

Conceptual Review Agenda

Schedule for 02/22/16 to 02/22/16

281 Conference Room A

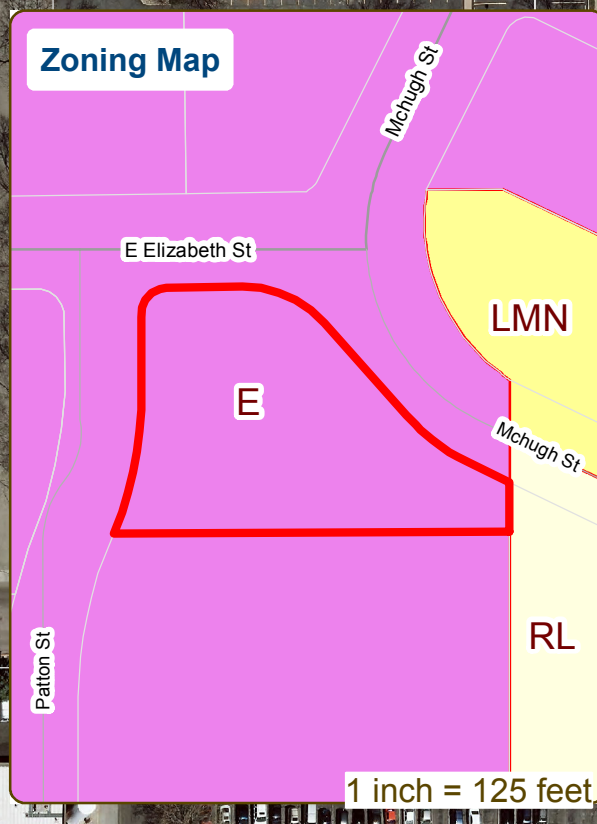
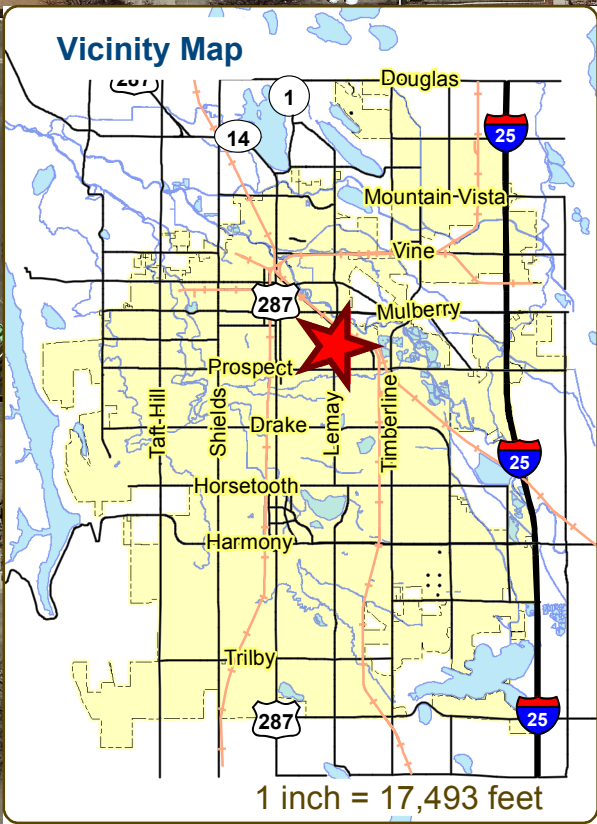
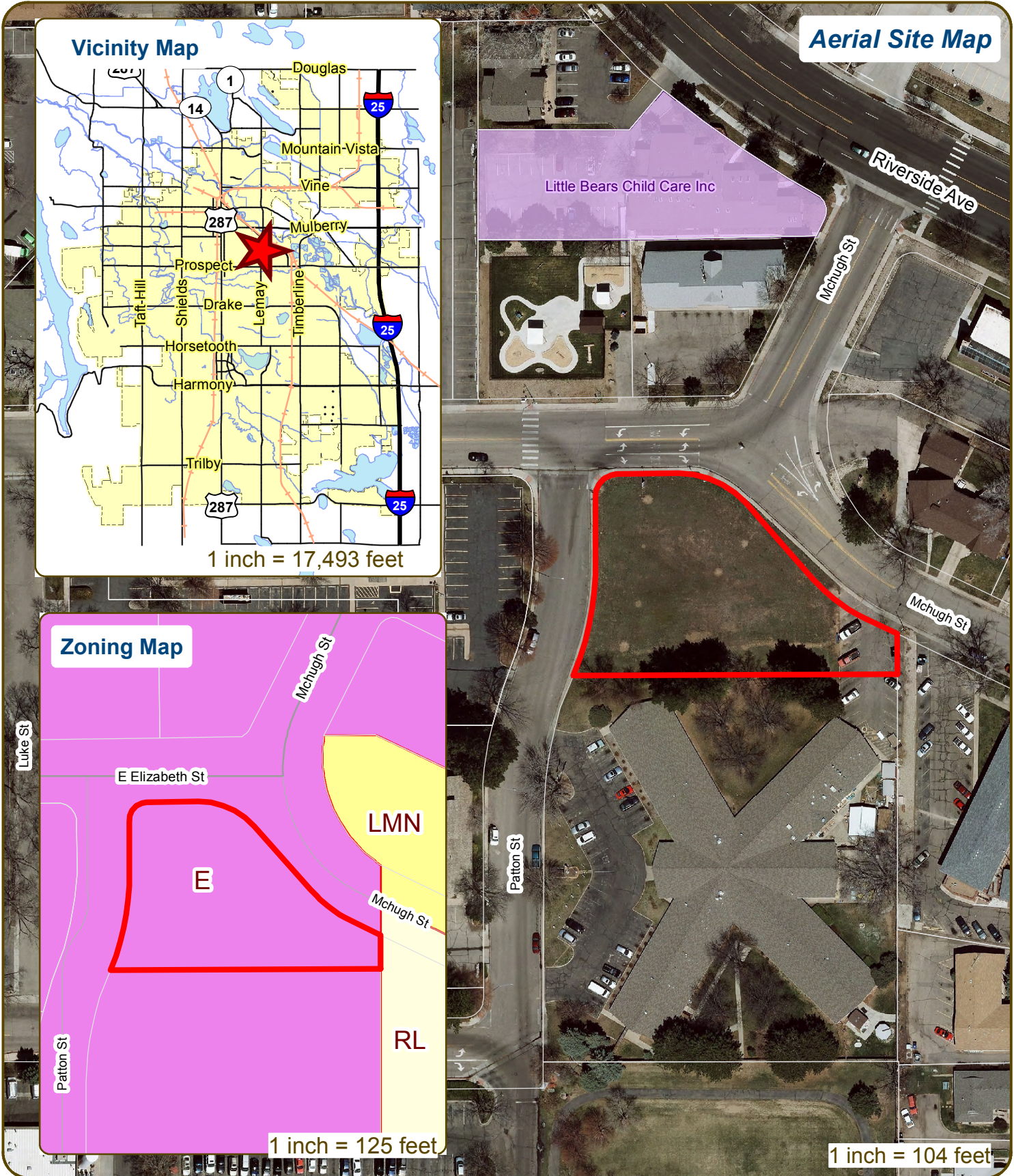
Monday, February 22, 2016

Time	Project Name	Applicant Info	Project Description	Planner
8:45	Patton and Elizabeth - Multi-family CDR160012	Nicky Galbraith (970) 389-8289 nickyinthefort@gmail.com	This is a request to build a 20 unit multi-family building at Patton and Elizabeth (parcel #8718312002). The proposed building would be three stories stepping down to two stories at the north and south end of the building. The proposed site plan shows 33 parking spaces that will serve the development. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Noah Beals
9:30	Timberline Multi-family CDR160013	Cathy Mathis (970) 532-5891 cathy@tbgroup.us	This is a request to build 228 units of multi-family housing near Prospect and Timberline (parcel #8717308003). The development will consist of 10 three story buildings. Nine of the buildings will contain 24 units with the other building containing 12 units. The parcel is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ted Shepard
10:15	Country Club Corners - Car Wash CDR160014	Jim Houck (970) 222-7624 jim.houck@firehouseexpress.com	This is a request to build a drive-thru car wash at Country Club Corners (parcel #9701261008). The facility will feature a 120' tunnel car wash with 16 parking spaces with vacuums. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.	Clark Mapes

Monday, February 22, 2016

Time	Project Name	Applicant Info	Project Description	Planner
11:00	2407 W Drake Rd - Single Family Residential CDR160015	Craig Russell (970) 484-8855 crussell@russellmillsstudios.com	This is a request to build 46 single-family residential units at 2407 W Drake Rd (parcel #9728100021). 39 of the units will be single-family attached units with the remaining 7 being single-family detached units. The proposal shows a trail connection to the Spring Creek Trail and preserving the existing barn as part of a park feature. The site is located in the Low Density Mixed-use Neighborhood (LMN) zone district. This request will be subject to Administrative (Type I) review.	Clay Frickey

Patton and Elizabeth Multi-family



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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) _____

Nicky Galbraith, equitable owner's representative

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-389-8289 Email Address nickyinthefort@gmail.com

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

0 Patton & Elizabeth parcel # 87183-12-002 Legal Description: LOT 2, E ELIZABETH, FTC

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

Proposed Use Multifamily living complex Existing Use Undeveloped land

Total Building Square Footage approx 18,500 S.F. Number of Stories Lot Dimensions

Age of any Existing Structures No existing structures

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

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

Is your property in a Flood Plain? [] Yes [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 Building and parking lot area(see attached plan) S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

DESCRIPTION OF PROPOSAL

Property “Location” & “Current Description”

- Vacant/undeveloped irregular shaped lot
- 0.63 Acres
- approx. 1 block north of Poudre Valley Hospital Parking Area
- End of block -- south of E. Elizabeth and between Patton & McHugh Streets
- No storm water system known on existing lot
- Landscape – mowed grass (sole existing natural features)

Zoning District: Employment District
(adjacent to LMN & RL Zoning)

Property Features

- 2 blocks walking distance to hospital, surrounding businesses, and medical facilities.
- Convenient vehicular access to S. Lemay Ave. and Riverside Ave.

Surrounding Land Use:

Contiguous Properties:

- Rehabilitation & Nursing Center of the Rockies
(Approx. 25,000 sq. ft. on 2 acres to south)
- Academy Park Apartments
(18 living units on just under 1 acre to southeast)

Nearby Properties Uses (across streets):

- Health Care Centers & Medical Facilities (to North & West)
- Single Family housing (to East)
- Little Bear Child Care (to North)

PROPOSED PROJECT:

- Multifamily units to provide housing for the community such as:
 - Rental housing for hospital employees
 - Rental housing for visiting physicians/trainees
 - Short term housing for visiting patients and/or their families
 - Housing for community in general

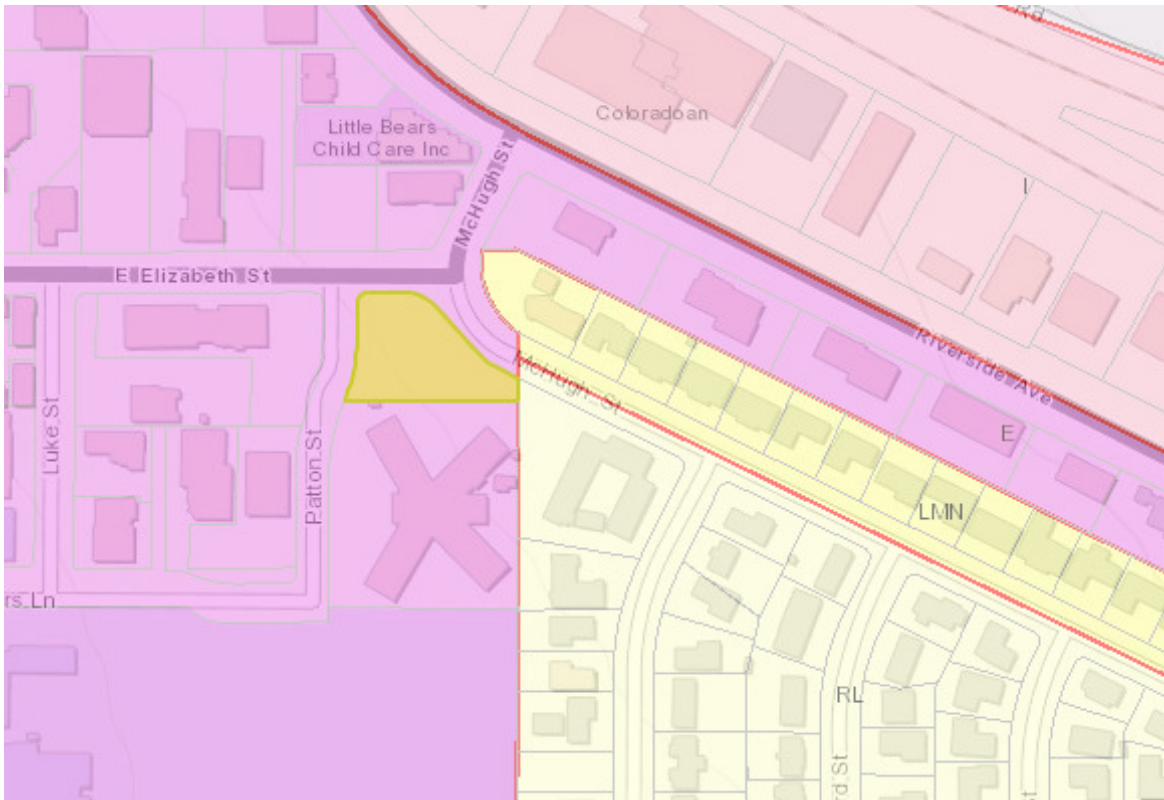
DEVELOPMENT IDEA PREPARED FOR CONCEPTIONAL REVIEW (Typical)

- 20 or more Multiple Family Units in vertical development
- Apartments consolidated into one building on west half of site
- Mix of ten 1 bedroom units and ten 2 bedroom units.
- Single multi-level building with two breezeway type stairwells for unit access
- Total building size approx. 18,500 sq. ft.
- Tiered Building design – two stories at north & south ends, 3 stories in middle
(minimize overall mass and provide transition to surrounding structures).
- East half of site dedicated to parking, access, circulation, and landscaping.
- L-shaped parking drive isle with two access points on McHugh Street.
- Easement on southeast corner allows shared access with adjacent neighbor
- 33 on-lot parking spaces provided in concept layout.
(additional on-street parking available but not required)
- Fire access provided via Patton Street to the west (not on-lot)
- Input needed on Water Treatment/Storm Water System.

Aerial Images (Parcel highlighted in blue)



Zoning Map (parcel highlighted in yellow)



IMPROVEMENT SURVEY PLAT

LOT 2, EAST ELIZABETH SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION

Lot 2,
 East Elizabeth Subdivision,
 in the City of Fort Collins,
 County of Larimer,
 State of Colorado.

TITLE COMMITMENT NOTE

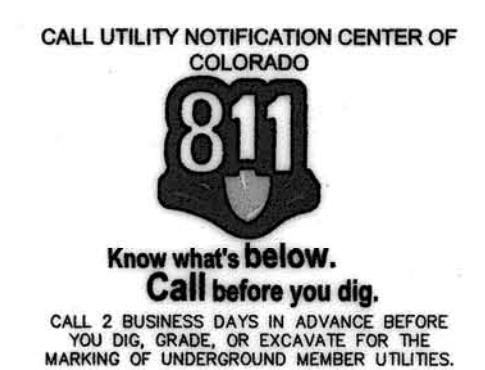
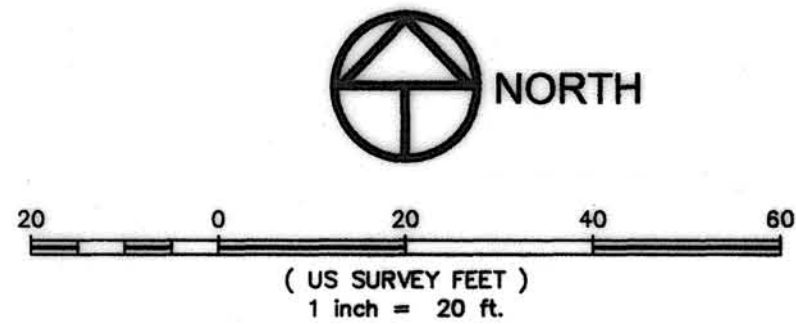
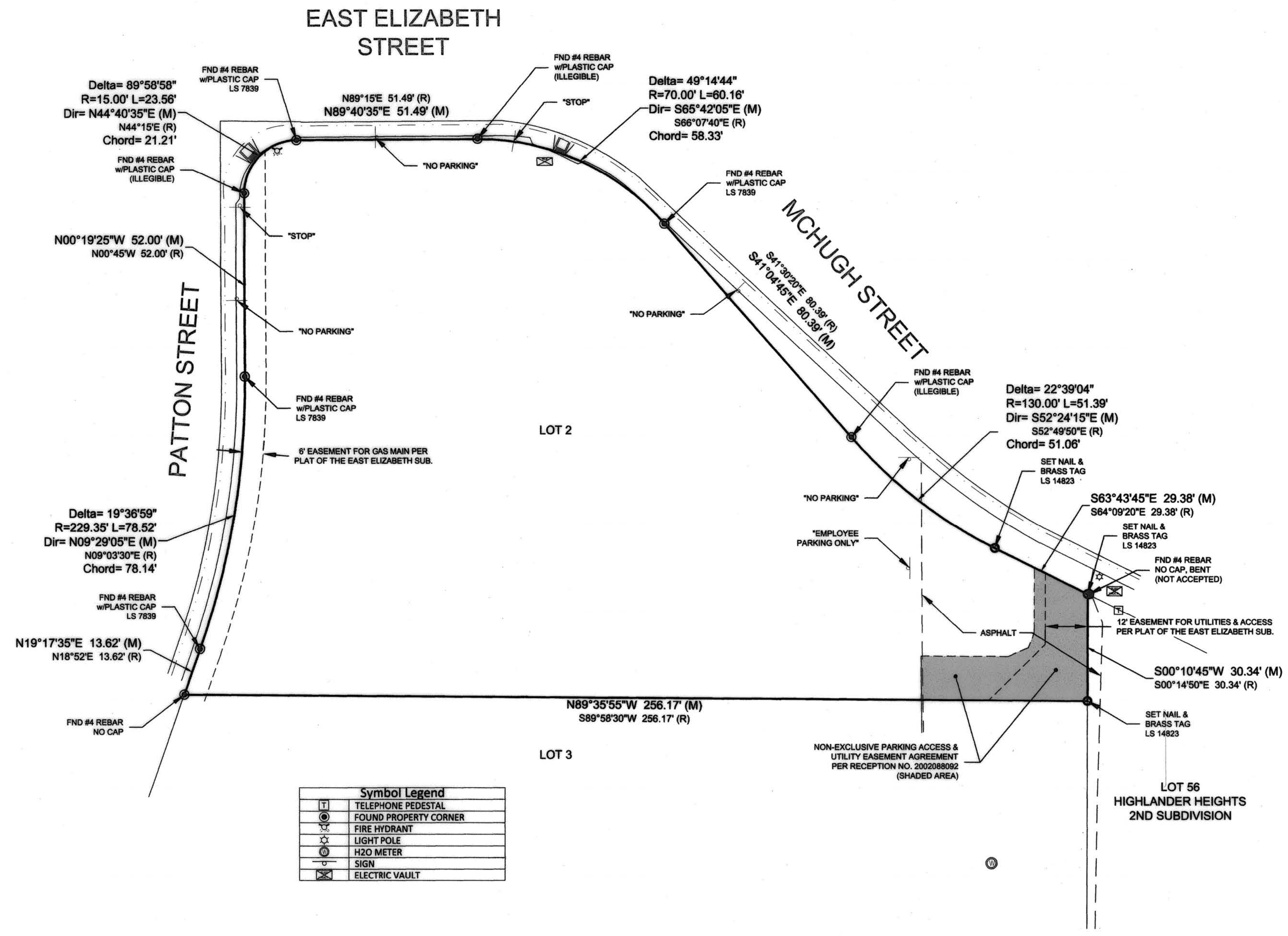
This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements and rights-of-way, Northern Engineering relied upon Order No. F093344A02, dated January 8, 2003, prepared by First American Title Insurance Company.

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Colorado Registered Land Surveyor do hereby certify that this plat accurately represents the results of a survey made by me or under my direct supervision and created on November 19, 2012.



For and on behalf of NORTHERN ENGINEERING SERVICES, INC.
 Gerald D. Gilliland
 Registered Land Surveyor
 Colorado Registration No. 14823



UTILITY NOTE:
 UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS SURVEY. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING 'ONE CALL' SERVICE.

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 18
 TOWNSHIP: 7N
 RANGE: 68 W of the 6th PM

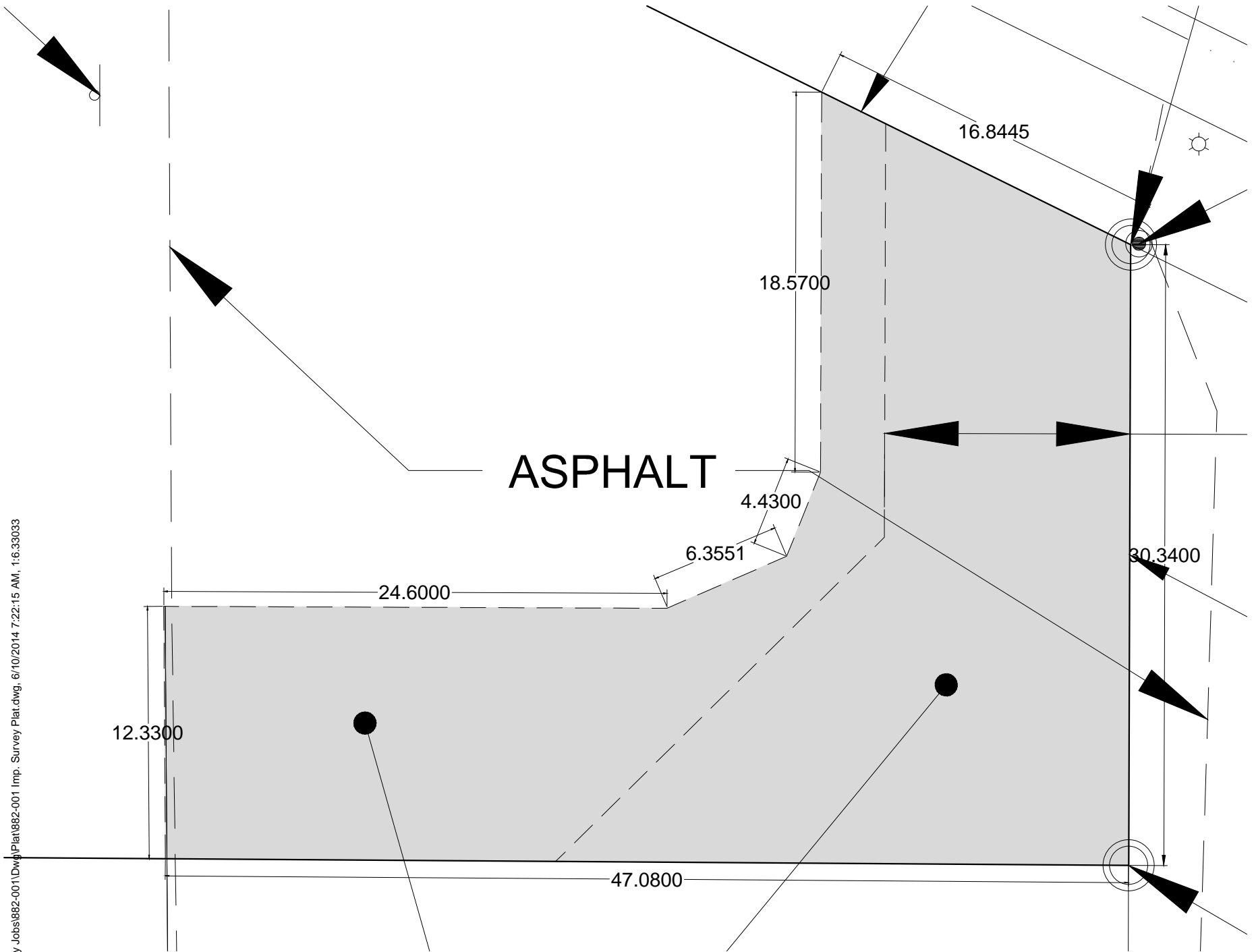
NORTHERN ENGINEERING
 PHONE: 970.221.4198 FAX: 970.221.4199
 www.northerneng.com

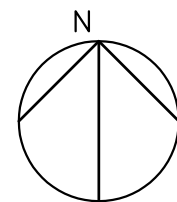
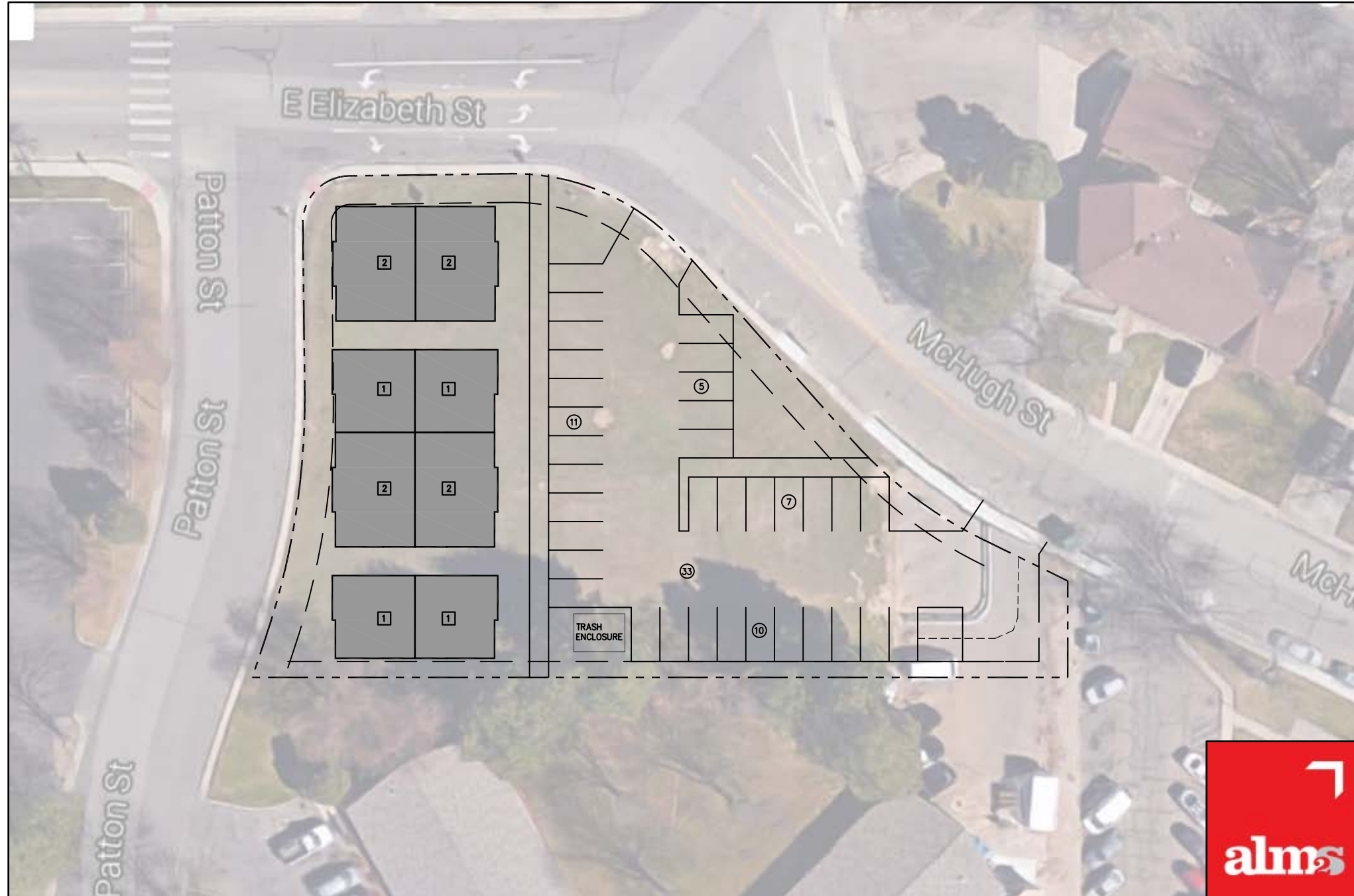


DATE: 11/21/12
 PROJECT: 882-001
 DESIGNED BY: L. Smith
 DRAWN BY: L. Smith
 REVIEWED BY: C. Gilliland

IMPROVEMENT SURVEY PLAT
 CITY OF FORT COLLINS
 STATE OF COLORADO

Sheet
1
 Of 1 Sheet





CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0" 1/13/16

	1 BDRM	2 BDRM	UNIT TOTAL:	AREA:
MAIN LEVEL	4	4	8	2 BDRM-914 S.F. & 1 BDRM-664 S.F. X 4 EA. = 7,212 S.F.
SECOND LEVEL	4	4	8	2 BDRM-914 S.F. & 1 BDRM-664 S.F. X 4 EA. = 7,212 S.F.
THIRD LEVEL	2	2	4	2 BDRM-914 S.F. & 1 BDRM-664 S.F. X 2 EA. = 4,056 S.F.
TOTALS:	10	10	20	
BEDS	10	20	30 BEDS	TOTAL AREA (INCLUDING BREEZEWAYS): 18,480 S.F.
PARKING	15	17.5	33 TOTAL PARKING REQ'D.	
			33 PARKING SPACES PROVIDED	



Elizabeth St.

Utilities

McHugh

3 story Academy Park apartments

All trees to stay.

Rehab and nursing facility

On Street Parking

Patton St.

Fire Hydrant on site.



E Elizabeth St



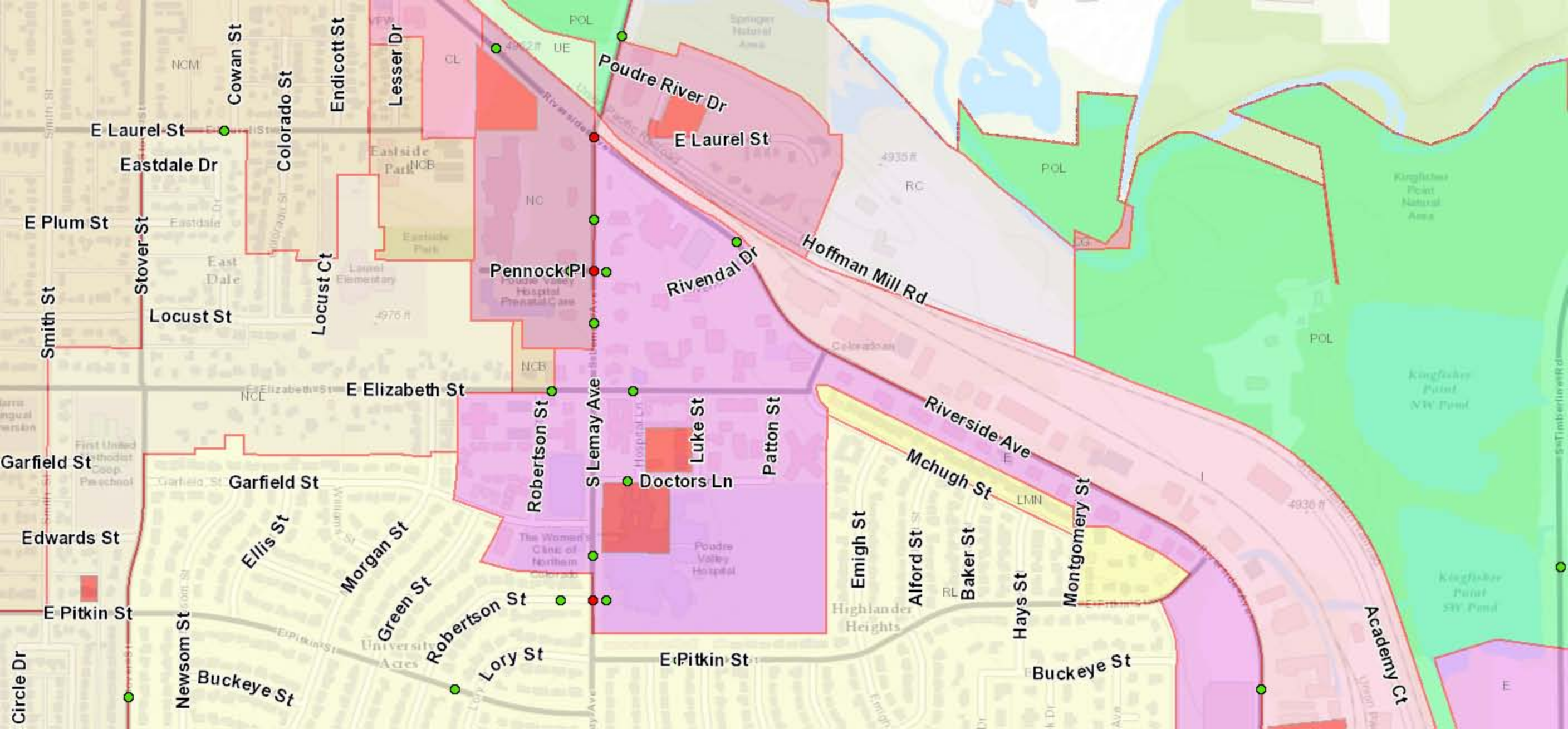
E Elizabeth St











E Laurel St

Eastdale Dr

E Plum St

Locust St

Garfield St

Edwards St

E Pitkin St

Buckeye St

Lory St

E Pitkin St

Cowan St

Colorado St

Endicott St

Lesser Dr

Locust Ct

Eastside Park

Eastside Park

Lower Elementary

Eastside Park

Eastside Park

Eastside Park

Eastside Park

Eastside Park

Eastside Park

Stover St

Smith St

Garfield St

Edwards St

E Elizabeth St

Garfield St

Edwards St

E Pitkin St

Buckeye St

Lory St

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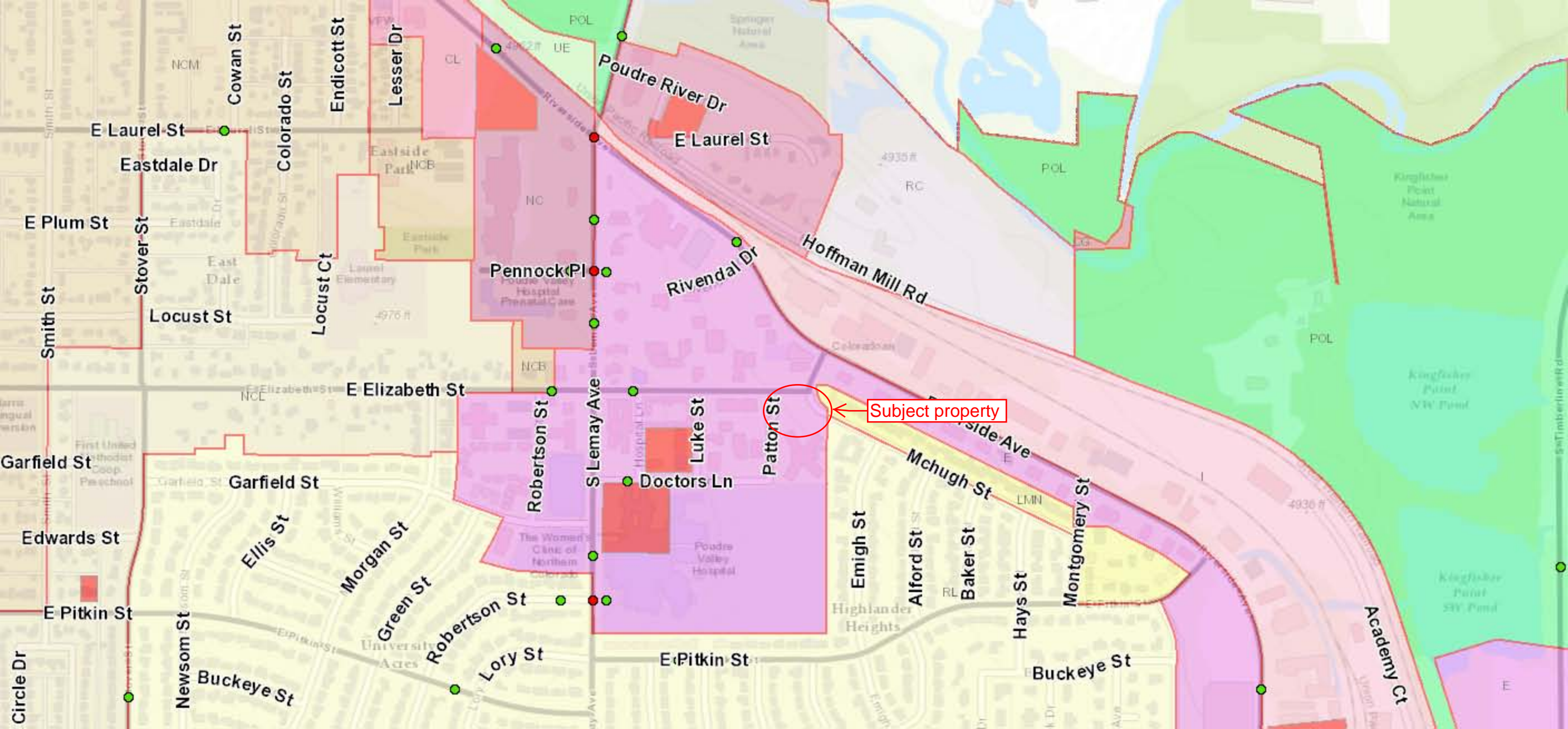
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Subject property

Pennock Pl

Rivendal Dr

Hoffman Mill Rd

E Elizabeth St

S Lemay Ave

Luke St

Patton St

Doctors Ln

Mchugh St

Garfield St

Ellis St

Morgan St

Green St

Robertson St

Lory St

E Pitkin St

Emigh St

Alford St

Baker St

Hays St

Montgomery St

Buckeye St

Buckeye St

Academy Ct

E Laurel St

Eastdale Dr

Colorado St

Locust Ct

Locust St

Garfield St

Edwards St

E Pitkin St

Cowan St

Endicott St

Lesser Dr

Poudre River Dr

E Laurel St

E Plum St

Smith St

Stover St

Garfield St

Edwards St

E Pitkin St

Circle Dr

NCM

E Elizabeth St

NCB

RC

POL

POL

NCL

NCB

LMN

4936 ft

E

POL

UE

NC

NCB

POL

POL

POL

E

Traffic Counts

Description

North Bound 0

South Bound 0

East Bound 1645

West Bound 2088

Collection Year 2012

Details

Collection Date

June 4, 2012 at 6:00:00 PM MDT

Street Name

DOCTORS LN

North Bound Traffic

0

South Bound Traffic

0

East Bound Traffic

1645

West Bound Traffic

2088

Volume Totals

3733

Average Speed

0

85TH Percentile Speed

0

Collection Method

Standard road tube

Collection Year

2012

General Location



Traffic Counts

Description

North Bound 0
 South Bound 0
 East Bound 2220
 West Bound 2119
 Collection Year 2015

Details

Collection Date
 July 26, 2015 at 6:00:00 PM MDT

Street Name
ELIZABETH ST

North Bound Traffic
 0

South Bound Traffic
 0

East Bound Traffic
 2220

West Bound Traffic
 2119

Volume Totals
 4339

Average Speed
 0

85TH Percentile Speed
 0

Collection Method
 Standard road tube

Collection Year
 2015

General Location



Topo Map

200m
600ft

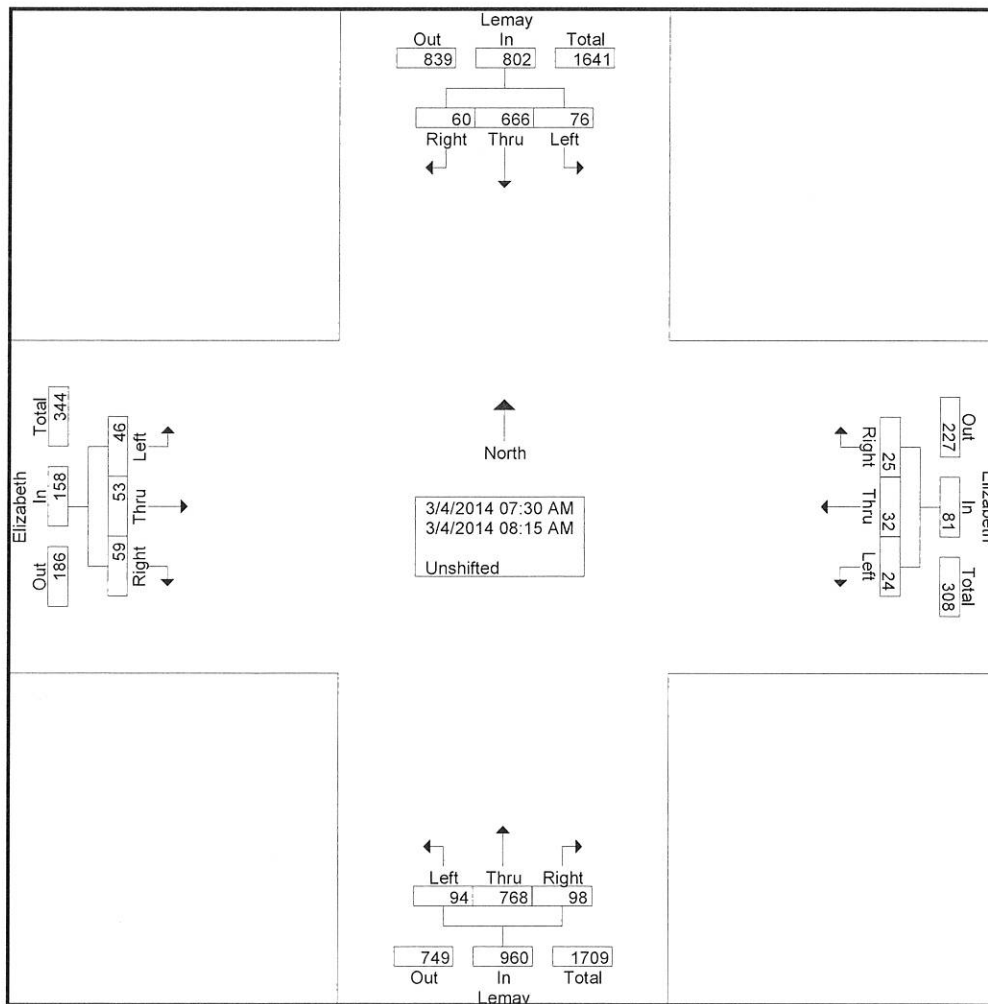
City of Fort Collins Traffic Operations
 626 Linden Street, PO Box 580
 Fort Collins, CO 80522-0580
Turning Movement Study

North/South Street: Lemay
 East/West Street: Elizabeth
 Time: AM
 ICU Number: 70

File Name : Lemay & Elizabeth 3-4-14
 Site Code : 00000070
 Start Date : 3/4/2014
 Page No : 1

Groups Printed- Unshifted

Start Time	Lemay Southbound				Elizabeth Westbound				Lemay Northbound				Elizabeth Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
07:30 AM	12	164	23	199	5	11	6	22	19	197	25	241	14	8	18	40	502
07:45 AM	16	176	30	222	10	10	8	28	38	255	29	322	18	17	13	48	620
Total	28	340	53	421	15	21	14	50	57	452	54	563	32	25	31	88	1122
08:00 AM	12	148	12	172	5	7	2	14	19	161	24	204	16	17	9	42	432
08:15 AM	20	178	11	209	5	4	8	17	22	155	16	193	11	11	6	28	447
Grand Total	60	666	76	802	25	32	24	81	98	768	94	960	59	53	46	158	2001
Apprch %	7.5	83	9.5		30.9	39.5	29.6		10.2	80	9.8		37.3	33.5	29.1		
Total %	3	33.3	3.8	40.1	1.2	1.6	1.2	4	4.9	38.4	4.7	48	2.9	2.6	2.3	7.9	



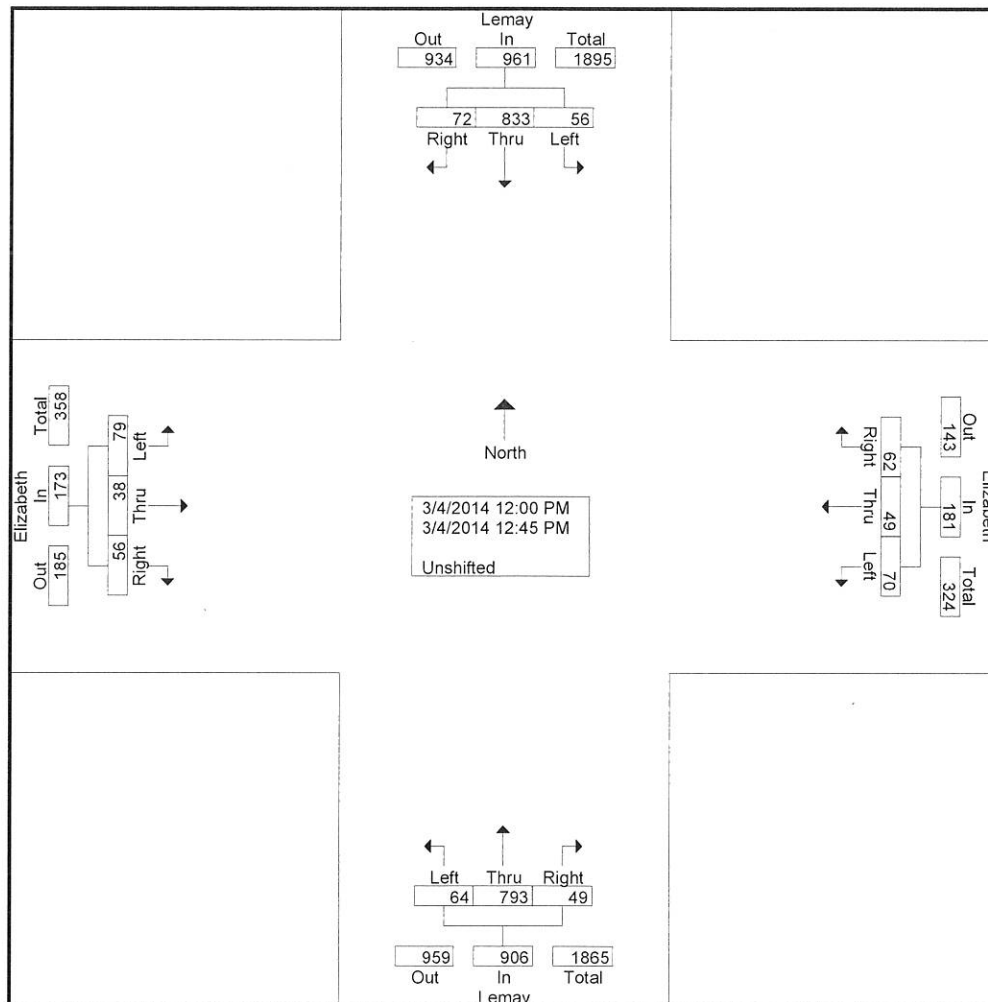
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	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
12:00 PM	19	221	10	250	20	17	23	60	10	207	16	233	21	11	23	55	598
12:15 PM	13	218	8	239	15	14	11	40	8	211	17	236	15	10	21	46	561
12:30 PM	25	190	19	234	17	6	22	45	15	169	19	203	9	6	17	32	514
12:45 PM	15	204	19	238	10	12	14	36	16	206	12	234	11	11	18	40	548
Total	72	833	56	961	62	49	70	181	49	793	64	906	56	38	79	173	2221
Grand Total	72	833	56	961	62	49	70	181	49	793	64	906	56	38	79	173	2221
Apprch %	7.5	86.7	5.8		34.3	27.1	38.7		5.4	87.5	7.1		32.4	22	45.7		
Total %	3.2	37.5	2.5	43.3	2.8	2.2	3.2	8.1	2.2	35.7	2.9	40.8	2.5	1.7	3.6	7.8	



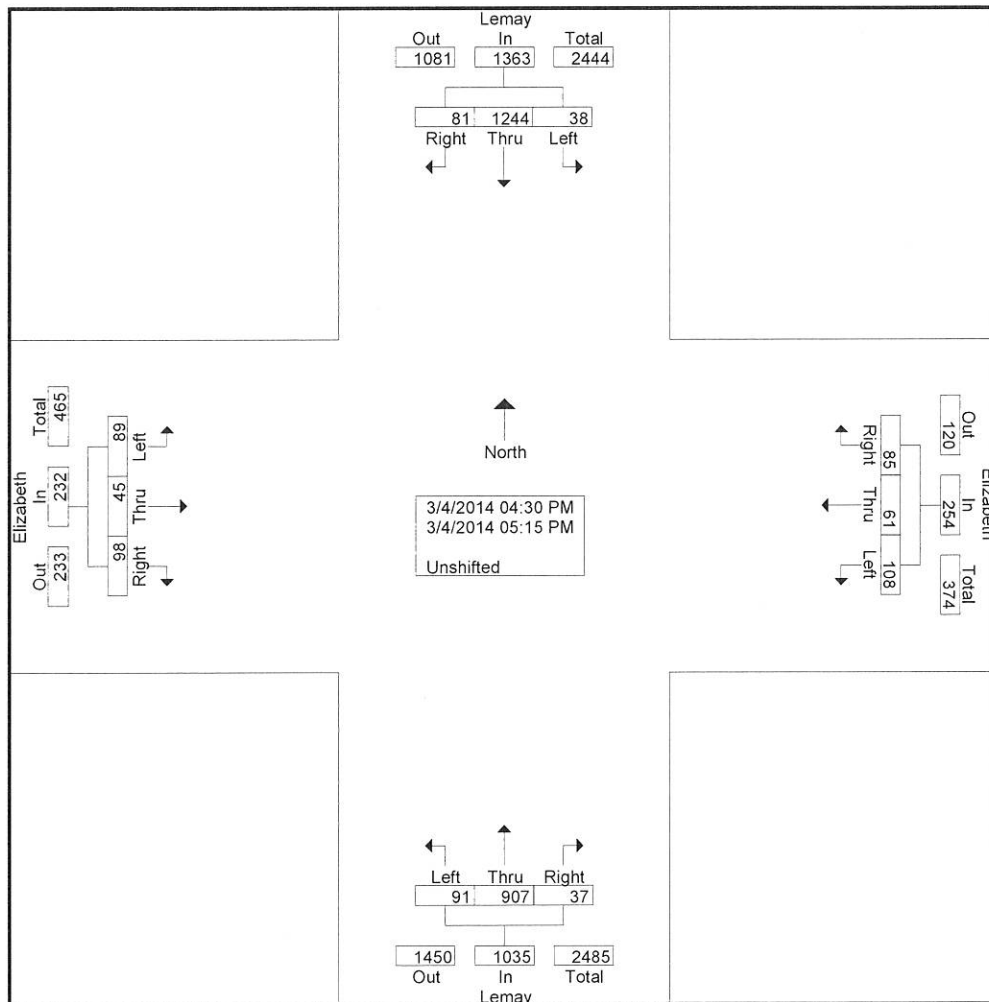
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Start Time	Lemay Southbound				Elizabeth Westbound				Lemay Northbound				Elizabeth Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
04:30 PM	15	282	14	311	23	10	24	57	12	230	15	257	22	10	30	62	687
04:45 PM	28	281	6	315	28	13	30	71	8	230	24	262	25	7	15	47	695
Total	43	563	20	626	51	23	54	128	20	460	39	519	47	17	45	109	1382
05:00 PM	19	353	7	379	16	21	31	68	8	236	25	269	33	16	19	68	784
05:15 PM	19	328	11	358	18	17	23	58	9	211	27	247	18	12	25	55	718
Grand Total	81	1244	38	1363	85	61	108	254	37	907	91	1035	98	45	89	232	2884
Apprch %	5.9	91.3	2.8		33.5	24	42.5		3.6	87.6	8.8		42.2	19.4	38.4		
Total %	2.8	43.1	1.3	47.3	2.9	2.1	3.7	8.8	1.3	31.4	3.2	35.9	3.4	1.6	3.1	8	



City of Fort Collins Traffic Operations

626 Linden Street, PO Box 580

Fort Collins, CO 80522-0580

Turning Movement Study

North/South Street: Lemay
 East/West Street: Elizabeth
 Time: PHF
 ICU Number: 70

File Name : Lemay & Elizabeth 3-4-14
 Site Code : 00000070
 Start Date : 3/4/2014
 Page No : 1

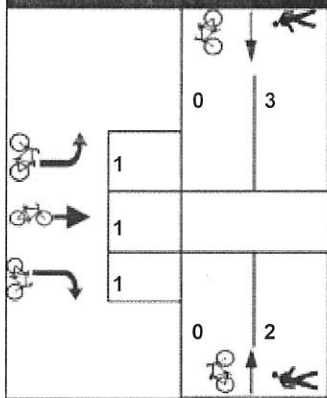
Start Time	Lemay Southbound				Elizabeth Westbound				Lemay Northbound				Elizabeth Eastbound				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 07:30 AM to 09:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	12	164	23	199	5	11	6	22	19	197	25	241	14	8	18	40	502
07:45 AM	16	176	30	222	10	10	8	28	38	255	29	322	18	17	13	48	620
08:00 AM	12	148	12	172	5	7	2	14	19	161	24	204	16	17	9	42	432
08:15 AM	20	178	11	209	5	4	8	17	22	155	16	193	11	11	6	28	447
Total Volume	60	666	76	802	25	32	24	81	98	768	94	960	59	53	46	158	2001
% App. Total	7.5	83	9.5		30.9	39.5	29.6		10.2	80	9.8		37.3	33.5	29.1		
PHF	.750	.935	.633	.903	.625	.727	.750	.723	.645	.753	.810	.745	.819	.779	.639	.823	.807

Peak Hour Analysis From 10:00 AM to 01:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 12:00 PM																	
12:00 PM	19	221	10	250	20	17	23	60	10	207	16	233	21	11	23	55	598
12:15 PM	13	218	8	239	15	14	11	40	8	211	17	236	15	10	21	46	561
12:30 PM	25	190	19	234	17	6	22	45	15	169	19	203	9	6	17	32	514
12:45 PM	15	204	19	238	10	12	14	36	16	206	12	234	11	11	18	40	548
Total Volume	72	833	56	961	62	49	70	181	49	793	64	906	56	38	79	173	2221
% App. Total	7.5	86.7	5.8		34.3	27.1	38.7		5.4	87.5	7.1		32.4	22	45.7		
PHF	.720	.942	.737	.961	.775	.721	.761	.754	.766	.940	.842	.960	.667	.864	.859	.786	.929

Peak Hour Analysis From 02:00 PM to 05:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	15	282	14	311	23	10	24	57	12	230	15	257	22	10	30	62	687
04:45 PM	28	281	6	315	28	13	30	71	8	230	24	262	25	7	15	47	695
05:00 PM	19	353	7	379	16	21	31	68	8	236	25	269	33	16	19	68	784
05:15 PM	19	328	11	358	18	17	23	58	9	211	27	247	18	12	25	55	718
Total Volume	81	1244	38	1363	85	61	108	254	37	907	91	1035	98	45	89	232	2884
% App. Total	5.9	91.3	2.8		33.5	24	42.5		3.6	87.6	8.8		42.2	19.4	38.4		
PHF	.723	.881	.679	.899	.759	.726	.871	.894	.771	.961	.843	.962	.742	.703	.742	.853	.920

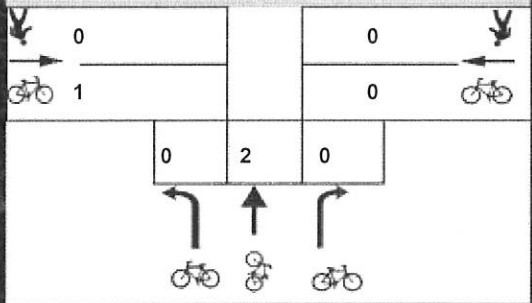
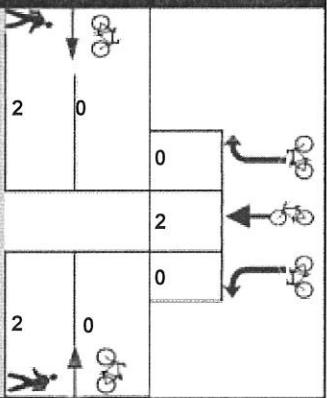
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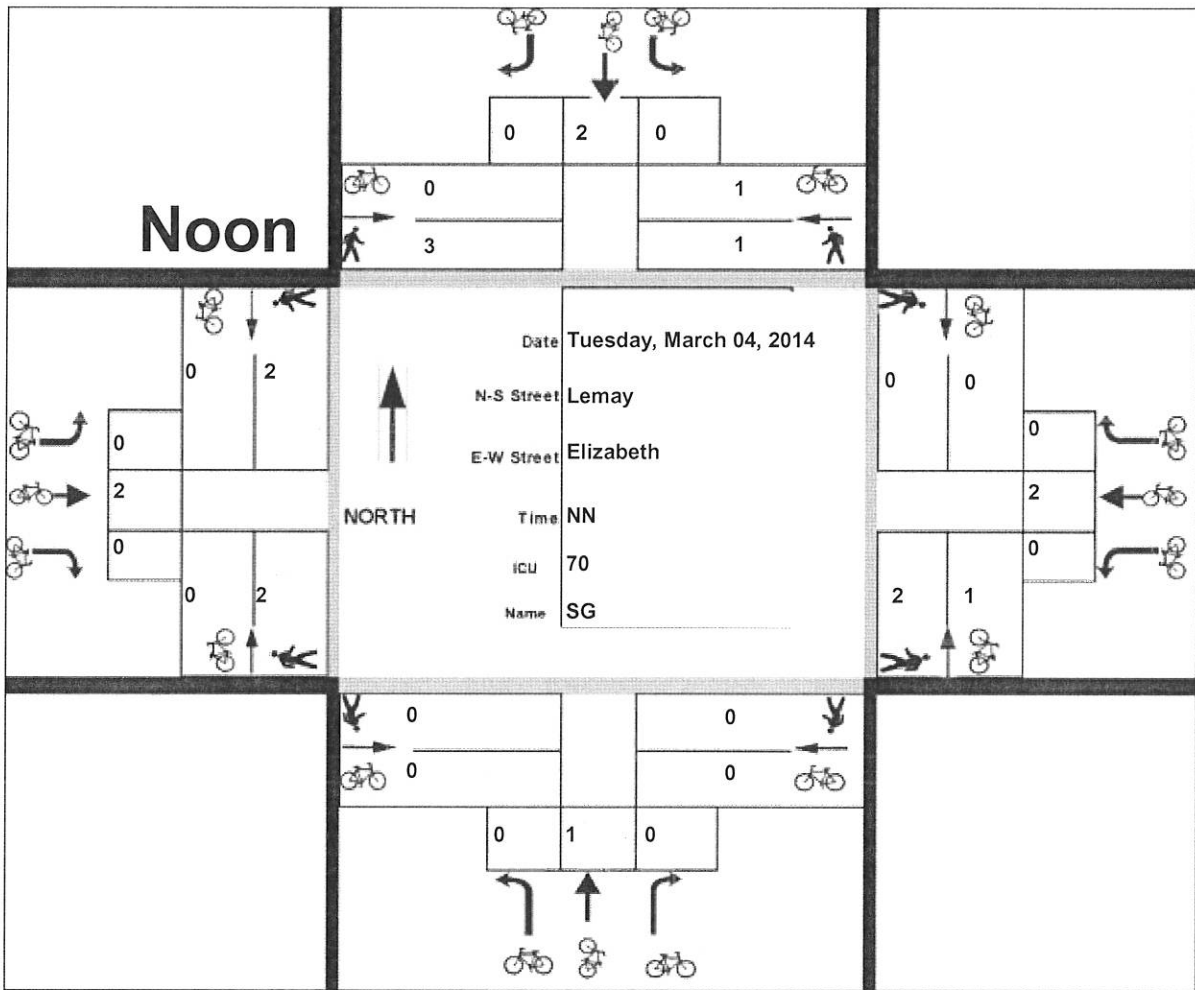
AM

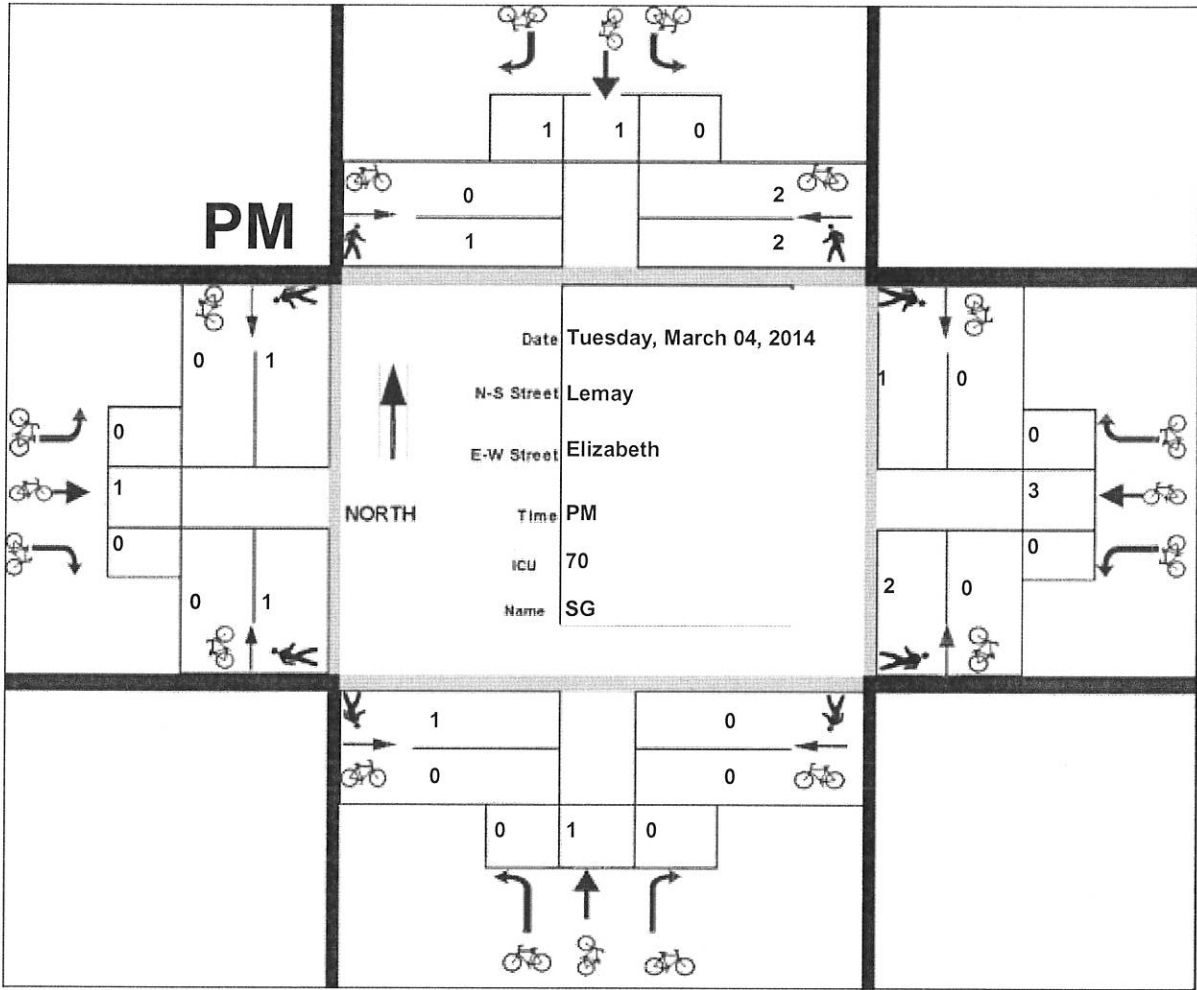


North arrow pointing up, labeled "NORTH".

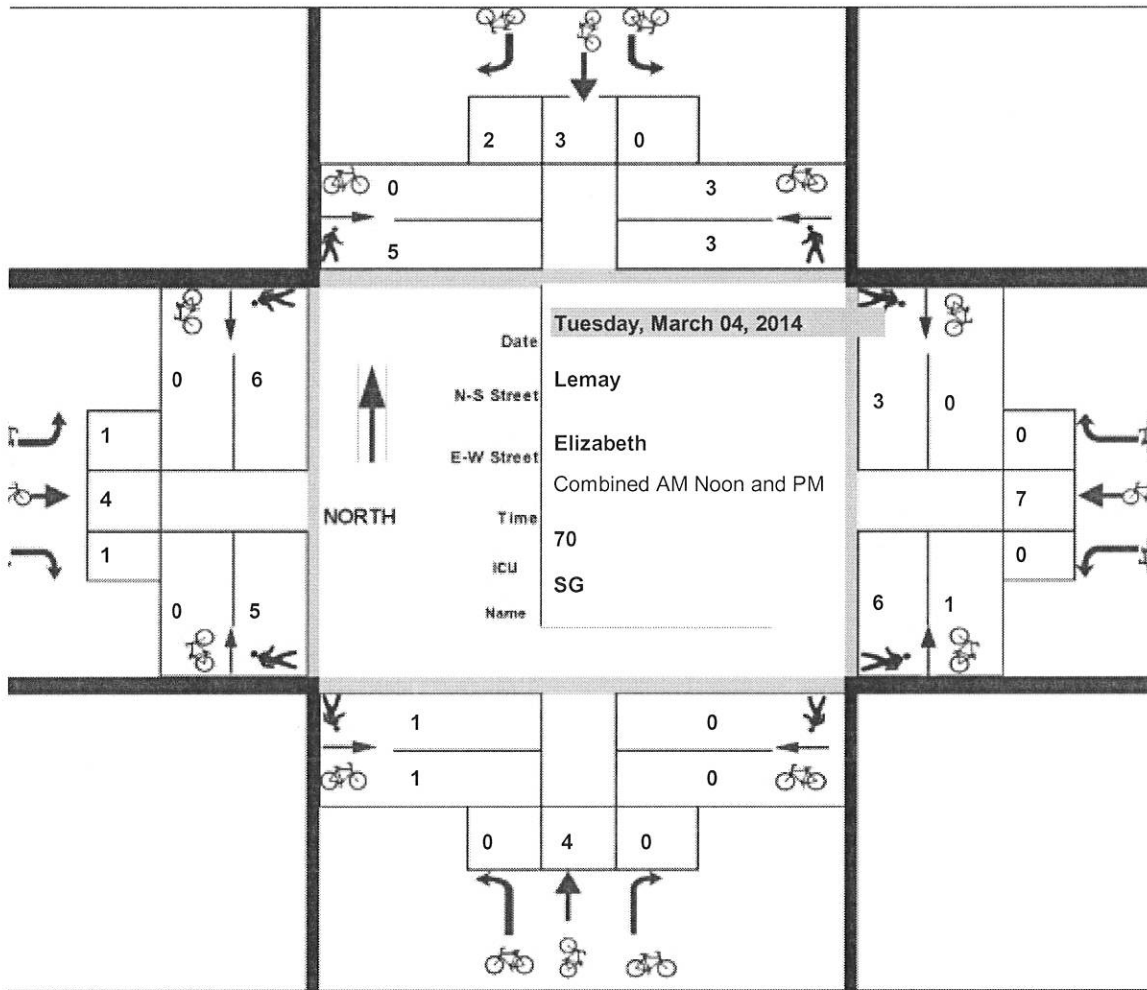
Date: Tuesday, March 04, 2014
N-S Street: Lemay
E-W Street: Elizabeth
Time: AM
ICU: 70
Name: SG







Combined total for AM - Noon and PM





March 01, 2016

Nicky Galbraith
Fort Collins, CO

Re: Patton and Elizabeth - Multi-family

Description of project: This is a request to build a 20 unit multi-family building at Patton and Elizabeth (parcel #8718312002). The proposed building would be three stories stepping down to two stories at the north and south end of the building. The proposed site plan shows 33 parking spaces that will serve the development. The site is located in the Employment (E) 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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Water-Wastewater Engineering

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

1. Existing water mains in the vicinity include a 12-inch main in Elizabeth and 6-inch mains in McHugh and Patton. Existing sewer mains in the vicinity include an 8-inch main in Elizabeth and a 24-inch main in McHugh.
2. There is an existing 4-inch water service stubbed onto the site from the main in McHugh. This service will need to be reused with this project or abandoned at the main. It does not appear sewer service is currently stubbed into this parcel.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

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. We will need to work with you on details such as access, parking, sight distance, etc.

2. The northern access as shown at the McHugh Elizabeth intersection is very problematic.
3. Sidewalks need to be widened on both Patton and Elizabeth/McHugh

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@ jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
3. 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.
4. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. There is no storm sewer in the vicinity of this site so the outfall for the developed runoff will be into the street right-of-way.
5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.

8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. AUTOMATIC FIRE SPRINKLER SYSTEM

These buildings will require an automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

BALCONIES AND DECKS

> IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

FDC

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

2. WATER SUPPLY

A fire hydrant is required within 300' of any commercial building. The existing utility infrastructure shows a hydrant on the corner of E. Elizabeth and Patton St. which should satisfy this requirement.

3. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building perimeter. Minimum fire access requirements have been met using both E. Elizabeth and Patton St. No other action is required.

4. AERIAL FIRE APPARATUS ACCESS ROADS

Additional fire lane requirements apply to any building exceeding 30' in height. Depending upon footprint orientation, the current site plan may be compliant. Applicant to verify this requirement has been met. Code language provided below.

WHERE REQUIRED

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

WIDTH

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

PROXIMITY TO BUILDING

> IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

5. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

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

EXCEPTION: This requirement is waived in any building less than 10,000 sq. ft. and any Type V building less than 15,000 sq. ft.

6. KEY BOXES REQUIRED

> IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in an approved, exterior location (or locations) on every new or existing building equipped with a required fire sprinkler or fire alarm system. The box shall be positioned 3 to 7 feet above finished floor and within 10 feet of the front door, or closest door to the fire alarm panel. Exception can be made by the PFA if it is more logical to have the box located somewhere else on the structure.

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K-4000K) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: fcgov.com/climatewise/

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

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

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

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

6. Nature in the City Strategic Plan: fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

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

Department: Engineering Development Review

Contact: 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. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. The site currently has Hollywood curb and gutter, which do not currently meet ADA standards and will need to be replaced. The project is responsible for dedicating right of way to meet the standard street cross sections for each street classification. Elizabeth Street is a collector roadway, which requires an 8' parkway and 6' sidewalk. Due to the unique street configuration, it makes sense to maintain the cross section along the property frontages. The standard 9' utility easements will also need to be provided behind the right-of-way.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. 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.
10. As shown, the driveway access at the intersection of Elizabeth Street and McHugh Street do not meet driveway spacing requirements and will not be supported by engineering.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
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: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. New development and system modification charges may apply. A link to our online electric fee estimator is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>
2. Right now only single phase service is available to site coming from the east. If three phase power is required then additional system modification charges will be incurred.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers>
4. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
5. For multifamily units, developer will be responsible for installing secondary service beyond transformer to building. Each unit will have to be separately metered.
6. Parallel electrical separation clearances of 10' with water and 3' from gas will have to be maintained.
7. Please provide main breaker sizes for each unit to Light & Power for proper transformer sizing. Will units be gas/electric heat?

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings 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. Applicants of new commercial or multi-family projects should email scarter@fcgov.com 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.

2. 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 ColoradoFort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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.
 2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
 3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.
3. City of Fort Collins IBC amendments require a full NFPA-13 sprinkler system in multifamily units with an exception for buildings with up to 6 dwelling units that are not more than 2 stories nor more 5000 sqft per floor.
 4. Exterior walls and roof must meet a STC (sound resistance) rating of 40 min. if building located within 1000ft to train tracks.
 5. Prescriptive energy compliance with increased insulation values is required for buildings using electric heat.

Department: Advance Planning

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings 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. Applicants of new commercial or multi-family projects should email scarter@fcgov.com 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.
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3. City of Fort Collins IBC amendments require a full NFPA-13 sprinkler system in multifamily units with an exception for buildings with up to 6 dwelling units that are not more than 2 stories nor more 5000 sqft per floor.
4. Upgraded insulation is required for buildings using electric heat.
5. Exterior walls and roof must meet a STC (sound resistance) rating of 40 min. if building located within 1000ft to train tracks.
- 5.

Planning Services

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

1. This property is in the E (Employment) zone district. In the E Zone residential uses are secondary uses. Secondary Uses are limited to 25% of the total gross area of the development plan.
2. The max height of a buildnig in the E zone is 4 stories.

Residential uses in the E zone shall have a minimum of 7 units an acre.

3. 90% of the residential units need to be within 1/4 mile of either a neighborhood park or privately owned park. A privately owned park has certain criteria (see section 4.7(D)(7)(b) of the Land Use Code)
4. Required off-street parking is dependent on the number of units and bedrooms per unit. See section 3.2.2(K)(1)(a).

With 33 parking space at least 2 of those are required to be handicap accessible and 1 of the 2 is to be van accessible.

For every bedroom a bicycle space has to be provided. 60% of the total required bikes spaces need to be enclosed.

5. The setback from a nonarterial street is 9ft

The setback from an arterial street is 15ft

6. Building entrances shall be clearly visible from the streets and have direct access to the public sidewalk.
7. Developments is 3 to 5 buildings require to provide at least 2 distinct building designs
8. Landscape needs to include parking lot interior and perimeter landscaping. Street trees, tree stocking, and foundational plantings are required.

9. A lighting plan is required. This includes a photo metric site plan with catalog cut sheets of proposed fixtures.
10. The trash/recycling enclosure requires a walk-in entrance separate from the main service gate.
11. 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.
12. 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.
13. 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>.
14. 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.
15. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
16. 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.
17. 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.

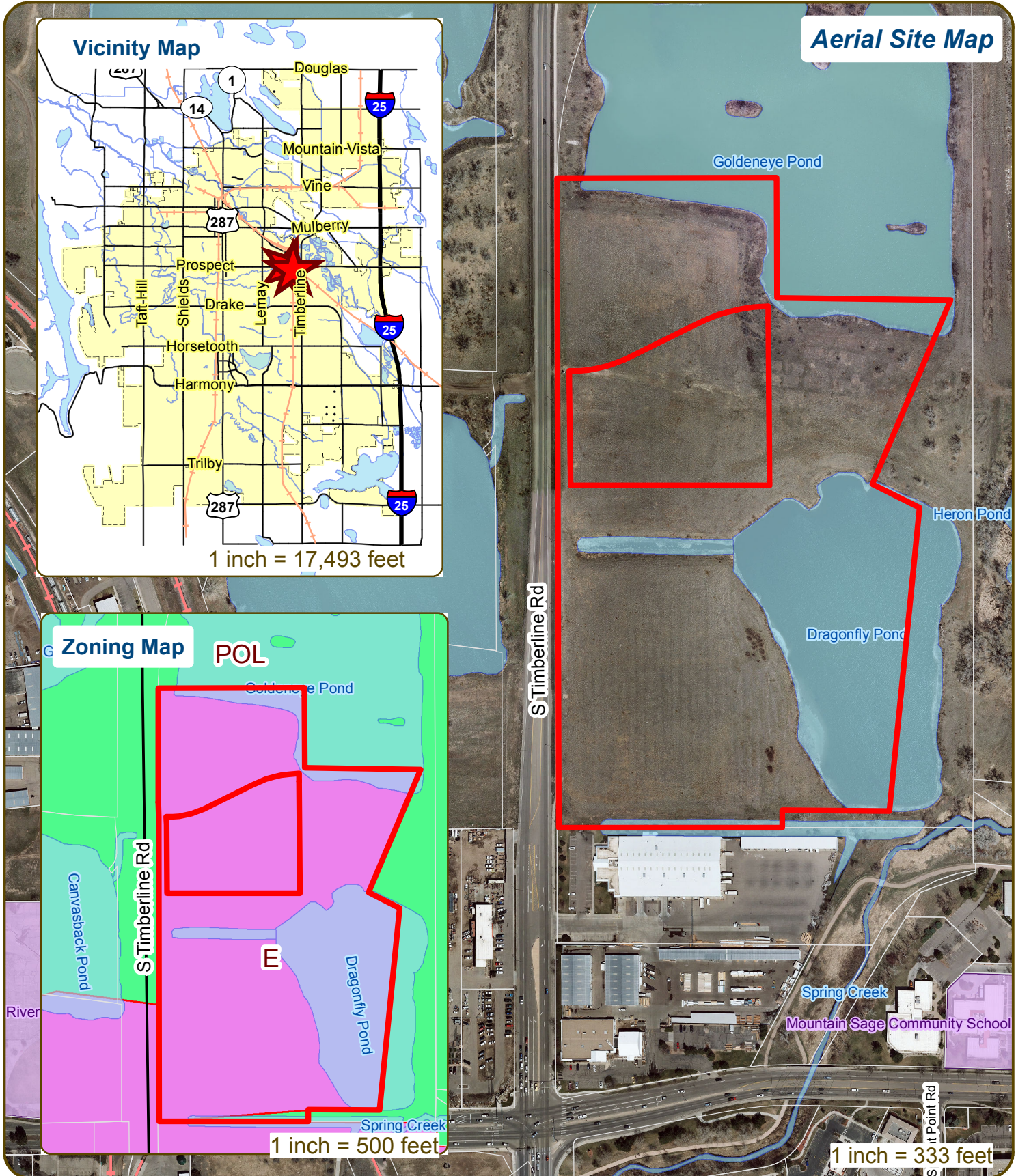
Energy Code Use

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

Timberline Multi-family



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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, TBGroup - Planner Mike Daley, Neenan Archistruction - Architect; Bob Almirall, Interwest Consulting Group - Civil Engineer

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 87173-08-003

Description of Proposal (attach additional sheets if necessary) Proposal for 228 units of multi-family housing. Buildings will be three-story and the site will contain nine 24-plex buildings and one 12-plex. The intent is to provide housing targeting lower lease rates.

Proposed Use Multi-Family Residential Existing Use Vacant

Total Building Square Footage 170,000 S.F. Number of Stories 3 Lot Dimensions

Age of any Existing Structures None

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

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

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

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

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

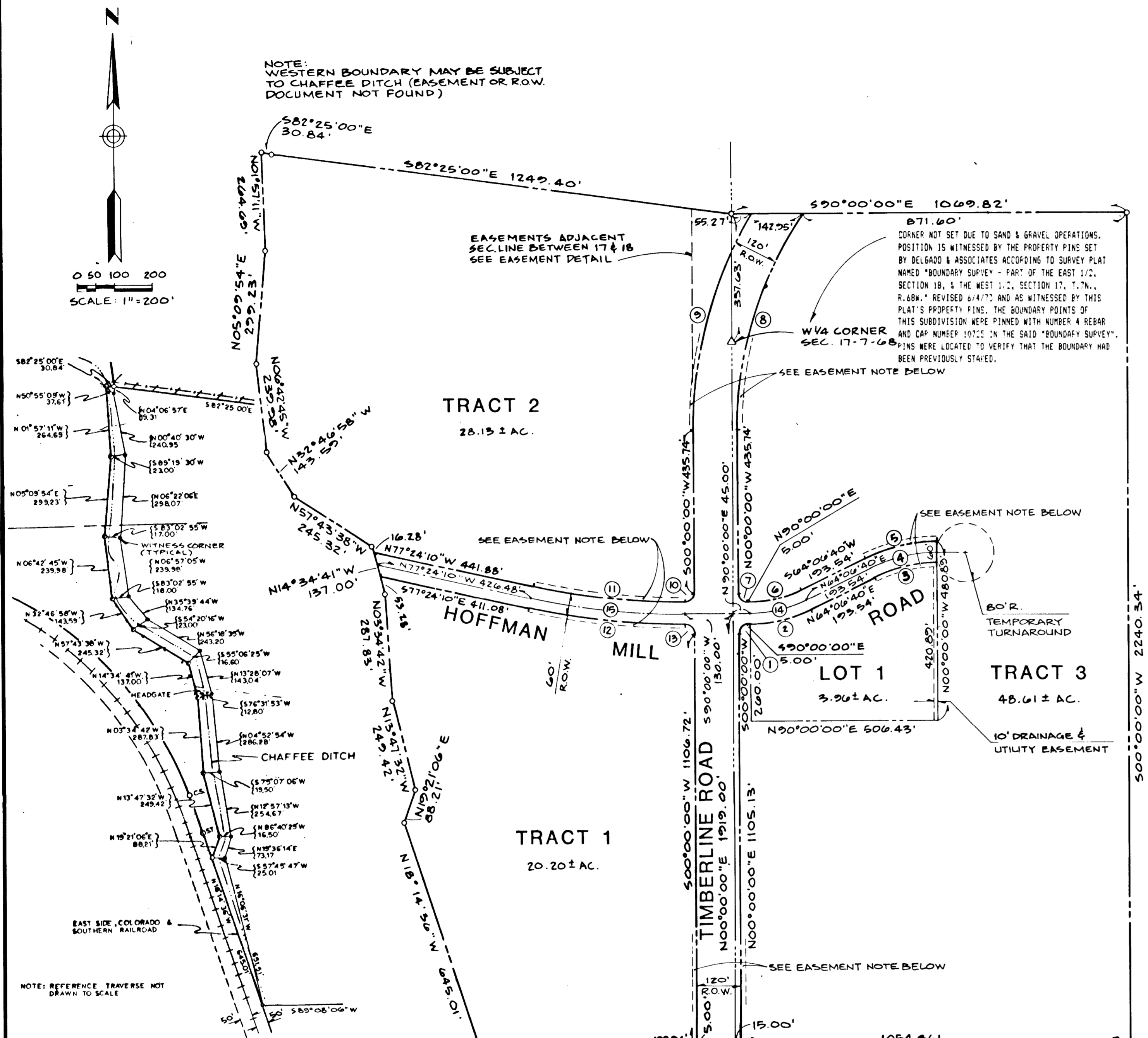
Suggested items for the Sketch Plan:

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

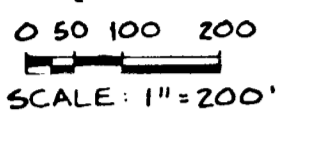
C-68-1343

CACHE LA POUFRE INDUSTRIAL PARK P.U.D.

A TRACT OF LAND LOCATED IN SECTION 17 & 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6th P.M., IN LARIMER COUNTY, COLORADO.



NOTE: WESTERN BOUNDARY MAY BE SUBJECT TO CHAFFEE DITCH (EASEMENT OR ROW DOCUMENT NOT FOUND)



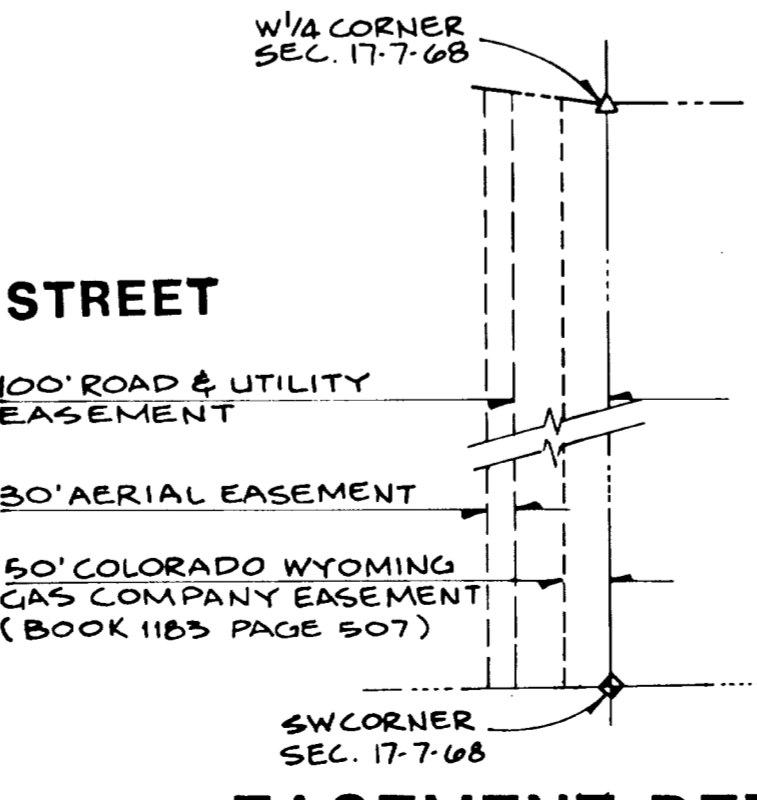
WITNESS PIN LOCATION
NO SCALE

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING	DIST.
1	90°00'00"	25.00'	89.27'	25.00'	N45°00'00"E	35.36'
2	25°53'20"	378.06'	170.83'	86.90'	N77°03'20"E	169.37'
3	25°53'20"	383.03'	175.07'	88.04'	N77°03'20"E	171.60'
4	25°53'20"	413.03'	186.63'	94.93'	N77°03'20"E	185.04'
5	25°53'20"	443.03'	200.18'	101.83'	N77°03'20"E	198.48'
6	25°53'20"	518.06'	243.71'	123.10'	S77°03'20"W	242.49'
7	90°00'00"	25.00'	89.27'	25.00'	N45°00'00"W	35.36'
8	35°03'15"	1010.00'	617.95'	318.99'	N17°31'40"E	608.56'
9	30°53'20"	1130.00'	609.15'	312.15'	S15°26'40"W	601.84'
10	90°00'00"	25.00'	89.27'	25.00'	S45°00'00"W	35.36'
11	12°55'50"	1872.58'	411.71'	206.69'	N83°42'05"W	410.88'
12	12°55'50"	1932.58'	424.90'	213.31'	S83°42'05"E	424.05'
13	90°00'00"	25.00'	89.27'	25.00'	S45°00'00"E	35.36'
14	25°53'20"	348.06'	157.27'	80.00'	N77°03'20"E	155.93'
15	12°55'50"	1902.58'	418.31'	210.00'	N83°42'05"W	417.46'

SW CORNER - SECTION 17-7-68
BRASS CAP FOUND, CAP IS 7.3 FT. WEST OF STEEL PIN. BRASS CAP POSITION VERIFIED AS CORNER BY CONSULTATION WITH THE COUNTY & CITY SURVEYORS AND FROM THE PREPONDERANCE OF EVIDENCE. POINT NOT TIED AT THIS TIME. CITY SURVEYOR TO DO THIS AT THE TIME THE NEW BRIDGE IS BUILT.

EASEMENT NOTE:
THE NORTHERLY & SOUTHERLY SIDES OF HOFFMAN MILL ROAD ARE SUBJECT TO 10' EASEMENT ADJACENT TO & OUTSIDE OF THE ROAD, FOR DRAINAGE, UTILITY & SLOPE EASEMENT.
THE WESTERLY SIDE OF TIMBERLINE ROAD IS SUBJECT TO A 10' EASEMENT & EASTERLY SIDE OF SAID ROAD SUBJECT TO A 15' EASEMENT WHICH ARE ADJACENT TO & OUTSIDE OF THE ROAD, FOR DRAINAGE, UTILITY & SLOPE EASEMENT.



EASEMENT DETAIL

NO SCALE

STATEMENT OF OWNERSHIP, SUBDIVISION, AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cowan Concrete Products, Inc. a Colorado Corporation, being the owners of all the following described land to-wit:

A tract of land located in the East 1/2 of Section 18 and West 1/2 of Section 17, T7N., R68W. of the Sixth P.M., Larimer County, Colorado being further described as follows:

Considering the westline of the Southwest 1/4 of the said Section 17 as bearing N 00° 00' 00" E and with all bearings contained herein relative thereto.

Beginning at the southwest corner of the said Section 17, the said corner being the point of beginning for this description. Thence, along the south line of the southeast quarter of the said Section 18, S 89° 09' 00" W, 100.01 feet to a point 100 feet west of the east line of the of the Southeast 1/4 of the said Section 18 when measured at right angles; thence, parallel to the said east section line, N 00° 00' 00" W, 758.85 feet; thence, S 89° 03' 49" W, 133.94 feet; thence, S 89° 08' 06" W, 455.27 feet; thence, N 18° 14' 36" W, 645.01 feet; thence, N 19° 21' 06" E, 88.21 feet; thence, N 13° 47' 32" W, 249.42 feet; thence, N 03° 34' 42" W, 287.83 feet; thence, N 14° 34' 41" W, 137.00 feet; thence, N 57° 43' 38" W, 245.32 feet; thence, N 32° 46' 58" W, 143.59 feet; thence, N 06° 42' 45" W, 239.98 feet; thence, N 05° 09' 54" E, 299.23 feet; thence, N 01° 57' 11" W, 264.69 feet; thence, S 82° 25' 00" E, 30.84 feet; thence, S 82° 25' 00" E, 1249.40 feet to a point on the east line of the the said Section 18; thence, S 90° 00' 00" E, 1069.82 feet; thence, S 00° 00' 00" W, 2240.34 feet; thence, N 89° 29' 30" W, 1069.86 feet to the west line of the said Section 17; thence, S 00° 00' 00" E, 759.00 feet to the point of beginning. The above described tract of land contains 110.87 acres more or less and is subject to all easements and rights-of-way now of record or existing.

Have caused the same to be subdivided into lots, tracts and streets as shown on this plat to be known as CACHE LA POUFRE INDUSTRIAL PARK P.U.D., City of Fort Collins, County of Larimer, State of Colorado.

And do hereby dedicate and convey to and for the public use, forever hereafter, the streets as laid out and designated on this plat.

WITNESS our hands and seals this 23rd day of AUGUST A.D., 1985

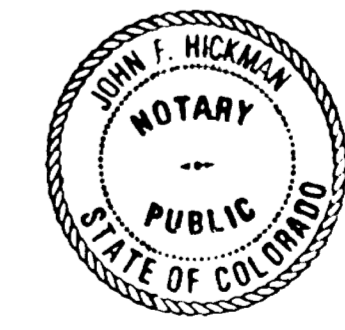
Cowan Concrete Products, Inc.
a Colorado Corporation
By: Richard W. Roper Richard W. Roper President
Attest: Donald E. Yale Donald E. Yale Secretary

STATE OF COLORADO)
COUNTY OF DENVER)
The foregoing instrument was acknowledged before me this 23 day of August A.D., 1985 by Richard W. Roper
Donald E. Yale
My Notarial Commission expires July 25, 1987
John F. Hickman
Notary Public



United Bank of Denver
By: [Signature] Attest: [Signature]

STATE OF COLORADO)
COUNTY OF DENVER)
The foregoing instrument was acknowledged before me this 23 day of August A.D., 1985 by James J. Fullerton
James J. Fullerton
My Notarial Commission expires July 25, 1987
John F. Hickman
Notary Public



ATTORNEY'S CERTIFICATE

This is to certify that on the 9 day of May A.D., 1985, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

[Signature]
Address: 323 S. College
Fort Collins, CO 80524
Registration No. 1703

SURVEYOR'S STATEMENT

I, Gary L. Boyack, being a professional land surveyor, registered in the State of Colorado, do hereby state that this plat and description were prepared under my direct supervision from field surveys and the information according to the previous survey plat by Delgado & Associates called "Boundary survey - Part of the East 1/2, Section 18, & the West 1/2, Section 17, T.7N., R.68W.", revised 6/4/73, and is an accurate delineation of the said information to the best of my knowledge, belief and opinion.

Gary L. Boyack
GARY L. BOYACK, PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NUMBER 10858

APPROVED

Approved by the City Engineer of Fort Collins, Colorado this 1st day of November A.D., 1985.

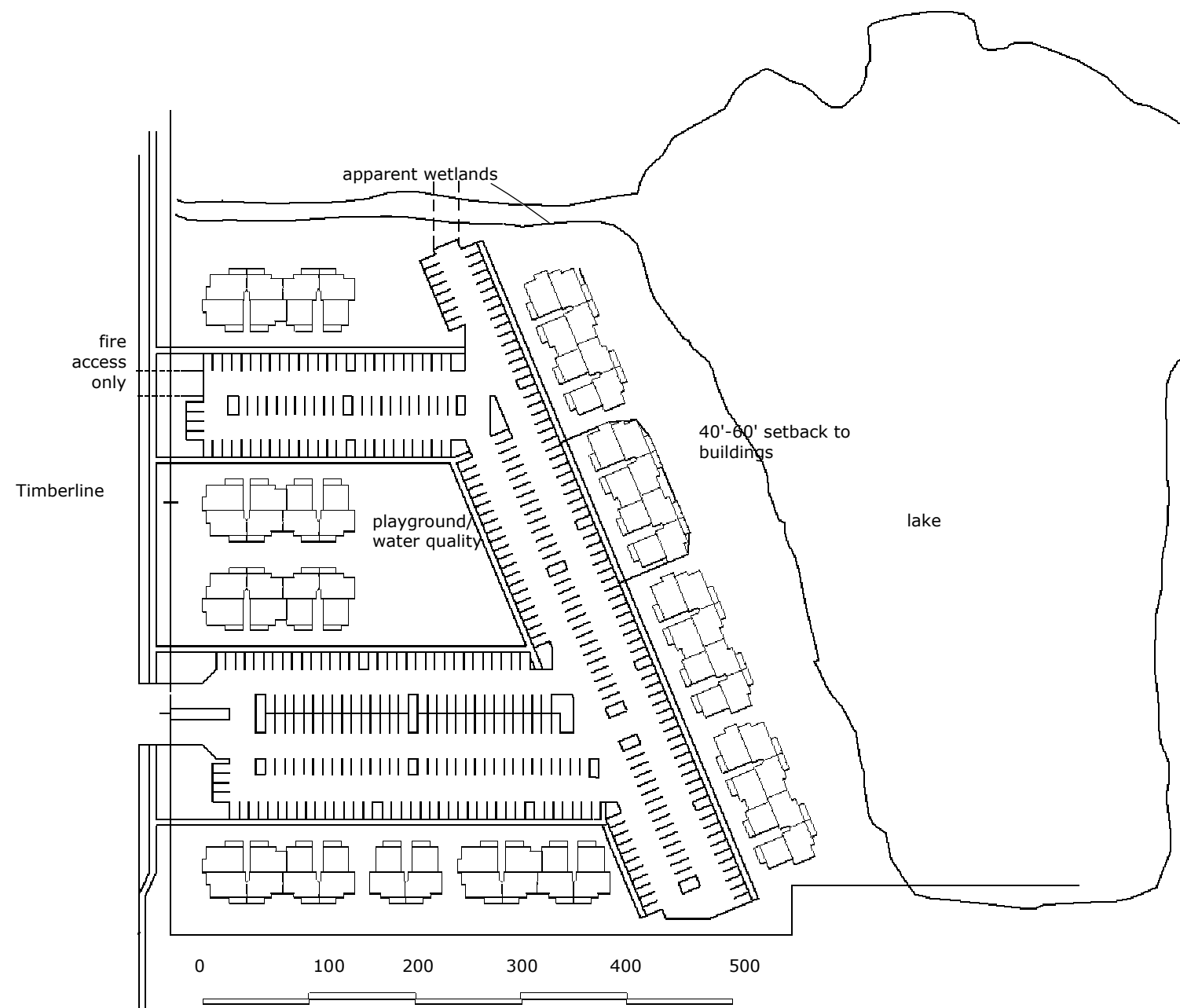
Michael R. Davis
Acting City Engineer

Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 29 day of AUGUST A.D., 1985

[Signature]
Secretary of Planning and Zoning Board



client: MOBILE PREMIX date: FEB. 1985
project: CACHE LA POUFRE INDUSTRIAL PARK
pro. no. 010-005 Sec. 17 T.7N. R.68W
desn: GLE dww, MRD ck. 1b, 245 pp.



Timberline Workforce Housing
228 units

TIMBERLINE RD



**TIMBERLINE WORKFORCE HOUSING
228UNITS**

PROSPECT RD



March 01, 2016

Cathy Mathis
TB Group
444 Mountain Ave.
Berthoud, CO 8051

Re: Timberline Multi-family

Description of project: This is a request to develop approximately eight acres and build 228 units of multi-family housing north of East Prospect Road and east of Timberline Road (parcel #8717308003). The development would consist of 10 three-story buildings. Nine of the buildings will contain 24 units with the other building containing 12 units. The site is part of the Cache La Poudre Industrial Park Master Plan (1985). The parcel is zoned Employment (E). This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. This land is zoned E (Employment). In the E zone, residential uses are designated as secondary uses and are limited to 25% of the development area.
This project is required to either comply or amend the existing Overall Development Plan.
2. The minimum required setback from an arterial street is 15 feet and from a nonarterial street - 9 feet. Building height maximum is 4 stories
3. The minimum number of required off-street parking spaces is dependent on the number of units and the number of bedrooms of each unit. See section 3.2.2(K)(1)(a). A certain number of the required spaces will be required to be handicap accessible. The project is required to provide one bike space for every bedroom and 60% of the total required is to be enclosed and the others may be outside in a fixed rack.
4. This project must comply with the multi-family standards of section 3.8.30 and 4.27(D)(E) of the Land Use Code whichever is more specific. This includes a block size maximum of 7 acres, minimum number of two housing types if over 10 acres, access to a park, and variation among repeated buildings.
5. Building entrances must be visible from the public street, private street, or street-like private drive and have direct connecting walkways to the public sidewalks. If buildings are not

aligned along any of the aforementioned, then connecting walkways must be no less than 200 feet, or be connected by a major walkway spine no less than 350 feet.

6. Trash and recycling enclosure are required. These shall be designed with walk-in access separate from the main-service gates.
7. A landscape plan that includes full tree stocking, foundational plantings, parking lot interior and perimeter landscaping is required as part of a P.D.P. submittal.

Department: Water-Wastewater Engineering

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

1. Existing sewer mains in the vicinity include a 24-inch main on the west side of Timberline Road. It does not appear there are any service stubs into this site.
2. This site is will be served by ELCO Water District for water service.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
2. You'll need to work with us and the engineering department to identify the best point of access for the complex - taking into consideration access spacing requirements, potential for full movement turns, and access needs for properties across Timberline.
3. If left turns in are allowed, then the roadway will need to widened to provide a left turn lane.
4. Is there any way to work with the property owner to the south to create a spur trail to the Spring Creek Trail from the SE corner of the property? The trail is so close - but as of now the tenants here would be forced to go out to Timberline and Prospect to get to it.
5. Please ensure there is adequate bike parking.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
2. 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.
3. 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.

4. Onsite detention is provided in Dragonfly Pond to the east. The development plan will need to provide conveyance of the developed runoff to this point.
5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
9. This property is located in the FEMA regulated, 100-year Spring Creek floodplain. Any development within the floodplain must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
10. Per Section 10-108 of the City Code, construction of a residential structure is allowed in a FEMA 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 18\text{-inches}$. No basements are allowed in the floodplain. A crawl space less than 4' high is allowed if it is flood vented and no equipment or ductwork is below the RFPE. An approved FEMA Elevation Certificate completed by a licensed surveyor or civil engineer and showing that the addition is constructed to the required elevation, is required

post-construction prior to a Certificate of Occupancy (CO) being issued.

11. Any construction activities in the flood fringe (e.g. grading, structures, sidewalk or curb & gutter installation, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
12. Development review checklists and permit application forms for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
13. Please show the boundaries of the floodplain and floodway on site drawings as applicable. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.
14. 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.
15. FEMA has begun to remap the Poudre River. They are calling this RiskMAP, and it will be a multi-year project. Property owners near the river need to be aware that the floodplain may be remapped and may change on their property. We are providing you this information to help you plan for possible future changes in the floodplain mapping, not because we are aware of any specific changes on this property. New residential construction is not allowed in the Poudre River floodplain. When the new maps are approved, if the floodplain did impact the property, a planning approval date would not qualify to be grandfathered under the current mapping, issued building permits would need to predate the adoption of the new mapping.

Update: Preliminary RiskMap results do not show a negative impact to this site. It is important to note these are preliminary results and are subject to change.

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 every building perimeter. Where private drives are provided for access, an Emergency Access Easement will be required to provide for a fire lane. A second point of access is required for multi-family, residential developments in excess of 200 units. Furthermore, a secondary access point is required when dead-end roads exceed 660'. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

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

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

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.2: Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

2. BUILDINGS EXCEEDING 30 FEET IN HEIGHT

Buildings exceeding 30' in height required additional fire access to allow for aerial apparatus positioning and operation. Code language provided below.

WHERE REQUIRED

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

WIDTH

> IFC D105.2; FCLUC 3.6.2(B)2006; and Local Amendments: Aerial fire apparatus access roads shall have a minimum unobstructed width of 30 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

PROXIMITY TO BUILDING

> IFC D105.3: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

3. DEAD-END FIRE LANES

Dead-end fire apparatus access roads exceeding 660 feet in length require a second point of access. The separation distance between access points 1 & 2 should be no less than 1/2 the diagonal of the overall development. Code language provided below.

FCLUC 3.6.2(B)2006; 06IFC 503.2.5 and Appendix D: FCLUC 3.6.2(B)2006; 06IFC 503.2.5 and Appendix D: Dead-end fire apparatus access roads cannot exceed 660 feet in length.

4. SECURITY GATES

Gating of a fire lane shall be approved by the AHJ. Bollards are not allowed and the gate design shall be reviewed and approved by PFA prior to installation. Emergency Access Only signage shall be fixed to both sides of the gate. Code language provided below.

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

2012 IFC D103.5: Gates securing fire apparatus access roads shall comply with all of the

following criteria:

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

5. WATER SUPPLY

A fire hydrant is required within 300' of any commercial building. The project will also be responsible for hydrant infill along Timberline Road. Code language provided below.

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

6. AUTOMATIC FIRE SPRINKLER SYSTEM

All buildings will require a full NFPA13 automatic fire sprinkler system under a separate permit. Please contact Assistant Fire Marshal, Joe Jaramillo with any fire sprinkler related questions at 970-416-2868.

7. PREMISE IDENTIFICATION

A system for wayfinding and/or monument signage shall be submitted to the fire department for review and approval by time of final development approval. 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.

8. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

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

Department: Environmental Planning

Contact: 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 multiple known natural habitats (Dragonfly Pond, wetlands, the Spring Creek, Cattail Chorus Natural Area, Kingfisher Point Natural Area, and riparian forest). Please note the project will need to be designed in a way that is sensitive to these natural features, and

the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code. This may affect the site layout that is currently proposed.

The Ecological Characterization Study should include a delineation of all wetlands and detailed recommendations for protecting and enhancing the features that are on or adjacent to the site. The report should also address whether Dragonfly Pond would be considered a concentration area for migratory waterfowl, shorebirds, or songbirds. Surveys may need to be conducted in the spring or summer to make this determination. The buffer distance for such concentration areas is 300 feet.

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 any 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 the buffer areas.

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

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
7. Projects in the vicinity of both the Spring Creek and Poudre River must 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."

8. This project must also comply with the following standard, as it is adjacent to the Cattail Chorus and Kingfisher Point Natural Areas: Section 3.4.1(L) Compatibility with Public Natural Areas or Conserved Land. If the project contains or abuts a publicly owned natural area or conserved land, the development plan shall be designed so that it will be compatible with the management of such natural area or conserved land. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land.

Cattail Chorus Natural Area (to the east) is a sensitive natural area that has very high wildlife values and high use. For example, over 130 species of birds have been observed on this site, which is the second highest of all the City natural areas along the Poudre River (see Cache la Poudre River Natural Areas Management Plan Update 2011 on City Website). Human activity on Dragonfly Pond should be limited to the west shore and no boats or fishing (e.g., via waders) should be allowed in the open water of the pond. Migratory waterfowl, western grebes, herons, and shorebirds have all been observed on the pond.

9. There may be a unique opportunity on this site to work with the Mountain Sage Community School to create an outdoor classroom. The City has been in discussions with the school about creating such a space in partnership with the Nature in the City program. The Nature in the City team is interested in discussing this opportunity further with the applicant. Please contact Justin Scharton at jscharton@fcgov.com and Rebecca Everette at reverette@fcgov.com if you would like more information or to arrange a meeting.
10. If any prairie dogs are located on the site, please note that City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Additionally, should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.
11. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

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

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along Timberline).
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A repayment will be due to the City for asphalt and sidewalk at time of building permit. Curb and gutter installation will be the responsibility of this project.
9. This project will be responsible for installing a southbound left turn lane. Repayment for asphalt will be asphalt installed by the city minus asphalt installed with this development.
10. Access as it is laid out looks like it is close to the minimum standard spacing (460' from driveway edge to the south). Minimum should be met with final design. A modification to the Land Use Code will be necessary for full movement access <1320' from Prospect.
11. Ditch/ irrigation crossings of public streets are allowed provided that the crossing is perpendicular to the roadway, the pipe is sleeved per standards, and an encroachment permit is obtained. Except for the perpendicular crossings, ditch/ irrigation lines are not allowed within the public right of way.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
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: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. New development and system modification charges may apply. A link to our online electric fee estimator is below.

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

2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers>
3. Currently single phase service is available along Timberline Rd
4. Light and Power will install primary lines and transformer(s) for multifamily services but it will be the responsibility of the developer to have the secondary services installed up to the buildings
5. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings 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. Applicants of new commercial or multi-family projects should email scarter@fcgov.com 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.
2. 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
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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.
2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.
3. City of Fort Collins IBC amendments require a full NFPA-13 sprinkler system in multifamily units with an exception for buildings with up to 6 dwelling units that are not more than 2 stories nor more 5000 sqft per floor.
4. Prescriptive energy compliance with increased insulation values is required for buildings using electric heat.

Department: Advance Planning

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

1. Multi-family housing in the Employment zone is permitted subject to review by the Planning and Zoning Board. A neighborhood information meeting is required unless waived by the Director.
2. Can the site plan be arranged such that there are two access points onto Timberline Road? With 228 units, will only one access be sufficient? While traffic engineering may call for deceleration lanes for ingress, perhaps acceleration lanes for egress should also be considered given the nature of traffic on northbound Timberline Road.
3. Buildings need to front on public streets, private streets, or street-like private drives. As shown all buildings front on parking lot drive aisles. A key design feature of these three options is that street trees are placed in parkways (preferably six feet in width) with detached sidewalks (no less than 4.5 feet in width).
4. To be qualified as a street-like private drive, on-street parking must be either parallel or diagonal. Please note that street-like private drives may be named and addresses provided to buildings for emergency way-finding.
5. Buildings that do not directly front on any of the above, must be connected to a street sidewalk by no less than 200 feet, as measured from the primary entrance.
6. If buildings do not comply with the either of the two aforementioned standards, then the primary entrance may be up to 350 from a street sidewalk if connected by a Major Walkway Spine. Major walkway spine shall mean a tree-lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty-five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street.
7. The buildings have the potential to be overly repetitive. Buildings must be varied per Section 3.8.30(F)(2). Please note that this is a rigorous standard and variety is not achieved by mere adjustments in architectural details. Building designs must vary significantly in footprints, size and shape.
8. The layout of the buildings appears to be regimented. Please explore options that would mitigate this and add interest and variety to the placement of buildings.
9. A walking trail should be provided between the easterly buildings and the pond. Access to this trail should be provided between and around the easterly buildings.
10. The information did not include parcel size. If the site is between 10 and 30 acres, a minimum of two housing types is required per Section 4.27(D)(6). If the site is less than 10

acres by netting out the pond, then a Modification to this standard may be justified.

11. Please note that the private park must be no less than 10,000 square feet and comply with the requirements of Section 4.27(D)(7)(b,c).
12. In order to buffer the apartments from the traffic noise on Timberline Road, dense landscaping, combined with a series of undulating earthen berms, must be provided between the buildings and the roadway.
13. There appears to be a connection to the adjoining property to the north that is indicated to cross the apparent wetlands. This connection will need to be analyzed for any impacts to these wetlands.
14. Be sure that there are no more than 15 spaces between landscape islands.
15. Lighting to the north and east must be minimal to avoid unnecessary illumination onto the pond and wetlands. If L.E.D. lighting is selected, the Kelvin Temperature must be no greater than 3,000 degrees.
16. As a secondary use in the Employment zone, and with 100% of the site being multi-family, a Modification of Standard is required to exceed 25% of the site per Section 4.27(D)(2).
17. Is this parcel part of a larger assemblage owned by a single entity? If so, then an Overall Development Plan is required. This would be an amendment of a portion of the existing Cache La Poudre Industrial Park Master Plan.
18. The contact at East Larimer County Water District (Elco) is Mike Schied, 493-2044. the contact at Boxelder Sanitation District is Sheri Jensen, 498-0604.
19. Please contact Sue Beck-Ferkiss, Social Sustainability Specialist, 221-6753, for information on the process of being designated as an affordable housing project.

Planning Services

Contact: , ,

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

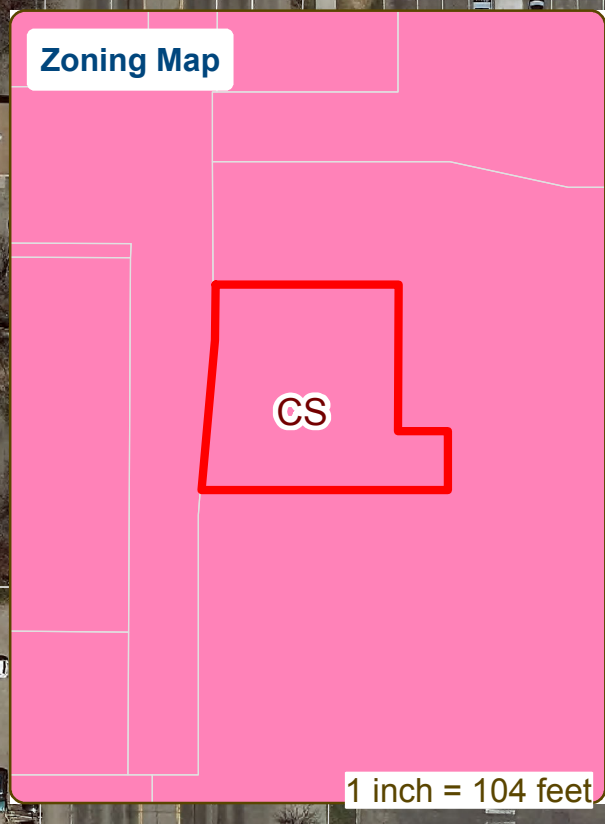
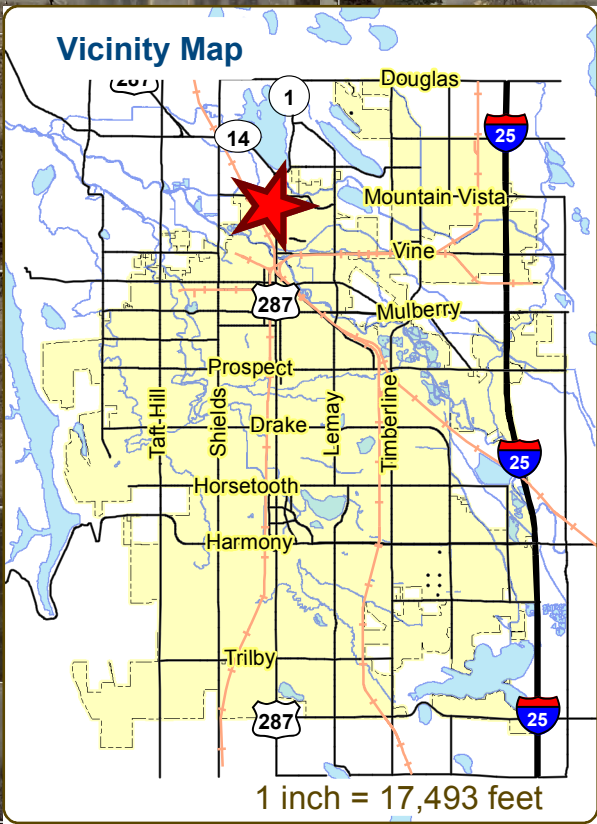
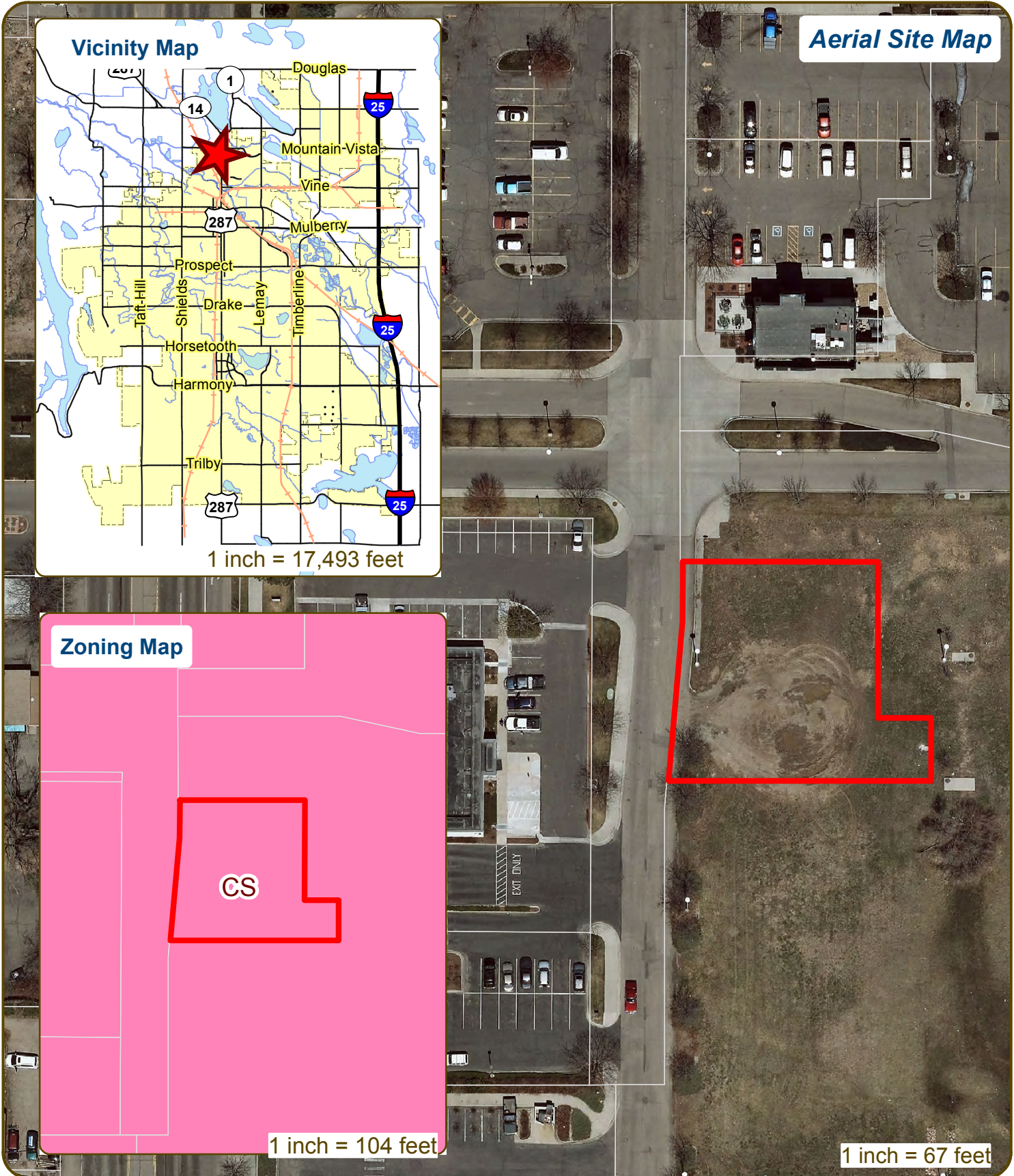
Energy Code Use

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

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

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

Country Club Corners Car Wash



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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) _____

Jim Houck - owner

Business Name (if applicable) C-Three LLC

Your Mailing Address 3500 S. Timberline FT Collins, CO 80524

Phone Number 970-222-7624 Email Address Jim.Houck@Firehouseexpress.com

Site Address or Description (parcel # if no address) Country Club Corners Pad 3rd

Parcel # 9701261008

Description of Proposal (attach additional sheets if necessary) build drive through car

wash with 16 vacume spots

Proposed Use Car wash Existing Use Vacant

Total Building Square Footage 3,500 S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures N/A

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

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

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

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

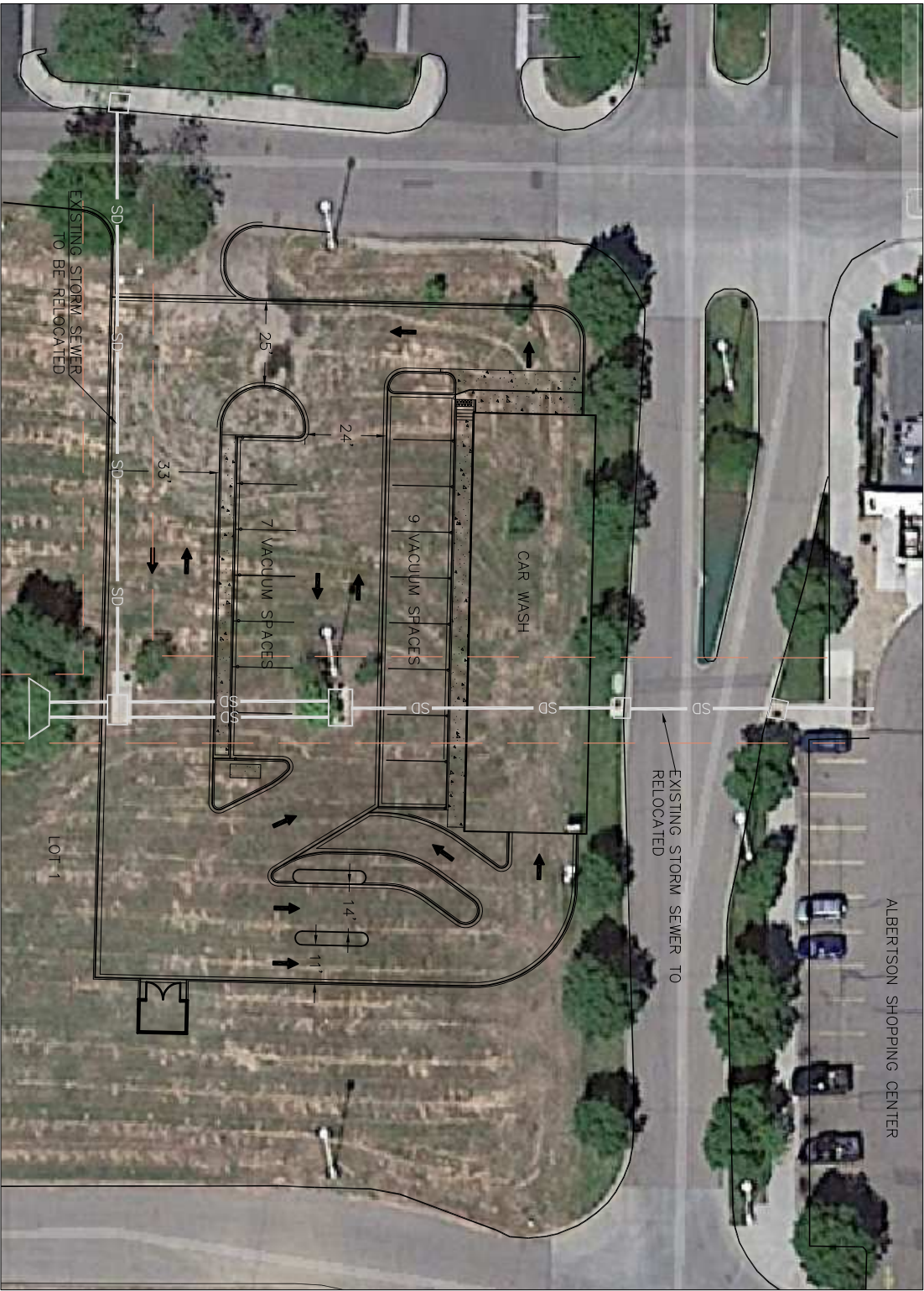
Increase in Impervious Area _____ S.F.

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

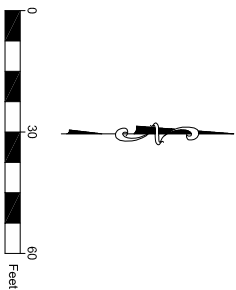
Suggested items for the Sketch Plan:

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?

**COUNTRY CLUB CORNERS CAR WASH - CONCEPT PLAN
 LOT 1, COUNTRY CLUB CORNERS, FIFTH FILING
 FORT COLLINS, COLORADO**



VICINITY MAP
 NOT TO SCALE



**COUNTRY CLUB CORNERS CAR WASH
 COUNTRY CLUB CORNER
 LOT 1, FIFTH FILING**

JOB NO:	AAA
DRAWN BY:	MSB 01/29/16
CHECKED BY:	MM/DD/YY
FILE NAME:	





March 01, 2016

Jim Houck
C-Three LLC
3500 S Timberline Rd
Fort Collins, CO 80524

Re: Country Club Corners - Car Wash

Description of project: This is a request to build a drive-thru car wash at Country Club Corners (parcel #9701261008). The facility will feature a 120' tunnel car wash with 16 parking spaces with vacuums. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. Does the building straddle the property line? This may need to be replatted.
2. Trash and recycling enclosure required. This shall be designed with walk-in access separate from the main service gate.
3. Need to include a bike rack.
4. Sidewalk system needs to be provided, that connects to the rest of the shopping center.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include an 8-inch water main in the drive aisle to the east, a 6-inch water main in the drive aisle to the west, and an 8-inch sewer main in the drive aisle to the west. It does not appear water or sewer services were stubbed into this site with the Country Club Corners development.

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

Department: Traffic Operations

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

1. The expected traffic from this parcel was anticipated with the original overall development, and as such the Traffic Impact Study requirement can be waived. We may need to work with you on various traffic details.
2. Sidewalks will be needed along the frontages.

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
2. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
3. 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.
4. This site is located within the NECCO stormwater master plan area. Specifically, the site is located within sub basin 103 of the NECCO master plan. Detention and water quality are provided for this sub basin in the Evergreen West Pond. As part of the engineering evaluation for this project, the developer will be required to show and/or provide adequate conveyance for developed runoff from the site to the Evergreen West Pond. An alternative to this would be to contribute to the downstream NECCO system. The development would then be required to restrict runoff to the existing condition 100-year release and water quality would be provided in a downstream regional pond. Fees associated with this scenario are \$31,846/acre.
5. As currently shown on the submitted site plan, the development appears to be proposing improvements, including a building, over the top of existing stormwater infrastructure intended to convey runoff from the business park to the north of the site into the detention pond located south of the site. This development will be required to preserve the existing drainage infrastructure or provide new adequate conveyance for the runoff currently being conveyed through the site.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use

Code. These require a higher degree of water quality treatment with one of the two following options:

A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.

B. 75% of all newly added or modified impervious area must be treated by LID techniques.

Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:

<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

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

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions a the building perimeter. This requirement appears to be satisfied with the access drive aisles already available in the area. Code language provided below.

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

2. WATER SUPPLY

A hydrant is required within 300' of the building as measured along an approved path of vehicle travel. The existing utility infrastructure already available in the area appears to support this requirement however it is the applicant's responsibility to verify location, pressure and volume. Code language provided below.

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

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. ClimateWise program: fcgov.com/climatewise/
 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com
 3. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 4. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 5. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 6. Nature in the City Strategic Plan: fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/, contact Justin Scharon at 970-221-6213 or jscharton@fcgov.com

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

5. If there are any prairie dogs on site, please note that City Code and the Land Use Code require that any prairie dogs inhabiting a site must be humanely eradicated (see Section 3.4.1(N)(6) of the Land Use Code). Additionally, should this project gain approval and proceed to construction, a burrowing owl survey, in accordance with the Division of Parks and Wildlife standards, shall be conducted prior to construction by a professional, qualified wildlife biologist.
6. In regard to LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian rhythms for both humans and wildlife. Please consider a warmer color temperature (3000K-4000K) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. If the proposal had frontage on a public street(s), 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. If the proposal had frontage on a public street(s), all public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. 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. If the proposal had frontage on a public street(s), this project would be responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications).
7. Utility plans will be required and a development agreement will be required and recorded at Larimer County once the project is finalized, with recordation costs paid for by the applicant.
8. This site utilizes access to and from a CDOT roadway and all access to the site is governed by an access control plan. CDOT may require an amendment or update to an access permit for the potential increase in traffic out driveway(s) to College Avenue. We'll look to verify CDOT's acceptance of any access permit updates prior to final development plan approval.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. Electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development. A link to our online fee estimator is below.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
2. Currently there is 4" conduit stubbed up to this lot, which is suitable for single and three phase power.
3. A completed commercial service form (C-1) and one-line diagram will need to be filled out by engineer/electrician and provided to Light & Power in order to determine billing and proper transformer sizing. A link to our C-1 form is below.
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
4. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers>

Department: Building Inspection

Contact: Sarah Carter, 970-416-2748, scarter@fcgov.com

1. Please schedule a pre-submittal meeting for this project. Pre-Submittal meetings 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. Applicants of new commercial or multi-family projects should email scarter@fcgov.com 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.
2. 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
Fort Collins has amendments to most of the codes listed above. See the fcgov.com/building web page to view them.

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.
2. Multi-family and Condominiums 3 stories max: 2012 IECC residential chapter.
3. Commercial and Multi-family 4 stories and taller: 2012 IECC commercial chapter.

Planning Services

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. Use: The carwash use is permitted in the C-S zone. The development would require a Major Amendment to 1995 CC Corners PUD which established the shopping center layout and infrastructure patterns in 1995. The use would require Type 1 review with a public hearing to be decided by a Hearing Officer.
2. Building design: The predominant use of brick is generally consistent with the established character of the center. The exact selection of brick and possibly concrete block masonry should include consideration of the materials used in the center.
3. Screening of vehicular use areas is the crucial design consideration. Shrub beds in conjunction with screen walls should be designed to mitigate the visual clutter of car wash operations.
4. Sidewalks need to be added to continue the circulation framework of the center.

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

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2012 International Building Code (IBC)
2012 International Residential Code (IRC)
2012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

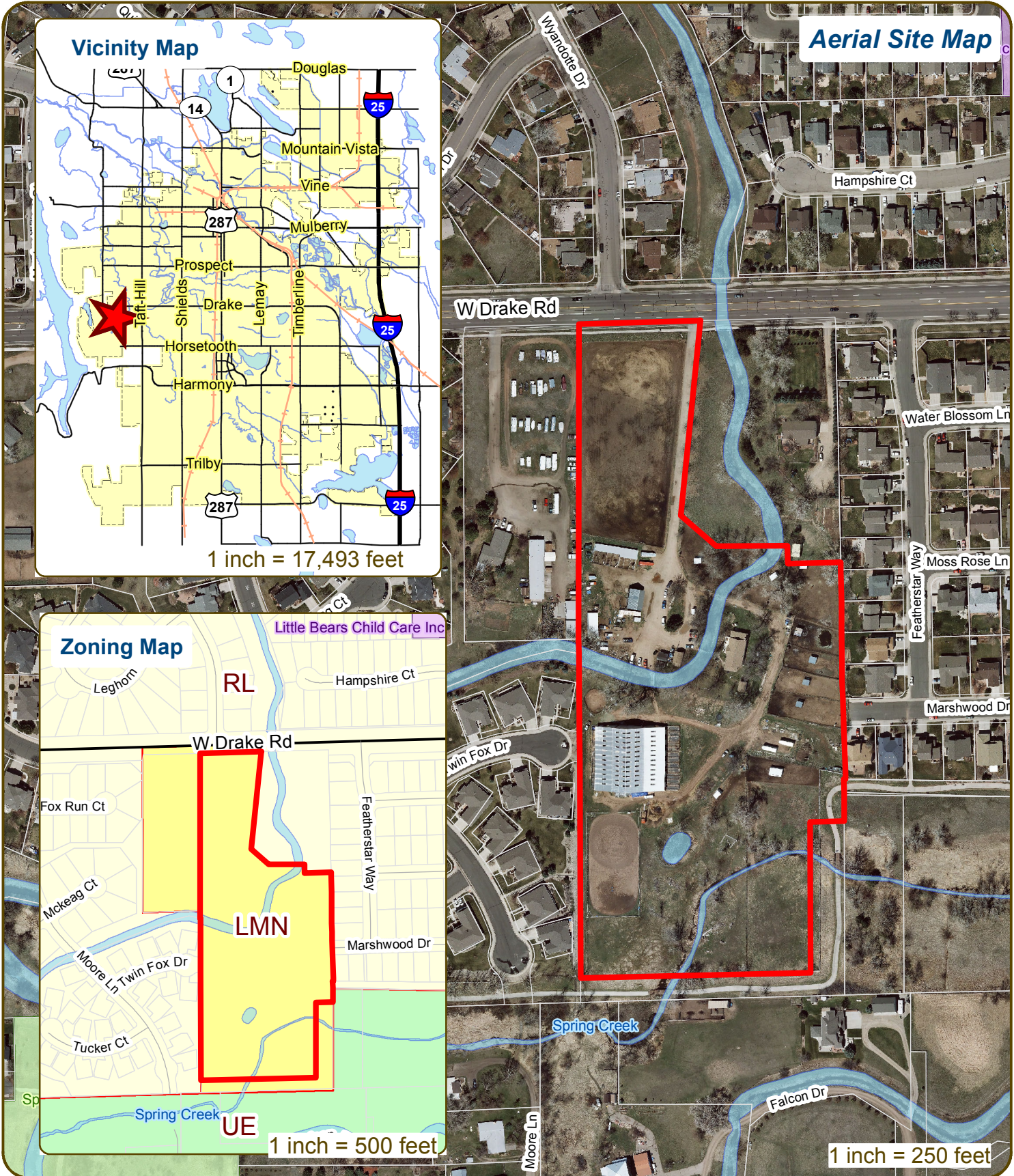
Energy Code Use

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

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

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

2407 W Drake Rd Single-family Residential



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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

Craig Russell - Consultant - Landscape Architect

Business Name (if applicable) Russell + Mills Studios

Your Mailing Address 141 S. College Ave. Suite 104 Fort Collins CO. 80524

Phone Number 484-8855 Email Address crussell@russellmillsstudios.com

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

2407 West Drake Road Fort Collins CO 80526

Description of Proposal (attach additional sheets if necessary) _____

Single Family development with 46 proposed dwelling units- (39) Single Family Attached units and (7) Single Family lots.

Provided access to Spring Creek Trail and natural area as well as community open spaces.

Proposed Use Single Family Residential Existing Use Horse Stables - Agriculture

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

Age of any Existing Structures Under Review - See Photos with review set

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? Floodway + 100 Year

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

Increase in Impervious Area Approx. 150,000 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?





Townhome Legend

- 6-Plex Townhome
(2) 30'x70' Units
(4) 25'x70' Units
- 5-Plex Townhome
(2) 30'x70' Units
(3) 25'x70' Units

DENSITY CALCULATIONS		
Area	Density	Unit Type
Gross Area 11 Acres	Gross Density 4.18 DU/AC	7 Single Family 39 Single Family Attached Total Units 46
Net Area 7.82 Acres	Net Density 5.88 DU/AC	





East Elevation



Interior



South Elevation



View from Northeast



View from Southeast



West Elevation



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

February 26, 2016

Craig Russell
Russell + Mills Studios
141 S College Ave
Suite 104
Fort Collins, CO 80524

Re: 2407 W Drake Rd - Single Family Residential

Description of project: This is a request to build 46 single-family residential units at 2407 W Drake Rd (parcel #9728100021). 39 of the units will be single-family attached units with the remaining 7 being single-family detached units. The proposal shows a trail connection to the Spring Creek Trail and preserving the existing barn as part of a park feature. The site is located in the Low Density Mixed-use Neighborhood (LMN) zone district. This request will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. The sidewalk system shall be detached and include street trees in a parkway.
2. The lots shall be created to include the entire building within the lot. This includes eaves and window wells.
3. Garage standards do apply see section 3.5.2(F). It is unclear where the off-street parking is located.
4. How are the trash/recycling handled for the attached housing?

Department: Water-Wastewater Engineering

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

1. Existing water mains in the vicinity include a 12-inch main in Drake Rd, a 6-inch main terminating at the end of Twin Fox Dr, and an 8-inch main terminating at the end of Marshwood Dr. Existing sewer mains in the vicinity include an 8-inch main terminating at the

end of Marshwood Drive, an 8-inch main in the Twin Fox Dr cul-de-sac, and a 15-inch main bisecting the southern portion of this parcel. A water line loop will be required to serve this development that includes a connection to the 12-inch main in Drake and a connection to Marshwood Dr and/or Twin Fox Dr.

2. There is an existing water service connection to the 12-inch main in Drake Rd. This service will need to be reused with this development or abandoned at the main. It does not appear there is currently sewer service to this site.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.
5. For a single family attached development, separate sewer and water services will need to be provided to each unit. A maximum of 6 units can be accommodated on a single private service line.

Department: Traffic Operations

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

1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
2. The traffic study will identify whether any roadway improvements are needed - including along Drake.
3. The connection to the trail will be great!

Department: Stormwater Engineering

Contact: Jesse Schlam, 970-218-2932, jschlam@fcgov.com

1. The site disturbs more than 10,000 sq-ft, therefore Erosion and Sediment Control Materials need to be submitted at the latest by final material submittal. The erosion control requirements are in the Stormwater Design Criteria under the Amendments of Volume 3 Chapter 7 Section 1.3.3. www.fcgov.com/erosion Please submit; Erosion Control Plan, Erosion Control Report, and an Escrow / Security Calculation. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email [@ jschlam@fcgov.com](mailto:jschlam@fcgov.com)
2. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan, the Canal Importation Master Drainage Plan, as well the Fort Collins Stormwater Criteria Manual.
3. 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.
4. This site is located within both the Spring Creek Basin and Canal Importation Basin. Both basins require a developed release rate equal to the 2-year historic runoff rate. As part of the drainage analysis for this development, the design engineer will need to determine the appropriate release rate for each basin and determine an appropriate outfall point. Developed drainage into the Pleasant Valley & Lake Canal will only be allowed under special

circumstances and should be coordinated with Water Utilities Engineering early in the design process if that is the desire of the developer.

5. There is a proposed stormwater improvement located along the eastern property boundary as part of the Canal Importation Master Drainage Plan. Please coordinate with Dan Evans at 970-416-2217 or daevans@fcgov.com as design for the site progresses.
6. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
7. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - B. 75% of all newly added or modified impervious area must be treated by LID techniques. 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>

Based on the single family nature of the project and the layout shown with this submittal, pervious pavers would not be required for this project. If the layout and/or development concept changes, this requirement may also change.

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. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
10. This property is impacted by the FEMA regulated, 100-year Spring Creek floodplain and floodway. Any development within the floodplain or floodway must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
11. The materials submitted for conceptual review do not show proposed residential lots located in the floodplain. If this is revised in the future and there will be structures located within the floodplain they must comply with Chapter 10 of the City Code.
12. Any construction activities in the flood fringe (e.g. grading, structures, sidewalk or curb & gutter installation, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at

<http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

13. Any work proposed in the floodway, including, grading, hard surfaces, the pedestrian bridge etc. must show that they will cause no-rise in the Base Flood Elevation. A floodplain use permit is required before construction. Floodway projects must be preceded by a no-rise certification and followed by a no-rise recertification after completion of the project.
14. Development review checklists and permit application forms for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal.
15. Please show the boundaries of the floodplain and floodway on site drawings as applicable. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.
16. 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: Katie Dorn, 970-416-4250, kdorn@fcgov.com

1. Met with Craig Russell on February 9, 2016. We agreed the the first step is to complete the Demolition/Alteration Review Process.

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 every building perimeter. Where a fire lane is provided by means of a private drive, an Emergency Access Easement will be required and No Parking - Fire Lane signage will be required. PFA would like the project team to explore the possibility of a connection to Twin Fox Drive in order to mitigate a dead-end condition nearly 1000' in length. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads shall not exceed 660' in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire

apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

> Be visible by painting and/or signage, and maintained unobstructed at all times.

> Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

A fire hydrant is required within 400' of any residential building and repeated on 800' centers. 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, on 800-foot centers thereafter.

3. AUTOMATIC FIRE SPRINKLER SYSTEM

Single-Family attached residential dwellings will require a residential sprinkler system. Contact the building department for details.

4. PREMISE IDENTIFICATION

Unless all drives are provided with street names, a system for wayfinding will be required by time of final development review. Code language provided below.

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

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of multiple known natural habitats (Pleasant Valley and Lake Canal, Spring Creek, wet meadows, wetlands, and riparian forest). Please note the project will need to be designed in a way that is sensitive to these natural features, and the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code. This may affect the site layout that is currently proposed.

The Ecological Characterization Study should include a delineation of all wetlands and detailed recommendations for protecting and enhancing the features that are on or adjacent to the site.

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

the buffer areas.

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

4. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
5. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
6. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
7. Projects in the Vicinity of Spring Creek 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."
8. 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 Program: <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. 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:

3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 feet along Drake). This will also include dedicating right-of-way along Drake to accommodate a 4 lane arterial.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A repayment will be due to the City for public improvements on the Drake Road frontage. This will be due at time of building permit.
9. The ditch company will need to review and approve site and utility design.
10. Ditch/ irrigation crossings of public streets are allowed provided that the crossing is perpendicular to the roadway, the pipe is sleeved per standards, and an encroachment permit is obtained. Except for the perpendicular crossings, ditch/ irrigation lines are not allowed within the public right of way.
11. Land use code connectivity standards may require a connection to Twin Fox Drive. Connectivity standards may also require the ability for connection to developable property.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
14. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
15. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
16. In regards to construction of this site: The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. New development and system modification charges may apply. A link to our online electric fee estimator is below.

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

2. Contact Light and Power Engineering to coordinate the transformer and electric meter locations. Please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees. Please reference our Electric Construction, Policies Practices & Procedures to ensure requirements and policies are met.
<http://www.fcgov.com/utilities/business/builders-and-developers>
3. Light and Power will provide secondary service to each single family detached unit. For multifamily units, L&P will provide services up to transformer. It will be responsibility of developer to provide service from transformer to multifamily units.
4. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.
5. Light and Power has electric facilities on the south side of Drake St. that could be utilized to provide power.

Planning Services

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

1. Each single-family detached lot will need 1 off-street parking space.
2. How many bedrooms will each townhome unit contain? The parking requirement will depend on the number of bedrooms per unit. Below are the parking requirements based on the number of bedrooms per unit:

1 bedroom or less - 1.5
2 bedrooms - 1.75
3 bedrooms - 2
4 bedrooms or more - 3
3. While single-family attached and detached units do not require bicycle parking, staff recommends providing ample bicycle parking given the developments adjacency to the Spring Creek Trail.
4. This project will be required to go to the Landmark Preservation Commission for approval due to the historic farm structures on the property. Katie Dorn can coordinate this process for you. Her contact information is included in this letter.
5. It is unclear how this proposal meets the connecting walkway standard in 3.5.2(D) of the Land Use Code. How are each of the buildings oriented to the street? It appears the front doors for some of the homes would not be oriented towards Marshwood Dr/Wyandotte Dr. Please show the sidewalk network when you submit for PDP that demonstrates how this code standard is being met.
6. How does this plan meet the housing model variety standards outlined in 3.5.2(C) of the Land Use Code? For developments with more than 5 single-family attached buildings there shall be at least 3 distinctly different building designs. It appears that there are two building types

being used in the current iteration of the plan. Please add an additional building type and integrate it in such a way that prevents clusters of like buildings. Please also note that in order to meet this standard that the elevations must be distinct and can't just consist of a different ordering of the same building components.

7. Two of the 6-unit buildings will have a difficult time meeting the street facing facade standard in 3.5.2(D)(2). Each with more than 4 units is required to have at least one street facing doorway that is smaller than a full arterial or has on-street parking. Since the alleys are only 20' wide, the northern most 6-unit building surrounded by alleys will not meet this standard. You will need a modification to this standard with the site plan shown.
8. Consider additional landscaping or fencing on the eastern property line to best meet Land Use Code section 3.5.1(D), which deals with privacy considerations.
9. Given the various complexities of this project and the change in character of the parcel it might be beneficial to hold a neighborhood meeting even though it is not required. Staff can help coordinate this meeting should you choose to hold one.
10. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
11. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
12. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
13. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
14. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
15. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
16. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.