

# Conceptual Review Agenda

Schedule for 09/28/15 to 09/28/15

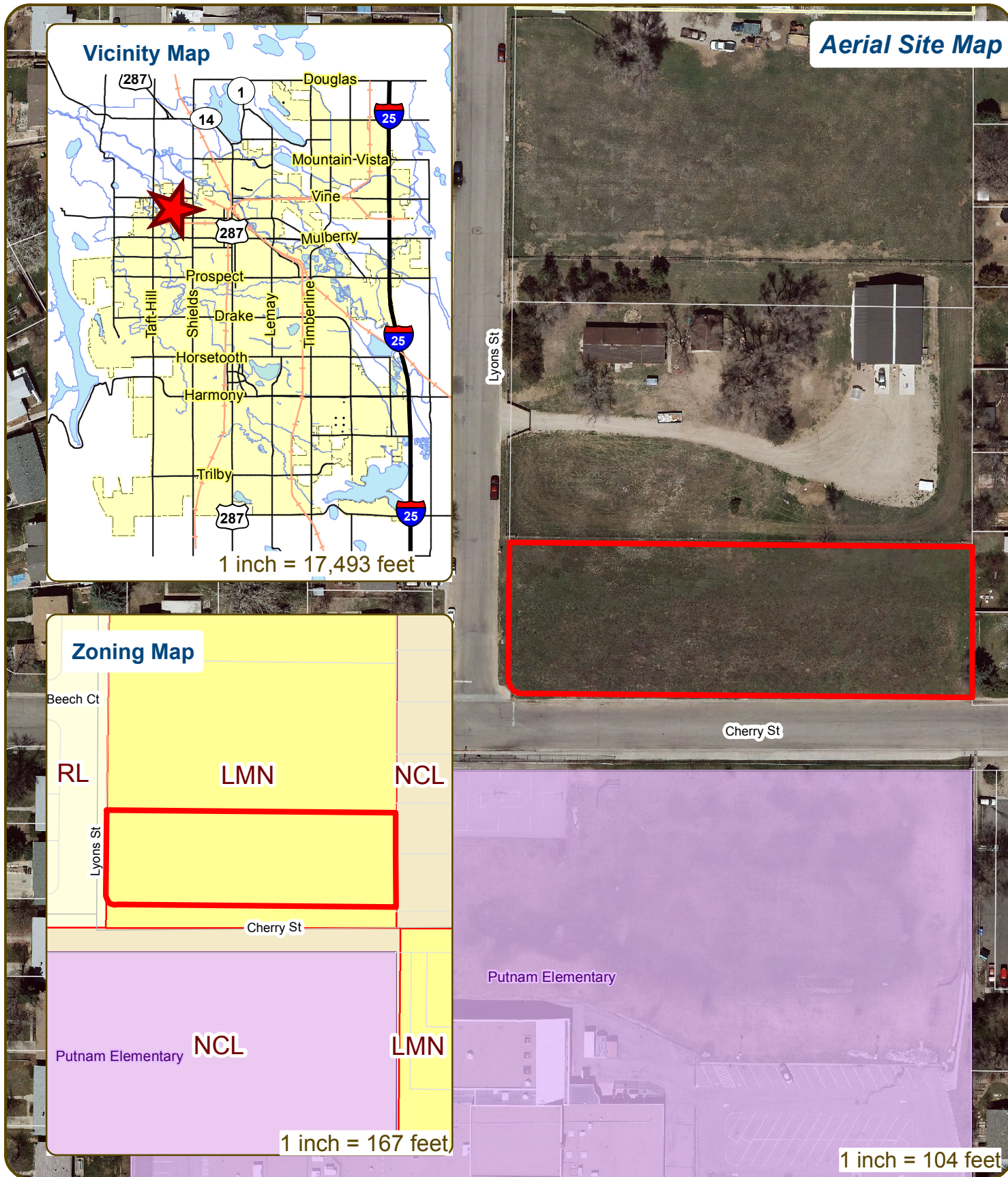
281 Conference Room A

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## Monday, September 28, 2015

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Pierce Subdivision - Plat CDR150064	Evan Gilmartin (970) 308-3927	This is a request to plat the lot located on the northeast corner of Cherry and Lyons (parcel #9710102048). The lot will be subdivided to contain six single-family lots with a tract to be used as stormwater detention. A portion of the parcel is in the City floodway. The parcel is located in the Neighborhood Conservation – Low Density (NCL) zone district. This proposal will be subject to Administrative (Type I) review.	Ted Shepard
10:15	341 S Taft Hill Rd - Plat CDR150065	Evan Gilmartin (970) 308-3927	This is a request to plat 341 S Taft Hill Rd (parcel #9709404005). The lot will be platted for a duplex with a tract to be subdivided later. The parcel is in the City floodplain. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Seth Lorson
11:00	625 Peterson St - Multi-family CDR150066	Brad Massey (970) 223-1820 <a href="mailto:brmassey@alm2s.com">brmassey@alm2s.com</a>	This is a request to build a fourplex and carriage house at 625 Peterson St (parcel #9713212001). The existing single-family home will be demolished and replaced with the fourplex. An additional carriage house will be built in the rear half of the lot. 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.	Clay Frickey

# Pierce Subdivision Plat



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9/28 clay Frickey



Development Review Guide – STEP 2 of 8

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)

Business Name (if applicable) Evan Gilmartin

Your Mailing Address 2519 S Shields IR-194 FC 80526

Phone Number 970 308-3927 Email Address

Site Address or Description (parcel # if no address) intersection of cherry & Lyons St 97101-02-048

Description of Proposal (attach additional sheets if necessary) six single family lots - move lot lines 8-10' west & create 60± detention area on E end of tract - similar to attached sheet

Proposed Use sq family Existing Use

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? [X] Yes [ ] No If yes, then at what risk is it?

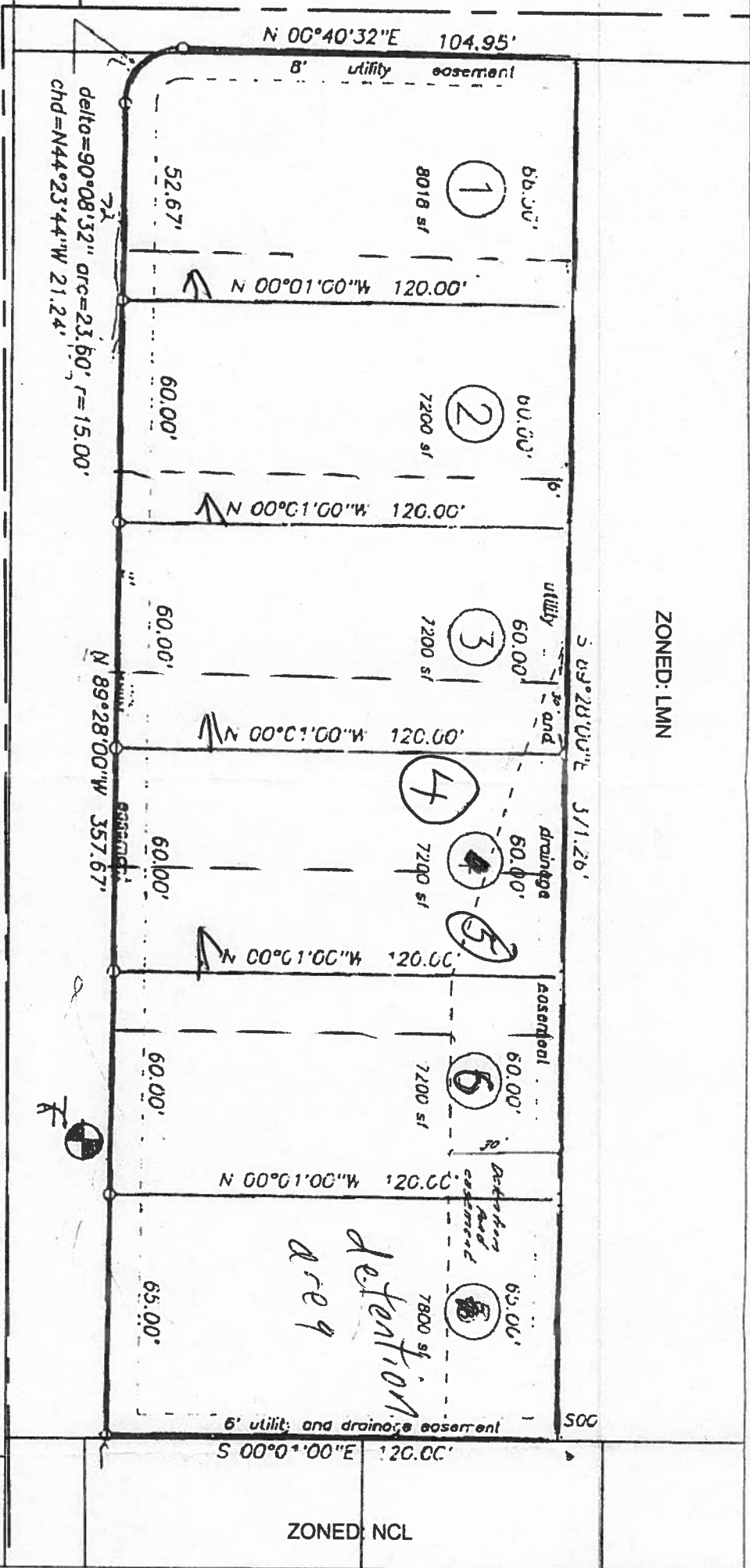
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

ZONED: NCL

# LYONS STREET



ZONED: LMN

# CHERRY STREET

ZONED: NCL  
 PUTNAM ELEMENTARY  
 POWDER SCHOOL DISTRICT

ZONED: LMN

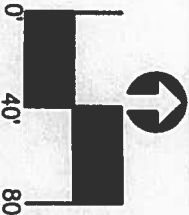
ZONED: NCL

NOTES:  
 6 SINGLE FAMILY UNITS  
 EXISTING ZONING: L.M.N.  
 AVG. SQUARE FEET: 7,436

CONCEPTUAL SITE PLAN

**LAND IMAGES, INC.**  
 Landscape Architecture • Site Planning • Graphics  
 970.472.8854 1138 E Stuart Street, Suite 2040  
 970.472.8953 Fort Collins, CO 80526  
 landimages@land.com www.landimages.com

Scale: 1"=40'



This is a PLANNING document only.  
 NOT FOR CONSTRUCTION.  
 Refer to Civil Engineers or  
 Construction Document drawings.

## PIERCE MINOR SUBDIVISION FT. COLLINS, COLORADO

### PIERCE MINOR SUBDIVISION at LYONS & CHERRY STREETS

Job: 05-23	Revisor:	
Drawn By: JAH		
Checked By: MC		
Date: 11/15/05		

Sheet 1 of 1



Community Development and  
Neighborhood Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522

970.221.6750  
970.224.6134 - fax  
[fcgov.com](http://fcgov.com)

October 22, 2015

Evan Gilmartin  
2519 S Shields St  
1K-194  
Fort Collins, CO 80526

**Re:** Pierce Subdivision - Plat

**Description of project:** This is a request to subdivide the parcel located on the northeast corner of Cherry Street and Lyons Street (parcel #9710102048), across from the Putnam School. The parcel would be subdivided into six single-family lots with the easterly tract to be used as stormwater detention. A portion of the parcel is in the City floodway. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) zone district. This proposal will be subject to Administrative (Type I) review.

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

**Comment Summary:**

**Department: Zoning**

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. This property is zoned LMN (Low Density mixed-use neighborhood) which requires 4-9 dwelling units per acre. It looks like you are meeting this requirement with 5 units.
2. The setbacks for LMN are:
  - Front 15'
  - Rear 8'
  - Side 5'
  - Corner Side 15'
3. The residential building standards found in 3.5.2 will apply.

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. Existing water and sewer mains in the vicinity include 8-inch sewer mains in both Cherry and Lyons and 6-inch water mains in both Cherry and Lyons.

2. There appear to be six ¾-inch water service stubs and six sewer service stubs into the site from the mains in Cherry. These service stubs will need to be reused or abandoned at the main with any development project for the site.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Adjacent street road improvements (Cherry and Lyons) including sidewalk will be needed.

**Department: Stormwater Engineering**

**Contact: Mark Taylor, 970-416-2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com)**

1. 1. A portion of this project is located in a City regulatory 100-year Floodway and High Risk Flood Fringe in the West Vine Basin, and must comply with the safety regulations of Chapter 10 of City Code. A Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. New residential structures may not be built in the floodway.
3. 3. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) can be completed within the floodway as long it can be proven that the work will not cause a change in the Base Flood Elevation (BFE), or a change to the boundaries of the floodway or flood fringe (No-Rise Certification). An alternative to acquiring a No-Rise Certification would be to perform a map revision to the floodplain. Either of these options must be performed, and signed, by a Professional Engineer registered in the State of Colorado, using floodplain modeling and technical analysis consistent with current floodplain modeling guidelines and standards.
4. 4. Residential construction is allowed within a high risk flood fringe, provided that the lowest finished floor of all structures (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) are elevated a minimum of 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE).
5. 5. New basements are not allowed below the RFPE in any residential structure located in the flood fringe.
6. 6. Critical facilities are not allowed within a 100-year floodplain.
7. 7. Nonstructural development (fill, driveways, sidewalks, vegetation, etc.) is not restricted in the flood fringe.
8. 8. Any and all construction activities in the flood fringe must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. A FEMA Elevation Certificate is required prior to issuance of the CO for any structures built in the 100-year floodplain.
9. 9. In addition to obtaining an approved Floodplain Use Permit, any development in the Floodway (utility work, landscaping, paving, curb & gutter, sidewalks, etc.) must be preceded by a No-Rise Certification or a Map Revision as discussed above. The permit

forms can be obtained at

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

10. 10. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Beck Anderson of Stormwater Master Planning at [banderson@fcgov.com](mailto:banderson@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
11. 11. The 100-year floodplain in the West Vine Basin is currently being revised and is subject to change. That change may result in a change in the BFE, and the boundaries to the floodway and flood fringe. The BFE and boundaries that are in effect at the time the floodplain use permit is approved will be what this development will have to adhere to. We anticipate having the floodplain mapping completed and adopted late next year.
12. 12. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with questions.
13. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
14. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. The development team will need to investigate an appropriate outfall from the site.
15. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
16. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. The pervious pavement requirement applies to multifamily development, but not single family. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
17. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
18. The design of this site must conform to the drainage basin design of the West Vine Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

**Department: Fire Authority**

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

**1. FIRE LANES**

Required fire access for the site appears to be met with the subdivision of the six lots. Code language provided below.

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

**2. WATER SUPPLY**

The existing utility infrastructure appears to meet code requirement for fire hydrant location. Applicant to verify pressure and volume as needed. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

**Department: Environmental Planning**

**Contact: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)**

**1. Regarding future development of these parcels:**

With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.

**2. Regarding future development of these parcels:**

It does not appear that there are any existing trees on this site. However, if there are trees on site, 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.

**3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:**

**1. Green Building and the Climate Action Plan:**

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

**2. Design Assistance Program:**



<http://www.fcgov.com/utilities/business/conserves/rebates-incentives/integrated-design-assistance/>, contact Crystal Shafii at 970-221-6766 or [cshafii@fcgov.com](mailto:cshafii@fcgov.com)

3. 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)

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

5. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Lindsay Ex at 970-221-6767 or [lex@fcgov.com](mailto:lex@fcgov.com)

6. Certified Natural Areas program: <http://www.fcgov.com/naturalareas/certified.php>, contact Karen Mancini at [kmancini@fcgov.com](mailto:kmancini@fcgov.com) or (970)221-6310.

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

## **Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@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. 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 corner ramp shall be replaced with directional ramps that meet current ADA and City standards.
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. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Additional right-of-way will be required along Cherry Street to accommodate the parkway and detached sidewalk that is to be constructed by this project along the frontage. Additional right-of-way may be needed along Lyons Street to accommodate the parkway and detached sidewalk that is to be constructed by this project along the projects frontage. This shall include the standard utility easements that are to be provided behind the right-of-way (9 foot along Cherry Street and Lyons Street).
6. Detached sidewalk will need to be designed and constructed along the property's frontages as a part of this development.
7. Street cut and patching standards shall apply.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. 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.

11. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

### **Department: Electric Engineering**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

1. Power is available across Cherry St and there is spare conduit stubbed out to the southwest portion of the lot.
2. New development charges will apply when power is needed. A link to our Electric Development Fee Estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2>

3. Please review our Electric Construction Policies, Practices and Procedures to ensure transformer and metering requirements are met. A link to this documents is below.

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

4. If there are any questions please contact Light & Power at 221-6700 and ask for Project Engineering.

### **Planning Services**

**Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)**

1. The parcel is located in the L-M-N, Low Density Mixed-Use Neighborhood. Single family homes are a permitted use. The Plat will be subject to review by the Administrative Hearing Officer (Type 1). All Planning and Zoning comments come with the caveat that overall development parameters are subject to the requirements of complying with the City's floodplain regulations.
2. The Plat will be subject to the requirements of the Section 3.3.1 of the Land Use Code and must also comply with the submittal requirements as found at:

[http://www.fcgov.com/developmentreview/pdf/subdivision\\_plat\\_pdp\\_requirements.pdf](http://www.fcgov.com/developmentreview/pdf/subdivision_plat_pdp_requirements.pdf)

3. Along Cherry Street, street-facing garages must be recessed behind the front line of the house by four feet. Garages must be setback from the back of the sidewalk by no less than 20 feet. For Lot One, the garage may be accessed from Lyons Street and, since this would be the side of the house, the garage would not have to be recessed, but still must be at least 20 feet behind the back of the sidewalk.
4. The garage doors must not comprise more than 50% of the ground floor, street-facing linear building frontage. For Lot One, if the garage is accessed from Lyons Street, this standard does not apply.
5. Has any consideration been given to locating the garages on rear portions of the lot with access gained by a single lane driveway that flares out at the garage? This would allow the house to have a greater width. And, with southern exposure, such an arrangement would

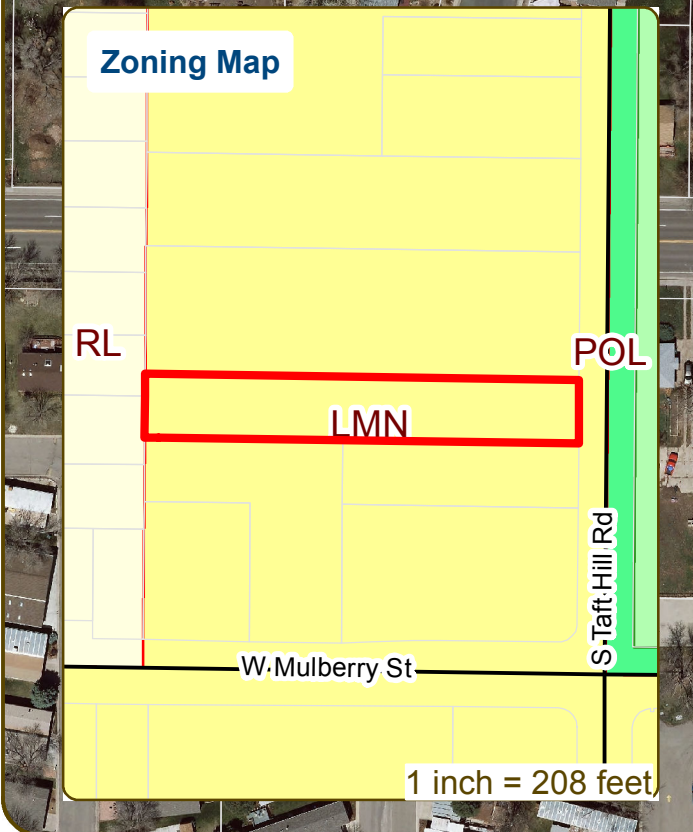
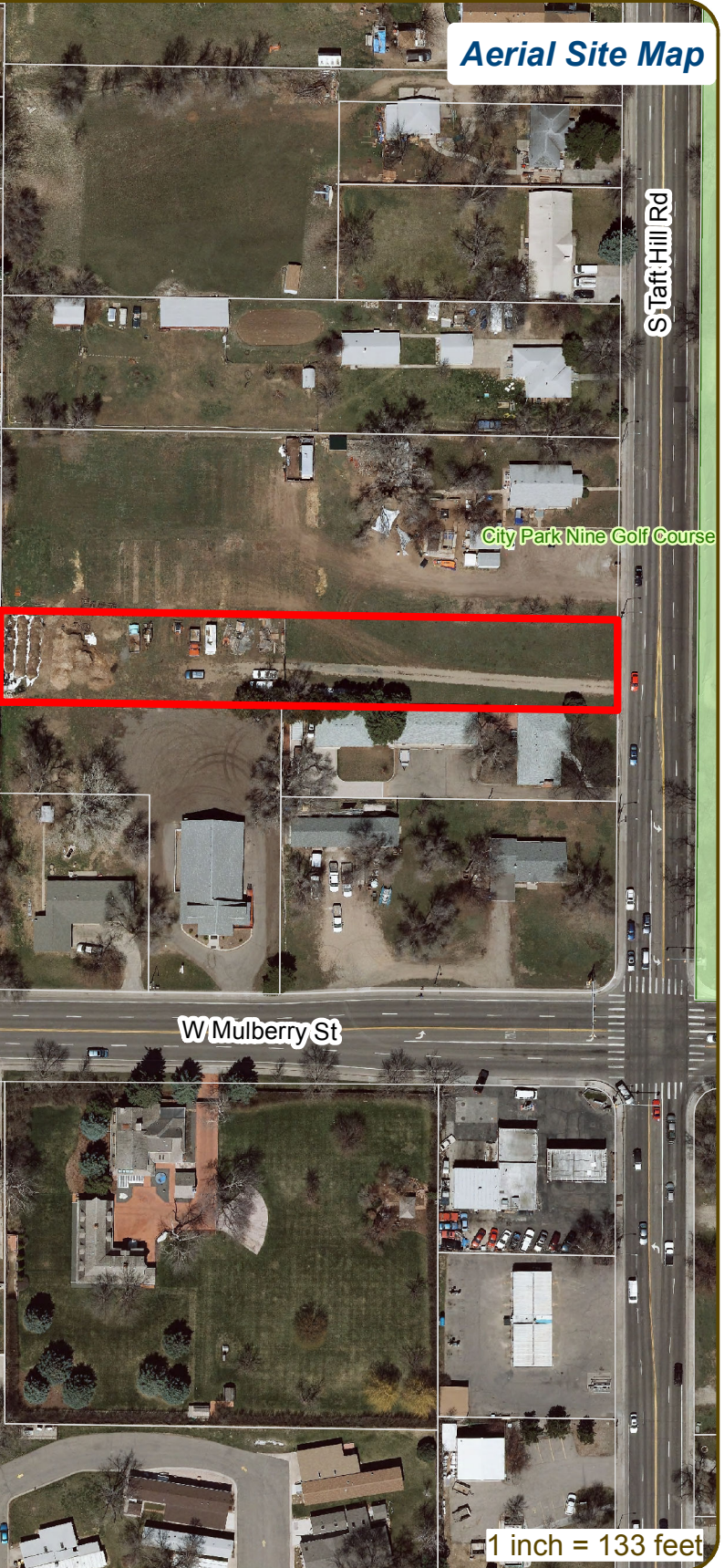
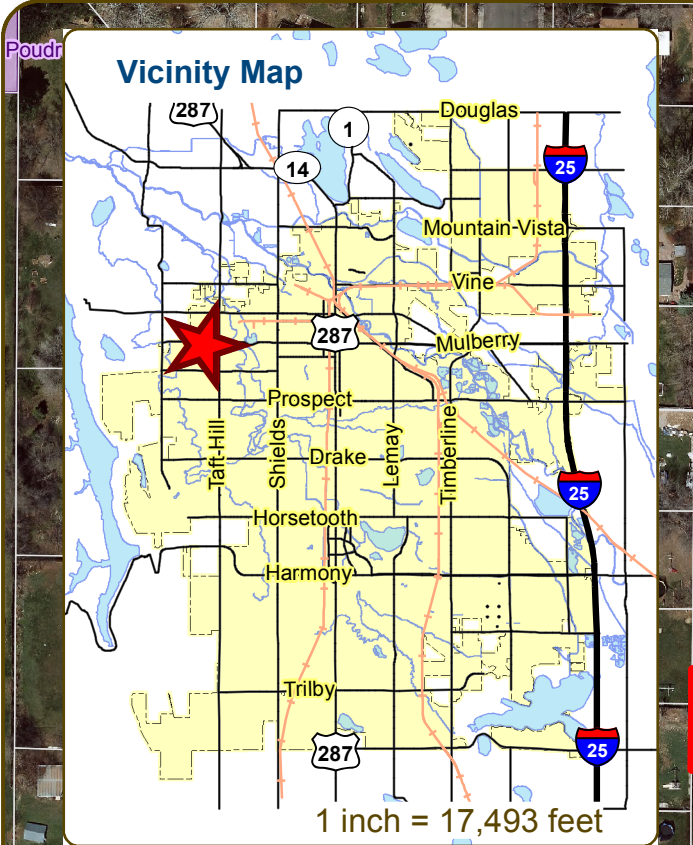
allow broad front porches.

6. Has any consideration been given to sharing a driveway between two adjoining lots? This arrangement was done successfully at the Bennett Street Bungalows on Bennet Street. Again, such an arrangement allows for a wider house that would otherwise be possible with each lot having its own two-car wide driveway.
7. Or, as an alternative, has the applicant considered placing an alley along the north property line that could serve rear-loaded garages? Such an arrangement would allow the maximum potential for designing homes on a wider building footprint that is not encumbered by either a two-lane or one-lane driveway. With the advantage of the southern exposure, and the open space view provided by the Putnam school athletic fields, it seems that wide houses would be well-suited to the site. The alley could be designed with an inverted crown for drainage conveyance. Since the alley would be owned in common, it would need to be placed within a separate tract and not a part of each individual lot. This would require the formation of a Homeowner's Association.
8. Has any consideration been given to adding an accessory dwelling unit on Lot One? Perhaps an A.D.U. could be placed over the garage that faces Lyons Street. The corner configuration and the L-M-N zoning allows for an A.D.U. / duplex at this location.
9. The minimum required front yard setback along Cherry Street is 15 feet, except as noted, for the garages. The minimum required interior side yard setback is 5 feet. The minimum required rear yard setback is 8 feet. For Lot One, along Lyons Street, the minimum corner side yard setback is 15 feet, except, as noted, for the garage.
10. The minimum required front yard setback, for the house only, may be reduced to 9 feet but only if the attributes required under Section 3.5.2(E)(2) are provided.
11. The minimum required lot width is 50 feet. An exception would apply to Lot One which is a corner lot. If Lots 2 – 6 are slightly under 50 feet, then an alternative compliance provision may be considered. Factors that would influence alternative compliance allowing less than 50 feet of lot width include, but are not limited to, garage placement, width of driveway, shared driveways, size of front porch, and the like.
12. A Landscape Plan will be required. Street trees must be located in the parkway along both streets and spaced at intervals that do not exceed 40 feet. The parkway should be a minimum of six feet for tree growth. Street trees must be a minimum of two-inches in caliper and selected from the official list provided by the City Forester. While street trees must be kept 40 feet from street lights, Ornamental Trees may be placed to within 15 feet of a streetlight. A street tree will also be required along Cherry Street in front of the stormwater detention pond. It appears that nine trees are required along Cherry and three along Lyons.
13. It appears that the H.O.A. would own and maintain both the stormwater detention pond and the water quality features that are required to meet the requirements for Low Impact Development. The water quality feature will need to include plants that provide for both conveyance and treatment. The pond will have to be landscaped as well. Staff can work with the applicant on a landscape design that includes low water trees, shrubs, and ground cover. Please be aware that irrigation will be required for all plants to be properly established. Please contact the Water Utility about the process of obtaining a separate water tap that is used for irrigation only.
14. Any fencing must be no higher than four feet if located between the front building line and the public right-of-way.
15. The applicant is encouraged to establish one consistent fence design along the rear property lines. The applicant is also encouraged to work with the neighbor to the north regarding any preferences as to the fence design.
16. It seems like an odd coincidence that the width of the stormwater detention pond happens to exactly match the width of Lot 6, as previously drawn. Is there a chance that the volume needed for stormwater detention could be accommodated in such a way that the pond would need less street frontage? Perhaps the amount of street frontage for the pond could be reduced thus allowing each lot to gain enough width so as to not fall below 50 feet. Perhaps

the volume lost by reducing the street frontage could be made up by widening the pond but further north or, perhaps, by building up the sides of the pond so volume is not sacrificed. Or, as suggested at the meeting, perhaps working with the adjoining property owner to the east would give you some flexibility on how best to resolve the issues related to the floodplain, stormwater detention, and water quality Low Impact Development.

- 17.** The applicant is encouraged to take a close look at the aforementioned Bennett Street Bungalows as there are many similarities between that project and the proposed. Both have rectangular-shaped parcels, both have southern orientation, both are directly across from a public elementary school and both are infill developments.
- 18.** The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
- 19.** 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.
- 20.** 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>.
- 21.** 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.
- 22.** Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
- 23.** 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.
- 24.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 341 S Taft Hill Rd Plat



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9/28



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) \_\_\_\_\_

Business Name (if applicable) Evan Gilmartin  
Your Mailing Address 25195 Shields IR-194 FL 30526  
Phone Number 970 308-3927 Email Address \_\_\_\_\_  
Site Address or Description (parcel # if no address) 3415 Tott Hill  
# 9709404005

Description of Proposal (attach additional sheets if necessary) 1 duplex lot + Tract to be divided later - similar to attached sheet

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





October 22, 2015

Evan Gilmartin  
2519 S Shields St  
1K-194  
Fort Collins, CO 80526

**Re:** 341 S Taft Hill Rd - Plat

**Description of project:** This is a request to plat 341 S Taft Hill Rd (parcel #9709404005). The lot will be platted for a duplex with a tract to be subdivided later. The parcel is in the City floodplain. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.

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

**Comment Summary:**

**Department: Zoning**

**Contact: Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)**

1. This property is zoned LMN (Low Density mixed-use neighborhood) which requires 4-9 dwelling units per acre. The duplex lot would need to be at least 9,680 SF.
2. The setbacks for LMN are:
  - Front 15'
  - Rear 8'
  - Side 5'
  - Corner Side 15'
3. The residential building standards found in 3.5.2 will apply.
4. You will need an access easement to reach the tract 1 lots.
- 4.

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**



1. Existing water and sewer mains in the vicinity include a 12-inch sewer main in and a 6-inch water main in Taft Hill Road.
2. There do not appear to be water or sewer service stubs into the site but the developer will need to investigate this more to determine if stubs do exist.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. This proposal (plat) doesn't in and of itself generate any traffic and as such there is no requirement for a traffic impact study.
2. Note that in the future, discussions about Pennsylvania Steet will be needed with the engineering department. Also, driveway accesses onto Taft need to be shared, no additional curb cuts should be expected.

**Department: Stormwater Engineering**

**Contact: Mark Taylor, 970-416-2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com)**

1. 1. This property is located in the City regulatory Canal Importation High Risk Flood Fringe, and all development must comply with the safety regulations of Chapter 10 of City Municipal Code. A Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Residential Construction is allowed within a high risk flood fringe, provided that the lowest finished floor of all structures (along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, boilers, electrical, etc.) are elevated a minimum of 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE).
3. 3. New basements are not allowed below the RFPE in any residential structure located in the flood fringe.
4. 4. Critical facilities are not allowed within a 100-year floodplain.
5. 5. Any construction activities in the high risk flood fringe (e.g. site work, buildings, fences, driveways, parking lots, sidewalks, utility work, landscaping, etc.) must be preceded by an approved Floodplain Use Permit, the appropriate permit application fees, and approved plans. A FEMA Elevation Certificate is required prior to issuance of the CO for any structures built in the 100-year floodplain.
6. 6. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Please contact Beck Anderson of Stormwater Master Planning at [banderson@fcgov.com](mailto:banderson@fcgov.com) for floodplain CAD line work as required per the floodplain development review check list.
7. 7. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with any questions.
8. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort

Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).

9. Onsite detention is required for the runoff volume difference between the 100 year developed inflow rate and the 2 year historic release rate. The development team will need to investigate an appropriate outfall from the site.
10. 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.
11. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. The pervious pavement requirement applies to multi-family development but not single family. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
12. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
13. The design of this site must conform to the drainage basin design of the Canal Importation Master Drainage Plan as well the Fort Collins Stormwater Criteria 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 the building's ground floor. Fire access cannot be measured from an arterial road and as such, an Emergency Access Easement will be required or the building will need to be equipped with a residential fire sprinkler system. 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 (fire lanes less than 20' in width only with fire marshal approval).
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons (compacted road base also acceptable in residential applications).
- > 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.
- > International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

## 2. WATER SUPPLY

A hydrant is required within 400' of any single family dwelling (measured along the path of vehicle travel). The existing utility infrastructure shows a hydrant on the NW corner of Mulberry and Taft Hill Rd which, depending upon location of building footprint, may meet this requirement. The applicant shall verify hydrant location, pressure and volume as needed. Code language provided below.

> IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

## 3. PREMISE IDENTIFICATION

The duplex will need to be addressed separately. Depending upon building setback, the address may required to be posted on the building as well as at the road. Code language provided below.

2012 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.

## 4. SUBDIVISION & FUTURE DEVELOPMENT

Be advised that future development of the western portion of the property will be subject to the same site requirements detailed above. A residential fire sprinkler system may offset a hydrant deficiency OR an access deficiency, but it cannot substitute for lack of BOTH water and access.

**Department: Environmental Planning**

**Contact: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)**

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. It is unclear whether this proposal includes the development of the lot(s) or just the plat. If development is occurring, please note that 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.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. Green Building and the Climate Action Plan:

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

2. Design Assistance Program:

<http://www.fcgov.com/utilities/business/conserves/rebates-incentives/integrated-design-assistance/>, contact Crystal Shafii at 970-221-6766 or [cshafii@fcgov.com](mailto:cshafii@fcgov.com)

3. 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)

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

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

## **Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@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. 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.
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. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, and 9 foot along all other street classifications). 27 ½ feet of additional right-of-way will need to be dedicated for Taft Hill Road along the frontage of the property. Right-of-way through the interior of the property needs to be dedicated for the future extension of Pennsylvania Street. This means that there will be a lot/ tract on the west side of the property and an access easement across the front lot will also need to be dedicated in order so the back lot is a legal lot.
6. Based on this proposal Pennsylvania Street improvements can be delayed until such time as the rest of the parcel is developed. This will be addressed in the Development Agreement.

7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. Need to look at the driveway location onto Taft Hill.
9. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
10. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
11. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
12. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
13. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

1. Single phase power is available from the northeast corner of 325 S. Taft Hill Rd.
2. New development charges will apply. A link to our Electric Development Fee Estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=2>

3. Modification charges will apply if the dwelling units will exceed the electrical capacity of the existing transformer.
4. Developer will be responsible to obtain any easements needed to get electrical service to units
5. Please review our Electric Construction Policies, Practices and Procedures to ensure transformer and metering requirements are met. A link to this document is below.

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

6. If there are any questions please contact Light & Power at 221-6700 and ask for Project Engineering.

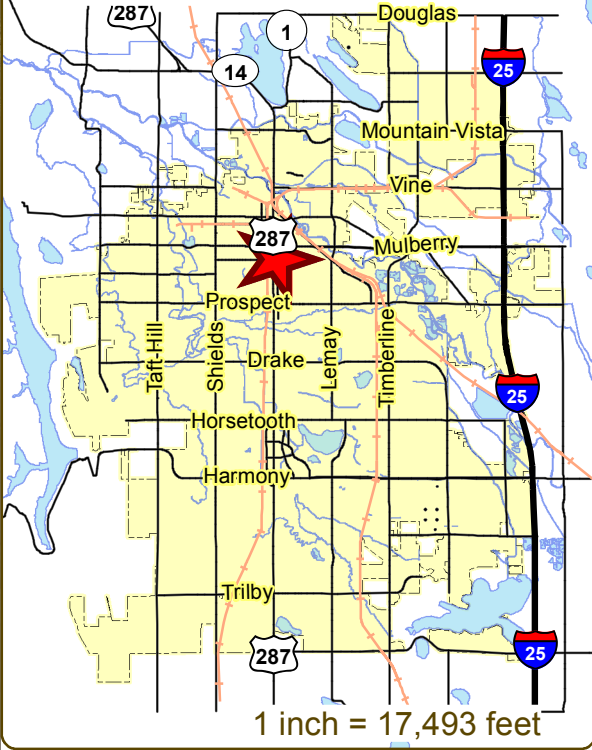
## Planning Services

Contact: Seth Lorson, 970-224-6189, [slorson@fcgov.com](mailto:slorson@fcgov.com)

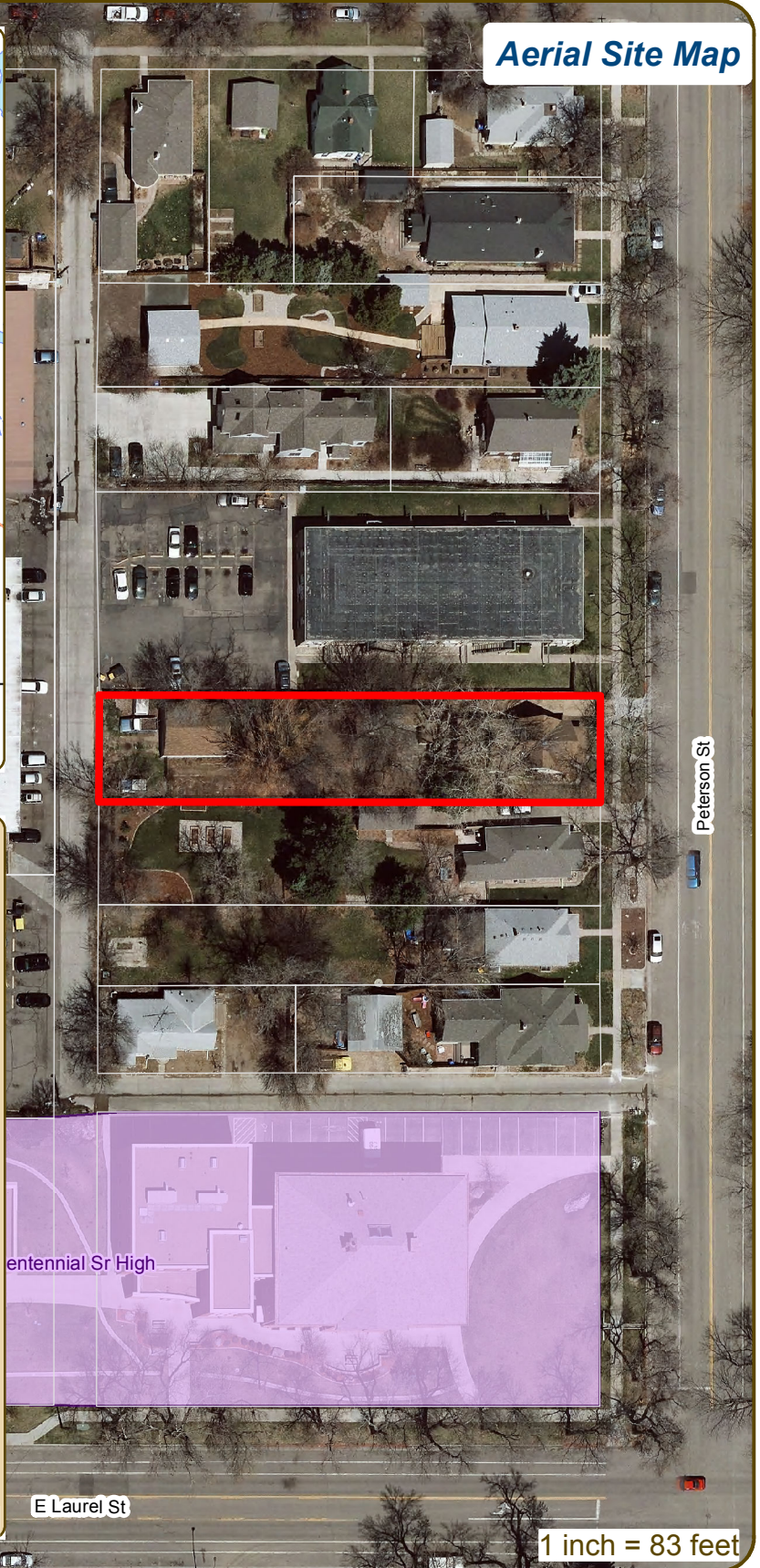
1. What is the intent of this proposal? After our Conceptual Review conversation we can put together some more specific comments.
2. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
3. 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.
4. 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>.
5. 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.
6. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
7. 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.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 625 Peterson St Multi-family

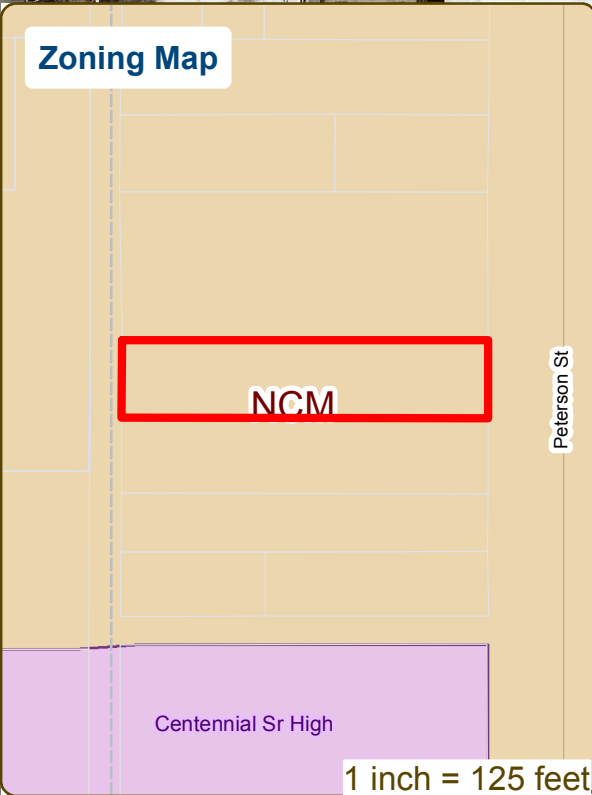
Vicinity Map



Aerial Site Map



Zoning Map



E Laurel St

1 inch = 83 feet

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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) \_\_\_\_\_

Consultant: Brad Massey, alm2s - architect / planner Owner's Representative: Mr. Bob Heitmann

Business Name (if applicable) Consultant: alm2s Owner: Heitmann Properties LLC

Your Mailing Address Consultant: alm2s, 712 Whalers Way B-100, Fort Collins Owner: 1421 Rollingwood Lane, Fort Collins

Phone Number Consultant: 970.223.1820 Email Address Consultant: bmassey@alm2s.com

Site Address or Description (parcel # if no address) 625 South Peterson Street, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Transitional property from large apartment building on north to single-family on south.

New multi-family family development totaling up to 4,800 s.f. on existing 12,000 s.f. lot. Replace existing single-family home with new 3-plex in street-fronting principal building. In addition, build a new 1,000 s.f. duplex structure on rear half of lot. Surface parking to be provided at rear of lot with access from paved alley.

Proposed Use Multi-Family as allowed in N-C-M District Existing Use Original single-family home currently used as two-family dwelling unit.

Total Building Square Footage Existing: 1,560 SF Proposed: 4,800 SF S.F. Number of Stories 2 Lot Dimensions 50' x 240'

Age of any Existing Structures 1898 Existing: 1-1/2 Stories Proposed: 2 Stories

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? \_\_\_\_\_

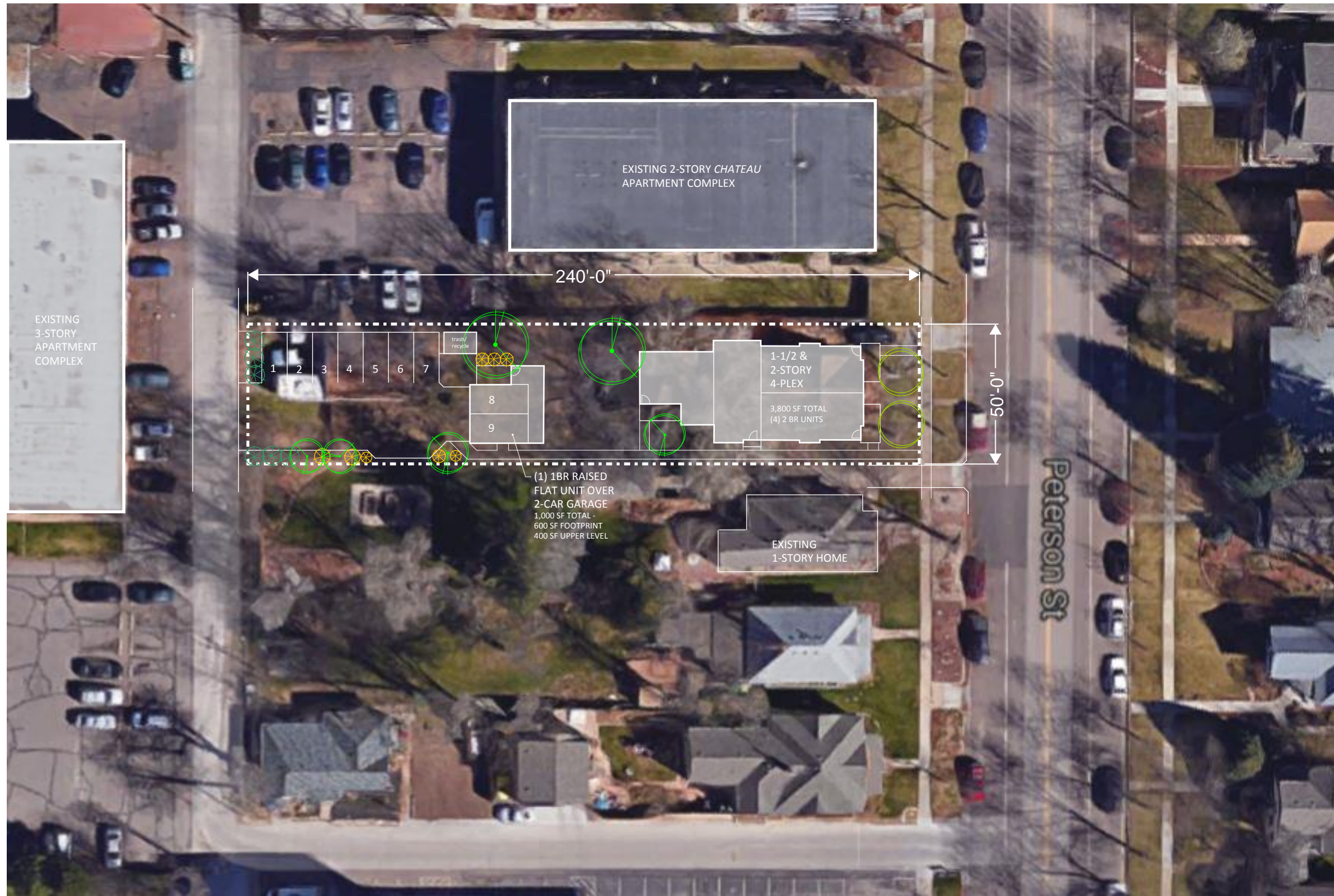
Info available on FC Maps: http://gjsweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Yes, we anticipate an increase in impervious area but do not know the square footage at this time. There are currently three structures on the property; house, office/storage building and detached garage to be replaced with two new building. Intent is to use pervious pavers at new surface-parking at rear of lot off the alley.

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?





**DEVELOPMENT NARRATIVE**

EXISTING HOUSE, CURRENTLY CONFIGURED AS TWO-FAMILY DWELLING UNIT, TO BE REMOVED AND REPLACED WITH NEW 4-PLEX STREET-FRONTING PRINCIPAL BUILDING PLUS CARRIAGE HOUSE ABOVE GARAGE AT REAR OF LOT.

N-C-M ZONING DISTRICT ALLOWS FOR UP TO A FOUR-PLEX BUILDING IN FRONT AND SINGLE-FAMILY DWELLING IN REAR; 5 DWELLING UNITS TOTAL.

PER ARTICLE 4.8.D.4; ALLOWABLE FLOOR AREA FOR BUILDINGS CONTAINING PERMITTED USES OTHER THAN SINGLE-FAMILY SHALL NOT EXCEED 40% OF THE LOT AREA. 12,000 S.F. LOT X 0.40 = 4,800 S.F. TOTAL

TOTAL OF 9 PARKING SPACES PROPOSED IN REAR PARKING AREA WITH ACCESS OFF ALLEY. ALL SURFACE PARKING SPACES TO HAVE PERVIOUS PAVERS.

SETBACK REQUIREMENTS:  
 FRONT YARD - 15 FEET  
 REAR YARD - 5 FEET FROM ALLEY  
 SIDE YARD - 5 FEET

**EXISTING ON-SITE STRUCTURES INCLUDE:**

1,560 SF 1-1/2 STORY HOUSE W/ TWO-DWELLING UNITS  
 432 SF DETACHED 1-STORY STORAGE/OFFICE BUILDING  
 720 SF DETACHED 1-STORY GARAGE

**CONCEPTUAL SITE PLAN**

625 SOUTH PETERSON STREET

9/4/15



Front view from Peterson Street



Existing gravel driveway on north side of property off Peterson



2-story Chateau Apartment complex immediately north



Rear view from alley



3-story apartment complex across alley immediately west

**EXISTING CONDITIONS**  
625 SOUTH PETERSON STREET



October 22, 2015

Brad Massey  
alm2s  
712 Whalers Way  
B-100  
Fort Collins, CO 80525

**Re:** 625 Peterson St - Multi-family

**Description of project:** This is a request to build a fourplex and carriage house at 625 Peterson St (parcel #9713212001). The existing single-family home will be demolished and replaced with the fourplex. An additional carriage house will be built in the rear half of the lot. The site is located in the Neighborhood Conservation - Medium Density (NCM) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

**Comment Summary:**

**Department:** Zoning

**Contact:** Ali van Deutekom, 970-416-2743, [avandeutekom@fcgov.com](mailto:avandeutekom@fcgov.com)

1. You are required to provide 7 parking spaces for the multi-family building and one space for the single family home for a total of 8. One of these will need to be a van-accessible handicap space.
2. You will need to provide 1 bike parking space per bedroom. 60% of these will need to be enclosed.
3. The description and the site plan are different. Is the carriage house a duplex?
4. LUC 3.2.2(J) A minimum landscaped setback area is 5 feet along the property line.
5. NCM setbacks are:  
Front 15 feet  
Rear 5 feet from alley  
side 5 feet

Additional side setbacks are required for height. See planning comments for details.

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. Existing water and sewer mains in the vicinity include an 8-inch sewer main in the alley to the west, a 15-inch sewer main in Peterson, and a 16-inch water main in Peterson.
2. Existing water and sewer services to the site will need to be reused or abandoned with the development.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Martina Wilkinson, 970-221-6887, [mwilkinson@fcgov.com](mailto:mwilkinson@fcgov.com)**

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.

**Department: Stormwater Engineering**

**Contact: Mark Taylor, 970-416-2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com)**

1. 1. This property is located in the City regulatory Old Town Moderate Risk Floodplain, and all development must comply with the safety regulations of Chapter 10 of City Municipal Code. A Flood Risk Map will be provided to the applicant at Monday's meeting.
2. 2. Although there are no floodplain elevation standards for development in the moderate risk floodplain, we recommend that the lowest finished floor along with all duct work, heating, ventilation and air-conditioning systems, hot water heaters, electrical, etc. be elevated a minimum of 24-inches above the Base Flood Elevation (BFE). The BFE can be obtained upon request.
3. 3. Critical Facilities are not allowed within the moderate risk floodplain.
4. 4. Please contact Mark Taylor, 970.416.2494, [mtaylor@fcgov.com](mailto:mtaylor@fcgov.com) with questions.
5. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
6. 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.
7. When there is an increase in impervious area greater than 5000 square feet on an existing development, onsite detention is required with a 2 year historic release rate for water quantity.

8. 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.
9. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
10. The city wide Stormwater development fee (PIF) is \$7,817/acre (\$0.1795 sq.-ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.-ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
11. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Criteria 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 portions of all buildings. Alley access is not a reliable means of emergency access and can not be used to calculate access distances. The main, four-plex appears to meet the code requirement as measured from Peterson St. The carriage house is out of access from Peterson and will require a residential fire sprinkler system to offset the lack of access. 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. AUTOMATIC FIRE SPRINKLER SYSTEM**

The multi-family, four-plex 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.

**3. WATER SUPPLY**

A fire hydrant is required within 300' of either building, as measured along the path of vehicle travel. The closest hydrant appears to be on the corner of Peterson and E Laurel. The

material submitted for review do not allow a thorough evaluation of the site and it is unclear if this code requirement is being met with the existing utility infrastructure available in the area. Applicant to verify nearest hydrant location, volume and pressure. Code language provided below.

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

#### 4. PREMISE IDENTIFICATION

Street number and unit addresses may be required both on the building and at the street, depending on building setbacks and visibility. 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: Rebecca Everette, 970-416-2625, [reverette@fcgov.com](mailto:reverette@fcgov.com)

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. If tree mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.
4. 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.
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

1. ClimateWise program: <http://www.fcgov.com/climatewise/>

2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [http://www.fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://www.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 and the Climate Action Plan:

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

4. Nature in the City Strategic Plan: <http://www.fcgov.com/planning/natureinthecity/?key=advanceplanning/natureinthecity/>, contact Lindsay Ex at 970-221-6767 or

lex@fcgov.com

5. Design Assistance Program:

<http://www.fcgov.com/utilities/business/conserves/rebates-incentives/integrated-design-assistance/>, contact Crystal Shafii at 970-221-6766 or [cshafii@fcgov.com](mailto:cshafii@fcgov.com)

6. 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)

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

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

**Department: Engineering Development Review**

**Contact: Sheri Langenberger, 970-221-6573, [slangenberger@fcgov.com](mailto:slangenberger@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. 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 removed.
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. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (8 foot along the alley, and 9 foot along Peterson Street).
6. The alley adjacent to the site is paved.
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. With the parking lot – a separation from the alley - similar to what is shown in these drawings is needed.
10. 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.
11. 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.
12. In regards to construction of this site. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on

private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

1. Single phase power is available from a transformer located west of 635 Peterson.
2. New development charges and system modification charges will apply. Right now there is existing 150A electrical capacity available feeding the single family home. It is preferred to have the meters banked on the multifamily units to avoid individual service fees.
3. Please review our Electric Construction Policies, Practices & Procedures for transformer and metering requirements. A link to this document is below.

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

4. Need to ensure power has a 10' separation with all water lines and 3' separation between gas lines. This only applies to parallel runs and not crossings.
5. If there are any questions please contact Light & Power @ 221-6700 and as for Project Engineering.

**Planning Services**

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

1. The solar access setbacks outlined in section 4.8(E)(4)(a) will apply to this project. The wall along the north property line of the 4-plex will require a one foot setback for each foot over 14 feet.
2. On the southern property line, the wall will require a one foot setback for each two feet over 18 feet, per Land Use Code section 4.8(E)(4).
3. The front facade will require one of the treatments outlined in Land Use Code section 4.8(F)(1)(h).
4. The side facade will require one of the treatments outlined in Land Use Code section 4.8(F)(1)(h)(i).
5. The maximum eave height along the side lot line for the carriage house is 13 feet according to Land Use Code section 4.8(F)(2)(b)(1).
6. The site plan shall provide a separate yard area containing at least 120 sq. ft. to serve both the carriage house and the existing principal dwelling per Land Use Code section 4.8(F)(3)(c)(1).
7. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.



- 8.** Please see the Development Review Guide at [www.fcgov.com/drg](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.
- 9.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
- 10.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- 11.** Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
- 12.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 13.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

## **Pre-Submittal Meetings for Building Permits**

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

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

### **Construction shall comply with the following adopted codes as amended:**

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

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

#### Energy Code Use

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

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

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