

Conceptual Review Agenda

Schedule for 08/22/16 to 08/22/16

281 Conference Room A

Monday, August 22, 2016

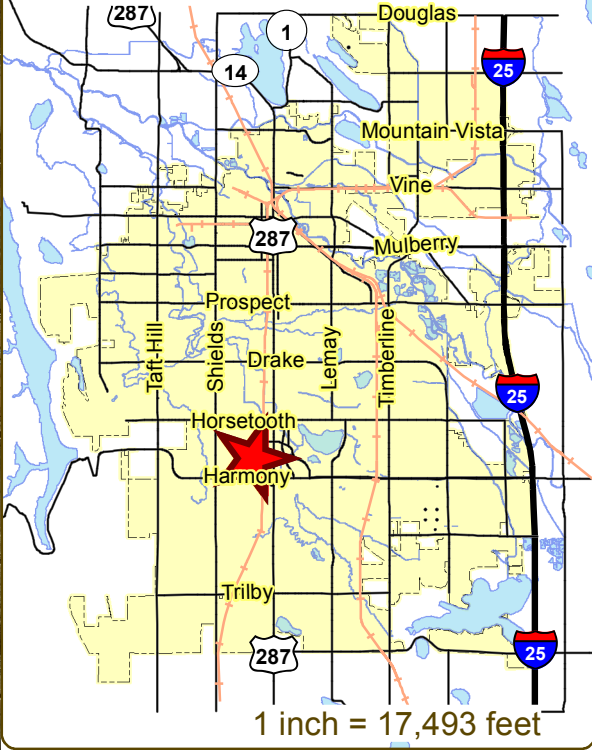
Time	Project Name	Applicant Info	Project Description	Planner
8:45	4221 S Mason St - Auto Repair	Don Roy (970) 581-1581 droy@lovelandautobody.com	This is a request to locate an auto body repair shop at 4221 S Mason St (parcel #9735451001). The existing building will remain with the interior space converted to shop space. The 8 existing parking spaces will remain as part of this proposal. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Administrative (Type I) review.	Pete Wray
9:30	6020 S College Ave - Self-Storage and Multi-family	Brandon Grebe (970) 556-9111 brandon@growyourstorage.com	This is a request to build a self-storage facility and multi-family dwellings at 6020 S College Ave (parcel #9611400016). The storage units are proposed on the corner of Skyway Dr and College Ave with the multi-family component behind the storage facility. The storage facility would be 80,000 sq. ft. and the multi-family portion would be 160,000 sq. ft. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Pete Wray

Monday, August 22, 2016

Time	Project Name	Applicant Info	Project Description	Planner
10:15	5305 Ziegler Rd - Townhomes	Cathy Mathis (970) 532-5891 cathy@tbgroupp.us	This is a request to build 38 townhomes at 5305 Ziegler Rd (parcel #8605000007). The project will consist of four 7-unit buildings and two 5-unit buildings. County Fair Lane will connect to Ziegler as part of this proposal. Each unit will have its own garage with the development providing 7 additional off-street parking spaces. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey
11:00	1220 University Ave - Place of Worship, Multi-family, and Fraternity	Integration Design Group (303) 227-9453 adam.hermanson@integrationdesigngr	This is a request to expand the existing church and add multi-family housing at 1220 University Ave (parcel #9715427902). The expansion of the church would consist of a new parish hall and 3-story community center. The multi-family housing would be 5-stories and located west of the existing church. The fraternity house would be 3-stories and front on University Ave. The site is located in the Community Commercial (CC) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Jason Holland

4221 S Mason St Auto Repair

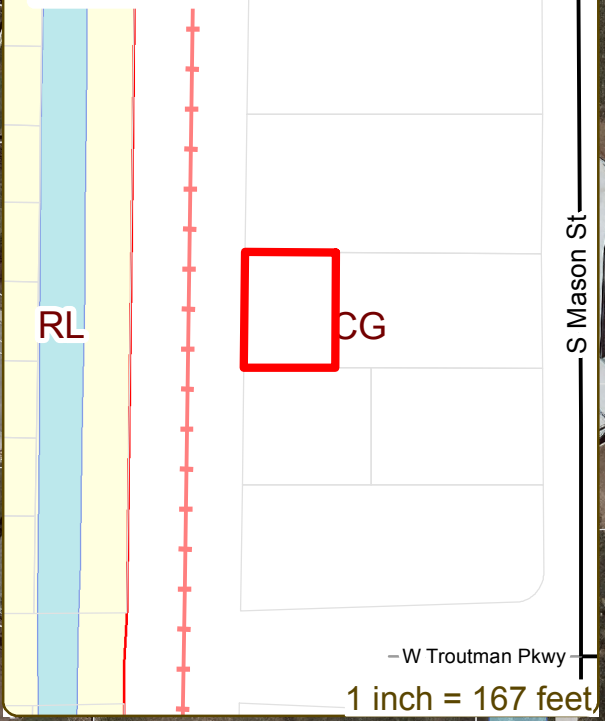
Vicinity Map



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.

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Donald Roy II

I will be the owner

Business Name (if applicable) Blue Ribbon Auto Body

Your Mailing Address 401 South Lincoln Ave Loveland CO 80539

Phone Number 970-581-1581 Email Address droy@lovelandautobody.com

Site Address or Description (parcel # if no address) 4221 South Mason

Description of Proposal (attach additional sheets if necessary)

Proposed Use Auto Body Repair and Paint Existing Use None

Total Building Square Footage 3600 S.F. Number of Stories 1 Lot Dimensions 80'x100'x80'x99'

Age of any Existing Structures 1997

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 None S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

COMMERCIAL LISTING
FOR SALE/LEASE

4221 South Mason Street

FORT COLLINS | COLORADO



Retail building located directly on Mason Corridor, steps away from the Troutman Parkway transit stop. Metal building, formerly occupied by Minuteman Press, is perfect for retail showroom or small business in need of warehouse area. Property includes some signage on Mason Street.

Immediate occupancy available.

FOR SALE:
| \$500,000

FOR LEASE:
3,600 RSF | \$12.00/RSF NNN

Patty Spencer BROKER
COMMERCIAL REAL ESTATE BROKERS, LLC
970.407.9900
patty@cre-brokers.com

COMMERCIAL REAL ESTATE BROKERS, LLC

200 East Oak Street, Fort Collins, CO 80524

Phone: 970.407.9900

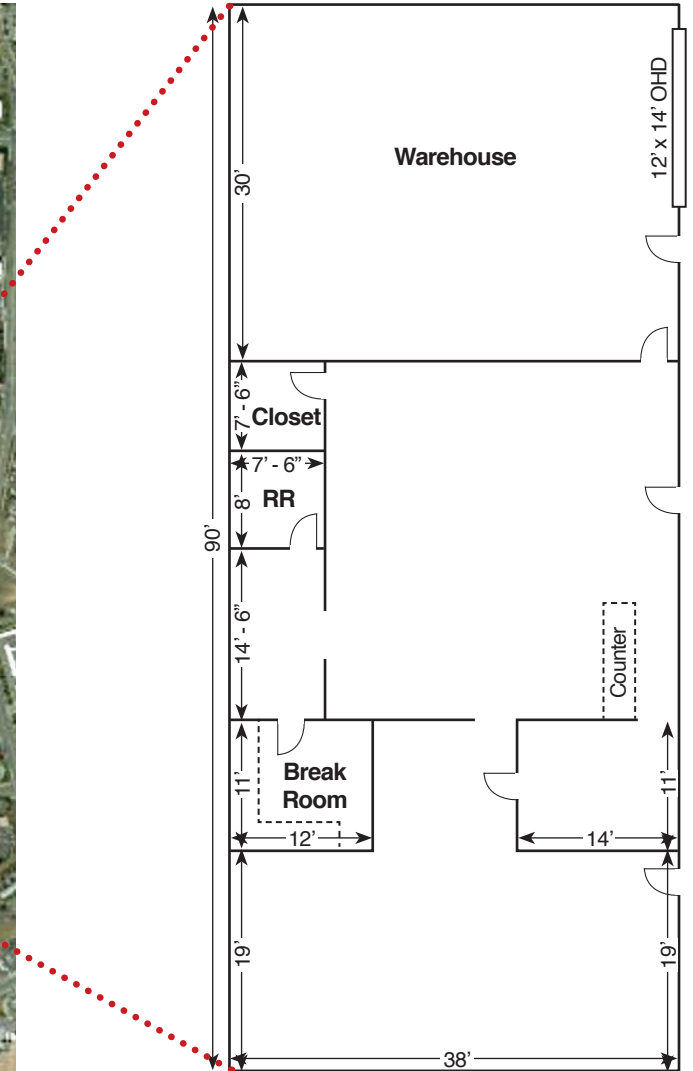
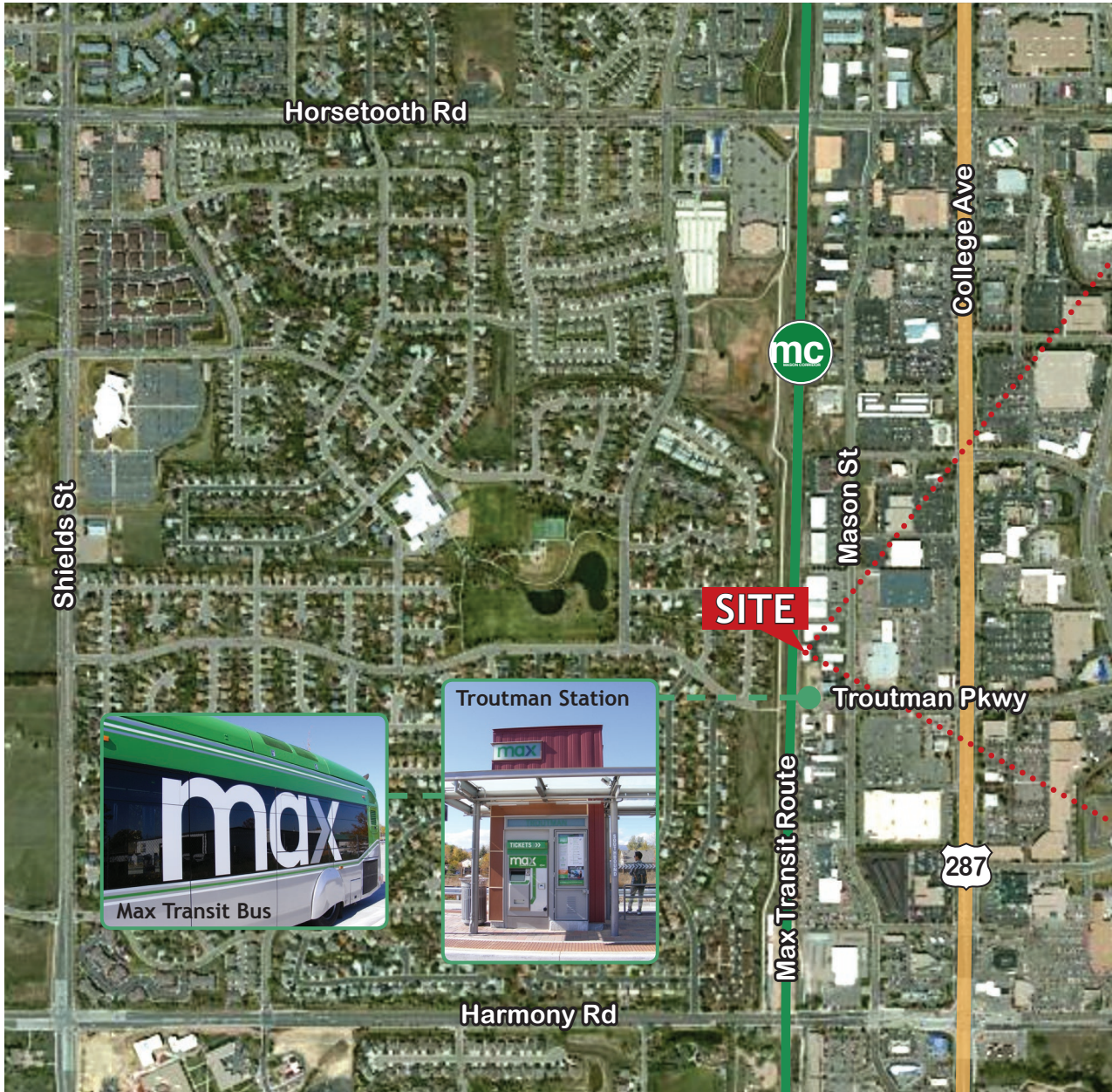
Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

013116



4221 S. MASON STREET | FORT COLLINS, COLORADO

COMMERCIAL LISTING
FOR SALE/LEASE



Patty Spencer BROKER

970.407.9900

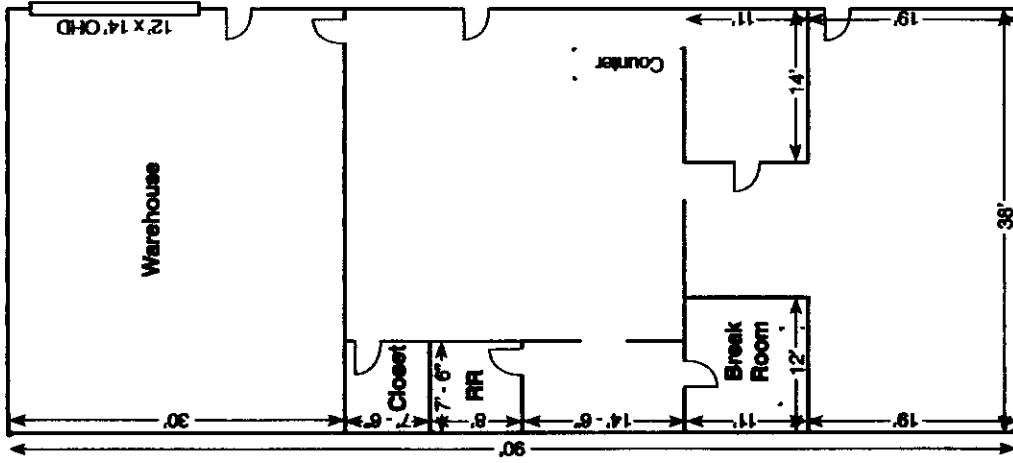
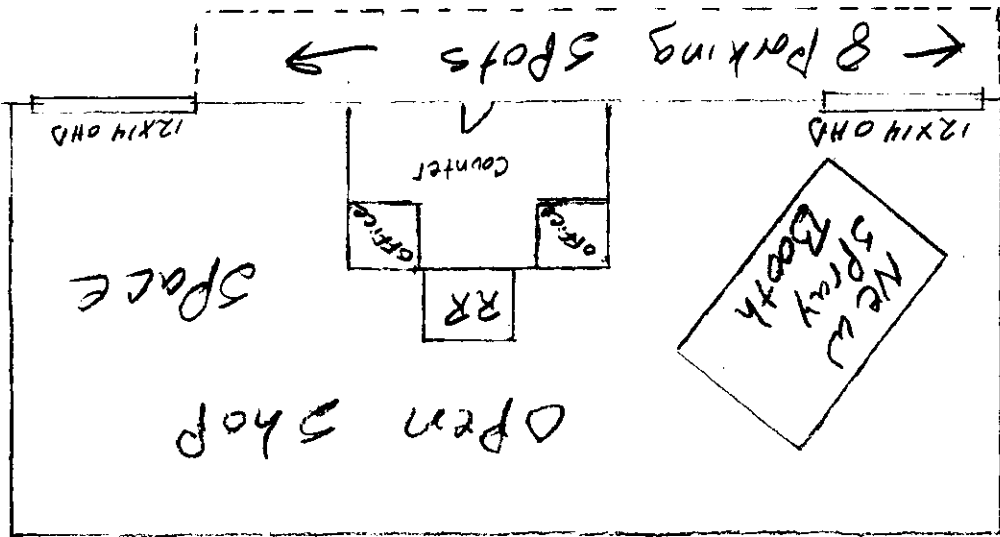
patty@cre-brokers.com

1. Spray Booth would be installed were it would fit best.

2. Fire Suppression will be dry chem. in booth

3. 1 new overhead door will be installed on the south front.

4. Plumbing will need to be moved for rest room.



Patty Spencer BROKER

970.407.9900

patty@cre-brokers.com

Phone: 970.407.9900



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

970.221.6750
970.224.6134 - fax
fcgov.com

September 01, 2016

Don Roy
Blue Ribbon Auto Body
401 S Lincoln Ave
Loveland, CO 80534

Re: 4221 S Mason St - Auto Repair

Description of project: This is a request to locate an auto body repair shop at 4221 S Mason St (parcel #9735451001). The existing building will remain with the interior space converted to shop space. The 8 existing parking spaces will remain as part of this proposal. 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, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ryan Boehle, 970-416-2401, rboehle@fcgov.com

1. All developments shall submit a landscape and tree protection plan, and shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within 50 feet of any building or a structure in order to establish at least a partial urban tree canopy.
2. 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 as per 3.2.2 (E)(4)
3. Site lighting shall be provided as per 3.2.4 (C). A lighting plan is required, including photometrics and fixture cut sheets.
4. Trash enclosures needed as per 3.2.5. The development shall provide adequate sized, conveniently placed trash and recycling enclosures. Design needs to include separate walk in access separate to the main access.
5. All mechanical equipment, conduit, meters, vents, and RTU's shall be screened from public view both above and below by integrating it into the building and roof design.
6. The minimum bicycle parking requirement for this development is 4 spaces.
7. This development shall provide a minimum of 1 handicap parking space as designated by 3.2.2(K)(5)(d). and at least one space shall be designated van accessible and be a minimum of 8' wide and adjoin a minimum 8 ft wide access aisle.

Department: Water-Wastewater Engineering

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

1. If there are no changes to the existing water or sewer services, there are no Water Utility requirements. Please contact Water Utilities Engineering if site improvements are anticipated.

Department: Traffic Operations

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

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived
2. Work with engineering to formalize legal access if it has not been done already.

Department: Stormwater Engineering

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

1. If there are no site improvements that require grading or an increase in impervious area, there are no Stormwater requirements. Please contact Water Utilities Engineering if site improvements are anticipated.

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 (Mason St). Any private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.

Unless an Emergency Access Easement has been previously dedicated on the property, one will be required at this time. If an EAE already exists on the property, details should be included with subsequent plans. Code language provided below.

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

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of the building. The nearest hydrant, however, appears to be approximately 420' away from the building on the opposite side of an arterial road. This current condition represents a code deficiency; however as there are no substantial changes being proposed for the building and no building addition, the pre-existing condition will be accepted as approved, non-compliant. Be advised that other changes to the building in the future may prompt the need for an additional hydrant at that time. Code language provided below.

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

3. PREMISE IDENTIFICATION

Due to building setback distance from Mason St., 14" high address numerals shall be posted on the building in a direct line of sight from Mason. And as the building has no street frontage, address numerals are required on the monument signage at Mason Street as well. Code language provided below.

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

4. SPRAY BOOTHS

Spray booths require separate permitting.

Department: Environmental Planning

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

1. Generally an Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1), when a 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). Because a 50 foot buffer would not extend into the parcel in question, the ECS requirement is waived, however, 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 and complement the Mason Trail.
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. 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:
 - 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

Department: Engineering Development Review

Contact: Katie Andrews, 970-221-6501, kandrews@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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.
6. 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.
7. In regards to construction for 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.

Department: Electric Engineering

Contact: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power currently serves this address. Both single-phase and 3-phase power is available.
2. Any changes to the existing electric capacity and or location will initiate electric system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. For commercial services changes/ upgrades: Please provide a one line diagram and a C-1 form to Light and Power Engineering. The C-1 form can be found at: <http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

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

1. Don in looking at this site further, the original building was permitted prior to 1997 (1996). I am checking with other staff but we may be able to proceed with a Minor Amendment, then refer to the Planning and Zoning Board for a decision, since an auto body repair use is a Type II review, vs. an Administrative review. I will contact you next week on this for more information.
2. I plan to visit the site next week with Katie to assess extent of site improvements needed and will let you know.
3. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
4. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
5. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
6. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
7. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
8. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
9. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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.

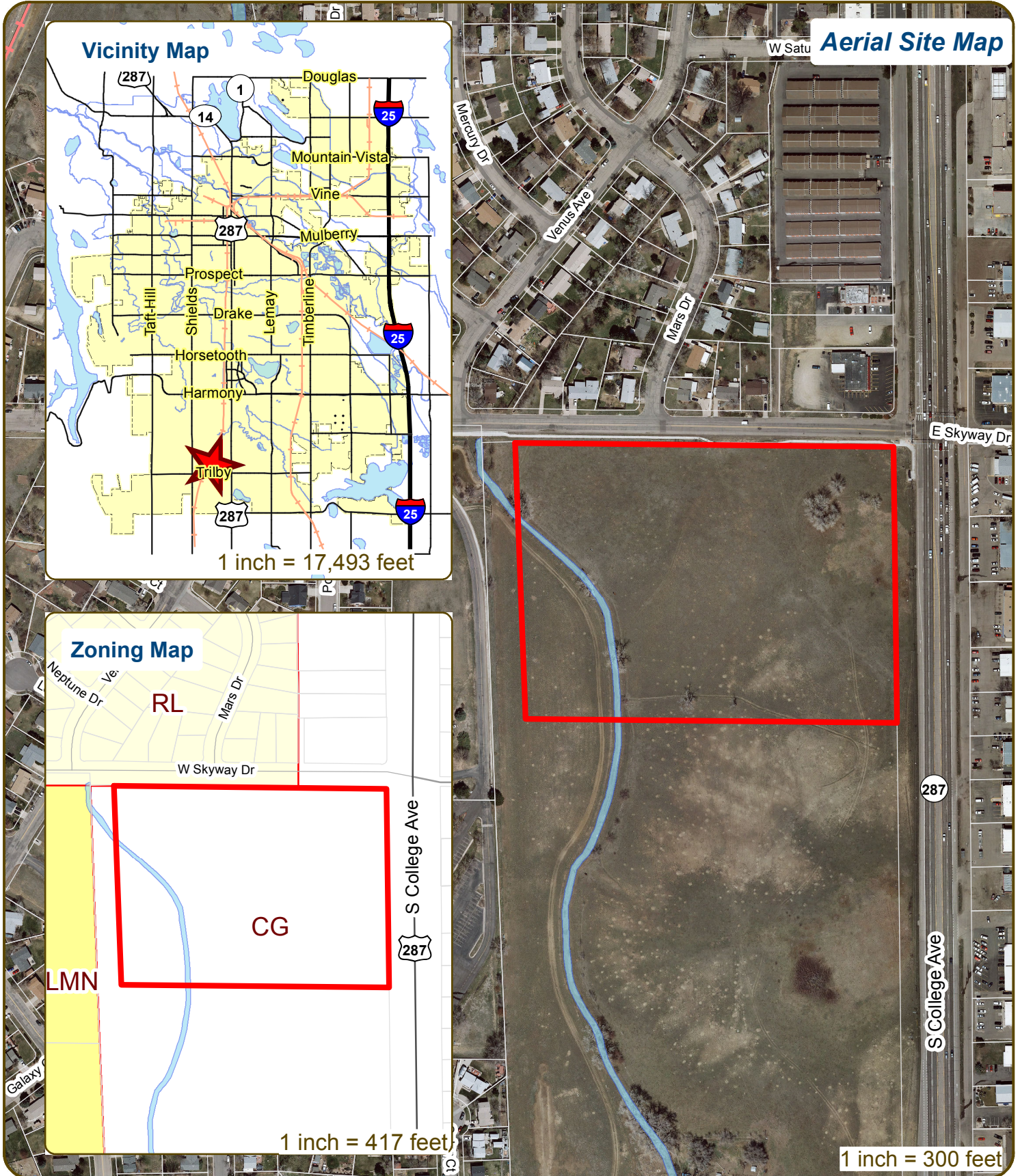
Energy Code Use

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

6020 S College Ave Self-Storage and Multi-family



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CONCEPTUAL REVIEW: APPLICATION

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

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

Brandon Grebe, Owner / Developer _____

Business Name (if applicable) GYS LLC _____

Your Mailing Address _____

Phone Number 970-556-9111 Email Address Brandon@growyourstorage.com

Site Address or Description (parcel # if no address) 6020 S College Ave _____

Description of Proposal (attach additional sheets if necessary) _____

Mixed use site consisting of climate controlled and non-climate controlled storage, with multifamily/affordable housing units, all being accessed off Skyway. Developer will maintain AND enhance wetland/natural area _____

Proposed Use see above Existing Use N/A _____

Total Building Square Footage 80k SF storage, 160K SF dwelling units S.F.

Number of Stories 4 Lot Dimensions 850 FT x 620 FT Age of any Existing Structures N/A

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

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

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

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

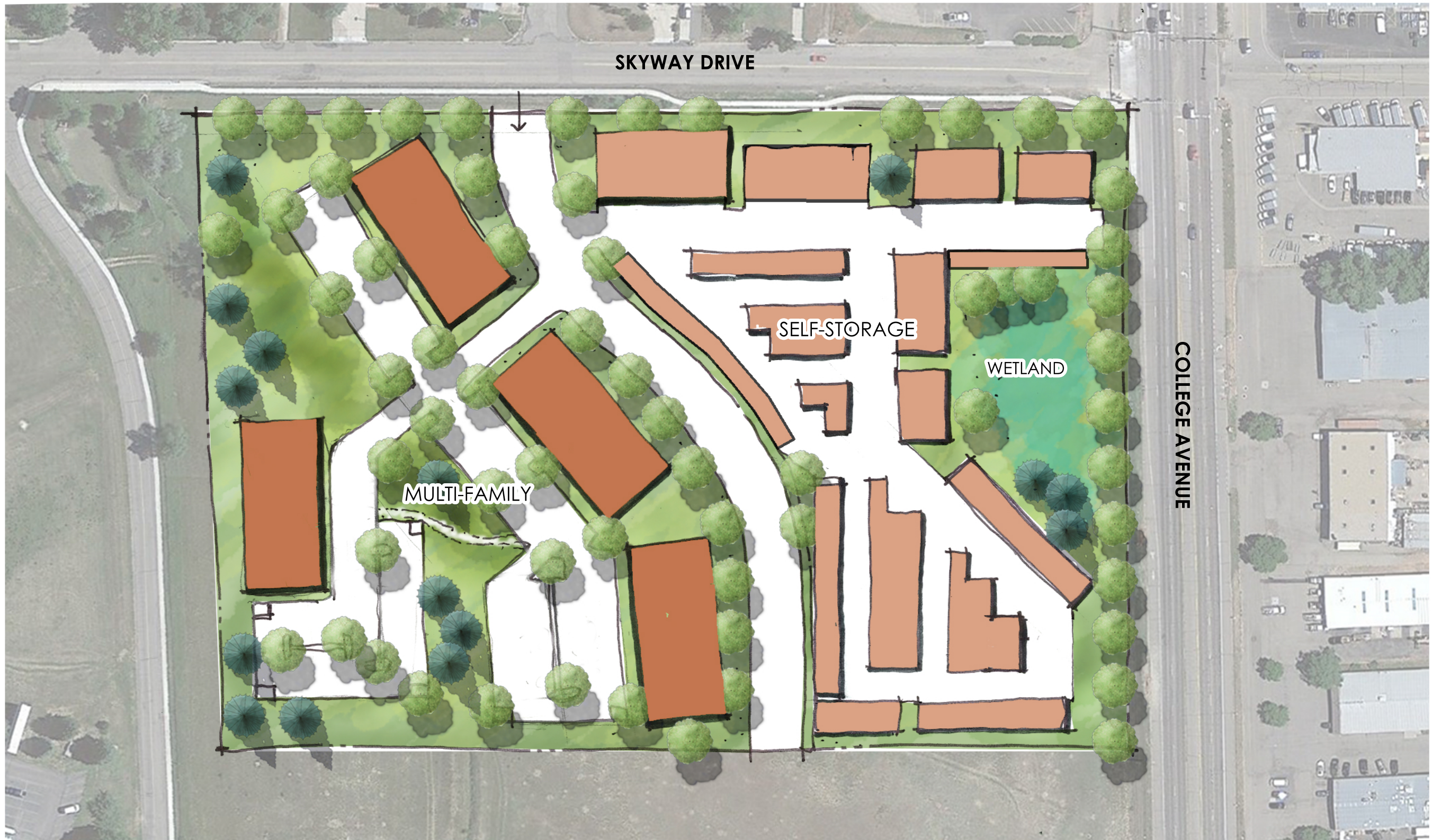
Increase in Impervious Area Approx. 60-70% of site S.F.

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

Suggested items for the Sketch Plan:

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

Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580



SKYWAY DRIVE

COLLEGE AVENUE

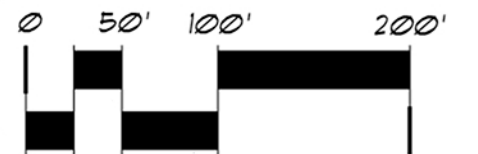
MULTI-FAMILY

SELF-STORAGE

WETLAND



NORTH



AERIAL DATE: 06/19/14 © GOOGLE EARTH

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landscape architecture
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Parcel



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W SKYWAY DR

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142002

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6133
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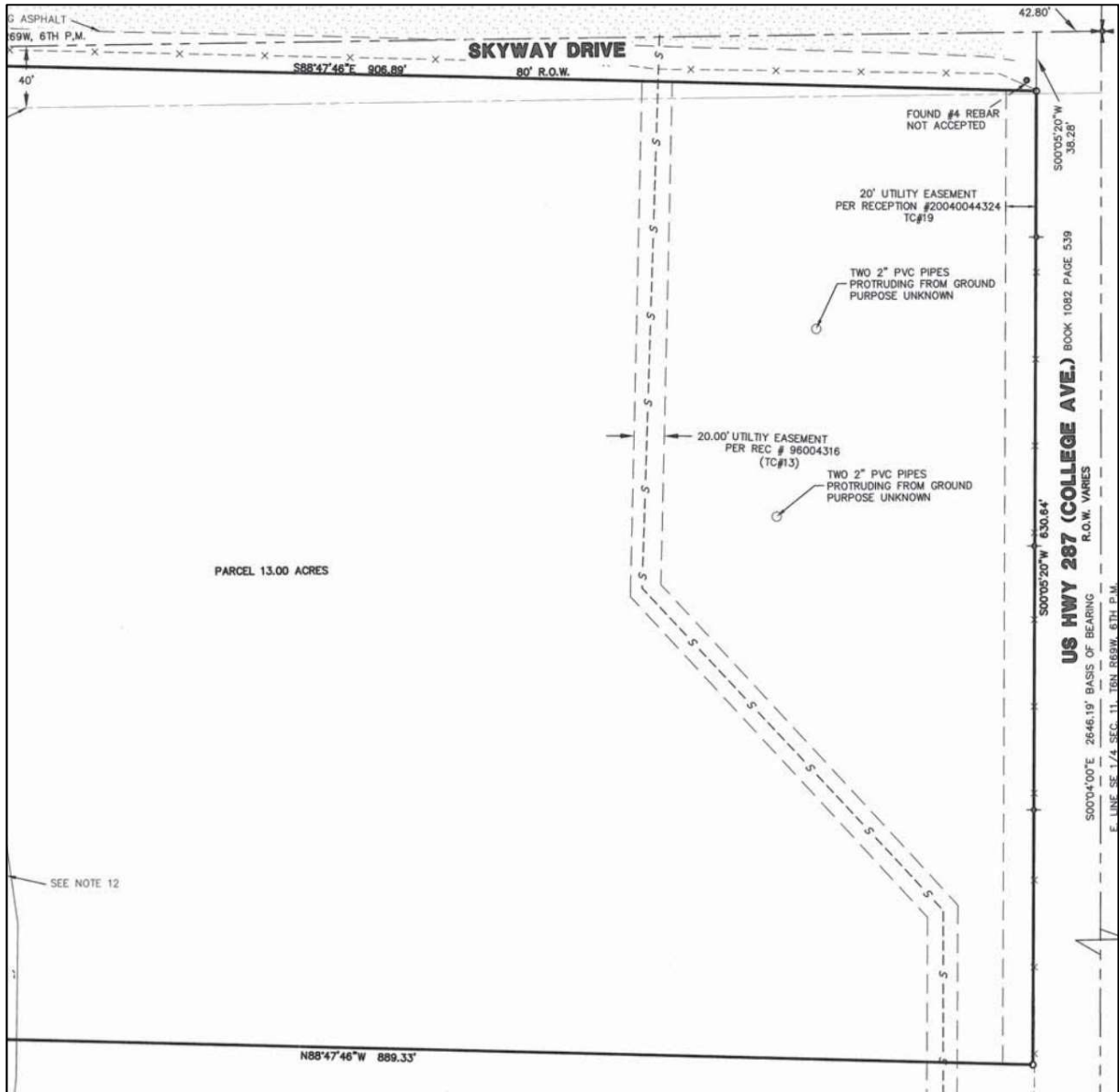
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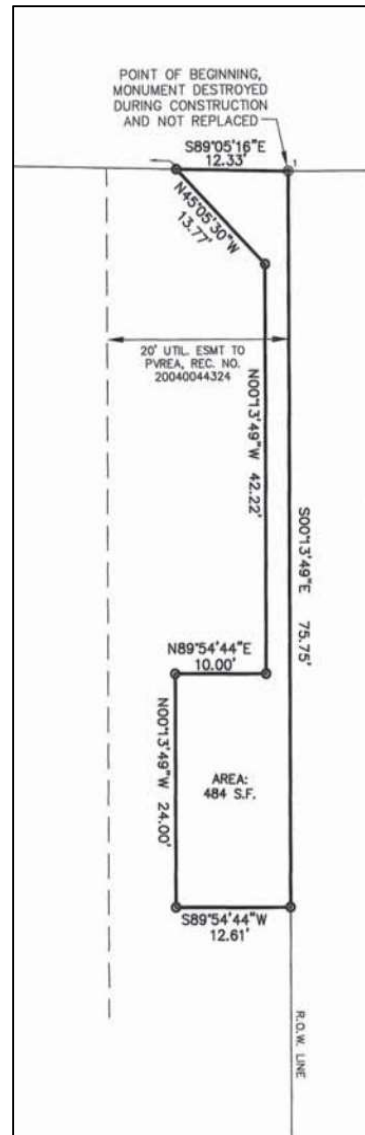
S COLLEGE AVE

X

Easements/utilities/survey



Easements/utilities/survey/Bus stop





September 01, 2016

Brandon Grebe
GYS LLC
Fort Collins, CO

Re: 6020 S College Ave - Self-Storage and Multi-family

Description of project: This is a request to build a self-storage facility and multi-family dwellings at 6020 S College Ave (parcel #9611400016). The storage units are proposed on the corner of Skyway Dr and College Ave with the multi-family component behind the storage facility. The storage facility would be 80,000 sq. ft. and the multi-family portion would be 160,000 sq. ft. 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, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ryan Boehle, 970-416-2401, rboehle@fcgov.com

1. All developments shall submit a landscape and tree protection plan. . All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure in order to establish at least a partial urban tree canopy.
2. The maximum building height shall be four (4) stories.
3. Pedestrian outdoor spaces shall be placed near activity areas, such as street corners (skyway drive and also on college ave.) and also link outdoor spaces and make them visible from streets and sidewalks. In Multiple building developments, outdoor spaces and landscaped areas shall be integral to an open space system in conjunction with streets and connection's .
4. The minimum amount of bicycle parking for this development is 1 per bedroom for the multi-family residential units with 60% enclosed and 40% fixed . The commercial storage side is a minimum of 4.
5. Residential multi-family dwellings must provide a minimum amount of off street parking as described in 3.2.1 (K)(1)(a). Nonresidential parking is required to provide at a minimum 0.5 per employee and 0.75 per employee at the maximum.
6. Each parking lot shall provide a minimum amount of handicap parking spaces as designated by 3.2.2(K)(5)(d). and at least one space shall be designated van accessible and be a

minimum of 8' wide and adjoin a minimum 8 ft wide access aisle.

7. Site lighting shall be provided as per 3.2.4 (C). A lighting plan is required, including photometrics and fixture cut sheets.
8. Trash enclosures needed as per 3.2.5. The development shall provide adequate sized, conveniently placed trash and recycling enclosures. Design needs to include separate walk in access separate to the main access.
9. The setbacks and development standards shall meet L.U.C. 3.8.30 for the multi-family dwellings. Minimum setbacks from the right of way along a non-arterial shall be 9' and an arterial shall be 15'.
10. The commercial storage buildings shall follow the standards and build –to lines established in 3.5.3 (C). Buildings shall be located no more than 15' from an adjoining street if smaller than a full arterial. If located along a full arterial the buildings shall be located at least 10' and no more than 25' from any arterial.
11. The development requires a mix of housing types to promote variety and prevent monotonous streetscapes as per 3.8.30(B) and at least 90% of the dwellings shall be located within ¼ mile of either a neighborhood park, private park or central gathering place as per 3.8.30(C).
12. As per 3.8.30(D) Each multi-family project shall be developed as a series of complete blocks bounded by streets (public or private), and all blocks shall be limited to a maximum size of 7 acres. At a minimum forty (40) percent of each block side or fifty (50) percent of the block faces of the total block shall consist of either building frontage, plazas or other functional open space.
13. The multi-family buildings shall comply with the building standards listed in 3.8.30(E) and design standards listed in 3.8.30(F). All commercial buildings shall have a variation in massing and to the extent reasonably feasible building design shall contribute to the uniqueness and design of the zone district as per 3.5.3 (D) and 3.5.3(E)

Department: Water-Wastewater Engineering

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

1. This site is located within the South Fort Collins Sanitation District and the Fort Collins – Loveland Water District. Please coordinate with them for water and sewer service requirements.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study. We will need more information about the number of proposed dwelling units to scope the study.
2. A bike/ped connection west to Gateway Center Dr, and potentially vehicular connection would be helpful.
3. What is the cross-section of the middle internal street that goes south (through the middle of the development) to serve southern parcel? Will need sidewalks at least, maybe bike lanes. This drive will need to align with Mars Dr.
4. Work with engineering to determine the extent of adjacent roadway improvements that will need to occur, including curb and gutter along Skyway, and sidewalks along College Ave.

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 Fossil 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.
3. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
4. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall for this parcel is an existing culvert located at the northeastern corner of the site.
5. There is a significant amount of existing inadvertent detention from offsite stormwater runoff that impacts this site. Additionally, there is a master planned improvement to provide additional detention on this parcel that will offset stormwater overtopping of College Avenue at Skyway. Coordination with Stormwater Master Planning staff is advised early in the project design. The contact for this project is Dan Evans. He can be reached at daevans@fcgov.com or 970-416-2217.
6. 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
7. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques.
8. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of 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>
9. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
10. 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. AUTOMATIC FIRE SPRINKLER SYSTEM

The R-2 multi-family buildings will require a full 13 automatic fire sprinkler system under a separate permit. 13-R is not permitted by city code unless townhome units of 6-plex or less with 1-hr fire wall or up to 12-plex units with 2-hr fire walls. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

2. FIRE CONTAINMENT vs. FIRE SPRINKLER SYSTEM

Buildings exceeding 5,000 square feet shall be sprinklered or fire contained. This shall pertain to the storage facility, be it conditioned or unconditioned space. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation.

3. 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 (College Ave). Any private road or private drive serving as a fire lane 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.

4. 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.
- > Gating of fire lane requires review and approval of 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.

5. STRUCTURES EXCEEDING 30' IN HEIGHT

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.

6. DEAD-END FIRE LANES

Dead-end roads over 660' require a second point of access. The proposed plan appears to create several dead-end conditions greater than 660' in length without a secondary access point. Code language provided below.

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

7. ROOF ACCESS

> IFC 504.3: New buildings four or more stories above grade plane, shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.13. See also IFC 1009.16. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

8. FIRE STANDPIPE SYSTEM

> IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2012 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure. Buildings equipped with standpipes are required to have a hydrant within 100 feet of the Fire Department Connection.

9. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building (on 600' centers) as measured along an approved path of vehicle travel. Hydrants on the opposite sides of major arterial roadways are not considered accessible. In addition, a hydrant is required within 100' of an FDC for any building equipped with a standpipe system. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

> IFC 507.5.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

10. 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

11. PREMISE IDENTIFICATION & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

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

Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. An Ecological Characterization Study (ECS) is required by City of Fort Collins Land Use Code (LUC) Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands and wet meadows). Please note the buffer zone standards range from 50-100 feet for wetland areas depending on the size, as identified in Section 3.4.1(E) of the Land Use Code.

The Ecological Characterization Study should include a delineation of all wetlands and detailed recommendations for protecting and enhancing the features that are on or adjacent to the site. If the development will disturb the existing wetland, the applicant will also need to provide a written statement from the U.S. Army Corps of Engineers that the development plan fully complies with all applicable federal wetland regulations as established in the federal Clean Water Act.

Please contact me to discuss the scope and requirements of the ECS, if needed. The ECS is due a minimum of 10 days prior to the PDP submittal.

2. Based on a recent site visit with the applicant, there were questions about whether the irrigation ditch on the site is in active use. The use of the ditch and ditch company requirements should be confirmed by the ditch company. This will determine whether the ditch serves as a wildlife movement corridor and whether it should be protected as part of this development. If the ditch is no longer in active use and will not be used to carry water in the future, then it may not require protection, buffering or enhancement. Please continue to coordinate with me regarding the ditch as the project progresses.
3. Note that within a Natural Habitat Buffer Zone (designated to protect wetlands or other natural features), the City has the ability to determine if the existing landscaping within the zone is incompatible with the purposes and intent of the buffer zone [Section 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures will be required.
4. With respect to lighting, the City of Fort Collins Land Use Code, Section 3.2.4(D)(6), requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to the buffer areas.
5. In regard to LED 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/>
6. 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, as this site is located within the movement corridors for a number of bird and butterfly species.

7. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
8. If tree mitigation is necessary, please include the following note on the tree mitigation plan and/or landscape plan, as appropriate: "All tree removal shown shall be completed outside of the songbird nesting season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."

If any raptor nests are present on the site, consultation with Colorado Parks & Wildlife and additional protection standards may be necessary.

9. City Code and the Land Use Code require that any prairie dogs inhabiting a site must be relocated or humanely eradicated prior to development activities (see Section 3.4.1(N)(6) of the Land Use Code). Additionally, should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.
10. Are there any opportunities to provide public access to the open space areas on the site, including the open area in the northwest corner and the wetland area? There are limited opportunities for residents in this area of the city to access nature, and walking paths or other passive recreation opportunities would support the goals of the Nature in the City program.
11. 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: Katie Andrews, 970-221-6501, kandrews@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. 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.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary 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 and 9 foot along all other street classifications). Information on the dedication process can be found at:
<http://www.fcgov.com/engineering/devrev.php>
7. 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.
8. The S College Access Control Plan identifies a collector roadway which aligns with Mars Drive. ROW will need to be dedicated and the road will need to be designed and constructed (stubbed to the southern property line) according to LCUASS collector road standards.
9. The S College Access Control Plan identifies a potential right-in/right-out access to College Ave – if implemented this access would be a shared access with the adjoining property. It is not required that this access be implemented.
10. The project will need to construct public improvements including landscaped parkway and detached sidewalk along the property's College Avenue frontage according to 6 lane arterial standards.
11. The project will need to construct public improvements including curb, gutter, landscaped parkway and detached sidewalk along the property's Skyway Drive frontage according to collector standards.
12. Additional ROW may need to be dedicated along College Avenue and Skyway Drive.
13. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
14. 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.
15. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

16. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
17. 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.
18. 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.
19. Doors, including trash enclosure doors, are not allowed to open out into the right-of-way.
20. 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.
21. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power has electric utility facilities running along the south side of skyway Dr. and also running along College Ave.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

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

1. General Commercial zoning with Type II review for enclosed mini-storage, multi-family residential with less than 50 DU's Type I, greater than 50 DU's Type II. In combination of uses this will be a Type II.
2. Access off of Skyway is planned for primary entry point, but will need to coordinate with PFA for secondary emergency access.

3. Are there plans to connect a drive or street to the west and existing development?
4. Multi-family buildings - need to be oriented and face the public street and or Street-like private drive with front door entrances. the units can have access from both sides.
5. We will need to coordinate a neighborhood meeting prior to submittal of PDP. When the revised concept plans are ready let me know.
6. 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.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

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.

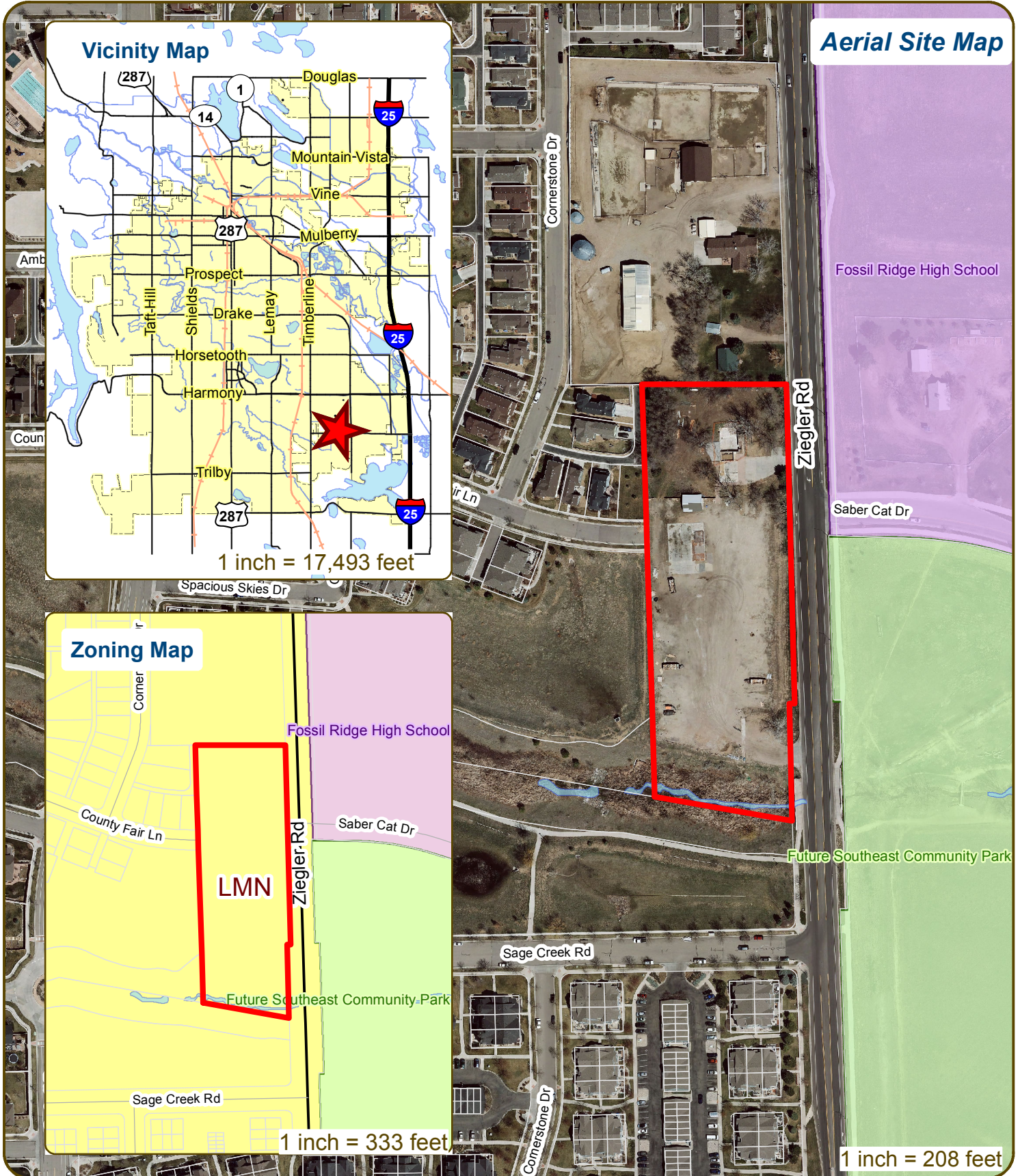
Energy Code Use

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

5305 Ziegler Rd Townhomes



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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, consultant

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address)

Description of Proposal (attach additional sheets if necessary) Request to construct 38 single family attached units on 4.04 acres on Lots 1 and 2 of the Harvest Park PDP. The project will include the extension of County Fair Lane out to Ziegler Road. Project was previously approved as Lot 2, Harvest Park - Ziegler Mixed Use.

Proposed Use Single Family Attached Existing Use Vacant and old farmhouse

Total Building Square Footage 68,000 S.F. Number of Stories 2 Lot Dimensions 654' x 259'

Age of any Existing Structures

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

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

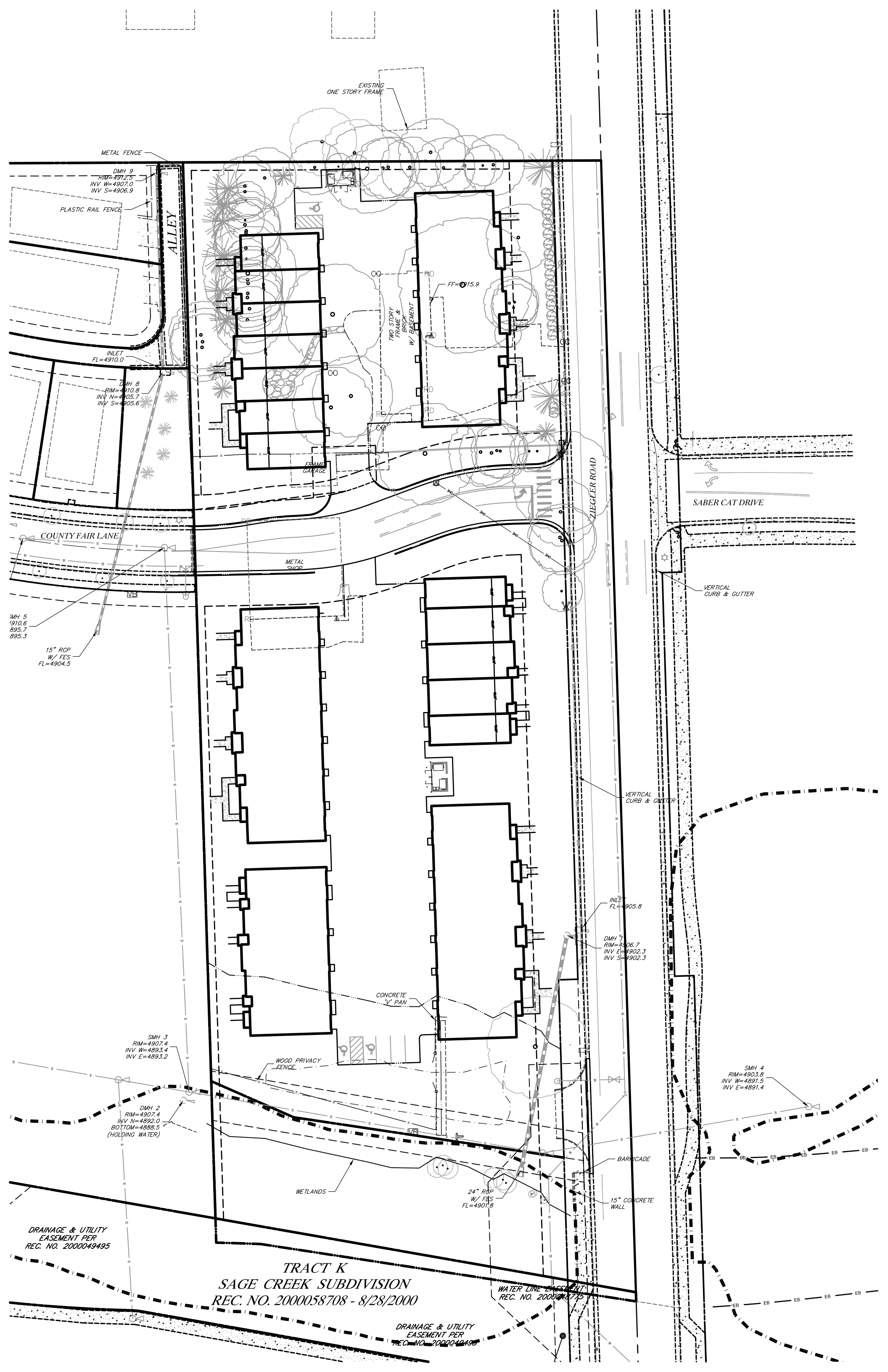
Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it?

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

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

Suggested items for the Sketch Plan:

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



EXISTING ONE STORY FRAME

METAL FENCE

PLASTIC RAIL FENCE

ALLEY

DMH 9
RIM=4912.5
INV W=4907.0
INV S=4906.9

TWO STORY
FRAME &
BRICK
W/ BASEMENT

FF=15.9

INLET
FL=4910.0

DMH 8
RIM=4910.8
INV N=4905.7
INV S=4905.6

FRAME GARAGE

ZIEGLER ROAD

SABER CAT DRIVE

COUNTY FAIR LANE

METAL SHOP

VERTICAL CURB & GUTTER

MH 5
RIM=895.7
895.3

15" RCP
W/ FES
FL=4904.5

VERTICAL CURB & GUTTER

INLET
FL=4905.8

DMH 7
RIM=4906.7
INV E=4902.3
INV S=4902.3

CONCRETE 'V' PAN

SMH 3
RIM=4907.4
INV W=4893.4
INV E=4893.2

WOOD PRIVACY FENCE

DMH 2
RIM=4907.4
INV N=4892.0
BOTTOM=4888.5
(HOLDING WATER)

WETLANDS

24" RCP
W/ FES
FL=4901.8

BARICADE

15" CONCRETE WALL

SMH 4
RIM=4903.8
INV W=4891.5
INV E=4891.4

DRAINAGE & UTILITY EASEMENT PER REC. NO. 2000049495

TRACT K
SAGE CREEK SUBDIVISION
REC. NO. 2000058708 - 8/28/2000

WATER LINE EASEMENT REC. NO. 2000028775

DRAINAGE & UTILITY EASEMENT PER REC. NO. 2000049495



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

970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

August 26, 2016

Cathy Mathis
TB Group
444 Mountain Ave
Berthoud, CO 80513

RE: 5305 Ziegler Rd - Townhomes, CDR160067, Round Number

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department:

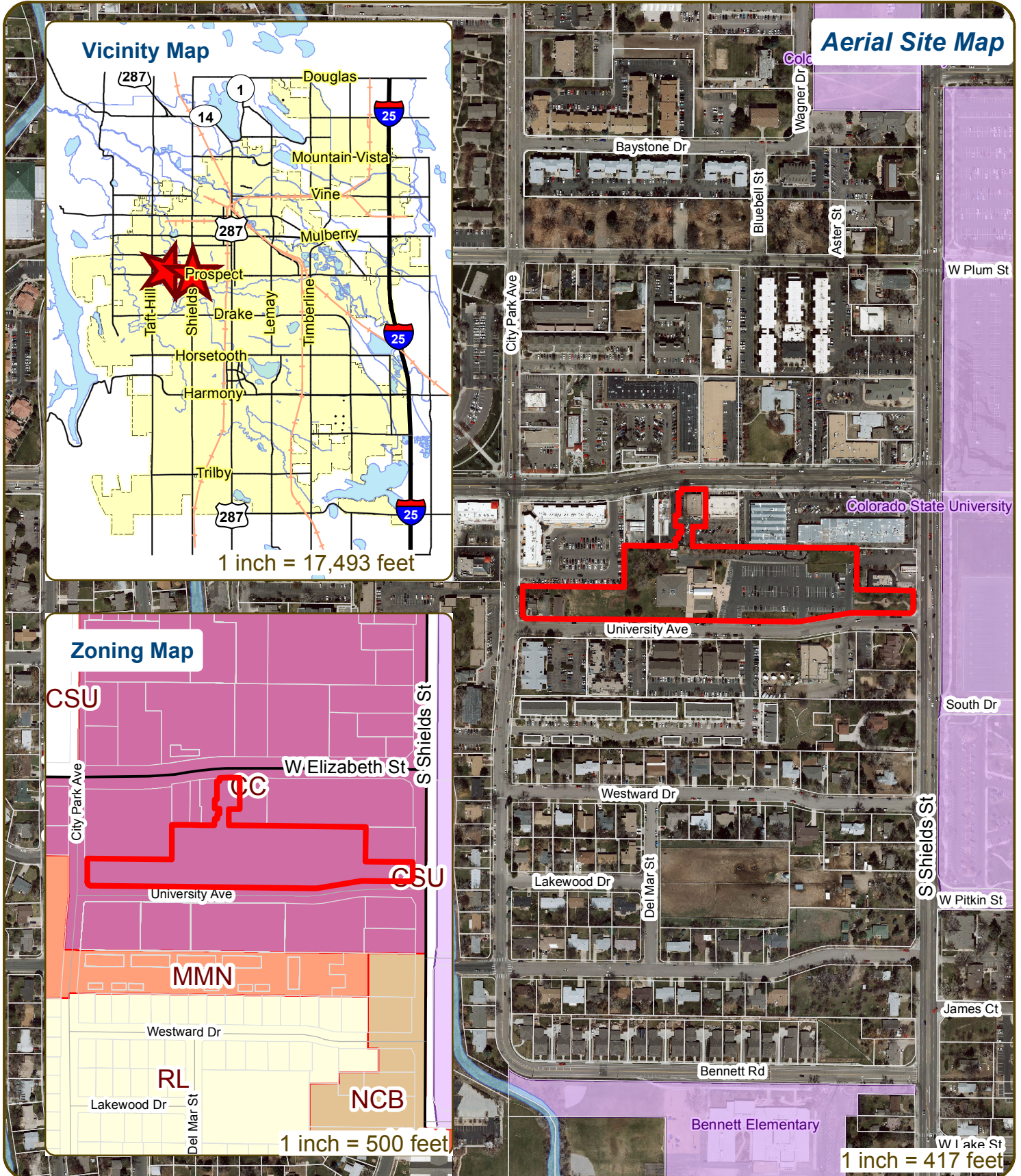
Contact: , ,

Topic:

Comment Number:

Comment Originated:

1220 University Ave Place of Worship, Multi-family, and Fraternity



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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Adam Hermanson, Architect (Consultant)

Business Name (if applicable) Integration Design Group

Your Mailing Address 6890 W. 52nd Ave. Suite 230, Arvada, CO 80002

Phone Number 303-227-9453 Email Address adam.hermanson@integrationdesigngroup.com

Site Address or Description (parcel # if no address) 1220 University Ave. Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary)

Construction of a new Church building (Phase 1), and eventual construction of a Parish hall, Newman Center, Student Housing, Fraternity house, and structured parking below.

Proposed Use Place of Worship, Community Center, Student Housing Existing Use Place of Worship, Community Center

Total Building Square Footage 138,400 SF S.F. Number of Stories 5 Lot Dimensions 1275' x 235'

Age of any Existing Structures 47 years

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

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

Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it? 100 year City Floodplain

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

Increase in Impervious Area see attached for impervious calculations S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

**CONCEPTUAL
 REVIEW**
 15 JULY 2016

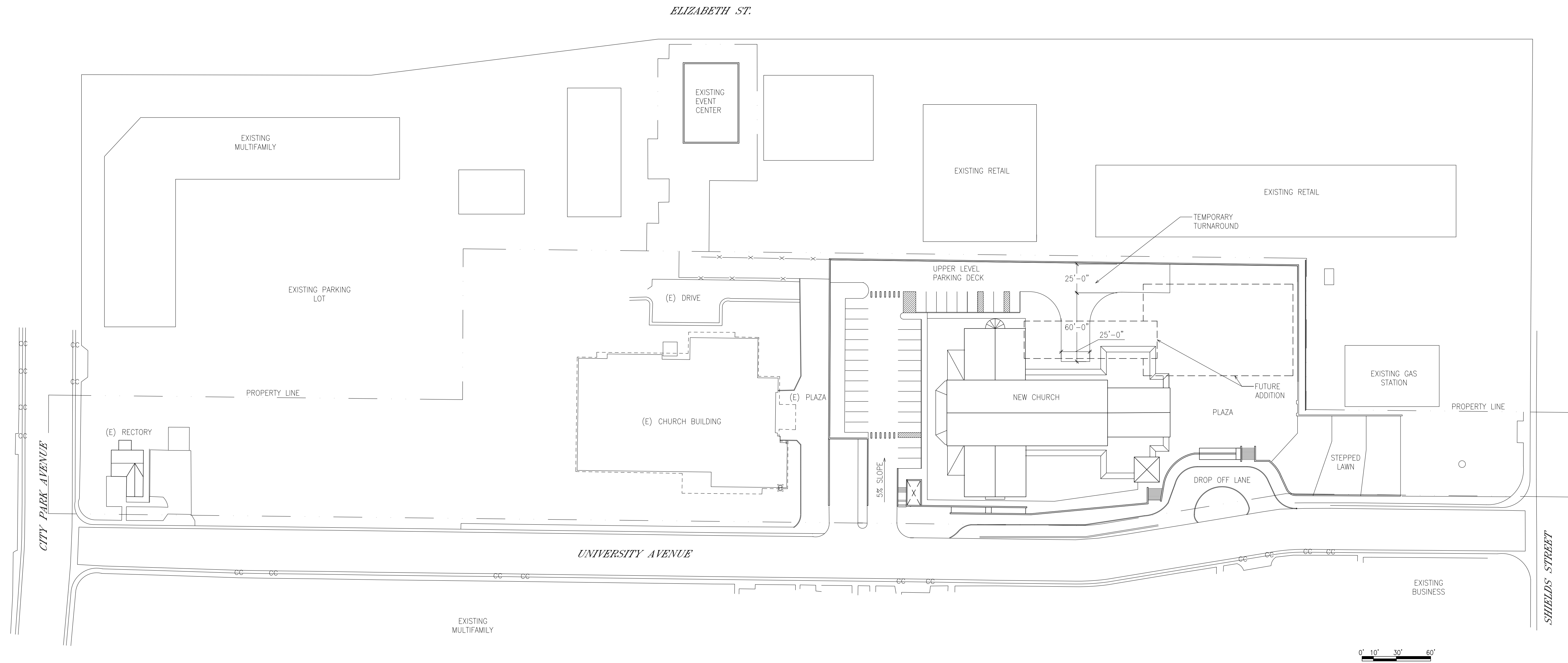
ST. JOHN XXIII CATHOLIC CHURCH

MASTERPLAN

1220 UNIVERSITY AVE. | FORT COLLINS, CO | 80521

ISSUE	DATE
CONCEPT REVIEW	15 JULY 2016

A1



**CONCEPTUAL
 REVIEW**
 15 JULY 2016

ST. JOHN XXIII CATHOLIC CHURCH

MASTERPLAN

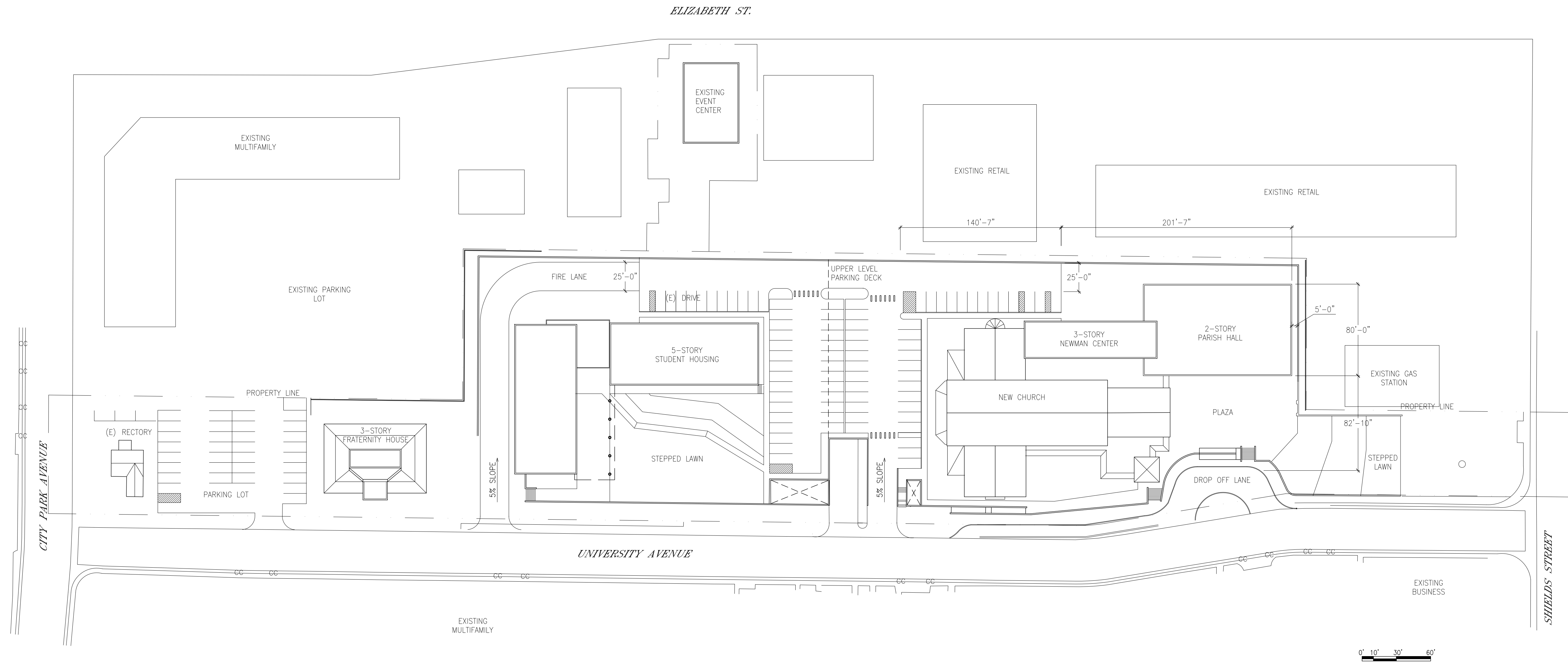
1220 UNIVERSITY AVE. | FORT COLLINS, CO | 80521

ISSUE	DATE
CONCEPT REVIEW	15 JULY 2016

A2

MASTERPLAN
 SITE PLAN

PROJECT: 1516-ST-JOH-000



MASTERPLAN
 SITE PLAN
 1" = 50'-0"

1

**CONCEPTUAL
 REVIEW**
 15 JULY 2016

ST. JOHN XXIII CATHOLIC CHURCH

MASTERPLAN

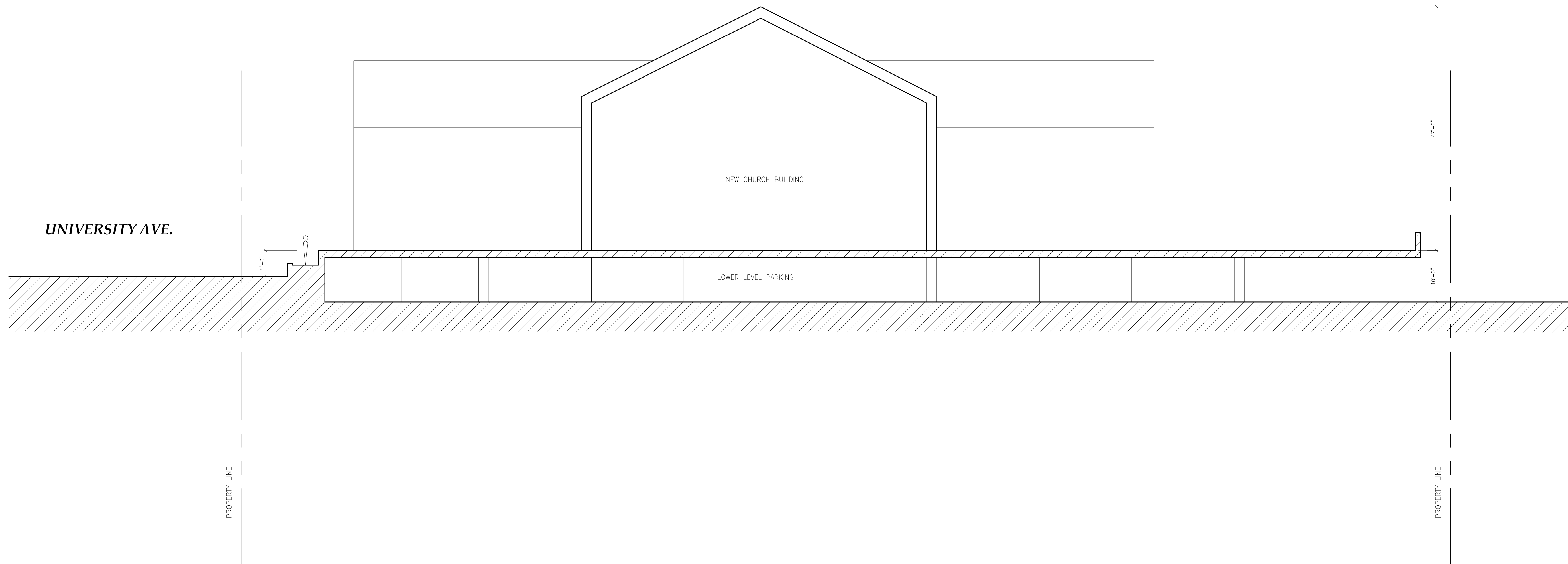
1220 UNIVERSITY AVE. | FORT COLLINS, CO | 80521

ISSUE	DATE
CONCEPT REVIEW	15 JULY 2016

A3

MASTERPLAN
 SITE SECTION

PROJECT: 1516-ST-JOH-000



MASTERPLAN
 SITE SECTION
 3/32" = 1'-0"

1



JVA Incorporated
 25 Old Town Square
 Fort Collins, CO 80524
 Ph: 970.225.9099
 Fax: 970.225.6923

Job Name: St John 23rd University Parish -
 Conceptual Design PHASE 1
 Job Number: 2571c
 Date: 7/18/16
 By: KRB

St John 23rd University Parish - Conceptual Design PHASE 1

Composite Runoff Coefficient Calculations

Location: Fort Collins
 Minor Design Storm: 5
 Major Design Storm: 100
 Soil Type: C/D

$$CA = KA + (1.31i^3 - 1.44i^2 + 1.135i + 0.12)$$

$$CCD = KCD + (0.858i^3 - 0.786i^2 + 0.774i + 0.04)$$

$$CB = (CA + CCD)/2$$

Basin Design Data																
	I (%) =	100%	90%	90%	40%	10%	70%	2%	2%			I (%)	Runoff Coeff's			
Basin Name	Design Point	A _{paved streets} (sf)	A _{drives/conc} (sf)	A _{roof} (sf)	A _{gravel} (sf)	A _{plygnd} (sf)	A _{green roof} (sf)	A _{lscape (B soil)} (sf)	A _{lscape (C/D soil)} (sf)	A _{Total} (sf)	A _{Total} (ac)	Imp (%)	C2	C5	C10	C100
Historic	1		84,769	24,877	2,107				105,420	217,173	4.99	46.8%	0.32	0.38	0.44	0.60
Developed	1		58,579	46,377			25,595		86,622	217,173	4.99	52.5%	0.35	0.41	0.47	0.61



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Developed	1		101,126	58,119			26,595		31,333	217,173	4.99	74.9%	0.54	0.57	0.61	0.71



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

970.221.6750
970.224.6134 - fax
fcgov.com

September 01, 2016

Adam Hermanson
Integration Design Group
6890 W 52nd Ave
Suite 230
Arvada, CO 80002

Re: 1220 University Ave - Place of Worship, Multi-family, and Fraternity

Description of project: This is a request to expand the existing church and add multi-family housing at 1220 University Ave (parcel #9715427902). The expansion of the church would consist of a new parish hall and 3-story community center. The multi-family housing would be 5-stories and located west of the existing church. The fraternity house would be 3-stories and front on University Ave. The site is located in the Community Commercial (CC) 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, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

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

1. 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.
2. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
3. LUC 3.2.1 A landscape plan is required.
4. 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.
5. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
6. 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.

7. 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
8. 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%
Fraternity/Sorority	1 per bedroom	60%/40%
Places of Worship	1/3,000 sq ft	0%/100%

9. LUC 3.2.2(K) Multi-family Parking requirements in the TOD Overlay.

One or less bedrooms per unit requires .75 parking spaces per unit
 Two bedrooms per unit requires 1 parking spaces per unit
 Three bedrooms per unit requires 1.25 parking spaces per unit
 Four and above bedrooms per unit requires 1.5 parking spaces per unit
 Rent by the Bedroom requires a .75 parking spaces per unit

10. LUC 3.2.2(K)(2)(e) Fraternity and Sorority Houses Parking Requirements: For each fraternity or sorority house, there shall be two (2) parking spaces per three (3) beds. The alternative compliance provisions of Section 3.2.2(K)(1)(a)(2) may be applied to vary this standard.
11. LUC 3.2.2(K)(2)(h) Places of Worship or Assembly Parking Requirements: For each school, place of worship or assembly and child care center, there shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, or two (2) parking spaces per three (3) employees, or one (1) parking space per one thousand (1,000) square feet of floor area, whichever requires the greatest number of parking spaces.
12. 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.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 6-inch water main in University Ave and an 8-inch sewer main in University Ave.
2. There are multiple existing services serving the existing buildings on this site. As each area of the campus is redeveloped, these services will need to be used or abandoned at the main. Additionally, the service configuration for the existing church building does not meet City standards, with a sprinkler meter tapped from the 2-inch domestic service. At the time this portion of the site is redeveloped, this service will need to be revised to meet current City standards.
3. The water service and meter for this project site will need to be sized based on the AWWA M22 manual design procedure. A sizing justification letter that includes demand calculations for maximum flows and estimated continuous flows will need to be provided as a part of the final submittal package for this project. This analysis letter will be required to be stamped and signed by a PE registered in Colorado.
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: Transportation Planning

Contact: Emma Belmont, 970-224-6197, ebelmont@fcgov.com

1. A pedestrian connection should be accommodated between University and West Elizabeth to facilitate access to the many destinations and transit service on West Elizabeth. This has

been identified in the West Elizabeth Enhanced Travel Corridor Plan.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study. If this is planned to be built in phases we would likely want the traffic study to discuss the proposed phasing.
2. Although University is a local road consolidating accesses where possible and improving internal circulation is important.
3. Internal vehicular and ped/bike connections and flow seem a little awkward.
4. We will need to work with engineering to determine the appropriate frontage improvements along University including pedestrian amenities (detached walks?).
5. Ped connection between Campus West and this parcel needed if parking is shared. A pedestrian connection to University and Elizabeth is also needed.

Department: Stormwater Engineering

Contact: Heidi Hansen, 970-221-6854, hhansen@fcgov.com

1. A portion of this property is located in the City regulated, 100-year Canal Importation Basin floodplain. Any development within the floodplain must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
2. Construction of a new residential structure is allowed in the 100-year floodplain provided that the lowest finished floor, as well as all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE = BFE + 18" for new residential structures). Residential structures cannot have basements and must be elevated (they cannot be floodproofed).
3. Construction of non-residential structures is allowed in the floodplain provided the structures meet all the requirements of Chapter 10 including elevating or floodproofing the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. to the Regulatory Flood Protection Elevation (RFPE). The RFPE is the Base Flood Elevation (BFE) plus an additional amount for safety. RFPE = BFE + 18-inches for non-residential structures.
4. If floodproofing is chosen as an option rather than elevating the structure, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing – Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
5. Elevators must meet the requirements of FEMA Technical Bulletin 4, Elevator Installation, http://www.fema.gov/media-library-data/20130726-1511-20490-5041/fema_tb_4_rev.pdf. The mechanical system for the elevator must be elevated or floodproofed above the RFPE for the structure.
6. If the parking garage is below grade it must be floodproofed and meet all requirements of Section 10-38 of the City Code. The RFPE for accessory structures is the Base Flood Elevation (BFE) plus 12-inches. This RFPE is valid if the garage is a standalone structure, otherwise, if the garage structure is a part of another building (i.e. under the church) then the RFPE would be BFE + 18-inches. The garage entrance ramp must meet the RFPE so that

flood flows cannot go into the garage or an automatic flood gate would be required to keep floodwaters out of the garage. Please refer to FEMA Technical Bulletin 6 for Below Grade Parking Requirements

<http://www.fema.gov/media-library-data/20130726-1511-20490-1163/job12.pdf>

7. Nonstructural development (grading, fencing, detention ponds, hard surface paths, trails, walkways, vegetation, etc.) is allowed in the floodplain as long as a floodplain use permit is obtained prior to construction.
8. Please be aware that per Section 10-103 (9), Critical Facilities are prohibited in the floodplain. The definition for Critical Facilities includes facilities for at-risk populations (daycares, schools, nursing homes, etc.). If any portion of a structure touches the floodplain boundary, then the entire structure is considered to be within the floodplain. Please take this regulation into consideration when planning future uses on the site.
9. Any development within the floodplain boundary including, site work, structures, utilities, and landscaping must be preceded by an approved floodplain use permit and comply with the safety regulations of Chapter 10 of the City Municipal Code. The permit for can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
10. Development review checklists and permit application forms for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
11. Please show the boundaries of the floodplain on site drawings as applicable. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.
12. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. hhansen@fcgov.com 970-221-6854.
13. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
14. 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.
15. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
16. 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.
17. When improvements are being added to an existing developed site, onsite detention is only required if there is an increase in impervious area greater than 5,000 square feet. If it is greater, onsite detention is required with a 2-year historic release rate for water quantity.
18. The detention pond and stormwater outfall location for this site will need to be investigated by the design team. The existing detention pond located at the northeast corner of the site can be used provided it is upgraded to meet current City standards and the outfall is rerouted to meet current standards. There is no stormwater infrastructure in University Ave so any outfall to this location will need to daylight into the street section
19. Water quality treatment is required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. 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-guideli>)

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

20. 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.
21. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of 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>
22. 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.
23. 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 Jill White at 970-416-2139 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 CONTAINMENT

Any building exceeding 5,000 square feet shall be sprinklered or fire contained. Certain Occupancy Classifications or Occupant Load Limits may drive still other sprinkler requirements. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

2. 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. Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. Dead-end fire lanes in excess of 150' require an approved turnaround. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height.

Fire access will be required during all phases of construction. Due to the complex nature of the master site plan, it appears that subsequent conversations with the project team will be necessary. 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.

3. 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.

4. STRUCTURES EXCEEDING 30' IN HEIGHT

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. Projects not able to meet code requirements for aerial apparatus will need to meet the intent of the fire code via alternative means of compliance.

5. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

6. BUILDINGS FOUR OR MORE STORIES IN HEIGHT

> IFC 504.3: ROOF ACCESS - New buildings four or more stories above grade plane, shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.13. See also IFC 1009.16. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

> IFC Sections 905 and 913: STANDPIPE SYSTEMS - Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2012 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall

be capable of supplying at minimum of 100 psi to the top habitable floor. An approved fire pump may be required to achieve this minimum pressure.

> IFC 507.5.1.1: HYDRANT FOR STANDPIPE SYSTEMS - Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

7. GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups.

8. PREMISE IDENTIFICATION & WAYFINDING

Where possible, the naming of private drives is usually recommended to aid in wayfinding; otherwise monument signage may be required. Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

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

9. 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. It appears significant trees may be impacted by this development. Note LUC 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. City Staff highly encourage keeping as many healthy, mature growth trees in place; this helps maintain our urban tree canopy, stores carbon and mitigates urban heat island effects.
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. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants; the link is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.

3. In regard to LED 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. Cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife and 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. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. Down the line please submit a photometric plan and manufacture cut sheets. 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, and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 3. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 4. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gshroeder@fcgov.com
 5. 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 Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
5. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. Any existing driveways that are to remain will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed for ADA compliance in conformance with LCASS criteria.

6. The existing sidewalk system along University Avenue abutting the property would need to be removed and upgraded to a detached sidewalk in conformance to City Commercial Local standards (a 5 foot wide sidewalk detached 6 feet from the face of curb.) Additional right-of-way should then be dedicated to the back of walk, with a 9 foot utility easement behind the new right-of-way line as commented below. To the extent that the overall property appears to have frontage along Elizabeth Street, City Park Avenue, and Shields Street, these existing sidewalk systems will need to be further evaluated with the further understanding of the potential development/redevelopment abutting these roadways as well.
7. 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, 8 foot along an alley, and 9 foot along all other street classifications). A 15 foot utility easement behind the right-of-way along both Elizabeth Street and Shields Street is required for any portion of the redevelopment that includes these streets. A 9 foot utility easement is required behind the ultimate right-of-way for University Avenue and City Park Avenue. Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
8. There appears to be dual two way access driveways out to University Avenue that are back-to-back and do not meet access spacing requirements under LCUASS. The drop off lane may have similar concerns depending on design and use. Existing driveways on the south side of University Avenue would need to be considered as part of the access spacing requirements.
9. Cross connectivity options out to Elizabeth Street for the site as well as potentially neighboring properties should be fully explored. With the main access to site appearing to occur off of Shields and University, this intersection is not signalized. Site generated traffic would appear to benefit from additional connectivity and would need to be analyze further in the corresponding traffic study. At a minimum, a bicycle and pedestrian connection should occur out to Elizabeth Street.
10. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
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. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
15. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
16. 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. 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: Coy Althoff, , CAlthoff@fcgov.com

1. Light & Power currently serves this address. Both single-phase and 3-phase power is available to this area.
2. Any changes to the existing electric capacity and or location will initiate electric development and system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor. The C-1 form can be found at:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. As your project begins to move forward please contact Light and Power Engineering to coordinate the streetlight, transformer and electric meter locations, please show the locations on the utility plans.
5. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17_June2016.pdf
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

Planning Services

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The project is within the West Central Subarea. Please be aware of the plan goals and recommendations. The document is here:
<http://www.fcgov.com/planning/west-area-plan.php> The site is also influenced by the West Elizabeth Enhanced Travel Corridor Plan, which is currently being drafted and is available for review here: <http://www.fcgov.com/westelizabeth/>
2. Issue: LUC 4.18(E)(2)(b): The C-C District limits the block size to 7 acres. This is to allow better connectivity and multi-modal circulation through blocks. An example of how the project would meet this standard is to provide a new mid-block street connection in the vicinity of the existing event center. Another option that could be explored is a Modification of the standard, with an "equal to/better than" justification, which could be achieved with a strong mid-block bike/pedestrian connection should there be evidence that a vehicular connection is not needed.
3. Shading impacts will need to be analyzed and may be an issue. This is mentioned two places in the LUC. Section 3.2.3 is the first, and is more restrictive, but does not apply to project in the CC or TOD district. You should read through this section for perspective. The other section where shadowing is mentioned is in LUC 3.5.1(G), which requires a special height review for buildings taller than 40 feet. This height review will need to be submitted with the project plans.
4. Two informal pedestrian connections currently exist between University and West Elizabeth. It is recommended that the proposal maintain and enhance these connections, with one of

the connections to provide a sidewalk, 6 to 8 feet in width which is designed to be separated from vehicular flow to the maximum extent feasible as required by LUC 3.2.2(C)(6-8). It appears that this could be accommodated along the west side of the event center with some reconfiguration of parking and with the addition of landscape islands and crosswalks south of the event center.

5. Ensuring that the project provides adequate off-street parking for all proposed uses is a significant consideration. Minimum off-street parking is required for the uses per LUC 3.2.2(K) in the TOD District for multi-family and mixed-use dwellings. A reduction could be considered but would need to be thoroughly justified with a comprehensive Transportation and Parking Management Study for the project. This could be completed in tandem with the Transportation Impact Study. Greek housing has a separate parking ratio of two parking spaces per three beds, please be aware that this ratio was recently changed, and had previously been stated in the LUC as per bedroom, not per bed. Minimum parking is also required for the church use based on 1 space per 3 seats or 1 space per 1,000 SF of floor area, whichever is greater.
6. The quality of the architectural program must be "four-sided" and include transitional elements around the perimeter, including the incorporation of perimeter trees (Full Tree Stocking) and other landscape elements. There may be flexibility in the way that tree stocking is configured.
7. Be aware as the design progresses that the Community Commercial (C-C) District requires a Central Feature or Gathering Place and it appears that the plan accommodates this space. LUC 4.18(E)(1)(b): At least one (1) prominent or central location within each geographically distinct Community Commercial District shall include a convenient outdoor open space or plaza with amenities such as benches, monuments, kiosks or public art.
8. TOD design standards listed in LUC Section 3.10 apply. These standards may inform the streetscape design along University, surface parking orientation, parking structure and building design. Technically, the surface parking area adjacent to the west of the Greek housing is not permitted and would need to be behind the building. Section 3.5 Building Standards also apply. If no reasonable alternative exists other than having the surface parking front on the street, then a modification to this code section could be considered.
9. Multi-family design standards listed in LUC 3.8.30 shall apply. The main consideration here would be to provide a central feature / gathering amenity space, at least 10,000 SF that meets the design requirements of this section. Should the student housing be designed as a mixed use building, then 3.8.30 does not apply.
10. The project requires a Project Development Plan, sometimes referred to as a preliminary plan, which must be approved at a public hearing. After the PDP is approved, it is finalized through a Final Plan submittal.
11. Process notes and neighborhood meeting: Should you decide to proceed forward with a formal submittal, I will need to schedule a presubmittal meeting with your team to discuss in more detail the submittal requirements, fees, and required neighborhood meeting. The neighborhood meeting must occur at least ten days prior to the formal submittal. You should also read through the Development Review Guide here which will answer most common process questions: <http://www.fcgov.com/drg/introduction.php>.
12. Drawings: An comprehensive design and document production effort will be required for the proposal using the development review checklists from the City website. It is recommended that you review examples of other completed projects to ensure that the required plans, land use tables and other documents are complete and thoroughly labeled. The proposal will require a site plan, landscape plan, lighting plan, and other plan documents. Refer to the detailed development review checklist at the link below and include all of the information for these checklists that are applicable. The information must be complete and clearly presented. Plans that are incomplete or unclear typically can lead to delays in project approval. Checklists are available here: <http://www.fcgov.com/developmentreview/applications.php> under Project Development Plan (PDP) and Final Plan (FDP).

- 13.** PDP's must be reviewed and recommended by staff and approved by public hearing. These plans are then finalized by FDP review. The conceptual comments provided to you are general to hit the highlights of code aspects that will need to be addressed, however once we see more detailed plans, there may be additional comments. If you are not familiar with the process, I recommend that you read through the land use code, in particular the General Development Standards or team up with consultants who are familiar with them as you design and draft the required drawings, as this helps expedite your review to ensure compliance as the plans are initially designed. The land use code can be found here: https://www.municode.com/library/co/fort_collins/codes/land_use
- 14.** Should an Overall Development Plan (ODP) be desired or necessary, it would be subject to review and approval by P&Z and could be submitted in tandem with a PDP. Once the ODP is approved, components of the ODP that are submitted separately as PDP's could be reviewed and approved by a HO if the uses are administrative. An ODP is required if the development is submitted in a series of multiple PDP's/FDP's. This can be beneficial because PDP's and FDP's expire after three years, although some extensions may be permitted. Generally it is best to only submit PDP's/FDP's for areas of the site where construction is imminent. There is a good explanation of the different review/document processes in LUC 2.1.
- 15.** All of the uses are permitted in the CC zone but some require review by the Planning and Zoning Board (P&Z) while others are reviewed by a Hearing Officer (HO). Places of worship: HO; Fraternity and Sorority Houses: P&Z; multi-family -- less than 50 duç's or 75 brç's: HO, or if greater than 50/75: P&Z.
- 16.** Just be aware that the CC District places limits on Secondary Uses. All residential permitted uses, except mixed use dwellings in multi-story mixed use buildings, shall be considered secondary uses in this zone district and, for projects containing ten (10) or more acres, together shall occupy no more than thirty (30) percent of the total gross area of any development plan. If the project contains less than ten (10) acres, the development plan must demonstrate how it contributes to the overall mix of land uses within the surrounding area, but shall not be required to provide a mix of land uses within the development.
- 17.** 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.
- 18.** 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.
- 19.** 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>.
- 20.** 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.
- 21.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.

- 22.** 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.
- 23.** 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