

# Conceptual Review Agenda

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

281 Conference Room A

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## Monday, August 8, 2016

Time	Project Name	Applicant Info	Project Description	Planner
8:45	349 N Shields St - Replat and Fourplex	John Long (970) 310-9079 <a href="mailto:johnragnarlong@icloud.com">johnragnarlong@icloud.com</a>	This is a request to replat 349 N Shields St with the intent of building a fourplex on the new lot (parcel #9710109002). Each lot would have at least 50' of frontage on Shields. The new fourplex would be built in the rear of the new lot and take access off Hanna St. The proposal also shows a carriage house to be added behind the existing single-family home. The site is located in the Neighborhood Conservation, Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Seth Lorson
9:30	1949 Douglas Rd - Residential	Jason Luna (970) 430-0144 <a href="mailto:jason@buildwithstrategy.com">jason@buildwithstrategy.com</a>	This is a request to develop a series of homes at 1949 Douglas Rd (parcel #8830100001). The proposed site plan shows 190 lots ranging in size from 7,840 sq. ft. to 10,890 sq. ft. The remaining land would be open space. The site plan shows three access points onto Douglas Rd. The site is located in the Urban Estate (UE) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

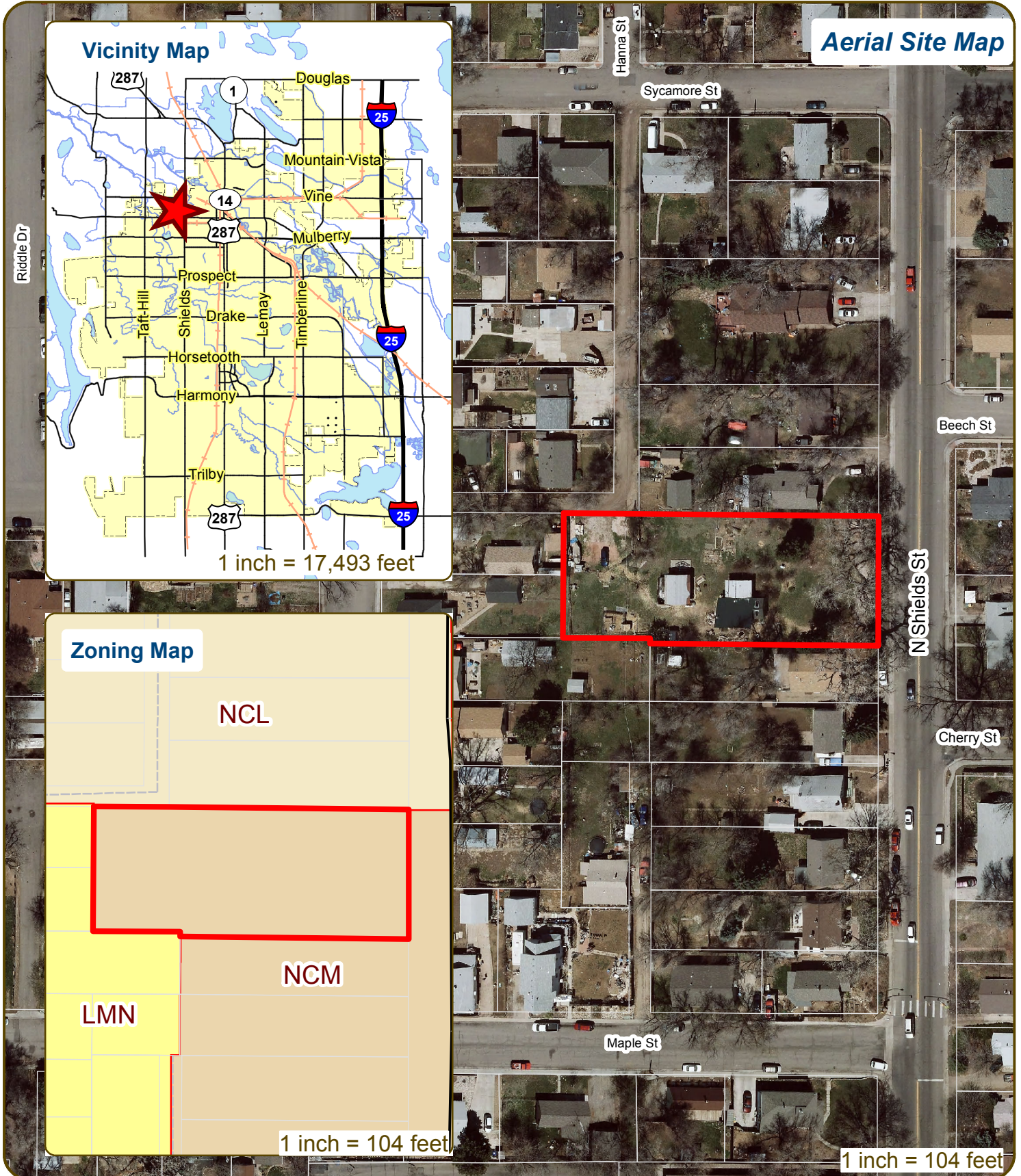
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**Monday, August 8, 2016**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>10:15</b>	4921 S Shields St - Group Home	Nino Baletti (970) 308-1525 <a href="mailto:ninobaletti@gmail.com">ninobaletti@gmail.com</a>	This is a request to locate a group home at 4921 S Shields St (parcel #9603100001). Currently, the site contains a single-family home. The interior would be remodeled to house a group home for elderly residents. The only site change would be to create a larger paved area for parking. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Jason Holland
<b>11:00</b>	Strauss Cabin Rd and Kechter Rd - Multi-family	Matt Tschetter (970) 412-5033 <a href="mailto:mjtschetter@hotmail.com">mjtschetter@hotmail.com</a>	This is a request to build townhomes and subdivide the existing homes on their own lot on the northwest corner of Strauss Cabin Rd and Kechter Rd (parcel #'s 8604000014, 8604000013, 8604000020, and 8604000026). The proposal shows 11 buildings containing 63 units. The applicant will request to be zoned Low Density Mixed-Use Neighborhood (LMN) upon annexation while the Structure Plan calls for Urban Estate (UE) zoning. This proposal will be subject to Planning & Zoning Board (Type II) review.	Ryan Mounce

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# 349 N Shields St Replat and Fourplex



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Comments are offered by staff to assist you in preparing the detailed components of the project application. There is 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) JOHN R. LONG, owner

**Business Name** (if applicable) N/A

**Your Mailing Address** 349 N. Shields St., Fort Collins, CO 80521

**Phone Number** (970) 310-9079 **Email Address** John.Ragnar.Long@icloud.com

**Site Address or Description** (parcel # if no address) 349 N. Shields St.

**Description of Proposal** (attach additional sheets if necessary) Subdivide lot, build new dwellings on both. One lot would have a 4-plex and the other a single-family residence.

**Proposed Use** Multi-family residential **Existing Use** Single-family residential

**Total Building Square Footage** 850 sqft **S.F.** **Number of Stories** 1 **Lot Dimensions** 105' x 240'

**Age of any Existing Structures** Built in 1923

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? \_\_\_\_\_

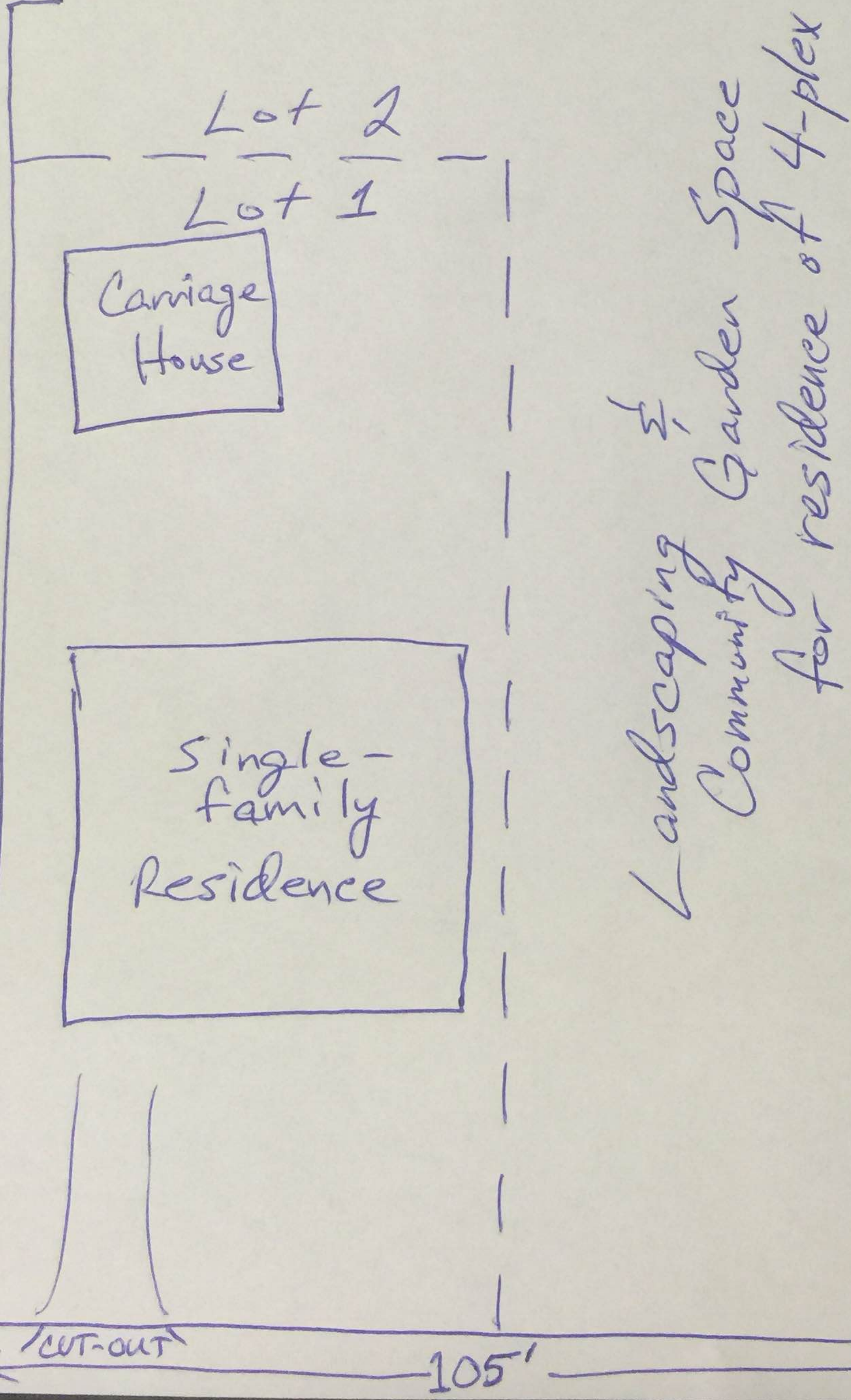
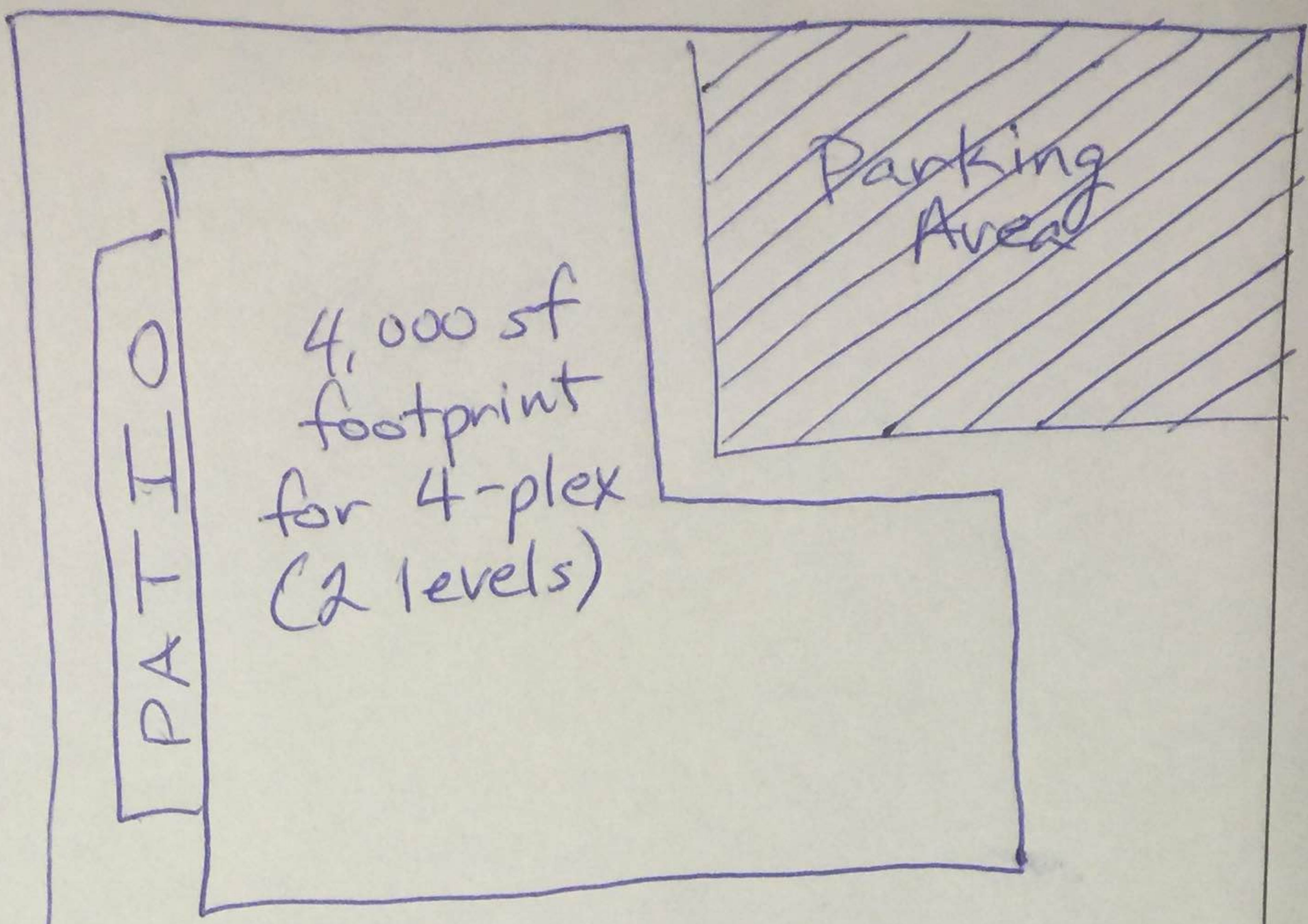
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** Adding 4,000 sqft duplex footprint 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:**

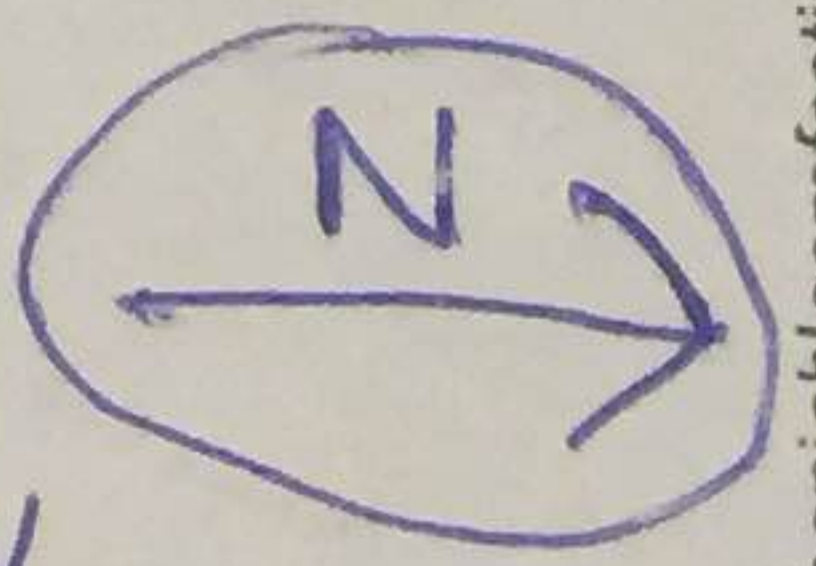
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

Total Acreage:  
0.58 acres  
(~25,000 sf.)



240'

105'

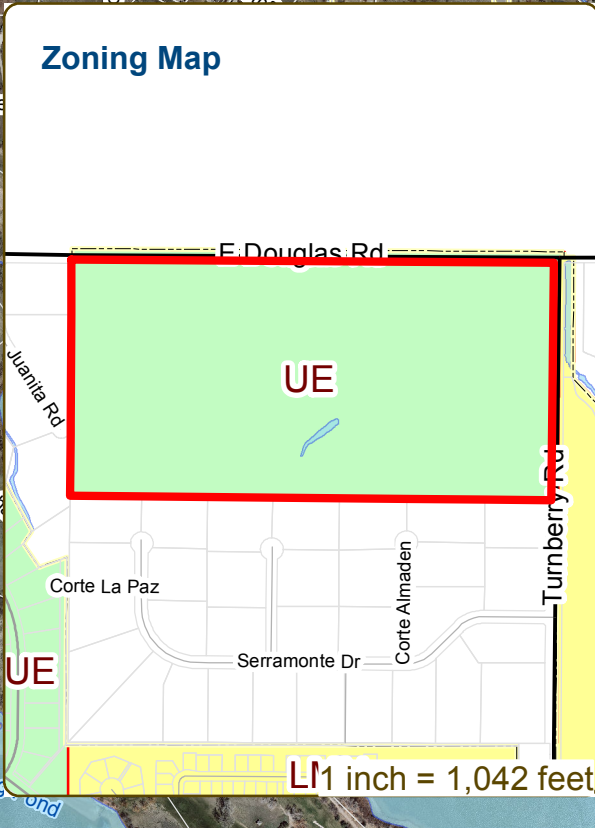
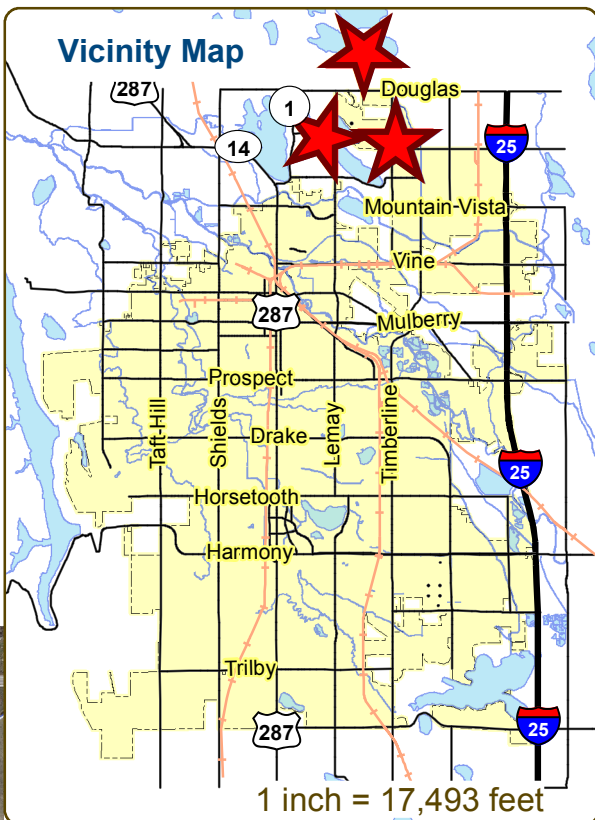


349 N. Shields

# 1949 Douglas Rd Residential

Elder

## Aerial Site 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) Jason Luna - owner

Nick Norton - Broker

Business Name (if applicable) Strategic Property Advancement LLC

Your Mailing Address 1108 Bateleur Ln. Fort Collins, CO 80524

Phone Number 970-430-0144 Email Address jason@buildwithstrategy.com

Site Address or Description (parcel # if no address) 1949 E. Douglas Rd.

Parcel # 88301-00-001

Description of Proposal (attach additional sheets if necessary) Single family residential with open space areas

Proposed Use Residential Existing Use Vacant

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

Age of any Existing Structures

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

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

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

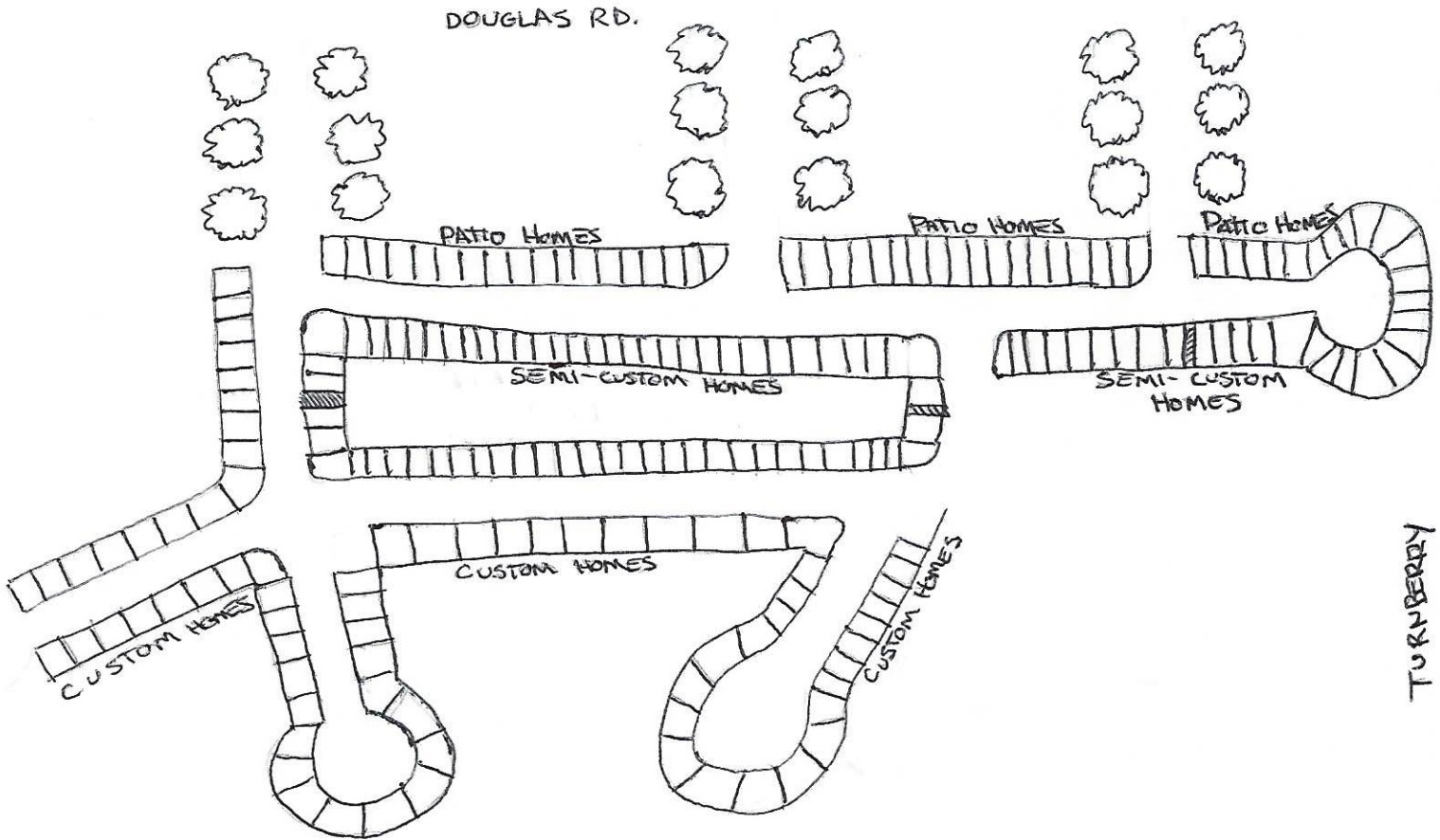
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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

Suggested Items for the Sketch Plan:

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

Assumption: 35 acres developed  
40% (77 lots): average 7,840 sf.  
35% (88 lots): average 6098 sf.  
25% (25 lots): average 10890 sf.







August 12, 2016

Jason Luna  
Strategic Property Advancement LLC  
1108 Bateleur Ln  
Fort Collins, CO 80524

**Re:** 1949 Douglas Rd - Residential

**Description of project:** This is a request to develop a series of homes at 1949 Douglas Rd (parcel #8830100001). The proposed site plan shows 190 lots ranging in size from 7,840 sq. ft. to 10,890 sq. ft. The remaining land would be open space. The site plan shows three access points onto Douglas Rd. The site is located in the Urban Estate (UE) 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](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department:** Zoning

**Contact:** Ryan Boehle, 970-416-2401, [rboehle@fcgov.com](mailto:rboehle@fcgov.com)

1. The property is zoned UE, this property proposed would have to be considered a cluster development. Under the development standards, the cluster development shall set aside 50% of the total land area as private or public open space. With the intent to preserve the natural resources, and the inclusion of additional amenities such as parks, trails, common areas, and open space.
2. The overall density shall not exceed 2 dwelling units per gross acre and does not exceed 5 dwellings per net acre as per 4.2(E)(2)(d)
3. The maximum residential building height shall not exceed 2 ½ stories .
4. The development shall have more than 4 different types of housing models, and each housing model will have at least three characteristics which clearly distinguish it from the other housing models.
5. The minimum setbacks along an arterial street shall be 30 feet; and the setback from a non-arterial is 15' from the public right of way. Side yard setbacks shall be 5' except for alley accessed garages, for which the setback is 8'. Rear yard setbacks shall be a minimum of 8' from the rear property line.
6. All developments shall submit a landscape and tree protection plan. All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure in order to

establish at least a partial urban tree canopy.

**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. Water and wastewater services in this area are provided by the ELCO Water District and the Boxelder Sanitation District.

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. The anticipated traffic volume from this development (more than 1,000 vehicular trips per day) meets the threshold for needing a full Traffic Impact Study. Please have your traffic engineer contact me to scope the study. Note that the study will need to evaluate intersections of concern including SH 1 / Douglas Road, Turnberry / Country Club and potentially Lemay / Vine.
2. This development would need to make adjacent street road improvements along both Douglas and Turnberry.
3. The number and location of access points are to be reviewed and approved by the City. They need to meet City standards. Be mindful of driveways/roads across Douglas - the concept design shows offset access points that may be problematic (especially to Twilight Lane).
4. Is there any way to get an east/west pedestrian/bike connection between neighborhoods?

**Department: Stormwater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. The drainage outfall for this site is the No. Eight Ditch. The ditch company may dictate the outfall rate into the ditch, and it may be more restrictive than the 2 year historic rate. Bill Johnston is the Superintendent, 222-0090 (Cell), 962-1603 (pager), and (970) 454-3377. Barry Anderson is the President, (970) 454-2002 and Don Engle is the Office Manager, (970) 454-3377.
3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate, or whatever is allowable by the ditch company.
4. 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.
5. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com)
6. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
7. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:

- a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
  9. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
  10. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 square feet and there is a \$1,045/acre of site 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](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANES**

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. Code language provided below.

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

**2. CONNECTIVITY**

Connectivity to Douglas Rd and/or Turnberry Rd needs to be defined in future plans. For planning purposed, dead-end roads in excess of 660' require a second point of access. Cul-de-sacs require a 100' diameter. Code language provided below.

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

excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

> CUL-DE-SACS - FCLUC 3.6.2(B): Cul-de-sacs are permitted only if they do not exceed 660 feet in length and have a turnaround at the end with a minimum outside turning radius of 50 feet (100 foot diameter).

### 3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 400' of any Residential Building as measured along an approved path of vehicle travel. Code language provided below.

> IFC 507.5 and PFA Policy: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

### 4. FIRE LANE SPECIFICATIONS

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

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

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

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

> Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on future plans.

> 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.

## Department: Environmental Planning

Contact: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto: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 known natural habitat features (aquatic area and wetland on-site, wet meadows, the No. 8 ditch, possible raptor nests). In addition, residents in the adjacent neighborhoods have observed significant wildlife use on the site. An ECS was previously completed in 2006 but will need to be updated given the amount of time that has elapsed since then. The ECS should document current site conditions and include detailed recommendations for habitat protection, enhancement or mitigation measures.

Please note that buffer zones may be required adjacent to these features, as identified in Section 3.4.1(E) of the Land Use Code, as you proceed with your site design process. This will likely affect the site layout that is currently proposed.

Please contact me to discuss the scope and requirements of the ECS further and to arrange an on-site meeting. Please note that the Ecological Characterization Study is due a minimum of 10 days prior to the PDP submittal.

2. Note that within a designated Natural Habitat Buffer Zone, the City has the ability to determine if the existing landscaping within the zone is incompatible with the purposes and intent of the buffer zone [Section 3.4.1(E)(1)(g)]. Please ensure the ECS discusses existing vegetation on-site and identifies potential restoration options. If existing vegetation is determined to be insufficient, then restoration and mitigation measures will be required.

3. The subject parcel contains active oil and gas operations (4 active wells). Residential uses in proximity (within 1000 feet) of an oil and gas operation are required to buffer these proposed uses from existing oil and gas operations to minimize future conflicts. The Land Use Code requires three things when in close proximity to an oil and gas operation:
  1. A 1,000-ft radius must be drawn on the plat and a note shall be included in the plat informing property owners they are in close proximity to an oil and gas operation.
  2. If the residential development is within 500-ft of an existing operation and a fence does not surround the operation, the development must erect a fence along the property boundary between the operation and the development that restricts public access to the operation.
  3. Regarding buffering standards, if any residential development is proposed within 500-ft of an existing operation, then certain landscaping and berming requirements apply. The Land Use Code does not allow residential development closer than 350-ft to an existing operation.

The applicable buffering standards can be found in Land Use Code Section 3.8.26.

4. With respect to lighting, the City of Fort Collins Land Use Code, Section 3.2.4(D)(6), requires that "natural areas and natural features shall be protected from light spillage from off site sources." Thus, lighting from the parking areas or other site amenities shall not spill over into sensitive habitat or buffer areas.
5. In regard to LED light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see:  
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
6. The 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](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
7. If tree mitigation is necessary, please include the following note on the tree mitigation plan and/or landscape plan, as appropriate: "All tree removal shown shall be completed outside of the songbird nesting season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."

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

8. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
9. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

10. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1) Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

2) Solar Energy:

<http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)

3) Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

11. If the applicant is planning to cluster the development (in accordance with section 4.2(E)(2)), then the project should be clustered in a way that "[preserves] significant natural resources, natural areas and features, native vegetation, open lands or agricultural property through maintenance of large, contiguous blocks of land and other techniques."

Based on the findings of the Ecological Characterization Study, the site plan should be altered to preserve and avoid impacts to significant natural features.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto: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. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
5. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications).
7. In addition to improving the public streets abutting the property in accordance with the roadway classification for the streets, the project would need to construct off-site improvements to the nearest improved arterial roadway in accordance with 3.3.2(F) of the Land Use Code.
8. Based on a previous geotech report on the property finding subsurface water within 4 feet of existing grade, a subsurface water investigation in accordance with Chapter 5.6 of LCUASS is required. The construction of basements on the property would need to address how to mitigate potential shallow groundwater on the property.

9. If the streets internal to the property are proposed to be public streets, they would need to be designed and built in accordance with City LCUASS criteria. The streets may also be street-like private drives, which would allow for street names, but not then required to be designed and built to public street City LCUASS criteria.
10. Street pattern and connectivity requirements in 3.6.2 and 3.6.3 of the Land Use Code may require additional connectivity than what is currently shown on the plan; this includes the extension of Juanita Road from the west, unless otherwise approved via modification/alternative compliance.
11. Civil construction plans will be required.
12. A Development Agreement will be recorded once the project is finalized, with recordation costs paid for by the applicant.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAlthoff@fcgov.com](mailto:CAlthoff@fcgov.com)**

1. Currently there are no City Light & Power facilities in this area. Primary electric facilities would have to be extended from the south at the Brightwater Dr. and Turnberry Rd. intersection, then north along Turnberry Rd. in to serve this proposed subdivision.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. As your project begins to move forward please contact Light and Power Engineering to coordinate the streetlight, transformer and electric meter locations, please show the locations on the utility plans.
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17\\_June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17_June2016.pdf)  
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

**Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. The maximum density for projects in the Urban Estate (UE) zone district is 2 units per acre. For an 82 acre site, that means the maximum number of units you could achieve with this zoning is 164. Your proposal exceeds this maximum by 26. You would need to re-zone the property if you wanted to pursue the proposal you have shown. Staff would not support a proposal for a re-zone.
2. To achieve the number of units shown on the current site plan, you would need to re-zone the property to the Low Density Mixed-Use Neighborhood (LMN) zone district. Your re-zone would go to the Planning & Zoning Board and City Council. Staff would not support a request for a re-zoning.
3. This proposal will require a landscape plan. You will need to show street tree locations along Douglas Rd and how you plan to landscape the open space area.
4. Each home will need to provide at least one off-street parking space.
5. This project will need to comply with the setbacks outlined in Land Use Code section 4.2(D) (2). Each lot must have a front yard with 30' of depth and a rear yard with 25' of depth. The

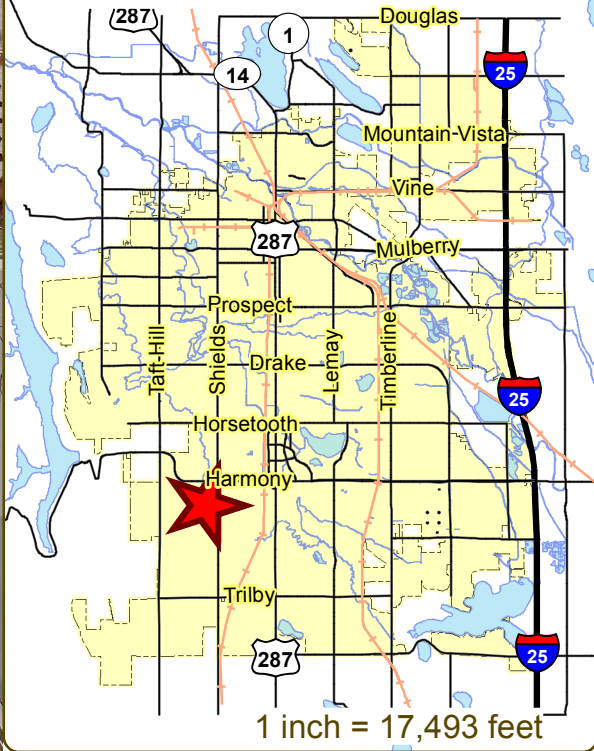
side yard width must be at least 20'.

6. The minimum lot width is 100' in the UE zone district.
7. Garage doors must be recessed behind the dwelling by at least 8'. The garage can be no closer than 20' to a sidewalk that adjoins the driveway for the home.
8. You may cluster the subdivision so that the lot sizes are smaller so long as the gross density does not exceed 2 units per acre, the density of the cluster development alone does not exceed 5 units per acre, and that 50% of the site is dedicated to open space. The maximum building height in a cluster development is 2.5 stories.
9. To the maximum extent feasible, the proposed plan should meet the street connectivity requirements found in Land Use Code section 3.6.3. Fort Collins encourages developments to connect to one another to provide better connectivity throughout the community. Staff discourages cul-de-sacs since they do not promote connectivity.
10. This piece of property recently came in for a conceptual review and a neighborhood meeting. I can supply you with the neighborhood meeting notes to assist you with your development if it moves forward.
11. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
12. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
13. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
14. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
15. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
16. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
17. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.



# 4921 S Shields St Group Home

Vicinity Map



Aerial Site Map



Zoning Map



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)

ANTHONY 'NINO' BAILETTI (GENERAL CONTRACTOR) FERRI ERICKSON (OWNER)

Business Name (if applicable) BUILDSMART FORT COLLINS

Your Mailing Address

Phone Number 970-308-1525 Email Address NINO.BAILETTI@GMAIL.COM

Site Address or Description (parcel # if no address) 4921 S. BAILEY ST. FT. COLLINS,

Description of Proposal (attach additional sheets if necessary)

CHANGE OF USE FROM RESIDENTIAL TO ASSISTED LIVING FACILITY AS ALLOWED BY ZONING

Proposed Use ASSISTED LIVING Existing Use RESIDENCE, SINGLE FAMILY

Total Building Square Footage 2,376 S.F. Number of Stories 1 Lot Dimensions

Age of any Existing Structures HOUSE BUILT IN 1963

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

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

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

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

Increase in Impervious Area 990 sq PAVED GRAVEL DRIVEWAY 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?

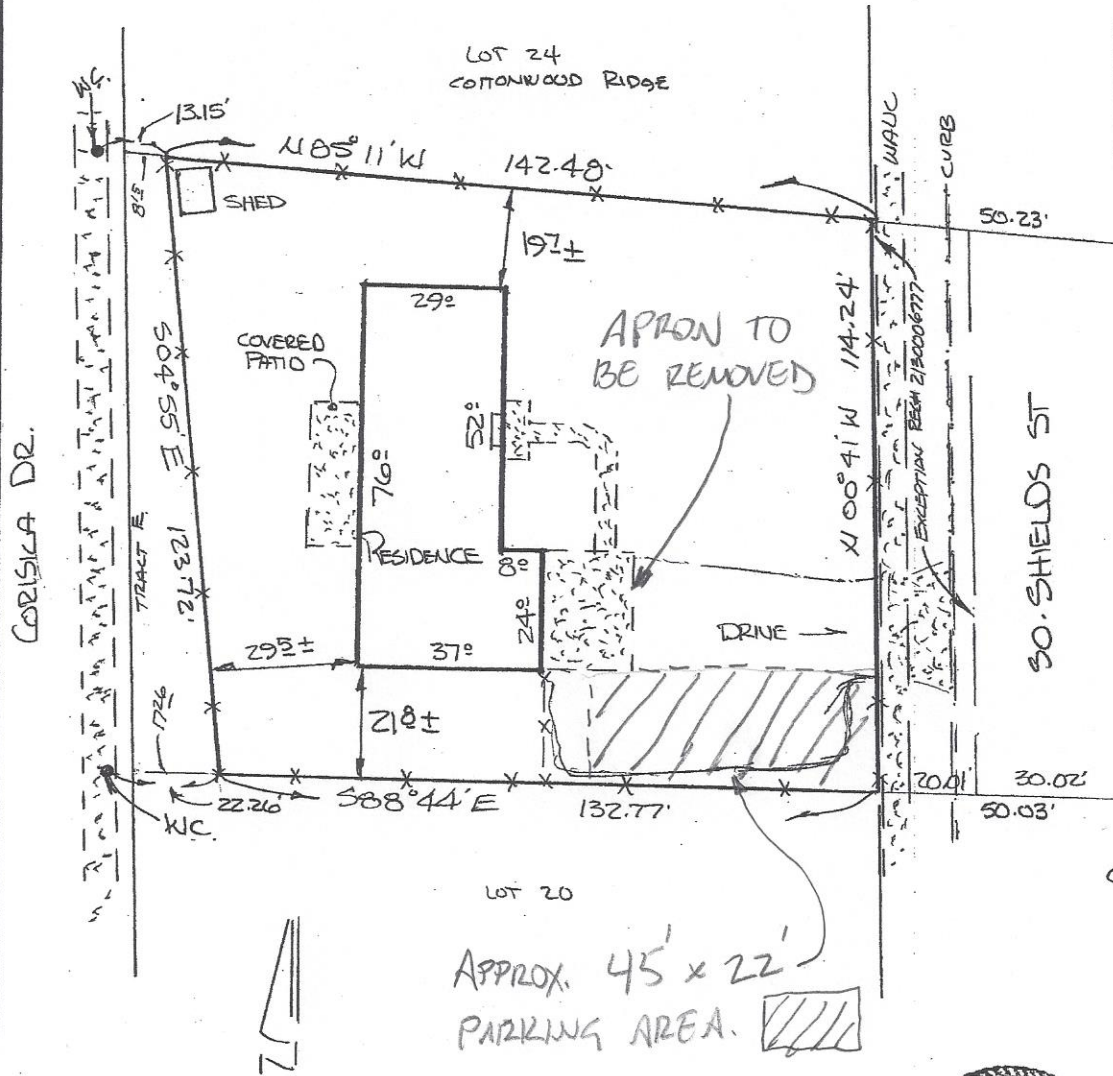
# IMPROVEMENT LOCATION CERTIFICATE

## Legal Description

A tract of land situate in the NE 1/4 of Section 3, Township 6 North, Range 69 West of the 6th P.M., which considering the East line of the said NE 1/4 as bearing S 00°41' E and with all bearing contained herein relative thereto are more particularly described as follows:

Begin at a point on the East line of the said NE 1/4 which bears S 00°41' E 1782.56 feet from the NE corner of said Section 3 and run thence N 85°11' W 192.71 feet; thence S 04°55' E 123.72 feet; thence S 88°44' E 182.80 feet to a point on the East line of said NE 1/4; thence N 00°41' W 111.13 feet to the Point of Beginning, except that portion conveyed to the City of Fort Collins in Deed recorded January 25, 2013 at Reception No. 20130006777, County of Larimer, State of Colorado

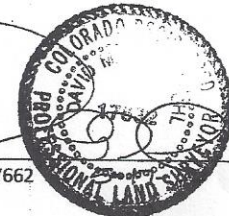
Source: GROUP GUARANTEED TITLE 204415



**Notes:**

- 1) The exact location of property lines, fence lines and utilities can only be determined by a monumented boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown hereon are obtained from recorded Plat.
- 3) Buyer should be aware that underground utilities may exist that are not recorded with the County.

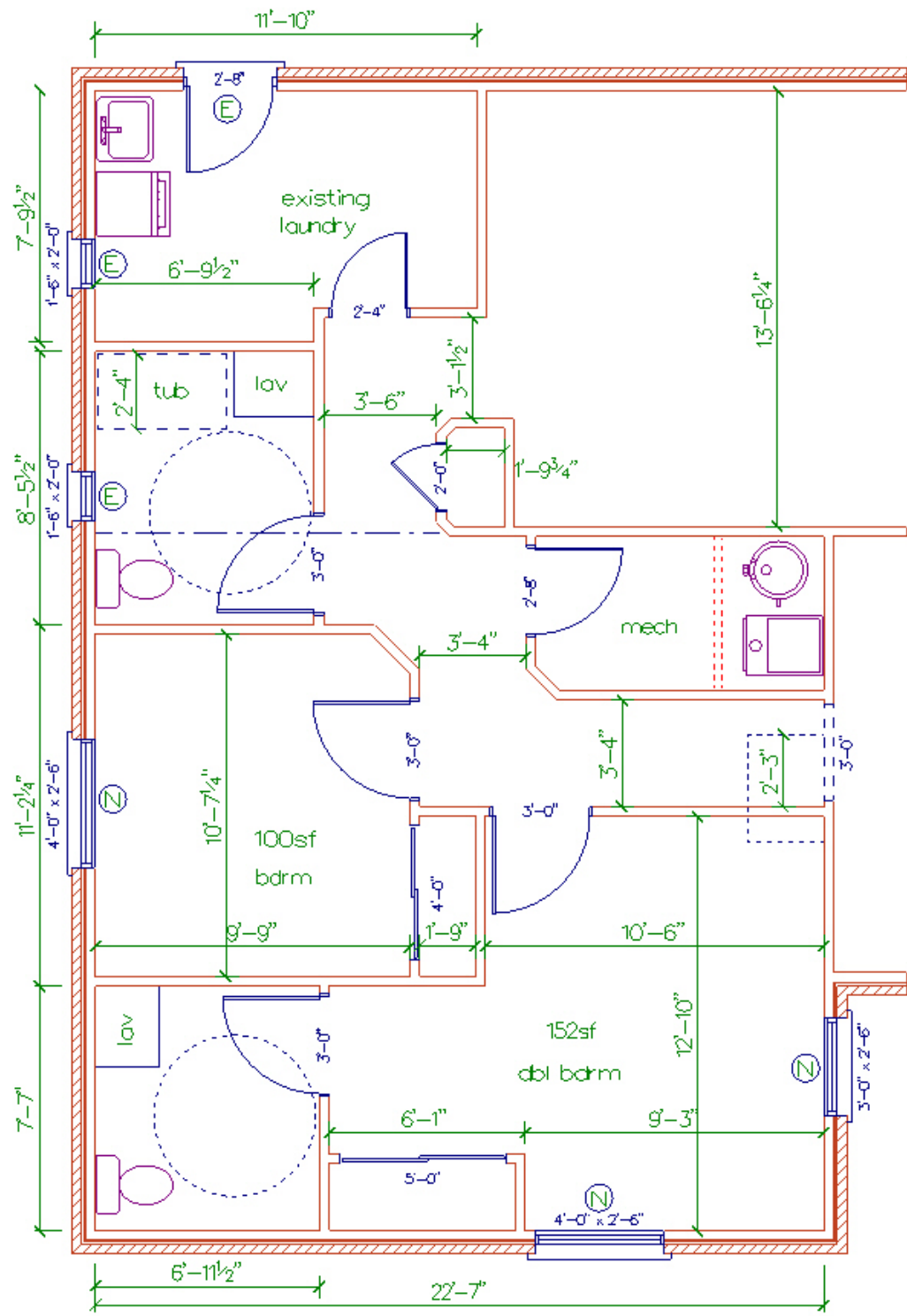
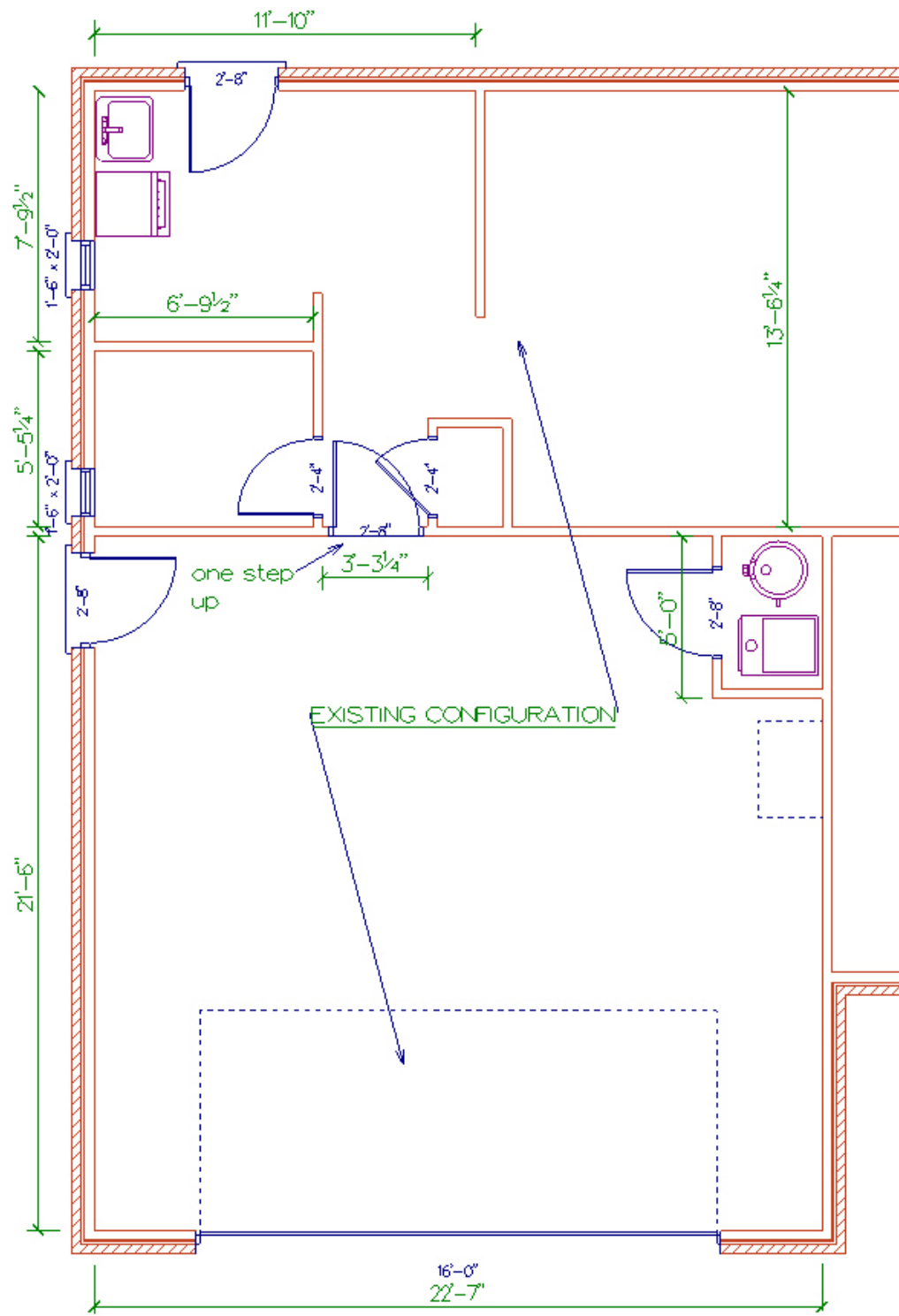
David M. Poeschl LS # 17662



**BORROWER:** ERICKSON      **LENDER:**      **TITLE CO:** GROUP GUARANTEED  
**ADDRESS:** 4921 S SHIELDS STREET, FORT COLLINS

**CERTIFICATE:** I hereby certify that this improvement location certificate was prepared for RE/MAX ALLIANCE, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by RE/MAX ALLIANCE and THE GROUP GUARANTEED TITLE, LLLP and describes the parcel's appearance on S-17-16. I further certify that the improvements on the above described parcel on this date, S-17-16 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

SCALE:  $\frac{1}{30'}$       DRAWN:      FILE NO.: C4413      REVISED:





















September 01, 2016

Nino Baletti  
Buildsmart Fort Collins  
1429 W 29th St  
Loveland, CO 80538

**Re:** 4921 S Shields St - Group Home

**Description of project:** This is a request to locate a group home at 4921 S Shields St (parcel #9603100001). Currently, the site contains a single-family home. The interior would be remodeled to house a group home for elderly residents. The only site change would be to create a larger paved area for parking. The site is located in the Low Density Residential (RL) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or [jholland@fcgov.com](mailto:jholland@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Marcus Glasgow, 970-416-2338, [mglasgow@fcgov.com](mailto:mglasgow@fcgov.com)**

1. LUC3.2.2(K)(2)(f) Group Homes: For each group home there shall be two (2) parking spaces for every three (3) employees, and in addition, one (1) parking space for each four (4) adult residents, unless residents are prohibited from owning or operating personal automobiles.
2. LUC 3.2.1 A landscape plan is required.
3. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
4. LUC 3.8.6(A) Please refer to the table for Group Home occupant and density requirements
5. LUC 3.2.1(E) Parking lot landscaping will be required.
6. LUC 3.2.2(J) Landscape setbacks are required:  
  
Arterial- 15 ft  
Non arterial-10 ft  
along a lot line- 5 ft
7. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.

**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

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

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. This proposal is not expected to generate additional traffic and as such it is anticipated that there will be no requirement for a traffic impact study. Please provide a narrative that discusses potential changes to traffic as a result of this development being implemented.

**Department: Stormwater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Mail Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control 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. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet.
3. As part of the drainage memo for this site, the developer will need to address where the runoff generated by the new impervious area is going and may need to mitigate any additional runoff directed onto adjacent properties.
4. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
5. 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.
6. Erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. OCCUPANCY GROUP CLASSIFICATION  
The Fort Collins Building Department will determine the occupancy classification for this building; however based upon the property use description it appears to be categorized as an

I-Group Classification (Institutional), but can be reclassified as an R-3 or R-4 based upon number of residents.

- > I-1 Group Occupancy: Providing custodial care on a 24 hr. basis to 16 or more persons capable of self-preservation requires an automatic sprinkler system provided throughout.
- > R-3 Group Occupancy with 5 or fewer persons: An assisted living facility with five or fewer persons receiving care shall be classified as Group R-3 or shall comply with the IRC provided an automatic fire sprinkler system is installed in accordance with Section 903.3.1.3 or IRC Section P2904 (See also IFC903.2.6).
- > R-4 Group Occupancy with more than 5 occupants and less than 16 persons: A facility such as above, housing at least 6 and not more than 16 persons receiving such care, shall be classified as Group R-4.

#### FIRE SPRINKLER SYSTEM FOR GROUP R OCCUPANCY

> IFC 903.2.8: An automatic sprinkler system installed in accordance with 903.3.1.3 shall be permitted in Group R-3 or R-4 congregate living facilities with 165 or fewer residents.

## 2. FIRE ACCESS

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Shields St) and if access to the property is to remain off of Shields, a fire lane onto the property is required. Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications.

The applicant is asked to consider the potential for taking access to the property off of Corsica. If possible, PFA recommends the point of access be changed to this location because fire access could then be achieved from this street and no Emergency Access Easement onto the property would then be required. Code language and fire lane specifications provided below.

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

#### FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on future plans.

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.

### 3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. The existing utility infrastructure available in the area appears to meet this requirement however it is the applicant's responsibility to verify pressure and volume. Code language provided below.

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

### 4. PREMISE IDENTIFICATION

The building address shall be posted and visible from the street. Code language provided below.

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

## Department: Environmental Planning

Contact: **Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. The City of Fort Collins Land Use Code [Section 3.4.1] takes into account significant natural habitats and features and requires buffering of these features as necessary. This parcel is located within 500ft of natural features (irrigation ditch and associated habitats). Generally this would result in the need for an Ecological Characterization Study (ECS) to be completed and submitted prior to PDP, however, Shields St separates this parcel and associated resources and a buffer would not extend into the property. The ECS requirement is waived.
2. A landscape plan will be required and should including scientific names of all species proposed. Note the City of Fort Collins Land Use Code requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques [3.2.1E(3)]. This includes use of low- water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
3. If significant trees are on site, note Land Use Code (LUC) Section 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](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
4. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1. ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
3. Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
4. Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
5. Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)
6. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

5.

### **Department: Engineering Development Review**

**Contact: Katie Sexton, ,**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along Shields). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. A repayment is due to the City for the property's improved Shield St. frontage. This includes ROW acquisition – see deed dated 01/16/2013 for this amount. The construction repayment amount (2016) shall be \$220/linear foot of frontage (asphalt, curb, gutter, sidewalk, and parkway).



8. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design. Because Shields is an arterial roadway, the minimum set-back for the edge of parking will be 50 feet from the flowline of Shields – higher traffic counts could increase this required separation distance.
9. Utility plans may be required and a Development Agreement may need to be recorded once the project is finalized.
10. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
11. 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.
12. 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.
13. 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.
14. 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.

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAlthoff@fcgov.com](mailto:CAlthoff@fcgov.com)**

1. Light & Power currently serves the home at this address.
2. Any changes to the existing electric capacity and or location will initiate electric development and or system modification charges. Please coordinate power requirements with Light and Power Engineering at 221-6700.
3. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power’s Electric Service Standards at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17\\_June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17_June2016.pdf)  
You may reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers>.

**Planning Services**

**Contact: Jason Holland, 970-224-6126, [jholland@fcgov.com](mailto:jholland@fcgov.com)**

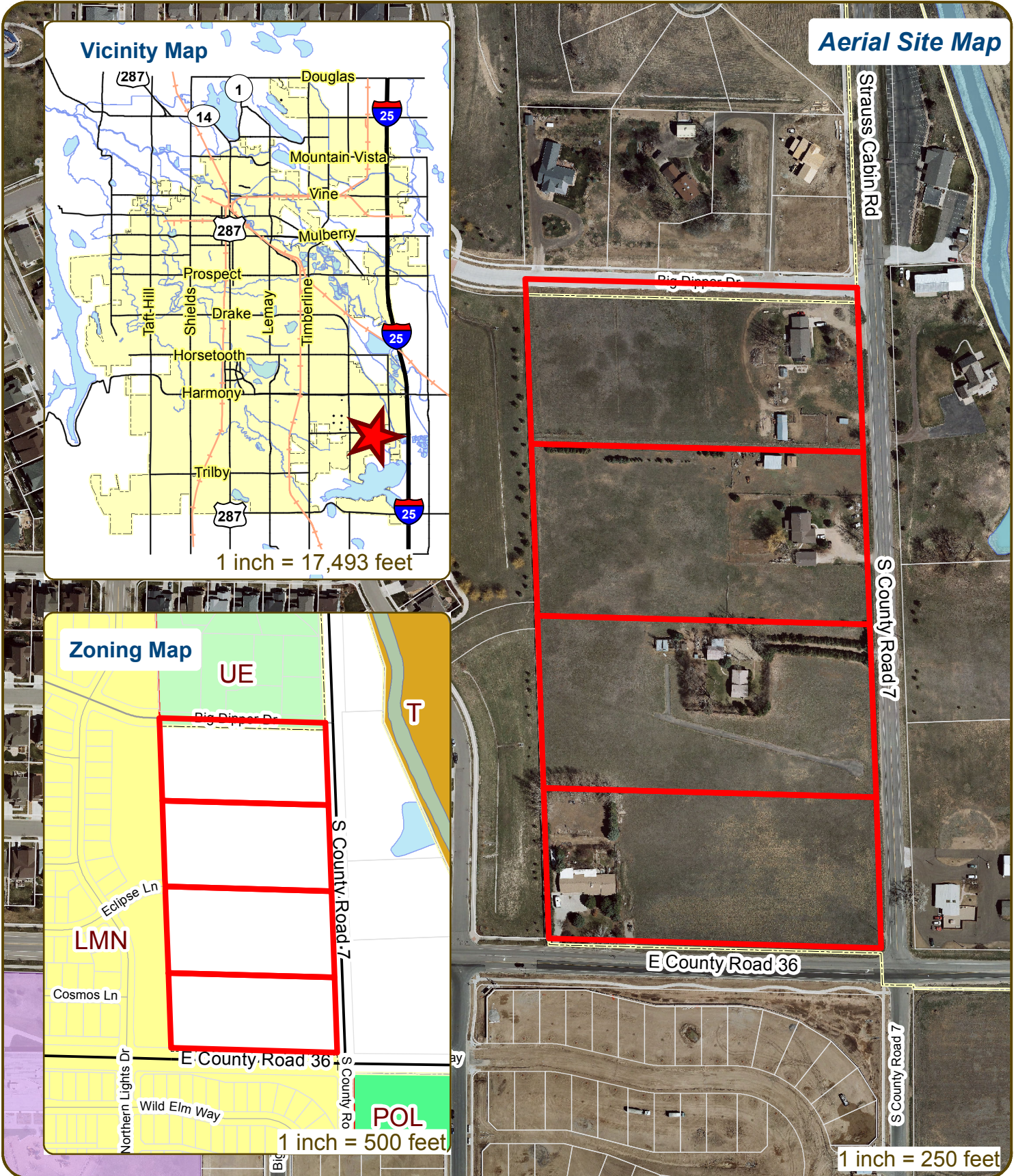
1. Should you decide to proceed forward with a formal submittal, I will need to schedule a Presubmittal Meeting with you to discuss in more detail the submittal requirements, fees, and required neighborhood meeting. The neighborhood meeting must occur at least ten days prior to the formal submittal. You should also read through the Development Review Guide here which will answer most common process questions:  
<http://www.fcgov.com/drg/introduction.php>

2. The proposal will require a site plan, landscape plan, lighting plan, and other plan documents. Refer to the detailed development review checklist at the link below and include all of the information for these checklists that are applicable. The information must be complete and clearly presented. It is recommended that you contact a land use planner/landscape architect and civil engineer to assist with the production and design of the plans. Plans that are incomplete or poorly presented typically lead to delays in project approval. Checklists are available here: <http://www.fcgov.com/developmentreview/applications.php> under Project Development Plan (PDP) and Final Plan (FDP). PDP's must be reviewed and approved by staff and by public hearing. These plans are then finalized by FDP review. The conceptual comments provided to you below are general to hit the highlights of code aspects that will need to be addressed, however once I see more detailed plans, there may be additional comments. I recommend that you read through the land use code, in particular the General Development Standards or work with consultants who are familiar with them as you design and draft the required drawings, as this helps expedite your review to ensure compliance as the plans are initially designed. The land use code can be found here: [https://www.municode.com/library/co/fort\\_collins/codes/land\\_use](https://www.municode.com/library/co/fort_collins/codes/land_use)
3. The occupancy of group homes is limited based on the zone district and lot area. This is listed in LUC 3.8.6. Please familiarize yourself with this formula and add information to the required site plan land use table.
4. Group Home is defined in Article 5 of the LUC as either of the following:
  - (1) Residential group home shall mean a residence operated as a single dwelling, licensed by or operated by a governmental agency, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises.
  - (2) Large group care facility shall mean a residential facility that is planned, organized, operated and maintained to offer facilities and services to a specified population and is licensed by or operated by a governmental agency, for the purpose of providing special care or rehabilitation due to homelessness, physical condition or illness, mental condition or illness, elderly age or social, behavioral or disciplinary problems, provided that authorized supervisory personnel are present on the premises.
5. To meet the group home definition above, with your formal submittal, you must provide the city with a letter explaining the project's affiliation with a governmental agency through a specific, verified license, or verification from the governmental agency that will be operating the group home. If this cannot be provided, then the use would likely be classified as an Extra Occupancy Rental House or multi-family building, depending on the configuration of the living space. Neither of these uses is on the list of permitted uses in the R-L zone district.
6. Appears that some ROW was dedicated to the City by separate document, however it's likely that a plat will be required with the submittal. There is also likely a repay required for the street improvements. The platted lot will need to be at least 150' in depth, see comment below.
7. The configuration and screening of off-street parking will be an important consideration of the project design. Parking must be screened from the adjacent lots and from the streets. It is recommended that this be done through a combination of fencing and landscaping, so that the two act in tandem. There are limits on fencing heights: LUC 3.8.11.
8. Minimum average parking setbacks are: 15' from the arterial, 5' from side PL's and 10' from Corsica. See LUC 3.2.2(J). Please also review LUC 3.2.2(L) for parking stall and drive aisle dimensions. Also at least one accessible parking space will be required.

Should the drive access off of Shields remain, parking must be set back from the arterial in accordance with Larimer County street standards. This setback is greater than the city land use code standard. <http://www.larimer.org/engineering/gmardstds/urbanst.htm>

9. All parking must be paved and defined with raised curbing, and must provide landscaping. Refer to LUC 3.2.1(E) for details.
10. My initial impression is that you may want to change your parking access to Corsica to serve a Group Home use. This is based on the proximity and misalignment with Clarendon and potential conflicts. Also, See LUC 3.6.2: no access to individual lots from abutting arterial streets shall be permitted. Please consult with Traffic Operations and Engineering to see if access from the west is advised. But, it does not appear that an access easement exists.
11. Lots with the front or back of the lot abutting arterial streets must be at least 150' in depth. See LUC 3.6.2(G) for details. The project does not meet this requirement without the approval of an alternative compliance request, which may not be supportable.
12. A paved connecting walkway, 5 feet in width must be provided from a public street to the front entrance. Connecting walkways are not permitted to cross parking, driveways, or other vehicle use areas.
13. Unless stored inside the home, a trash and recycling enclosure is required. See LUC 3.2.5 for requirements. The design must be shown with on the plan set.
14. 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.
15. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
16. 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>.
17. 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.
18. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
19. 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.
20. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# Strauss Cabin Rd & Kechter Rd Multi-family



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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

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

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

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

MAT TSCHETTER (OWNER)

Business Name (if applicable) LUXURY HOMES OF N.CO

Your Mailing Address PO BOX 271969 Ft. Collins Co

Phone Number 970-412-5033 Email Address mjtsetter@hotmail.com

Site Address or Description (parcel # if no address) 2 PROPERTIES

5505 S. COUNTY RD. 7 & 4000 KECHEK RD

Description of Proposal (attach additional sheets if necessary) TO BUILD TOWNHOMES ON BOTH

PARCELS AND SUBDIVIDE BOTH HOUSES TO THEIR OWN INDIVIDUAL

PARCELS

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage TBD S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures BOTH

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

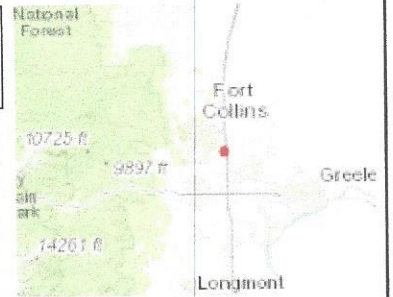
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [ ] No DON'T BELIEVE SO 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 TBD S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

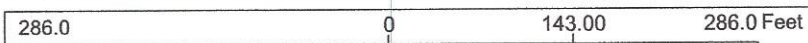
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

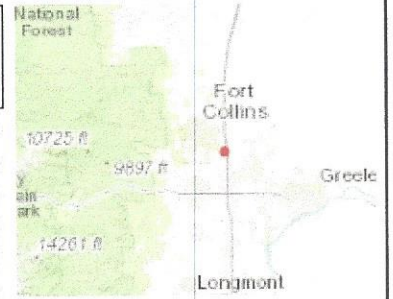


- Legend**
- Parcels
  - Growth Management Area
  - Parks
  - Schools
  - Natural Areas
  - City Limits

**Notes**

1:1,714

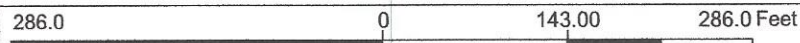




- Legend**
- Parcels
  - Growth Management Area
  - Parks
  - Schools
  - Natural Areas
  - City Limits

**Notes**

1:1,714





Available individually or can be bought as an assemblage. All are currently in the county (unincorporated Larimer County) but could be annexed into city for higher density.

Call Jenny McGraw for more information!

(970) 222-2358

[rockymountainhorseproperties.com](http://rockymountainhorseproperties.com)



Jenny McGraw  
Berkshire Hathaway HomeServices  
3665 JFK Parkway  
Building 2 Suite 300  
Fort Collins, CO 80525

141.5



July 7, 2016

To: Matt Tschetter and Ryan Mounts

Subject: Rezoning of County Road 7 (Strauss Cabin Road) properties

I own 5505 County Road 7, Fort Collins, CO. I am in favor of and would like to be included in the rezoning proposal of the properties south of Kechter Road and including 4000 Kechter Rd.

Thank you for your consideration and efforts on this project.

Sincerely,

  
John Hatfield

# LUMBARD'S REAL ESTATE & TAX SERVICE

3635 GOODELL LANE  
FORT COLLINS, CO 80526

PHONE: 970-223-3635  
FAX: 970-223-5862  
E-MAIL [lumbardtax@aol.com](mailto:lumbardtax@aol.com)

SEND TO/COMPANY:	<i>Matt Tschetter @ Luxury Homes</i>
FAX NUMBER:	<i>970-266-0228</i>
FROM:	<i>Garland Lumbard @ Lumbard's Real Est.</i>
DATE:	<i>Wed 7-5-2016</i>
NO. PAGES INCLUDING THIS SHEET:	

If you did not receive all of these pages, please call our office.

MESSAGE: *Roger and Glenda Evans, owners of 5425 S. Cty Rd 7, would like to be included in the rezoning proposal you are planning to do for your listing on 4000 Ketcher road. They would be willing to share in the cost involved up to 1/4 of \$5000 approximately.*

*Garland Lumbard  
Listing Agent for  
5425 S. County Road 7*

*Will they have to do curbs, gutters, sewer pipes ETC before the land is sold to a developer?*

July 10, 2016

To Whom It May Concern:

We are the property owners of 5535 S. County Road 7. We have no issue with our property being rezoned.

Patrick and Carolyn Balliew

Robert A. Palmer  
4000 E. County Road 36  
Fort Collins, CO 80528

June 30, 2016

Matt Tschetter, Luxury Homes of N. CO  
PO Box 271969  
Ft. Collins, CO 80527

Matt ,

I am writing this letter to inform you that my wife and I do not object to you asking the City of Fort Collins to rezone are home at (4000 E. County Road 36) or 4000 Kechter Road to LMN or MMN as long as there is no cost to us the sellers and current owners of the this property. I have talked with John Hatfield owner of (5505 County Road 7) or 5505 Strass Cabin Road and he is in agreement that you may ask the city of Fort Collins to rezone his property LMN or MMN. Thank you for your e mail informing us of your intent.

Sincerely,



Robert A. Palmer ACCE

cc: John Hatfield

Cory Robins

Richard Spillman



September 01, 2016

Matt Tschetter  
Luxury Homes of Northern Colorado  
PO Box 271969  
Fort Collins, CO

**Re:** Strauss Cabin Rd and Kechter Rd - Multi-family

**Description of project:** This is a request to build townhomes and subdivide the existing homes on their own lot on the northwest corner of Strauss Cabin Rd and Kechter Rd (parcel #'s 8604000014, 8604000013, 8604000020, and 8604000026). The proposal shows 11 buildings containing 63 units. The applicant will request to be zoned Low Density Mixed-Use Neighborhood (LMN) upon annexation while the Structure Plan calls for Urban Estate (UE) zoning. 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, Ryan Mounce, at 970-224-6186 or [rmounce@fcgov.com](mailto:rmounce@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Marcus Glasgow, 970-416-2338, [mglasgow@fcgov.com](mailto:mglasgow@fcgov.com)**

1. Does not meet UE (Urban Estate) density standards if annexed according to the City Structure Plan. If rezoned as LMN, the following standards will apply.
2. LUC 3.2.1 A landscape plan is required.
3. LUC 3.2.2(E)(4) Landscaped Islands. To the maximum extent feasible, landscaped islands with raised curbs shall be used to define parking lot entrances, the ends of all parking aisles and the location and pattern of primary internal access drives, and to provide pedestrian refuge areas and walkways.
4. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
5. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
6. 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
7. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

	Space Requirements	%Enclosed/ % Fixed Rack
Multi-Family Residential	1 per bedroom	60%/40%

**8. LUC 3.2.2(K) Multi-family Parking requirements.**

One or less bedrooms per unit requires 1.5 parking spaces per unit  
 Two bedrooms per unit requires 1.75 parking spaces per unit  
 Three bedrooms per unit requires 2 parking spaces per unit  
 Four and above bedrooms per unit requires 3 parking spaces per unit

- 9. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
- 10. Please refer to parking lot requirements under LUC 3.2.2 (K) and LUC 3.2.2(L) to include handicap parking with van-accessible space.
- 11. LUC: 3.8.30(E)(3) Minimum setback from the right of way along an arterial street shall be (15) feet and along a non-arterial street shall be nine (9) feet.

**Department: Water-Wastewater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

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

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

- 1. The anticipated traffic volume from this development meets the threshold for needing a Traffic Impact Study. Please have your traffic engineer contact me to scope the study.
- 2. As a more detailed site plan is prepared please work with us on proposed accesses (new and existing) to ensure access spacing requirements are met.

**Department: Stormwater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

- 1. The design of this site must conform to the drainage basin design of the McClelland's Creek 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.
- 3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. In the McClellands basin, onsite detention is required with a 0.20 cfs/acre release rate for the 10-year storm and a 0.50 cfs/acre release rate for the 100-year storm.
- 4. The stormwater outfall option for this site appears to be into the existing 36-inch RCP storm pipe that is located in Kechter Road that outfalls to the FCRID. This pipe is the outfall pipe for the Willowbrook Subdivision (to the west) and capacity in that pipe will need to be verified by your engineer. If capacity in that pipe is not available then a separate outfall to the FCRID or other may be necessary. Any added flow to an existing pipe or new outfall piping to the FCRID will need to be approved by that entity.
- 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. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
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](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANES**

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road. Any private alley, private road, or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height. Code language and fire lane specifications provided below.

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

## 2. 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 apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on future plans.
- > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details. International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

## 3. STRUCTURES EXCEEDING 30' IN HEIGHT (see 2012 IFC definition)

If applicable: 2012 IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5. In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.

## 4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. Hydrants on the opposite sides of major arterial roadways are not considered accessible. Code language provided below.

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

## 5. 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.

## 6. PREMISE IDENTIFICATION & WAYFINDING

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

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

**Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**



1. An Ecological Characterization Study (ECS) is required by Section 3.4.1 (D)(1), as the site is within 500 feet of multiple known natural habitats and features (Eagle View Natural Area; aquatic resources; emergent wetlands; riparian forest; habitat associated with irrigation ditches; habitat provided by trees and shrubs on-site). Please note the project should be designed in a way that is sensitive to and compatible with these natural features, and the buffer zone standards range from 50-100' for these features, as identified in Section 3.4.1(E) of the Land Use Code. Feel free to contact Environmental Planning to further discuss necessary scope of this document, timing, and a list of qualified ecological consultants in this area.
2. The parcels in this project area are located near many natural resource features including Eagle View Natural Area. Section 3.4.1(I) of the Land Use Code applies regarding project site design and aesthetics: Projects in the vicinity of large natural habitats and corridors shall be designed to complement the visual context of the natural habitat. Techniques such as architectural design, site design, the use of native landscaping and choice of colors and building materials shall be utilized to blend with the natural visual character of the area. These requirements shall apply to all elements of a project, including any aboveground utility installations and lighting.
3. Again regarding site design, note also LUC Sections 3.4.1(L) and (M) addressing compatibility with public lands; the development plan shall be designed so that it will be compatible with the management of public natural areas or conserved lands. In order to achieve this, the development plan shall include measures such as barriers or landscaping measures to minimize wildlife conflicts, setbacks or open space tracts to provide a transition between the development and the publicly owned natural area or conserved land, and educational signage or printed information regarding the natural values, management needs and potential conflicts associated with living in close proximity to such natural area or conserved land. Additionally, the development plan shall include such easements and rights-of-way as are necessary to allow reasonable public access to the City-owned properties and trails. If this project moves forward in the design process a discussion should be had regarding appropriate trail connections.
4. See LUC Section 3.2.1 for detailed information regarding City standards for Landscaping and Tree Protection. In short: All developments shall submit a landscape and tree protection plan, (and if receiving water service from the City, an irrigation plan) that: (1) reinforces and extends any existing patterns of outdoor spaces and vegetation where practicable, (2) supports functional purposes such as spatial definition, visual screening, creation of privacy, management of microclimate or drainage, (3) enhances the appearance of the development and neighborhood, (4) protects significant trees, natural systems and habitat, (5) enhances the pedestrian environment, (6) identifies all landscape areas, (7) identifies all landscaping elements within each landscape area, and (8) meets or exceeds the standards of this Section.
5. Many significant trees, those having a Diameter at Breast Height (DBH) of six inches or more, might be impacted by development in this project area. Staff highly encourages adjusting development plans to protect as many significant trees as possible, given the amount of habitat currently being provided on the site. This would also align with the Nature in the City Strategic Plan. A review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements resulting from the proposed development.
6. A landscape plan will be required and should including scientific names of all species proposed. Note the City of Fort Collins Land Use Code requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques [3.2.1E(3)]. This includes use of low- water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged. Please see City of Fort Collins website on Native Plants for further information and species references. <http://www.fcgov.com/naturalareas/native-plants.php>

7. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>
8. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:
  - 1) ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)
  - 2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)
  - 3) Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)
  - 4) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)
  - 5) Integrated Design Assistance Program: [fcgov.com/idap](http://fcgov.com/idap), contact Gary Schroeder at 970-224-6003 or [gshroeder@fcgov.com](mailto:gshroeder@fcgov.com)
  - 6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Marc Ragasa, 970.221.6603, [mragasa@fcgov.com](mailto:mragasa@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial-Kechter and Strauss Cabin

and 9 foot along all other street classifications-Extension of Eclipse). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>

7. In accordance with Section 24-95 of the City Code, the Developer is responsible for their local portion of public streets adjacent to the Property. These roadways include Big Dipper Drive, Kechter Road and Strauss Cabin Road. Currently sidewalks do not exist on Big Dipper Drive. A repay may be due for the construction of the roadway on Big Dipper Drive. This Development would be required to design and improve both Kechter Road and Strauss Cabin Road. Both streets are classified as 2 lane arterial roadways.
8. As part of a City Council Resolution 2001-120, an alternative intersection analysis needs to be completed at the Kechter Road and Strauss Cabin Road. This needs to be completed for an arterial/arterial intersection. As part of this resolution, a round-a-bout should be looked at as a possible solution.
9. With this development, Eclipse Lane would need to be extended and tied to another public street, either Strauss Cabin Road or to Kechter Road. This street would be considered a local roadway.
10. If the roadways proposed on the site plan are planned to be public roadways, the north/south jog in the roadway wouldn't meet design standards.
11. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.
12. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.
15. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
16. 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.
17. Any rain gardens cannot be used to treat the development/ site storm runoff within the public right-of-way . We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
18. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way, they need to be placed so that when bikes are parked they do not extend into the right-of-way.
19. In regards to construction of this site, the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Coy Althoff, , [CAlthoff@fcgov.com](mailto:CAlthoff@fcgov.com)**

1. Currently there are no City Light & Power facilities along Strauss Cabin Rd. Primary electric facilities would have to be extended from the north at the Big Dipper Dr. and Strauss Cabin Rd. intersection, then south along Straus Cabin Rd. in order to serve this proposed subdivision.
2. Development charges, electric Capacity Fee, Building Site charges and any system modification charges necessary will apply to this development.
3. As your project begins to move forward please contact Light and Power Engineering to coordinate the streetlight, transformer and electric meter locations, please show the locations on the utility plans.
4. Multi family buildings are treated as commercial services; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.
5. You may contact FCU Light & Power, project engineering if you have questions. (970) 221 6700. You may reference Light & Power's Electric Service Standards at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17\\_June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17_June2016.pdf)  
You may reference our policies, development charge processes, and use our fee estimator at [http://www.fcgov.com/utilities/business/builders and developers](http://www.fcgov.com/utilities/business/builders_and_developers).

**Planning Services**

**Contact: Ryan Mounce, 970-224-6186, [rmounce@fcgov.com](mailto:rmounce@fcgov.com)**

1. The properties are located outside Fort Collins in Larimer County, but have the required 1/6 contiguity with City limits for annexation. According to the Fort Collins-Larimer County Intergovernmental Agreement for the Growth Management Area, the properties are required to annex into the City prior to additional development taking place.

The annexation process typically takes 90-120 days and requires an initiating resolution, a Planning and Zoning Board recommendation, and a first and second reading by City Council.

2. The City Structure Plan Map indicates these properties would enter the City as part of the Urban Estate (U-E) zone district. This designation was determined during the Fossil Creek Reservoir Area Plan given the parcels' existing development pattern and in an attempt to feather and reduce density closer to the community edge and nearby natural features.
3. The U-E district is intended for larger single family/duplex lots, or cluster developments where a significant portion of the site is preserved as open space. The density, lot sizes and housing types submitted in the sketch plan are more indicative of a Low Density Mixed-Use Neighborhood (LMN) zone project rather than an Urban Estate project.

A project at this location should further the goals/vision of the Fossil Creek Reservoir Area plan for a similar or gradual reduction in density in comparison to nearby development due to its location near the community edge. The conceptual plan shown is higher density than the other nearby subdivisions.

4. Research and study should be completed on how an urban estate style project, such as a cluster development, could be accommodated on the site rather than starting from scratch with LMN style housing types and densities.
5. Although the sketch plan submitted is very likely to change given ongoing discussion requirements for zoning, please keep the following Land Use Code standards in mind as site planning continues to develop:

- Connecting walkways linking front entrances of each unit within the development to the broader City sidewalk network.
  - Parking setbacks (minimum 15ft from arterial street right of way)
  - Building model variety and architectural interest
  - Street connectivity standards (extension of Eclipse Lane in/through the development site)
  - Providing access to the existing homes from new streets/private drives rather than the arterial streets
  - Open spaces/buffering and general compatibility abutting neighboring properties.
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](http://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