

Conceptual Review Agenda

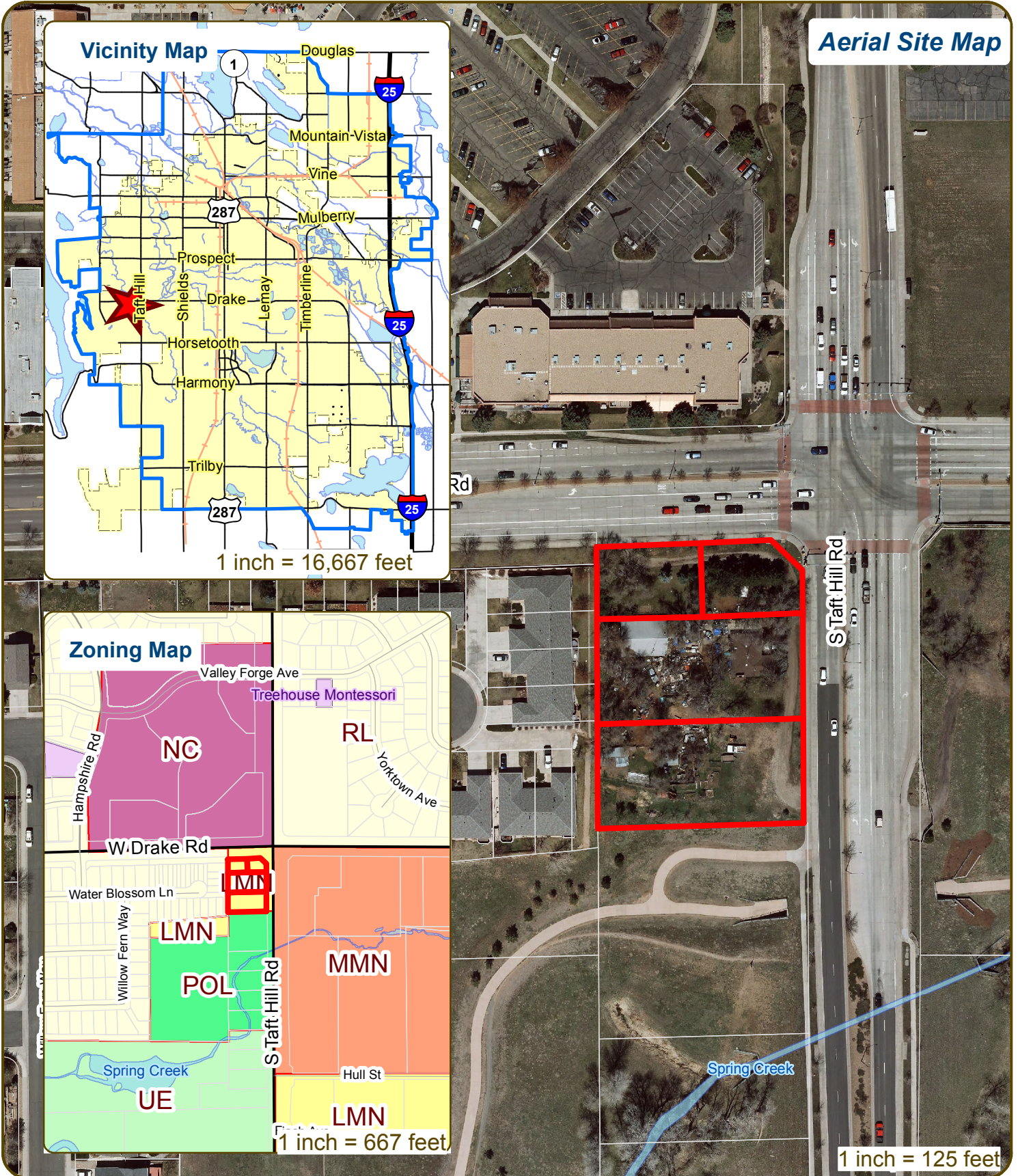
Schedule for 08/28/17 to 08/28/17

281 Conference Room A

Monday, August 28, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Drake & Taft Hill Multifamily CDR170051	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	The is a request to construct a 2-story, 20-unit multi-family development at the southwest corner of Drake Rd and Taft Hill Rd (parcel #s 9728107003, 9728107002, 9728107014, 9728107001). 34 parking spaces with two additional accessible spaces are provided around exterior the north and east. Parking circulation would be one-way would be accessed by two existing driveways, entering on Shields St and exiting on Drake Rd. The parcels are currently vacant. The proposed project is located in the Low-Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning and Zoning Board (Type 2) review.	Pete Wray
10:15	Centerline Wireless CDR170052	JoshRoberts 3039333293X1443 joshuaroberts@centerlinesolutions.com	This is a request to install new wireless communication equipment on the roof of the Poudre Valley Hospital Parking Garage at 1027 S Lemay (parcel #9713415901). The equipment would include two remote radio heads, one power panel, one equipment box, one quasi-omni antenna and one tripod mount within a concealing chimney shroud on the roof of the parking garage. The proposed chimney shroud is 53 feet 10 inches from the ground; 5 feet taller than the top of the existing parapet. The property is located in the Employment (E) zone district and is subject to Administrative (Type 1) Review.	Ted Shepard

Drake Rd & Taft Hill Rd Multi-family Residential



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Terence Hoaglund, Consultant

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889 Ft Collins, CO 80522

Phone Number 970-472-9125 Email Address hoaglund@vignetestudios.com

Site Address or Description (parcel # if no address) SW Corner of Drake and Taft

Description of Proposal (attach additional sheets if necessary) Construct a 2 story 20 unit multi-family building

Proposed Use multi-family Existing Use Vacant

Total Building Square Footage 20,000 S.F. Number of Stories 2 Lot Dimensions 268' x 195'

Age of any Existing Structures NA

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.

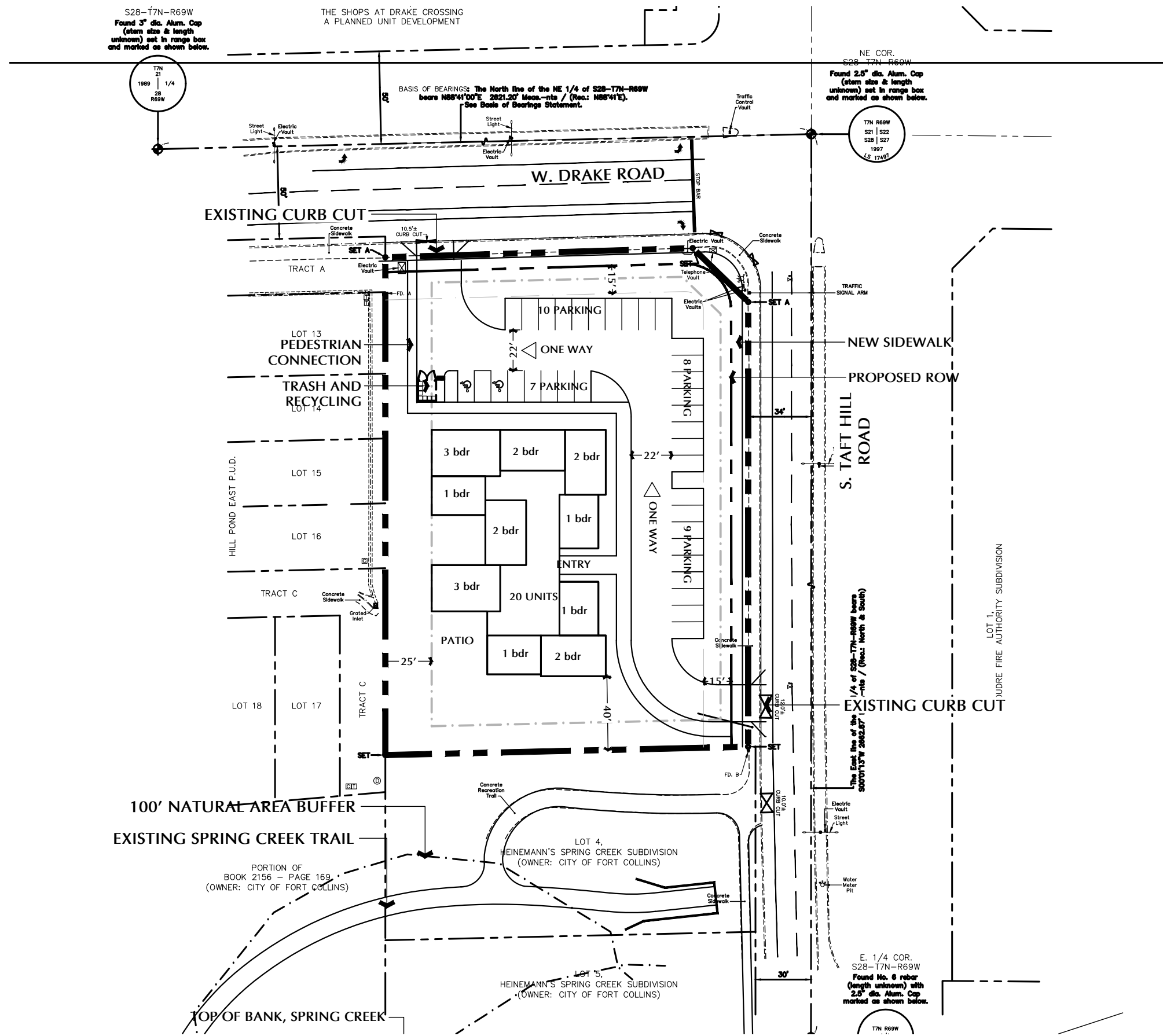
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

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

Increase in Impervious Area 70% _____ 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?



LANDUSE SUMMARY

GROSS SITE AREA	1.2 AC
RESIDENTIAL UNITS	
1 BDR	4 UNITS
2 BDR	8 UNITS
3 BDR	8 UNITS
TOTAL	20 UNITS
DENSITY	8.3 DU/AC

PARKING REQUIRED

1 BDR @ 1.5 X 4	6
2 BDR @ 1.75 X 8	14
3 BDR @ 2 X 8	16
TOTAL	36 SPACES

PARKING PROVIDED

OPEN	37
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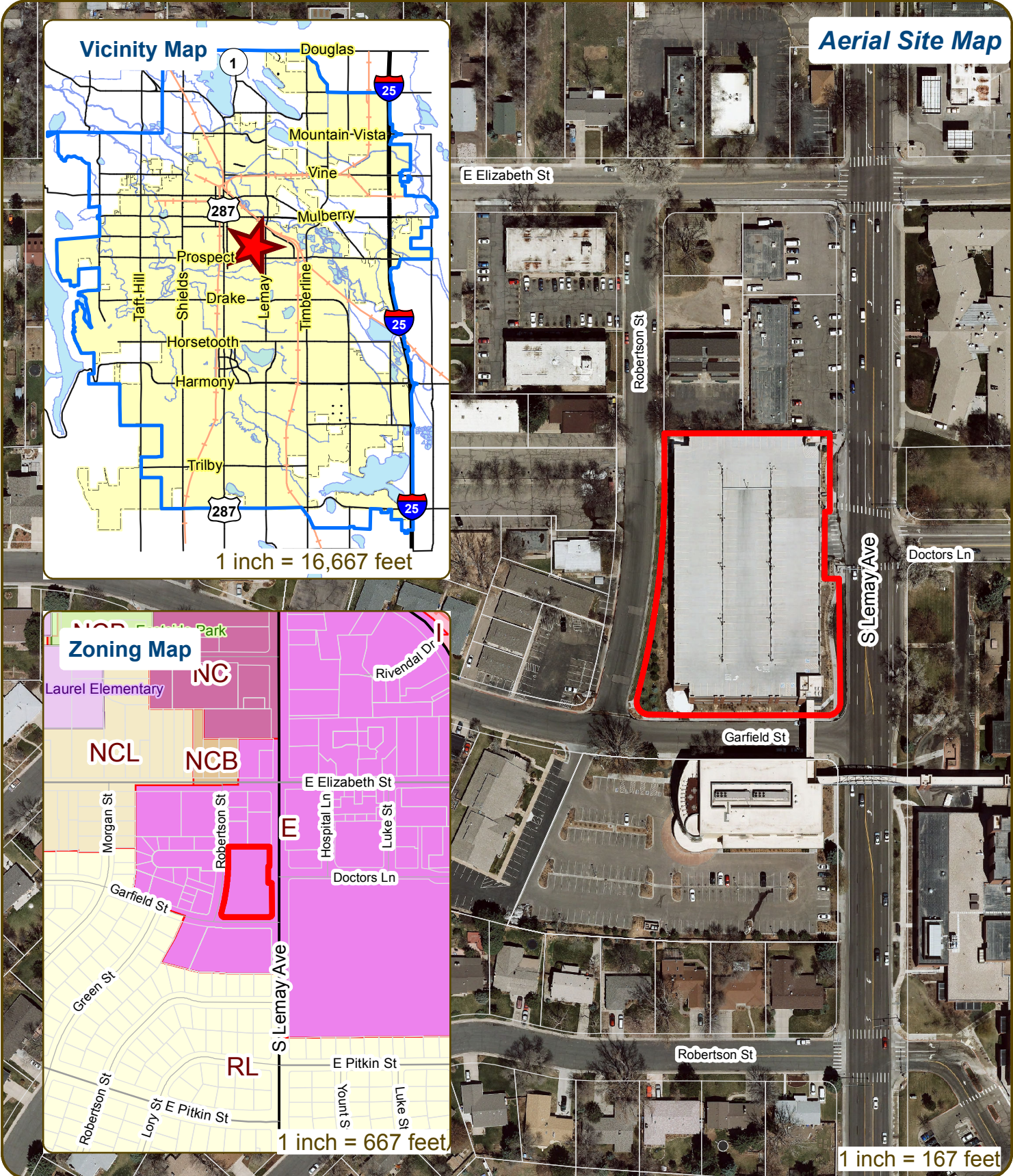
DRAKE AND TAFT HILL

CONCEPT SKETCH STUDY 8 7.26.17 SCALE 1"=60'



Planning Landscape Architecture Graphics

Centerline Wireless 1027 S Lemay Ave



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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) _____

Josh Roberts, Consultant

Business Name (if applicable) Centerline Solutions (on behalf of Verizon Wireless)

Your Mailing Address 16035 Table Mountain Parkway, Golden, CO 80403

Phone Number 303-993-3293 x1443 Email Address joshuaroberts@centerlinesolutions.com

Site Address or Description (parcel # if no address) 1027 S. Lemay Ave., Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Proposal to install a new Verizon Wireless small cell telecommunications site (new ballast mount with (2) RRHs, (1) power panel, (1) equipment box, (1) new quasi-omni antenna, (1) tripod mount within concealing chimney shroud on roof of garage

Proposed Use Telecommunications Existing Use UCHealth Parking Garage

Total Building Square Footage 553.66 S.F. Number of Stories 5 Lot Dimensions _____

Age of any Existing Structures approximately 20 years (UCHealth Parking Garage)

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 324 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?

verizon^v

FTC COFFEE BREAK SC

verizon^v
 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
 Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
A	06-19-17	EGW	PRELIMINARY

SMALL CELL

1027 S LEMAY AVE

FT. COLLINS, COLORADO 80524

ZONING DRAWINGS

SITE DIRECTIONS	CLIENT	PROJECT DATA	SHEET INDEX
DEPART 3131 S VAUGHN WAY, AURORA, CO 80014: HEAD SOUTH TOWARD S VAUGHN WAY. TURN RIGHT ONTO S VAUGHN WAY. TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225. MERGE ONTO CO-83 N. USE THE RIGHT 3 LANES TO TAKE THE I-225 N EXIT. MERGE ONTO I-225 N. USE THE LEFT 3 LANES TO TAKE EXIT 12A TO MERGE ONTO I-70 W TOWARD DENVER. KEEP RIGHT AT THE FORK TO CONTINUE ON I-270 W, FOLLOW SIGNS FOR FORT COLLINS/BOULDER. TAKE EXIT 0 TO MERGER ONTO I-25 N TOWARD FT COLLINS. TAKE EXIT 268 FOR PROSPECT ROAD. CONTINUE ON E. PROSPECT RD. TURN LEFT ON E. PROSPECT RD. TURN RIGHT ONTO S. LEMAY AVE. THE PROJECT AREA IS ON THE NW CORNER OF GARFIELD ST. AND S. LEMAY AVE.	JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 66211 PHONE: 913-344-2030	JURISDICTION: CITY OF FT. COLLINS ZONING: EMPLOYMENT DISTRICT APN: 9713415901 PARCEL SIZE: 553.66 S.F. ELEVATION: 4972' STRUCTURE TYPE: BUILDING STRUCTURE HEIGHT: 48'-0"± ANTENNA RAD CENTER: 51'-0" AGL	T-1 TITLE SHEET Z-1 SITE PLAN Z-2 EQUIPMENT PLAN Z-3 PERSPECTIVE ELEVATION Z-4 LINE OF SIGHT
	PROPERTY OWNER HEALTH SERVICES DIST. OF NO. LARIMER CO. CONTACT: CHAD ROCK PHONE: 970-495-7000	APPLICANT: VERIZON WIRELESS	PROJECT DESCRIPTION 1. INSTALL NEW BALLAST MOUNT WITH: (2) RRHS, (1) POWER PANEL, AND (1) EQUIPMENT BOX. 2. INSTALL (1) NEW QUASI-OMNI ANTENNA AND (1) TRIPOD MOUNT WITHIN CONCEALING CHIMNEY SHROUD ON ROOF OF STRUCTURE. 3. RUN FIBER FROM EXISTING FIBER VAULT TO EQUIPMENT SITE. 4. INSTALL NEW COAX CABLE TO THE ANTENNA.
	CONSTRUCTION MANAGER VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: JASON SHELLEDY PHONE: 970-646-1283	APPLICANT CONTACT: JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 662211 PH: 913-344-2030	
	RF ENGINEER VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: RAM NANDIRAJU EMAIL: Ram.Nandiraju@verizonwireless.com	ENGINEERING: AERO SOLUTIONS, LLC	APPROVALS VERIZON (RF): _____ DATE: _____ VERIZON (CONST.): _____ DATE: _____ VERIZON (RE): _____ DATE: _____ LANDLORD: _____ DATE: _____
	SITE ACQUISITION CENTERLINE SOLUTIONS 16035 TABLE MOUNTAIN PARKWAY GOLDEN, CO 80403 CONTACT: JOSH ROBERTS PHONE: 206-719-6452	ENGINEERING CONTACT: MATT FLECK 5555 CENTRAL AVENUE #100 BOULDER, COLORADO 80301 PH: 720 279-8973	
	ENGINEER AERO SOLUTIONS, LLC 5555 CENTRAL AVE #100 BOULDER, CO 80301 CONTACT: MATT FLECK PHONE: 720-279-8973	CODE ANALYSIS BUILDING CODE: IBC 2012 (W/ LOCAL AMENDMENTS) ELECTRICAL CODE: NEC 2014 FIRE SAFETY CODE: NFPA-1 (2006) USE GROUP: U - UTILITY CONSTRUCTION TYPE: IIB	

DRAWING TITLE:
TITLE SHEET

DRAWING SHEET:
T-1

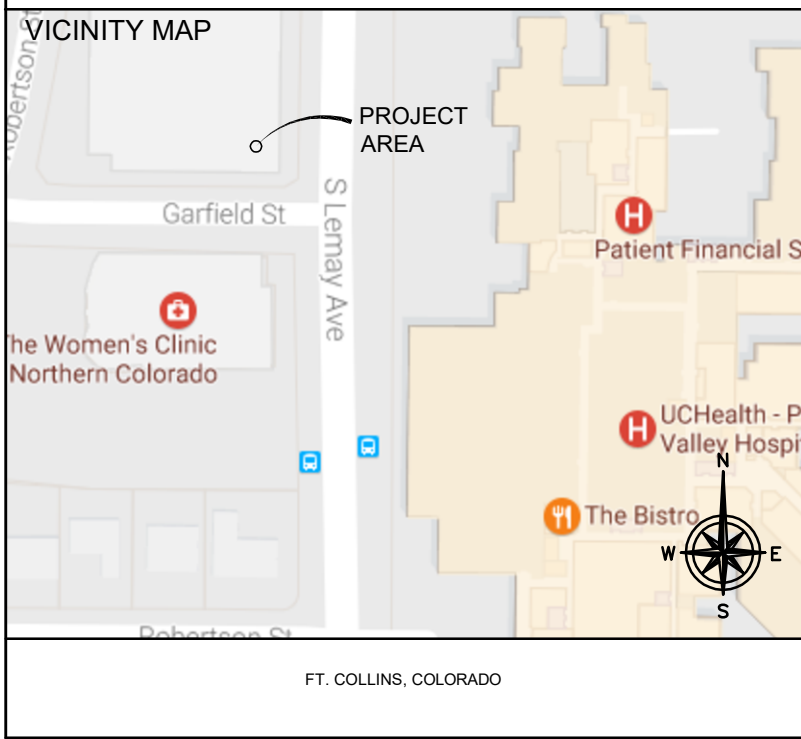
1 OF 5

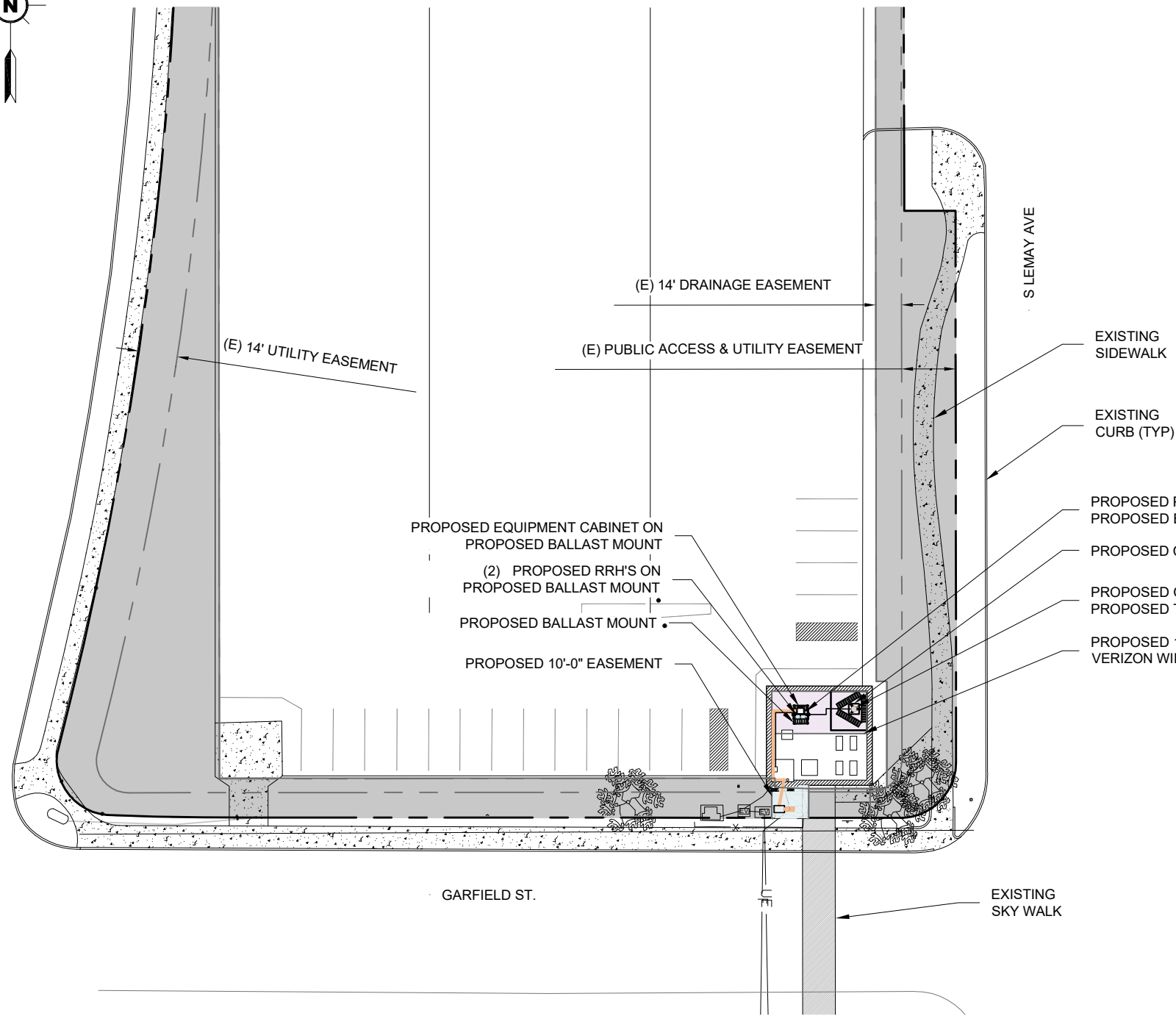
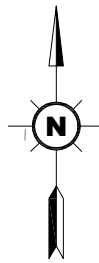
SITE INFORMATION:

SITE NAME:
FTC COFFEE BREAK SC

SITE ADDRESS:
**1027 S LEMAY AVE
FT COLLINS, CO 80524**

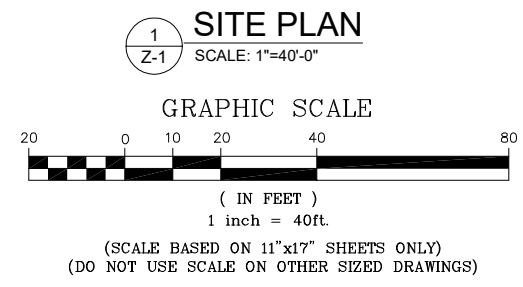
JURISDICTION:
CITY OF FT COLLINS





LEGEND			
WATER LINE	— W —	STORM SEWER	— SD — SD —
SANITARY SEWER	— SS —	UG ELECTRIC	— UE —
GAS LINE	— GAS — GAS —	ELECTRIC	— E —
FIBER LINE	— F —	OH TELCO	— OT —
OH ELECTRIC	— OE —	PROPERTY LINE	— — — —
UG TELCO	— UT —	FENCE IRON	— □ — □ —
FENCE CLF	— x — x —	UG UTILITIES	— U/G —
RIGHT OF WAY	— - - - -	OH UTILITIES	— OHW —
WATER METER	WM	SIGNAGE	—
WATER VALVE	⊗	CATCH BASIN	⊗
IRRIGATION VALVE	⊗	STORM MANHOLE	⊙
SAN SEWER MH	⊙	POWER POLE	⊗
TELCO MAN HOLE	⊙	TRAFFIC SIGNAL	⊗
LIGHT POLE	⊙	ELECTRIC VAULT	EV
ELEC PULL BOX	E	ELECTRIC CABINET	CAB
ELECTRIC EQUIP	EQ	ELECTRICAL XFMR	ET

- EXISTING SIDEWALK
- EXISTING CURB (TYP)
- PROPOSED POWER PANEL ON PROPOSED BALLAST MOUNT
- PROPOSED CHIMNEY SHROUD
- PROPOSED QUASI-OMNI ANTENNA ON PROPOSED TRIPOD MOUNT
- PROPOSED 12'-0" x 27'-0" LEASE AREA BY VERIZON WIRELESS
- PROPOSED EQUIPMENT CABINET ON PROPOSED BALLAST MOUNT
- (2) PROPOSED RRH'S ON PROPOSED BALLAST MOUNT
- PROPOSED BALLAST MOUNT
- PROPOSED 10'-0" EASEMENT



VERIZON COLOR STANDARDS			
GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
A	06-19-17	EGW	PRELIMINARY

DRAWING TITLE:
SITE PLAN

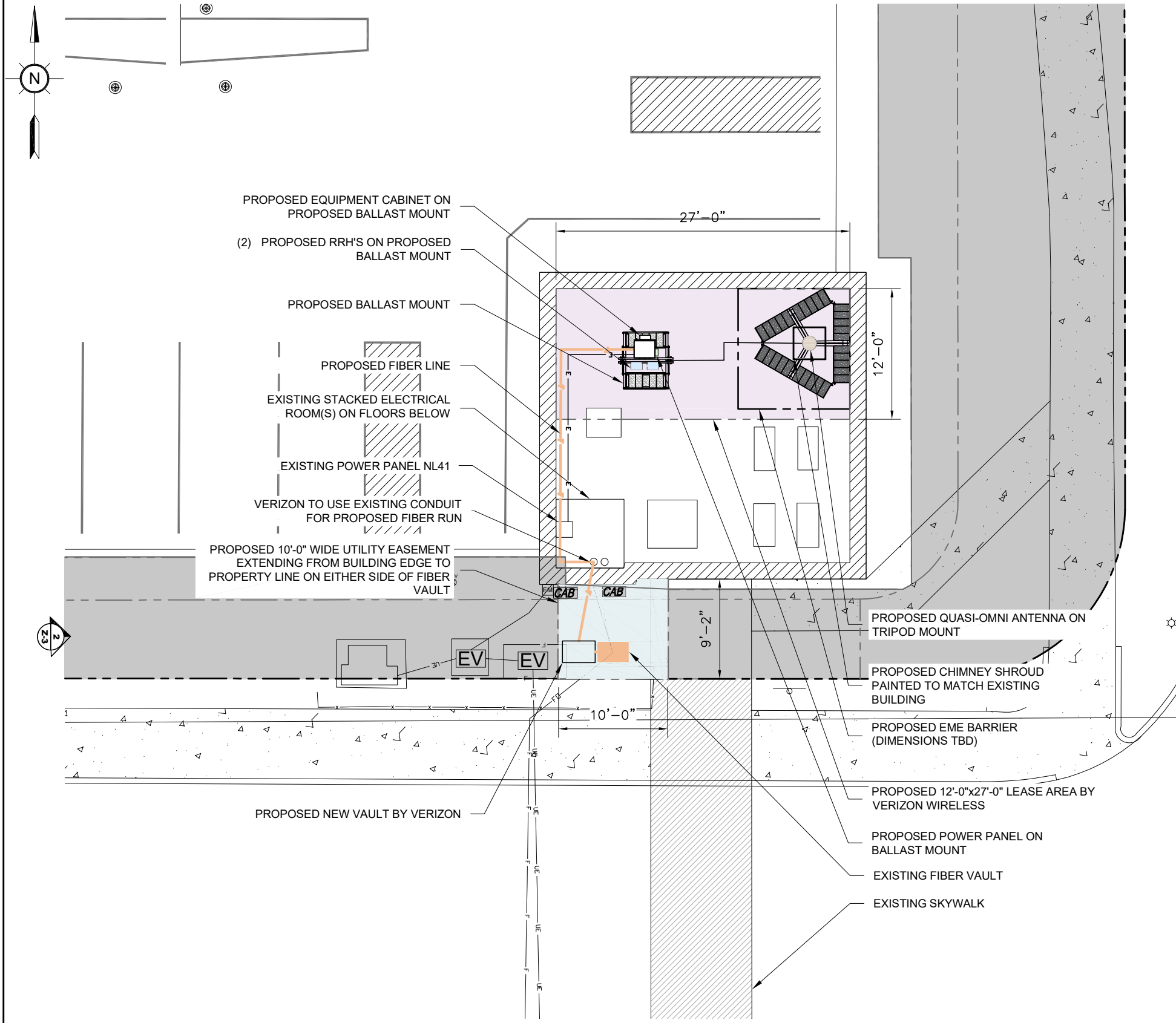
DRAWING SHEET:
Z-1

2 OF 5

SITE INFORMATION:
SITE NAME:
FTC COFFEE BREAK SC

SITE ADDRESS:
**1027 S LEMAY AVE
FT COLLINS, CO 80524**

JURISDICTION:
CITY OF FT COLLINS



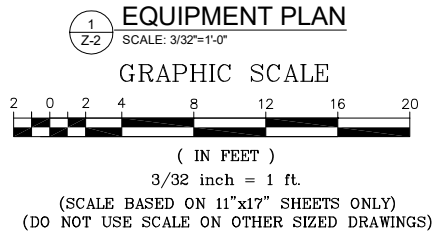
GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
8. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
9. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
10. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
11. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
12. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
13. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET TIA-222-G AS PER IBC 2012 REQUIREMENTS.
14. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
15. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
16. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.

CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
A	N/A	15'-0"	2	1/2"	COAX

NOTES:

1. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.
2. ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH THE RF DEPARTMENT PRIOR TO INSTALLING ANY ANTENNAS.



AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
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DRAWING TITLE:
EQUIPMENT PLAN

DRAWING SHEET:
Z-2

3 OF 5

SITE INFORMATION:
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FTC COFFEE BREAK SC

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**1027 S LEMAY AVE
FT COLLINS, CO 80524**

JURISDICTION:
CITY OF FT COLLINS



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
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DRAWING TITLE:

**PERSPECTIVE
ELEVATION**

DRAWING SHEET:

Z-3

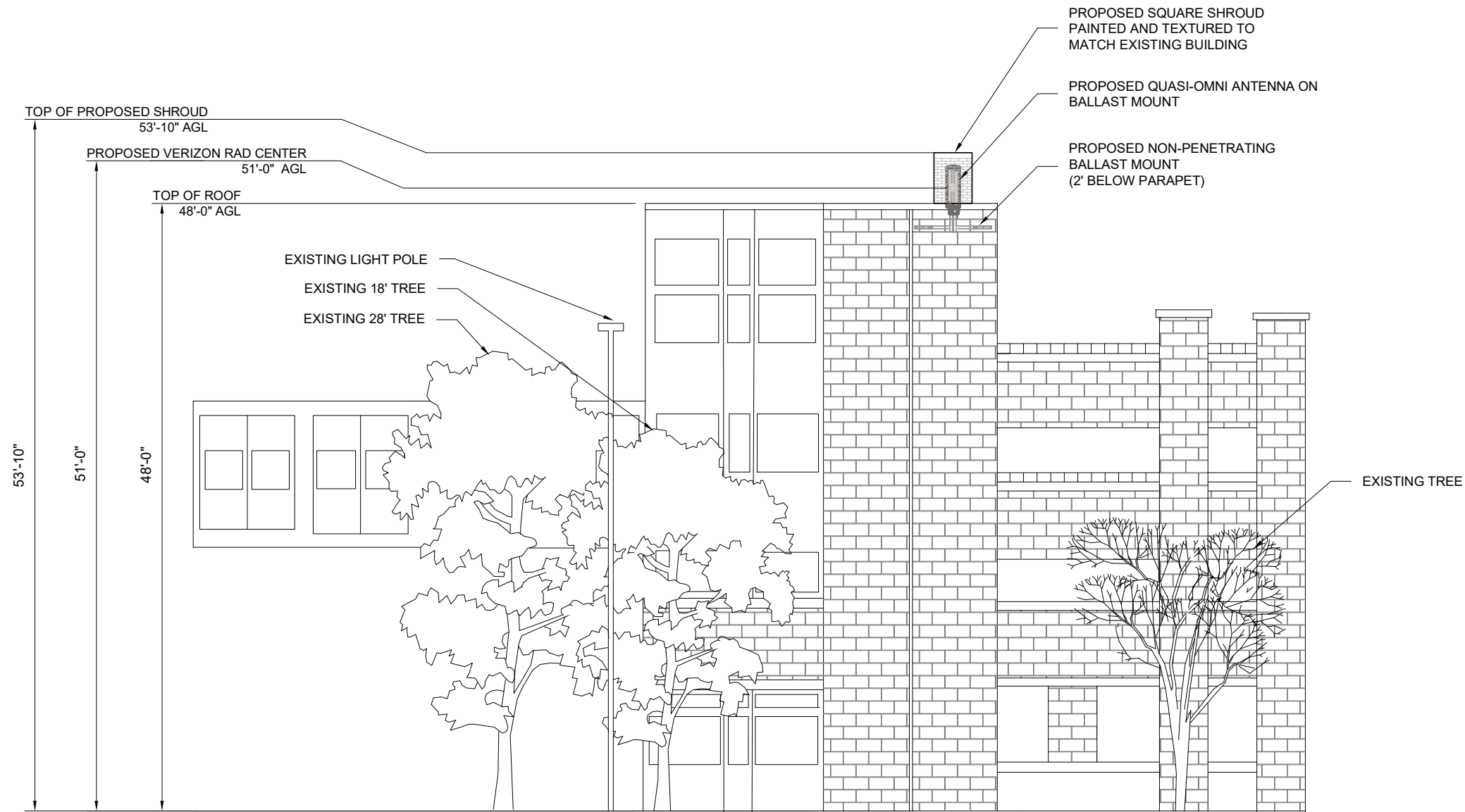
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JURISDICTION:
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ELEVATION
SCALE: 3/32"=1'-0"



(IN FEET)
3/32 inch = 1 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

NOTE:

CONCEALING CHIMNEY SHROUD WILL BE FINISHED IN A COLOR THAT MATCHES EXISTING BUILDINGS APPEARANCE.



3131 SOUTH VAUGHN WAY #500
AURORA, COLORADO 80014
(303) 873-2652



5555 CENTRAL AVENUE #100
BOULDER, COLORADO 80301
PH: (720) 304-6882
FAX: (720) 304-6883

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DRAWING TITLE:

LINE OF SIGHT

DRAWING SHEET:

Z-4

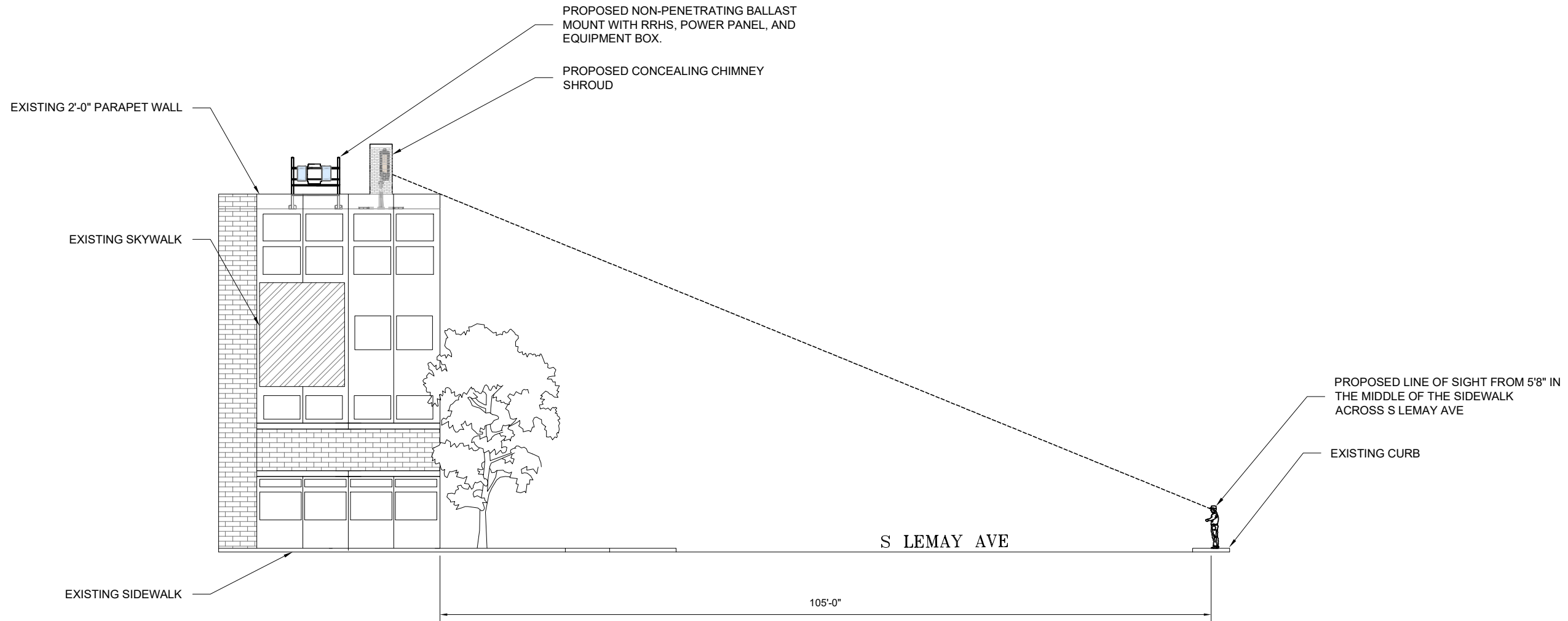
5 OF 5

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FT COLLINS, CO 80524

JURISDICTION:
CITY OF FT COLLINS



1
Z-4
PROPOSED LINE OF SIGHT
SCALE: 1/16"=1'-0"



(IN FEET)
1/16 inch = 1 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)



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