

Conceptual Review Agenda

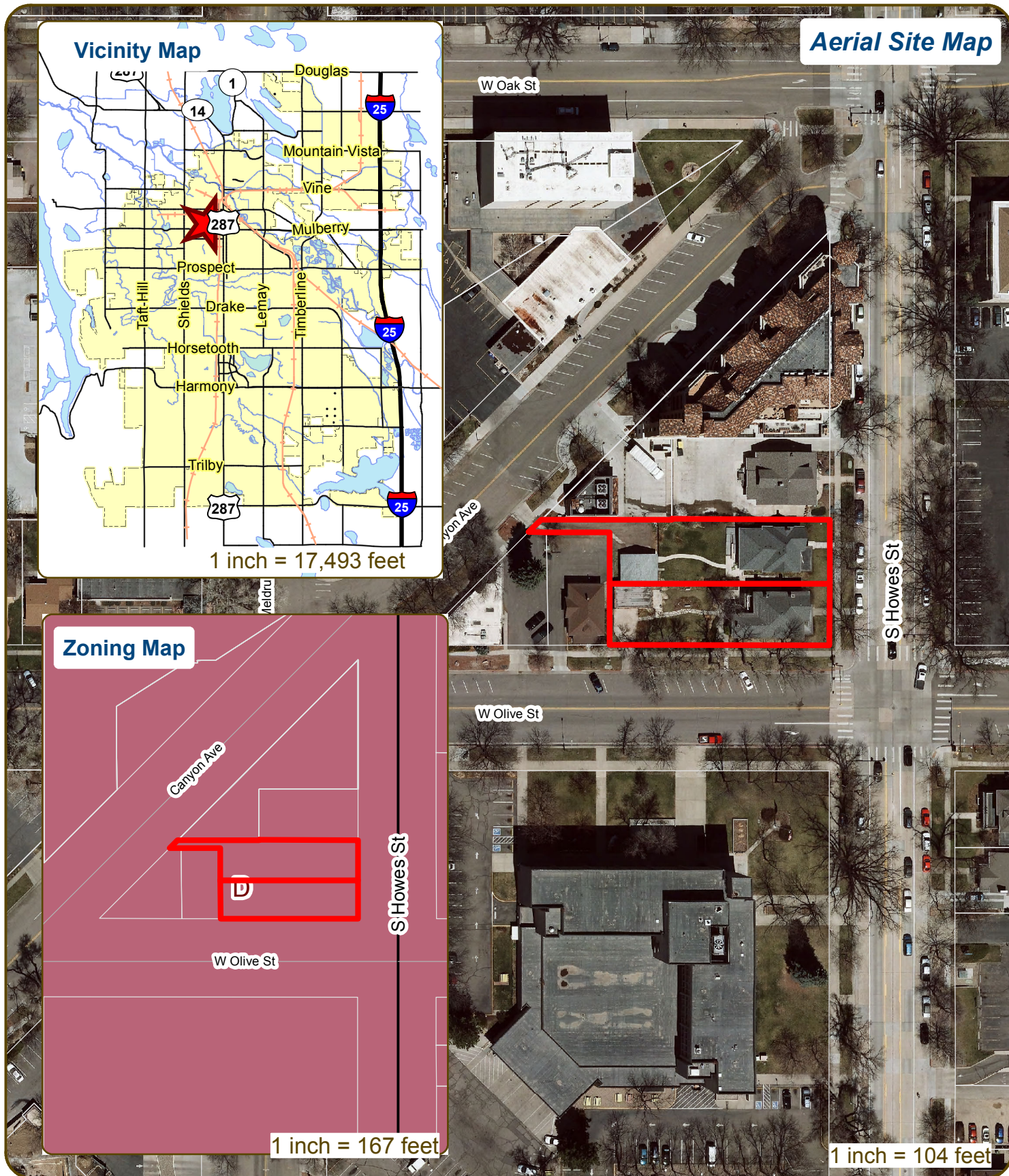
Schedule for 02/08/16 to 02/08/16

281 Conference Room A

Monday, February 8, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	227 & 231 S Howes St - Multi-family CDR160009	Stephen Slezak (970) 484-5907 s.amshel@comcast.net	This is a request to subdivide the lots at 227 & 231 S Howes St and build a new multi-family structure on the new lot (parcel #'s 9711417007 and 9711417006). The replat would create a new, 8,225 sq. ft. lot for the new multi-family structure. The proposed multi-family structure would be 3 stories and served by 11 parking spaces below grade. The site is located in the Downtown (D) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Pete Wray
10:15	2008 Turnberry Rd - Wireless Telecommunication Facility CDR160011	Caleb Crossland (303) 448-8896 ccrossland@atlastowers.com	This is a request to construct a wireless telecommunications tower at 2008 Turnberry Rd (parcel #8832005002). The proposed facility will be a 70' tall silo and would be located on the southeast corner of the site. The site is currently being used as a single-family home. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to the Addition of Permitted Use process.	Clay Frickey

227 & 231 S Howes St Multi-family



Aerial Site Map

Vicinity Map

1 inch = 17,493 feet

Zoning Map

1 inch = 167 feet

1 inch = 104 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)

STEPHEN SLEZAK THIS OLD HOMES, LLC OWNER/APPLICANT

Business Name (if applicable)

Your Mailing Address 561 S. YORK ST. DENVER, CO 80209

Phone Number 970-484-5907 Email Address S.AMSHEL@CONCAST.NET

Site Address or Description (parcel # if no address) 227 S. HOWES #9711417007 # 231 S. HOWES ST. #9711417006

Description of Proposal (attach additional sheets if necessary)

SEE #1 ON ATTACHED "ADDITIONAL COMMENT" SHEET

Proposed Use APARTMENTS Existing Use VACANT LAND

Total Building Square Footage SEE #2 ATTACHED S.F. Number of Stories 3 Lot Dimensions 75X100+750ft

Age of any Existing Structures SEE #3 ATTACHED COMMENTS

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.

SEE ATTACHED EMAIL FROM JOSH WEINBERG, LFC

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 SEE #4 ON ATTACHED 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?

ADDITIONAL COMMENTS TO
Conceptual Review Application

1. Description of Proposal

This application is intended to subdivide the two lots at 227 & 231 S. Howes Street into three lots & define the entire parcel as a Mixed Use in the Downtown District with "townhome or condominium" ownership of & within the various buildings.

On the newly created parcel of 8225 s.f., a building of approximately 7400 s.f. over three stories is proposed. The main floor would consist of a combination of one & two bedroom apartments with an approximately 3600 s.f. footprint. The second floor would also be apartment units consisting of nearly 2800 s.f. with outdoor patio spaces over the flat roof portion of the first floor. The third floor would be a single, one bedroom apartment of around 1200 s.f. with ample patio space over portions of the second floor roof. Parking for the units would be structured underground consisting of 11 parking spaces. Renderings indicate the style & massing of the proposed structure.

2. Building Square Footages

Total building square footages will be as follows: 227 S. Howes currently is 1498 s.f. with a 420 s.f. non-habitable basement on a 9300 s.f. lot. Under this application the same 1498 s.f. building would be on 5000 s.f. lot w/ NO BUILDING ALTERATION.

Total for the 231 S. Howes is 2940 s.f. plus a finished 360 s.f. basement on a lot of 8750 s.f. Under this application the building will be on a 5000 s.f. lot w/ NO BUILDING ALTERATION.

The remaining 8225 s.f. on the west portion of the property (plus the access to Canyon Avenue) will have a three story residential multi-family building of approximately 7400 s.f. over structured, below grade parking

Of the four existing structures on the two parcels, two are office buildings fully renovated in 2000 & 2007 and two are decrepit garages that will be scheduled for demolition.

3. Age of Existing Structures

Public records indicate the structure at 227 S. Howes was built in 1903 & renovated in 2006. It's garage is of entirely different architectural style & the date of construction is not known.

Public records indicate the structure at 231 S. Howes was built in 1898 & renovated in 2000. Some documents indicate it was constructed in 1903 but regardless it was dedicated as a Local Historic Landmark in 1998. The garage looks to have been constructed in 1961 from historic records but again , the records are unclear. This garage is slated for demolition as well.

Both garages have been determined to have no historic value as evidenced by the attached email dated July 28, 2014 from Josh Weinberg, Preservation Planner from the City of Fort Collins.

4. Flood Plain/ Impervious Area

The property would not add significantly to the impervious surface. Historically there were actually 3 driveway on the 231 S. Howes building. Two of those drives were abandoned in 2000 and the last drive is scheduled to be abandoned with this proposal. The area to the west of the 227 S Howes building has always been a paved drive serviced by a curb approach from Canyon Avenue.

Currently the site generally drains from north to south with sheet flows on to Olive as well as Howes. Storm drainage is into the OLD TOWN BASIN which was recently upgraded to accommodate redevelopment in the Old Town District.

Stephen Slezak

From: Josh Weinberg [jweinberg@fcgov.com]
Sent: Monday, July 28, 2014 1:25 PM
To: 'Stephen Slezak'
Subject: RE: Request for Demo Review

Follow Up Flag: Follow up
Flag Status: Completed

Stephen,

Per Section 14 of the Municipal Code, the garages at 227 and 231 South Howes Street were reviewed and determined to be not individually eligible for designation as Fort Collins Landmarks. The buildings will now be posted for two weeks allowing for an appeal of that decision. A sign should go up today.

Also, your project is scheduled for a conceptual design review with the Landmark Preservation Commission at their August 13 meeting. I look forward to receiving the information we discussed for that meeting.

Please let me know if you have any questions.

Thanks,
Josh

Josh Weinberg, Preservation Planner
CDNS | City of Fort Collins
jweinberg@fcgov.com
970-221-6206

From: Stephen Slezak [mailto:s.amshei@comcast.net]
Sent: Wednesday, July 23, 2014 1:51 PM
To: Josh Weinberg
Subject: Request for Demo Review

Josh, Please find one signed copy each for the following addresses:

227 S. Howes Street GARAGE ONLY

231 S. Howes Street GARAGE ONLY

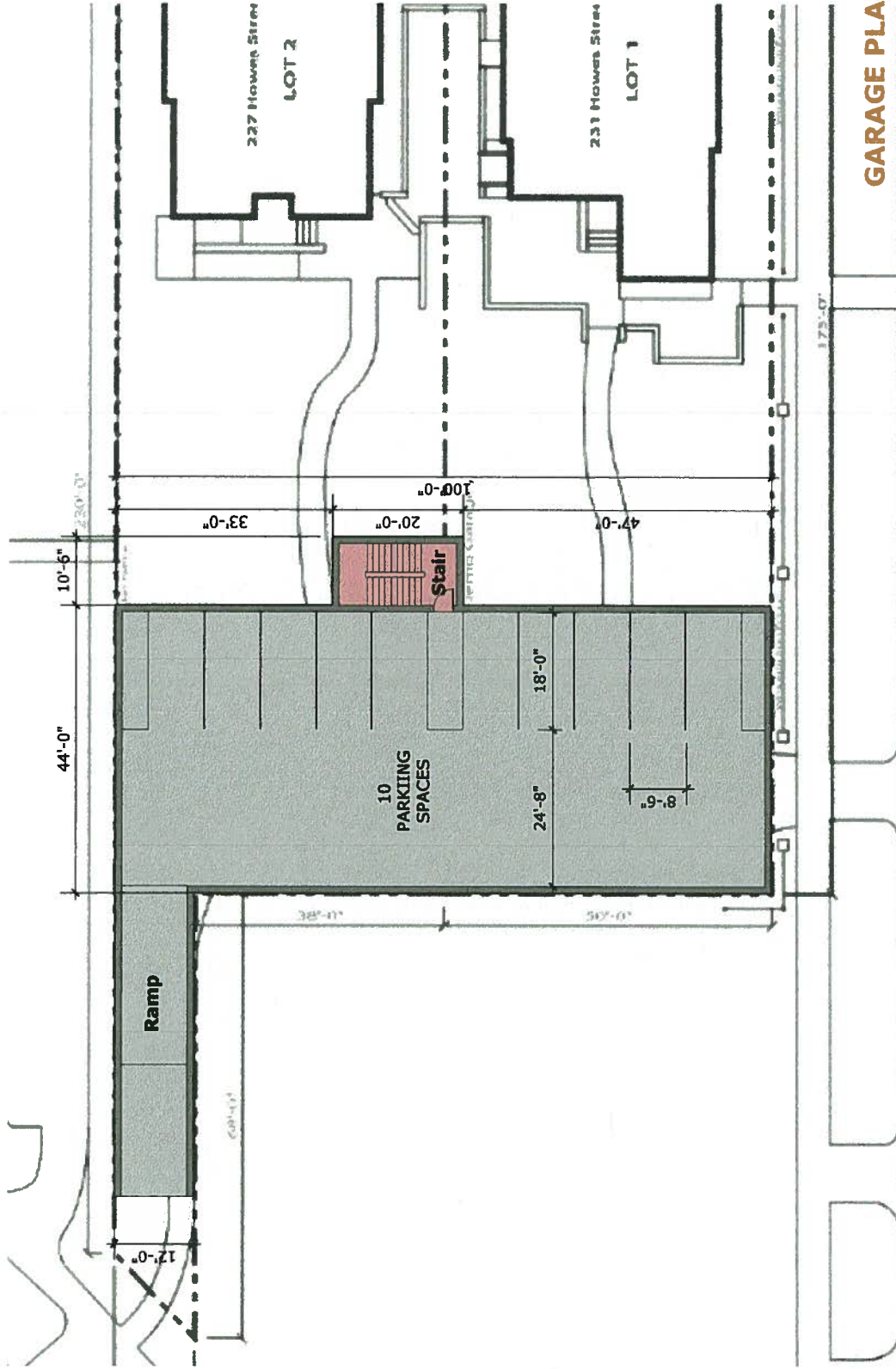
There are no plans or intentions to perform any modification or demolition work on either or the two habitable building on these site.

We will get our materials in as soon as possible for the August 13, 2014 LPC meeting.

If you have questions, please feel free to contact me.

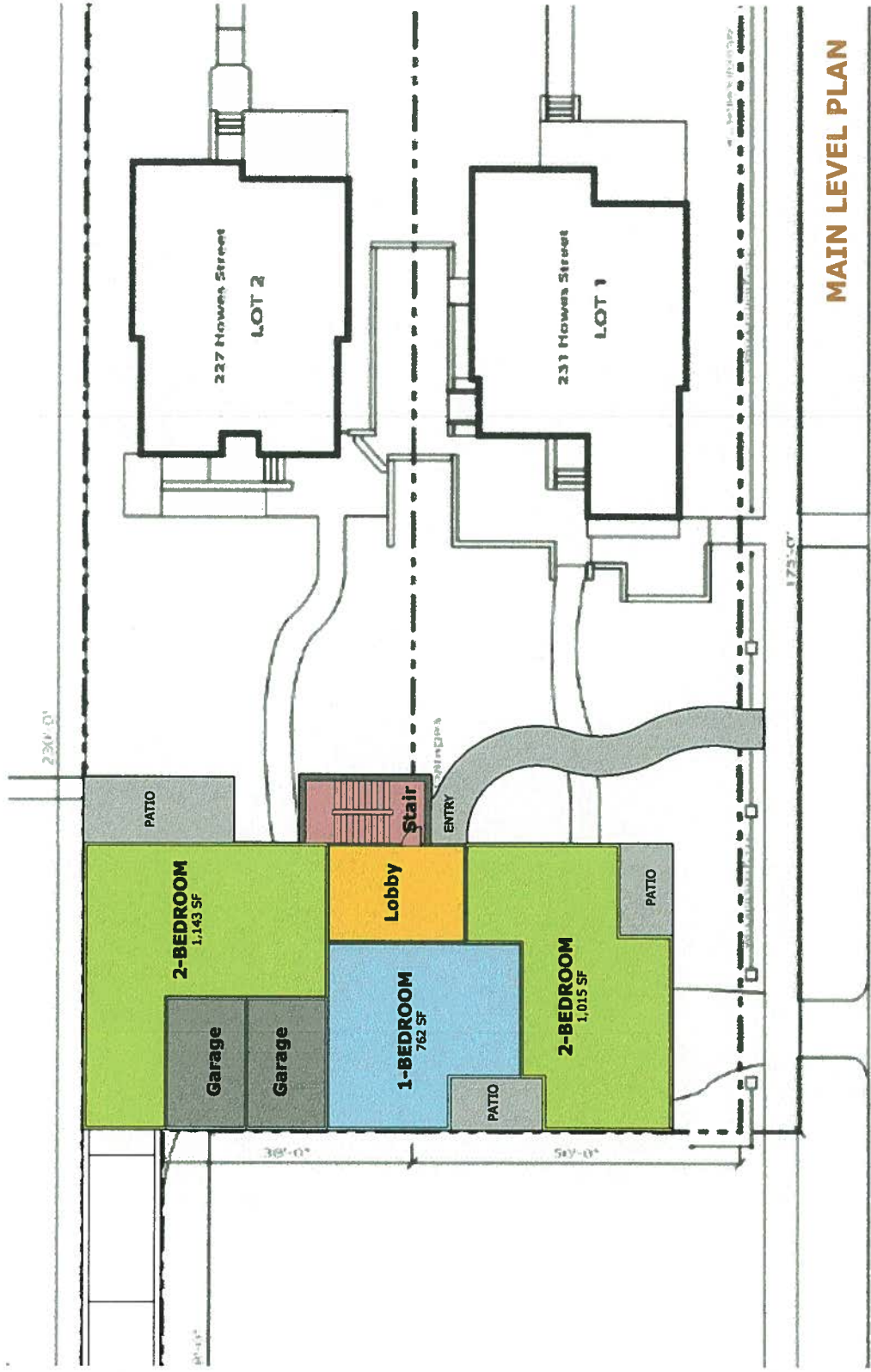
Thanks,

STEPHEN SLEZAK

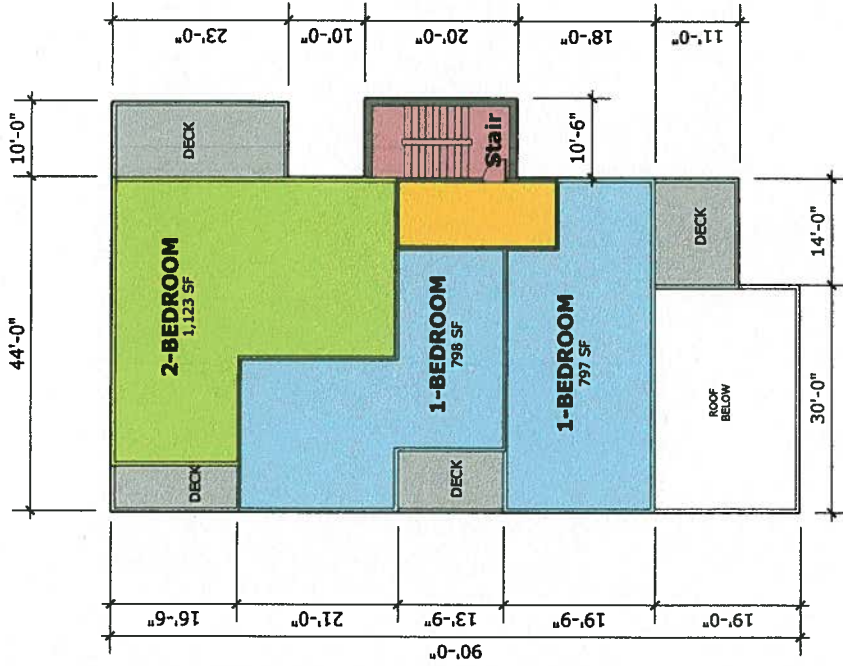


GARAGE PLAN





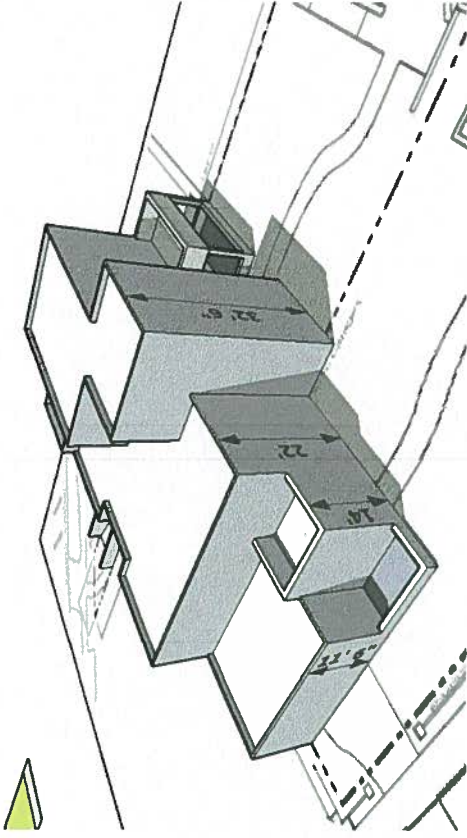
MAIN LEVEL PLAN



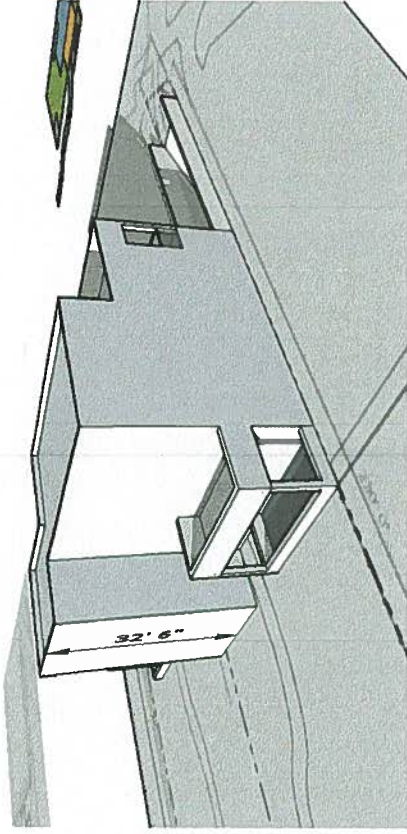
SECOND LEVEL PLAN



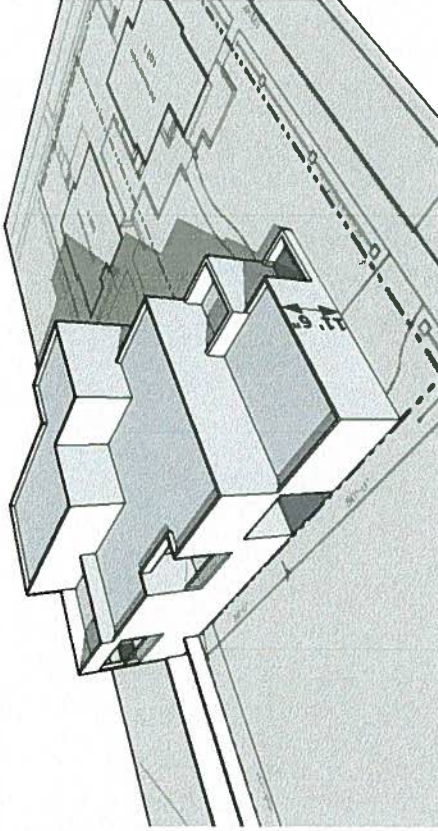
THIRD LEVEL PLAN



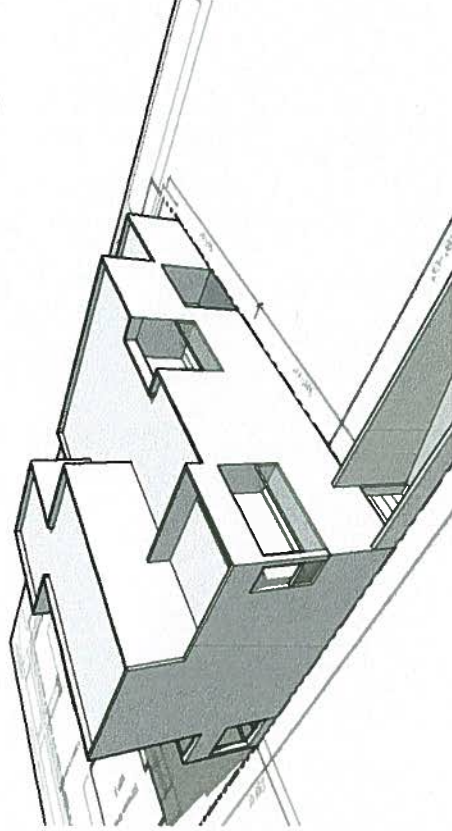
SE VIEW



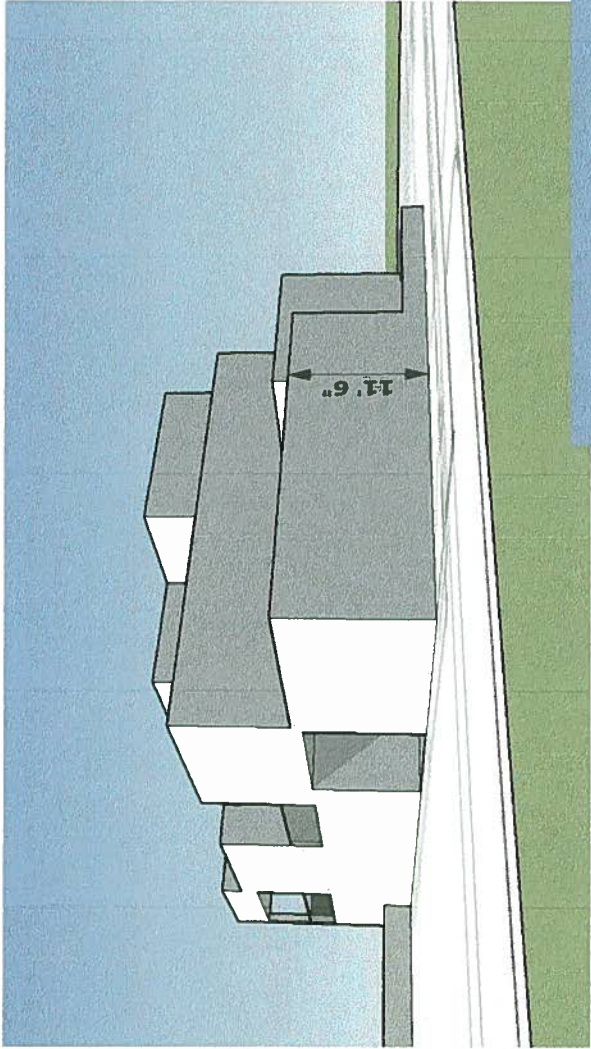
NE VIEW



SW VIEW

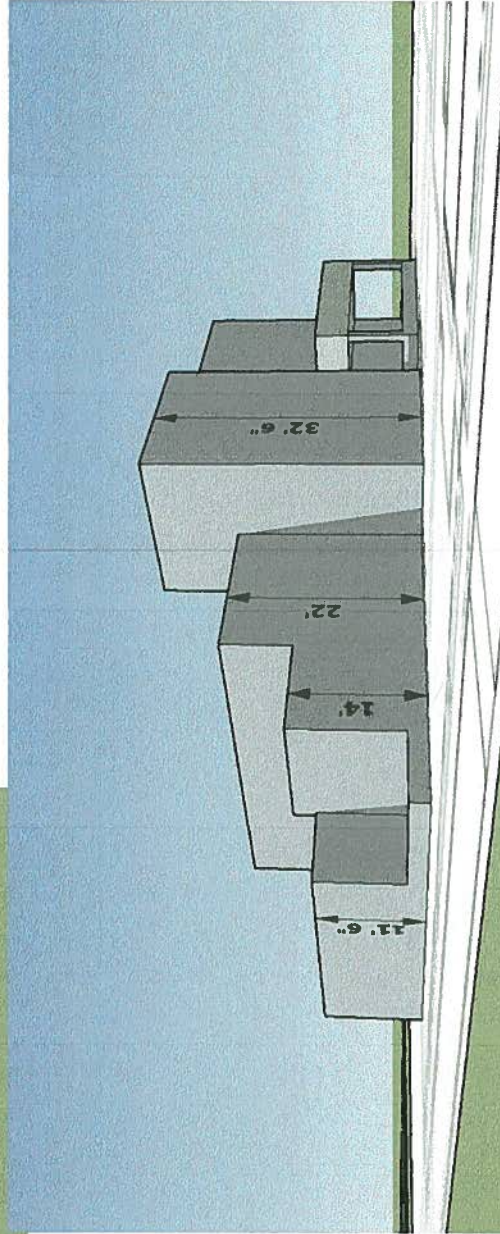


NW VIEW



SW VIEW

SE VIEW





March 01, 2016

Stephen Slezak
This Old Howes LLC
561 S York St
Denver, CO 80209

Re: 227 & 231 S Howes St - Multi-family

Description of project: This is a request to subdivide the lots at 227 & 231 S Howes St and build a new multi-family structure on the new lot (parcel #'s 9711417007 and 9711417006). The replat would create a new, 8,225 sq. ft. lot for the new multi-family structure. The proposed multi-family structure would be 3 stories and served by 11 parking spaces below grade. The site is located in the Downtown (D) 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, Pete Wray, at 970-221-6754 or pwray@fcgov.com.

Comment Summary:

Department: Zoning

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

1. It appears that the two ground floor garages will be accessed from the property to the west? Is that correct? Access easements will be required.
2. Bicycle storage/parking requires a min. 6 bicycles accommodated by storage within the structure and 4 bicycles accommodated to the exterior of the building by use of bike racks.
3. As the appears to be within the TOD which would require fewer off street parking spaces you meet the minimum 12 off street vehicle spaces had this not been in the TOD.
4. How will trash/refuse be accommodated. All dumpsters & recycling bins must be enclosed in an enclosure which meet LUC 3.2.5 enclosure wall of same material and color of structure. In addition metal doors and a separate access door or opening required for for individuals to access dumpster/recycling bins without opening main doors.
5. A 12' width ramp to the underground parking which is to include retaining walls, etc. doesn't seem like an adequate width for vehicle access. Also interested to know how access to/from Olive St. works without a ramp.

Department: Water-Wastewater Engineering

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

1. There are existing 4-inch and 6-inch water mains in Howes Street. There are two ¾" water services to the two property addresses (227 and 231) and both of these water services stem from the 4-inch main. Modifications to the existing water services for the two existing homes is not indicated in the application. However, please contact Water Utilities Engineering if that changes.
2. There is an existing 6-inch main in Olive Street. It is anticipated that this project site would require a water tap from the main in Olive Street. Placement of a new water meter pit or vault should be planned to be placed somewhere outside of the public ROW.
3. There is an existing 10-inch sanitary sewer line in Howes Street and an 8-inch sanitary sewer line in Olive Street. It is anticipated that this project would require a new sanitary sewer tap from the main in Olive Street. The depth of the sanitary sewer line in Olive Street is approximately 13'.
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.

Department: Traffic Operations

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

1. 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. Work with the engineering department to ensure the appropriate width of driveway and sight distance upon exiting the driveway.

Department: Stormwater Engineering

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

1. The City Right-of-Way in Olive Street and a small portion of the lot is located in the City regulated, 100-year Old Town floodplain and floodway. Any development within the floodplain must obtain a floodplain use permit and comply with the safety regulations of Chapter 10 of City Municipal Code. From the items submitted for conceptual review, it does not appear that any structures will be located within the floodplain. Any work done in the Olive St right-of-way, including utilities, grading in the tree lawn, or new or revised curb cuts, may be within the floodway. Permitting requirements in the floodway are the same as the flood fringe, but must also be preceded by a no-rise certification, and followed by a no-rise recertification after completion of the project. A City Flood Risk Map is attached.
2. Any construction activities in the floodplain and/or floodway (e.g. driveways, sidewalks, utility work, landscaping, etc.) must be preceded by an approved floodplain use permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
3. The boundaries of the floodplain and floodway should be included on any plans so that it is clear whether any improvements or work will be within the floodplain/floodway. Contact Beck Anderson of Stormwater Master Planning at banderson@fcgov.com for floodplain CAD line work.

4. 4. Please contact Heidi Hansen with any questions about these comments or to schedule a meeting to discuss any requirements for development in the floodplain. hhansen@fcgov.com 970-221-6854.
5. 5. Erosion Control - No Comment from Erosion Control. This site; disturbs less than 10,000 sq-ft, is not in a sensitive area, and is not in a larger development under construction. Therefore, no submittal of erosion control material is needed. However, the site still must be swept and maintained to prevent dirt, saw cuttings, concrete wash, trash & debris, landscape materials and other pollutants from entering the storm sewer at all times or BMPs will be required of the site. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
6. 1. A drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must be prepared in accordance with the Fort Collins Stormwater Criteria Manual.
7. 2. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan.
8. 3. When improvements are being added to an existing developed site, onsite detention is required when there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2-year historic release rate for water quantity. As such, it will be 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 will be required as a part of the submittal documents.
9. 4. Standard water quality treatment is required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
10. 5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
11. 6. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) 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. 7. Stormwater outfall/tie-in options for this site appear to be the following:
 - a. There are two existing inlets at the northwest corner of Howes and Olive Streets. These inlets are connected to a larger storm pipe system in Howes Street that drains to the south. The pipes stemming from both inlets are 10" diameter.
13. 8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.

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

Department: Fire Authority

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

1. AUTOMATIC FIRE SPRINKLER SYSTEM

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

GROUP S-2 AUTOMATIC SPRINKLER SYSTEM REQUIREMENTS

> IFC 903.2.9 & 903.2.9.1: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages (Group S-2 occupancy) in accordance with IBC 406.4 OR where located beneath other groups. Exception: Enclosed parking garages located beneath Group R3 occupancies.

BALCONIES AND DECKS

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

FDC

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

2. WATER SUPPLY

A fire hydrant is required within 300' of the building. This condition appears to be met with the existing utility infrastructure available in the area, however it's the applicant's responsibility to ensure location, pressure and volume requirements are being met. 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.

3. FIRE ACCESS

General fire access requires a fire lane within 150' of any exterior portion of the building exterior. The proximity of the proposed building to both Olive St and Canyon Ave will satisfy this requirement, however in addition to perimeter access, aerial fire apparatus access is required for buildings exceeding 30' in height, as defined by IFC Appendix D105. Should the building exceed 30' in height, additional considerations may be required. Code language provided below or see Appendix D for more information.

AERIAL FIRE APPARATUS ACCESS ROADS - WHERE REQUIRED

> IFC D105.1: Where the vertical distance between the grade plane and the highest roof

surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

AERIAL FIRE APPARATUS ACCESS ROADS - WIDTH

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

AERIAL FIRE APPARATUS ACCESS ROADS - PROXIMITY TO BUILDING

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

4. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM TEST

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

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 3. 2. Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf, contact Caroline Mitchell at 970-221-6288 or cmtichell@fcgov.com

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

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall include the standard utility easements that are to be provided behind the right-of-way (9 foot along Olive, Howes, and Canyon).
7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. If it is not necessary for access onto the property, the existing driveway from Olive will need to be closed and curb/gutter/landscaping installed in its place. The western driveway does not currently meet LCUASS street standards and will need to be looked at (width, 90 degree for 25 feet rule, etc.).
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. Doors are not allowed to open out into the right-of-way.
13. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
14. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on

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

Department: Electric Engineering

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

1. Right now single phase power is serving the existing residential units. Any upgrades or changes to existing electrical infrastructure will incur system modification charges.
2. Developer will be responsible for supplying and installing secondary electric service to these multifamily units.
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show these locations on the utility plans. Transformers need to have an 8' frontal and 3' side/rear clearance. It also has to be 10' within a drivable surface and cannot be located under the drip zone of any trees.
4. Please contact Light & Power Engineering if you have any questions at 221-6700. Please reference our policies, development charge processes, and use our fee estimator at <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Each unit will have to be individually metered (electric). It is recommended to gain these meters on one side of the building. Please reference our policies to ensure metering requirements are met.

Planning Services

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

1. 1: The proposal description says the project will include all three lots into a combined "mixed-use" project. Is the PDP boundary just for the new 3rd. lot or all three lots? This is a process question. If the PDP is for the single 3rd. lot it is a Type II review for multi-family use. I do not see the new 3rd. lot line on plan.
2. 2: The proposed building is located on the rear and side lot line. This precludes any foundation landscape planting to mitigate the mass and scale of the new building with the existing building to the west.
3. 3: The proposed design of the new building is not described or shown sufficiently to understand compatibility with existing buildings on either side by only including a massing diagram. How will this project fit in with the historic character and context of this block?
4. 4: How are the two garages shown on the main level getting access from? The project description references 11 parking spaces in basement, but only 10 are shown.
5. 5: In regards to the proposed garage ramp, how will this work right up to the rear property line of the adjacent property to the west and north on either side of ramp?
6. 6: The entry sidewalk and access from Olive Street needs to be within the new parcel. The plan is not clear on this.
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. 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.

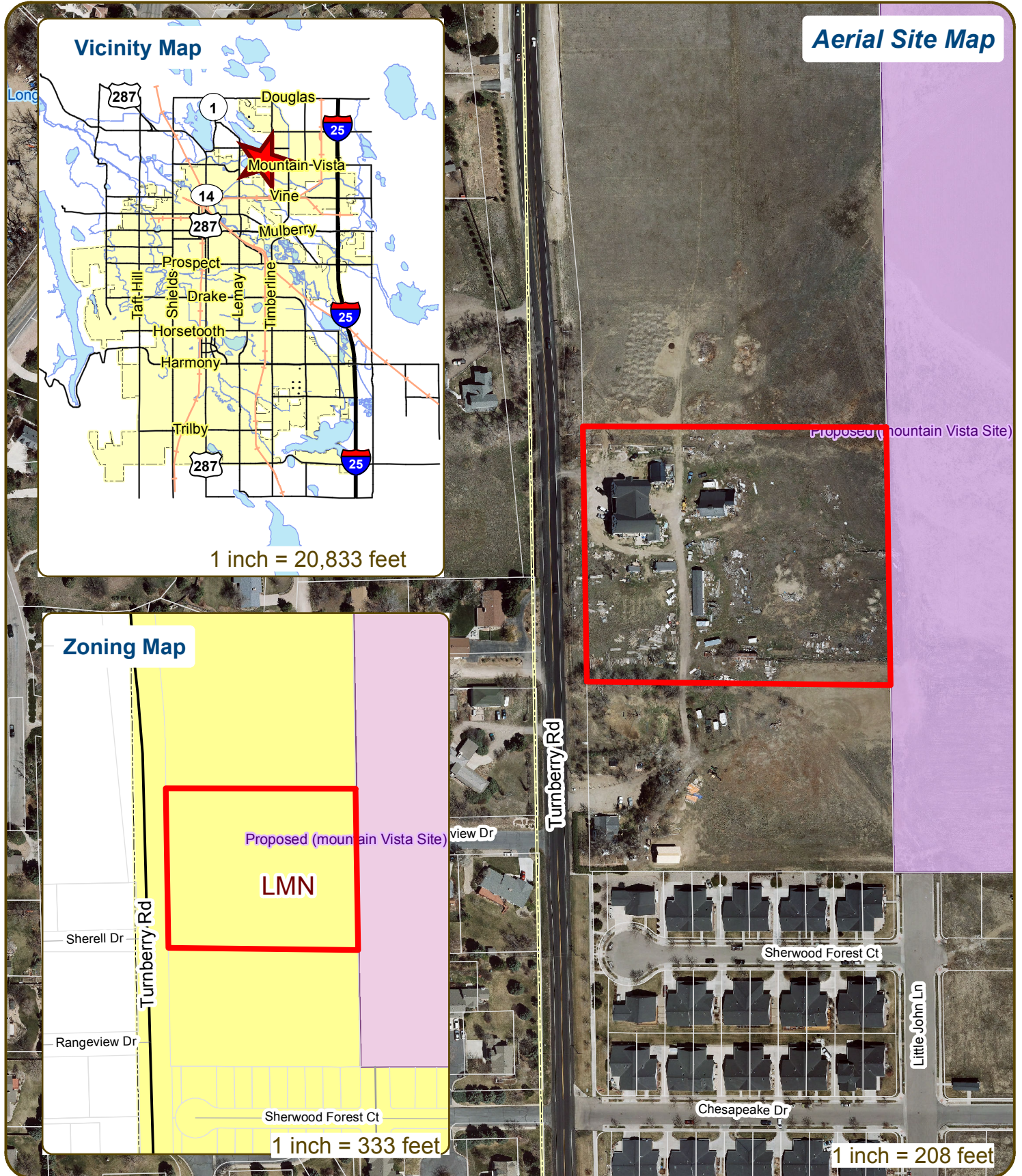
Energy Code Use

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

2008 Turnberry Rd Wireless Telecommunications Facility



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





CONCEPTUAL REVIEW:
APPLICATION

General Information

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

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

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

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

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

Caleb Crossland - Site development manager

Business Name (if applicable) Atlas Tower Holdings, LLC

Your Mailing Address 4450 Arapahoe Ave. Denver, CO 80203

Phone Number (303) 448-8896 **Email Address** ccrossland@atlastowers.com

Site Address or Description (parcel # if no address) ~~903 E. Poudre Blvd St., Fort Collins, CO 80524~~ 2008 Timberly Rd., Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Health 70' solo-cell tower housing at least three carriers

Proposed Use Telecommunications tower **Existing Use** Residential / Agricultural

Total Building Square Footage — **S.F.** **Number of Stories** — **Lot Dimensions** 50'x50'

Age of any Existing Structures 1900 & 1910

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 300 **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?

Turnberry Rd



© 2015 Google

122 ft

Google earth



© 2015 Google

41 ft

Google earth



STEALTH
FIRST IN CONCEALMENT



STEALTH
FIRST IN CONCEALMENT



February 12, 2016

Caleb Crossland
Atlas Tower Holdings
4450 Arapahoe Ave.
Denver, CO 80303

Re: 2008 Turnberry Rd - Wireless Telecommunication Facility

Description of project: This is a request to construct a wireless telecommunications tower at 2008 Turnberry Rd (parcel #8832005002). The proposed facility will be a 70' tall silo and would be located on the southeast corner of the site. The site is currently being used as a single-family home. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to the Addition of Permitted Use process.

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

Comment Summary:

Department: Zoning

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

1. If the scale is correct in the photoshopped picture it seems too tall to look like a singular silo. Perhaps if there is a different color treatment and more "hoops" painted to look like real hoop wire at historic horizontal separations to help fool the rest of us. I like the concept but more work is needed to make this look like a silo.

Department: Water-Wastewater Engineering

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

1. 1. It doesn't appear that this project will impact water or sewer facilities in this area nor does it appear that there are any proposed modifications to water or sewer with this proposal. If that changes, please coordinate ELCO Water District and/or Boxelder Sanitation District for information and tie-in requirements.

Department: Traffic Operations

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

1. no comments

Department: Stormwater Engineering

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

1. No Comment from Erosion Control. This site; disturbs less than 10,000 sq-ft, is not in a sensitive area, and is not in a larger development under construction. Therefore, no submittal of erosion control material is needed. However, the site still must be swept and maintained to prevent dirt, saw cuttings, concrete wash, trash & debris, landscape materials and other pollutants from entering the storm sewer at all times or BMPs will be required of the site. If you need clarification concerning the erosion control section, or if there are any questions please contact Jesse Schlam 970-218-2932 or email @ jschlam@fcgov.com
2. 1. The design of this site must conform to the drainage basin design of the Boxelder/Cooper Slough Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
3. 2. If there is an increase in imperviousness greater than 1000 square feet a drainage report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. If there is less than 1,000 square feet of new impervious area then a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 1,000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.
4. 3. Onsite detention is required if the increase in imperviousness is 1000 square feet or more. Detention is required for the runoff volume difference between the 100-year developed inflow rate with the 2-year historic release rate.
5. 4. Standard water quality treatment is required as described in the Fort Collins Stormwater Criteria Manual. Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>)
6. 5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - a. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
 - b. 75% of all newly added or modified impervious area must be treated by LID techniques.
7. 6. Standard operating procedures (SOPs) for all onsite drainage facilities (including LID systems) will be included as part of the Development Agreement. More information and links can be found at:
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. 7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
9. 8. There is a final site inspection required when the project construction is complete and the maintenance is handed over to an HOA or another maintenance organization.

10. 9. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.
11. 10. If the applicant proposes a different location in the vicinity for the tower, they should coordinate with the stormwater department to ensure that the location they have chosen doesn't conflict with master planned stormwater facilities in the area. Please contact Heather McDowell to discuss if the proposed location changes. (970) 224-6065 or hmcowell@fcgov.com

Department: Fire Authority

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

1. FIRE ACCESS

A dedicated fire lane is required to the facility. Fire lane specifications provided below.

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 (proposed fire lanes other than 20' in width may be approved by the fire marshal on a case by case basis).
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons (compacted road base meeting the 40 T requirement would be acceptable in this application).
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > Dead-end fire lanes shall not exceed 660' however, it may be approved for such and application.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.
- > 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. PREMISE IDENTIFICATION

The telecommunications facility will be addressed separately with address numerals posted both on the facility and at the road. Code language provided below.

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

Department: Environmental Planning

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

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(3), requires that you use low-water-use plants and grasses in your landscaping or re-landscaping and reduce bluegrass lawns as much as possible. Native and wildlife-friendly landscaping is encouraged as well.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "... (4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are typically due at the time of building permit. For this wireless telecommunication facility use, this may or may not be applicable. You may contact Matt Baker, Street Oversizing Program Manager at 224-6108 for applicability of this requirement.
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. Under the premise the application is limited to the wireless telecommunication use, further comments are not anticipated except however, we may require a development agreement for the property that monuments that any future development/redevelopment of the property could require site and street frontage improvements. The following comments are standard comments that would apply with such future development/redevelopment.
4. 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.
5. 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.
6. 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>
7. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall include any right-of-way dedication in conformance with street classifications for the street(s) and the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications).

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.

Department: Electric Engineering

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

1. kVA and system modification charges will apply.
2. Please provide a one line diagram and a Commercial Service Form (C-1) form to Light and Power Engineering. The C-1 form can be found at the link below:
<http://zeus.fcgov.com/utills-procedures/files/EngWiki/WikiPdfs/C/C-1Form.pdf>
3. Currently there is a 25kVA single phase transformer feeding this lot. Power could come off this transformer but load sizing will need to be determined. Other alternative is to come off of a switch cabinet located in right of way.
4. A dedicated electric and or utility easement will need to be established between communication facility and land owner to include any electrical infrastructure getting to facility.
5. If a dedicated transformer will be established for communication facility it needs to maintain our clearance requirements. Please reference our policies, development charge processes, and use our fee estimator to ensure all requirements are met.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Planning Services

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

1. The proposed site is adjacent to the proposed Mountain Vista school. Please coordinate your proposal with Poudre School District Planner Brendan Willits. It is unclear when the school will be built and precisely where the school will be located but it will be important that the proposed tower integrates with the school district's plans. Brendan can be reached at bwillits@psdschools.org or 970.490.3413.
2. Wireless Telecommunications Facilities are not an allowed use in the LMN zone district. As such, this proposal will go through the Addition of Permitted Use (APU) process. This will require two neighborhood meetings, a meeting with the Planning & Zoning Board, and will go to City Council for approval. Staff will help coordinate all of these meetings for you.
3. Thank you for submitting mock ups of a potential silo facility. One of the features of both of the examples you submitted is that the silo looks like it is an integral feature of the site. The support structures around the silo look like they are part of a larger farming operation, which helps mask the wireless facility. The grey boxes on your proposed site plan should look like out buildings on a farm to help make the silo look integral to the site. If possible, please also explore moving the silo more to the interior of the site to further integrate the silo to the existing site.
4. Staff would also like to explore enhanced landscaping along the eastern and southern property lines to help justify a request for an APU. Given the location next to a potential school, it is critical this facility be screened as well as possible.
5. When you submit elevations for the proposed silo and out buildings, please make sure the materials match the style and color of the existing structures on the site.

6. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
7. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
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20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

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1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
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