

Conceptual Review Agenda

Schedule for 04/11/16 to 04/11/16

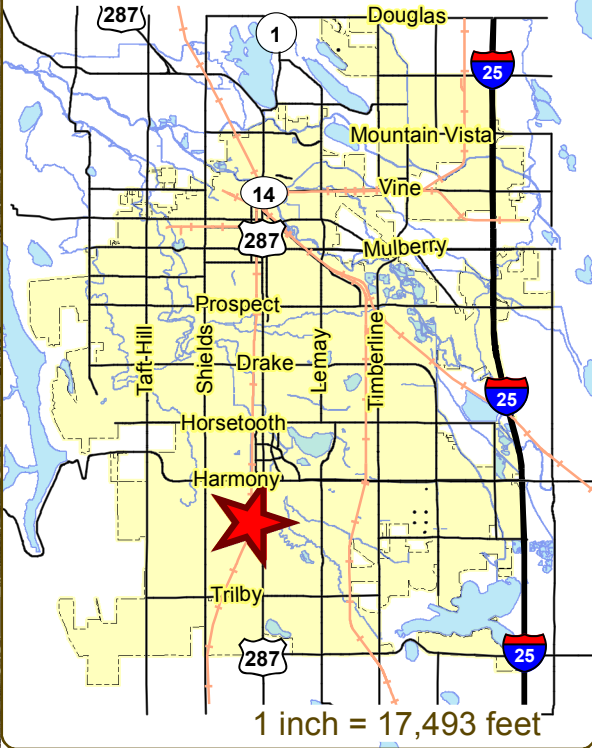
281 Conference Room A

Monday, April 11, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	102 Fossil Creek Pkwy - Self-Storage CDR160029	Ken Merritt (970) 305-6754 kmerritt@jrengineering.com	This is a request to construct a 90,200 sq. ft. self-storage facility at 102 Fossil Creek Pkwy (parcel #'s 9601335001 and 9601336001). A portion of the facility will be 4 stories with a lower level loading area. The building will step down to 2 stories with a 1,000 sq. ft. office. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey
10:15	Laporte Ave and Taft Hill Rd - Annexation and Initial Zoning CDR160030	Brian Shear (970) 226-5334 bshear@shearengineering.com	This is a request to annex and develop a property near Laporte Ave and Taft Hill Rd (parcel #9710200008). The parcel is proposed to be annexed and zoned as Low Density Mixed-Use Neighborhood for 3.4 acres of the site and Limited Commercial for .25 acres of the site. The proposed site plan shows 35 residential units and a small commercial building. This proposal will be subject Annexation and Initial Zoning.	Pete Wray
11:00	Poudre Valley Plaza – Residential CDR160031	Michael Bello (970) 566-4541 michael.bello@thecpigroup.net	This is a request to build 8 residential units at Poudre Valley Plaza (parcel #9735265007). The residential building will occupy Pad G of Poudre Valley Plaza. Each unit will have a detached 2-car garage. The site is located in the Neighborhood Commercial (NC) zone district. This proposal will be subject to Administrative (Type I) review.	Seth Lorson

102 Fossil Creek Pkwy Self-Storage

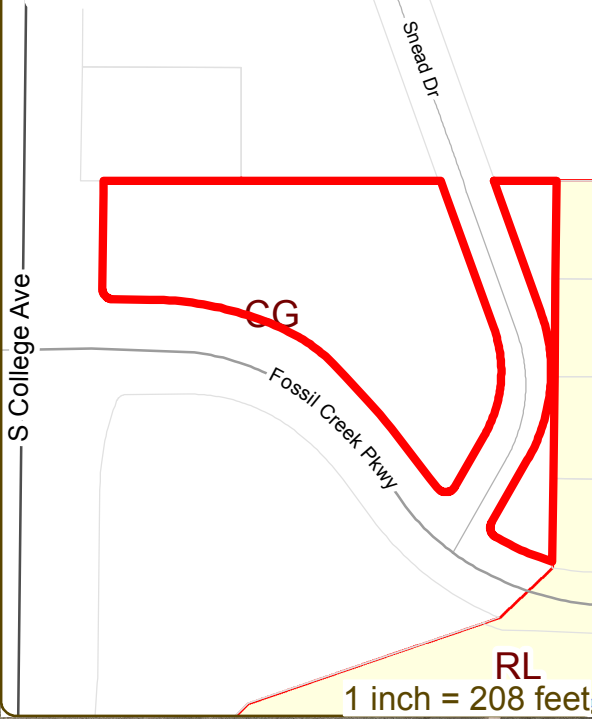
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

JR Planners/Engineers-Consultant: KMerritt@JREngineering.com

Business Name (if applicable) Fort Collins Self-Storage LLC

Your Mailing Address 2900 S. College Ave, Suite 3C Fort Collins CO 80525

K.MERRITT

Phone Number 970-305-6754 Email Address stan.scott@me.com

Site Address or Description (parcel # if no address) Lot 1 - Discount Tire at Fossil Creek Subdivision

Description of Proposal (attach additional sheets if necessary) Build a multi-story Self-Storage Facility approx 90,200 gross sq. ft. on a 1.85 AC site. Temperature controlled interior storage

Proposed Use Self-storage Existing Use Vacant

Total Building Square Footage 90,200 S.F. Number of Stories 2-4 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?

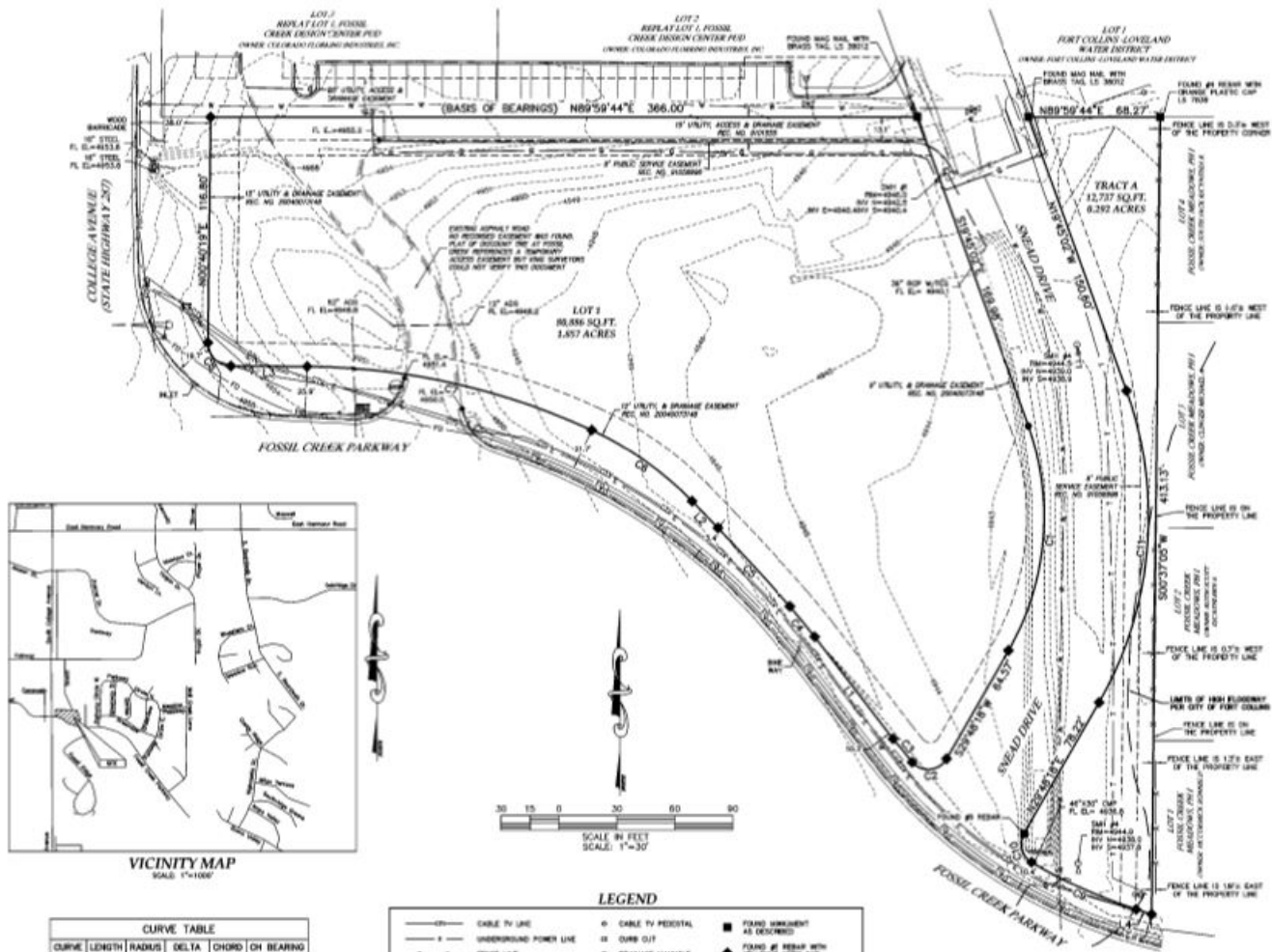
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area 99,017 SF of impervious area (61% inc.) 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?

For Lot 1 and Tract A, Discount Tire at Fossil Creek,
 Situate in the Southwest Quarter of Section 1, Township 6 North, Range 69 West of the 6th P.M.,
 City of Fort Collins, County of Larimer, State of Colorado



VICINITY MAP
 SCALE: 1"=100'



LEGEND

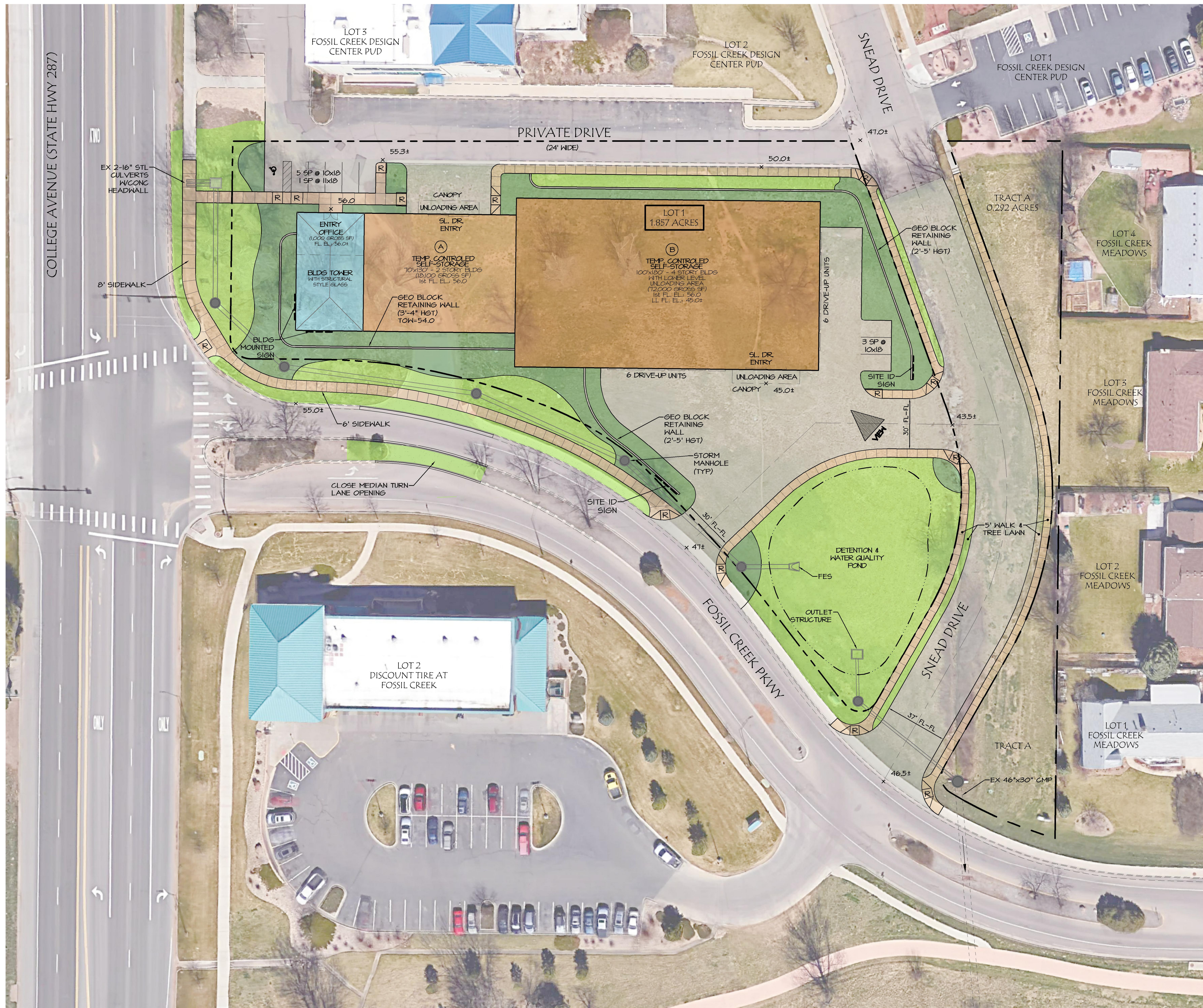
—○—	CABLE TV LINE	○	CABLE TV PEDISTAL
—x—	UNDERGROUND POWER LINE	⊗	CURB CUT
— —	FENCE LINE	⊕	DRAINAGE MANHOLE
— —	FIBER OPTIC LINE	⊖	ELECTRIC TRANSFORMER
— —	FLUSHING	⊙	FEDERAL PEDESTAL
— —	GAS LINE	⊙	SEWER MANHOLE
— —	PIPE	⊙	SIGN
— —	SIDE OF ASPHALT	⊙	RAVINE RAMP
— —	WATER LINE	⊙	LIGHT POLE
— —	EASEMENT LINE	⊙	TELEPHONE PEDESTAL
— —	RIGHT-OF-WAY LINE	⊙	POLE HYDRANT
— —	PROPERTY LINE	⊙	WATER VALVE
— —	TRAFFIC WASH	⊙	
◆	FOUND INSTRUMENT AS DESCRIBED		
◆	FOUND #1 REBAR WITH YELLOW PLASTIC CAP 1/2" DIA		
◆	ELECTRIC TRANSFORMER		
◆	FEDERAL PEDESTAL		
◆	SEWER MANHOLE		
◆	SIGN		
◆	RAVINE RAMP		
◆	LIGHT POLE		
◆	TELEPHONE PEDESTAL		
◆	POLE HYDRANT		
◆	WATER VALVE		

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	139.86'	136.42'	49°31'11"	116.86'	309°07'36"W
C2	33.84'	11.00'	106°10'26"	11.62'	346°23'46"W
C3	15.62'	257.96'	3°26'36"	15.62'	53°16'47"E
C4	36.22'	333.66'	3°26'36"	36.22'	149°57'04"W
C5	36.22'	1463.84'	3°48'23"	35.21'	84°31'51"W
C6	84.14'	173.84'	2°11'30"	83.77'	164°23'01"W
C7	152.23'	257.00'	24°25'50"	151.00'	107°24'36"W
C8	18.91'	12.00'	80°18'00"	17.01'	184°28'36"W
C9	33.84'	257.88'	3°13'38"	33.42'	165°07'03"W
C10	17.04'	11.00'	80°46'52"	15.30'	114°35'38"W
C11	67.26'	193.42'	49°31'11"	143.17'	165°11'50"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°32'36"W	86.60'
L2	N43°54'33"W	98.17'
L3	N87°37'36"W	38.41'
L4	N75°19'36"W	84.17'

FOSSIL CREEK SELF-STORAGE

CONCEPT SITE PLAN



SELF-STORAGE CONEPTUAL IMAGE

LANDUSE DATA

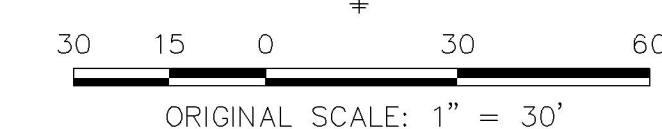
TOTAL SITE AREA		1.857 AC	
• LOT 1		0.292 AC	
• TRACT A			
TOTAL BLDG AREA		90,200 SF	
• TEMPERATURE CONTROLLED STORAGE (2 STORY, BLDG A)		18,200 SF	
• TEMPERATURE CONTROLLED STORAGE (4 STORY, BLDG B)		74,000 SF	
TOTAL BLDG. GROUND FLOOR AREA		27,100 SF	0.622 AC
			35.5% OF TOTAL SITE AREA
TOTAL PAVEMENT AREA		21,917 SF	0.505 AC
• PROPOSED CONC/ASPHALT/DRIVES & PARKING AREAS		18,167 SF	0.417 AC
• EXISTING PAVEMENT AREA		3,750 SF	0.086 AC
TOTAL LANDSCAPE AREA (EXCLUDING TRACT A)		31,874 SF	0.732 AC
			39.4% OF TOTAL SITE AREA



VICINITY MAP
NTS



SITE CONCEPT
FOSSIL CREEK SELF-STORAGE
JOB NO. TBD
MARCH 16, 2016
SHEET 1 OF 1



J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



April 15, 2016

Ken Merritt
JR Engineering
2900 S College Ave
Suite 3C
Fort Collins, CO 80525

Re: 102 Fossil Creek Pkwy - Self-Storage

Description of project: This is a request to construct a 90,200 sq. ft. self-storage facility at 102 Fossil Creek Pkwy (parcel #'s 9601335001 and 9601336001). A portion of the facility will be 4 stories with a lower level loading area. The building will step down to 2 stories with a 1,000 sq. ft. office. The site is located in the General Commercial (CG) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development by one (1) or more of the methods described in subparagraphs (a) through (c)
2. A landscape plan will be required.
3. LUC 3.2.2(J) TABLE
Parking Setback Requirements
Along an Arterial Street: Minimum landscape setback area- 15 ft

Along a Nonarterial Street: Minimum landscape setback area- 10 ft

Along a Lot Line: Minimum landscape setback area- 5 ft
4. Bicycle parking required as part of LUC 3.2.2(C)(4)(b)
Industrial: Employee Parking- 4 minimum spaces required.
5. Parking Stall Depth shall be 19 ft as part of LUC 3.2.2(L)Table A

6. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
7. LUC 3.2.5(B) All development shall provide adequately sized, conveniently located, accessible trash and recycling enclosures to accommodate the specific needs of the proposed use.
8. Tree Removal will require replacement as part of LUC 3.2.1(F)
9. Buildings over 40ft in height are required to provide a shadow analysis.
10. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible
11. Signs will require separate permit in accordance with LUC 3.8.7
12. How many employees do you have? The parking requirement will be based on the number of employees- min. is .5 spaces per employee, max. is .75 spaces per employee.

Department: Water-Wastewater Engineering

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

1. This project site is located within the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. Please contact them for any water and sewer requirements.

Department: Traffic Operations

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

1. At first glance, the initial site plans in terms of transportation looks quite good. (The extension of Snead, elimination of close drive to 287 intersection, sidewalks, etc.) There will be a number of details to work through during the process (access spacing, sight distance etc).
2. I'm not sure whether a TIS is needed. Contact me, and I'll run a few initial numbers to determine whether any further traffic review is needed.

Department: Stormwater Engineering

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

1. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
3. Onsite detention is required for the runoff volume difference between the 100-year developed flow rate and the 2-year historic release rate. In the Fossil Creek basin the two year historic release rate is 0.2 cfs/acre.
4. There are two existing drainage channels through the site that will need to be accommodated. It appears as though your conceptual site plan does account for the channel from College Avenue. Please note that the existing storm pipe daylighting into this site from

College Avenue is a 24" RCP. City documentation and the sub-basin analysis of the Fossil Creek Master Drainage Plan does not indicate how this 24" RCP pipe was sized. However, roadside drainage from the east side of College Avenue extending north to Mason Street appears to drain towards this storm pipe, as well as a section of College Avenue on the west side near Coronado Drive. The swale within/adjacent to Snead Drive is temporary and will need to be piped within Snead Drive as a part of this development. Additionally, there is runoff from the property to the north that will need to be routed through this development.

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.
7. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. 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.
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.

Department: Fire Authority

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

1. FIRE LANE

Fire access is required within 150' of all exterior portions of all building perimeters. Fire access cannot be measured from an arterial road and therefore fire lanes will be required on both North and South sides of the building. Fire lanes shall be dedicated as Emergency Access Easements. This shall apply to the cross-property drive aisle on the north side of the building. Due to the length of the fire lane, it will either need to provide an approved turnaround or continue through the north property and connect to the public way. NO PARKING - FIRE LANE signage will also be required. Code language and fire lane

specifications provided below:

FIRE ACCESS

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

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.

SIGNS

> IFC D103.6: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

2. AERIAL FIRE APPARATUS ACCESS ROADS

Additional fire lane specifications are applied to buildings exceeding 30' in height. Code language provided below. See also Appendix D of the 2012 IFC for further details.

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. ROOF ACCESS

> IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to

the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

4. AUTOMATIC FIRE SPRINKLER SYSTEM

This building 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.

5. HYDRANT/ FIRE STANDPIPE SYSTEM & FDC REQUIREMENTS

A hydrant meeting minimum volume and pressure, is required within 100' of a FDC when a building is equipped with a standpipe system. Code language provided below.

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

> HYDRANTS. IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure.

> IFC 507.1.1: Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet where approved by the fire code official.

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

6. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

> 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

7. 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.

All new or existing Knox Boxes must contain the following keys as they apply to the building:

- > Exterior Master
- > Riser room
- > Fire panel
- > Elevator key if equipped with an elevator

The number of floors determines the number of sets of keys needed. Each set will be placed on their own key ring.

- > Single story buildings must have 1 of each key

> 2-3 story buildings must have 2 of each key

> 4+ story buildings must have 3 of each key

For further details or to determine the size of Knox Box required, contact the Poudre Fire Authority Division of Community Safety Services.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (wetlands and tree groves). Please note the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

Please contact the Environmental Planning department 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. A wetland delineation has already been conducted for this site, and it was determined that the wetland is jurisdictional under the U.S. Army Corps of Engineers standards. As such, you will need to work directly with the Army Corps to determine permitting requirements. A copy of the wetland delineation will be provided at the conceptual review meeting. Because the wetland will be removed with the construction of Snead Drive, the loss of the resource will need to be mitigated on-site. Please contact the Environmental Planning department if you would like to discuss these requirements further prior to your PDP submittal.
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 or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
4. Please 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.
5. 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 us know if we can help connect you to these programs.

6. 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.

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. The temporary driveway connection to Fossil Creek Parkway has always been considered a temporary connection that will go away at such time as Snead Drive is constructed. It will need to be removed with this project and the missing median in the middle of Fossil Creek Boulevard needs to be installed.
6. As shown, the access onto Fossil Creek Parkway will only be limited to a right-in/right out movement.
7. If one doesn't exist, an access easement may be needed from the property to the north along the Private Drive.
8. The extension of and completion of Snead Drive will need to be designed and constructed with this project. This includes the installation of sidewalk along both sides of the roadway. Right of way will need to be dedicated to allow for detached walks on either side of Snead Drive.
9. The project will need to install sidewalk along the College Avenue frontage, Fossil Creek Parkway frontage, and the extension of Snead Drive. Directional ADA ramps are needed at the corner of College Avenue and Fossil Creek Parkway. The sidewalk along Snead shall be a 4.5 foot detached sidewalk.
10. We will need to look at the location of any new proposed access points out to Snead Drive to make sure that they meet separation requirements and that adequate sight distance easements are provided.
11. Additional improvements may be required in order to mitigate the traffic impacts of the development.
12. 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>
13. This project is responsible for dedicating any right-of-way and easements that are necessary 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). Additional right-of-way will be needed at the corner of College and Fossil Creek Parkway in order to accommodate the sidewalk system and ramps.

Additional right-of-way along Snead Street will likely be needed in order to accommodate the standard detached sidewalk and parkway.

14. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
15. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT.
16. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
17. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. It appears that the access off of Fossil Creek Parkway may be an issue.
18. 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.
19. 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.
20. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
21. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

Department: Electric Engineering

Contact: Tyler Siegmund, 970-416-2772, tsiegmund@fcgov.com

1. Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please visit the following website for an estimate of charges and fees:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

2. The transformer location and electric meter will need to be coordinated with Light & Power. Transformers must be placed within 10 ft of a drivable surface for installation and maintenance purposes. The transformer must also have a front clearance of 10 ft and side/rear clearance of 3 ft minimum.
3. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-form is below:

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

forms-guidelines-regulations

4. 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>.
5. Street light placement along Snead Dr will need to be coordinated with Light & Power. Shaded trees are required to maintain 40 feet of separation and ornamental trees are required to maintain 15 feet of separation from street lights. A link to the City of Fort Collins street lighting requirements can be found below:
http://www.larimer.org/engineering/GMARdStds/Ch15_04_01_2007.pdf

Planning Services

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

1. How does the proposed plan meet the build to line standards outlined in Land Use Code section 3.5.3(C)(2)? The loading area shown would be in conflict with this standard. Staff would prefer the loading area to be located on the northern portion of the site so that loading occurs on the private drive.
2. What will you be doing with Tract A?
3. How tall will the 4-story portion of the building be with the lower level being 10 feet lower than the first floor elevation? Is the lower level counting as a story when you say the eastern building will be 4 stories? The maximum building height is 4 stories in the General Commercial zone district.
4. It appears you are proposing to remove most if not all of the existing trees on site. Your landscape plan will need to clearly identify how you will be mitigating for the loss of these trees. Please provide a table that outlines how many trees will be removed and how many mitigation trees are required. On the landscape plan, please clearly label which trees are being used for mitigation purposes.
5. How wide is the sidewalk for the parking area shown on the northern portion of the site? If the sidewalk is wider than 6 feet then the 18 foot parking stall depth will be adequate as long as the parking stalls are separated from the sidewalk via curb or wheel stop. Please clearly show the curb or wheel stops on the site plan when you submit for a PDP.
6. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

- 10.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 11.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 12.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

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

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

Construction shall comply with the following adopted codes as amended:

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

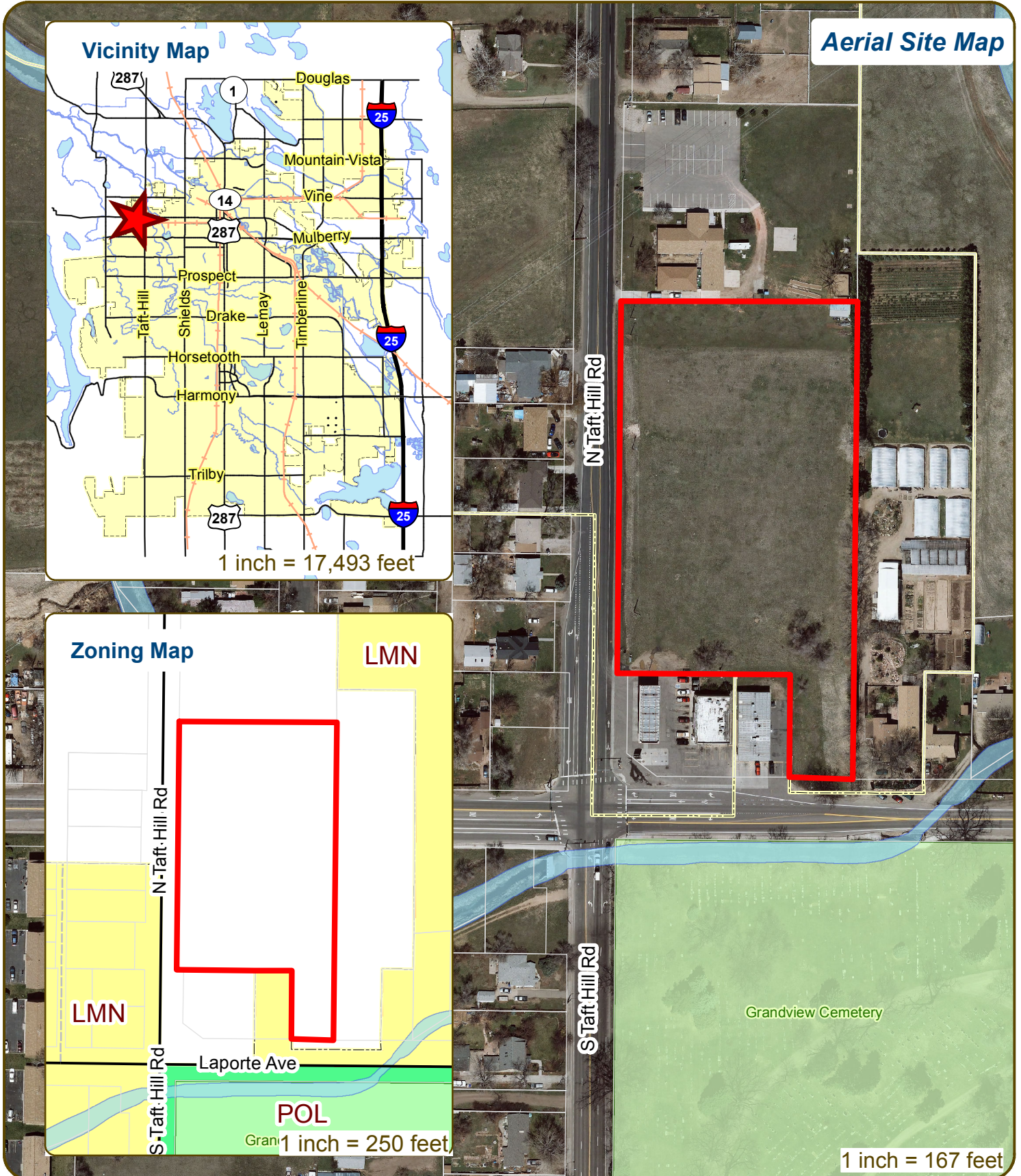
Energy Code Use

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

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

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

Laporte Ave and Taft Hill Rd Annexation and Initial Zoning



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) Brian Shear (consultant) Scott LeForce (owner)

Business Name (if applicable) Shear Engineering Corporation

Your Mailing Address 4836 South College Avenue, Suite 12; Fort Collins, CO 80525

Phone Number (970) 226-5334 Email Address bshear@shearengineering.com

Site Address or Description (parcel # if no address) Parcel #97102-00-008

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

Proposed Use Commercial / single family Existing Use vacant land

Total Building Square Footage N/A S.F. Number of Stories 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? Partial Site

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

Increase in Impervious Area unknown at this time 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?

NE corner of Taft Hill and LaPorte Avenue

Fort Collins, Colorado

<http://larimer.org/assessor/query/Detail.cfm?PropertyTypeVar=&BuildingIDVar=&NumVar=R0148687&direct=1>

PROJECT NARRATIVE

This property is generally located at the northeast corner of the intersection of LaPorte Avenue and Taft Hill Road. Refer to vicinity map. It is bounded on the west by North Taft Hill Road, on the south by LaPorte Avenue and two (2) properties adjacent to LaPorte Avenue (including the Shell gas station at the northeast corner of Taft Hill and LaPorte), on east by 1950 LaPorte Avenue (LaPorte Avenue Nursery), and on the north by 220 North Taft Hill Road (LaPorte Outreach Ministries). This property is currently in the County. This is a request to Annex and plat this property into 2 parcels. The goal is to create a smaller commercial parcel on the south adjacent to LaPorte Avenue neighboring existing commercial uses. No specific development is proposed at this time.

1. Zoning:

- Current Larimer County Zoning is FA-Farming
- Proposed Zoning: Limited commercial and Low Density Mixed Residential (LMN)

2. Annexation:

- This property is not currently annexed.
- The property is contiguous to the 1972 Kennedy's West LaPorte Avenue Annexation (approximately 280' contiguity).
- The property is near the 1975 Canfield Annexation (Schmidtberger plat) but not contiguous. It is separated by a single property.
- The property is near the 1965 Underdown Annexation but is not contiguous. The southeast corner of this property touches the northwest corner of the westernmost project of this annexation.

3. Proposed use:

- The property is within the City of Fort Collins Northwest Subarea Plan. The southern portion of this property is identified as "limited commercial" on the Framework Plan included in the City of Fort Collins Northwest Subarea Plan. Therefore, the southernmost smaller parcel adjacent to LaPorte Avenue will be commercial. The remainder of the property will be most likely single family residential with a Low Density Mixed Residential (LMN) zoning, also identified in the City of Fort Collins Northwest Subarea Plan.

4. Access

- Access to the southernmost commercial property will be directly from LaPorte Avenue (2-lane collector). Access to the remainder of the property will be primarily from North Taft Hill Road (4-lane arterial).

5. Existing and proposed utilities

- Water and sewer service will be provided by the City of Fort Collins.

6. Fire Protection

- Fire protection will be provided by the Poudre Fire Authority.

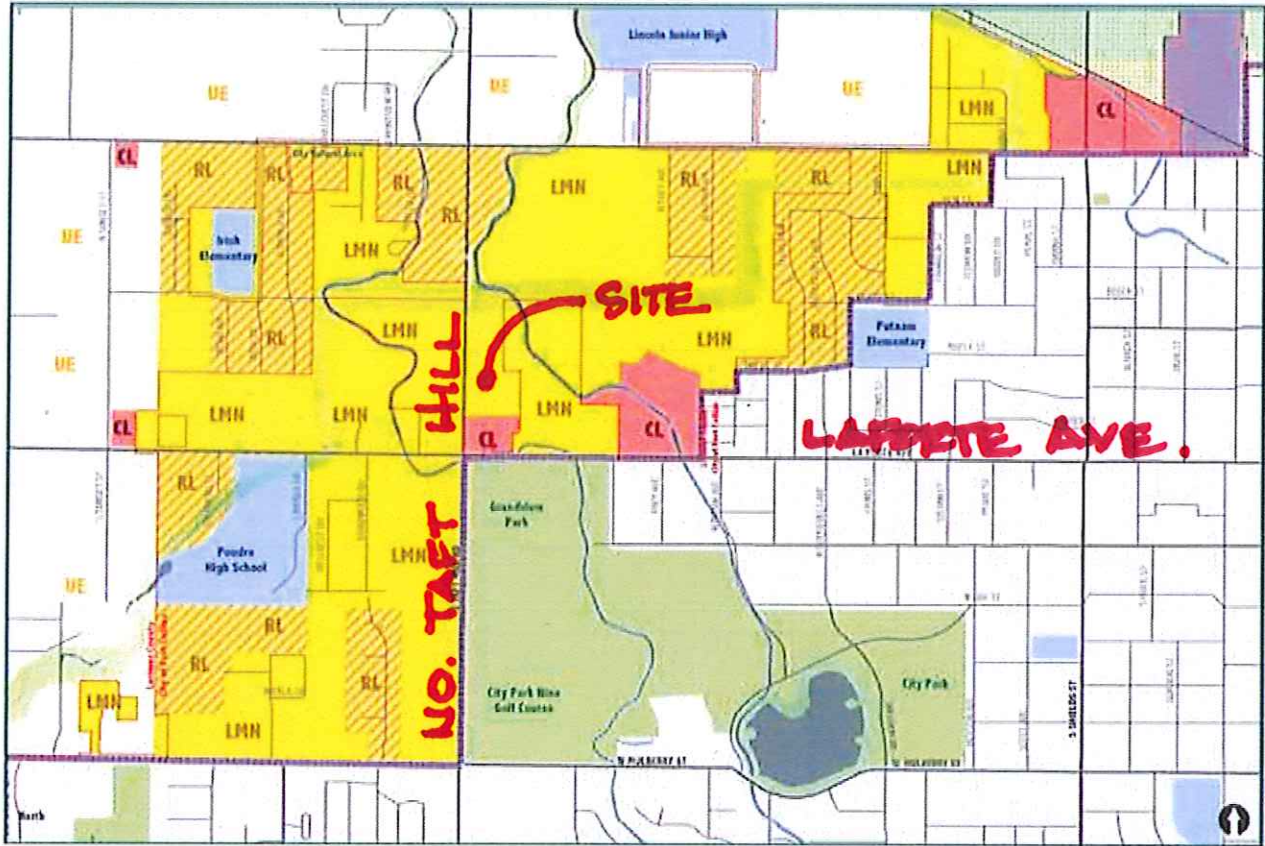
7. Drainage:

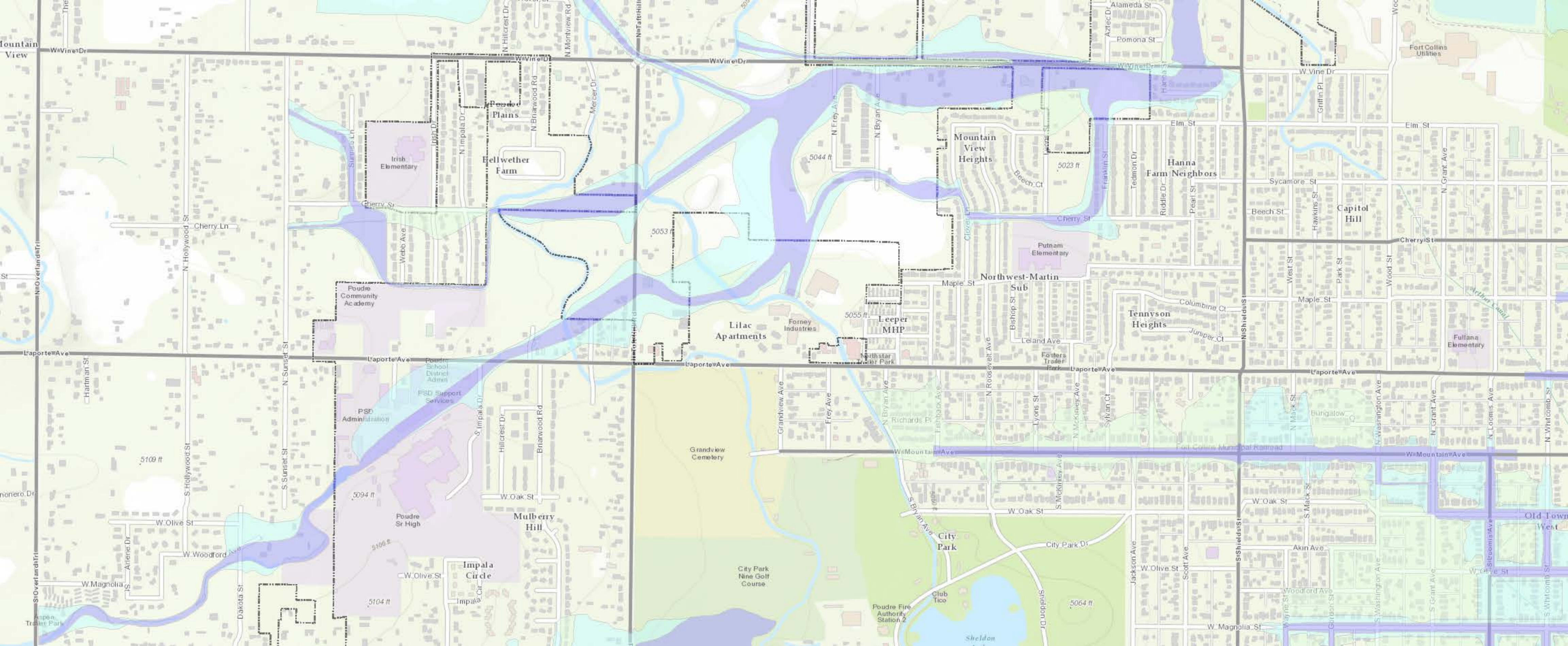
- This site is contained within the City of Fort Collins West Vine Basin.
<http://www.fcgov.com/utilities/what-we-do/stormwater/drainage-basins/west-vine-basin>

8. Floodplain

- This property is not in the FEMA designated floodplain according to the Flood Insurance Rate Map (FIRM) Map Number 08069C0978G; Panel 978 of 1420; map revised May 2, 2012.
- A portion of this property is located in the City's defined West Vine Basin floodplain. Refer to a portion of the City's floodplain mapping attached.

Figure 9 - Recommended Locations for RL and LMN Zone Districts in the Low Density Mixed-Use Residential Area





KENNEDY'S WEST LAPORTE AVENUE ANNEXATION

TO THE CITY OF FORT COLLINS, COLORADO

SITUATE IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., LARIMER COUNTY, COLORADO

DESCRIPTION

A tract of land situate in the Northwest 1/4 of Section 10, Township 7 North Range 69 West of the 6th P.M., Larimer County, Colorado, which considering the South line of said Northwest 1/4 as bearing N 89° 51' 30" E and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on said South line, which bears N 89° 51' 30" E 180.00 feet from the West 1/4 corner of said Section 10, and run thence N 00° 01' W 180.00 feet; thence N 89° 51' 30" E 70.00 feet; thence S 00° 01' E 150.00 feet; thence N 89° 51' 30" E 30.00 feet; thence S 00° 01' E 30.00 feet; thence S 89° 51' 30" W 100.00 feet to the point of beginning, and being subject to a right of way for LaPorte Avenue over the southerly 30 feet thereof, containing 0.310 Acres, more or less.

This plat, to be known as the Kennedy's West LaPorte Avenue Annexation to the City of Fort Collins, Colorado, was prepared under my supervision.

James H. Stewart
James H. Stewart
Professional Engineer & Land Surveyor

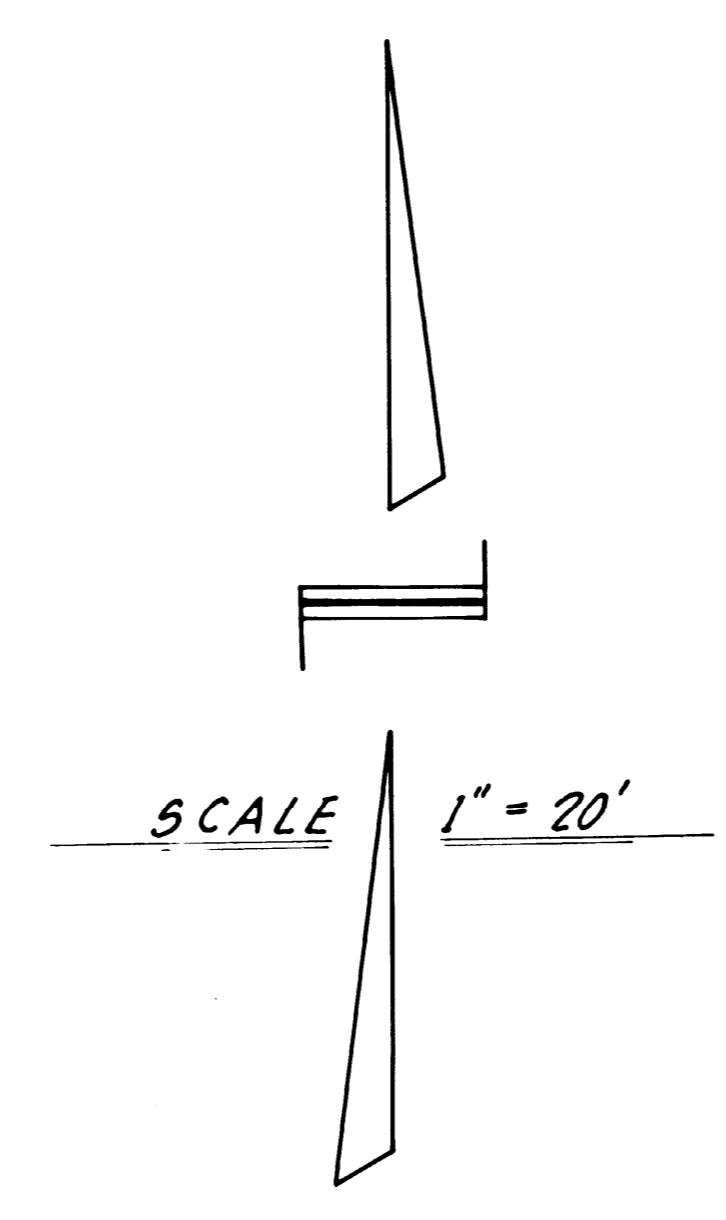
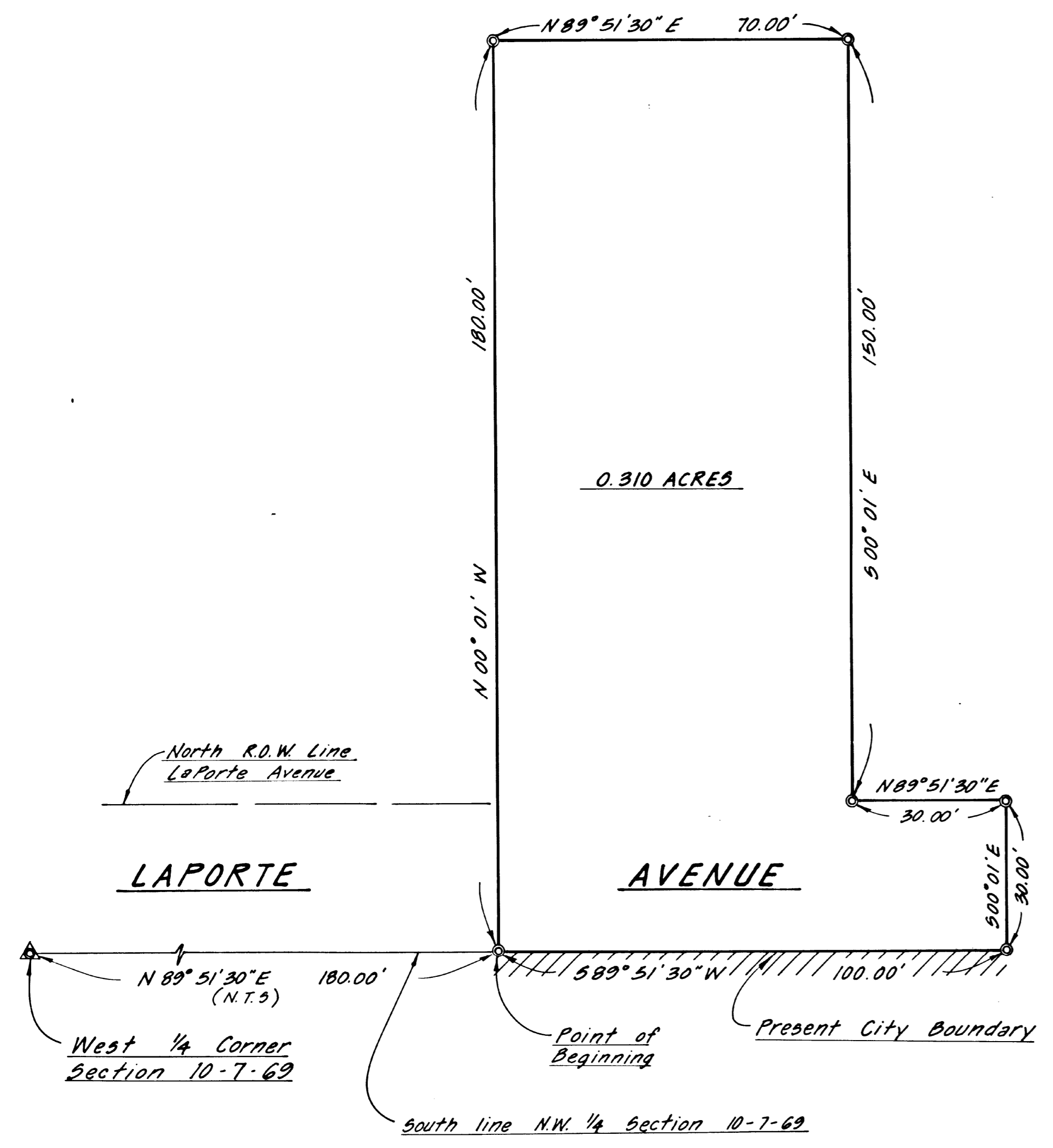
Checked by: Roy A. Benjamin
City Engineer

This plat, to be known as the Kennedy's West LaPorte Avenue Annexation to the City of Fort Collins, Colorado, was approved by action of the Planning and Zoning Board of the City of Fort Collins, Colorado at a regular meeting held on Oct 21, 1972.

Donald D. Reynolds
Secretary

This plat, to be known as the Kennedy's West LaPorte Avenue Annexation to the City of Fort Collins, Colorado, is approved and accepted for annexation to the City of Fort Collins, County of Larimer, State of Colorado, by Ordinance No. 70, 1972 passed and adopted on final reading at a regular meeting of the Council of the City of Fort Collins, Colorado held on November 9, 1972.

Verma Lewis
City Clerk



ORDINANCE NO. 70, 1972,
BEING AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF FORT COLLINS, COLORADO

WHEREAS, heretofore a written petition, together with four prints of an annexation map was filed with the City Clerk of the City of Fort Collins requesting the annexation of certain territory more particularly described below to the City of Fort Collins, Colorado; and

WHEREAS, the City Council has found and determined and does hereby find and determine that said petition is in substantial compliance with the provisions of Colorado Revised Statutes, 1963, § 137-21-6, as amended; and

WHEREAS, the owners of one hundred per cent of the property to be annexed have petitioned for said annexation; and

WHEREAS, not less than one-sixth of the perimeter of the area to be annexed is contiguous with the City of Fort Collins and a community of interest exists between the territory to be annexed and the City of Fort Collins and the territory to be annexed is urban or will be urbanized in the near future and such territory is integrated or is capable of being integrated with the City of Fort Collins; and

WHEREAS, none of the provisions of Colorado Revised Statutes, 1963, § 139-21-4, as amended, are violated by the annexation of this territory to the City of Fort Collins; and

WHEREAS, no election is required under the provision of Colorado Revised Statutes, 1963, § 139-21-6 (2), and no additional terms and conditions are to be imposed in connection with this annexation; and

WHEREAS, the territory is eligible for annexation and the City Council desires to annex the same to the City of Fort Collins.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS:

Section 1. That all of the territory more particularly described as situate in the County of Larimer, State of Colorado, to-wit:

A tract of land situate in the NW 1/4 of Section 10, Township 7 North, Range 69 West of the 6th P.M., Larimer County, Colorado, which considering the South line of said NW 1/4 as bearing N. 89°51'30" E. and with all bearings contained herein relative thereto is contained within the boundary lines which begin at a point on said South line, which bears N. 89°51'30" E, 180.00 feet from the W 1/4 corner of said Section 10, and run thence N. 00°01' W, 180.00 feet; thence N. 89°51'30" E, 70.00 feet; thence S. 00°01' E, 150.00 feet; thence N. 89°51'30" E, 30.00 feet; thence S. 00°01' E, 30.00 feet; thence S. 89°51'30" W, 100.00 feet to the point of beginning.

Be and it hereby is annexed to the City of Fort Collins and made a part of said City, to be known as the Kennedy's West Laporte Avenue Annexation to the City of Fort Collins.

Section 2. That in annexing said territory to the City of Fort Collins, the City of Fort Collins does not assume any obligations respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the territory hereby annexed except as may be provided by the ordinances of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 19th day of October, A. D. 1972, and to be presented for final passage on the 9th day of November, A. D. 1972.

Carl S. Carson
Mayor

ATTEST:

Linda Lewis
City Clerk

Passed and adopted on final reading this 9th day of November, A. D. 1972

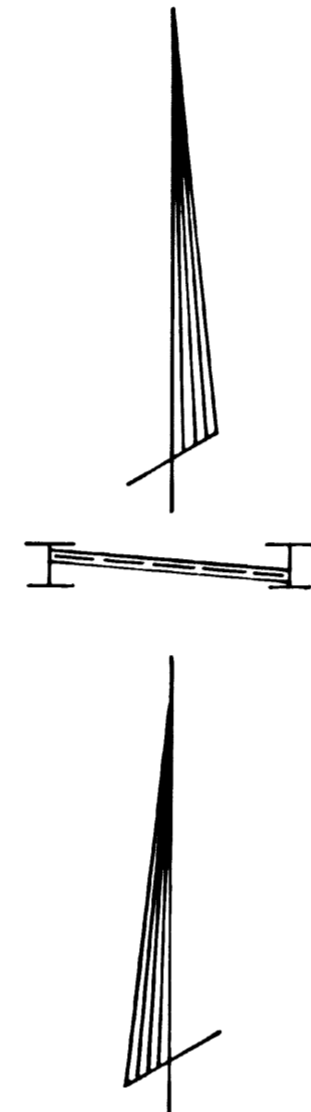
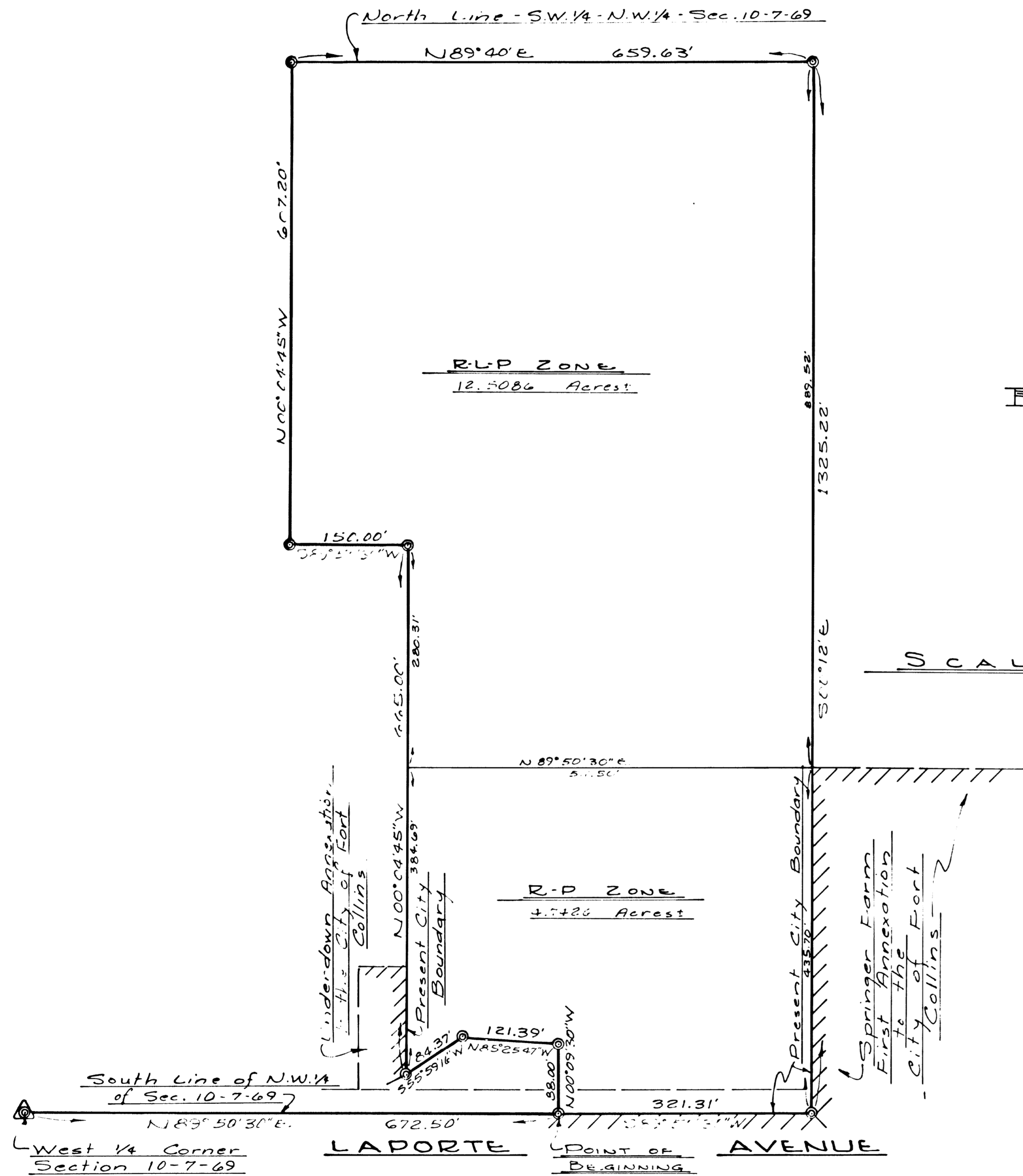
Carl S. Carson
Mayor

ATTEST:

Linda Lewis
City Clerk

PLAT OF THE CANFIELD ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO

SITUATE IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., LARIMER COUNTY, COLORADO



SCALE: 1" = 100'

DESCRIPTION

A tract of land situate in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 7 North, Range 69 West of the Sixth P.M., Larimer County, Colorado, which, considering the South line of said Northwest 1/4 as bearing N89°50'30"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said South line which bears N89°50'30"E 672.50 feet from the West 1/4 corner of said Section 10 and run thence N102°09'30"W 88.00 feet to a point on the centerline of the New Mercer Canal; thence along said centerline, N85°25'47"W 121.39 feet and again S55°59'16"W 84.37 feet; thence N100°04'45"W 665.00 feet; thence S89°50'30"W 150.00 feet; thence N00°04'45"W 607.20 feet to a point on the North line of the Southwest 1/4 of said Northwest 1/4; thence N89°40'E 659.63 feet; thence S00°12'E 1325.22 feet to a point on said South line; thence S89°50'30"W 321.31 feet to the point of beginning, containing 17.2512 acres, more or less.

This plat, to be known as the Canfield Annexation to the City of Fort Collins, Colorado, was prepared under my supervision.

Richard A. Rutherford
Richard A. Rutherford
Professional Engineer & Land Surveyor

Checked by: _____
City Engineer

This plat, to be known as the Canfield Annexation to the City of Fort Collins, Colorado, was approved by action of the Planning and Zoning Board of Fort Collins, Colorado at a regular meeting, held on this 2nd day of June A.D. 1975.

Paul A. Seibel
Secretary

This plat, to be known as the Canfield Annexation to the City of Fort Collins, Colorado, is approved and accepted for annexation to the City of Fort Collins, County of Larimer, State of Colorado by Ordinance No. 27, 1975, passed and adopted on final reading at a regular meeting of the City Council of the City of Fort Collins, Colorado, held on this 15th day of July A.D. 1975.

Verma Lewis
City Clerk

ORDINANCE NO. 37 , 1975
BEING AN ORDINANCE ANNEXING PROPERTY KNOWN AS THE
CANFIELD ANNEXATION TO THE CITY OF FORT COLLINS

WHEREAS, heretofore, a written petition, together with four prints of an annexation map was filed with the City Clerk of the City of Fort Collins requesting the annexation of certain territory more particularly described below to the City, and

WHEREAS, the City Council has found and determined and does hereby find and determine that said petition is in substantial compliance with the provisions of Colorado Revised Statutes, 1973, Section 31-8-107 as amended, and

WHEREAS, the owners of 100% of the property to be annexed have petitioned for said annexation, and

WHEREAS, not less than one-sixth (1/6th) of the perimeter of the area to be annexed is contiguous with the City of Fort Collins and a community of interest exists between the territory to be annexed and the City of Fort Collins and the territory to be annexed is urban or will be urbanized in the near future and such territory is integrated or is capable of being integrated with the City of Fort Collins, and

WHEREAS, none of the provisions of Colorado Revised

Statutes, 1973, Section 31-8-150 as amended, are violated by the annexation of this territory to the City, and

WHEREAS, no election is required under the provisions of Colorado Revised Statutes, 1973, Section 31-8-107(2), as amended, and no additional terms and conditions are to be imposed in connection with this annexation, and

WHEREAS, the territory is eligible for annexation and the City Council desires to annex the same to the City of Fort Collins.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS:

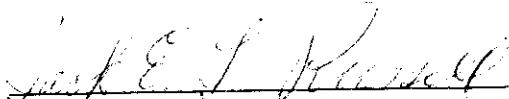
Section 1. That all of the territory more particularly described as situate in the County of Larimer, State of Colorado, to-wit:

A tract of land situate in the SW 1/4 of the NW 1/4 of Section 10, Township 7 North, Range 69 West of the 6th P.M., Larimer County, Colorado, which considering the South line of said NW 1/4 as bearing N 89°50'30" E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said South line which bears N 89°50'30" E 672.50 feet from the West quarter corner of said Section 10 and run thence N 00°09'30" W 88.00 feet to a point on the center line of the New Mercer Canal; thence along said center line N 85°25'47" W 121.39 feet and again S 55°59'16" W 84.37 feet; thence N 00°04'45" W 665.00 feet; thence S 89°50'30" W 150.00 feet; thence N 00°04'45" W 607.20 feet to a point on the North line of the SW 1/4 of said NW 1/4; thence N 89°40' E 659.63 feet; thence S 00°12' E 1325.22 feet to a point on said South line; thence S 89°50'30" W 321.31 feet to the point of beginning, containing 17.2512 acres, more or less.

be and it hereby is annexed to the City of Fort Collins and made a part of said City to be known as the Canfield Annexation to the City of Fort Collins.

Section 2. That in annexing said territory to the City of Fort Collins, the City does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets or any other services or utilities in connection with the territory hereby annexed except as may be provided by the ordinances of the City of Fort Collins.

Introduced, considered favorably on first reading, and ordered published this 1st day of July, A.D. 1975, and to be presented for final passage on the 15th day of July, A.D. 1975.



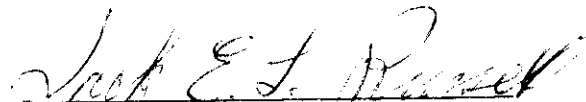
Mayor

ATTEST:




City Clerk

Passed and adopted on final reading this 15th day of July, A.D. 1975.



Mayor

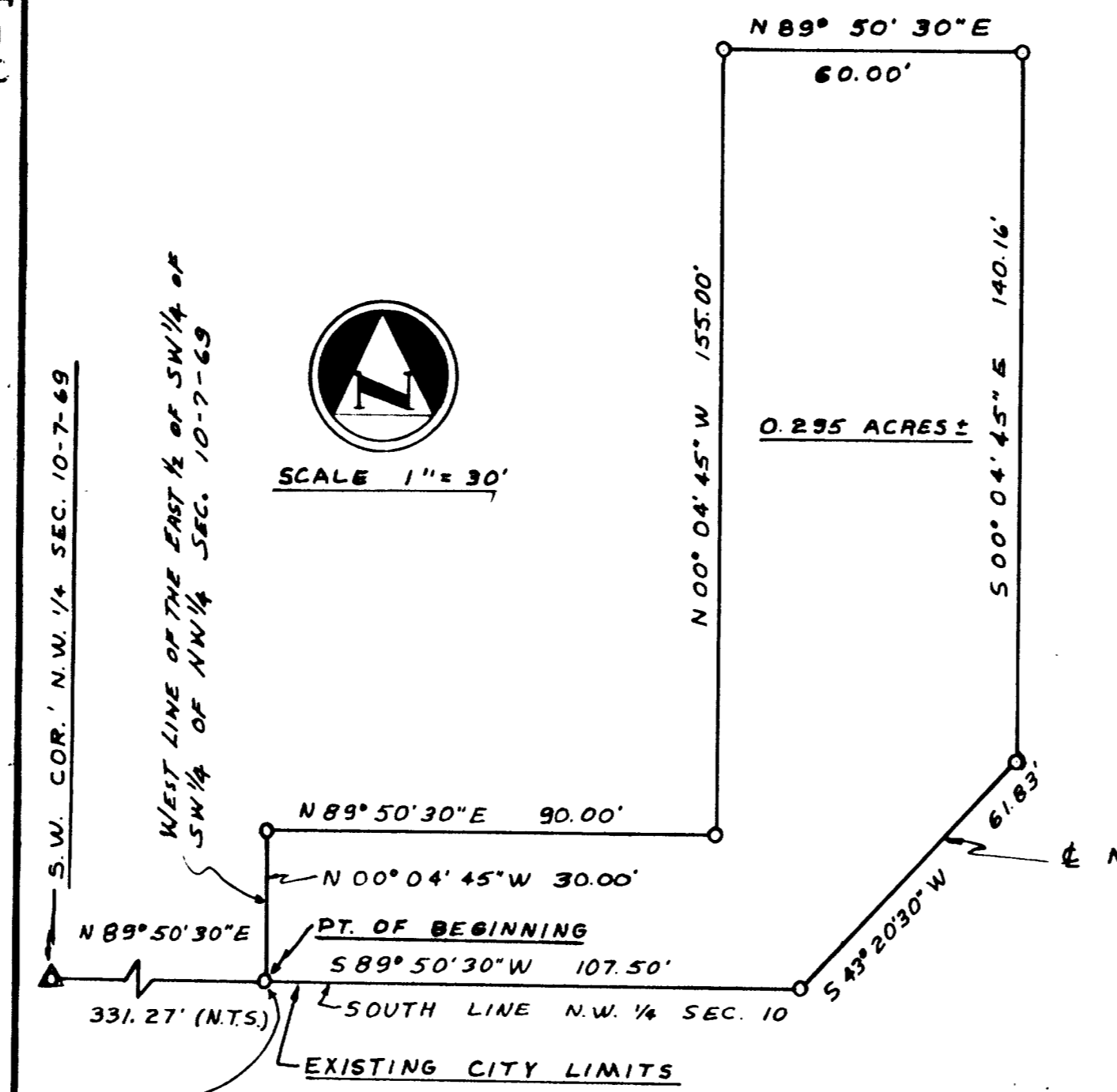
ATTEST:



City Clerk

11-1 362

PLAT OF THE UNDERDOWN ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO
BEING A PART OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 69
WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO



THE ABOVE PLAT TO BE KNOWN AS THE UNDERDOWN ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO WAS APPROVED BY ACTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, AT A REGULAR MEETING HELD ON November 3, 1965.

Gene Allen
SECRETARY

THE ABOVE PLAT TO BE KNOWN AS THE UNDERDOWN ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO BY ORDINANCE NO. 3,1365, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF FORT COLLINS, COLORADO HELD ON FEBRUARY 4, 1965.

M. J. ...
CITY CLERK

CHECKED BY: *C. Adam Fischer*
CITY ENGINEER

THE ABOVE PLAT TO BE KNOWN AS THE UNDERDOWN ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO WAS PREPARED UNDER MY SUPERVISION.

James H. Stewart
JAMES H. STEWART
PROFESSIONAL ENGINEER & LAND SURVEYOR

GRANDVIEW CEMETERY
SOUTHWEST CORNER OF THE EAST 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 SEC. 10-7-69

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE BEST
QUALITY IMAGE POSSIBLE TAKEN
FROM VERY POOR QUALITY
ORIGINALS

ORDINANCE NO. 3, 1965,
ACCEPTING AND APPROVING THE PLAT OF WHAT IS KNOWN AS
THE UNDERDOWN ANNEXATION TO THE CITY OF FORT COLLINS,
AND TO BE INCLUDED WITHIN THE LIMITS AND JURISDICTION
THEREOF, PURSUANT TO THE AUTHORITY CONTAINED IN
ARTICLE 11, CHAPTER 139, COLORADO REVISED STATUTES, 1953.

WHEREAS, heretofore a written petition was presented
of the City of Fort Collins in substantial compliance with
Article 11, Chapter 139, Colorado Revised Statutes, 1953,
fifty per cent (50%) of the area and who own or own or
residing in the area of land embraced in what is known as the
Annexation to the City of Fort Collins, wherein said petitioners
petitioned the City of Fort Collins for annexation of the
embraced in what is known as the Underdown Annexation to the
Collins, Colorado, comprising the lands shown in the plat therein
said petition and more particularly described as hereinafter

WHEREAS, said petition was accepted by the Council of the
Fort Collins by resolution passed and adopted on November 13, 1965,

WHEREAS, notice for hearing on the 24th day of December, 1965,
an ordinance approving the annexation of said territory and in full
within the limits and jurisdiction of the City of Fort Collins,
published as provided by law, and

WHEREAS, the Council of the City of Fort Collins has determined
petition and the documents thereto attached meet the requirements
11, Chapter 139, Colorado Revised Statutes, 1953, and

WHEREAS, no proceedings for an election to determine the
annexation have been initiated by written counter-petition as provided
and no objection to annexation having been made;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS:

Section 1. That after due consideration of the petition for
annexation, the petition for the annexation of all the lands
known and described as the Underdown Annexation to the City of
Colorado, as shown by the plat thereof annexed to said petition and
more particularly described as follows, to-wit:

Introduced, considered favorably on first reading and
published this 7th day of January, A. D. 1965, and on second reading
final passage on the 28th day of January, A. D. 1965.

Harvey P. Johnson
Mayor

ATTEST:

Mrs. Hume
City Clerk

Passed and adopted on final reading this 4th day of February,
A. D. 1965.

Harvey P. Johnson
Mayor

ATTEST:

Mrs. Hume
City Clerk

**CONCEPT PLAN
TAFT HILL & LAPORTE PROPERTY**

LAND USE DATA
PROPOSED ZONING: LMN & LIMITED COMMERCIAL
TOTAL ACREAGE: 3.91
Proposed Commercial: .25 ac.
Proposed LMN (residential) 3.4 ac.
Dedicated ROW on Taft Hill: .26 ac.
Total Residential Units Allowed (single family attached): 30
(40 if affordable housing units)



Proposed LMN District

Proposed Commercial

LAPORTE AVE.

TAFT HILL ROAD

Scale: 1"=50'
3/30/16

5050

050

9 W

4 E

1 P



April 15, 2016

Brian Shear
Shear Engineering Corporation
4836 S College Ave
Suite 12
Fort Collins, CO 80525

Re: Laporte Ave and Taft Hill Rd - Annexation and Initial Zoning

Description of project: This is a request to annex and develop a property near Laporte Ave and Taft Hill Rd (parcel #9710200008). The parcel is proposed to be annexed and zoned as Low Density Mixed-Use Neighborhood for 3.4 acres of the site and Limited Commercial for .25 acres of the site. The proposed site plan shows 35 residential units and a small commercial building. This proposal will be subject Annexation and Initial Zoning.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

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

1. LUC 4.5(D)(1)(a) Residential developments in the Low Density Mixed-Use Neighborhood District shall have an overall minimum average density of four (4) dwelling units per net acre of residential land, except that residential developments (whether overall development plans or project development plans) containing twenty (20) acres or less shall have an overall minimum average density of three (3) dwelling units per net acre of residential land.
2. The residential building standards found in 3.5.2 will apply.
3. The setbacks for LMN are:
 - Front 15'
 - Rear 8'
 - Side 5'
 - Corner Side 15'
4. Permitted uses in the CL zone are found in LUC 4.24(B)

5. All nonresidential buildings in the CL zone, including industrial buildings, shall meet the standards for mixed-use and commercial buildings contained in LUC 3.5.3 of this Code.
6. LUC 4.24(D)(1) The maximum building height in CL zone shall be three (3) stories.
7. LUC 4.5(E)(3) Maximum Residential Building Height in LMN zone. The maximum height of one-, two- and three-family dwellings shall be two and one-half (2.5) stories.
8. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development by one (1) or more of the methods described in subparagraphs (a) through (c)

Department: Water-Wastewater Engineering

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

1. There is an existing 8-inch waterline in Taft Hill Road and an existing 27-inch waterline in Laporte Avenue. A note in the database file indicates that the 27-inch main lies just at the north edge of the road. Development of this site will likely require that a public water main be looped through the site, connecting to the waterline in Taft Hill and Laporte.
2. There is an existing 8-inch sanitary sewer line in Taft Hill for a portion of the length of this project site. There is also an existing 8-inch sanitary sewer line adjacent to the Larimer County #2 Ditch, in the Schmidtberger property.
3. There is an existing 10-inch RCP storm pipe that crosses the project area, taking adjacent roadway drainage and drainage west of Taft Hill to the Larimer County #2 Ditch.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. Just the annexation and zoning does not impact traffic - so no further review of that is needed.
2. However, if/when there is an application for 35 units, then some level of traffic review will be needed - likely just a traffic memo. The memo will need to address access locations (is adequate spacing available?), movement type, and needed adjacent street road improvements (turn lanes?). Have your traffic engineer contact me to scope the study.
3. Both Taft Hill and LaPorte will need adjacent street improvements such as bike lanes/ sidewalks.

Department: Stormwater Engineering

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

1. A portion of this property is located in the City regulatory West Vine 100-year Floodplain and Floodway. Any improvements planned for within the floodplain and floodway boundaries must comply with Chapter 10 of City Code. A Flood Risk Map is attached.
2. The materials submitted for conceptual review show residential lots as well as parking, driveway and site improvements to be located in the floodplain and/or floodway. Please add the floodplain and floodway boundaries to all applicable drawings so that it is clear what zone improvements will be impacting.

3. Per Section 10-102 of the City Municipal Code, new residential structures are prohibited in the floodway. Per Section 10-108, residential construction is allowed within the floodplain, provided that the lowest finished floor of all structures (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) are elevated a minimum of 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). New basements are not allowed below the RFPE in any residential structure located in the floodplain.
4. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) can be completed within the floodway as long it can be proven that the work will not cause a change in the Base Flood Elevation (BFE) or a change to the boundaries of the floodway or floodplain through a No-Rise Certification with supporting documentation and applicable floodplain modeling prepared by a licensed engineer registered in the State of Colorado.
5. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) is allowed in the floodplain with an approved floodplain use permit.
6. Any and all construction activities in the floodplain/floodway must be preceded by an approved Floodplain Use Permit, the appropriate permit application fees, and approved plans. An approved FEMA Elevation Certificate is required prior to issuance of the Certificate of Occupancy for any structures built in the 100-year floodplain.
7. This floodplain is currently being re-modeled with updated hydrology and topographic information. A copy of the preliminary map is attached. The mapping is likely to become regulatory in 2017 and this project would be required to meet the above regulations based on the new floodplain and floodway boundaries, which could affect final layout of the site. Please plan for this change so that the site will be compatible with floodplain regulations under the revised mapping.
8. Development review checklists and 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.
9. The floodplain and floodway boundaries must be shown and called out on all plans so that it is clear whether improvements are within the boundaries. Please contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
10. Please contact Heidi Hansen, 970-221-6854, hhansen@fcgov.com with questions concerning development in the floodplain.
11. All following stormwater comments have been provided for when development of the property comes forth. There are no specific stormwater requirements for the Annexation or Zoning processes.
12. The design of this site must conform to the drainage basin design of the West Vine Basin Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
13. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of 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.
14. Onsite detention is required for the runoff volume difference between the 100-year developed flow rate and the 2-year historic release rate. The 2-year historic release rate in the West Vine drainage basin is 0.35 cfs/acre.
15. 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.

16. 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.
17. 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>
18. 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.
19. 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.
20. Stormwater outfall for this project site is basically into the future Forney detention basin, located to the northeast of the site and east of the Larimer County #2 Ditch. Crossing the ditch will require separate ditch company approvals.

Department: Fire Authority

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

1. REQUIREMENTS FOR COMMERCIAL PROPERTY FRONTING LAPORTE AVE
 - > Fire access is required to within 150' of all exterior portions of any building.
 - > Access cannot be measured from an arterial road (i.e. Laporte Ave). An Emergency Access Easement will be required on the property and local fire lane specifications shall apply.
 - > Minimum fire lane width is 20'.
 - > Any commercial building greater than 5,000 sq. ft. is required to be fire contained or have a fire sprinkler system.
 - > A hydrant is required within 300' of the building.

Code language provided below.

FIRE LANES > 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.

WATER SUPPLY

> 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.

2. REQUIREMENTS FOR RESIDENTIAL PROPERTY FRONTING TAFT HILL RD

> Fire access is required to within 150' of all exterior portions of any building.

> Access cannot be measured from an arterial road (i.e. Taft Hill Rd). An Emergency Access Easement will be required on the property and local fire lane specifications shall apply.

> Minimum fire lane width is 20'.

> A turnaround is required for any dead-end road greater than 150' in length.

> 25' inside & 50' outside turning radii required.

> A hydrant is required within 400' of any fee simple, single family residence (or within 300' of commercial, multi-family) which may necessitate a hydrant being located within the residential site.

> Residential fire sprinkler system required for SF-attached residences. Contact the city building dept. of further details.

> Addressing for the residential units will require some form of monument signage at the entrance to the property.

Code language provided below.

FIRE LANES > 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.

WATER SUPPLY

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

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

PREMISE IDENTIFICATION

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

Department: Environmental Planning

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

1. PDP STAGE: While not required for the annexation, an Ecological Characterization Study will be required at the PDP stage by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (New Mercer Canal). Please note the buffer zone standard is 50 ft for this features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process.

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. PDP STAGE: 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.
3. PDP STAGE: 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.
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 jscharon@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: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Katie Sexton ksexton@fcgov.com or 221-6501 will be the Engineer assigned to this project. Please contact her if you have further questions regarding the engineering comments or requirements.
2. In regards to the annexation: Any adjacent street right-of-ways that are not currently annexed will need to be annex with this proposal.
3. The remaining comments apply to the proposed use and layout on the property.
4. 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.
5. 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>
6. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of

the first Certificate of Occupancy. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.

7. 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>
8. 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 an arterial - Taft Hill Road and Laporte Ave, 9 foot along all other streets – if proposed). Additional Right-of-way along Taft Hill Road will need to be dedicated to meet the 4 lane arterial standard; additional right-of-way along Taft Hill Road may be needed to accommodate the minor arterial section plus the right turn lane. A preliminary design will be needed to determine the ROW edge on Laporte.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. The project has the responsibility to design and construct the roadway improvements adjacent to the site. The Taft Hill Road frontage will need to be constructed (curb, gutter and sidewalk). For the Laporte Avenue frontage we will likely do a payment in lieu as the future bridge replacement to the east will dictate the flowline grades of the roadway.
11. The proposed access location on Laporte Ave will not meet access spacing standards.
12. It looks as if the proposed access off of Taft Hill Road would meet spacing standards. It is likely that this access would be limited to a right-in right-out in the future as it doesn't meet the spacing requirements for a full movement access. Taft Hill Road will need to be widened to provide for a center turn lane into the access. This will likely require off-site improvements and possibly off-site ROW to accomplish.
13. We would like to see cross access provided to the two corner properties. Improvements to the frontages at this corner will limit access to these properties and it would be good to have circulation through this site.
14. The project will need to address whether an access needs to be provided to the property to the east. Section 3.6.3(F) of the LUC
15. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
16. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
17. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
18. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
19. 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.
20. 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: Tyler Siegmund, 970-416-2772, tsiegmund@fcgov.com

1. Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please visit the following website for an estimate of charges and fees:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

2. Light and Power has single phase and three phase electric facilities in the area that can be utilized to provide power.
3. Transformer locations will need to be coordinated with Light & Power. Transformer must be placed within 10 ft of a drivable surface for installation and maintenance purposes. The transformer must also have a front clearance of 10 ft and side/rear clearance of 3 ft minimum.
4. For all commercial electric services, a commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C- form is below:

<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

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>.
6. For multifamily units, the electrical service feed from City Light and Power transformer to the building is the responsibility of the Owner to install and maintain.

Planning Services

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

1. 1- General: All annexation and zoning submittal requirements, fees, and checklists are available on the Development Review Center webpage at:

<http://www.fcgov.com/developmentreview/applications.php>

2. 2 - General: Applicant to provide APO labels for notification letter mailing.
3. 3 - General: The CR application shows a proposed development plan. Will this annexation and zoning also include a project development plan with this application?

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.

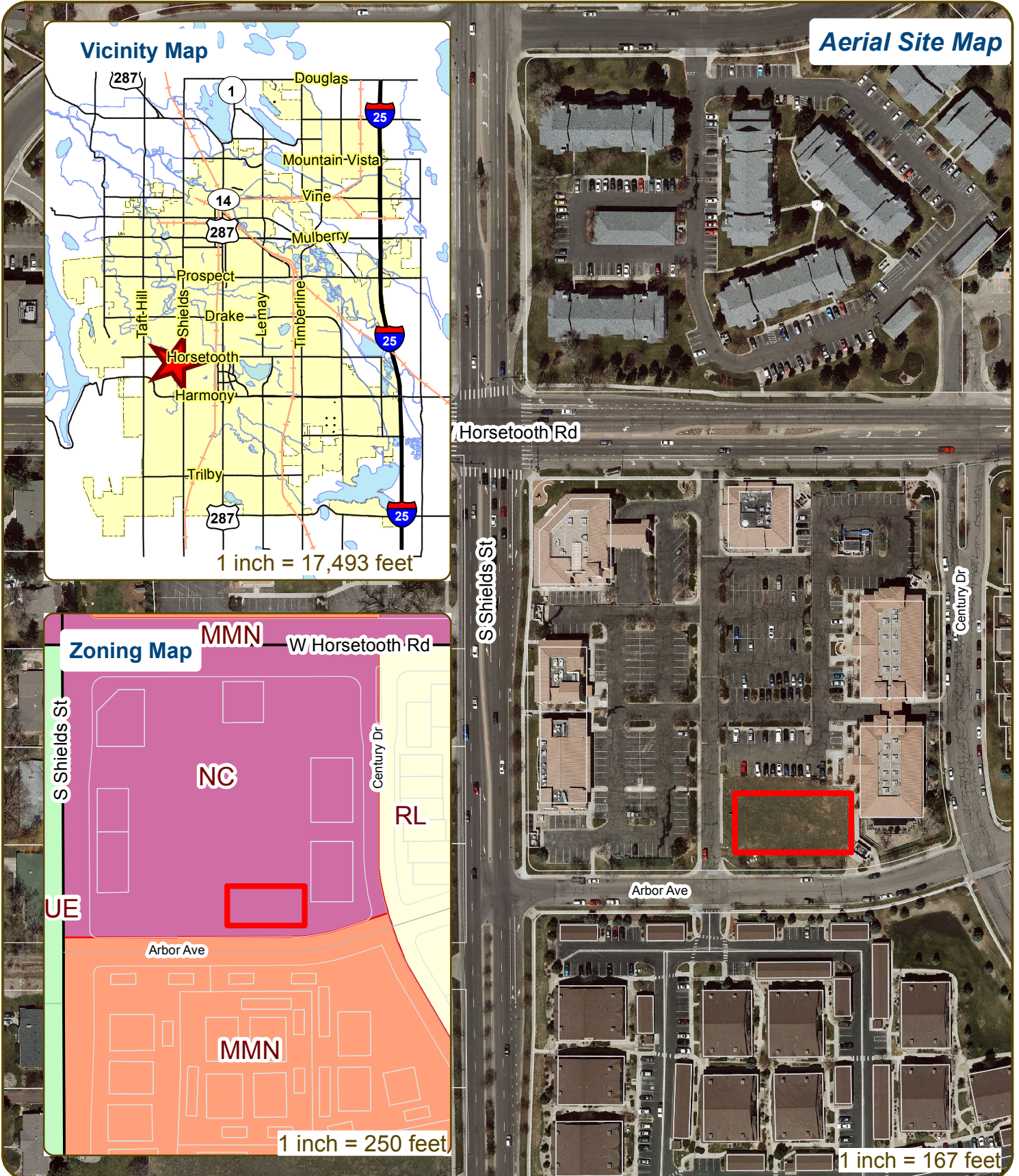
Energy Code Use

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

Poudre Valley Plaza 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)

Tom Kalert & Michael Bello

Business Name (if applicable)

Your Mailing Address 318 E. Oak Street

Phone Number 970 493 1220 Email Address tkalert@aplusarch.com

Site Address or Description (parcel # if no address) 1039 W. Horsetooth Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) 8 single family attached homes w/ 8 detached garages. These are "townhome" style units.

Proposed Use Single Family attached Existing Use Vacant Land

Total Building Square Footage 13,536 S.F. Number of Stories 2 Lot Dimensions 75 x 148

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 ~ 8,500 SF S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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

Clay Frickey
City of Fort Collins

March 30, 2016

**RE: Conceptual Review Submittal for Poudre Valley Plaza Townhomes
1039 Horsetooth, Fort Collins, CO**

The following information describes our proposal for 8 townhomes in Poudre Valley Plaza at the southeast corner of Shields and Horsetooth.

Our plan is to develop the above reference property with 8 attached single family units (Townhomes). The plan calls utilizing the vacant lot at the south end of the plaza – just north of Arbor Drive. Plans call for residential uses only - 2 bedroom units with a detached two car garage.

Questions

Along with the standard review feedback we would appreciate staff addressing these questions too.

1. The plat appears to show 7 residential units in this location. Are there any restrictions or impacts to the plat or review process by submitting for 8 units instead?
2. If we were to propose single cars garages only, can we use the existing surface parking in the plaza to meet the City's parking requirements for the units? Use a cross parking easement agreement with the other business in this development?
3. What, if any, ADA accessible requirements are there for these units?
4. Are there any detention or impervious surface requirements we need to address?
5. Are there any utility improvements or extensions to this site that we need to include?
6. Are there any other site infrastructure improvement requirements needed?

Thank you for considering this information. We look forward to your comments. Please feel free to contact either of us if you have any questions or need additional information.

Sincerely,

Michael Bello
970 566-4541

Tom Kalert
970 412-3049



Shields

W. Horsetooth

Century

Arbor

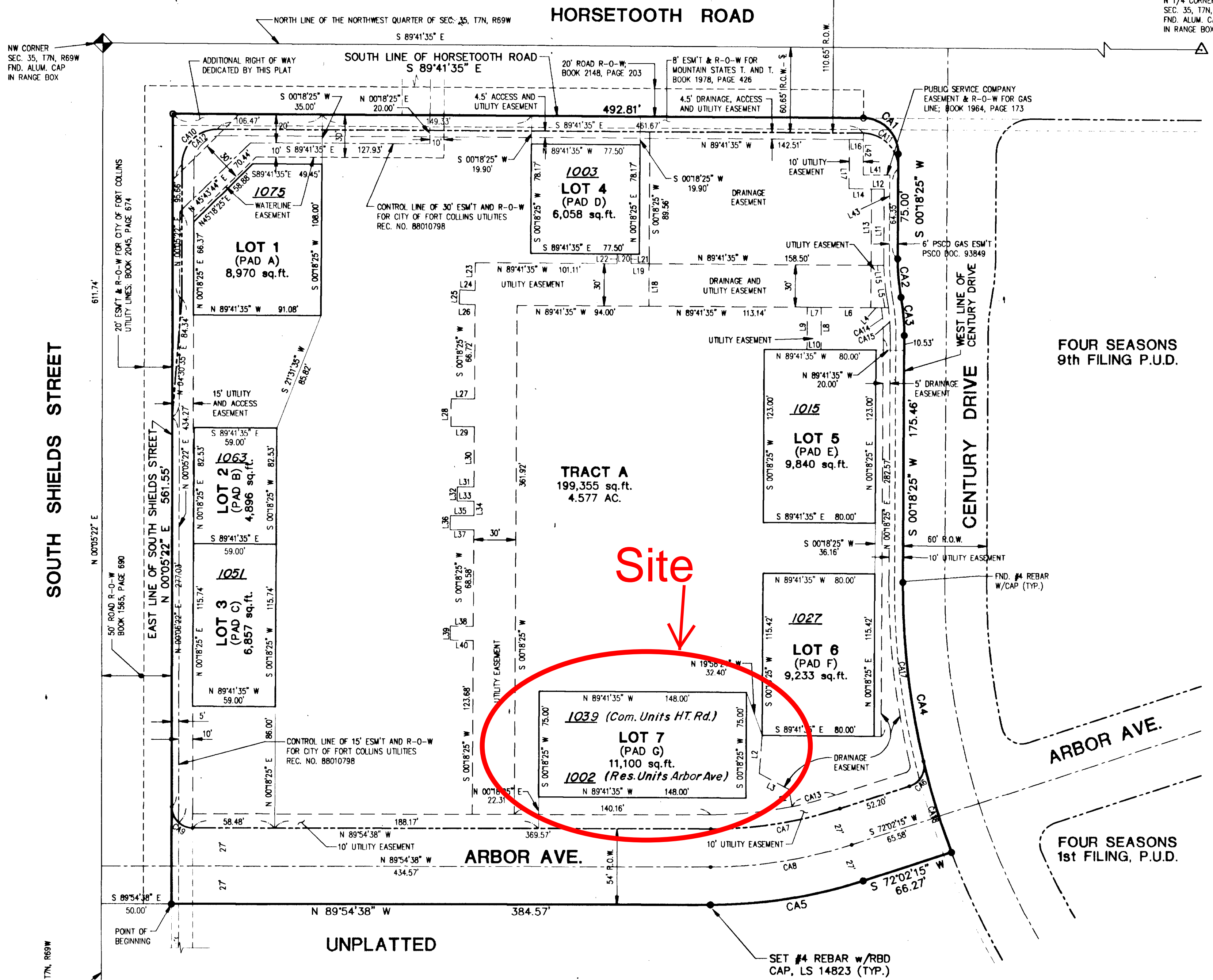
Site

Feedback Tips Previous Version

100 feet 25 m

© 2018 HERE

A PLAT OF
POUDRE VALLEY PLAZA P.U.D.
A TRACT OF LAND LOCATED IN THE NORTHWEST
QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO.



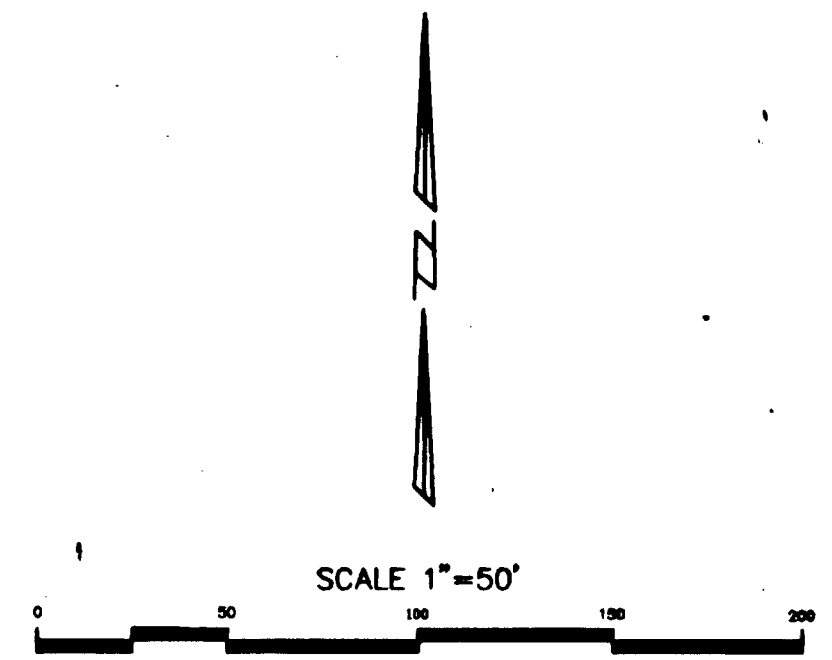
LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 10°43'39" W	12.48'
L2	S 04°18'14" W	28.93'
L3	N 61°53'57" E	24.00'
L4	N 89°41'35" W	7.57'
L5	N 89°41'35" W	5.03'
L6	N 89°41'35" W	35.36'
L7	N 89°41'35" W	10.00'
L8	N 00°18'25" E	39.37'
L9	S 00°18'25" W	30.37'
L10	N 89°41'35" W	10.00'
L11	N 00°18'25" E	50.00'
L12	N 89°41'35" W	9.01'
L13	S 00°18'25" W	54.70'
L14	N 89°41'35" W	15.99'
L15	N 89°41'35" W	9.08'
L16	N 89°41'35" W	10.00'
L17	S 00°18'25" W	34.85'
L18	N 00°18'25" E	30.00'
L19	N 89°41'35" W	12.89'
L20	N 89°41'35" W	10.00'
L21	N 00°18'25" E	6.63'
L22	N 00°18'25" E	6.63'
L23	S 00°18'25" W	19.80'
L24	N 87°47'16" W	10.99'
L25	S 02°12'44" W	10.00'
L26	S 87°47'16" E	11.33'
L27	N 89°41'35" W	16.63'
L28	N 00°18'25" E	20.00'
L29	N 89°41'35" W	16.63'
L30	S 00°18'25" E	42.88'
L31	N 89°41'35" W	11.98'
L32	S 00°18'25" W	10.00'
L33	S 89°41'35" E	11.98'
L34	S 00°18'25" W	10.37'
L35	N 89°41'35" W	16.89'
L36	N 00°18'25" E	10.00'
L37	S 89°41'35" E	16.89'
L38	S 89°41'35" E	16.30'
L39	S 00°18'25" W	10.00'
L40	N 89°41'35" W	16.30'
L41	N 89°41'35" W	19.00'
L42	S 00°18'25" W	29.35'
L43	S 00°18'25" W	60.00'

CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BNDRY	CA1	25.00'	39.27'	25.00'	35.36'	S 44°41'35" E	90°00'00"
BNDRY	CA2	150.00'	27.42'	13.75'	27.39'	S 04°55'50" E	107°30'00"
BNDRY	CA3	150.00'	27.42'	13.75'	27.39'	S 04°55'50" E	107°30'00"
BNDRY	CA4	530.00'	196.01'	98.14'	194.89'	S 107°16'16" E	211°12'22"
BNDRY	CA5	352.00'	110.90'	55.91'	110.45'	S 81°03'49" W	180°00'00"
ROW	CA6	15.00'	22.40'	13.89'	20.38'	S 29°14'51" W	85°34'49"
ROW	CA7	298.00'	93.89'	47.34'	93.50'	S 81°03'48" W	180°00'00"
CA8	CA8	325.00'	102.46'	51.63'	101.97'	S 81°03'48" W	180°00'00"
ROW	CA9	15.00'	23.56'	15.00'	21.21'	N 44°54'38" W	90°00'00"
ROW	CA10	25.00'	39.36'	25.10'	35.42'	N 45°11'54" E	90°13'03"
ROW	CA11	25.00'	39.27'	25.00'	35.36'	S 44°41'35" E	90°00'00"
ESMT	CA12	20.00'	31.49'	20.08'	28.34'	N 45°11'54" E	90°13'04"
ESMT	CA13	288.00'	32.22'	16.13'	32.21'	S 75°14'34" W	06°24'38"
ESMT	CA14	135.00'	22.44'	11.25'	22.42'	N 03°22'56" W	09°31'25"
ESMT	CA15	140.00'	19.91'	9.97'	19.89'	N 03°46'01" W	08°08'53"
LOT 1	CA17	530.00'	128.11'	64.37'	127.80'	S 06°31'04" E	135°59'59"
none	CA18	530.00'	67.90'	33.99'	67.85'	S 17°12'43" E	07°20'24"

- LEGEND**
- EXISTING EASEMENT LINE PER RECORDED DOCUMENT
 - - - EASEMENT BY THIS DOCUMENT
 - BOUNDARY
 - ROAD CENTERLINE
 - - - RIGHT-OF-WAY



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents, that the undersigned being owners of the following described land:

A tract of land located in the Northwest Quarter of Section 35, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the West line of the Northwest Quarter of said Section 35 as bearing North 00°05'22" East from an aluminum cap at the West Quarter corner of said Section 35 to an aluminum cap in a range box at the Northwest corner of said Section 35 and with all bearings contained herein relative thereto:

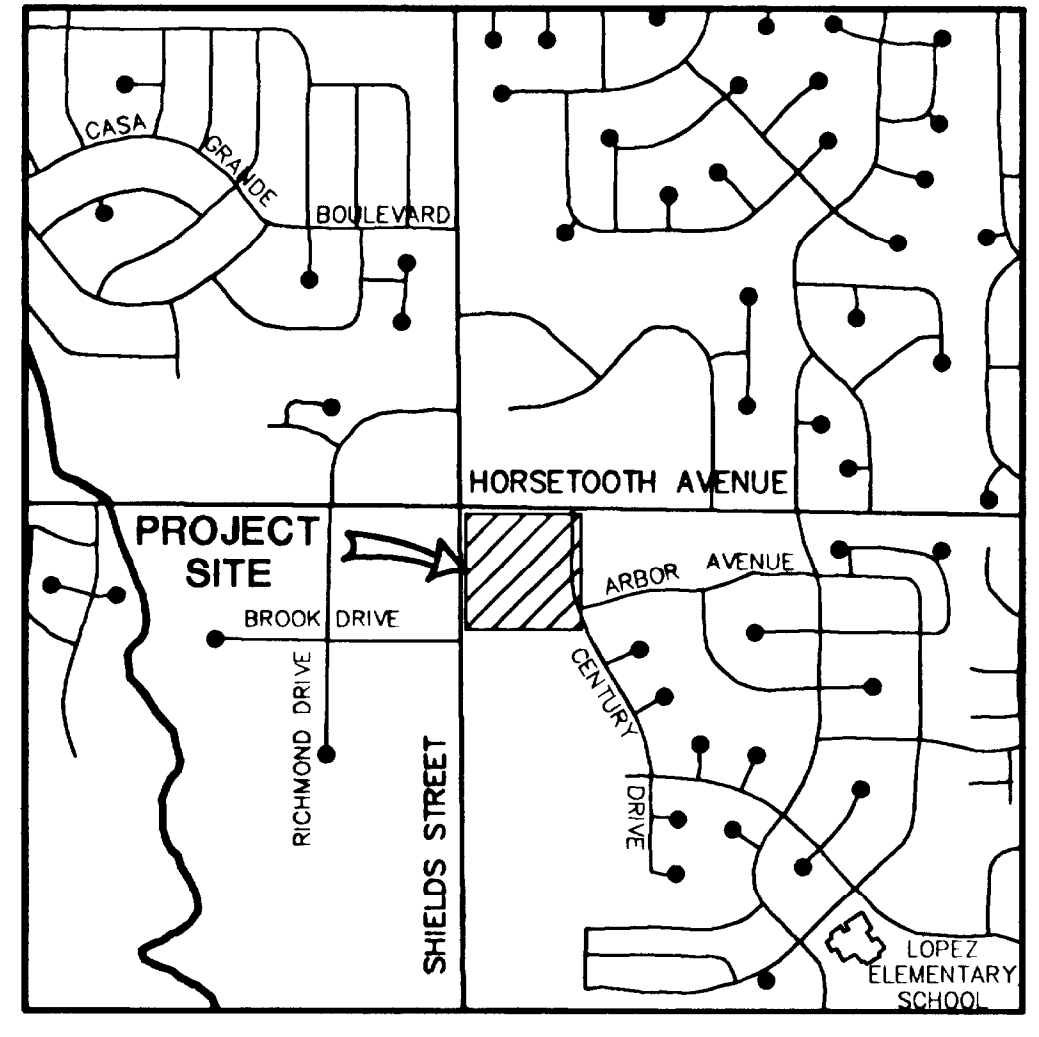
Commencing at the Southwest corner of said Northwest Quarter of said Section 35; thence along the West line of said Northwest Quarter, North 00°05'22" East, 2040.82 feet; thence, South 89°54'38" East, 50.00 feet to the POINT OF BEGINNING; thence along the East line of South Shields Street, North 00°05'22" East, 561.55 feet to a point on the South line of Horsetooth Road; thence, South 89°41'35" East along said South line, 492.81 feet to a point on a curve concave to the Southwest having a central angle of 90°00'00", a radius of 25.00 feet and the chord of which bears, South 44°41'35" East, 35.36 feet; thence along the arc of said curve 39.27 feet to a point on the West line of Century Drive; thence along a non-tangent line and said West line, South 00°18'25" West, 75.00 feet to a curve concave to the East having a central angle of 10°28'30", a radius of 150.00 feet and the chord of which bears, South 04°55'50" East, 27.39 feet; thence along the arc of said curve 27.42 feet to a curve concave to the West having a central angle of 10°28'30", a radius of 150.00 feet and the chord of which bears, South 04°55'50" East, 27.39 feet; thence along the arc of said curve 27.42 feet to a curve concave to the East having a central angle of 21°11'22", a radius of 530.00 feet and the chord of which bears, South 10°17'16" East, 194.89 feet; thence along the arc of said curve 196.01 feet to a point on a non-tangent line; thence, along said non-tangent line and leaving said Westerly line of Century Drive, South 72°02'15" West, 66.27 feet to a curve concave to the North having a central angle of 18°03'07", a radius of 352.00 feet and the chord of which bears, South 81°03'49" West, 110.45 feet; thence along the arc of said curve 110.90 feet; thence, North 89°54'38" West, 384.57 feet to the Point of Beginning.

The above described tract of land contains 6.725 acres.

The undersigned have caused the above described land to be surveyed and subdivided into a lot, and streets as shown on this plat to be known as Poudre Valley Plaza P.U.D., subject to all easements and rights-of-ways now of record or existing or indicated on this plat.

The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that: (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering.

All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.



VICINITY MAP
SCALE: 1" = 1000'

Witness our hands and seals this 12th day of FEBRUARY, A.D., 1996.

By: Poudre Valley Partners, LTD a Colorado Limited Partnership
By: Poudre Plaza, LLC, a Colorado Limited Liability Company, The General Partner

William L. Neal
By: William L. Neal, Member
Royce B. Clark
By: Royce B. Clark, Member
STATE OF COLORADO)
COUNTY OF LARIMER) ss.

The foregoing instrument was acknowledged before me this 12th day of FEBRUARY, A.D., 1996 by William L. Neal and Royce B. Clark, Members, Poudre Plaza, LLC.

Witness my hand and official seal.
My Notary Public Commission Expires 10-1-97
Phyllis E. Friedrich
Notary Public

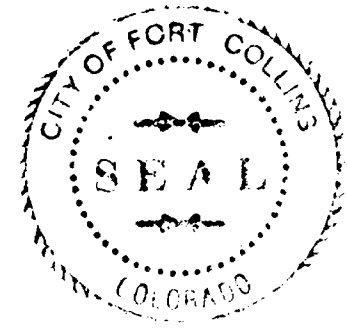
ATTORNEY'S CERTIFICATE
This is to certify that on the 15th day of February, 1996 I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.
James W. Hoffman
Address: 125 S. Horsetooth, 6th Floor
Fort Collins, Co 80521
Registration No. 6586

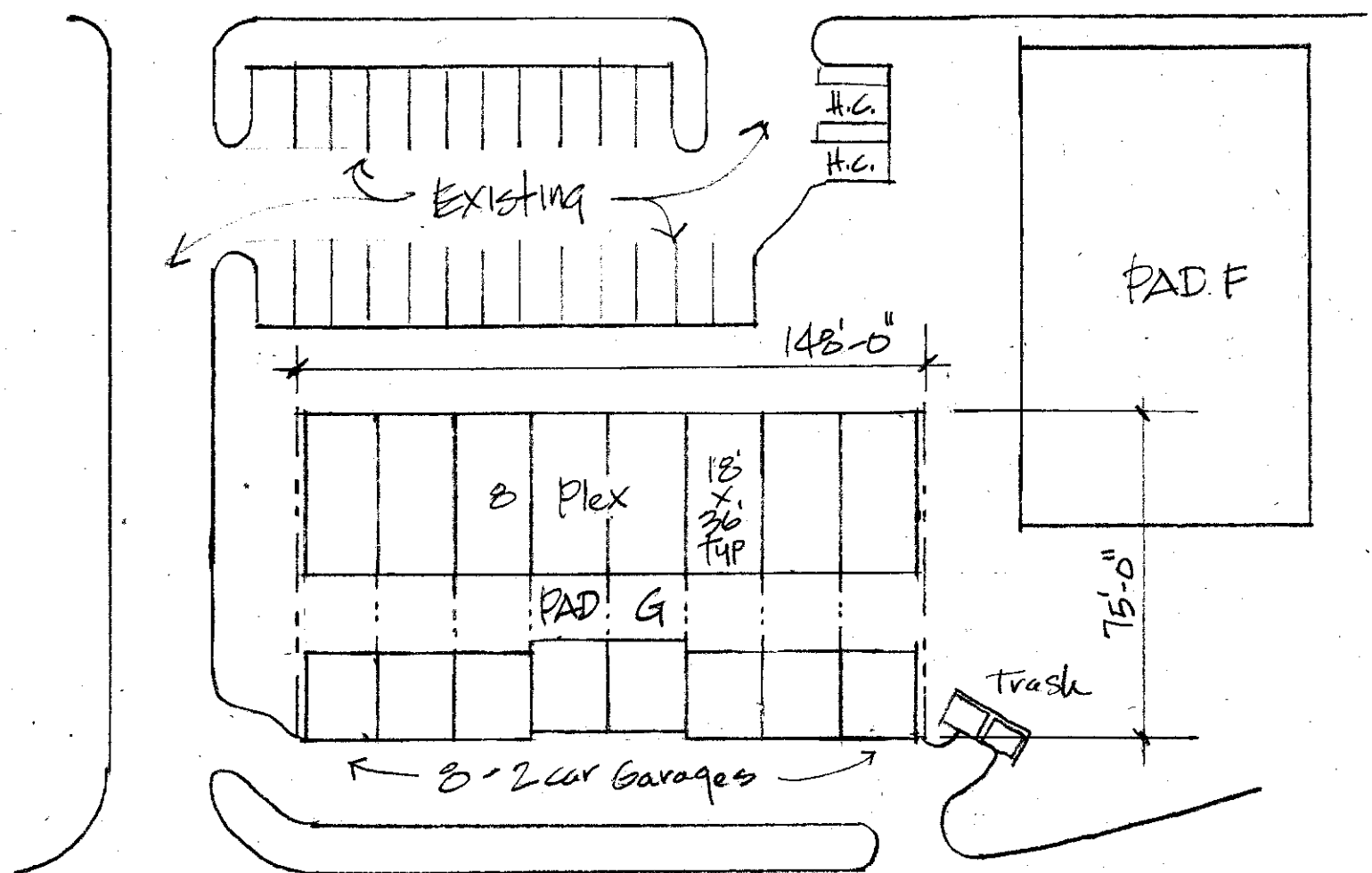
SURVEYOR'S STATEMENT
I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.
Gerald D. Gilliland
Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823
Date 2/8/96

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

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 27th day of March, A.D., 1996.
Michael R. Bergin
Director of Engineering

Approved by the City of Fort Collins Planning and Zoning Board on this 18 day of December, A.D., 1995.
Robert E. Blumhagen
Secretary of Planning and Zoning Board





ARBOR DRIVE

1" = 40'

North 



May 31, 2016

Michael Bello
The CPI Group
7400 E Orchard Rd
Suite 270
Greenwood Village, CO 80111

Re: Poudre Valley Plaza – Residential

Description of project: This is a request to build 8 residential units at Poudre Valley Plaza (parcel #9735265007). The residential building will occupy Pad G of Poudre Valley Plaza. Each unit will have a detached 2-car garage. The site is located in the Neighborhood Commercial (NC) zone district. This proposal will be subject to Administrative (Type I) review.

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

Comment Summary:

Department: Zoning

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

1. Are these on one lot? or will you replat this into 8 separate lots? 8 separate lots will require a replat.
2. The Residential setbacks for NC are:
Front 15'
Rear 8'
Side 5'
(In this case the setbacks are applied to the exterior property line for Poudre Valley Plaza and not the Pad G footprint.)
Corner Side 15'
3. The residential building standards found in 3.5.2 will apply.
4. LUC 3.2.1 A landscape plan is required.
5. LUC 3.2.2(K)(1)(a) Attached Dwellings: For each two-family and multi-family dwelling there shall be parking spaces provided as indicated by the following
1 or less bedrooms- 1.5 parking spaces per unit
2 bedrooms- 1.75 parking spaces per unit
3 bedrooms- 2 parking spaces per unit
4 or more bedrooms- 3 parking spaces per unit

6. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
7. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible

Department: Water-Wastewater Engineering

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

1. There is an existing 8-inch waterline in Arbor Avenue and an existing 8-inch waterline in the drive aisle west of the site. According to the approved plans for Poudre Valley Plaza PUD, a single 1-inch water service and a 6-inch fire service were stubbed into this parcel.
2. For single-family attached dwelling units, each unit must have its own separate curb stop and meter. The Utility Department will allow for a single common water service to extend across property lines to service up to 6 units. The single common water service line will need to be in an easement and sized accordingly with sizing calculations required to be submitted to the Utility Department for review.
3. There is an existing 8-inch sanitary sewer line in Arbor Avenue and an existing 8-inch sanitary sewer line in the drive aisle west of the site. According to the approved plans for Poudre Valley Plaza PUD, a single 4-inch sanitary sewer service was stubbed into this parcel.
4. Each unit must have its own separate sanitary sewer service with a cleanout. The Utility Department will allow for a single common sewer service to extend across property lines to service up to 6 units. The common service line must be in an easement.
5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
6. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Access locations for driveways will need to be reviewed in terms of access spacing to intersections, sight distance, etc.

Department: Stormwater Engineering

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

1. This site is part of the Poudre Valley Plaza PUD development and must conform to the drainage design of the approved development plans as well the Fort Collins Stormwater Criteria Manual.
2. Stormwater at the Poudre Valley Plaza PUD development is directed toward a retention pond at the southeast corner of the development. The retention pond has 18" of gravel overlain by 6" of topsoil to promote infiltration of the minor storm event, whereas the major storm events are pumped out of the retention basin area.
3. A drainage letter or addendum to the original report should be sufficient to document the existing drainage patterns, conformance with the assumptions set forth in the approved drainage design and to discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the

site. They must be prepared by a Professional Engineer registered in Colorado.

4. 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.
5. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. FIRE LANES
Fire access is required to within 150' of all exterior portions of any building. Based upon the site design, a fire lane may be required. If an Emergency Access Easement has not already been provided on this site, one may be needed at this time. 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. Code language provided below.

> IFC 508.1 and Appendix B: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.
3. FIRE SPRINKLER SYSTEM
Single family attached residence now require a residential fire sprinkler system. Contact the city building department for further details.

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. 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 or less) for your LED light fixtures. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. 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 Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any 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 approach 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. The existing access ramp at the southwest corner of the property (at Arbor Drive and the private drive entrance) would need to be upgraded with truncated dome detection.
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 subdivision plat for Poudre Valley Plaza provided the necessary deeds of dedication for right-of-way and utilities along Century Drive. Any dedications (or vacations) of easement required as part of the development will require transportation review fees per the link in comment #2, as well as Larimer County recording fees.
7. Access to the garages per the original approved site plan shows one way access off the main drive aisle, out to the existing drive approach to the east. This would appear to be in conformance with LCUASS parking setbacks (Figure 19-6). Figure 19-6 would apply and will need to be followed depending on parking design.
8. Civil construction plans will be required. A Development Agreement (or amendment to the existing development agreement) may be required and recorded once the project is finalized with recordation costs paid for by the applicant.
9. A Development Construction Permit (DCP) (or excavation permit) will need to be obtained prior to starting any work on the site.

Department: Electric Engineering

Contact: Tyler Siegmund, 970-416-2772, tsiegmund@fcgov.com

1. Electric capacity fees, development fees, building site charges and any system modification charges necessary to feed the site will apply to this development. Please visit the following website for an estimate of charges and fees:

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

2. Light and Power has single and three phase facilities in the area that can be utilized to provide power to the site.
3. Transformer location will need to be coordinated with Light & Power. Transformer must be placed within 10 ft of a drivable surface for installation and maintenance purposes. The transformer must also have a front clearance of 10 ft and side/rear clearance of 3 ft minimum.
4. 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>.
5. Electric meter locations will need to be coordinated with Light and Power Engineering. Each residential unit will need to be individually metered. If you wish to gang the meters on one side of the building please place on the opposite side of the gas meters. If a ganged meter bank, the owner is responsible to provide and maintain the electrical service from the transformer to the meter bank.

Planning Services

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

1. PARKING - If you propose one-car garages - as opposed to 2-car garages - you may use Poudre Valley Plaza's parking lots to achieve your minimum parking requirements. So long as the HOA permits and an analysis of existing land uses and parking requirements is conducted and determines there are available spaces to absorb your proposed development.
2. PLAT - There are no specific restrictions to replat to 8 units.

3. PROCESS -

A Minor Amendment may be used to process your development proposal if it meets the following criteria(LUC Sec. 2.2.10(A)(D)):

- (a) Results in an increase or decrease by one (1) percent or less in the approved number of dwelling units;
- (b) Results in an increase or decrease in the amount of square footage of a nonresidential land use or structure that does not change the character of the project; (Removal of nonresidential from the original approval is considered a change in character.)
- (c) Results in a change in the housing mix or use mix ratio that complies with the requirements of the zone district and does not change the character of the project;
- (d) Does not result in a change in the character of the development; and
- (e) Does not result in new buildings, building additions or site improvements, such as parking lots and landscaping, that are proposed to be located outside the boundaries of the approved Project Development Plan or approved site specific development plan.

Otherwise, the process is a Major Amendment which if it continues to be single-family attached dwellings then it will be reviewed and approved by a Hearing Officer (Type 1).

- 4.** The character of the proposed building should be consistent with the approved buildings in the Poudre Valley Plaza. Also, Section 3.5.2 applies.
- 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.