

Conceptual Review Agenda

Schedule for 12/21/15 to 12/21/15

281 Conference Room A

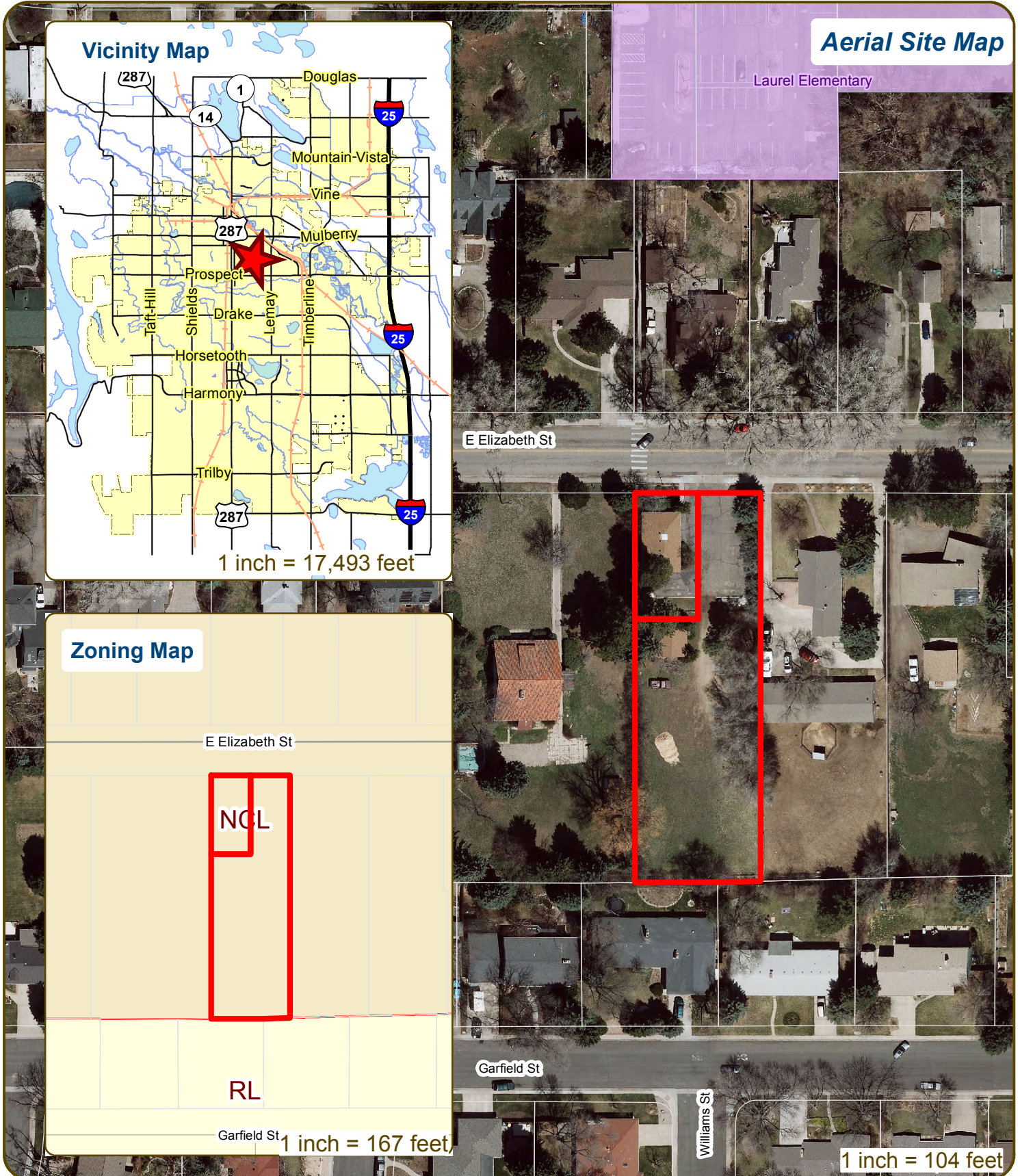
Monday, December 21, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	811 Elizabeth St - Replat and Single-Family Home CDR150087	Barry Schram (970) 690-8526 barry@lamarvalleycraftsman.com	This is a request to replat the lots at 811 Elizabeth St. and build a single-family home (parcel #'s 9713400012 and 9713400006). The proposal calls for expanding the front portion of the lot to be 8,000 sq. ft. The existing structure on this lot would then be enlarged by 300 sq. ft. The single-family home would then be built in the back portion of the lot and have 20' of frontage on Elizabeth. The site is located in the Neighborhood Conservation – Low Density (NCL) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey
10:15	Poudre River Downtown Park CDR150088	Roger Sherman (970) 223-7577 rsherman@bhadesign.com	This is a request to construct a park along the Poudre River near downtown (parcel #'s 9712200909, 9712200910, 9712200964, 9712200913, 9712200934, 9712224902, and 9712200910). The proposed improvements include public open space, parking, kayaking features, river channel and bank enhancement, a new pedestrian bridge, and river access areas, amongst others. The site is located in the Public Open Lands (POL) and Community Commercial - River District (CCR) zone districts. This proposal will be subject to Administrative (Type I) review.	Rebecca Everette

Monday, December 21, 2015

Time	Project Name	Applicant Info	Project Description	Planner
11:00	303 N Loomis Ave - Fourplex CDR150089	Cynthia Reffler (970) 490-2962 cynthia@cjrhomes.com	This is a request to build a fourplex at 303 N Loomis Ave (parcel #9711228001). The proposal shows three additional units to be added behind the existing single-family home. The new units will be connected to the existing house. The proposed site plan shows three additional off-street parking spaces along the alley. The site is located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson

811 Elizabeth St Replat and Single-Family Home



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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) _____

Barry Seaman - Purchasing the property in November

Business Name (if applicable) _____

Your Mailing Address 2600 BUSH CREEK DRIVE, FORT COLLINS 80528

Phone Number 690-8526 Email Address Barry P Lamal Valley Craftsman.com

Site Address or Description (parcel # if no address) _____

811 EAST ELIZABETH / # 97134.00.012 - AWD - # 97134.00.006

Description of Proposal (attach additional sheets if necessary) _____

→ SEE ATTACHED SUMMARY

Proposed Use KEEP EXISTING Existing Use VACANT LOT + COMMERCIAL BUILDING

Total Building Square Footage _____ S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures UNKNOWN

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 KEEP AS IS _____ 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?

Lamar Valley Craftsman LLC

Where ~
Environment Matters,
Quality is Honored &
Relationships Forged!!

October 16th, 2015

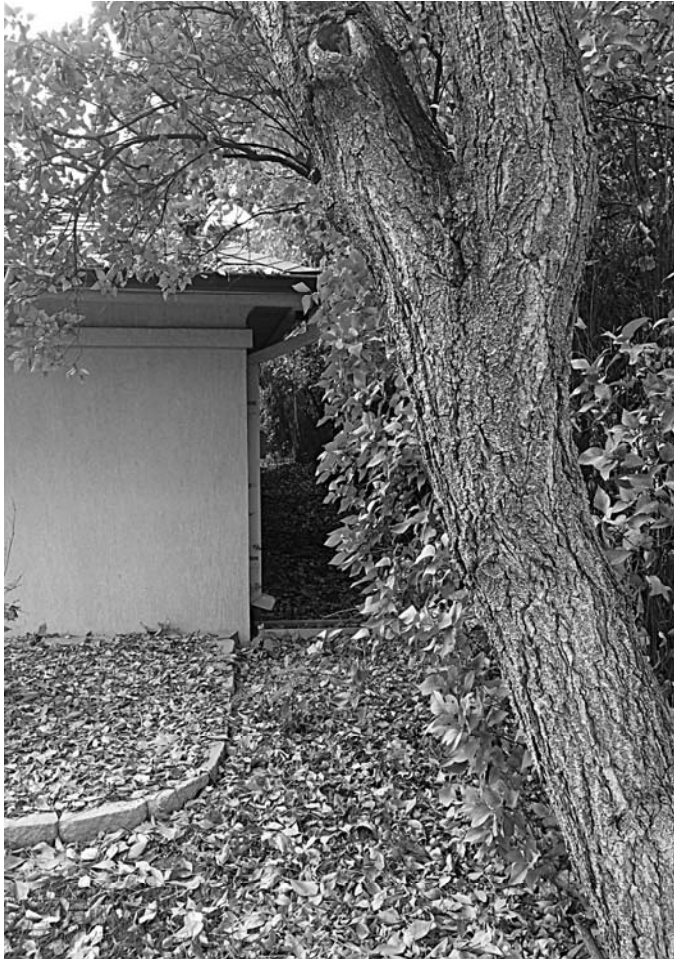
To: City of Fort Collins
Re: Conceptual Review @ 811 East Elizabeth Street

1. **Plat Lots** – current lots @ 811 East Elizabeth Street, Larimer County reception #97134.00.012 & #97134.00.006, have never been platted.
2. **Adjust Lot Lines** – small lot with current non-conforming commercial building is 5,000 square feet total, 50' wide at Elizabeth Street and 100' deep. Adjust width at Elizabeth Street to 80' for new overall size to be 8,000 SF.
3. **Increase Square Footage of Building** – existing building is approximately 1,250 square foot, and would like to increase this by 300 SF. This additional space would be located at the rear of the building.
4. **Single Family Home** – existing unimproved lot to have new single family home built on it with frontage and access at 20' wide at Elizabeth Street.

Please contact Barry Schram at barry@lamarvalleycraftsman.com with questions or thoughts.

Regards,

Barry M. Schram
Barry Schram
Owner / Project Manager





January 04, 2016

Barry Schram
2620 Brush Creek Dr
Fort Collins, CO 80528

Re: 811 Elizabeth St - Replat and Single-Family Home

Description of project: This is a request to replat the lots at 811 Elizabeth St. and build a single-family home (parcel #'s 9713400012 and 9713400006). The proposal calls for expanding the front portion of the lot to be 8,000 sq. ft. The existing structure on this lot would then be enlarged by 300 sq. ft. The single-family home would then be built in the back portion of the lot and have 20' of frontage on Elizabeth. The site is located in the Neighborhood Conservation - Low Density (NCL) 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, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Minimum lot size shall not be less than 6,000 sf.
2. The N-C-L zone district has maximum floor area for the over all lot and in the rear half of the lot. See section 4.7(D)(2) for full details.
3. The existing parking lot is void of parking lot landscaping and would need to brought into compliance with current landscape standards.
4. The new single family dwelling will be required to provide off-street parking.
5. Please refer to Land Use Code section 1.5 for increases to the nonconforming structure.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. There is an existing 8-inch water main in Elizabeth Street with a ¾-inch water service to the existing commercial building. There is not a water tap on record for the other lot.

2. 2. If this project requires a larger water tap for the commercial building, then the existing water tap must be abandoned at the main.
3. 3. A new and separate water tap and meter will be required for the residential use.
4. 4. There is an existing 8-inch sewer main in Elizabeth Street but neither property parcel ties into the City sewer. The location of the leach field for the existing septic system is unknown.
5. 5. Both the existing commercial use and the new residential building will be required to tap into the municipal city sewer for this project. Each use (commercial and residential) will be required to have its own separate service.
6. 6. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
7. 7. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Check with Engineering on any requirement related to the sidewalk width. Does it meet current standards, and if not, does it need to be upgraded?

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual
2. 2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. 3. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
4. 4. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot.
 - a. Alternatively, if you can demonstrate that the overall imperviousness on the site is less than 53% (the assumed imperviousness for this basin in the Spring Creek Master Drainage Plan) then quantity detention will not be required on this site. The imperviousness calculation will need to include half of the street width along the entire frontage of the property.

5. 5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
6. 6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. 7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
- 7.

Department: Historical Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. Any exterior changes to or demolition of buildings 50 years old or older need to be reviewed under the City's Demolition/Alteration Review Process (Municipal Code Section 14-72). This process determines a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs of all sides of each building or structure, provided by the applicant. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Additionally, photos of the front elevation of adjacent buildings or structures are also required, to show the context of the building. Digital photos are encouraged, and may be sent to kmcwilliams@fcgov.com. Hard copies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. This project is located adjacent to and near properties that have the potential to be individually eligible for Landmark designation. To determine the eligibility of these properties, staff will need to receive good quality photographs of all elevations (and partial elevations) visible from public rights of way, including alleys. Staff will also need photos of the properties a minimum of two deep on either side, and behind the project, for context.

There is insufficient information at this time to be able to assess how the project would comply with the Standards in Section 3.4.7. The character of the proposed building will be key to meeting these Standards, and the building's location, materials, and its design, especially height and articulation, will all play a part. The applicant is encouraged to take advantage of complimentary reviews with the Landmark Preservation Commission Design Review Subcommittee very early in the project. These may be arranged by contacting staff.

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 a building's perimeter. The setback distance from the road would suggest that an Emergency Access Easement would be needed on the property or the new home would require a residential fire sprinkler system to be installed as an offset to the code deficiency. 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

A fire hydrant is required within 400' of every residential home. It is unclear if this condition would be met with construction of the new home. If a hydrant cannot be located within 400' of the residence, a fire sprinkler system would be required. Code language provided below.

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

3. PREMISE IDENTIFICATION

When a building is set back significantly from the road, addressing may be required to be posted both on the building and at the street to assist with 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: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

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

1. Green Building and the Climate Action Plan:
<http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
2. Solar Energy:
<http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

Department: Engineering Development Review

Contact: Katie Sexton, 970-221-6501, ksexton@fcgov.com

1. Katie Sexton, 221-6501 or ksexton@fcgov.com, will be the Engineer assigned to this project. Please contact her if you have further questions regarding the engineering comments or requirements.
2. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
3. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
4. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
5. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
6. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
7. This project is responsible for dedicating any right-of-way (likely needed for future detachment of sidewalk) and easements that are necessary or required by the City for this project. This shall include standard utility easements that are to be provided behind the right-of-way (9 feet along E Elizabeth Street).
8. LCUASS access spacing standards (Table 7-3) require 30' spacing between driveway edges on a minor collector street.
9. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
10. 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.
11. 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.

12. 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.
13. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
14. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
15. 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: Luke Unruh, 9704162724, lunruh@fcgov.com

1. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:
<http://www.fcgov.com/utilities/business/builders-and-developers>

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. The minimum lot width in the NCL is 40 feet. You will need to seek a modification to get allow the 20 foot lot width desired for the new single-family home.
2. There are maximum floor-area ratios (FAR) for lots in the NCL. The overall FAR limit for lots over 10,000 sq. ft. is 30% of the lot area plus 250 sq. ft. for an accessory detached structure. The allowable floor area for the rear half of the lot shall not exceed 25% of the square footage of the rear half. If the replat ends up creating a flagpole lot, then you could run into issues related to the amount of allowable floor area in the rear half of the yard. If you exceed the FAR limits, you will need to seek a modification to the applicable standards.
3. Since this proposal includes enlarging an existing non-conforming use, the proposal will be reviewed by the Planning & Zoning Board. The proposal must meet a series of performance standards outlined in section 1.5.5 of the Land Use Code, including a maximum expansion in square footage of 25%.
4. Is the existing office still in use? If the office has been out of operation for more than 12 months, the use would be considered abandoned and any new use would have to conform with the existing permitted use list outlined in section 4.7(B) of the Land Use Code.
5. Since the new lot for the single-family home is proposed to have less than 40 feet of street frontage, the new house must also include two off-street parking spaces.
6. The office will need to add four spaces of bike parking. At least one of the spaces must be provided in an enclosed location. The remaining parking can be provided via fixed rack.

7. 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.
8. 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.
9. 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>.
10. 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.
11. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
12. 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.
13. 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.

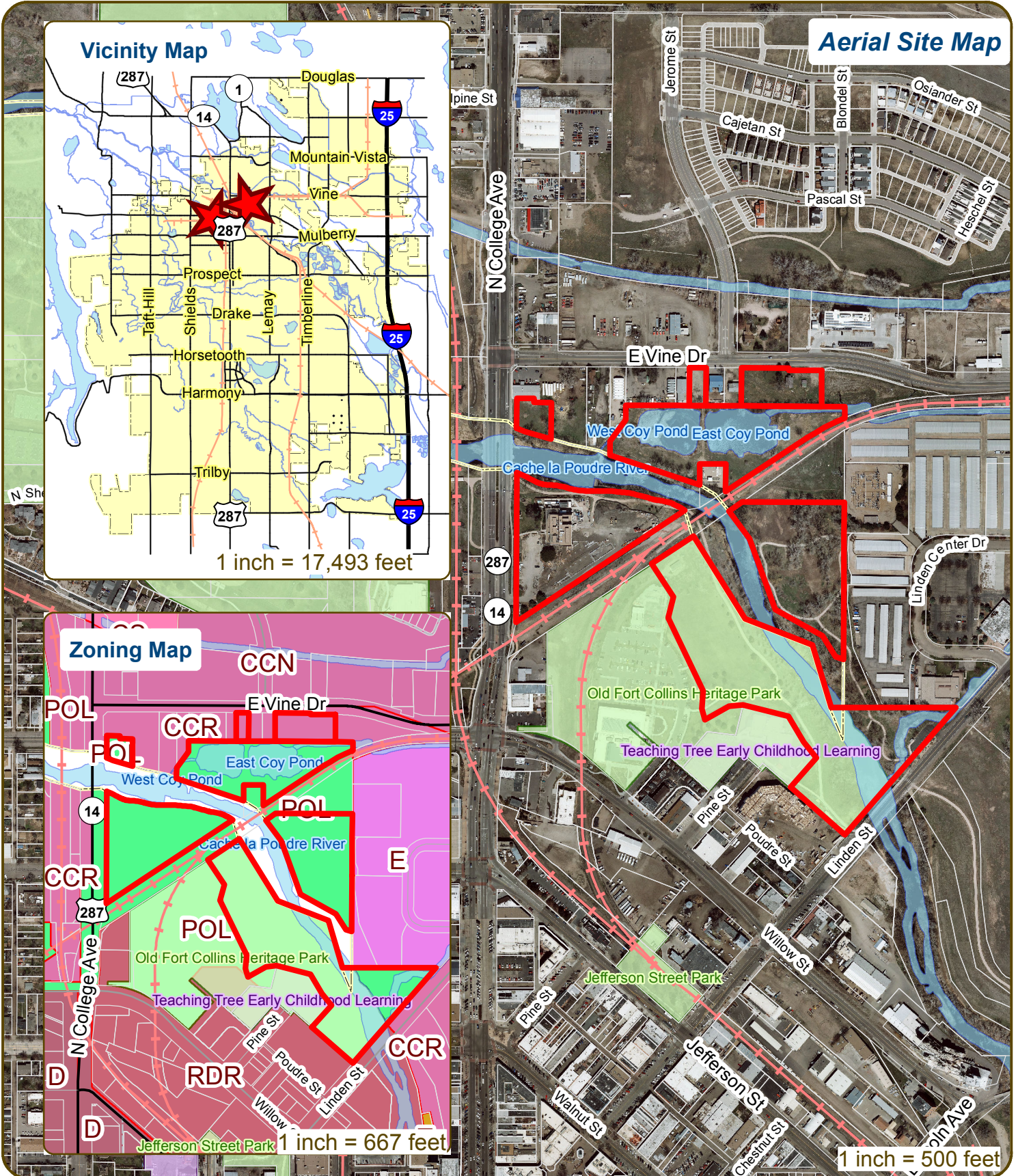
Energy Code Use

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

Poudre River Downtown Park



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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) _____

Roger Sherman - Consultant

Business Name (if applicable) BHA Design Incorporated

Your Mailing Address 1603 Oakridge Drive Fort Collins, CO 80525

Phone Number 970-223-7577 Email Address rsherman@bhadesign.com

Site Address or Description (parcel # if no address) _____

Parcel #'s: 9712200909, 9712200910, 9712200964, 9712200913, 9712200934, 9712224902, 9712200910

Description of Proposal (attach additional sheets if necessary) Proposed improvements include: public open space, parking, trails, kayaking features in the river, river channel and bank enhancements, a new pedestrian bridge, river access areas, elevated overlook and terraced seating areas on south bank, and a new public restroom.

Proposed Use Public Open Space and Recreation Existing Use Gustav Swanson Natural Area, River, Trail

Total Building Square Footage TBD S.F. Number of Stories 1 Lot Dimensions varies, see site plan

Age of any Existing Structures There are no existing buildings. The Coy diversion has been modified and is not eligible

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.

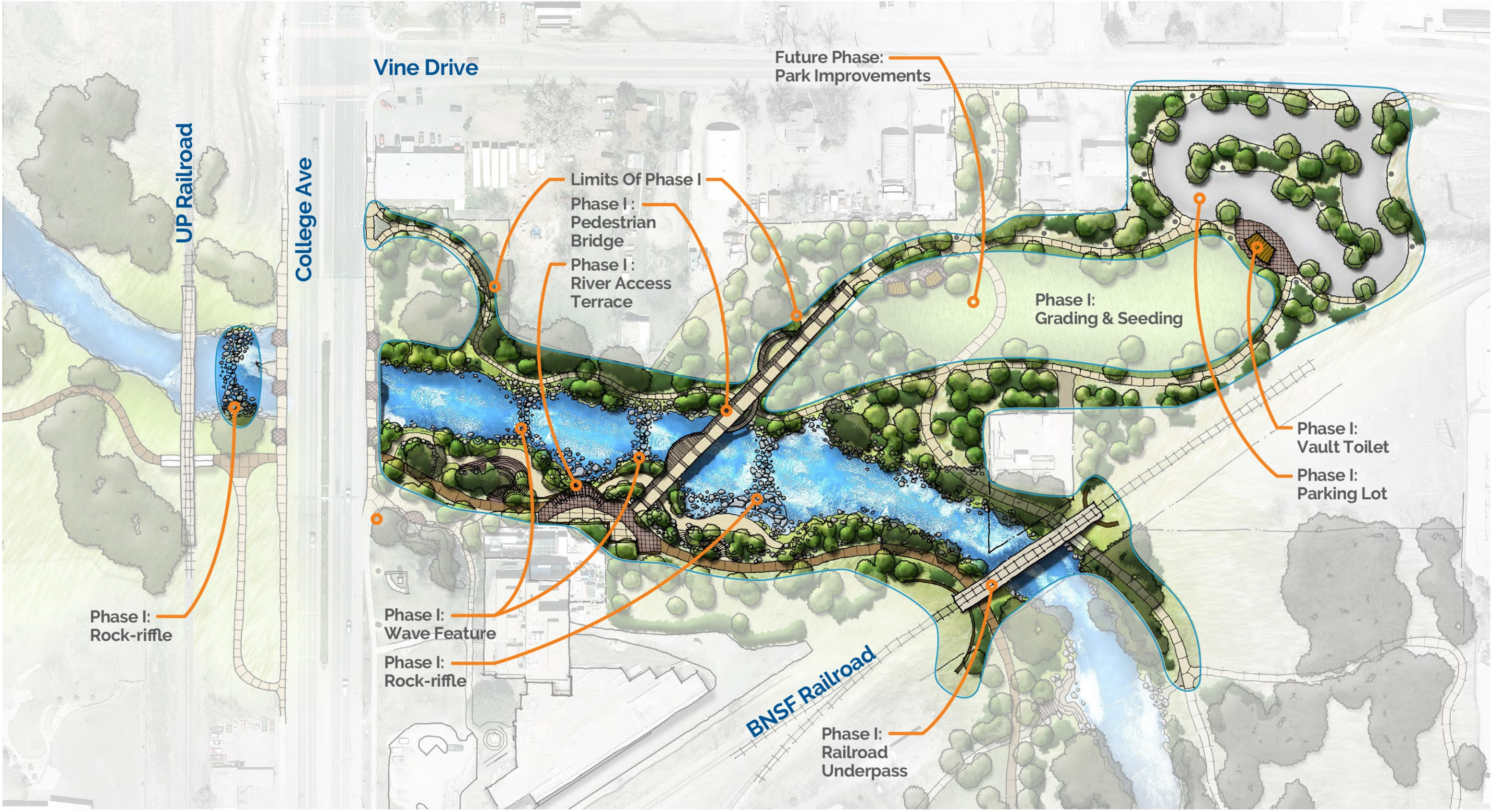
Is your property in a Flood Plain? [X] Yes [] No If yes, then at what risk is it? High

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

Increase in Impervious Area 25,000 to 30,000 square feet of additional 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?





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

January 05, 2016

Roger Sherman
BHA Design
1603 Oakridge Dr
Fort Collins, CO 80525

Re: Poudre River Downtown Park

Description of project: This is a request to construct a park along the Poudre River near downtown (parcel #'s 9712200909, 9712200910, 9712200964, 9712200913, 9712200934, 9712224902, and 9712200910). The proposed improvements include public open space, parking, kayaking features, river channel and bank enhancement, a new pedestrian bridge, and river access areas, amongst others. The site is located in the Public Open Lands (POL) and Community Commercial - River District (CCR) zone districts. 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, Rebecca Everette, at 970-416-2625 or reverette@fcgov.com.

Comment Summary:

Department: Zoning

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

1. When providing off-street parking some of the spaces are required to be Handicap parking spaces. These spaces should be located close to trail connections and bathrooms.
2. A lighting plan is required. Please provide a photometric site plan with cut-sheets of the proposed light fixtures.
3. Parking spaces have 15ft setback from the property line along Vine Drive.
4. The site plan should include the number of bicycle parking spaces and locations.
5. Where are trash/recycling containers? Are dumpsters associated with project? If so an enclosure is required.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. There is an existing 6-inch water main in Vine Drive.
2. 2. For the two parcels included in this application that are located adjacent to Vine Drive: Parcel # 9712200909 (Address 213 E Vine Drive) has an existing ¾" domestic water service; Parcel # 9712200964 (Address 205 E Vine Drive) has an existing ¾" domestic water stub for future use.
3. 3. If this project requires larger water tap(s), then the existing water tap(s) must be abandoned at the main.
4. 4. There is an existing 12-inch sewer main and 21-inch sewer main further east in Vine Drive. This system is fairly shallow ranging in depths from 6-8'.
5. 5. What is the intention with the vault toilet? Please note Section 26-236 of the municipal code that states that the owner of a structure situated within the City may be required to be connected to the public sewer if the sewer is within 400 feet of the property line. Please review this section of code to determine how this should apply to this project.
6. 6. For further existing utility information, I have provided schematic utility maps to Matt Day for distribution to the design team. These maps show utilities adjacent to all the Phase 1 and Future park parcels.
7. 7. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
8. 8. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. We'll need to get an estimate of the anticipated traffic associated with the proposal to determine whether any further traffic analysis or traffic impact study is needed. It may require a traffic memo.
2. We'll need to identify adjacent street improvements on Vine.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. Coy Ditch is deactivated and the headgate from the Poudre River is no longer active. The Coy Ditch ponds are groundwater fed and have wetlands around the perimeter of the ponds. There is also a stormwater piping system from Vine Drive directing runoff into these ponds.
2. 2. There is an existing miscellaneous detention pond located on Parcel # 9712200909 (Address 213 E Vine Drive).
3. 3. The design of this site must conform to the drainage basin design of the Poudre Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
4. 4. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

5. 5. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate unless you can demonstrate that the site stormwater runoff peaks prior to the river.
6. 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. 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 for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. 8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
9. 9. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found 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.
10. 1. This property is located in the FEMA-regulated, 100-year Poudre River flood fringe and floodway and must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
11. 2. All of the proposed improvements in the Poudre River floodway and flood fringe must go through a CLOMR/LOMR process. This includes but is not limited to improvements in the channel, the pedestrian bridge, the railroad underpass, fencing, hard surface paths, trails and walkways, landscape features, and vegetation. The CLOMR for the project must be approved by both the City and FEMA before construction can begin.
12. 3. Please add the floodplain and floodway boundaries to the site plan so that it is clear what zone the improvements are located in. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for the CAD line work.
13. 4. No outdoor storage of floatable materials is allowed. Items such as trash cans, benches, park equipment, dumpsters, etc. must be anchored per an approved engineered design to prevent them floating downstream as debris. As vehicles are considered to be floatable, new parking areas must only allow daytime parking when owners are on site to remove vehicles if the area begins to flood. No overnight parking of vehicles is allowed. A plan for how to monitor the no overnight parking requirement should be included in the floodplain use permit application.

14. 5. There are multiple options for the toilet. First, the vault toilet could be located outside of the floodplain after the LOMR is completed but could not be constructed until the LOMR is approved by both the City and FEMA. In that case the toilet would not need to meet floodplain requirements. Second, if the toilet will remain in the flood fringe, the bottom of the vault must be 24 inches above Base Flood Elevation. After construction, a FEMA elevation certificate is required to certify the structure was constructed as designed. Alternatively, as a third option, if a traditional flush toilet is used rather than the vault toilet, the floor of the structure would need to be elevated 24 inches above Base Flood Elevation.
15. 6. Development review checklists 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.
16. 7. 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.

Department: Historical Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. Because this project includes federal involvement, compliance with Section 106 of the National Historic Preservation Act will be required to consider the effects of this project on historic properties and to allow for public comment. Please contact Kaitlin Dorn, kdorn@fcgov.com; 970-416-4250 for more information about the process.
2. The Landmark Preservation Commission will be a consulting party for the Section 106 compliance process. Staff encourages the applicant to schedule appearances at LPC hearings to inform them of progress and get conceptual review comments early in the process.
3. There is insufficient information at this time to be able to assess how the project would comply with the Standards in Section 3.4.7. The character of the proposed project will be key to meeting these Standards. The applicant is encouraged to take advantage of complimentary reviews with the Landmark Preservation Commission very early in the project. These may be arranged by contacting staff.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE ACCESS
Poudre Fire Authority would like to enter into early discussions with the project team regarding the functional design of this park. As one of the recreational uses will include a focus on river use, adequate ability to gain river access will be critical for emergency responders. There could be an opportunity through interpretive signage or other means to educate the public and promote water safety in or near moving water. From a pre-planning perspective, it may be beneficial to design and include pre-engineered anchor points for rope rescue and boat based operations (or allow training opportunities for water rescue scenarios). I look forward to creating a safe environment for all users through the pre-planning process. Please contact me at any time to begin this discussion.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (Poudre River, Coy Ponds, riparian forest, wetlands). The

ECS should include a delineation of all wetlands on the site as per Article 3.4.1(D)(2).

Please note the buffer zone standards range from 50-200' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. Based on the analysis and recommendations in the ECS, we can discuss the appropriate size and location for each buffer zone and any required mitigation measures.

Please contact me if you would like to discuss the scope and requirements of the ECS further. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

2. Within a buffer zone, according to Article 3.4.1(E)(1)(g), the City has the ability to determine if the existing landscaping is incompatible with the purposes of the buffer zone. Please ensure that your ECS discusses the existing vegetation and identifies potential restoration options. If it is determined to be insufficient, then restoration and mitigation measures will be required.
3. With respect to lighting, the City of Fort Collins Land Use Code, in Article 3.2.4(D)(6) requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over to buffer areas.

In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (closer to 2700K) for your LED light fixtures. Please also consider fixtures with dimming capabilities.

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native landscaping is encouraged to the extent possible, as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more.

We will need to meet on site along with the City Forester to identify significant trees and groves and discuss tree protection and mitigation prior to your submittal.

6. For any tree removal, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
7. Projects in the Vicinity of the Poudre River must also comply with Section 3.4.1(I)(1) of the Land Use Code, which states the following: "Projects in the vicinity of large natural habitats and/or natural habitat corridors, including, but not limited to, the Poudre River Corridor and the Spring Creek Corridor, shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations."

Please include a description of how this requirement is being met with your project narrative at the time of submittal.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
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. Vine Drive will need to be improved. More discussion will be needed for how the cross section of Vine Drive will look. This will be determined by the College & Vine Revitalization Study Vine Drive Concept.
7. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way. A 9' utility easement will be needed along Vine Drive and 15' utility easement along College Avenue. ROW will be needed for the 213 E Vine Drive and 205 E Vine Drive properties. If 105 E Vine Drive will be included in the project, ROW will also be needed for this property.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. 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.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. Depending on parking lot volume, the minimum setback for an arterial roadway is 50', with a maximum setback of 100'. This distance is from the flowline to the first parking stall.
12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
13. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.

14. 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.
15. 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: Luke Unruh, 9704162724, lunruh@fcgov.com

1. Electric Capacity Fee, Building Site charges, and any necessary system modification charges may apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:
<http://www.fcgov.com/utilities/business/builders-and-developers>
2. If electric needs apply please contact Light & Power Engineering at 970-221-6700

Planning Services

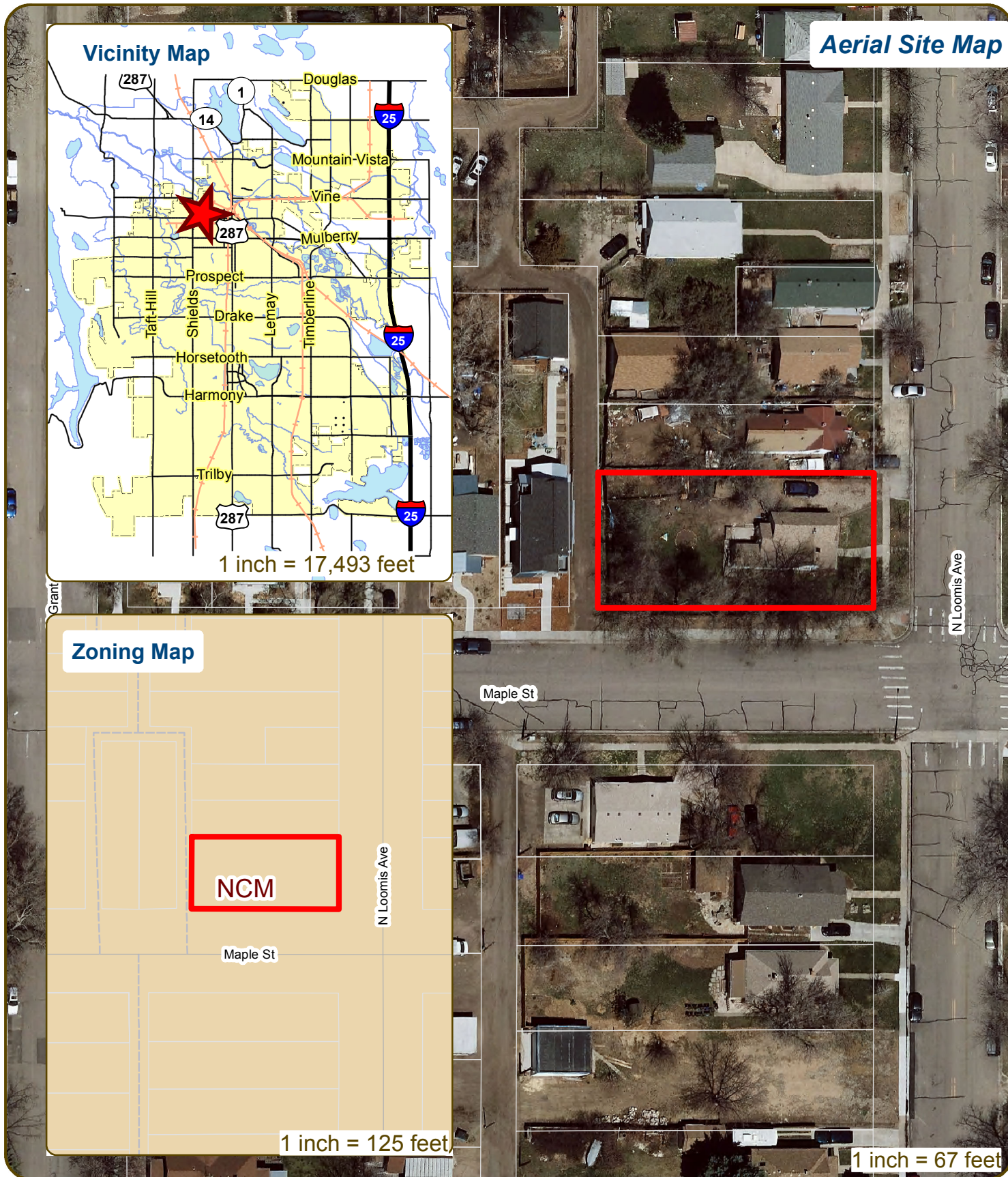
Contact: Rebecca Everette, 970-416-2625, reverette@fcgov.com

1. This site is located within the Public Open Lands (POL) and Community Commercial - Poudre River (CCR) zone districts and will be subject to the requirements of both zone districts, as applicable. While parks, recreation and open lands are typically permitted subject to administrative review (Type I), because this is a City project it will be subject to Planning & Zoning Board Review, as described in LUC Section 2.17 (City Projects).
2. A neighborhood meeting will be required at least 10 days prior to submittal. Given the interest in this project by the broader community, I recommend an open house-style event that is more widely advertised than a typical neighborhood meeting to maximize the opportunity for public comment. Please coordinate with me on scheduling, notification, location, and format for this meeting.
3. This project appears to meet the purpose statement for the Public Open Lands (POL) district, which is intended for "large, publicly owned parks and open lands which have a community-wide emphasis." There are no specific land use or development standards for this district.
4. This project also appears to meet the intent of the Community Commercial - Poudre River (CCR) district, which is intended for "moderate intensity uses that are supportive of Downtown" and are "compatible with the scenic, cultural, natural and historical context of the River and Downtown."
5. Per LUC Section 4.20(D)(2), the new walkways, particularly along Vine Drive and around the parking lot, should emphasize the characteristics and views of the Poudre River.
6. LUC Section 4.20(D)(3)(a) specifies that new parking lots and vehicle use areas should be located behind buildings fronting on the street or in side lots. Given that there are no large buildings associated with this project, the parking lot should instead be heavily screened from Vine Drive with landscaping. Section 3.2.1(E)(4)(b) contains specific screening requirements.

7. Please reference LUC Section 4.20(D)(3) for specific guidance related to building design, colors, and materials for the restrooms.
8. Plants and landscape materials that are native to the river corridor should form the basis of the landscape design to enhance the natural qualities of the river corridor.
9. Note the minimum species diversity requirements for new trees to be planted. See LUC Section 3.2.1(D)(3) for specific requirements.
10. How many parking spaces will be included in the parking lot? Note that 6 percent of the interior space of the parking lot (if less than 100 spaces) should be landscaped area. Landscape islands are required every 15 parking spaces (at a minimum).
11. Connecting walkways should be provide along all sides of the parking lot. There do not appear to be any walkways on the east side of the parking lot.
12. Bike parking should be provided at a ratio of 1 to every 2,000 square feet, with a minimum of 4. This site may generate significant bike traffic, so please ensure that adequate space is provided for bike parking on both sides of the river.
13. The parking requirements for outdoor recreational uses range from 0.1/person capacity to 0.3/person capacity. In your submittal, please indicate how many spaces are provided and the calculations for determining the number of spaces required for this particular use. Please indicate whether there will be any shared parking agreements with other properties for peak days and special events.
14. Please include a trash and recycling enclosure near the parking lot, as well as trash receptacles in the high-use area on the south side of the river.
15. Will changing rooms be provided in the restroom building (or in a separate building)? Changing rooms will be a key amenity for river users.
16. Will any gathering areas be provided on the north side of the river? If not, how will recreational use (e.g., spectating) be discouraged on the north side?
17. Please include details in your submittal related to the pathways and seating along the south side of the river.
18. Please describe the fencing that will be used around the utility building to the northwest of the railroad.
19. 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.
20. 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.
21. 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>.
22. 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.
23. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.

- 24.** 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.
- 25.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.
- 26.** Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.

303 N Loomis Ave Fourplex



Aerial Site Map

Vicinity Map

1 inch = 17,493 feet

Zoning Map

NCM

1 inch = 125 feet

1 inch = 67 feet

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.





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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) _____

Cynthia Reffler - Consultant

Business Name (if applicable) CJR Homes

Your Mailing Address _____

Phone Number 970.490.2962 Email Address cynthia@cjrhomes.com

Site Address or Description (parcel # if no address) 303 North Loomis

Description of Proposal (attach additional sheets if necessary) _____

Add 3 more residential units to property - each 2 bedrooms

Proposed Use Residential Existing Use Residential

Total Building Square Footage 2814 S.F. Number of Stories 2 Lot Dimensions 70' x 140'

Age of any Existing Structures 107 years old - 1908 year built

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 1200 sq ft 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:

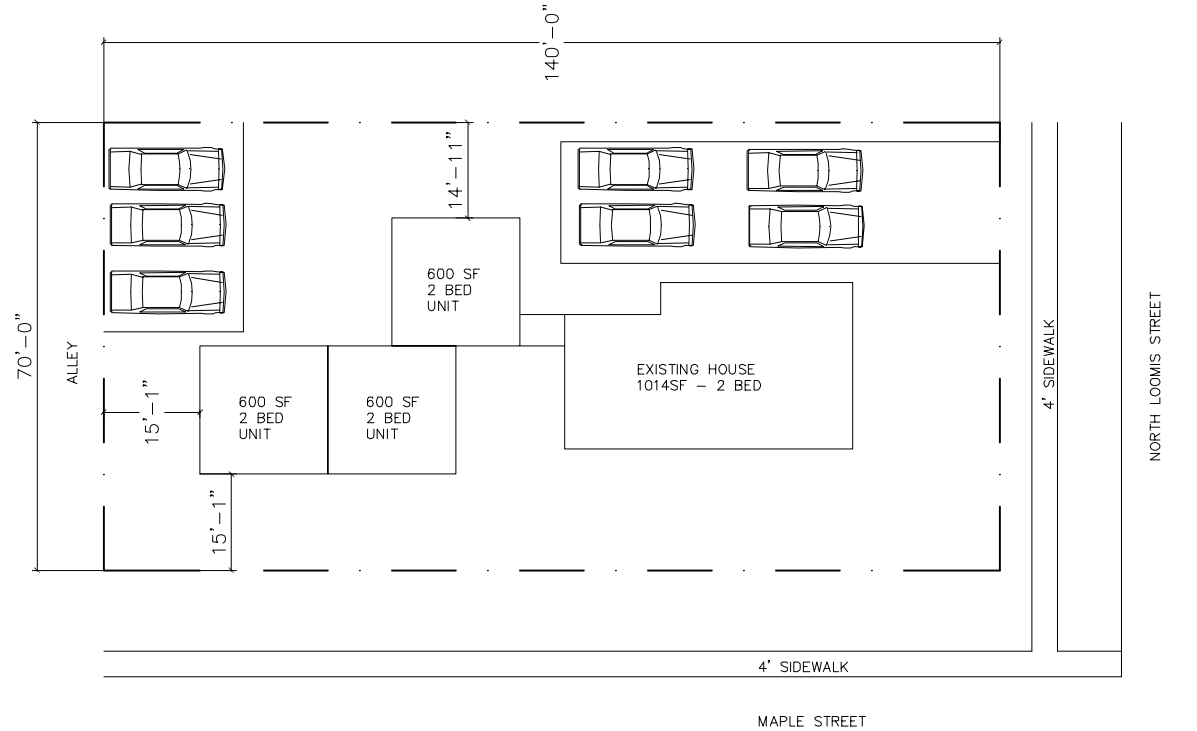
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

NEW ROOF = 1200SF

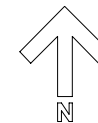
LOT SIZE = 9800SF

ZONING DESIGNATION: NCM

BUILDING SQUARE FOOTAGE:
EXISTING = 1014SF
PROPOSED = 2814SF TOTAL
ALLOWED = 3700SF TOTAL



LEGAL DESCRIPTIONS:
LOTS 1 AND 2, BLK 283,
WEST SIDE, FTC



SITE-PLAN

SCALE: 1"=30'-0"

General Notes

No.	Revision/Issue	Date

File Name and Address:
Cynthia Reffer
CJR Homes, LLC
124 Fishback Avenue
Fort Collins, CO 80521
(970)490-2962 Office
(970)215-6118 Mobile

Project Name and Address:
Diane Giffin
303 North Loomis
Avenue
Fort Collins, CO 80521

Project: SITE PLAN	Sheet: SITE
Date: December 8, 2015	
Scale: On Drawing	

























January 05, 2016

Cynthia Reffler
CJR Homes
Fort Collins, CO

Re: 303 N Loomis Ave - Fourplex

Description of project: This is a request to build a fourplex at 303 N Loomis Ave (parcel #9711228001). The proposal shows three additional units to be added behind the existing single-family home. The new units will be connected to the existing house. The proposed site plan shows three additional off-street parking spaces along the alley. The site is located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. LUC 3.2.2(C)(4)(b) 1 Bicycle parking space is required per bedroom. 60% of these need to be enclosed, 40% can be fixed racks.
2. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures.
3. LUC 3.2.2(J) A 5 foot landscaped setback area is required along the side lot lines.
4. Are you proposing one structure or two with a breezeway?
5. The rear yard setback is 5 feet from an alley.

Department: Water-Wastewater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. There is an existing 4-inch water main in Loomis Avenue with a ¾-inch domestic water service to this property. The other water system symbol shown on the City inventory map is

- an old hydrant lateral that is no longer in use, not another water service to this property.
2. 2. If this project requires a larger water tap, then the existing water tap must be abandoned at the main.
 3. 3. There is an existing 8-inch sewer main in Loomis Avenue and a 10-inch sewer main in Maple Street. It appears as though the sewer service to this property is from the 10-inch main in Maple
 4. 4. If this project requires a larger sewer service, this existing sewer service must be abandoned at the main.
 5. 5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
 6. 6. Development fees and water rights will be due at building permit.

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. 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. 2. We'll need to check the sight distance to the alley access.

Department: Stormwater Engineering

Contact: Heather McDowell, 970-224-6065, hmcowell@fcgov.com

1. 1. 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 Manual.
2. 2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. 3. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
4. 4. 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 5000 square feet. If it is greater, onsite detention is required with a 2-year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot.
5. 5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

6. 6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. 7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells (raingardens).
8. 8. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found 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: Historical Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. This project is located adjacent to and near properties that have the potential to be individually eligible for Landmark designation. To determine the eligibility of these properties, staff will need to receive good quality photographs of all elevations (and partial elevations) visible from public rights of way, including alleys. Staff will also need photos of the properties a minimum of two deep on either side, and behind the project, for context. There is insufficient information at this time to be able to assess how the project would comply with the Standards in Section 3.4.7. The character of the proposed building will be key to meeting these Standards, and the building's location, materials, and its design, especially height and articulation, will all play a part. The applicant is encouraged to take advantage of complimentary reviews with the Landmark Preservation Commission Design Review Subcommittee very early in the project. These may be arranged by contacting staff.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE ACCESS & WATER SUPPLY
Minimum fire access and water supply requirements appear to have been met with the existing roads and utility infrastructure available at the site. It is the applicants responsibility to verify that the project meets minimum requirements. Code language provided below for planning purposes.

ACCESS - 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.

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

Department: Environmental Planning

Contact: Kelly Kimple, 970-416-2401, kkimple@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native landscaping is encouraged to the extent possible, as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building and the Climate Action Plan:
<http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy:
<http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider the City's sustainability goals and ways for your development to engage with these efforts.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragsa@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. The public alley to the west of the property will need to be improved along the length of the property. Please see LCUASS Drawing 803 for Alley Intersection details.
7. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (8 foot along the alley, and 9 foot along Loomis Avenue and Maple Street).
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. The existing ramps at the corner of Loomis Avenue and Maple Street need to be updated to current standards.
10. It appears that the existing fence along Maple Street is in the public right-of-way. This fence will need to be relocated onto the property.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
12. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
15. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
16. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
17. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development . Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Luke Unruh, 9704162724, lunruh@fcgov.com

1. The site is currently being feed from a transformer roughly 275' away. Most likely this would involve a transformer upgrade, and directional boring to provide adequate power quality.
2. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.
3. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply at the owners expense.

Planning Services

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

1. The proposed project is in the Neighborhood Conservation, Medium Density District (NCM) in which multi-family units (up to 4 units) are subject to review and approval by the Planning and Zoning Board (Type 2).

Sections of the NCM District (LUC Sec. 4.8) requirements of special relevance to this project follow:

4.8(D)(2)(a)(4) Allowable floor area for the entire lot is 40% of the lot area (9,659 s.f. [RC Assessor] * 0.4 = 3,862 s.f.). As calculated in section 4.8(D)(2)(b), which will require more detailed plans.

Sec. 4.8(D)(3) Allowable floor area on the rear half of the lot is 33% of the rear half square footage. $(9,659/2=4,830 * 0.33 = 1,594$ s.f. permitted on the rear 1/2 of the lot)

Sec. 4.8(E) Dimensional Standards contains setback requirements, which your current proposal is meeting and height and solar requirements which need to be considered when creating elevations.

Sec. 4.8(F)(1) Building Design. Please consider these standards when designing the buildings.

2. Section 3.2.2(K)(1)(a) requires that multi-family dwellings with 2 bedrooms provide 1.75 parking spaces per unit ($4*1.75=7$ parking spaces). The two easternmost parking spaces preclude the use of those behind them and therefore cannot be counted toward the requirement.
3. 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.
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:

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