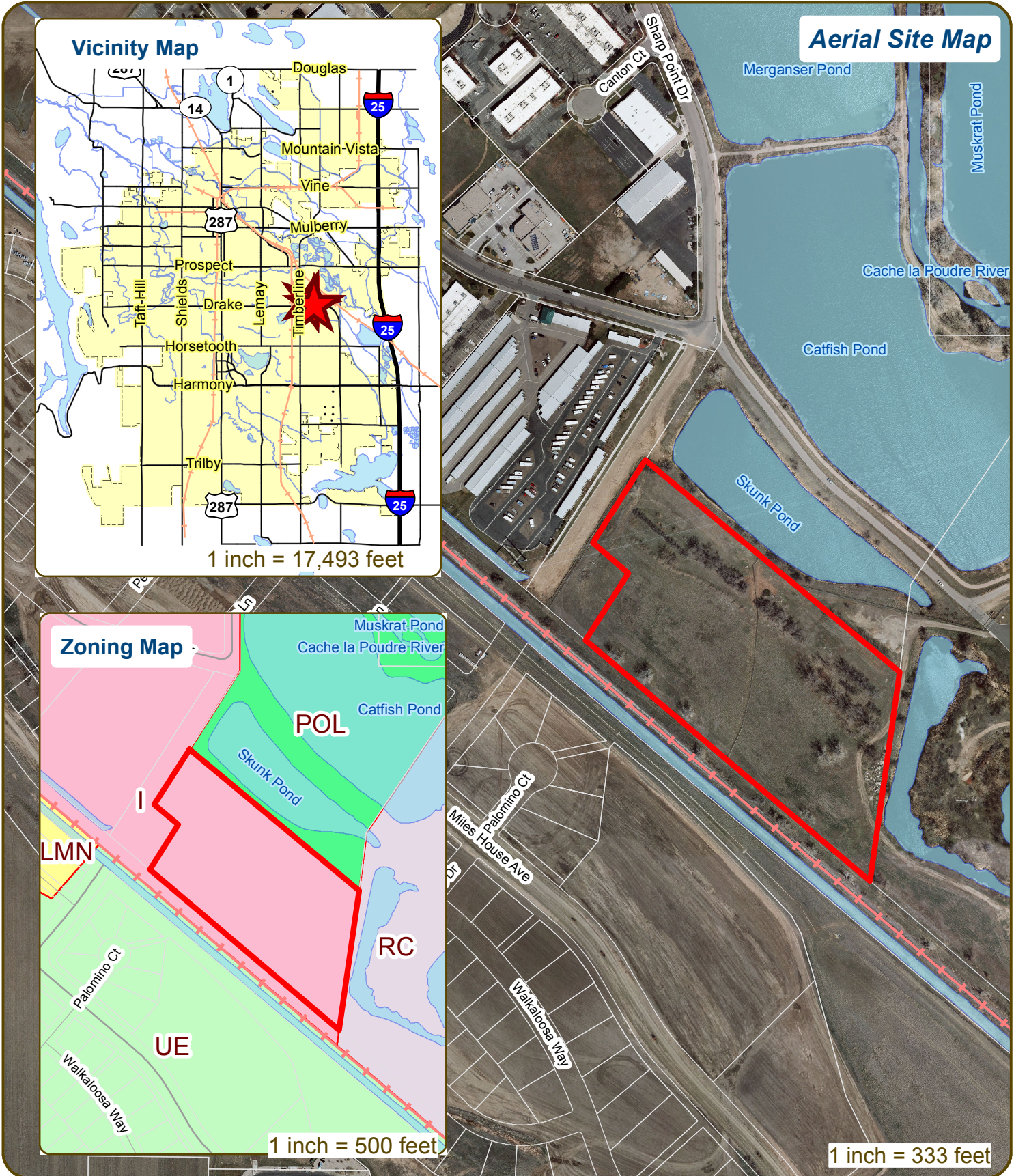
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**Monday, March 14, 2016**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>10:15</b>	Shenandoah Residential CDR160021	Charles O. Arnold (303) 455-0262 <a href="mailto:chuck@arnoldcre.com">chuck@arnoldcre.com</a>	This is a request to build 280 residential units on the Shenandoah property near College and Carpenter (parcel #'s 9614413001, 9614000004, 9614000026, and 9614413002). The parcels will be replatted and will consist of a series of apartments and 4-plex townhomes with a clubhouse. The overall net density will be 12.7 units per acre. The parcels are located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard
<b>11:00</b>	Majestic Place - Annexation and Single-Family Homes CDR160022	Mark Tingey (970) 391-0212 <a href="mailto:mrtingey@gmail.com">mrtingey@gmail.com</a>	This is a request to annex and zone a property for single-family detached homes near Timberline and Trilby (parcel #8617205703). The proposed site plan shows 8 lots for single-family detached homes that are around half an acre in size a piece. The remaining 14 acres will be open space. Upon annexation, the parcel will be located in the Urban Estate (UE) zone district. This proposal will be subject to Annexation & Initial Zoning review.	Seth Lorson



# 3036 Environmental Dr Solar Array



**Vicinity Map**

**Aerial Site Map**

**Zoning Map**

1 inch = 17,493 feet

1 inch = 500 feet

1 inch = 333 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Chuck Watkins, Executive Director, Tom Figel Utility Relations Manager (lead contact)

Business Name (if applicable) GRID Alternatives Colorado

Your Mailing Address 1120 W. 12th Ave, Denver, CO 80204

Phone Number 303-968-1631 Email Address tfigel@gridalternatives.org

Site Address or Description (parcel # if no address) 3036 Environmental Drive, Drake Water Reclamation Facility (DWRf)

Description of Proposal (attach additional sheets if necessary) GRID Alternatives Colorado and the Colorado Energy Office propose to partner with the City of Fort Collins (Utilities) to develop a community solar project that will benefit low-income community members and provide job training

Proposed Use Solar Energy Production Existing Use Unused parcel on DWRf premises

Total Building Square Footage S.F. Number of Stories 0 Lot Dimensions 440' x 237' (max width)

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? [X] Yes [ ] No If yes, then at what risk is it? City Moderate Risk-100 Yr.

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

Increase in Impervious Area 100-200 ft2 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?





**Utilities**  
electric · stormwater · wastewater · water  
700 Wood Street  
PO Box 580  
Fort Collins, CO 80522  
**970.221.6700**  
970.221.6619 – fax  
970.224.6003 – TDD  
[utilities@fcgov.com](mailto:utilities@fcgov.com)  
[fcgov.com/utilities](http://fcgov.com/utilities)

## MEMORANDUM

**DATE:** February 19, 2016  
**TO:** File  
**FROM:** Norm Weaver, Senior Energy Services Engineer  
**RE:** DWRf Low Income Solar Array Proposal

### DWRf Low Income Solar Site Proposal

**BRIEF:** Utilities' low income solar initiative will construct a solar array with all resulting revenue directed to the benefit of income qualified households. The proposed 1 acre site is behind the fence at DWRf.

#### Actions Needed:

- **Letter of commitment to Grid Alternatives and Colo. Energy Office in Q1 2016**
- **Schedule Energy and Water Board briefings**
- **Conceptual Review by Planning and Zone Dept.**
- **Schedule Council agenda item for sole source procurement with Grid Alternatives to use CEO grant of \$125,000**
- **Execution of MOU in Q2-2016**

#### Background

The 2015/2016 FC Utilities budget includes funding totaling \$250,000 to support a solar energy project benefiting income qualified customers of Fort Collins Utilities. Discussions starting in 2014 with Fort Collins Social Sustainability staff and affordable housing stakeholders have explored various approaches to implement low income solar. Approaches including installations on qualified individual homes, projects at multi-unit housing locations and shared "solar garden" type projects have been explored.

Recently the Colorado Energy Office (CEO) offered an RFP for a grant supporting statewide low income projects particularly focused on shared solar ("community solar") arrays. The RFP response by Grid Alternatives ("Grid") was selected by CEO to administer this grant program. Fort Collins has been in discussion with Grid Alternatives about a possible Fort Collins low income solar project. The benefits of developing a larger single site combined with the matching funds offered by CEO make this a particularly attractive option. This project structure provides one of the most cost effective ways to build and direct the benefit of a local renewable energy project to the low income sector helping to offset household energy costs.

It is proposed that FC Utilities build and own a mid-size solar array within the FC Utilities grid with all offset purchased power costs being directed to the benefit of income qualified households. The project is strongly supported by CEO and FC Utilities would partner with Grid to complete the project. It is suggested that the revenue stream be folded into the financial proposal for a low income rate being



developed and presented to Council is 2016. A solar project of this type creates a long lived stable benefit to income qualified households. While the proposed project is modest in impact, it may be a model for further “community solar” investments structured to benefit utility customers across all income ranges.

### **Preliminary Site Review Decision Required by February**

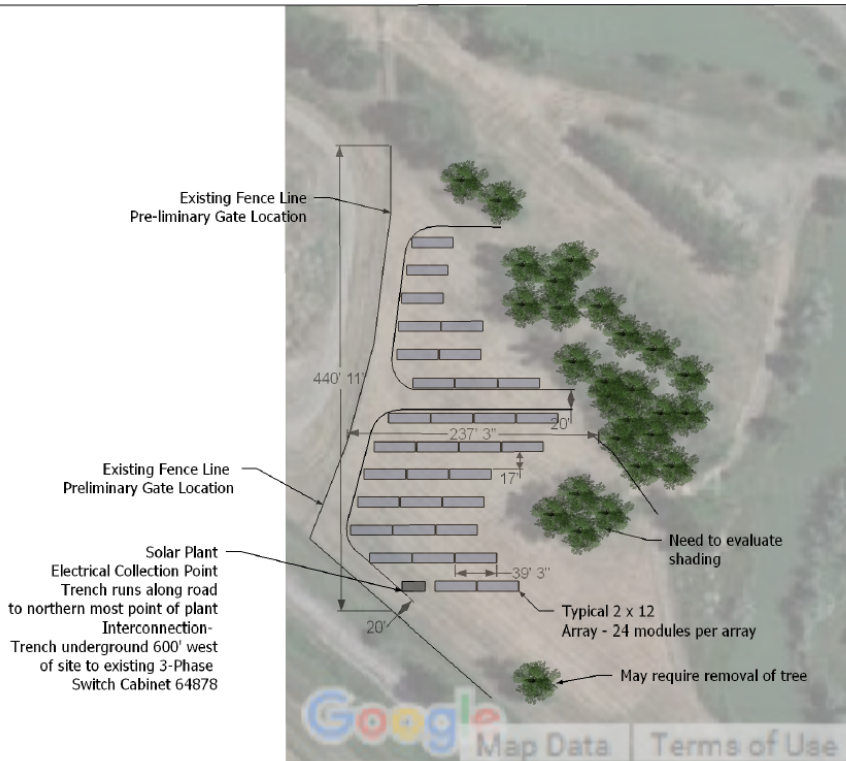
The initial and current primary site for a 190 kW solar array is in the west quadrant of the Drake Water Reclamation Facility (DWRf). Grid is seeking a commitment by the City supporting the project and timely evaluation of DWRf as a candidate site. CEO has given its approval of the proposed Fort Collins project. If the City is prepared to commit to this site an MOU with Grid would be executed and site development efforts will continue with target completion in the late fall of 2016.

### **Leverage of Funds**

Based on appropriated City funds an array size of roughly 190kW is anticipated. Normally the installation cost for a ground mounted solar in the range of 200kw-dc is estimated in the range of \$475,000 (\$2.5/Watt-DC). With Grid funding partners and a CEO grant of \$125,000 the cost to the City is near the funded limit of \$250,000. (By comparison, if funds were applied to individual rooftop solar arrays the capacity achieved would otherwise be as little as 60kW – a leveraged “community array” project produces **three times the benefit** to income qualified households.)

# Preliminary DWRF Site information:

Figure 1: Candidate array location



Notes: Fort Collins  
Option 1 - Drake Site - 3036 Environmental Drive

203.52 kW DC  
Estimated Preliminary Generation: 303 MWh/yr  
Assumes (768) 265W modules  
30 Degree tilt angle  
Azimuth of 180 Degrees  
17' row to row spacing between arrays  
~55,513 ft<sup>2</sup>

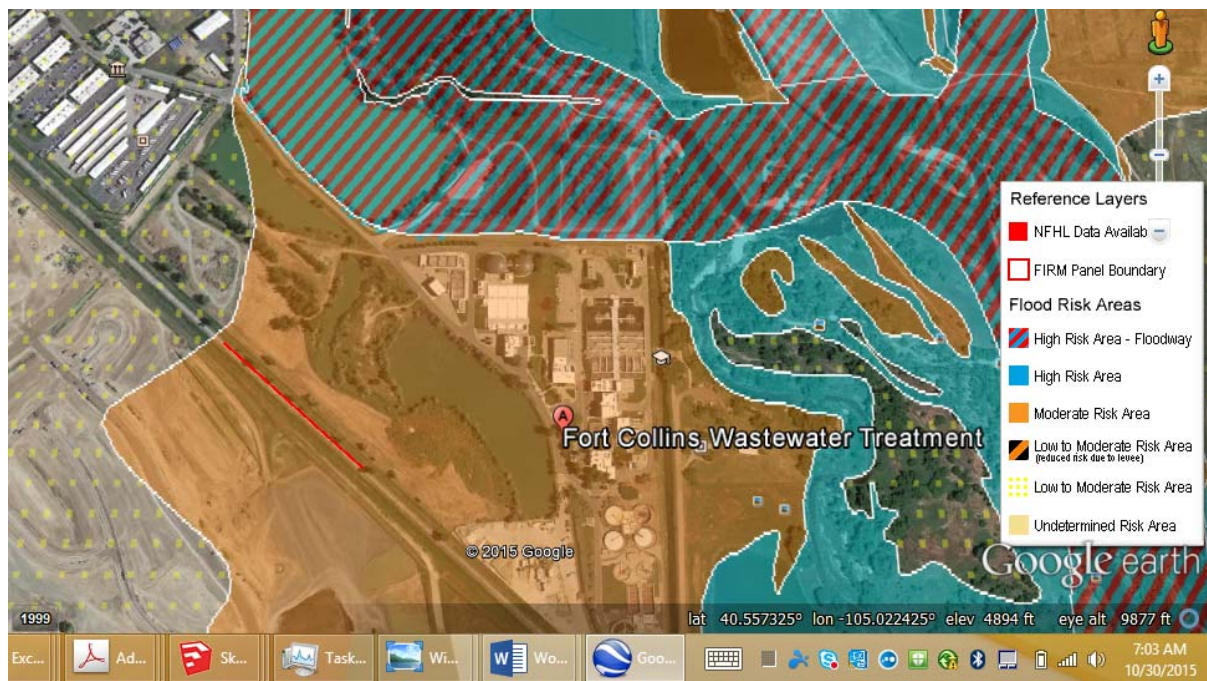
32 Arrays Total  
24 Modules per array, 2 x 12 in portrait

Design Loads:  
Wind - 100 mph  
Snow - 30 psf  
Seismic - B

20' Wide setback along fence and through middle of site to allow for construction and fire crew access  
Actual point of interconnection - TBD  
Need to confirm layout and shading on site



**Figure2: Drake Water Reclamation Facility (DWRF) – Site Review, FEMA Flood Hazard Map**



**DWRF  
Southwest  
Fence  
Location,  
200kW,  
1200 x  
30 ft**

Layers



Floodplains

Operational Layers

Rain Gages

Inactive Rain Gage

Street Names

FEMA Floodplains

City Floodplains

City High Risk - Floodway

City High Risk - 100 Year

City Moderate Risk - 100 Year

City Limits



Topo Map



Layers

0.4km

0.2mi

Approximate location





March 21, 2016

Tom Figel  
GRID Alternatives Colorado  
1120 W 12th Ave  
Denver, CO 80204

**Re:** 3036 Environmental Dr - Solar Array

**Description of project:** This is a request to build a solar array at 3036 Environmental Dr (parcel #8720408901). The array would be built via a partnership between the City and Grid Alternatives with funding from the Colorado Energy Office. The array would produce roughly 190 kW and would benefit income qualified customers of Fort Collins Utilities. The site is located in the Industrial (I) zone district. This proposal will be subject to Basic Development Review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. .5>5 acres is considered a medium scale solar energy system.

In the Industrial zone district a Medium Scale SES is a Basic Development Review.

2. a Medium Scale SES is required to be fenced. This fence height shall be between 5-7ft in height.
3. All electrical interconnections and distribution lines shall be underground.
4. The site is required to be landscaped to assist in screening from the public right of way and neighboring residences.

The landscape plan will need to include a tree mitigation plan.

5. It is not clear how access is gained to the site.
6. If the site is not platted it will need to be platted.



**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. This project application did not specifically indicate a need for water or sewer at the site so the following information is provided for your information in case it's needed.
  - a. There is an existing 12-inch water main running along the northwest side of this parcel. That main dead-ends and does not cross the railroad.
  - b. There is an existing 42-inch and another 30-inch sanitary sewer trunk line that runs along the southwest side of this parcel.
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](mailto:mwilkinson@fcgov.com)**

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Please coordinate with the Capital engineering department on the future connection of Nancy Gray to Sharp Point. These conversations should identify what, if any infrastructure improvements are needed along that edge.

**Department: Stormwater Engineering**

**Contact: Jesse Schlam, 970-218-2932, [jschlam@fcgov.com](mailto:jschlam@fcgov.com)**

1. The site disturbs more than 10,000 sq. ft., therefore Erosion and Sediment Control Materials need to be submitted. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. Current Erosion Control Materials Submitted do not meet requirements. Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. Also, based upon the area of disturbance State permits for stormwater will be required since the site is over an acre. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@ jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. Any stormwater design done of this site must conform to the drainage basin design of the Cache La Poudre Master Drainage Plan.
3. If there is an increase in imperviousness greater than 1000 square feet a drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
4. It appears as though the adjacent parcel to the north, also owned by the City of Fort Collins would be the best location for a stormwater outfall, if one is needed.
5. An erosion control report will be required. 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).

6. There are no detention, water quality or LID requirements for the solar farm itself. However, any new access roads would require mitigation. See comment below.
7. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
8. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
9. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
10. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
11. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

**1. FIRE LANES**

Emergency access is required to within 150' of all portions of the facility. A drive aisle designed to support 40 tons is required. Compacted road base is acceptable. Code language provided below.

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

**2. ADDRESSING & WAYFINDING**

Please confirm that access is through the Drake facility and not from Sharp Point Drive. If access is from Sharp Point. It will require a separate Sharp Point address. If access to the solar array is from Drake, signage or other route-finding aids will need to be posted in order to direct emergency services to the location as needed.

**Department: Environmental Planning**

**Contact: Kelly Kimple, 970-416-2401, [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature (riparian forest and aquatic areas). The Ecological Characterization Study should include a delineation of all tree groves and detailed recommendations for protecting and enhancing the features that are on or adjacent to the site. Please note the buffer zone standard of 50' for isolated patches of riparian forest, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

Please contact me if you would like to discuss the scope and requirements of the ECS further, and also 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.

In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K-4000K) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) as well as the Environmental Planner to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. If tree mitigation will be necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
7. This project must also comply with Land Use Code Section 3.4.1(L), regarding Compatibility with Public Natural Areas or Conserved Land, as it is adjacent to the Prospect Ponds Natural Area. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the



publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with operating in close proximity to such natural area or conserved land.

The Land Use Code requires that whenever a project abuts a Natural Area, then compatibility with and reasonable public access to that Natural Area is also required. Please ensure your ECS addresses this code requirement, see Section 3.4.1(L)(M) for more information.

**Department: Engineering Development Review**

**Contact: Katie Sexton, 970-221-6501, [ksexton@fcgov.com](mailto:ksexton@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees may apply and would be 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) provides for the cost of the review and processing of proposals by Engineering (including Technical Services), and Traffic Operations. This fee applies to all projects coming in for review and is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Comments and requirements apply to parcel 8720405934 - this is the parcel being developed. Offsite work may require easements/alignments.
4. Utility/grading plans will be required for City review.
5. This project shall provide payment in lieu of construction for the parcel's local street portion of Sharp Point prior to approval of the plans. Any project that comes in to develop is responsible for the local street portion of all of its street frontage, regardless of access locations.
6. Vehicle access will need to meet Larimer County Urban Area Street Standards' access standards.
7. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
8. In regards to construction of this site: The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

1. New development charges and/or system modification charges will apply.
2. Transformer and meter locations need to be coordinated with Light & Power. Please review our Electric Construction Policies, Practices and Procedures to ensure transformer and

metering requirements are met. A link to this document is below.

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

3. A Commercial Service Form (C-1) will need to be filled out and a one-line diagram needs to be provided to ensure proper transformer sizing and metering requirements are met. A link to a C-1 form is below.

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

4. Once Solar Garden is ready for interconnection to Utility Grid, a Commissioning Acceptance Test needs to be conducted between Fort Collins Utilities staff and representatives of the Solar Garden.
5. Three phase power is available on the west side of the site, just north of the railroad tracks. Any utility easements or railroad permitting needed will be the responsibility of the developer. Surveying will need to be done to signify where the railroad right of way begins and ends.
6. Please contact Todd Vedder with Light & Power if you have any questions. 221-6700 or [tvedder@fcgov.com](mailto:tvedder@fcgov.com)

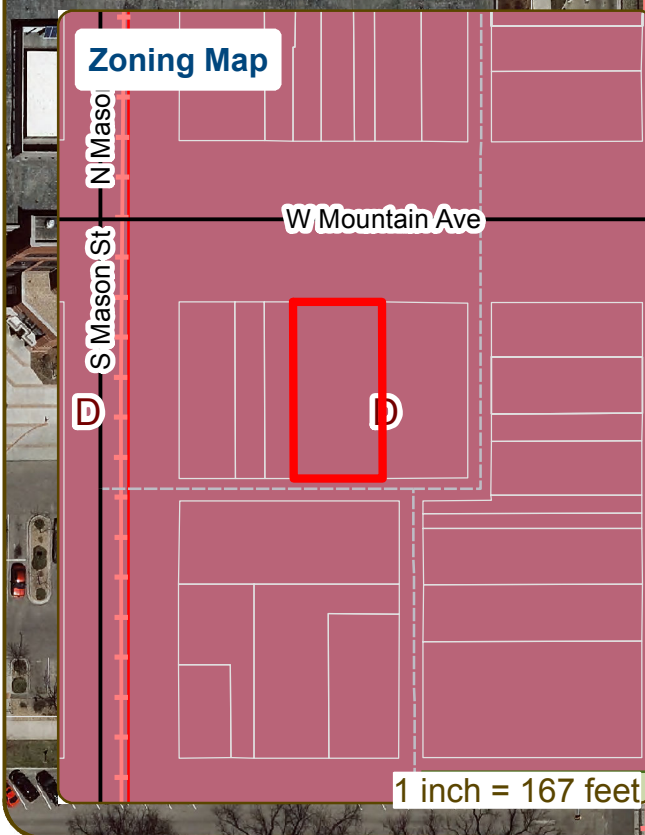
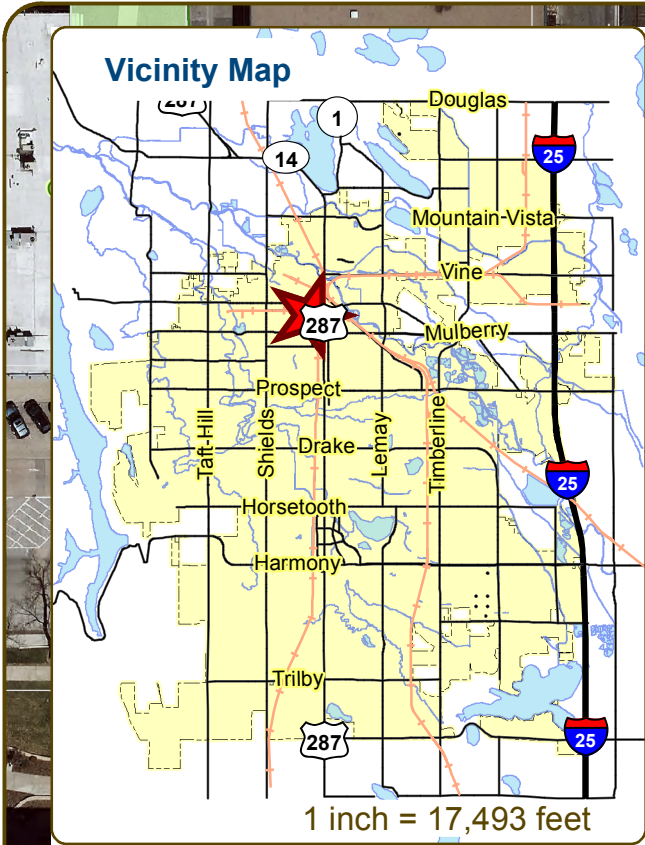
## **Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. Will there be any accessory structures as part of this development? If so, where will they be located? Please show these accessory structures on your site plan.
2. Accessory structures must be screened from view. As part of your landscape plan please show how these structures will be screened.
3. Please submit a lighting plan as part of your submittal. Lighting shall be limited to the minimum necessary for security and shall include sharp cut-off features.
4. You must provide a fence around the solar array that is between 5 and 7 feet in height. Chain link fencing is not allowed for screening purposes.
5. The solar panels must be located in such a way to minimize glare and heat from the street and surrounding properties. Please provide a narrative as part of your submittal about how your proposal minimizes glare and heat from the street and surrounding properties.
6. The proposed development is subject to a Basic Development Review, please contact the Zoning Department regarding your formal submittal.



# 143 W Mountain Ave Deck



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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) Brent Cooper (Consultant)

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 419 Canyon Ave., Suite 200

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

Site Address or Description (parcel # if no address) 143 W Mountain Ave. - The Rio

Description of Proposal (attach additional sheets if necessary) Build second story deck on the back of The Rio

Proposed Use Restaurant Existing Use Restaurant

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

Age of any Existing Structures

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)

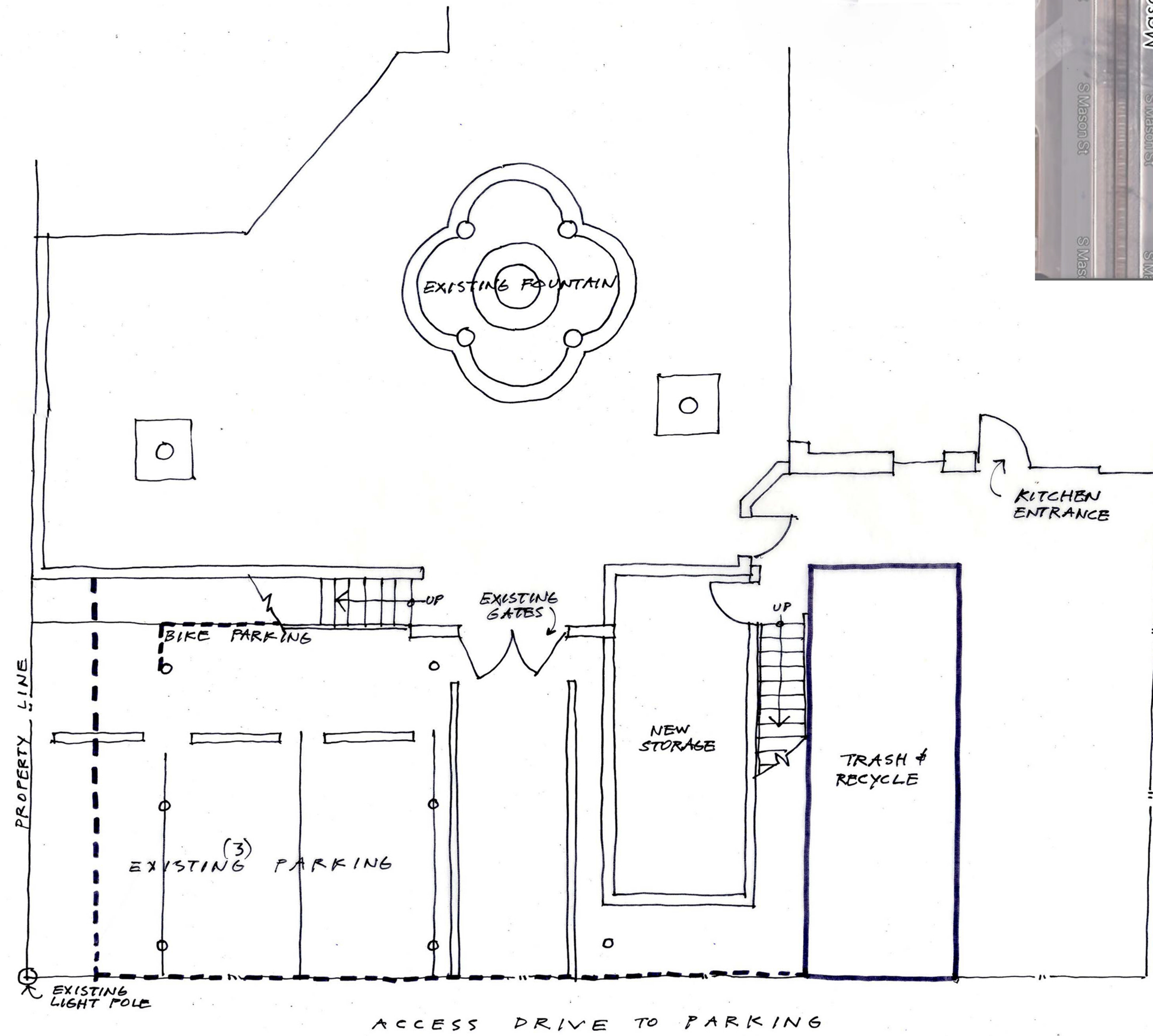
Suggested items for the Sketch Plan:

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?

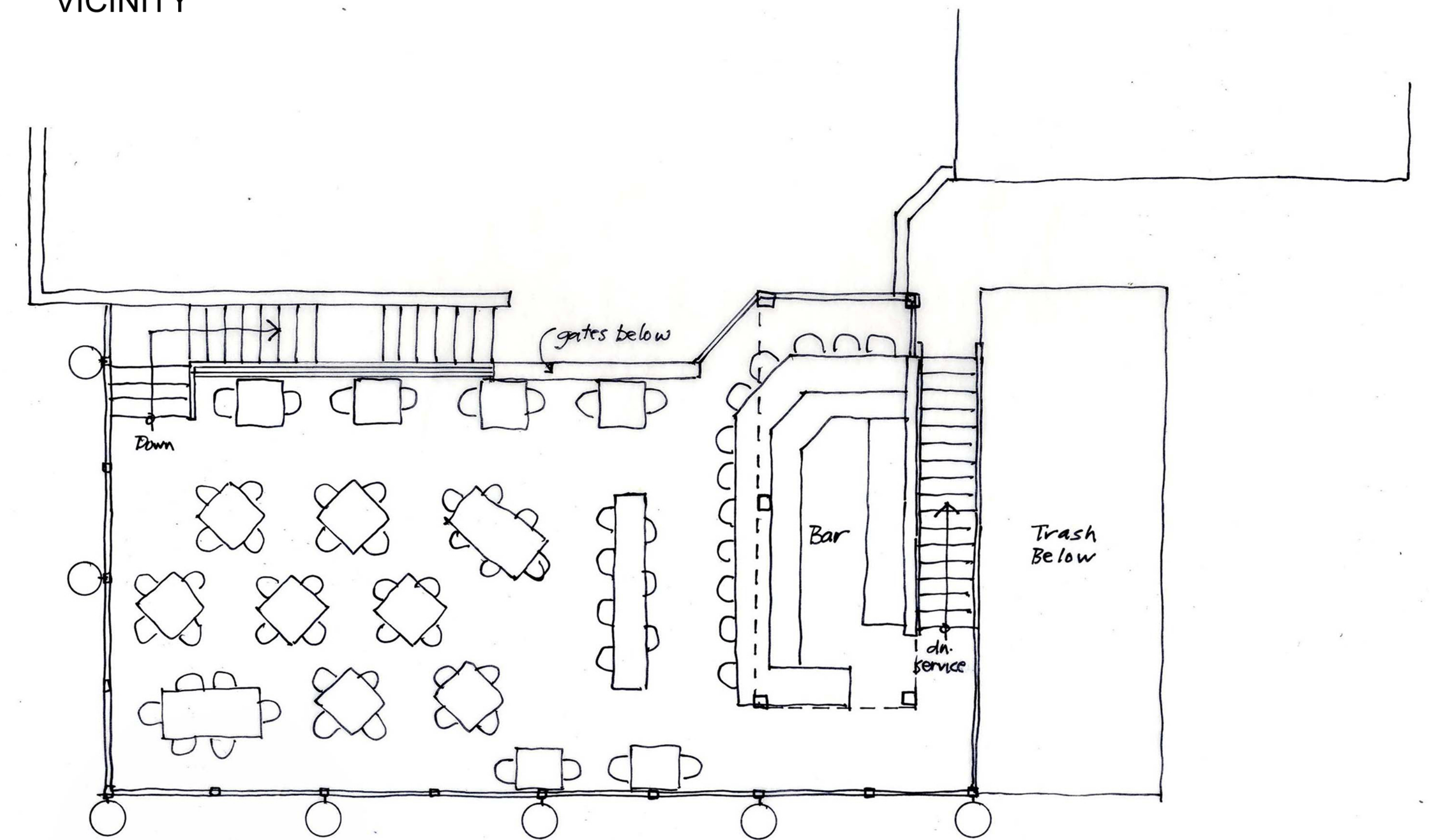




VICINITY



GROUND LEVEL



ELEVATED DECK LEVEL





**RIPLEY**  
DESIGN INC.

**VFLA**

RIO GRANDE DECK

3.25.2015  
143 W. MOUNTAIN AVE | FORT COLLINS, CO.

STUDIO AT 401 WEST MOUNTAIN AVENUE STE 100, FORT COLLINS COLORADO | 970.224.1191 | ON THE WEB AT: [WWW.THEARTOFCONSTRUCTION.COM](http://WWW.THEARTOFCONSTRUCTION.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)

March 21, 2016

Brent Cooper  
Ripley Design, Inc.  
419 Canyon Ave  
Suite 200  
Fort Collins, CO 80524

**Re:** 143 W Mountain Ave - Deck

**Description of project:** This is a request to construct a second story deck at 143 W Mountain Ave (parcel #9711414020). The deck would cover the three existing parking spaces behind the building. The deck would accommodate an outdoor bar and additional outdoor seating for The Rio. The site is located in the Downtown (D) zone district. This request will be subject to a Minor Amendment.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
2. Van accessible Handicap Parking space is required.
3. Need a site plan showing the property lines
4. Trash and Recycling enclosure is required. This will need to be designed with a walk-in access separate from the main service gate.

**Department: Water-Wastewater Engineering**

**Contact:** Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)

1. This project application did not specifically indicate a need for additional water or sewer considerations at the site so the following information is provided for your information only, and in case it's needed.
  - a. There is an existing 4-inch water main in Mountain Avenue and 2 services into the Rio

from that main.

- b. There is an existing 8-inch sanitary sewer main in Mountain Avenue that services the Rio.
2. 2. 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. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. No other traffic related comments.
3. Transportation Planning would like to know whether you'll be working with DBA on any alley improvements?

**Department: Stormwater Engineering**

**Contact: Jesse Schlam, 970-218-2932, [jschlam@fcgov.com](mailto:jschlam@fcgov.com)**

1. No Comment from Erosion Control. This revision does not result in significant erosion, sediment and pollutant concerns. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. If there are no site improvements that require grading or an increase imperviousness area, there are no stormwater requirements. However, if this project proposes to regrade a portion of the parking lot, water quality and LID requirements will kick in. Please contact the Water Utilities Engineering if parking lot grading is proposed.
3. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

1. EXITING  
Further study of the exiting plan will be needed. The Occupant Load (OL) of the elevated deck exceeds 49 persons and as two means of egress are required, under the current plan, 1/2 of the OL will empty directly into the existing courtyard which will impact the OL of that space. Two exits from the courtyard are required if that OL exceeds 49 and that has potential to influence the OL of the main restaurant if the courtyard cannot provide for it's own egress requirements without the occupants needing to enter the restaurant in order to exit the area. Further information will be needed at time of tenant finish to ensure adequate exiting has been achieved for all areas, existing and proposed. Code language provided below.



> IFC1004.1.1: Cumulative Occupant Loads. Where the path of egress travel includes intervening rooms, areas or spaces, cumulative occupant loads shall be determined in accordance with this section.

## 2. DECK CONSTRUCTION

As the deck covers a necessary means of egress from the main restaurant and existing courtyard, it will need to be constructed of non-combustible materials in order to ensure the exit pathway will never be compromised.

**Department: Environmental Planning**

**Contact: Kelly Kimple, 970-416-2401, [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
  1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
  2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
  3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
  4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
  5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
  6. Nature in the City Strategic Plan: [fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/](http://fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/), contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Katie Sexton, 970-221-6501, [ksexton@fcgov.com](mailto:ksexton@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, or sidewalk existing prior to construction, as well as streets, alleys, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
6. Engineering will need to see site plans but utility plans will not be required for this project.
7. In regards to construction of this site: the public right-of-way, including the alley, shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.
8. Existing easements may need to be vacated or altered to add vertical limit. If easements do not exist, a LCUASS variance request will need to be submitted for the City to waive the requirement for the alley (8' behind alley).

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAlthoff@fcgov.com](mailto:CAlthoff@fcgov.com)**

1. Light & Power has a 70W HPS streetlight on the SW corner of the lot that may be effected by this project. System modification charges will apply.
2. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

**Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. Will any parking spaces be eliminated as part of this proposal? If so, this may impact the parking requirement for this development.
2. As part of this submittal, please identify where your bicycle parking is located and add racks if needed to meet the minimum bicycle parking requirement.
3. The proposed development is subject to a Minor Amendment Review, please contact the Zoning Department regarding your formal submittal.

## **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:**

*2012 International Building Code (IBC)*  
*2012 International Residential Code (IRC)*  
*2012 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

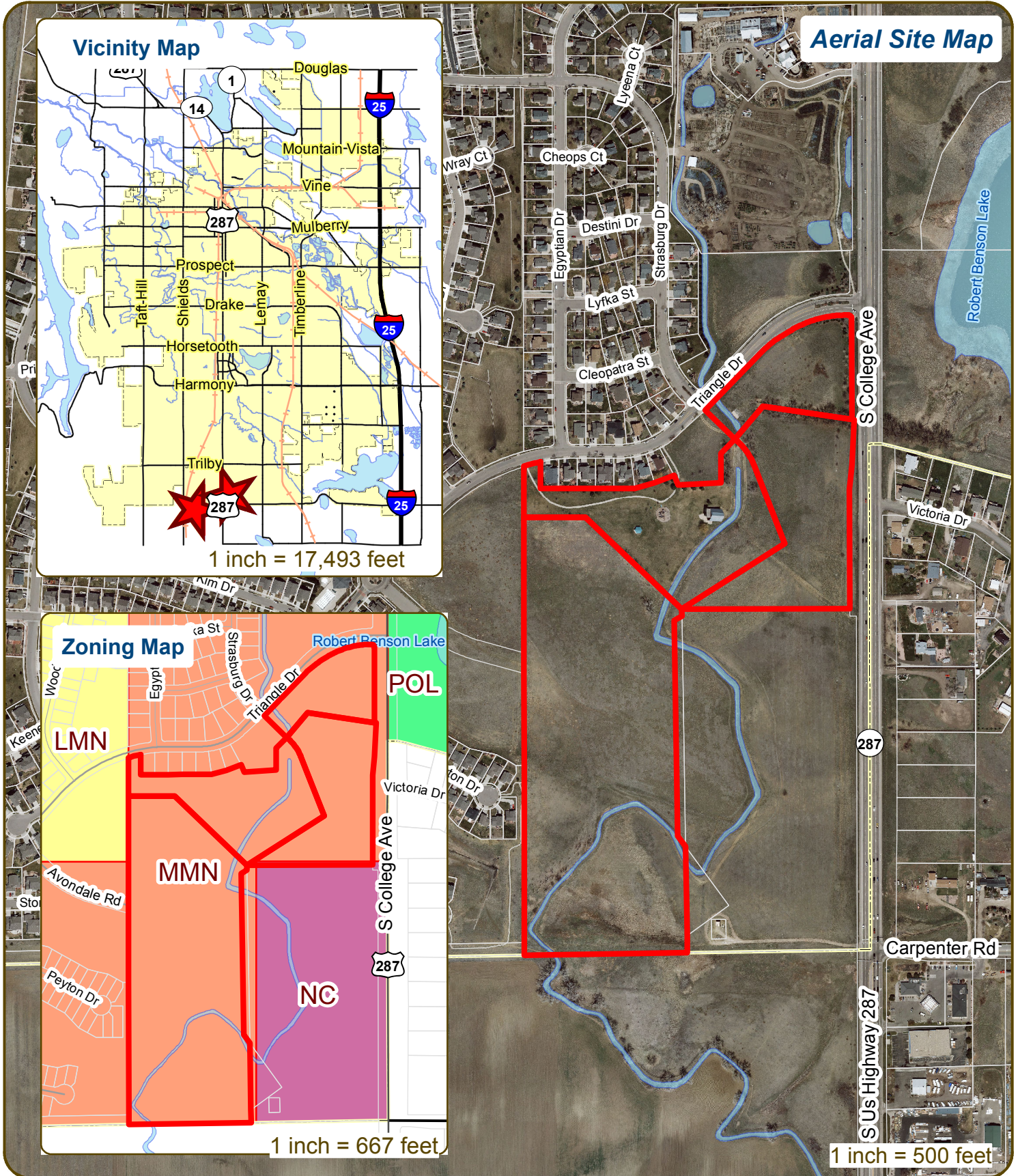
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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



# Shenandoah Residential



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

Charles O. Arnold, agent

Business Name (if applicable) Charles O. Arnold Commercial Real Estate

Your Mailing Address 2401 15th Street, Suite 310, Denver, CO. 80201

Phone Number (303) 455-0262 Email Address chuck@arnoldcre.com

Site Address or Description (parcel # if no address) Ownership: Shenandoah Land, LLC

Parcel Nos. 9614413001,9614000004, 9614000026, 9614413002

Description of Proposal (attach additional sheets if necessary) Ownership is in the process of completing

a parcel exchange as shown on the attached "parcel exchange" map. Ownership anticipates

development of the reconfigured property as reflected on the attached concept plan

Proposed Use mixed residential Existing Use vacant land

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

Age of any Existing Structures None

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 See attached conceptual plan \_\_\_\_\_ 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 APPLICATION

### Location:

- Located in the NWC of Carpenter Road (extended) and South College Ave. (Hwy 287) adjacent to 19+ acre corner owned by Kroger (King Soopers)



### Parcel Description:

- Vacant/undeveloped irregular shaped parcel
- Parcel consists of 30+ net acres
- Ownership is in the process of a parcel exchange with the adjoining property owner (Shenandoah HOA) to reconfigure the adjacent community park and allow for better access for the development of the subject property (please see attached aerial maps)

Zoning District: M-M-N

### Surrounding Land Uses:

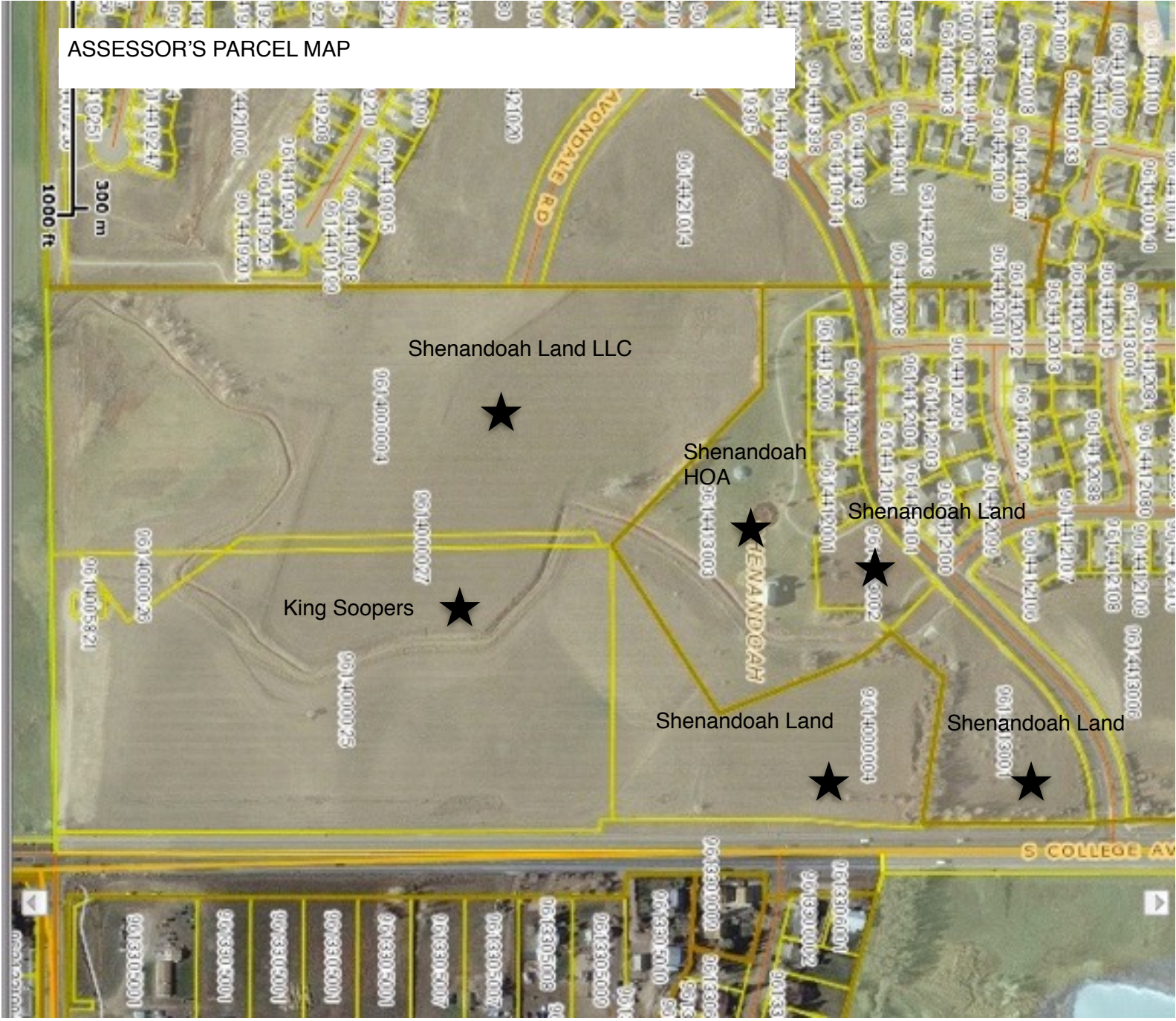
- Ridgewood Hills - Residential (west of subject)
- Shenandoah - Residential (north of subject)
- Kroger (King Soopers) - vacant land (south of subject)

### Proposed Project:

- mixed density residential, with possible neighborhood office or retail on the corner of Triangle Drive and College Ave.

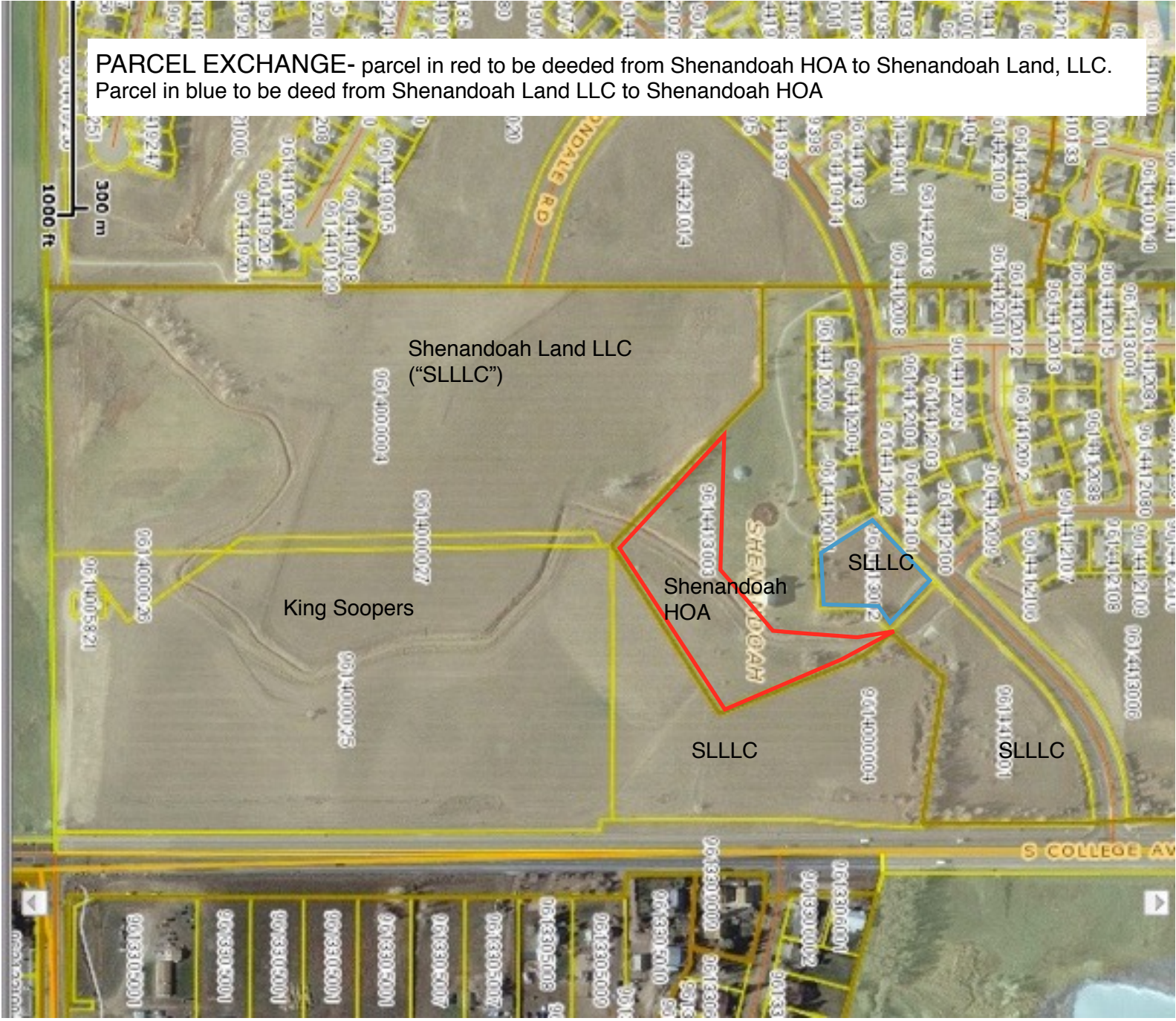


ASSESSOR'S PARCEL MAP





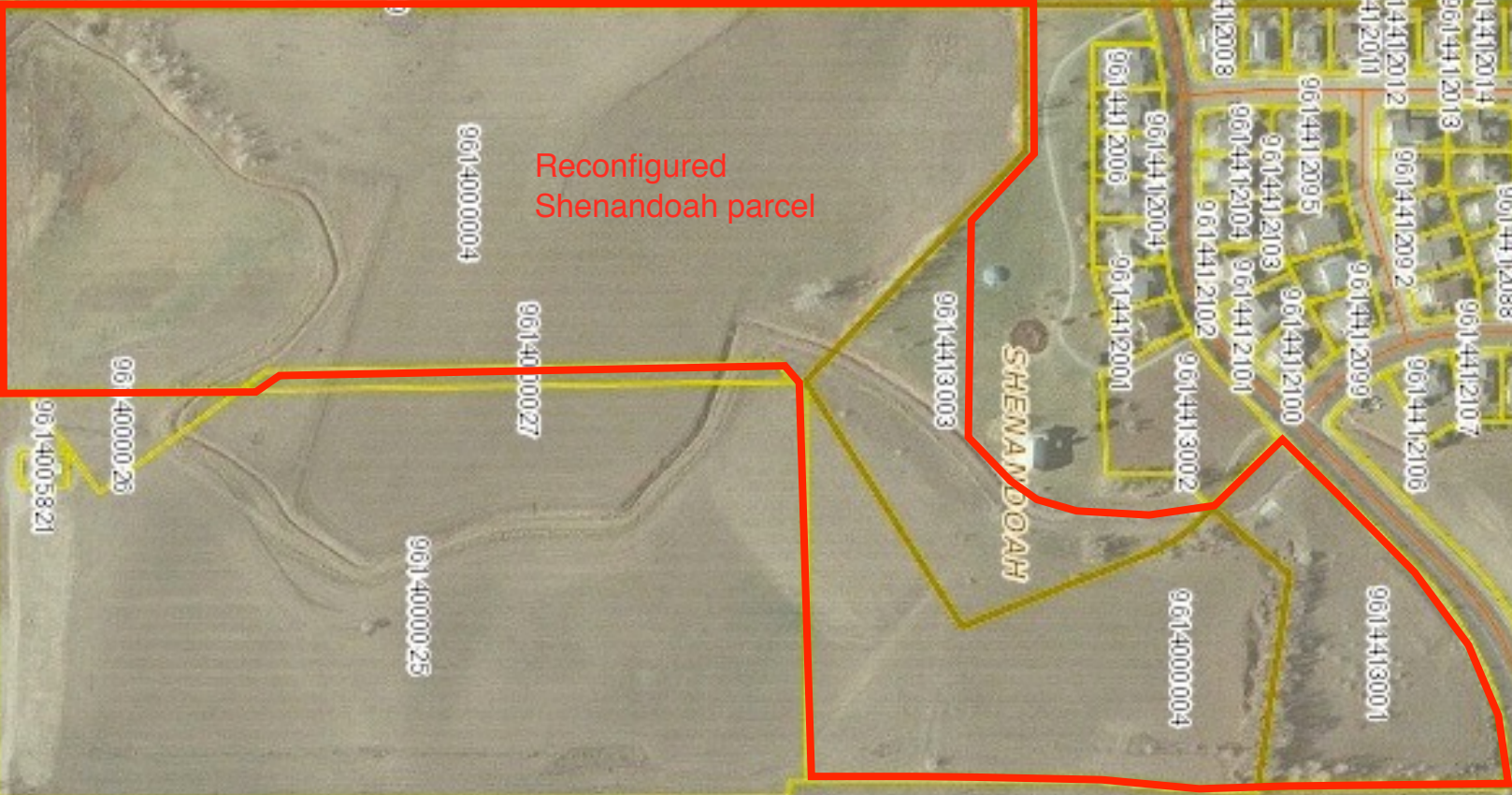
PARCEL EXCHANGE- parcel in red to be deeded from Shenandoah HOA to Shenandoah Land, LLC. Parcel in blue to be deed from Shenandoah Land LLC to Shenandoah HOA





RECONFIGURED SHENANDOAH BOUNDARY ( AFTER PARCEL EXCHANGE)

300 m  
1000 ft



Reconfigured  
Shenandoah parcel

SHENANDOAH

S COLLEGE AV









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)

April 15, 2016

Charles O Arnold  
Charles O. Arnold Commercial Real Estate  
2401 15th St  
Suite 310  
Denver, CO 80201

**Re:** Shenandoah Residential

**Description of project:** This is a request to develop approximately 22 acres for roughly 280 dwelling units on the Shenandoah Land, LLC property near the northwest corner of South College Avenue and Carpenter Road (parcels #9614413001, 9614000004, 9614000026, and 9614413002). The parcels would be replatted and consist of a series of apartments and 4-plex single family attached dwellings (townhomes) with a clubhouse. The overall net density would be about 12.7 units per acre. The parcels are located in the Medium Density Mixed-Use Neighborhood (MMN) zone district. This proposal is 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: Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)**

1. Land Use Code (LUC) section 3.2.2(K)(1)(h) Multi-family buildings have a minimum parking requirement based on the number of bedrooms per unit. Single family residences with at least 40 feet of street frontage require one parking space.

Minimum Density for 20acres and greater is 12 units an acre.

2. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section.
3. LUC 3.2.2(C)(4)(b) Multi-family buildings have a minimum bicycle parking requirement of one per bedroom.
4. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
5. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.



**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. This project site is located within the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. Please contact them for water and sewer requirements. Please contact Terry Farrill, 970-226-3104 for further information.

**Department: Traffic Operations**

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
2. Please note there will need to be conversations related to access (will it follow the previously assumed site plans?) and whether additional street connections, such as Avondale connection to College need to be built.

**Department: Stormwater Engineering**

**Contact: Jesse Schlam, 970-218-2932, [jschlam@fcgov.com](mailto:jschlam@fcgov.com)**

1. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. [www.fcgov.com/erosion](http://www.fcgov.com/erosion) Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well as the Fort Collins Stormwater Criteria Manual. In addition, it appears as though all or a portion of this site was previously included within the Ridgewood Hills development and as such may need to conform to the drainage design of those plans.
3. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must comply with the requirements set forth in the Fort Collins Stormwater Criteria Manual.
4. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate.
5. 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.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - b. 75% of all newly added or modified impervious area must be treated by LID techniques.

7. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
9. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
10. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

**1. WATER SUPPLY**

A fire hydrant is required within 300' of any commercial building (multi-family) and within 400' of any residential building (owner occupied, single-family). Code language provided below.

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

> 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.

**2. FIRE LANES**

Emergency access is required to within 150' of all exterior portions of any building as measured along an approved path around the building perimeter. An Emergency Access Easement will be required on private drives. Additional fire lane requirements are required for buildings over 30' in height. Code language and fire lane specifications provided below.

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

**FIRE LANE SPECIFICATIONS**

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

following general requirements:

- > Shall be designated on the plat as an Emergency Access Easement.
  - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
  - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
  - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
  - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
  - > Be visible by painting and/or signage, and maintained unobstructed at all times.
  - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

### **3. PHASING PLAN vs. DEAD-END FIRE LANES**

Dead-end roads shall not exceed 660' in length. Any dead-end road exceeding 660' shall be provided with another point of access. Depending upon the phasing plan the project team will need to ensure that no dead-end road is created in the interim which exceeds maximum allowable lengths. Code language provided below.

- > FCLUC 3.6.2(B)2006; 06IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

### **4. WAYFINDING**

Unless private drives are named, monument signage or other means of identification and wayfinding will be required. A plan will need to be submitted to the fire department for review and approval by time of final development review. Code language provided below.

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

### **5. CLUBHOUSE**

- > Any building 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.
- > In addition, a sprinkler system will be required if the occupant load of an A-2 assembly will exceed 99 persons.
- > A hydrant is required within 300' of the building as measured along the path of vehicle travel.

### **6. AUTOMATIC FIRE SPRINKLER SYSTEM**

All 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.

### **7. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST**

New buildings greater than 10,000 s.f. require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority. Poudre Fire Authority Bureau Admin Policy #07-01



**Department: Environmental Planning**

**Contact: Kelly Kimple, 970-416-2401, [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat or feature (wetlands, wet meadows, native upland plains forest, and the North Loudon Ditch). The Ecological Characterization Study should include a delineation of all wetlands and detailed recommendations for protecting and enhancing the features that are on or adjacent to the site. The project should be designed in a way that is sensitive to these natural features, and the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, which may affect the site layout that is currently proposed.

Please contact me if you would like to discuss the scope and requirements of the ECS further, and also 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.

In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K-4000K) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)), along with an Environmental Planner, to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. If prairie dogs are present on the site, 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). Additionally, 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.
7. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)

2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
6. Nature in the City Strategic Plan: [fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/](http://fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/), contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

8. This project must also comply with Land Use Code Section 3.4.1(L), regarding Compatibility with Public Natural Areas or Conserved Land, as it is adjacent to Long View Farm Open Space. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.
9. As outlined in the Nature in The City Strategic Plan, one of the longer-term action items of the plan is to encourage natural drainages to be re-created and preserving existing drainages that still remain. As such, the City recommends leaving the ditch open, incorporating it into the site design as an amenity, and enhancing it as part of a connected corridor for people and wildlife.

## **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. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along College Ave, and 9 foot along all

other street classifications). As per the EOS prepared by CDOT College Ave shifts west adjacent to this site and the right-of-way needed to accommodate this approved plan will need to be dedicated by this site.

6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. The Traffic Impact Study (TIS) will help to determine what on-site and off-site improvements are needed to meet Level of Service and adequate access requirements for the development.
8. At least one portion of the off-site Avondale Drive improvements will need to be constructed with this development – even if the traffic volumes would work the units on Avondale would be too far a distance from the nearest access point. The maximum length of a dead end road (temporary or permanent) is 660 feet (distance from an intersection) unless otherwise allowed to be extended by PFA. A temporary turn around meeting standards will need to be provided at the end of a dead-end street stub.
9. Only full roads (curb to curb) can be built. As shown on the submitted drawing right-of-way from the adjacent properties will need to be dedicated to complete the infrastructure as shown.
10. Avondale Road is a collector with parking. For the other roads the proposed adjacent uses and the TIS information will be used to determine the required road x-section.
11. The access south of Triangle Road, as per the access control plan will be limited to a r-in, r-out access point. It is likely that the existing median will work for control of this access. At a minimum Acceleration and Deceleration lanes as required by CDOT standards shall be designed and constructed. Improvements including median work are likely for any other access point proposed onto College.
12. 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.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
15. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
16. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
17. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
18. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.



19. The project will ditch company approval for crossings and any relocations.

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAlthoff@fcgov.com](mailto:CAlthoff@fcgov.com)**

1. Light & Power has existing electric primary systems and spare conduits running along the west side of College Ave. and along Triangle Dr. These systems could be extended to this property.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.
3. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
4. The Club House will be considered a commercial electric service, requiring a C-1 form.

Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at:

<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>

5. Meter locations for single family attached units will need to be coordinated with Light and Power Engineering. Electric meters for multi-family buildings need to be ganged on one side of the building, preferably opposite side from the gas meters.
6. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.

Transformer locations shall be within 10' of a paved surface and must have a minimum of an 8' clearance from the front side and a 3' clearance around the sides and rear.

7. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

**Planning Services**

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

1. The site is zoned M-M-N, Medium Density Mixed-Use Neighborhood. For residential developments containing more than 20 acres, the minimum required density is 12.00 dwelling units per net acre of residential land. For developments 20 acres or less, the minimum required density is 7.00 dwelling units or less. To determine net acreage, please refer to Section 3.8.18, Residential Density Calculations, of the Land Use Code. For example, the following areas can be netted out from the gross acreage: land to be dedicated along South College Avenue, land containing natural areas or features that are to be protected per the requirements of Section 3.4.1., land area set aside for common open space and land area dedicated for off-street pedestrian/bicycle paths.
2. Buildings are limited to a height of three stories with one exception. If a portion of a building is located within a radius of 50 feet of the apex at the corner of two property lines at any street intersection (except an arterial/arterial intersection), an additional fourth story may be allowed.
3. The site is served by one existing street, Triangle Drive, and the extensions of two public streets, Avondale Drive and Strasburg Drive. These streets will form the framework for

buildings. Buildings need to front on these streets to the maximum extent feasible. For multi-family buildings, parking must be placed to the sides and rear.

4. As with the 2002 plan, the street framework needs to be integrated with the future shopping center.
5. Streets must form a block pattern where no block exceeds seven acres.
6. Where it is not feasible to front buildings on public streets, the framework must be supplemented by new public streets, private streets or street-like private drives. It appears that the plan from 2002 would not comply with this requirement. Please consider making the north-south drive that connects Avondale to Strasburg a local public street.
7. Private streets and street-like private drives can be named and buildings may take an address off such streets. Also, these streets may feature either parallel or diagonal parking, but not head-in 90-degree parking. Such streets must also include detached sidewalks and street trees in parkways.
8. All buildings must connect to any of the aforementioned streets by a direct walkways that tie into the sidewalk, or be within 200 feet of a sidewalk, or connect to the sidewalk network by a Major Walkway Spine where no building is further than 350 feet from the sidewalk. Please refer to Section 3.5.2(D) of the Land Use Code. These connections must not cross parking lot drive aisles.
9. Note that a Major Walkway Spine is specifically defined in the Land Use Code as: Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.
10. A mix of housing types is required for multi-family developments between 16 and 30 acres. While only two types are required, staff encourages a richer mix to provide a wide variety of housing choices for a broad range of buyers and tenants. Here are the various permitted housing types:
  - Small lot single family detached dwellings on lots less than 6,000 square feet;
  - Two family dwellings on one lot of any size;
  - Single family attached, each dwelling on its own fee simple lot;
  - Mixed-use dwellings (residential above non-residential);
  - Group Homes;
  - Multi-family – three to four units per building;
  - Multi-family – five to seven units per building;
  - Multi-family – more than seven units per building.
11. If residential uses are placed near South College Avenue, the applicant is encouraged to plant a dense screen of landscaping to attenuate the road noise. A series of undulating berms would also contribute to buffering traffic impacts. The parkway, located in the public right-of-way between the curb and the sidewalk, must feature street trees on intervals no greater than 40 feet. If a parking lot adjoins the easterly property line, then a low screen wall will be needed.
12. If the applicant chooses to construct a sound wall along College Avenue, it must be integrated with the landscaping and comply with the design standards of Section 3.8.11. Another sound buffering technique would be to place garages along College Avenue. Such garages must comply with Section 3.5.2(G) which requires architectural treatment along the rear wall facing the street.
13. The 2002 plan indicates buildings containing either 36 or 48 units. These buildings appear to be excessively large. Based on complying with the City's architectural standards, it may prove difficult to mitigate the height, mass, bulk and scale of these types of buildings. Further, buildings of this size may not comply with the fire access requirement that all portions of the perimeter of the building be within 150 feet, as measured along the outside

walls, of the staging area of the fire apparatus. Staff recommends that the multi-family dwelling units be distributed at a finer grain that breaks down the imposing size and shape of the buildings as depicted on the 2002 plan. Ultimately, building placement must comply with the requirements of the Poudre Fire Authority.

14. On the 2002 plan, there is a cul-de-sac that appears to consume a significant amount of land area without much benefit, especially with rear-loaded garages. This looks to be an inefficient use of a street and paving. Staff recommends that the use of cul-de-sacs be discouraged. Instead, single family attached dwellings should front on public streets, private streets or street-like private drives with rear loaded garages that can be accessed by an alley (private drive) at a reduced width.
15. The 22 acres are distributed over a polygon-shaped parcel. Unifying this site as a single cohesive neighborhood may prove challenging. As part of establishing a framework of streets, the applicant is encouraged to also establish a network of off-street bike and pedestrian walkways that link the entire site. This network should consider a perimeter loop as well as internal connections. The network should link the buildings to the clubhouse and open spaces.
16. Where walkways cross a street, a crosswalk must be provided. Such crosswalks must not be merely painted stripes on asphalt. Instead, crosswalks must feature pavement differentiation, speed tables, signage and the like to alert the driver to the crossing of bikes and pedestrians. Please explore options of connecting into the existing and proposed trail system of adjacent development, including the future shopping center.
17. In designing the multi-family portion of the site, please consider distributing small gathering areas (grills, picnic tables, outdoor furniture, pedestrian amenities, shade structures, etc.) on a broad basis among all the buildings. While larger gatherings and events are appropriate at the clubhouse and pool area, smaller areas have proven popular in several recent multi family projects, and get used more frequently and contribute to overall livability within a multi family setting.
18. Please be aware that for the multi-family buildings, there must be architectural variety to avoid repetition. The project must comply with Section 3.8.30(F)(2) – Variation Among Buildings. For developments containing between three and five multi-family buildings, there must be at least two distinctly different building designs (excluding the clubhouse or leasing office). For developments containing greater than five multi-family buildings, there must be at least three different designs.
19. The differences between the various buildings must be fully integrated into the design and not merely slight revisions in architectural details. Please note that the standard clearly states that “building designs shall be considered similar unless they vary significantly in footprint size and shape.” This is particularly important when establishing variety among buildings with the same number of units.
20. At the time of submittal, the applicant should provide a Context Diagram that illustrates how the project fits in to the surrounding neighborhood, including the Ridgewood Hills Apartments to the west which have been approved but not yet constructed.
21. The applicant may want to consider establishing a landscape buffer along the west side of the shopping center in anticipation of future commercial development.
22. For information regarding the City’s process and criteria for establishing a metro district, please contact Josh Birks, Economic Health Director, 970-221-6324.
23. Regarding the question as to the potential to reduce the density below the minimum required 12.00 dwelling units per net acre, please note that such a request would be reviewed by the criteria contained in Section 2.8 of the Land Use Code. A Request for Modification of Standard must satisfy one of four criteria. There are two potential criteria depending on by how much of a density reduction is being considered.

If there would be a slight density reduction, then the review criterion would be:



The plan as submitted will not diverge from the standards of the Land Use Code that are authorized by this Division to be modified except in a nominal, inconsequential way when considered from the perspective of the entire development plan, and will continue to advance the purposes of the Land Use Code as contained in Section 1.2.2.

If there would be a reduction that is not considered to be nominal, then the review criterion would be:

The plan as submitted will promote the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard for which a modification is requested.

- 24.** There are a variety of factors that enter into the consideration of a Request for Modification. As noted in comment ten, a project that contains a healthy mix of multiple housing types may fare better than a project with a single housing type.
- 25.** If the ditch becomes realigned, the resulting ditch easement would be a logical location for a bike / pedestrian path.
- 26.** 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.
- 27.** 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.
- 28.** 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>.
- 29.** 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.
- 30.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
- 31.** 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.
- 32.** 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

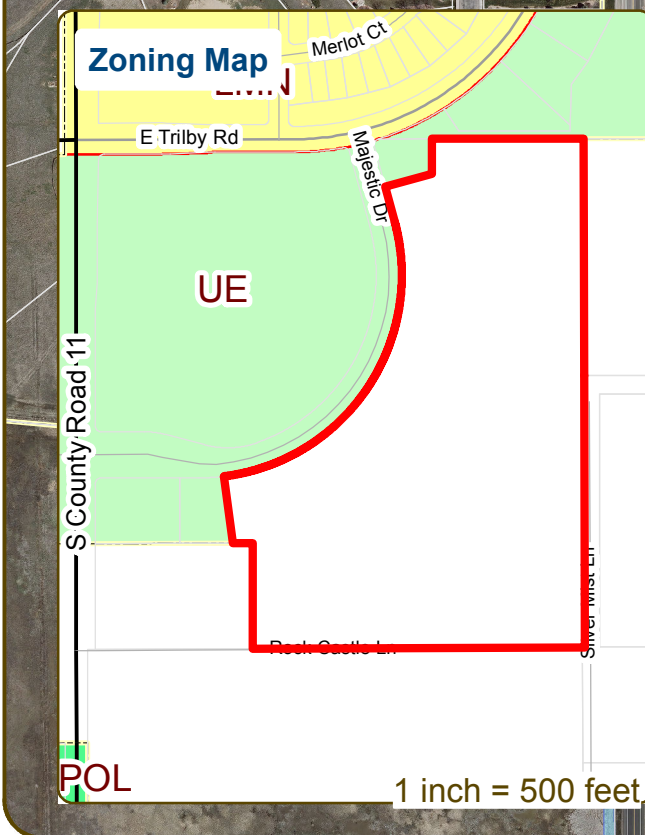
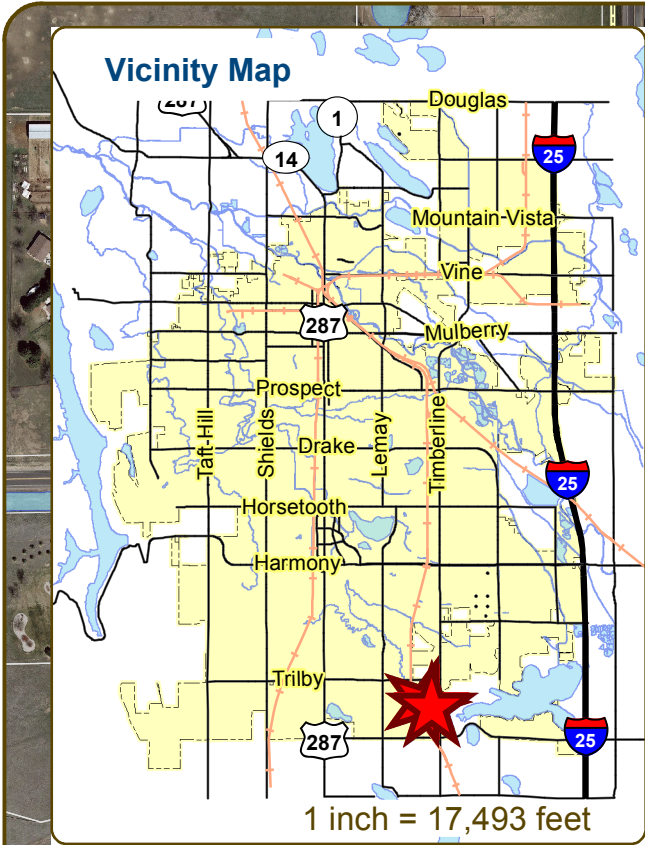
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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



# Majestic Estates Annexation and Single-Family Homes



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







CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Property Owner / Applicant: Suburban Land Reserve Inc, Mark Tingey Owners Rep.

Business Name (if applicable) Suburban Land Reserve, Mark Tingey Rep

Your Mailing Address 79 S. Main St., Suite 500 Salt Lake City, UT 84111

Phone Number 970-391-0212 Email Address MRTINGEY@GMAIL.COM MRTINGEY@COMCAST.COM

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

Lot 3 of the Leistikon MRO (Property not annexed to City)

Description of Proposal (attach additional sheets if necessary) Annex & Zone property to City, Zone "UE", Subdivide property into 8 Estate Residential Lots, Each approximately 22,000 to 25,000 SF & approximately 14ac. of open space.

Proposed Use Estate Residential Existing Use Vacant

Total Building Square Footage N/A S.F. Number of Stories 1/2 Lot Dimensions 120' x 200'

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 [X] No If yes, then at what risk is it? \_\_\_\_\_

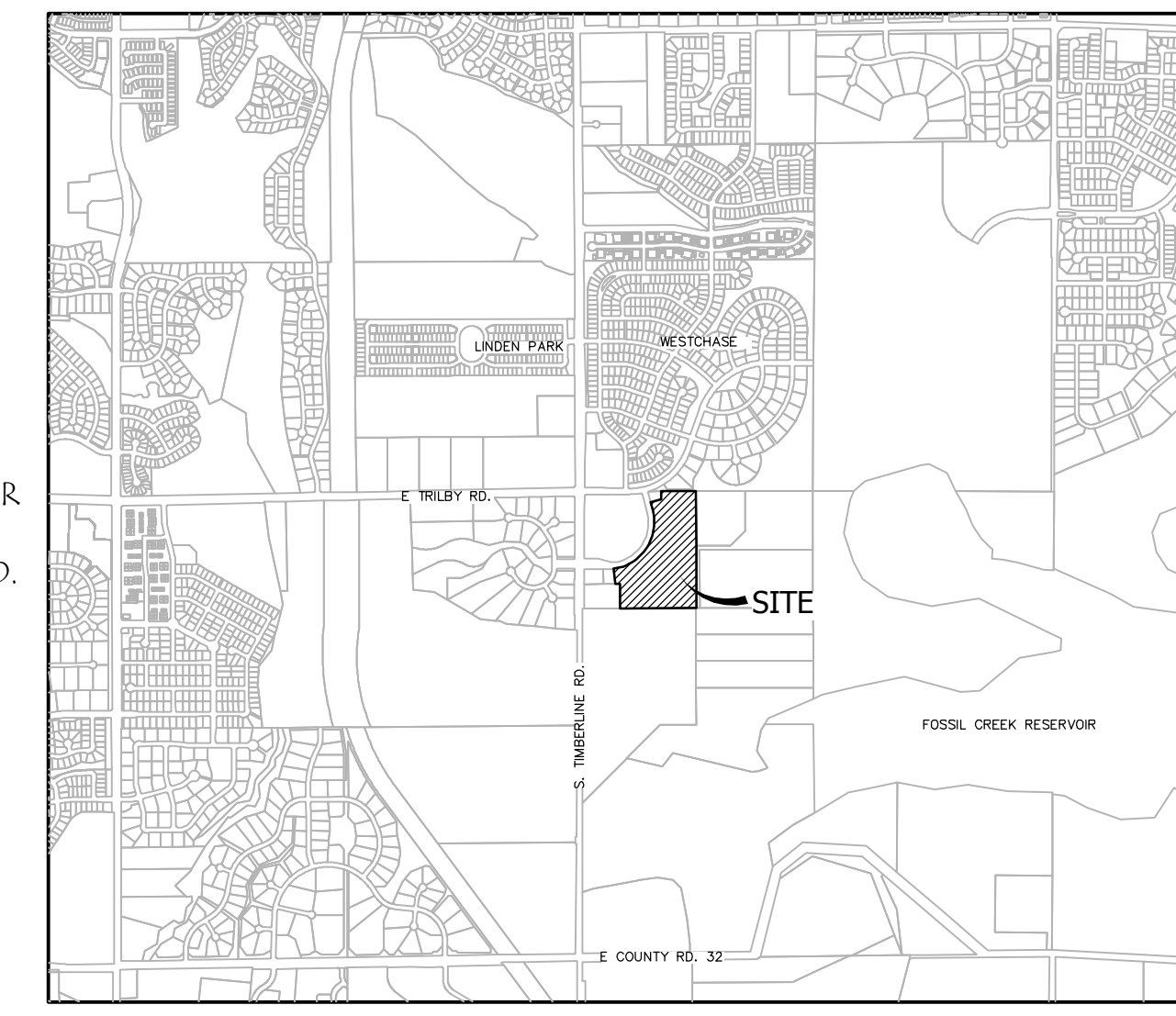
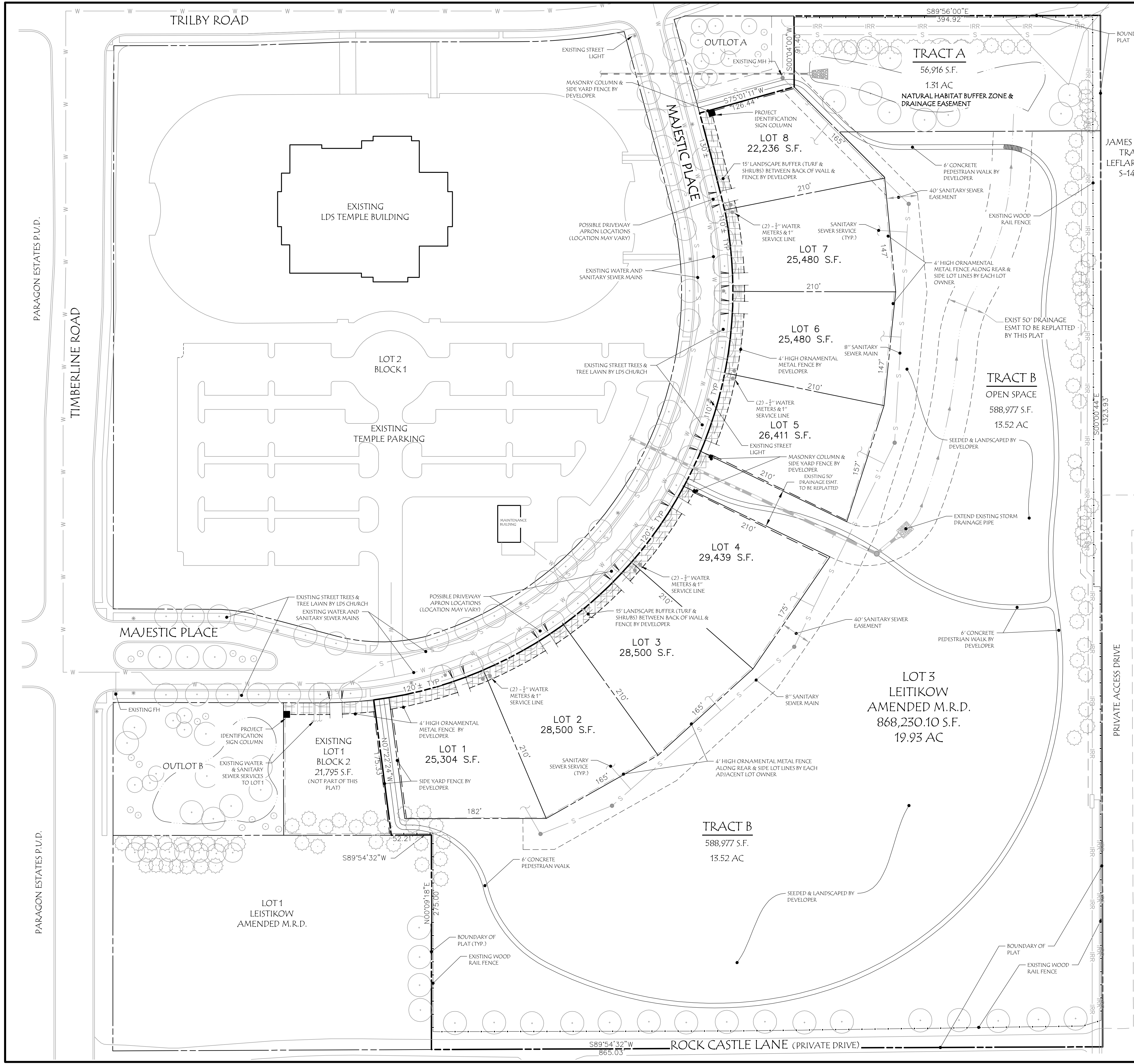
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area No new roads just buildings & Driveways 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?





VICINITY MAP  
1" = 2000'

LAND USE DATA

CURRENT ZONING	FA-1: COUNTY
PROPOSED ZONING	UE - URBAN ESTATE (AFTER ANNEXATION/ZONING TO CITY)
PROPOSED USE	ESTATE RESIDENTIAL
TOTAL SITE AREA	19.93 AC
PROPOSED NUMBER OF LOTS	8 LOTS
LOT SIZE	22,236 S.F. 29,439 S.F.
GROSS DENSITY	0.40 DU/S/AC
MAXIMUM DENSITY ALLOWED (PER UE ZONE DISTRICT)	2.0 DU/S/AC
TOTAL LOT AREA (LOTS 1-8)	4.85± AC
TOTAL OPEN SPACE AREA (TRACTS A & B)	14.83± AC

JAMES LEFLAR  
TRACT 1  
LEFLAR, M.R.D.  
S-149-91

JAMES LEFLAR  
TRACT 2  
LEFLAR, M.R.D.  
S-149-91

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**SUBURBAN LAND RESERVE, INC.**  
79 S. MAIN ST., SUITE 500  
SALT LAKE CITY, UT 84111  
MARK TINGEY, OWNER'S REP.  
P. 970.391.0212  
MRTINGEY@GMAIL.COM

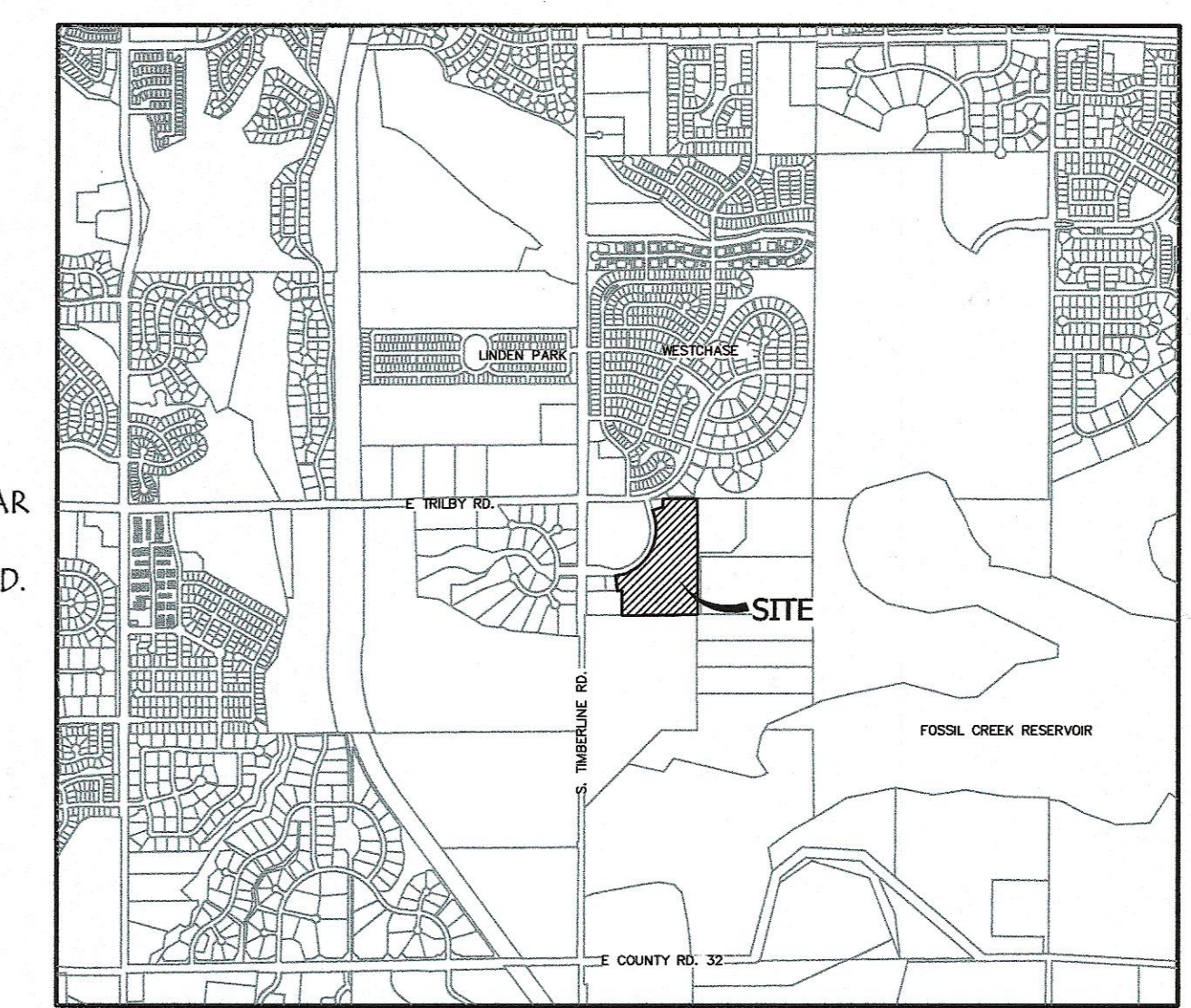
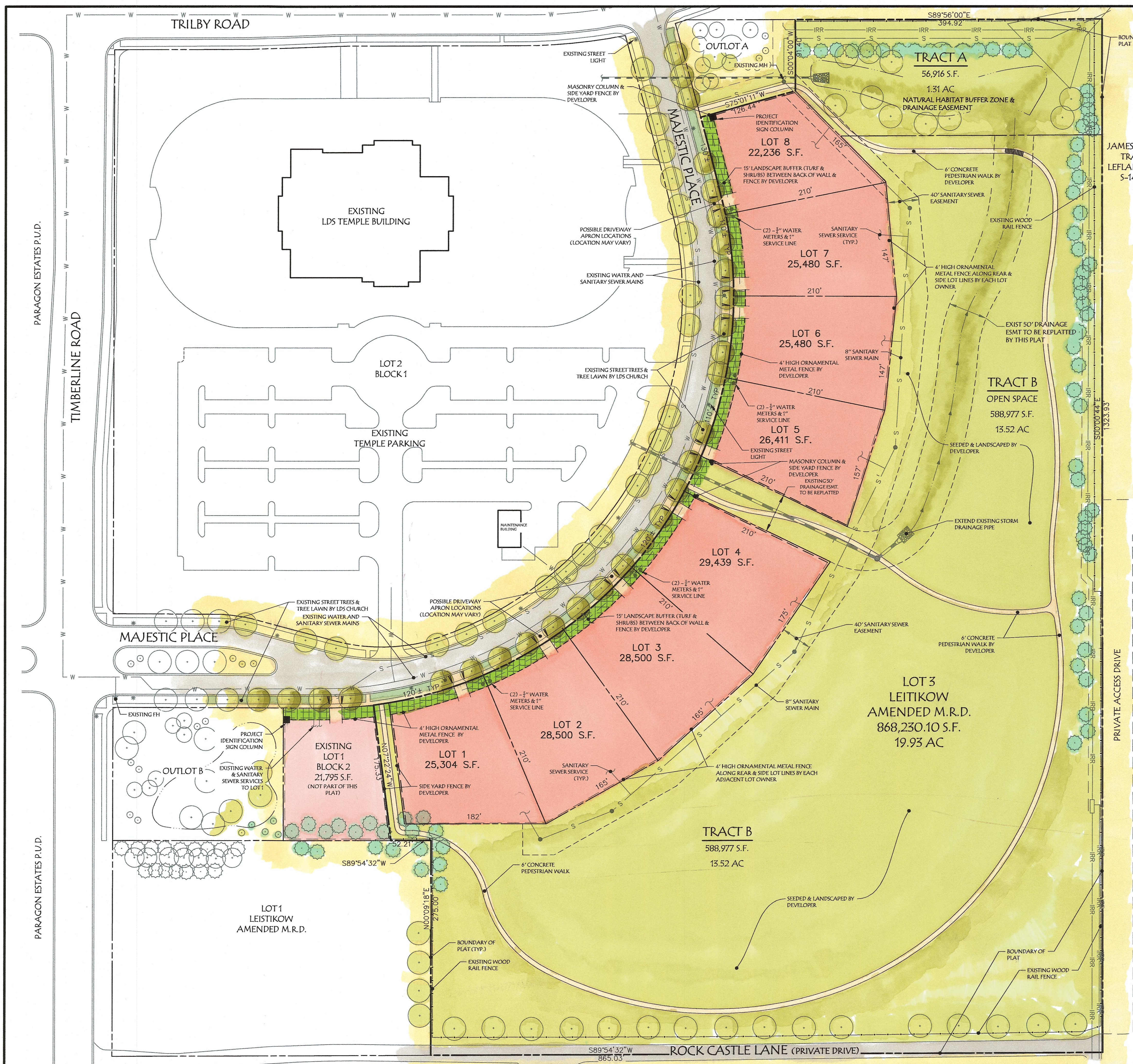
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9883 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1"=60'		
2	1"=X'		
3	DATE	02/04/16	
4	DESIGNED BY	KEM	
5	DRAWN BY	JMF	
6	CHECKED BY		

**MAJESTIC PLACE**  
**LOT 3 OF THE LEISTIKOW**  
**AMENDED M.R.D.**  
**CONCEPT SITE PLAN**

SHEET 1 OF 1  
JOB NO.



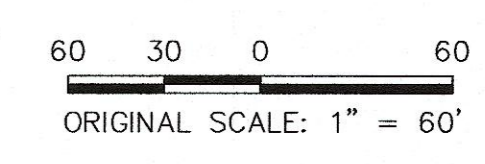
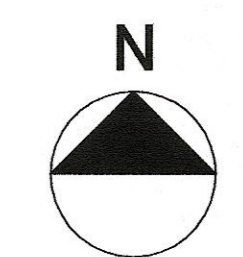


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LOT SIZE	<ul style="list-style-type: none"> <li>MINIMUM LOT SIZE: 22,236 S.F.</li> <li>MAXIMUM LOT SIZE: 29,439 S.F.</li> </ul>
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MAXIMUM DENSITY ALLOWED (PER UE ZONE DISTRICT)	2.0 DU/S/AC
TOTAL LOT AREA (LOTS 1-8)	4.85± AC
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PREPARED FOR  
**SUBURBAN LAND RESERVE, INC.**  
79 S. MAIN ST., SUITE 500  
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MARK TINGEY, OWNER'S REP.  
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A Western Company  
Central: 303-740-9333 • Colorado Springs: 719-589-2888  
Fort Collins: 970-491-8888 • www.jrengineering.com

NO.	REVISION	BY	DATE

**MAJESTIC PLACE**  
**LOT 3 OF THE LEITIKOW AMENDED M.R.D.**  
**CONCEPT SITE PLAN**

SHEET 1 OF 1  
JOB NO.





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)

April 15, 2016

Mark Tingey  
Suburban Land Reserve, Inc.  
79 S Main St.  
Suite 500  
Salt Lake City, UT 84111

**Re:** Majestic Place - Annexation and Single-Family Homes

**Description of project:** This is a request to annex and zone a property for single-family detached homes near Timberline and Trilby (parcel #8617205703). The proposed site plan shows 8 lots for single-family detached homes that are around half an acre in size a piece. The remaining 14 acres will be open space. Upon annexation, the parcel will be located in the Urban Estate (UE) zone district. This proposal will be subject to Annexation & Initial Zoning 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](mailto:slorson@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Noah Beals, 970-416-2313, [nbeals@fcgov.com](mailto:nbeals@fcgov.com)**

1. The setbacks in the UE (Urban Estate) zone district are:  
Front = 30ft  
Side =20ft  
Rear = 25ft
2. Can the 6ft walk also have connections to Trilby and Rock Castle Lane?
3. The lot across from the driveway access of the Temple may want some type of screening from the headlights.
4. I believe the name of the street is Majestic Drive not Majestic Place
5. Signs and their locations are not approved with the Development Review. Signs require separate sign permit.
6. The garage standards do apply.

**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. This project site is located within the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. Please contact them for water and sewer requirements.

**Department: Traffic Operations**

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

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Although the TIS can be waived, please note there may be some traffic or operational details that need to be resolved throughout the process. This includes
3. If any parts of Majestic are not yet to standard (sidewalk?) those will need to be completed.

**Department: Stormwater Engineering**

**Contact: Jesse Schlam, 970-218-2932, [jschlam@fcgov.com](mailto:jschlam@fcgov.com)**

1. The site disturbs more than 10,000 sq.ft., therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. [www.fcgov.com/erosion](http://www.fcgov.com/erosion) Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ [jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. This site is part of the LDS Temple site and must conform to the drainage design of that approved development plan. The drainage report for that site noted that the downstream detention pond at Westchase was designed to handle up to 216 cfs from the overall LDS site during the 100-year storm event. The first development on the LDS site (the temple) was designed to utilize 112 cfs of the 216 cfs, leaving approximately 104 cfs of additional release unused. However, it was noted in the drainage report that there were physical constraints at the pond outlet so additional release may not be possible.
3. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must comply with the requirements set forth in the Fort Collins Stormwater Criteria Manual.
4. For the portion of the site that does not drain into/toward the northeast water quality pond, onsite detention will be required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. Please note that the runoff coefficient for Urban Estate zoning is 0.30, whereas the runoff coefficient for this same area in the prior drainage analysis was 0.25.
5. 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.

6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
7. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage.
9. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.
10. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

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

**1. FIRE LANES**

Emergency access is required to within 150' of all exterior portions of the ground floor perimeter. Based upon the location of Majestic Place, this code requirement appears to have been met. Code language provided below.

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

**2. WATER SUPPLY**

A hydrant is required within 400' of any residential home as measured along the path of vehicle travel. The existing utility infrastructure available in the area appears to satisfy this code requirement, however it is the applicant's responsibility to verify pressure and volume. Code language provided below.

> 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.

**Department: Environmental Planning**

**Contact: Kelly Kimple, 970-416-2401, [kkimple@fcgov.com](mailto:kkimple@fcgov.com)**

1. An Ecological Characterization Study (ECS) was conducted on this property in 2012 as part of the development review process for the LDS temple. This ECS is sufficient for the current proposal and another ECS will not be required. However, we recommend that landscaping for the open space area be consistent with the mitigation and management recommendations established for the LDS temple. Copies of the ECS and the mitigation and monitoring plan will be provided and should help guide the landscape plans for this development.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.

Furthermore, we recommend using the same seed mixes used at the LDS temple, where appropriate, along with a similar variety of trees and shrubs.

3. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
4. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
6. Nature in the City Strategic Plan: [fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/](http://fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/), contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Pertaining to the annexation, generally no comments, though it would appear that the annexation does not annex the entire physical width of the private drive (known as Rock Castle Lane) along the southern boundary – not sure of the potential implications or concerns with this. The remaining comments pertain to the project development plan.
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. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:  
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
7. The plans identify Majestic Place as the existing street abutting the property. The plat for Fort Collins Colorado Temple has this dedicated as Majestic Road.
8. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Note that the subdivision plat for Fort Collins Colorado Temple did not dedicate the 9 foot utility easement behind Majestic Road.
9. With the vertical curb design of Majestic Drive, the driveways for the lots will need to be individually specified on the plans.
10. Street cuts that may be needed to Majestic Drive for the development of the lots will require street cut fees and will be assessed a penalty fee due to the age of the road.
11. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAalthoff@fcgov.com](mailto:CAalthoff@fcgov.com)**

1. Light & Power has electric facilities running along E. Trilby Rd. and also spare conduit running along Timberline Rd. that could all potentially be extended to this property.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development. Please reference our policies, development charge processes, and use our fee estimator at



<http://www.fcgov.com/utilities/business/builders-and-developers>.

3. Streetlights will be placed along public streets. A 40 feet separation on both sides of the light is required between canopy trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
4. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans.
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

## Planning Services

**Contact: Seth Lorson, 970-224-6189, [slorson@fcgov.com](mailto:slorson@fcgov.com)**

1. The annexation process requires the following:
  - 1 - submit application
  - 2 - Initiating Resolution with City Council
  - 3 - Planning and Zoning Board
  - 4 - First Reading by City Council (Must happen 30 - 60 days from Initiating Resolution)
  - 5 - Second Reading by City Council (Annexation effective 10 days afterward)
2. Upon annexation the proposed parcel will be zoned Urban Estate (UE). Standards for UE development can be found in Section 4.2 of the Land Use Code.
3. Urban Estate District Development Standards:
  - Single-family detached residents are subject to review and approval by an administrative hearing officer (Type 1).
  - Maximum density is 2 dwelling units per acre.
  - Lots shall be a minimum of 1/2 acre in size (21,780 s.f.).
  - Dimensional Standards.
    - (a) Minimum lot width shall be one hundred (100) feet, except that the minimum lot width for a single-family dwelling on a lot located in a subdivision that was developed pursuant to the R-L District standards prior to March 28, 1997, shall be sixty (60) feet.
    - (b) Minimum depth of the front yard shall be thirty (30) feet, except that the minimum depth of the front yard for a single-family dwelling on a lot located in a subdivision that was developed pursuant to the R-L district standards prior to March 28, 1997, shall be twenty (20) feet.
    - (c) Minimum depth of the rear yard shall be twenty-five (25) feet, except that the minimum depth of the rear yard for a single-family dwelling on a lot located in a subdivision that was developed pursuant to the R-L district standards prior to March 28, 1997, shall be fifteen (15) feet.
    - (d) Minimum side yard width shall be twenty (20) feet, except that the minimum depth of the side yard for a single-family dwelling on a lot located in a subdivision that was developed pursuant to the R-L district standards prior to March 28, 1997, shall be fifteen (15) feet on the street side of any corner lot and five (5) feet for all interior side yards.
    - (e) Maximum building height shall be three (3) stories.
4. Residential development standards can be found in Section 3.5.2 of the Land Use Code.
5. An annexation (ANX) and a Project Development Plan (PDP) may be processed concurrently but two separate applications must be made. The public hearing for the PDP cannot occur until 10 days after the second reading of the annexation.
6. Please forward your communication with Larimer County regarding the transfer of density units (TDU) program.