

Conceptual Review Agenda

Schedule for 07/11/16 to 07/11/16

281 Conference Room A

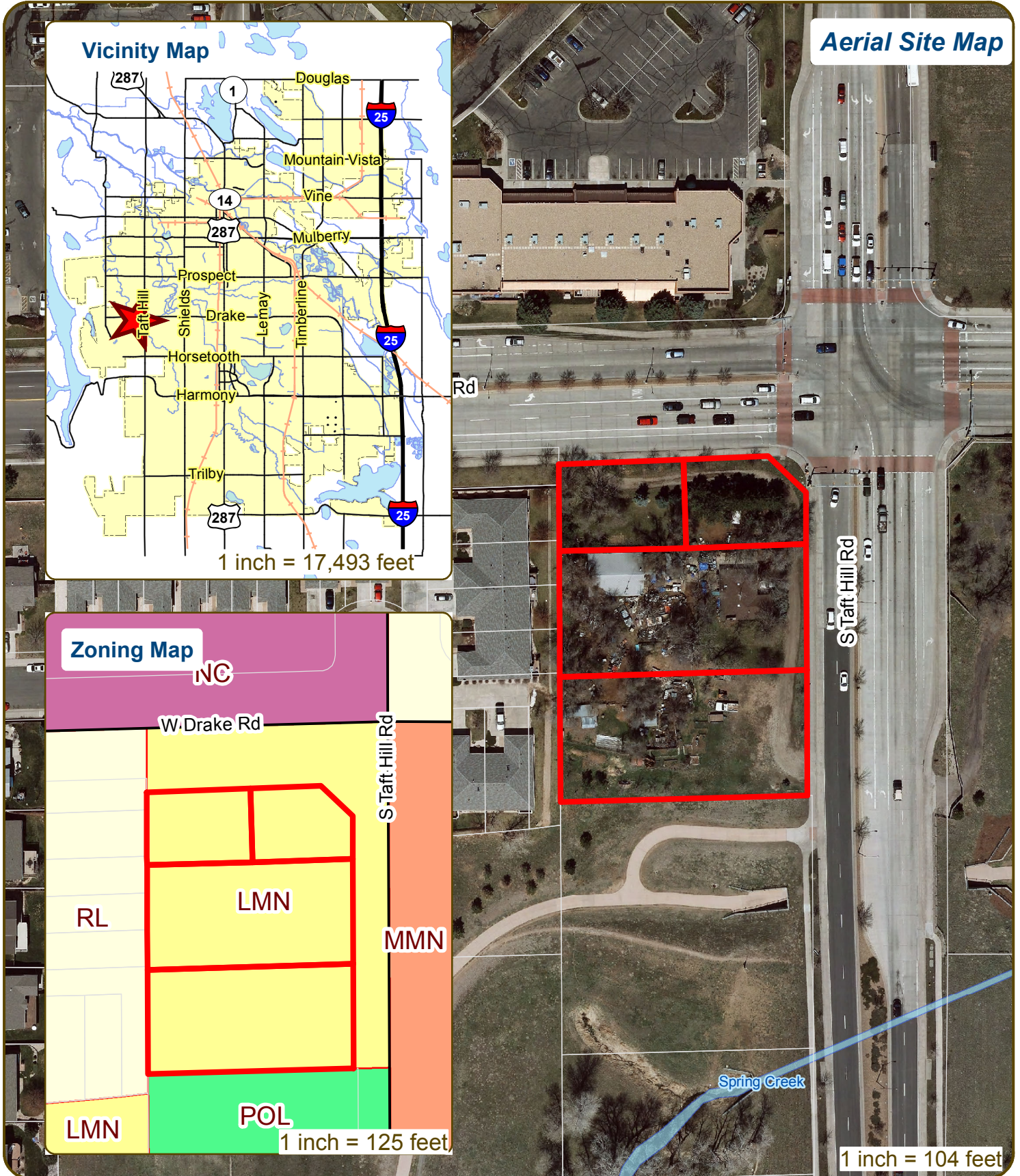
Monday, July 11, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Taft Hill Rd and Drake Rd - Neighborhood Center CDR160052	Terence Hoaglund 970-472-9125 hoagland@vignetestudios.com	This is a request to build a neighborhood center at the southwest corner of Taft Hill Rd and Drake Rd (parcel #'s 9728107001, 9728107014, 9728107002, and 9728107003). The proposed site plan shows 4 mixed-use dwellings above 5,000 sq. ft. of retail and restaurant uses fronting on Drake Rd in a 3-story building. The site would also contain 8 multi-family units with a parking area that will serve both the residential units and commercial uses. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
10:15	224 W Harmony Rd – Car Dealership CDR160053	Steve More 303-730-3001 steve@cbsconstruction.com	This is a request to locate a car dealership at 224 W Harmony Rd (parcel #9735400021). The car dealership would occupy the existing building on-site with a small addition for servicing vehicles. The existing parking area would be re-surfaced and re-striped. A new access is shown on the site plan at the north end of the site on Mason St. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard

Monday, July 11, 2016

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1751 S College Ave – Townhomes CDR160054	Chad Matesi 773-227-2850 chadm@corespaces.com	This is a request to build 10 townhomes at 1751 S College Ave (parcel #9723107004). Each townhome is will be 2-stories with a rooftop terrace. All of the townhomes will have a two-car garage on the ground floor with an internal drive that connects to the shopping center to the north and College Ave. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) review.	Seth Lorson

Taft Hill Rd and Drake Rd Neighborhood Center



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CONCEPTUAL REVIEW: APPLICATION

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.**

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

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.*

Terence Hoagland (consultant)
 Business Name (if applicable) Vignette Studios
 Your Mailing Address PO Box 1889 Ft Collins, CO 80522
970-472-9125 hoagland@vignestudios.com
 Site Address or Description (parcel # if no address) 2607 S Taft Hill Rd

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

Proposed Use Mixed use Existing Use Single Family
 Total Building Square Footage 9,000 S.F. Number of Stories 3 Lot Dimensions 300 x 200
 Age of any Existing Structures 68

<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>.

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?



Drake and Taft Neighborhood Center CONCEPT REVIEW APPLICATION

June 28, 2016

Clay Frickey
City of Fort Collins

The Drake and Taft Neighborhood Center is a 1.2 acre site on the southwest corner of W. Drake, and S. Taft Hill Road.

This site is immediately adjacent to the Spring Creek Trail to the south, and Spring Creek further south of that, and is also south of the Safeway anchored shopping center on the northwest corner of Drake and Taft.

My client, Chuck Bailey of Catamount Properties is proposing a mixed use development consisting of 5,000 sf of neighborhood retail, with 4 units of residential above that in a three story building. Anticipated uses include a coffee shop, restaurant, or other similar services that will appeal to users of the Spring Creek Trail, as well as the adjacent neighborhoods.

In addition to the above, two additional buildings on the south side of the site will provide an additional 8 residential units, and a parking garage for residents.

There are three existing buildings on site. A residence built in 1958, and large shop/ garage structure, age unknown, and a storage shed, age unknown. See additional pages for pictures.

A handwritten signature in black ink, appearing to read "Terence Hoaglund", written in a cursive style.

Terence Hoaglund, RLA
Principal
Vignette Studios

Via email



East elevation of residence (facing Taft Hill)



North elevation of residence (facing Drake)



West (rear) elevation of residence



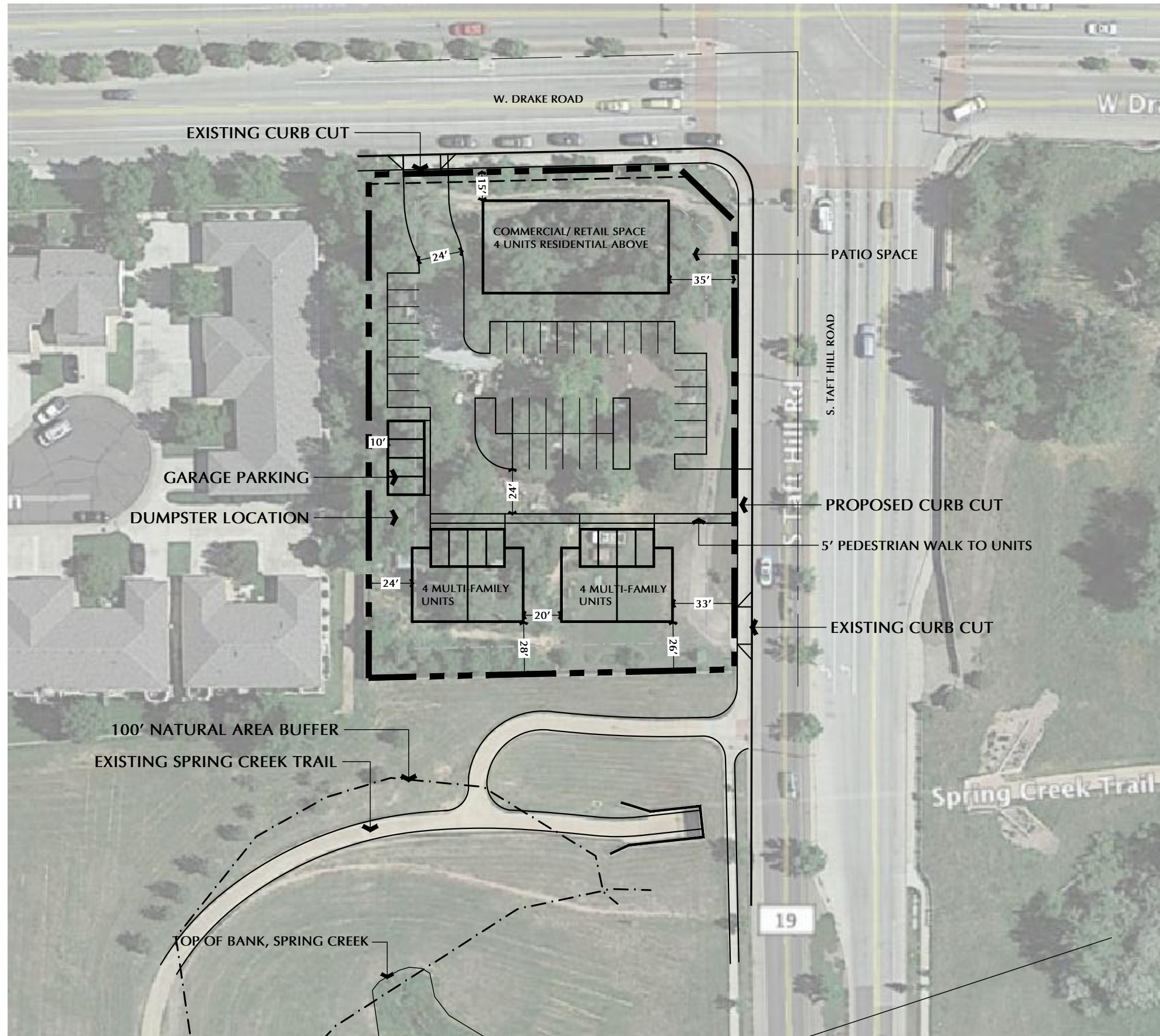
South elevation of residence



Shed



South elevation of Garage/Shop



LANDUSE SUMMARY

GROSS SITE AREA	1.2 AC
COMMERCIAL	5,000 SF
RESIDENTIAL UNITS	
2 BDR	4 UNITS
3 BDR	8 UNITS
TOTAL	12 UNITS
DENSITY	10 DU/AC

PARKING REQUIRED

COMMERCIAL	
(2/ 1,000 SF)	10
RESIDENTIAL	23
TOTAL	33

PARKING PROVIDED

GARAGE	12
OPEN	38
TOTAL	50

DRAKE AND TAFT HILL

CONCEPT SKETCH STUDY 6.28.16 SCALE 1"=60'





September 01, 2016

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: Taft Hill Rd and Drake Rd - Neighborhood Center

Description of project: This is a request to build a neighborhood center at the southwest corner of Taft Hill Rd and Drake Rd (parcel #'s 9728107001, 9728107014, 9728107002, and 9728107003). The proposed site plan shows 4 mixed-use dwellings above 5,000 sq. ft. of retail and restaurant uses fronting on Drake Rd in a 3-story building. The site would also contain 8 multi-family units with a parking area that will serve both the residential units and commercial uses. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

Contact: Marcus Glasgow, 970-416-2338, mglasgow@fcgov.com

1. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
2. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
3. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
4. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design
5. LUC 3.2.1 A landscape plan is required.
6. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

Space Requirements %Enclosed/ % Fixed Rack

Multi-Family Residential	1 per bedroom	60%/40%
General Retail	1/4,000 sq ft (min. 4)	20%/80%

7. LUC 3.2.2(K) Multi-family Parking requirements.

One or less bedrooms per unit requires 1.5 parking spaces per unit
 Two bedrooms per unit requires 1.75 parking spaces per unit
 Three bedrooms per unit requires 2 parking spaces per unit
 Four and above bedrooms per unit requires 3 parking spaces per unit

8. LUC 3.2.2(K)(2) Nonresidential parking requirements

	Minimum Spaces	Max Spaces
General Retail	2/1,000 sq ft	4/1000 sq ft

9. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
10. Please refer to parking lot requirements under LUC 3.2.2 (K) and LUC 3.2.2(L) to include handicap parking with van-accessible space.
11. LUC: 3.8.30(E)(3) Minimum setback from the right of way along an arterial street shall be (15) feet and along a non-arterial street shall be nine (9) feet.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

- Existing water and sewer mains in the vicinity include a 12-inch water main in Taft Hill, a 12-inch water main in Drake, and an 8-inch sewer main on the western property boundary from the end of Water Blossom Lane to the south.
- There is an existing 3/4-inch water service stubbed into the middle lot from the main in Taft Hill, and an existing sewer service that is active on the lot. These services will need to be used or abandoned at the main with this project.
- Separate water and sewer services will be required for each building within the development and any proposed mixed use buildings will need separate services for the residential and commercial components of the building.
- It appears from the proposed site layout that water and sewer mains will be needed to serve the site. Easement requirements for these mains are 20-feet for water and 30-feet for sewer.
- The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
- Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

- The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study, likely just a memo and not a full study. Please have your traffic engineer contact me to scope the study.
- The number and locations of access points will need to be reviewed in the traffic study to determine if a variance might be required.
- Bring sidewalks to standard as detached with parkway (both Taft and Drake frontage).
- Consider adding a direct connection to the trail South of the property.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The release point for this development is the outfall channel that runs along the west property line. The capacity of this channel must be maintained with this development.
4. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. Low Impact Development (LID) requirements 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. Standard operating procedures (SOPs) for all onsite drainage facilities 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>
6. 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.
7. 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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height (See IFC Appendix D). 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. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. FIRE LANE SPECIFICATIONS

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

> Shall be designated on the plat as an Emergency Access Easement.

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

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

> 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. Sign locations or red curbing should be labeled and detailed on future plans.

> 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.

*STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)

IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

3. WATER SUPPLY

A hydrant is required within 300' of any commercial building. The available utility infrastructure available in the area appears to satisfy this distance requirement however it is the applicant's responsibility to verify pressure and volume. 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.

4. AUTOMATIC FIRE SPRINKLER SYSTEM

Each building will require a full NFPA 13 automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related

questions at 970-416-2868.

5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

> IFC 510: New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.

LOCAL EXCEPTION: PFA will waive the testing requirement and system installation in all buildings less than 10,000 sq. ft. and any Type V construction building less than 15,000 sq. ft. PFA policy P15-510.1

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1), as the site is within 500 feet of multiple known natural habitats and features (Spring Creek; wetlands and riparian areas associated with Spring Creek; habitat provided by trees and shrubs on-site). Please note the project should be designed in a way that is sensitive to and compatible with 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. Currently an estimated 100ft buffer is shown on the conceptual plan, however, the ECS document delineation is needed to confirm appropriate locations from which the measurements are being taken from.

Although this site is within the Spring Creek Corridor, it appears that a habitat buffer from Spring Creek and associated wetlands and wet meadow would not extend into the project site, thus, an abbreviated memo style ECS (2-4 pages) is sufficient. At a minimum, this ECS should include:

- 1) Delineation of edge of Spring Creek and associated wetlands closest to the southernmost parcel line for the project area, and distance in feet from this location to the southern parcel line.
- 2) Pattern, species and locations of native and non-native vegetation species located within the project area and estimate of these resources in terms of ecological value, shade, canopy, aesthetic and cooling values.
- 3) Observed songbirds and other birds on-site and adjacent to the site, including within the Spring Creek Corridor directly adjacent to the project area.
- 4) Observed active and inactive bird nests in trees and shrubs on-site.
- 5) Observed pollinator species on-site.
- 6) Include recommendations for protecting or enhancing the features that are on or adjacent to the site.

Staff understands a portion of the Spring Creek trail is located in-between the project site and Spring Creek; it is appropriate to mention this feature in the ECS memo as well. Please contact me if you would like to discuss the scope and requirements of the ECS further. Please note that the ECS is due a minimum of 10 days prior to the PDP submittal.

2. The parcels in this project area are adjacent to the Spring Creek Corridor, located west (across Taft Hill Rd) of Elk Meadow Certified Natural Area, and northeast of Tanglewood Natural Area. Section 3.4.1(I) of the Land Use Code applies regarding project site design and aesthetics: Projects in the vicinity of large natural habitats and corridors shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized to blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations and lighting.

3. Again regarding site design, note also LUC Sections 3.4.1(L) and (M) addressing compatibility with public lands; the development plan shall be designed so that it will be compatible with the management of public natural areas or conserved lands. 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. Additionally, the development plan shall include such easements and rights-of-way as are necessary to allow reasonable public access to the City-owned properties and trail to the south. In addition to the sidewalk, please provide direct access from the multi-family units to the trail; this amenity would align with goals from the Nature in the City Strategic Plan and help City residents access nature.
4. See LUC Section 3.2.1 for detailed information regarding City standards for Landscaping and Tree Protection. In short: All developments shall submit a landscape and tree protection plan, and, if receiving water service from the City, an irrigation plan, that: (1) reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable, (2) supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage, (3) enhances the appearance of the development and neighborhood, (4) protects significant trees, natural systems and habitat, (5) enhances the pedestrian environment, (6) identifies all landscape areas, (7) identifies all landscaping elements within each landscape area, and (8) meets or exceeds the standards of this Section.
5. It appears that significant trees, those having a Diameter at Breast Height (DBH) of six inches or more, will be impacted by this development. Staff encourages the applicant to adjust the development plan to protect as many significant trees as possible, given the amount of habitat currently being provided on the site. Note 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". A review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements resulting from the proposed development.
6. A landscape plan will be required and should including scientific names of all species proposed. Note the City of Fort Collins Land Use Code requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques [3.2.1E(3)]. This includes use of low- water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
7. In approving the required landscape plan, the decision maker shall have the authority to determine the optimum placement and interrelationship of required landscape plan elements such as trees, vegetation, turf, irrigation, screening, buffering and fencing, based on the following criteria outlined in LUC Section 3.2.1(H):
 - 1) protecting existing trees, natural areas and features;
 - 2) enhancing visual continuity within and between neighborhoods;
 - 3) providing tree canopy cover;
 - 4) creating visual interest year round;
 - 5) complementing the architecture of a development;
 - 6) providing screening of areas of low visual interest or visually intrusive site elements;
 - 7) establishing an urban context within mixed-use developments;
 - 8) providing privacy to residents and users;
 - 9) conserving water;
 - 10) avoiding reliance on excessive maintenance;

- 11) promoting compatibility and buffering between and among dissimilar land uses;
 - 12) establishing spatial definition.
8. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
 9. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
 - 1) ClimateWise program: fcgov.com/climatewise/
 - 2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 - 3) Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 - 4) Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 - 5) Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 - 6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@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. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to

be provided behind the right-of-way (15 foot along Drake and Taft) Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>

6. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.
7. Taft Hill Road and Drake Road will need to meet current street standards, so ROW will be needed to accommodate 6' detached sidewalks and 10' parkways along these roadways.
8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
9. More discussion will be needed in regards to the location and the number of access to the site. Please work with Traffic Operations to determine if both driveways will be allowed and which of the two will be constructed if only one is allowed. If a driveway is proposed on Drake Road, minimum intersection spacing standards will need to be evaluated.
10. Directional ADA ramps will be needed on the corner of Drake and Taft Hill.
11. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
14. 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.
15. 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.
16. 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.
17. 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

1. There is currently single phase and three phase power available to the north along Drake Rd
2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8'

frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.

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

3. Secondary service will be responsibility of developer. Light & Power will assist in the interconnection at the transformer. Contact Light & Power to ensure compliance is met with our transformer specs.
4. A completed commercial service form (C-1) and one-line diagram will need to be filled out by engineer/electrician and provided to Light & Power in order to determine billing and proper transformer sizing. A link to our C-1 form is below.
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
5. New development and system modification charges may apply. A link to our online electric fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

6. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.

Planning Services

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

1. Instead of defining this development as a Neighborhood Center, we think it is Mixed-Use Dwellings and Multi-family Dwellings. With this definition, the project is subject to review and approval by a hearing officer (Type 1).
2. Per Section 4.5(E)(2):
 - (c) Building height shall be 1.5 - 2.5 stories.
 - See subsection (d) for roof forms
 - (e) variation in building massing
3. This development should connect to the adjacent neighborhood and Spring Creek Trail with bike/ped connections.
4. Landscape buffers between the proposed development and adjacent neighborhoods are required.
5. Setbacks and Build-to Lines:
 - A 25' buffer yard is required between this development and the adjacent single-family attached. (3.8.30(F))
 - Multi-family minimum setback from Taft Hill is 15 feet. (3.5.2(E))
 - Mixed-use build-to line along Drake is 10-25 feet. (3.5.3(C))
6. Design requirements:
 - Mixed-use: Section 3.5.3
 - Multi-family: Section 3.5.2 and 3.8.30
7. If the proposed commercial land uses are not certain, we will need to list permitted uses on the site plan and apply parking standards according to the highest permitted use. (i.e. restaurant = 5 spaces / 1,000 s.f.)
8. Design requirements of stand-alone garage bays can be found in Sec. 3.5.2(G).
9. For the multi-family dwellings Bike parking is required at one space per bedroom at a 60/40 split between enclosed and fixed bike parking. The commercial is required to provide bike parking according to the land use as found in Sec. 3.2.2(C)(4)(b).

- 10.** 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.
- 11.** Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 12.** 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>.
- 13.** 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.
- 14.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
- 15.** 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.
- 16.** 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:

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

224 W Harmony Rd Car Dealership



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)

STEVE MORE - COMMERCIAL BUILDING SERVICES - ARCHITECT

Business Name (if applicable) COMMERCIAL BUILDING SERVICES

Your Mailing Address 7561 S. CABOT ST. A-9, LITTLETON, CO 80122

Phone Number 303.930.3001 Email Address STEVE@CBS-CO.COM

Site Address or Description (parcel # if no address) 224 WEST HARMONY ROAD

Description of Proposal (attach additional sheets if necessary)

SEE ATTACHED PROJECT DESCRIPTION

Proposed Use AUTO DEALERSHIP Existing Use VACANT - PREVIOUS LUMBER YARD

Total Building Square Footage 23,748 S.F. Number of Stories 2 Lot Dimensions 435.54' x 462.10'

Age of any Existing Structures 1974

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 NEW DEVELOPMENT WILL REDUCE IMPERVIOUS AREA - 700 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?



June 24, 2016

**Ft. Collins Jeep
224 West Harmony Road
Fort Collins, Colorado**

Project Description

The proposed building and site improvements will include a remodel of the existing structure to be used for the sales and service of new Jeeps as part of the new Ft. Collins Jeep auto dealership. The site has an existing building of approximately 24,000 square feet which will be modified to meet new Jeep corporate image standards. The owner is anticipating an addition to the west side of the existing building to facilitate an enclosed environment for service vehicle drop-off and write-up. This addition will be approximately 3,000 square feet.

The new and pre-owned sales function will include showroom space for display of vehicles along with sales and administrative offices. Vehicle service consists of engine work, steering, alignment, brakes and tires. Parts and other materials and products used in support of the service function will be stored within the facility in designated areas. Cleaning will be fully enclosed and will have space for vehicle washing, drying and detailing. The new car prep area, also fully enclosed, provides a space for employees to prepare a new vehicle for delivery. The building will also house employee support areas to include restrooms, locker rooms and an employee break room.

Site improvements will include a resurfacing and restriping of the existing asphalt paving, addition of limited landscape to meet requirements, replacement of existing site lighting per City standards and installation of new site and building signage per City standards. Signage will be under separate permit.

ALTA/ACSM LAND TITLE SURVEY

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (224 AND 225 WEST HARMONY ROAD)

DESCRIPTION: PER TITLE COMMITMENT NO. NCS-484978-CO

PARCEL I:
A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 35 AS BEARING N 89°53.00' W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SE CORNER OF SAID SECTION 35, THENCE ALONG THE SAID SOUTH LINE N89°53.00' W, 1006.54 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE COLORADO AND SOUTHERN RAILROAD; THENCE N 01°00'00" E, ALONG THE SAID RAILROAD RIGHT-OF-WAY, 30.00 FEET TO THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD AND THE TRUE POINT OF BEGINNING, THENCE, CONTINUING ALONG THE SAID RIGHT-OF-WAY OF SAID RAILROAD, N 01°00'00" E, 501.00 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, S 89°53.13' E, 436.88 FEET; THENCE S 01°00'00" W, 501.93 FEET TO A POINT ON THE AFOREMENTIONED NORTH ROAD RIGHT-OF-WAY, THENCE, ALONG THE SAID RIGHT-OF-WAY, N 89°53.00' W, 436.88 FEET TO THE TRUE POINT OF BEGINNING, LESS, THE SOUTH 20 FEET BEING DEDICATED AS A ROAD RIGHT-OF-WAY ACCORDING TO DEED OF DEDICATION DATED SEPTEMBER 4, 1973 AND RECORDED OCTOBER 26, 1973, RECEPTION NO. 72610, BOOK 1576, PAGE 695,

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS, COLORADO AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED MARCH 24, 2010, AT RECEPTION NO. 20100015829,

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS, COLORADO AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED FEBRUARY 26, 2010, AT RECEPTION NO. 20100010805

PARCEL II:
COMMENCING AT A POINT 1102 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., SAID POINT BEING ON THE WEST FENCE LINE OF THE COLORADO & SOUTHERN R.R. RIGHT OF WAY, THENCE RUNNING N 1° E, 620 FEET TO THE SOUTH BANK OF A SMALL BRANCH LATERAL OF THE PLEASANT VALLEY & LAKE CANAL, THENCE WEST 70.26 FEET, ALONG SOUTH BANK OF SAID LATERAL, THENCE S 1 W, 620 FEET TO SAID SECTION LINE, THENCE EAST 70.26 FEET TO POINT OF BEGINNING, LARIMER COUNTY, COLORADO

LESS AND EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY FOR WEST HARMONY ROAD.

NOTES:

1) First American Title Insurance Company File No. NCS-484978-CO, dated April 21, 2011 at 5:00 p.m. was used in the process of this survey and the following comments correspond to the items numbered in the commitment.

Schedule B - Section 2 Exceptions:

Item 7 - Terms, conditions, provisions, obligations, easements and agreements as set forth in the Deed of Easement recorded May 31, 1984, in Book 2274 at Page 1032. As shown hereon.

Item 10 - Terms, conditions, provisions, obligations, easements and agreements as set forth in the Temporary Construction Easement Deed and Agreement recorded February 26, 2010, at Reception No. 20100010806. As shown hereon.

Item 11 - Existing leases and tenancies.

2) Flood Zone Designation: According to the National Flood Insurance Program (N.F.I.P.) Flood Insurance Study for Larimer County, dated December 19, 2006, this tract of land does not lie within a FEMA designated 100-year floodplain.

3) The gross land area is approximately 247,489 square feet or 5.681 acres.

4) There is a total of 66 parking spaces and 2 handicapped spaces on subject property.

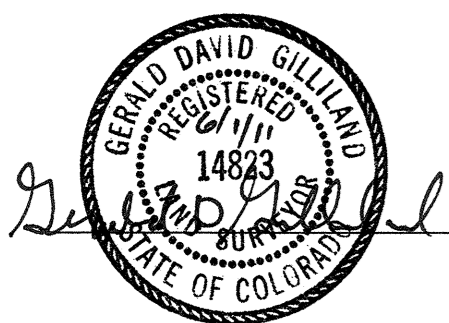
5) Basis of Bearings is the South line of the Southeast Quarter of Section 35 as bearing North 89°54'45" West (assumed bearing).

6) Benchmark for site is City of Fort Collins, BM 15-94, elevation 5051.59

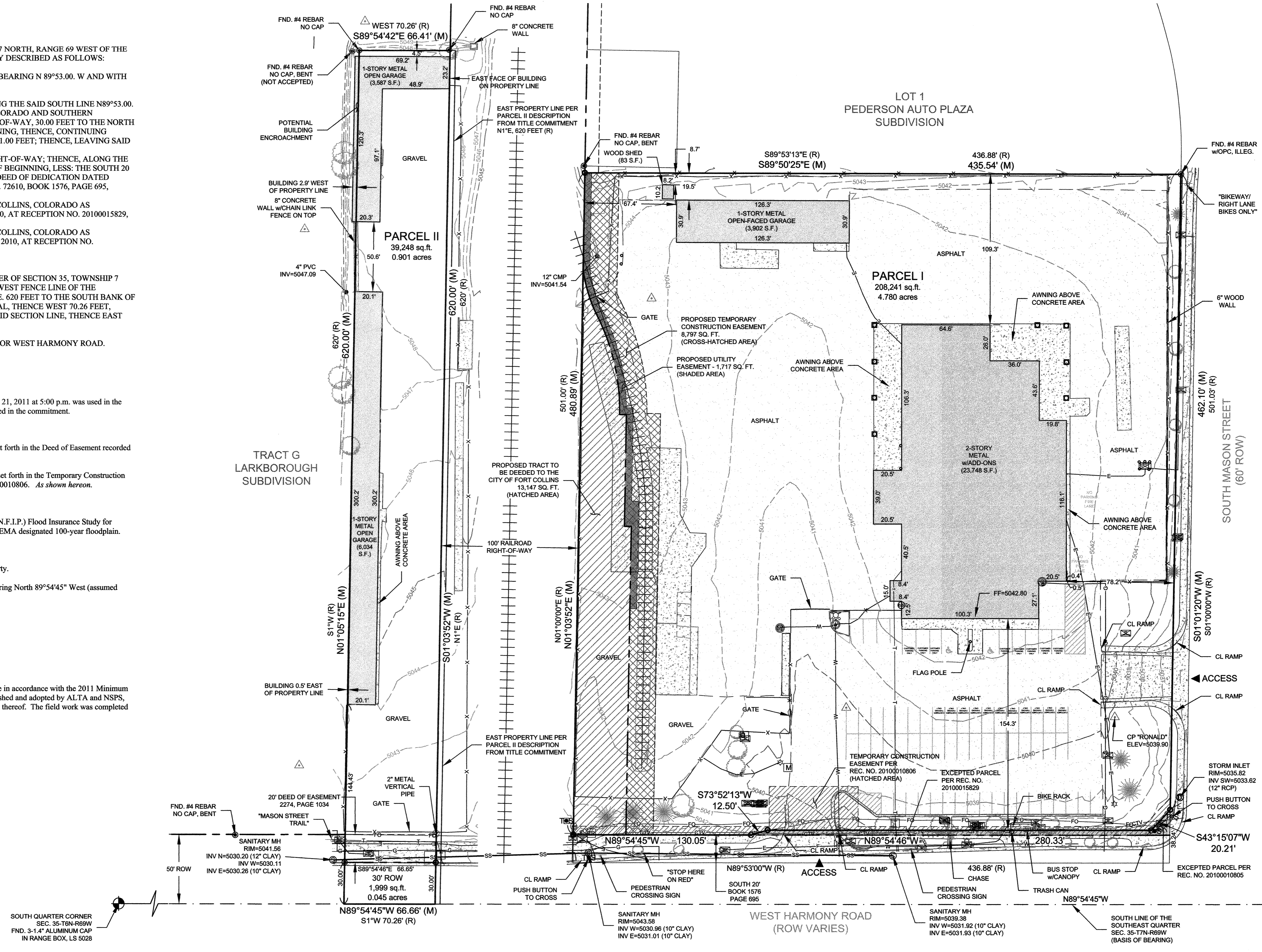
SURVEYOR'S CERTIFICATE:

To: LN Real Estate LLC and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13 and 17 of Table A thereof. The field work was completed on May 5, 2011.



For and on behalf of Northern Engineering Services, Inc.
Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823



SYMBOL LEGEND

⊙	STORM MANHOLE
⊙	SANITARY MANHOLE
⊙	TRAFFIC SIGNAL
⊙	SIGN
⊙	DECIDUOUS TREE
⊙	ELECTRIC VAULT
⊙	LIGHT POLE
⊙	H2O VALVE
⊙	TELEPHONE PEDESTAL
⊙	IRRIG. CONTROL VAULT
⊙	BENCH
⊙	CONIFEROUS TREE
⊙	TRAFFIC VAULT
⊙	GAS MARKER
⊙	IRR. BACKFLOW PREVENT
⊙	MAILBOX
⊙	PAINT ON ROADWAY
⊙	H2O METER
⊙	FIRE HYDRANT
⊙	POST
⊙	ELECTRIC BOX
⊙	VERTICAL PIPE
⊙	FOUND PROPERTY CORNER
⊙	FOUND SECTION CORNER
⊙	GAS METER
⊙	COLUMN
⊙	CLEANOUT
⊙	IRRIG. PEDESTAL
⊙	TRAFFIC PEDESTAL
⊙	FIBER OPTIC VAULT
⊙	SET #4 REBAR w/PLASTIC CAP, LS 14823
⊙	SET NAIL & SHINER, LS 14823

LINE LEGEND

—	WATER LINE
—	BURIED TELEPHONE
—	FENCELINE
—	BURIED CABLE
—	BURIED GAS LINE
—	BURIED ELECTRIC
—	BURIED FIBER OPTICS
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	EDGE OF ASPHALT
—	CURB/GUTTER FLOWLINE
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	EASEMENT LINE
—	PROPERTY LINE

(R) = BEARING & DISTANCE IN DESCRIPTION
(M) = MEASURED BEARINGS & DISTANCES

NOTICE: According to Colorado law you must commence any legal action based on this survey within three years after the date of the survey. Any defect in no way may be taken as an admission of error in this survey. No action may be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 35
TOWNSHIP: 7N
RANGE: 69 W of the 6th P.M.

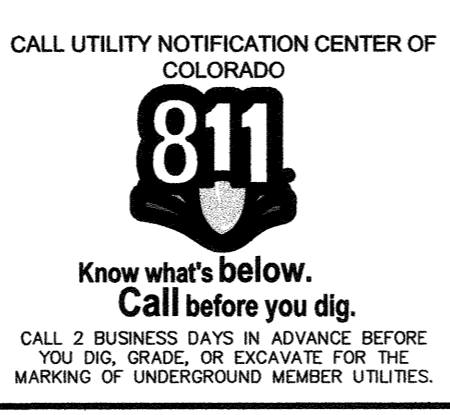
NORTHERN ENGINEERING



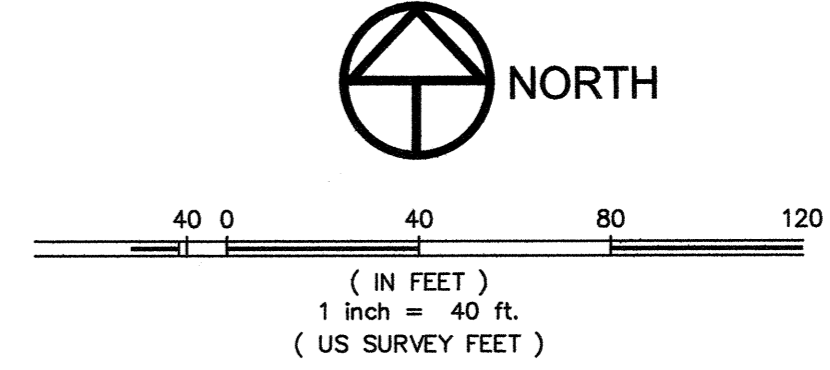
DATE: 5/10/11
SCALE: 1"=40'
DESIGNED BY: L. Smith
DRAWN BY: L. Smith
REVIEWED BY: G. Gilliland

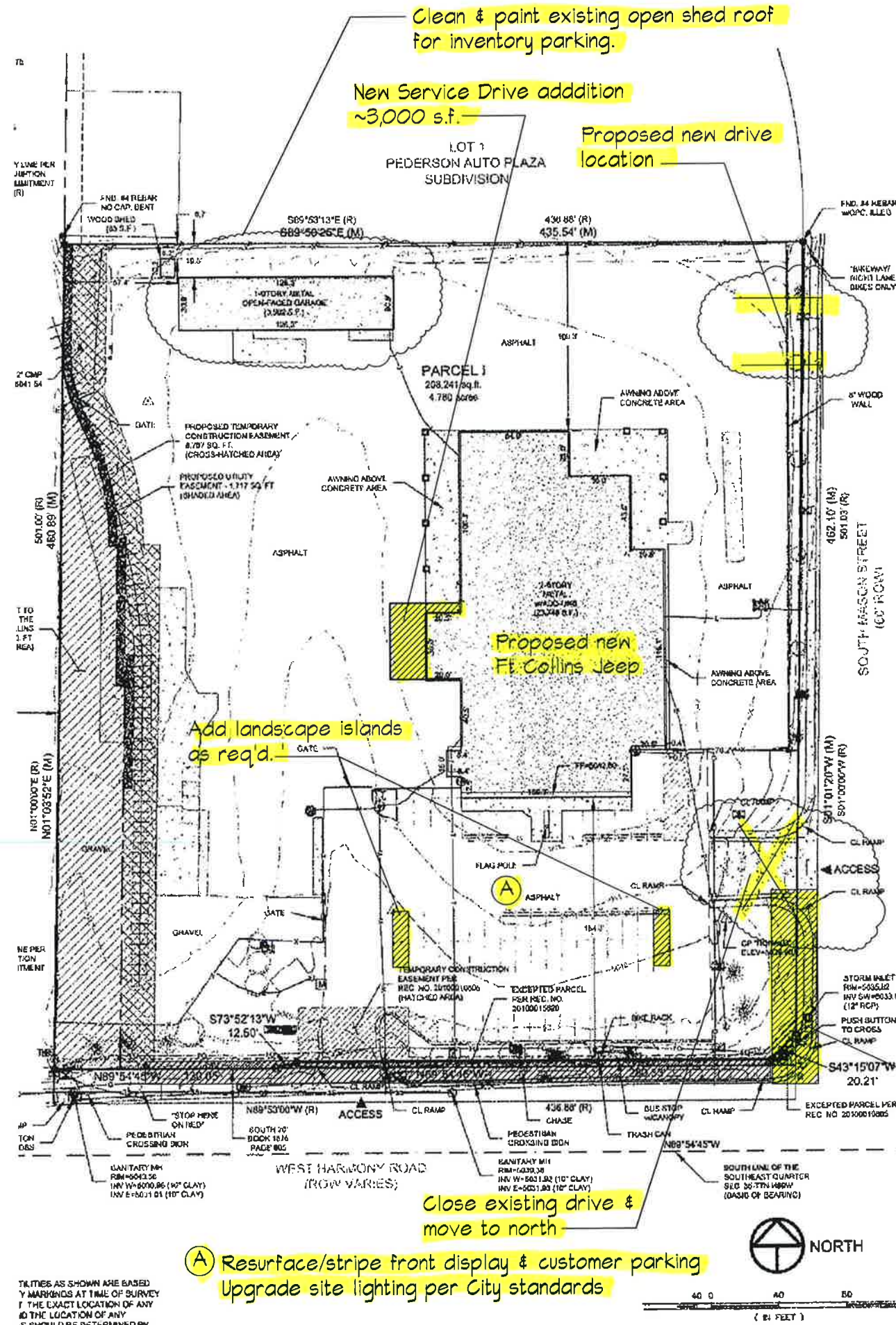
ALTA/ACSM LAND TITLE SURVEY
224 & 225 WEST HARMONY ROAD
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet



UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.





SYMBOL LEGEND

⊕	STORM MANHOLE
⊕	SANITARY MANHOLE
⊕	TRAFFIC SIGNAL
⊕	SIGN
⊕	DECIDUOUS TREE
⊕	ELECTRIC VAULT
⊕	LIGHT POLE
⊕	H2O VALVE
⊕	TELEPHONE PEDESTAL
⊕	IRRIG. CONTROL VAULT
⊕	BENCH
⊕	CONIFEROUS TREE
⊕	TRAFFIC VAULT
⊕	GAS MARKER
⊕	IRR BACKFLOW PREVENT
⊕	MAIL BOX
⊕	PAINT ON ROADWAY
⊕	H2O METER
⊕	FIRE HYDRANT
⊕	POST
⊕	ELECTRIC BOX
⊕	VERTICAL PIPE
⊕	FOUND PROPERTY CORNER
⊕	FOUND SECTION CORNER
⊕	GAS METER
⊕	COLUMN
⊕	CLEANOUT
⊕	IRRIG. PEDESTAL
⊕	TRAFFIC PEDESTAL
⊕	FIBER OPTIC VAULT
⊕	SET #4 REBAR w/PLASTIC CAP, LS 14823
⊕	SET NAIL & SHINER, LS 14823

LINE LEGEND

—	WATER LINE
—	BURIED TELEPHONE
—	FENCELINE
—	BURIED CABLE
—	BURIED GAS LINE
—	BURIED ELECTRIC
—	BURIED FIBER OPTICS
—	SANITARY SEWER LINE
—	STORM SEWER LINE
—	EDGE OF ASPHALT
—	CURB/OUTLET FLOWLINE
—	MAJOR CONTOUR
—	MINOR CONTOUR
—	EASEMENT LINE
—	PROPERTY LINE

(R) = BEARING & DISTANCE IN DESCRIPTION
(M) = MEASURED BEARINGS & DISTANCES

NOTICE:
According to Colorado law, any person who copies or reproduces this document without the written consent of Northern Engineering, Inc. is liable for all costs and damages.

SECTION: 35
TOWNSHIP: 7N
RANGE: 65E
COUNTY: WYOMING

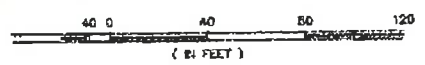
NORTHERN ENGINEERING
NORTHERN ENGINEERING, INC.
1000 W. 10TH AVENUE, SUITE 100
FORT COLLINS, CO 80521
PHONE: 970.221.4136 FAX: 970.221.4137
WWW.NORTHERNENGINEERING.COM

PROJECT: 042201
DATE: 5/10/11
DESIGNED BY: T. SWAN
CHECKED BY: C. COLLARD
DRAWN BY: T. SWAN

ALTAIACSM LAND TITLE SURVEY
**224 & 225 WEST HARMONY ROAD
FORT COLLINS, COLORADO**

Sheet

ALL DIMENSIONS AS SHOWN ARE BASED ON THE EXACT LOCATION OF ANY MARKERS AT TIME OF SURVEY. THE EXACT LOCATION OF ANY MARKER IS NOT GUARANTEED.



**(A) Resurface/stripe front display & customer parking
Upgrade site lighting per City standards**



September 01, 2016

Steve More
Commercial Building Services
7561 S Grant Street. A-4
Littleton, CO 80122

Re: 224 W Harmony Rd – Car Dealership

Description of project: This is a request to locate a car dealership at 224 W Harmony Rd (parcel #9735400021). The car dealership would occupy the existing building on-site with a small addition for servicing vehicles. The existing parking area would be re-surfaced and re-striped. A new access is shown on the site plan at the north end of the site on Mason St. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
2. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible. If rooftop equipment is existing, and planned to be retained, then let's discuss screening to the extent reasonably feasible.
3. Please note: We do not allow vehicle display on landscaping.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main on the east side of Mason Street and an 8-inch sewer main on the west side of Mason Street that begins approximately 180 feet south of Kensington Drive and runs north.
2. It appears the existing building is being served by Fort Collins-Loveland Water District and South Fort Collins Sanitation District. However, this area is within the service area boundary for the City. If no additional services will be required as part of this development, then the service can remain as-is. If additional services will be required, including the addition of a fire

line, then the development will be required to switch water and sewer service to the City as part of this proposal.

3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.
5. The contact person at the Fort Collins Loveland Water District is Terry Farrill, 226-3104.

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. A bus pullout and type 3 but stop will need to be built on Harmony Road, additional information can be found in LCUASS detail 711. In addition passenger amenities will need to be upgraded to meet standards. Please contact Emma Belmont at (970)224-6197 for more information.
2. 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. Please include analysis on the proposed right turn lane, traffic operations is in support of this proposal.
3. Upgrade sidewalks along Mason to detached walks with parkways.
4. Traffic operations supports the closing of the existing driveway and shifting the drive to the North.
5. This property will is within the boundaries of the Midtown Plan. A bike/ pedestrian connection to the Mason Corridor has been identified for the north boundary of this property. The plan is available at the following link:
<http://www.fcgov.com/mason/pdf/midtown-plan-sept-draft.pdf?1379536473>
6. Access off of Harmony Rd. will need to be discussed further.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Mail Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
4. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2-year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If onsite detention is required, the development will need to detain the runoff volume difference between the 100-year developed inflow rate and

the 2-year historic release rate for the new impervious area. The release point for this development is the storm inlet at the southeastern property corner.

5. Fifty percent of the newly added or modified impervious area 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. Standard operating procedures (SOPs) for all onsite drainage facilities 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>
7. 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.
8. 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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. For planning purposes, the undeveloped parcel to the west should also be taken into consideration when designing for fire lane placement. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height. If an EAE has not been previously dedicated for this property, one will be required at this time. 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. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. FIRE LANE SPECIFICATIONS

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

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

*STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

3. WATER SUPPLY

A hydrant is required within 300' of any commercial building. The existing utility infrastructure available in the area appears to meet this distance requirement however it is the applicant's responsibility to verify pressure and volume. 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.

4. AUTOMATIC FIRE SPRINKLER SYSTEM

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. Unless otherwise fire contained, this non-sprinklered building will require a full NFPA 13 automatic fire sprinkler system under a separate permit. Other sprinkler system requirements may apply to automobile storage and repair. Refer to IFC 903 for details or contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

5. FDC

- > IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

6. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

- > IFC 1103.2: Existing buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio

coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.

7. VEHICLE REPAIR GARAGES

Service and repair garages shall comply with IFC 903.2..9.1 (as it pertains to sprinklering) and Section 2311 (as it pertains to storage and use of combustible liquids).

8. HAZARDOUS MATERIALS - GENERAL STANDARD

A Hazardous Materials Impact Study (HMIA) may be required at time of building permit. Applicant is advised to review Maximum Allowable Quantities (MAQ's) in Chapter 50 of the 2012 IFC. Contact Assistant Fire Marshal Ron Gonzales for further details at 970-416-2864. Code language provided below.

> FCLU 3.4.5(B): If any use on the development site may entail the use or storage of hazardous materials (including hazardous wastes) on-site, the project shall be designed to comply with all safety, fire and building codes for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative off-site impacts of a hazardous materials release, using the best available technology.

9. HIGH-PILED STORAGE

Other fire department comments related to high-piled storage (especially as it pertains to tires and other combustible products) may be applicable at time of building permit. Contact Assistant Fire Marshal Ron Gonzales for further details at 970-416-2864.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1), as the site is within 500 feet of natural habitats and features (New Mercer Ditch and associated habitats). Buffers along irrigation ditches are generally 50ft as outlined in Land Use Code Section 3.4.1(E). Looking at satellite imagery, it appears a 50ft buffer would extend slightly into the boundary of the westernmost parcel for this project site plan. A 50ft quantitative buffer, however, is not the only option and a qualitative buffer can be explored. Perhaps additional plantings along this portion of the project site would be appropriate, which could increase the ecological, shade, canopy, aesthetic and cooling values of the project area. Note also Section 3.4.1(I) of the Land Use Code regarding project site design and aesthetics; techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized to blend with the natural visual character of an area.

Due to the current amount of infrastructure at this site and existing infrastructure located between the New Mercer Ditch and the westernmost parcel boundary, an abbreviated memo style ECS (1-2 pages) is sufficient. At a minimum, this ECS should include:

- 1) Delineation of edge of New Mercer Ditch (top of bank line) and associated natural resources closest to the westernmost parcel line for the project area.
- 2) Fifty-foot buffer line drawn from ditch top of bank.
- 3) Species recommendations for enhancing natural features and aesthetic along this portion of the Mason Corridor and along this portion of the project area.

Staff understands a portion of the Mason trail is located in-between the project site and the New Mercer Ditch; it is appropriate to mention this feature in the ECS memo as well. Please contact me if you would like to discuss the scope and requirements of the ECS further. Please note that the ECS is due a minimum of 10 days prior to the PDP submittal.

2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or

re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.

3. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
4. Please note Article 3.2.1(C) requiring 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) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
 - a. ClimateWise program: fcgov.com/climatewise/
 - b. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 - c. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 - d. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 - e. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 - f. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@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. Most easements to be dedicated need to be public easements dedicated to the City. This shall include the standard utility easements that are to be provided behind the right-of-way (15 foot along Harmony Road and Mason Street) Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
6. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.
7. This property is within the boundaries of the Midtown Plan. Mason Street will need to meet Cross Section G for a two lane arterial outlined in the Midtown Plan. The plan is available at the following link: <http://www.fcgov.com/mason/pdf/midtown-plan-sept-draft.pdf?1379536473>
8. More conversation will be needed about access locations to the site off of Harmony Road and Mason Street. The existing drive along Harmony Road does not meet LCUASS intersection spacing requirements and will need to be removed. The proposed access to the north of the site would not meet intersection spacing requirements to Kensington Drive. Engineering would prefer that the access driveway be aligned with the drive that serves the McDonalds to the east of Mason Street.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
13. 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.
14. 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.
15. 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.
16. 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

1. Currently there is a three phase transformer (120/208V) located to the NE corner of the lot.
2. Any upgrades to changes to existing electrical service will be subject to modification charges. If more electrical demand is needed, developer will have to verify the existing main breaker size in order to be credited for this amount.
3. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Service Standards to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. If additional electrical service is needed then a completed commercial service form (C-1) and one-line diagram will need to be filled out by engineer/electrician and provided to Light & Power in order to determine billing and proper transformer sizing. A link to our C-1 form is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Planning Services

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. An auto dealership is permitted as vehicle major repair, servicing and maintenance establishments" and, therefore, subject to review by the Planning and Zoning Board. A neighborhood information meeting is required.
2. Staff is aware that this site has been vacant for years and looks forward to working with the applicant on a site re-development and building renovation plan that brings the property back to life. The standards in the Land Use Code are crafted as if the site was vacant raw ground. Since the site was developed under prior code, the applicable standards will be applied practically and to the extent reasonably feasible and in a manner to bring the project up to current standards.
3. The site is located within the boundary of the Midtown Plan which was adopted 2013. The Plan states:
"The Midtown Plan is a key portion of the College Avenue commercial corridor, spanning slightly over three miles from Prospect Road on the north to Fairway Lane on the south. A significant portion of College Avenue, the Mason Corridor and the MAX Bus Rapid Transit (BRT) line has been a priority area for the City, as it has recently been the focus of community attention and investment and is collectively defined as the "community spine" in City Plan (2011). (Intro-1.)
4. The "community spine" shall be considered the highest priority area for public investment in streetscape and urban design improvements and other infrastructure upgrades to support infill and re-development and to promote the corridor's transition to a series of transit-supportive, mixed-use activity centers over time." (Intro-1.)
5. The Midtown divides the corridor into three sub-districts each with its own design theme. The subject site is located in the Lower Midtown "Innovation" sub-district. The plan states: "Designs that convey innovation in building systems and materials should be encouraged. A new public amenity should be considered for this area to provide a focal point." (Page 1-9.) "The Midtown Plan calls for a key circulation concept referred to as a "grand promenade" along the western edge of the Midtown area abutting the MAX line. South of Horsetooth

Station, the promenade concept would transition over to Mason Street, using the existing sidewalks, but with consideration of enhancing the streetscape to make it a more inviting environment for pedestrians.” (Page 1-14.)

6. From a land use perspective, an auto dealership does not qualify as being “transit-supportive” or a “mixed-use activity center.” Staff, however, looks forward to working with the applicant and design team to implement various qualitative aspects that will contribute to fulfilling the vision of the Midtown Plan.
7. A re-developed site must be better connected to the two public streets with walkways. Since these walkways will be traversing the vehicle display area and circulation lanes, these walkways must be highly visible and safe. Staff recommends that these walkways be eight feet wide, concrete and framed by vertical elements such as landscaping, lighting bollards or other hardscape features.
8. As noted in the Midtown Plan, the design treatment along the Mason Street sidewalk must be upgraded with street trees and other design features to enhance the pedestrian experience. Staff recommends shade trees be prioritized over shrub beds due to the desire for visibility for display vehicles. A minimum requirement is that shade trees be planted within the parkway 30 to 35-foot intervals. These trees can be supplemented with shade trees located behind the sidewalk in an alternating pattern so the sidewalk is framed by trees.
9. Staff notes that Transfort is recommending a bus pull-out lane. Please note that such a pull-out must be designed in such a way as to not cause the removal of any mature trees.
10. In order to preserve the maturity of the existing trees, all existing trees must be preserved per Section 3.2.1(F). Please note that existing trees must be protected during re-construction and that our standard Tree Protection Notes that must be placed on the Landscape Plan.
11. Vehicles will not be allowed to be displayed on public rights-of-way. In order to prevent display vehicles from being moved into the public rights-of-way, the property lines must be clearly marked in the field for the benefit of all dealership employees and the City’s Zoning Inspectors.
12. Please note that all display vehicles must be at-grade, on hard surface and level and not elevated or angled above grade by any means such as racks, earthen berms, rock gardens and the like.
13. In general, staff acknowledges that the interior parking landscaping requirements may not be practically applicable to auto dealerships. This may result in less than required interior landscaping for the purpose of storing and displaying inventory. As mitigation, therefore, staff will require that the overall landscape of the site be enhanced to balance the lack of landscaping in the interior parking area. Staff recommends a pre-submittal meeting with the landscape architect to discuss this issue in depth.
14. For example, the relationship between the dealership and the MAX station needs to be considered. The transition between the two uses must be softened with landscaping and not an abrupt hard edge.
15. Additional landscaping will be required. Staff recommends a pre-submittal meeting with the landscape architect to review the requirements per section LUC 3.2.1 Landscaping and Tree Protection and how best to practically apply these standards to this re-development site. (Section 3.2.1.)
16. Section 3.2.1(E)(7) is a landscaping standard that applies specifically to vehicle display lots. This standard requires that interior landscaped islands along the two streets be placed at least every 15 vehicles or 135 feet whichever is less. Landscaped islands shall comply with requirements of section 3.2.1 (E)(5)(c). As with the public right-of-way, vehicles will not be allowed to be displayed in designated landscape areas.
17. The site plan will need to delineate the customer and staff parking areas from the inventory area.
18. A minimum of 4 bicycle parking spaces will be required on site.

- 19.** A lighting plan is required. Staff acknowledges exterior lighting for auto dealerships is unique particularly along the front row of display vehicles along the two streets. Vehicles display areas behind the front rows, however, will not be allowed to be illuminated at the same level as the front rows.
- 20.** The Lighting Plan must calibrate the point-by-point illuminance plan with a light loss factor of 1.00. Also the Lighting Plan must include the U.S. Department of Energy - Lighting Facts and provide ratings for Backlight, Uplight and Glare (BUG). Since all fixtures must be fully shielded, the lighting designer should strive to achieve a BUG rating of B-1, U-0, G-1.
- 21.** If fixtures are to be placed west of the railroad tracks, they will likely need to be equipped with house-side shields. If LED is used, all Kelvin temperatures must be limited to no greater than 3,000 degrees. Staff is willing to explore special lighting for one or two designated display pads but only if the balance of the front row lighting is comparably reduced.
- 22.** As a renovated commercial building, the main building will be required to be upgraded such that all elevations feature a distinctive base, middle and top. Store front windows are encouraged in order to establish attractive street fronts. As mentioned, connecting walkways must be provided between the building entrance(s) and the public sidewalk(s) to accommodate pedestrians. (Section 3.5.3(E) and 3.10.4).
- 23.** The application states that the remodel of the building will be modified to meet new Jeep corporate image standards. Please note that staff will carefully evaluate the proposed building modifications for compliance with Section 3.5.3(E) of the Land Use Code which states:
"A standardized prototype design shall be modified as necessary to comply with the requirements of this section"
- 24.** This section contains minimum architectural standards for commercial buildings primarily for the purpose of making sure that the architectural integrity of buildings do not become minimized by commercialized features that specifically designed to draw attention to the site and building. In other words, excessive use of corporate image features must be toned down.
- 25.** Extensions of buildings must be designed to form outdoor spaces such as courtyards, plazas for customers and workers to use. In addition a continuous walkway system should help create linkages between separate developments. (Section 3.10.3.)
- 26.** Pedestrian-oriented outdoor spaces shall be placed next to activity areas that generate users such as street corners or building entrances. These outdoor spaces should be visible and included amenities such as art, seating, or shelters. [(Section 4.21(E)(2)(a)].
- 27.** Trash and recycling enclosures will need to be provided. Such enclosures shall be designed with walk-in access without having to open the main service gate and located on a concrete pad at least 20ft. from a public walkway. The enclosure should match the predominant exterior building material of the main building. (Section 3.2.5.)
- 28.** A plat will be required and may be submitted in conjunction with a Project Development Plan.
- 29.** 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.
- 30.** Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

- 31.** 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>.
- 32.** 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.
- 33.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 34.** 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.
- 35.** 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

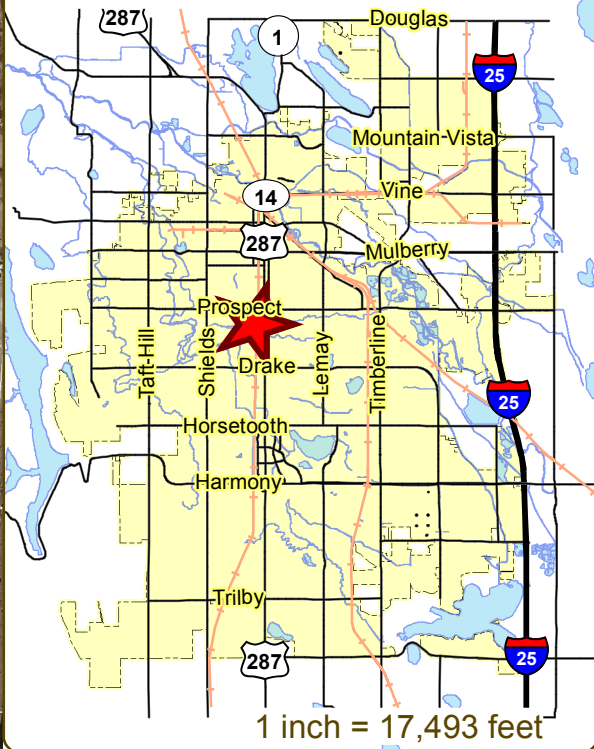
1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

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.

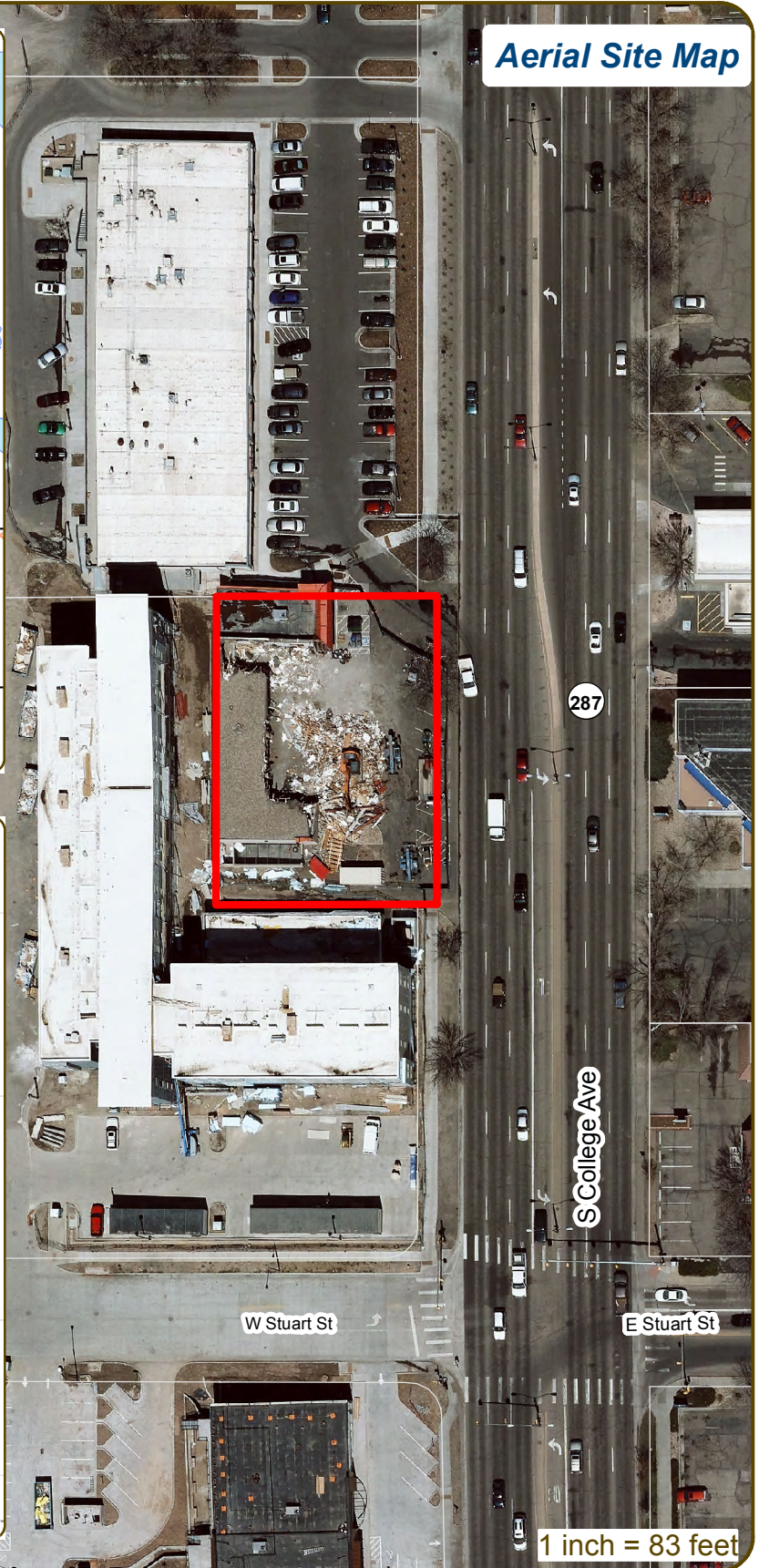
City of Fort Collins
Building Services
Plan Review
970-416-2341

1751 S College Ave Townhomes

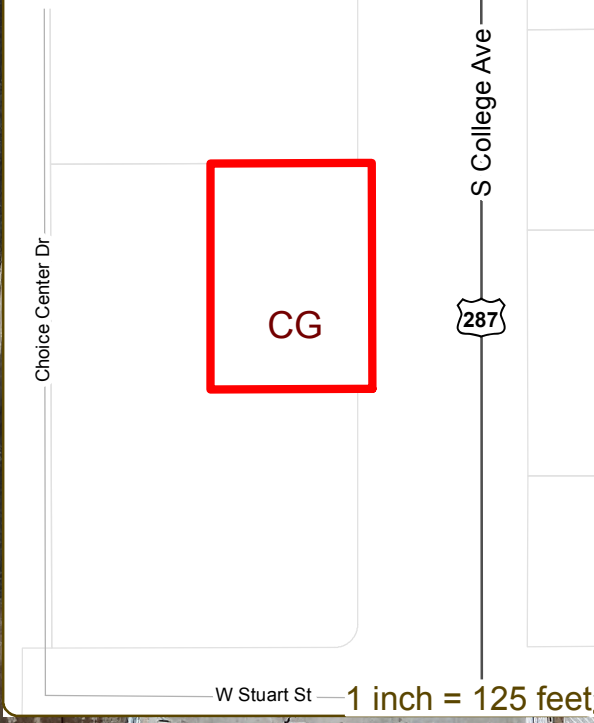
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Owner Developer: Core Spaces(Chad Matesi); Architect & Planner: Antunovich Associates (Jeff Zelisko) _____

Business Name (if applicable) Core Spaces LLC _____

Your Mailing Address 2234 West North Avenue, Chicago, IL 60647 _____

Phone Number (773) 227-2850 Email Address chadm@corespaces.com _____

Site Address or Description (parcel # if no address) 1751 South College Avenue, Ft. Collins, CO 80525 _____

Parcel Number 97231-07-004 _____

Description of Proposal (attach additional sheets if necessary) _____

Core Spaces proposes to construct ten (10) three-bedroom town houses on an existing surface parking lot. _____

The buildable area of the site would be increased via an MSE retaining wall on the west and south. _____

Proposed Use Townhouses Existing Use Surface Parking _____

Total Building Square Footage 15,050 SF S.F. Number of Stories 2 w/ Lot Dimensions 105 ft. x 147 ft. _____

Age of any Existing Structures n/a Roof Deck _____

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 +/- 6,000 SF S.F. _____

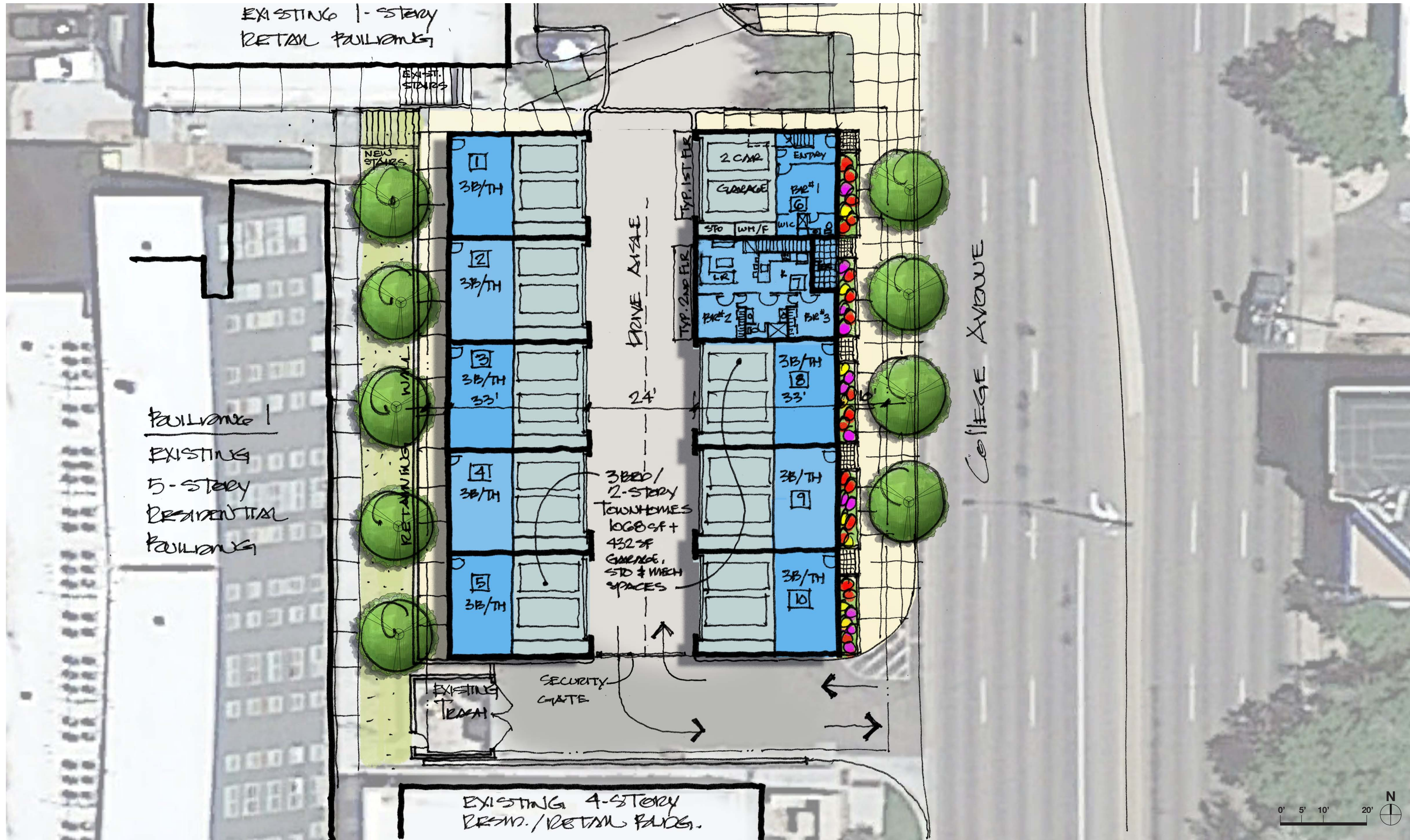
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

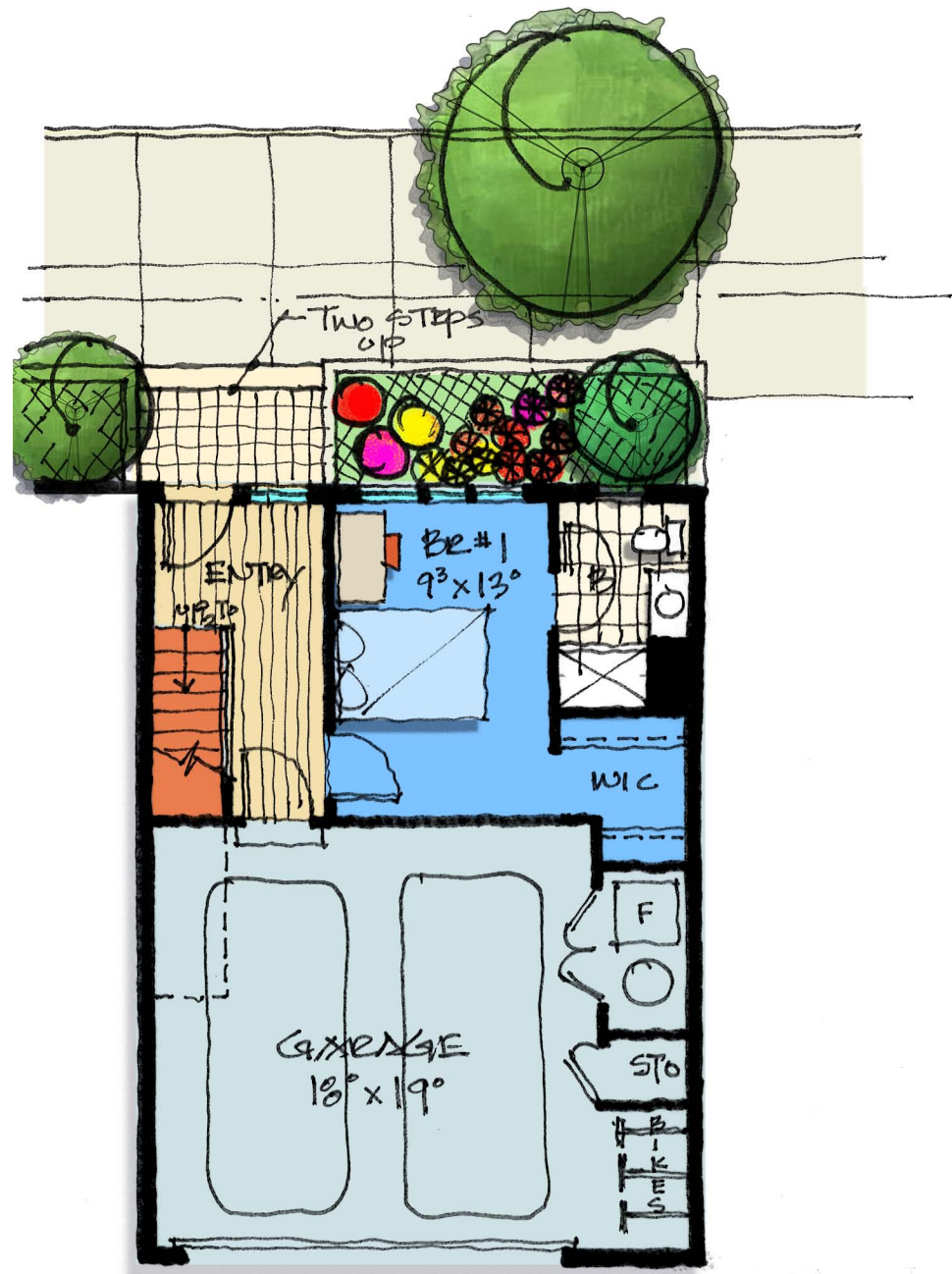
Suggested items for the Sketch Plan:

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?

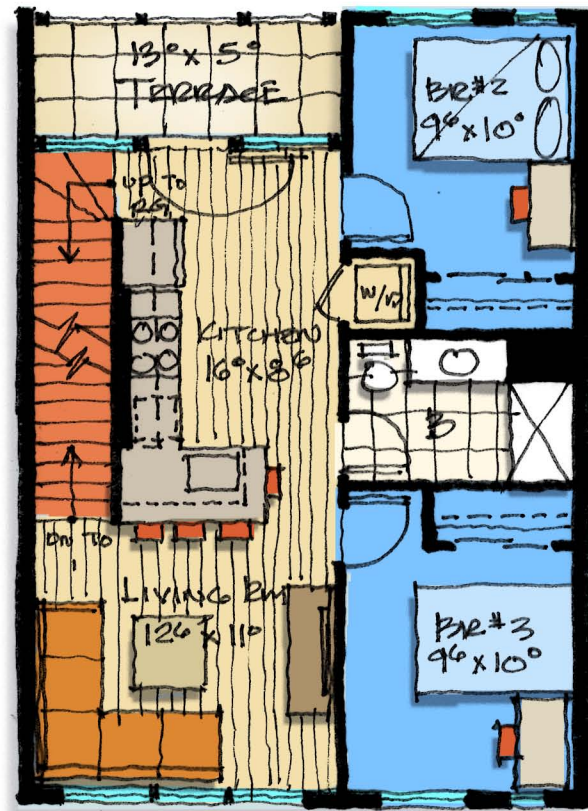




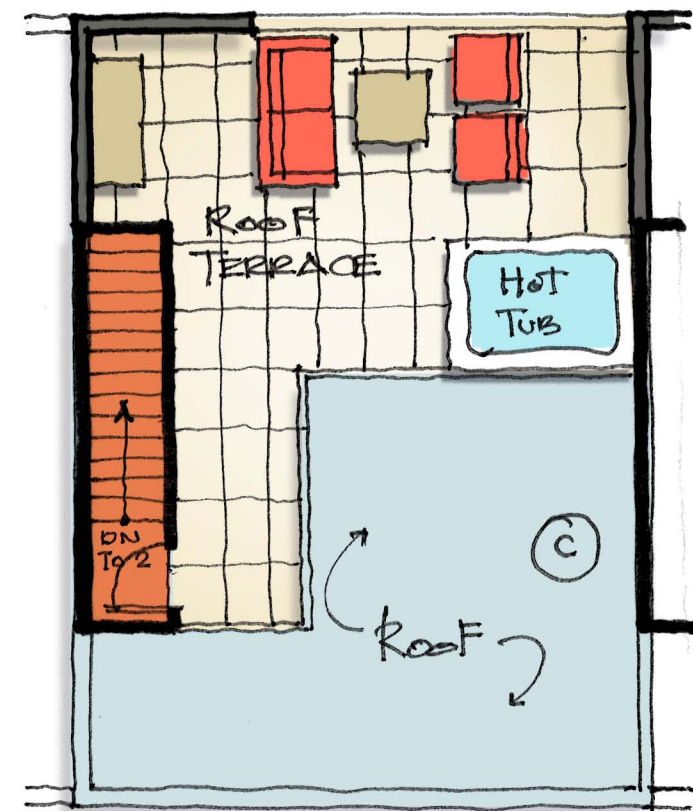




First Floor



2nd Floor



Roof Terrace





September 01, 2016

Chad Matesi
Core Spaces
2234 W North Avenue
Chicago, IL 60647

Re: 1751 S College Ave – Townhomes

Description of project: This is a request to build 10 townhomes at 1751 S College Ave (parcel #9723107004). Each townhome will be 2-stories with a rooftop terrace. All of the townhomes will have a two-car garage on the ground floor with an internal drive that connects to the shopping center to the north and College Ave. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. Will this property be replatted with the project?
2. This property is located in the Transit-Oriented Development Overlay District. Please find the standards of the TOD in section 3.10 of the Land Use Code.
3. Are there any 4bedroom units or greater?

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water and sewer mains in the vicinity include an 8-inch water main and 21-inch sewer main in Choice Center Drive.
2. There is an existing 1-1/2 inch water service and an existing sewer service that serve this site. These services will need to be reused as part of this development or abandoned at the main.
3. If the intent of this development is to have single-owner homes on fee simple lots, then separate water and sewer services will be required for each unit. If this is a multi-family product with a single entity owning the entire development, then each building will be served by a single water and sewer service.

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

Department: Traffic Operations

Contact: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. Site plans will need to comply with Midtown in Motion recommendations along College Avenue. A 12 foot Multi-use path, and driveway treatment for path crossing are recommended.
2. 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.
3. Will need to work with CDOT to find appropriate access locations off of US 287.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
4. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2-year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot. If onsite detention is required, the development will need to detain the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate for the new impervious area. Existing drainage patterns for the site will need to be maintained.
5. Fifty percent of the newly added or modified impervious area 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.

Standard operating procedures (SOPs) for all onsite drainage facilities 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>

7. 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.
8. 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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. All private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 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. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. FIRE LANE SPECIFICATIONS

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

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

locations or red curbing should be labeled and detailed on future plans.

> 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.

***STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)**

2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

3. SECURITY GATES

In this application, the security gate will be required to activate with fire department Opticon system. Code language provided below.

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

> IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width for vehicle access shall be 20 feet.
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Manual opening gates shall not be locked with an unapproved padlock, or chain and padlock, unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Gate design and locking device specifications shall be submitted for approval by the fire code official prior to installation.
8. Electric gate operators, where provided, shall be listed in accordance with UL 325.
9. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

4. WATER SUPPLY

A hydrant is required within 300' of either building. Based upon the available utility infrastructure available in the area, this distance requirement appears to be satisfied however it is the applicant's responsibility to verify location, pressure and volume. 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.

5. AUTOMATIC FIRE SPRINKLER SYSTEM

These buildings will require a full NFPA 13 automatic fire sprinkler system under a separate permit. NFPA 13R is not allowed by local ordinance. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

6. FDC

> IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully

visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

7. PREMISE IDENTIFICATION - ADDRESS POSTING & WAYFINDING

The orientation of these residential "fronts" are likely to create access confusion without appropriate unit labeling on the north and south sides of the buildings. The drive aisle will deliver services to the rear of the units and addressing may be required on both front and rear of each unit as well.

> 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.

8. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

> IFC 510: New buildings require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. For the purposes of this section, fire walls shall not be used to define separate buildings. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.

LOCAL EXCEPTION: PFA will waive the testing requirement and system installation in all buildings less than 10,000 sq. ft. and any Type V construction building less than 15,000 sq. ft. PFA policy P15-510.1

9. ROOFTOP COOKING APPLIANCES

Grills fueled by natural gas may be allowed in multi-family buildings with approval of the fire marshal. Wood burning or smoke producing fire pits & grills are strictly prohibited. Grills shall be located in a permanent/fixed location, such as an outdoor kitchen area and be connected to gas with hard pipe. Grills shall have a 10' separation to combustible construction and/or vegetation. This distance is measured both horizontally and vertically from the fire source.

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. 1. The City of Fort Collins Land Use Code [Section 3.4.1] takes into account significant natural habitats and features and requires buffering of these features as necessary. This parcel is located within 500ft of natural features (Spring Creek and associated habitats). Generally this would result in the need for an Ecological Characterization Study (ECS) to be completed and submitted prior to PDP, however, developed parcels and several buildings exist between this parcel and the resources and a buffer would not extend into the property. The ECS requirement is waived.
2. 2. A landscape plan will be required and should including scientific names of all species proposed. Note the City of Fort Collins Land Use Code requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques [3.2.1E(3)]. This includes use of low- water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
3. 3. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm

white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see:
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1) ClimateWise program: fcgov.com/climatewise/

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

3) Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

4) Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

5) Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Katie Sexton, ,

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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.
5. Midtown in Motion plan calls for a 10'-12' wide sidewalk and 5' parkway for the property's College Ave. frontage. LCUASS cross-section for a 6-lane arterial requires a total of 17' parkway + sidewalk. Therefore, the development could either design a 7' parkway with 10' sidewalk or a 5' parkway with 12' sidewalk to effectively meet both the LCUASS and the Midtown in Motion Plan design standards. These and other public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial). A variance to the LCUASS standard can be requested (LCUASS 1.9.4) but it may or may not be approved. Information

on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>

7. Existing private cross access agreement may require the northern access to remain open - if this agreement is terminated, engineering has no issues with this access being restricted.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. 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.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. 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.
13. 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.
14. Doors are not allowed to open out into the right-of-way.
15. 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.
16. 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

1. Currently three phase power is the primary source of power in the area. There is a 120/208V three phase transformer located to the NE corner of the property to the south. This can be upgraded or primary can be tapped off of this and supplied to a dedicated transformer for the site.
2. If power is taken from an area located on another private property, utility easements will need to be obtained from that property owner
3. New development and/or system modification charges will apply
4. Anything greater than a duplex is considered a commercial application. The owner will be responsible for providing and installing the secondary service cable. Light & Power will assist in the interconnection on the secondary side of the transformer.

5. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Service Standards to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
6. A completed commercial service form (C-1) and one-line diagram will need to be filled out by engineer/electrician and provided to Light & Power in order to determine billing and proper transformer sizing. A link to our C-1 form is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Planning Services

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

1. The proposed development is in the General Commercial (C-G) zone district. Development standards in the C-G district require "pedestrian-oriented outdoor spaces" and "outdoor spaces and landscaped areas integral to an open space system in conjunction with streets and connections". (4.21(E)(2)(a-b))
2. Section 3.5.2 (Residential Building Standards) applies to this proposal:
 - 15 foot setback from College Ave. ROW; 5 foot side; and 8 foot rear.
 - Each entrance must connect to a connecting walkway and must be no more than 200 feet from a street sidewalk.
 -
3. Bike parking is required at one space per bedroom at a 60/40 split between enclosed and fixed bike parking.
4. Sidewalks should go around both sides of the buildings.
5. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
6. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
7. 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>.
8. 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.
9. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

- 10.** 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.
- 11.** 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:

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