

Conceptual Review Agenda

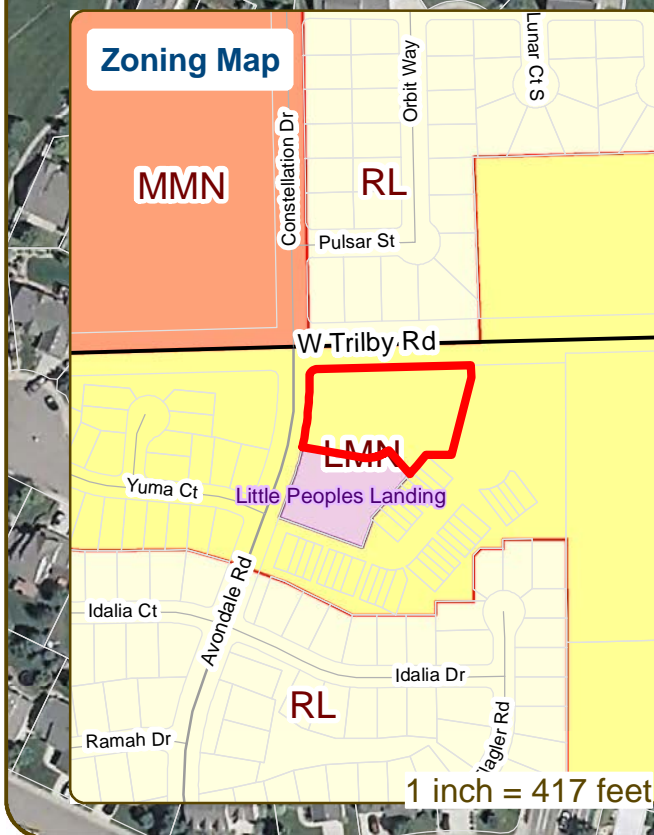
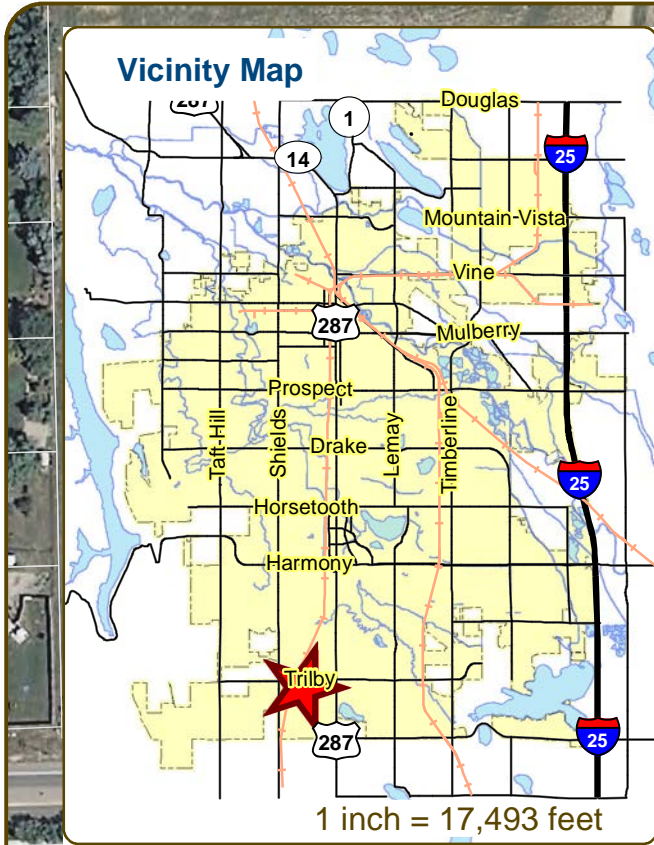
Schedule for 08/19/13 to 08/19/13

281 Conference Room A

Monday, August 19, 2013

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Trilby Rd & Avondale Rd - Single Family/Duplex	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	This is a request to construct 10 single family homes, and potentially some duplexes on 1.52 acres of land located at the southeast corner of Trilby Road and Avondale Road (Parcel # 96141-05-008). The residences will qualify as affordable for Habitat for Humanity. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family homes and two-family dwellings are subject to administrative (Type 1) review in the LMN Zone District.	Jason Holland
10:15	2025 W Harmony Rd - Single Family/Duplex	Terence Hoaglund 970-472-9125 hoaglund@vignetestudios.com	This is a request to construct 30 units of single family homes and duplexes on 4.44 acres of land located at 2025 West Harmony Road (Parcel #s 97343-25-001 & 97343-25-002). The residences will qualify as affordable for Habitat for Humanity. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family and two-family dwellings are subject to administrative (Type 1) review in the LMN Zone District.	Jason Holland

Trilby Rd & Avondale Rd Single Family / Duplex



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) _____

Terence C. Haglund, Consultant

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889 Ft. Collins, CO 80522

Phone Number 970-472-9125 Email Address haglund@vignettestudios.com

Site Address or Description (parcel # if no address) SE Corner Trilby Rd + Avondale Road - Ridgewood Hills

Description of Proposal (attach additional sheets if necessary) 10 single family (possibly some duplex) on 1.52 acres. Will be qualified affordable for Habitat for Humanity

Proposed Use Residential Existing Use NA

Total Building Square Footage _____ S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures NA

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 1.0 acre 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?

EXISTING LANDSCAPNG

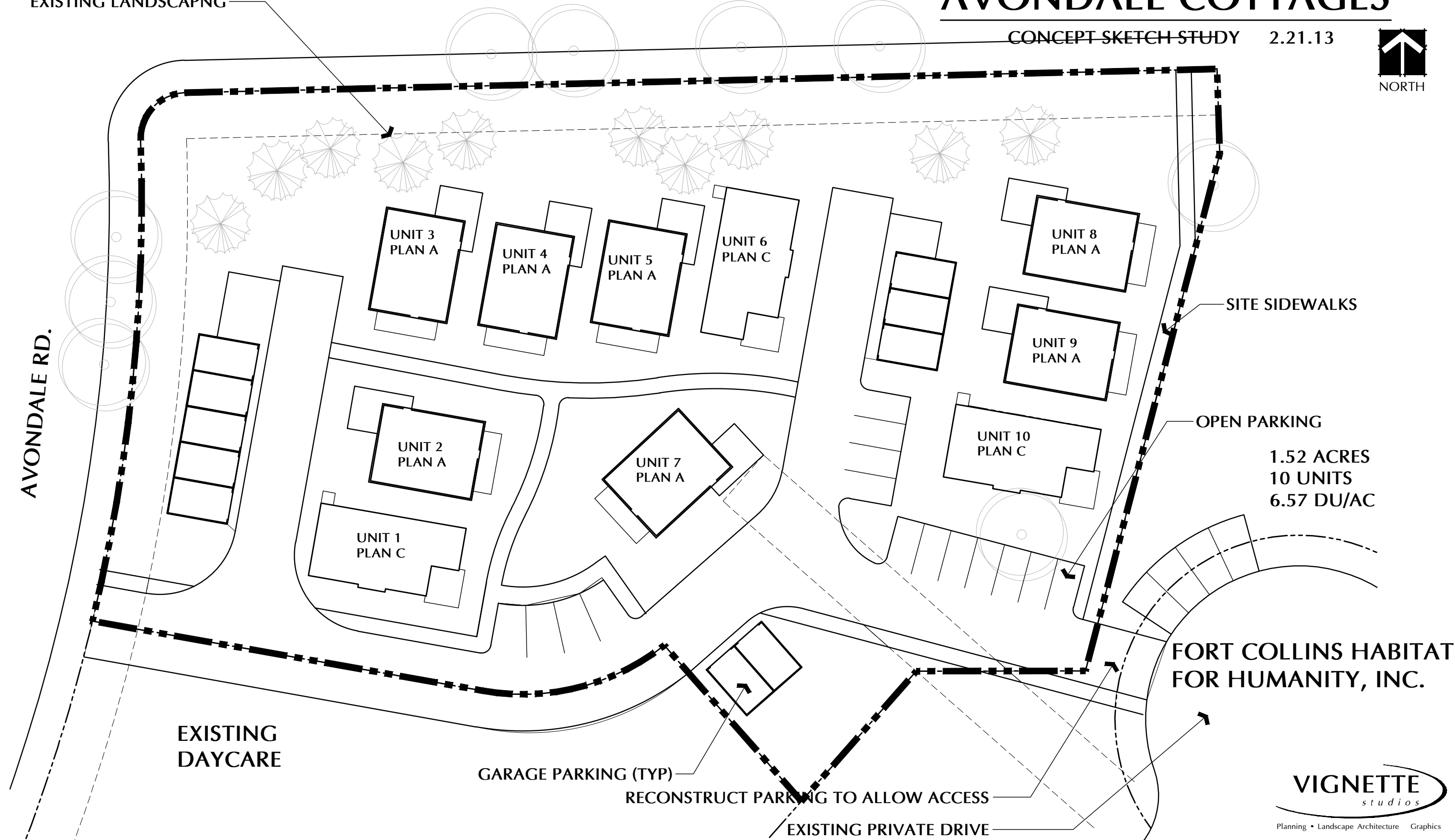
TRILBY RD.

AVONDALE COTTAGES

CONCEPT SKETCH STUDY 2.21.13



AVONDALE RD.



SITE SIDEWALKS

OPEN PARKING

1.52 ACRES
10 UNITS
6.57 DU/AC

EXISTING DAYCARE

GARAGE PARKING (TYP)

RECONSTRUCT PARKING TO ALLOW ACCESS

EXISTING PRIVATE DRIVE

FORT COLLINS HABITAT FOR HUMANITY, INC.

VIGNETTE studios

Planning • Landscape Architecture Graphics



August 23, 2013

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: Trilby Rd & Avondale Rd - Single Family/Duplex

Description of project: This is a request to construct 10 single family homes, and potentially some duplexes on 1.52 acres of land located at the southeast corner of Trilby Road and Avondale Road (Parcel # 96141-05-008). The residences will qualify as affordable for Habitat for Humanity. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family homes and two-family dwellings are subject to administrative (Type 1) review in the LMN Zone District.

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

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. While the detached single family dwellings will require a min. of one off-street parking space each off-street parking for the duplex dwellings units are based on the number of bedrooms per unit. See LUC 3.2.2(K).
2. In addition a minimum of 1 bicycle space per bedroom of the duplex dwellings is required with 60% of those enclosed and 40% at fixed racks outdoors. No standards are required for single family dwellings. See LUC 3.2.2(C)(4)(b).
3. Will there be exterior trash enclosures? If so the enclosures must match building exteriors in both materials and color with metal doors. These should accommodate recycling containers and an open doorway for must exist to allow individual to access without opening the main doors. See LUC 3.2.5
4. Off-street parking requirements will apply to fee-simple lots in that the parking must occur on that lot whether detached single family or attached single family (duplex proposed).

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Water and wastewater services for this site are provided by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District. The Districts can be contacted at (970) 226-3104.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. 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. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and 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.
2. Stormwater detention for the site was included in the sizing of the detention pond along the east property boundary. However it was not sized using the present rainfall criteria. So the design engineer needs verify that the existing volume is sufficient using the present rainfall. The runoff coefficient used was 0.8 which is pretty high for the sub-basin since it includes the detention pond. A high runoff coefficient was probably used because the site was to be future commercial. This proposal will be an even lower runoff coefficient. Another option may be to show that the site runoff rate is equal to or less than the calculated runoff used in sizing the existing pond.
3. 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.
4. Low Impact Development (LID) requirements went into effect March 11, 2013. 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. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.
I would suggest that water quality treatment be provided onsite instead of modifying the existing detention pond. If treatment is provided in the existing pond it would need to be sized for the entire area draining to it. There is the option though to modify the existing detention pond.
5. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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 on the City's web site 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. The design of this site must conform to the drainage basin design of the Fossil Creek Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 8/12/2013: No comments

Department: Fire Authority

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

1. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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. 2006 International Fire Code 508.1 and Appendix B

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

As no scale was provided on the site plan, it is unclear if this code requirement is being met.

3. 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.

2006 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.

4. DEAD-END FIRE LANES

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

FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

As no scale was provided on the site plan, it is unclear if this code requirement is being met.

5. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting

background.

2006 International Fire Code 505.1

6. SECONDARY ACCESS

If the proposed connection to the cul-de-sac cannot be achieved, further discussion is required to determine a secondary access to the site.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "...(4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. As several of the trees within this site may have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
2. 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 native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
3. 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.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development and system modification charges will apply. An online estimator for these charges is available at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator>.
2. Coordinate utility easements, transformer, and service locations with Light and Power Engineering, (970) 221-6700.
3. Shade trees must maintain 40 feet of clearance with streetlights and ornamental trees must maintain 15 feet of clearance with streetlights.

Department: Advance Planning

Contact: Andrew Gingerich, 970-221-6603, agingrich@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. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
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. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Avondale is a collector street with on street parking requiring 76% of total right of width. It was difficult to verify from the materials provided if this full width is being achieved currently and will need to be reviewed at the time of PDP submittal. After further conversations after the meeting it was determined that no additional right of way will be required.
8. Taking access off the cul de sac will result in the loss of parking spaces and this could affect the existing site plan. Please confirm with zoning department on any requirements.
9. It appears that truncated domes are not located on either the Trilby or Avondale intersection corners and need to be included as a part of this project.
10. As discussed at Conceptual review there is a reduction in certain fees based upon the percentage of Affordable Housing. Our department needs a letter from the City affordable housing department stating the percentage. We will reduce the TDRF fees by that percentage as well as the public infrastructure escrow at time of construction.

Current Planning

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

1. The approved Ridgewood Hills ODP must be amended in conjunction with this development plan - it clearly identifies this parcel for convenience commercial use.
2. The relationship of homes to streets is an important aspect of development. A Connecting Walkway is required to the front facades of the homes, without crossing vehicle use areas or going around buildings or parking lots. The plan as shown does not meet the standard given the orientation of units primarily to an internal parking drive. A Modification of Standard would be required to support a different plan that is as good or better than a plan that meets the standard.
3. Model variety is required - at least 3 distinct different models in this case with different floor plans and elevations, and no two identical models next to each other.
4. 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.
5. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.

6. 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>.
7. 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.
8. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
9. 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.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

2025 W Harmony Rd Single Family / Duplex

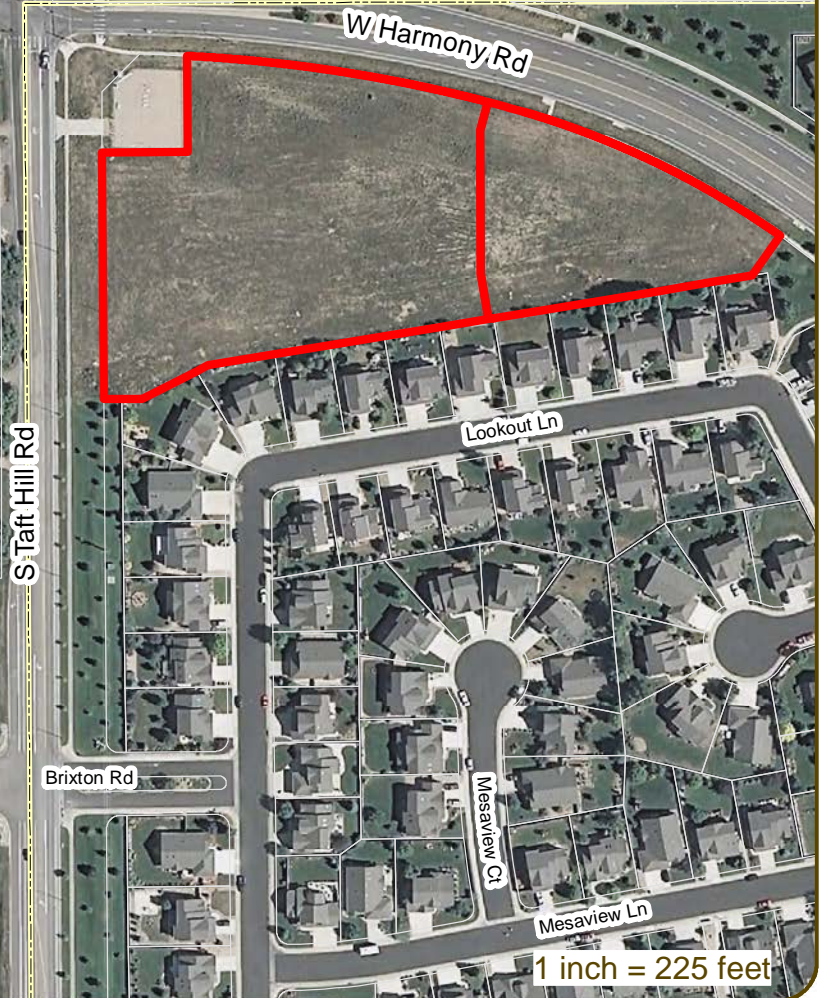
Vicinity Map



Aerial Site Map



Zoning Map



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Terence C. Hoaglund, Consultant

Business Name (if applicable) Vignette Studios

Your Mailing Address PO Box 1889 Ft. Collins, CO 80522

Phone Number 970-472-9125 Email Address hoaglund@vignettestudios.com

Site Address or Description (parcel # if no address) SW. Corner Harmony + Tenth St

Description of Proposal (attach additional sheets if necessary) 30 duplex + single family on 4.9 ac - will be qualified affordable for Ft. Collins Habitat for Humanity

Proposed Use Residential Existing Use NA

Total Building Square Footage _____ S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures NA

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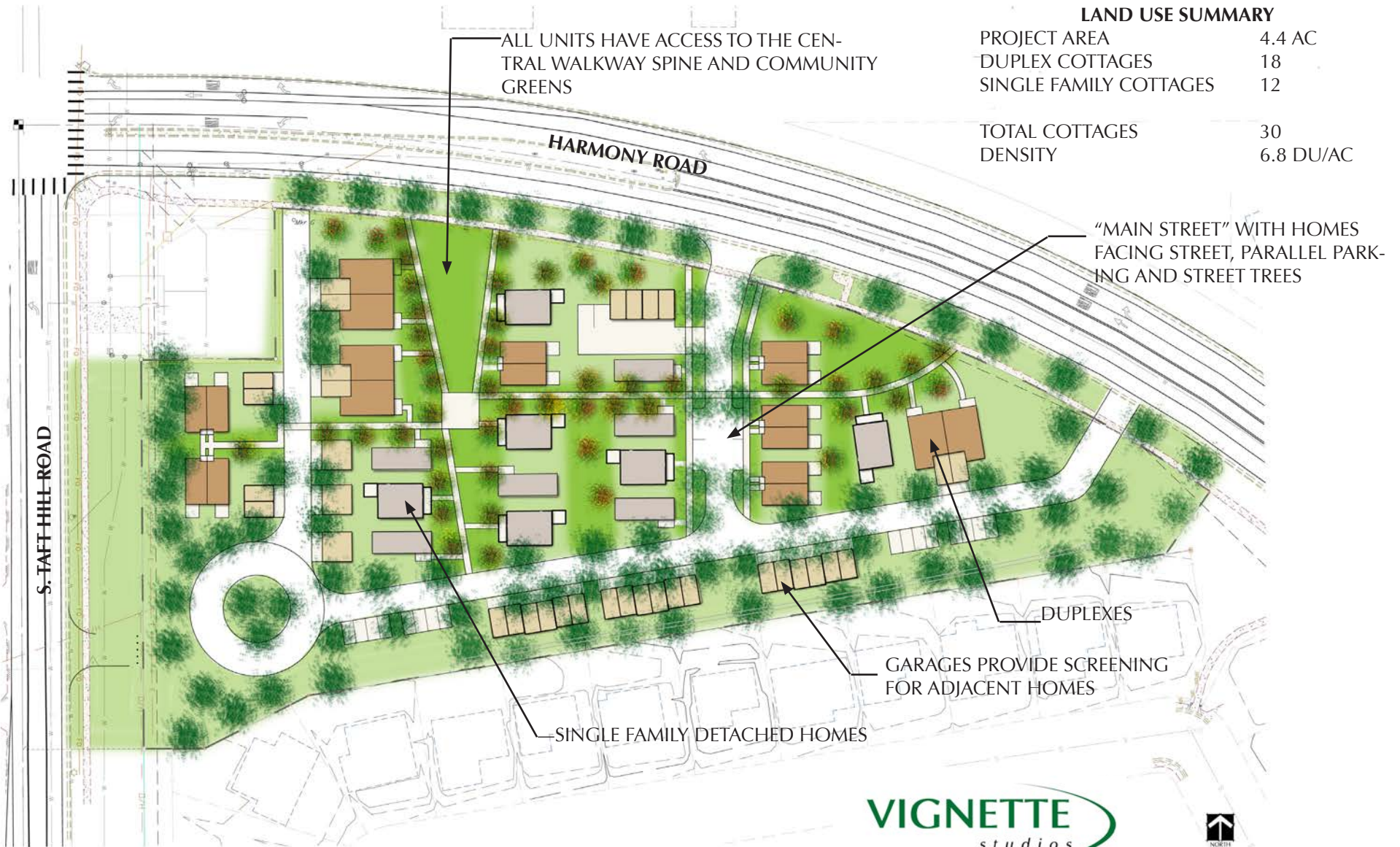
Increase in Impervious Area 2 Ac S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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HARMONY COTTAGES CONCEPT PLAN 'A'

LAND USE SUMMARY

PROJECT AREA	4.4 AC
DUPLEX COTTAGES	18
SINGLE FAMILY COTTAGES	12
TOTAL COTTAGES	30
DENSITY	6.8 DU/AC



ALL UNITS HAVE ACCESS TO THE CENTRAL WALKWAY SPINE AND COMMUNITY GREENS

HARMONY ROAD

S. TAFT HILL ROAD

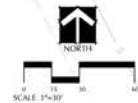
"MAIN STREET" WITH HOMES FACING STREET, PARALLEL PARKING AND STREET TREES

DUPLEXES

GARAGES PROVIDE SCREENING FOR ADJACENT HOMES

SINGLE FAMILY DETACHED HOMES

VIGNETTE
studios



AUGUST 1, 2013



August 23, 2013

Terence Hoaglund
Vignette Studios
PO Box 1889
Fort Collins, CO 80522

Re: 2025 W Harmony Rd - Single Family/Duplex

Description of project: This is a request to construct 30 units of single family homes and duplexes on 4.44 acres of land located at 2025 West Harmony Road (Parcel #s 97343-25-001 & 97343-25-002). The residences will qualify as affordable for Habitat for Humanity. The site is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Single family and two-family dwellings are subject to administrative (Type 1) review in the LMN Zone District.

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Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. While the detached single family dwellings will require a min. of one off-street parking space each off-street parking for the duplex dwellings units are based on the number of bedrooms per unit. See LUC 3.2.2(K).
2. In addition a minimum of 1 bicycle space per bedroom of the duplex dwellings is required with 60% of those enclosed and 40% at fixed racks outdoors. No standards are required for single family dwellings. See LUC 3.2.2(C)(4)(b).
3. Will there be exterior trash enclosures? If so the enclosures must match building exteriors in both material and color with metal doors. These should accommodate recycling containers and an open doorway for must exist to allow individual to access without opening the main doors. See LUC 3.2.5
4. Can the 4-car garage attached to the small parking lot closest to Harmony be moved to the south and the house behind it moved in its place?
5. Any consideration to solid fencing the south and east sides of the Ft. Collins - Loveland Water District property at the s-e corner of W Harmony Rd and S Taft Hill Road?
6. Off-street parking requirements will apply to fee-simple lots in that the parking must occur on that lot whether detached single family or attached single family (duplex proposed).

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 16-inch water main in Harmony, an 8-inch sewer in Center Gate Ct and an 8-inch sewer at corner of Lookout Lane and Trail View.
2. The water main must be looped through 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. Repays will also be due for the 16-inch water main in Harmony and the Warren Lake Trunk sewer.
5. Separate water and sewer services are required for each unit.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. 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. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and 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.
2. In Mail Creek drainage basin onsite detention is required with a 2 year release rate. The Woodridge system may have been sized for this site. If the design engineer can verify that, there would still be a requirement for water quality treatment and there would be detention required for the difference in the old rainfall and the present rainfall requirements. Also the imperviousness assumed would need to be verified as being consistent with the previously approved report, again, if the original report included this site in sizing the detention.
3. There are offsite flows that need to be considered. The design engineer can get the master plan information and model (SWMM) to evaluate the offsite flows that will need to pass through the site. There may be some overflow of Taft Hill Road from the County developments to the west and it appears the backs of the homes on Lookout Lane may drain onto the site. There is a channel along the back of the lots. These flows do not need to be detained but need to pass through the site safely.
4. 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.
5. Low Impact Development (LID) requirements went into effect March 11, 2013. 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. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is

also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996.

LID design information can be found on the City's web site at:

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

6. The site layout appears to be a little close to the south property line to accommodate a drainage swale along the property line. Any drainage swales must be in separate tracts and cannot be on private properties. There is the option to route the runoff from the existing lots through the site and not have a swale along the property line.
7. The storm sewer shown on the utility map on the north side of Harmony may not exist yet so the design engineer will need to verify that it is there and has capacity for this site to drain to it if that is the desired outfall to be used.
8. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/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 on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
9. The design of this site must conform to the drainage basin design of the Mail Creek Master Plan Update as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 8/12/2013: No comments

Department: Fire Authority

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

1. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

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.

2006 International Fire Code 508.1 and Appendix B

2. FIRE LANES

Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, the fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

3. 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.
- 2006 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.

4. TURNING RADII

The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. These turning radii shall apply to all portions of the fire lane including the proposed roundabout on the SW portion of the site.

International Fire Code 503.2.4 and Local Amendments

- #### 5. DEAD-END FIRE LANES
- 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. FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

This code requirement is not being met on the current conceptual site plan. At the 8-19-13 cr meeting, the applicant proposed the addition of another connection to Harmony Rd. at the west end of the project. This connection, while resolving fire department concerns, may present other obstacles for transportation coordination. Further discussion is recommended.

6. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@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 native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
2. 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.

Department: Engineering Development Review

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

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

2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
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 for this project. As the previous plat for Innovation Island was recorded, easements internal to the project have been dedicated based upon the previous layout. A replat to vacate and dedicate easements based on the proposed design may be an approach, as well as vacating and dedicating by separate document. The dedication of each easement by separate document costs \$250 (plus Larimer County recordation fees) and the vacation of each easement by separate document costs \$400 (plus Larimer County recordation fees) as part of the City TDRF schedule.
7. The internal roadways if intended to be public streets, would need to be designed and built to public street standards.
8. If emergency access is being proposed off of Taft Hill Road and/or Harmony Road, the access will need to be built with driveover curb and the placement of bollards would need to be outside of public right-of-way. Further design coordination should then occur with PFA.
9. The two apparent accesses onto Harmony Road appear to be consistent with the previous Innovation Island submittal, however their access spacing and location will need to be formally reviewed with the new submittal and not necessarily guaranteed. Variances to LCUASS may be needed for approval. (Note that access and intersection spacing requirements are not as strict with the internal roadway being private drives instead of public streets.)
10. The development agreement for the previous submittal, Innovation Island indicated the requirement for repayments to the City of \$40,736.92 and \$15,551.09 for the cost to construct Harmony Road and Taft Hill Road respectively. These dollar amount would need to be updated as the dollar amounts in the development agreement were established based upon 2007 dollars.
11. Construction plans will be required.
12. A Development Agreement will be required and 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: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development and system modification charges will apply. An online estimator for these charges is available at

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

2. Coordinate utility easements, transformer, and service locations with Light and Power Engineering, (970) 221-6700.
3. Shade trees must maintain 40 feet of clearance with streetlights and ornamental trees must maintain 15 feet of clearance with streetlights.

Current Planning

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

1. The City's Planning Development Review Fee is due at time of submittal. For additional information on these fees see: http://www.fcgov.com/developmentreview/pdf/developmentreviewfeeschedule_3.3.10.pdf
2. The proposed development project and uses in the Low Density Mixed-use Neighborhoods zoning is subject to a Type I administrative review process.
3. Streetscape improvements required along South Taft Hill Road.
4. 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.
5. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. 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>.
7. 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.
8. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
9. 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.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.