

Conceptual Review Agenda

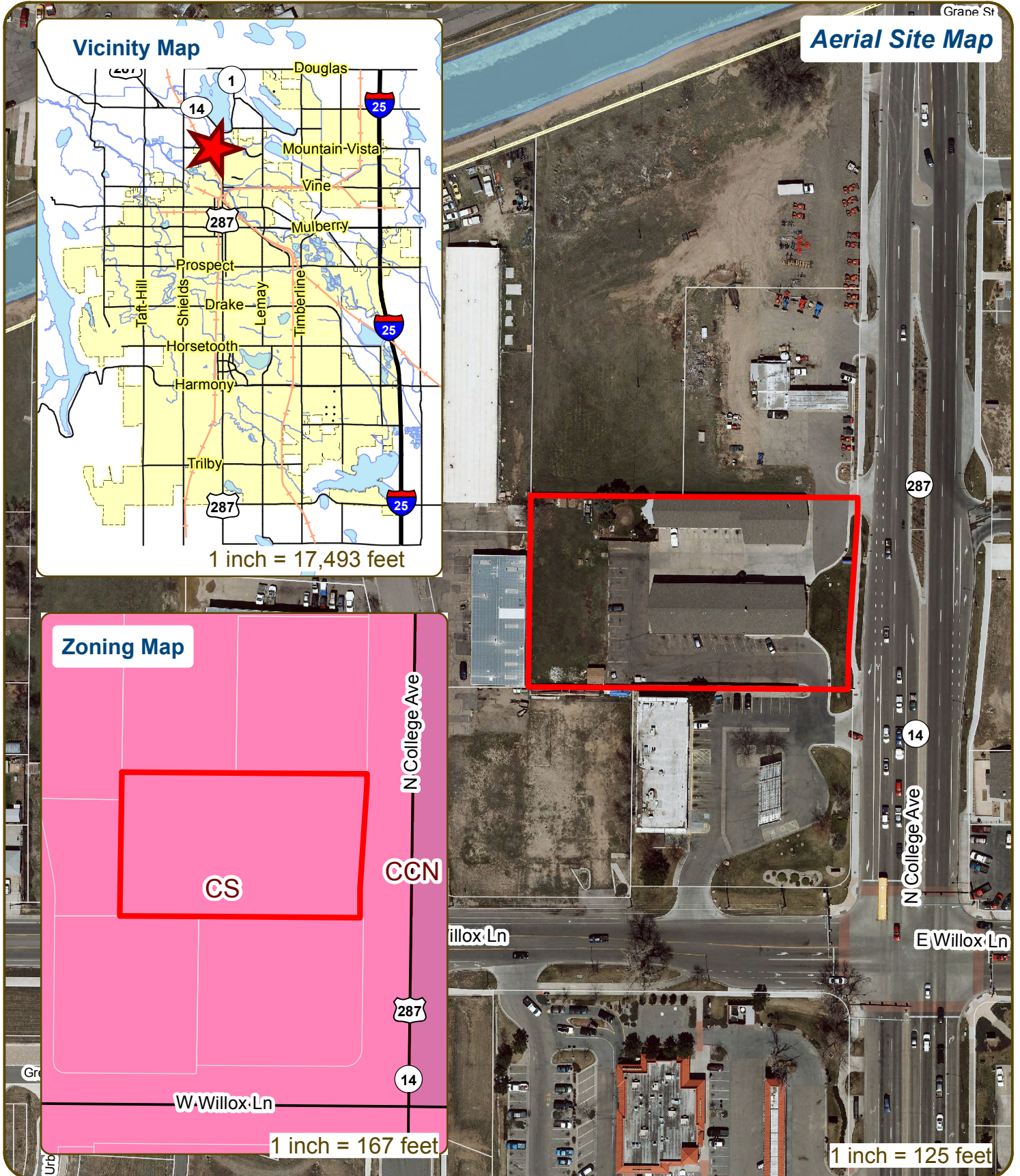
Schedule for 06/20/16 to 06/20/16

281 Conference Room A

Monday, June 20, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1809 N College Ave - Lodging Establishment	Allen D. Curtis (970) 407-7290 curent@quixnet.net	This is a request to build 8 extended stay hotel units at the existing hotel located at 1809 N College Ave (parcel # 9835400032). The new units would be located in the rear of the site with 10 new parking spaces to serve these units. The new building would be 2-stories and match the existing architecture on-site. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.	Meaghan Overton
10:15	Elizabeth and Patton - Townhomes	Nicky Galbraith (970) 389-8289 nickyinthefort@gmail.com	This is a request to build 9 townhomes at Elizabeth and Patton (parcel # 8718312002). The development will feature 3 buildings with 3 townhomes each. Each building will have an attached car port for parking. The site plan also shows a separate 700 sq. ft. office building on-site. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Clay Frickey

1809 N College Ave Lodging Establishment



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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) _____

ALLEN D. CURTIS PROJECT DESIGNER

Business Name (if applicable) ALLEN D. CURTIS - ARCHITECT

Your Mailing Address 33 EAGLES NEST COURT, LIVERMORE, CO. 80536

Phone Number 970/407-7290 Email Address CURRENT@QUINNET.NET

Site Address or Description (parcel # if no address) 1809 NO. COLLEGE AVE., FT. COLLINS, CO. PARCEL # 9835400032

Description of Proposal (attach additional sheets if necessary) PURPOSE IS TO ADD AN ADDITIONAL 4436 S.F. 3-STORY, 2 UNIT BUILDING. THE BUILDING WILL BE AT THE REAR OF THE SITE AND WILL HOUSE 2 EXTENDED STAY UNITS CONSISTING OF (1) B-BEDROOM (2) STUDIO AND (2) H.C. ACC. STUDIO/UNITS.

Proposed Use MOTEL (R-1) Existing Use MOTEL (R-1)

Total Building Square Footage 4436 S.F. Number of Stories 2 Lot Dimensions 310' x 120' APPROX.

Age of any Existing Structures 50 YRS. NOT INVOLVED IN PROJECT, PROJECT IS A SEPARATE BUILDING.

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.

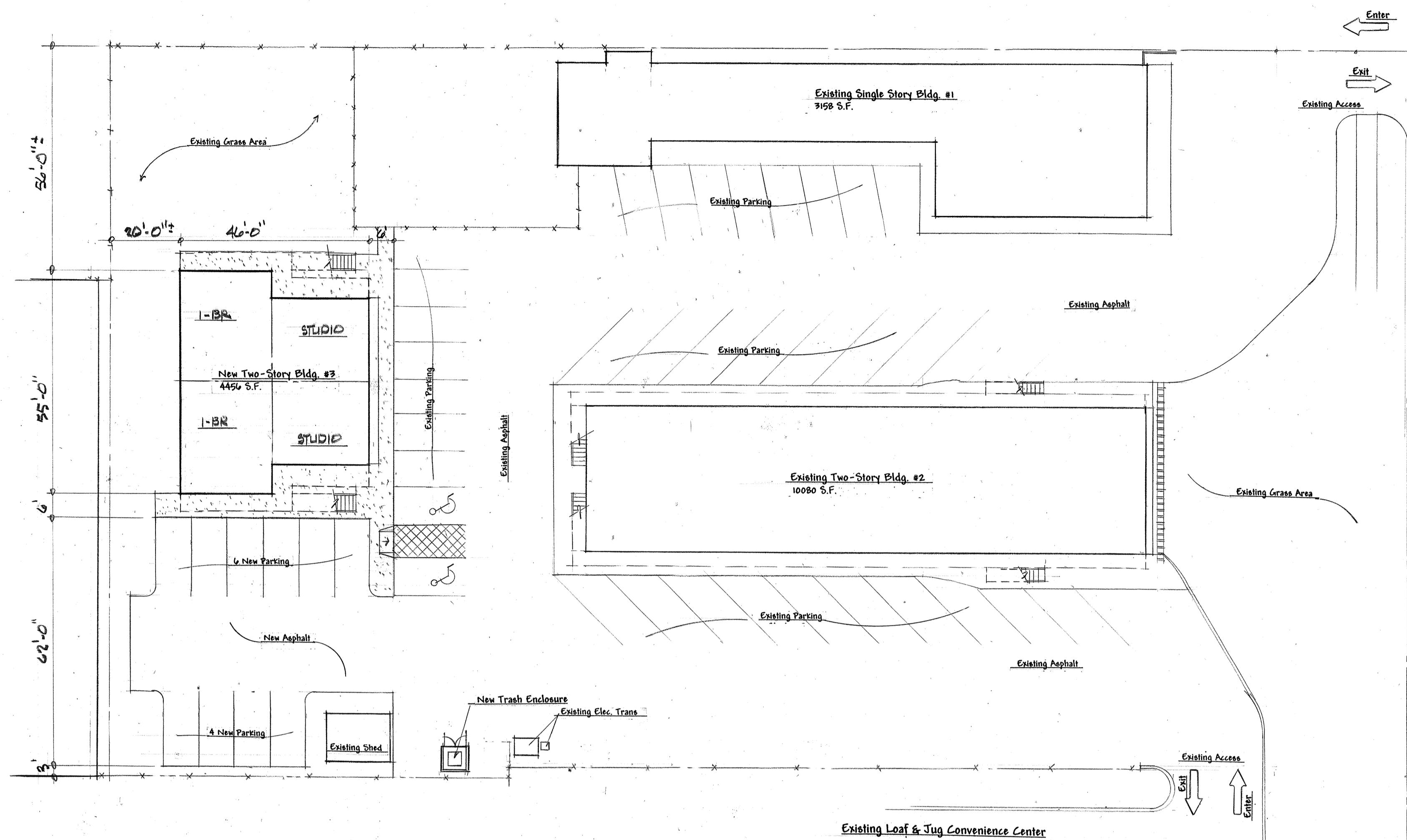
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

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

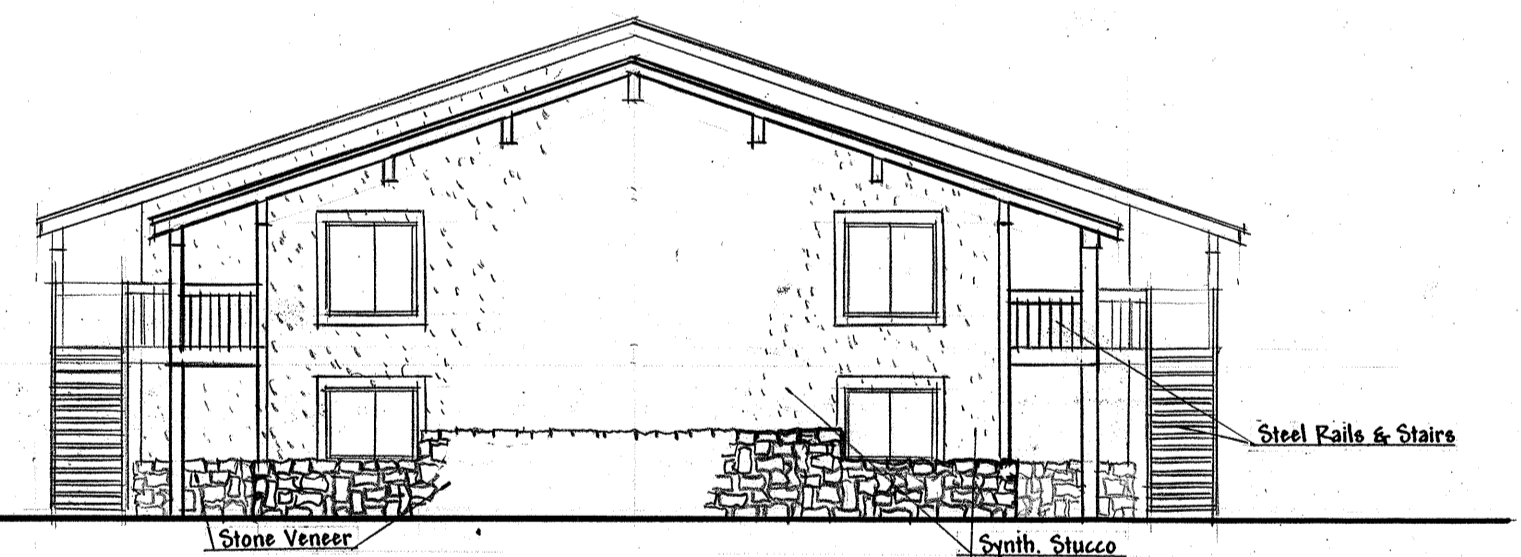
Increase in Impervious Area 36100 S.F. (EXIST'G) 6800 S.F. (ADDED) 42900 S.F. TOTAL S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested Items for the Sketch Plan:

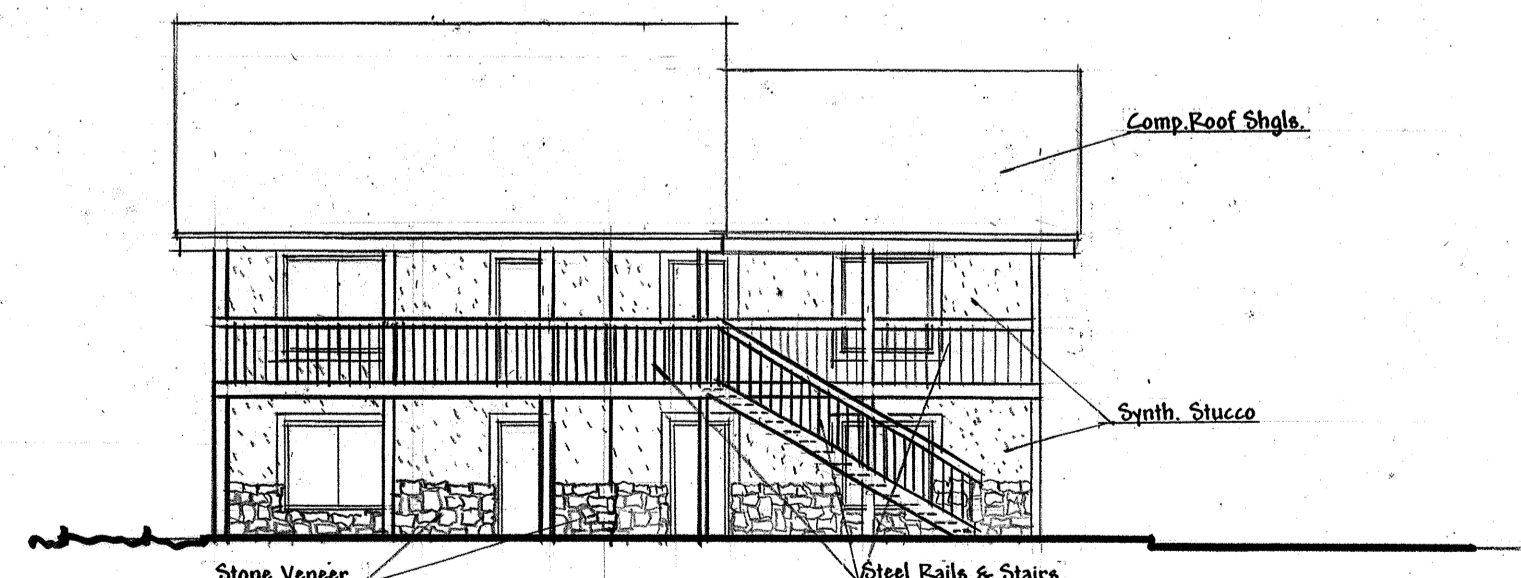
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



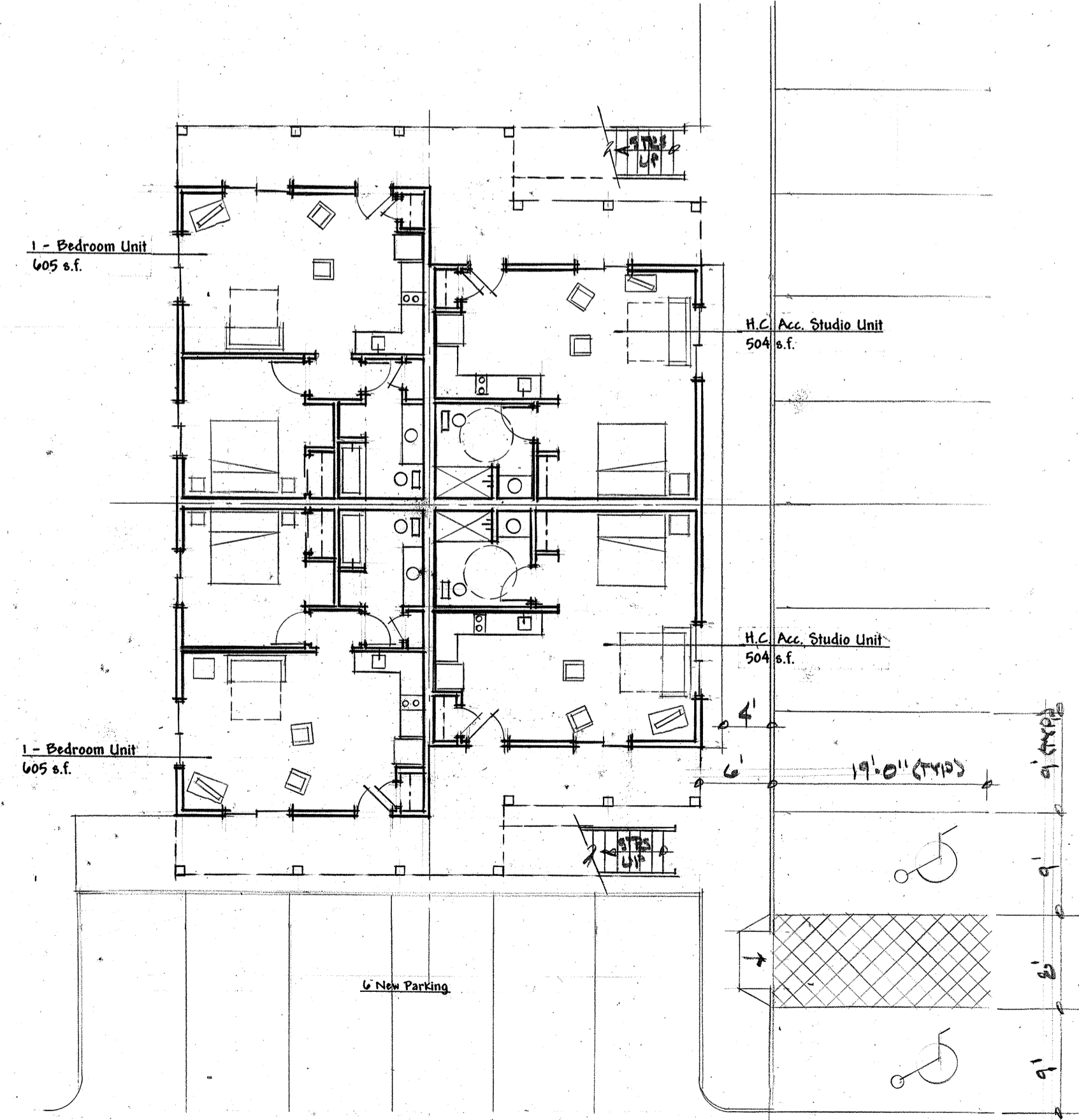
No. College Ave.



C East Bldg. Elevation 3/32" = 1'-0"



D South Bldg. Elevation 3/32" = 1'-0"



B Ground Floor Plan 3/32" = 1'-0"

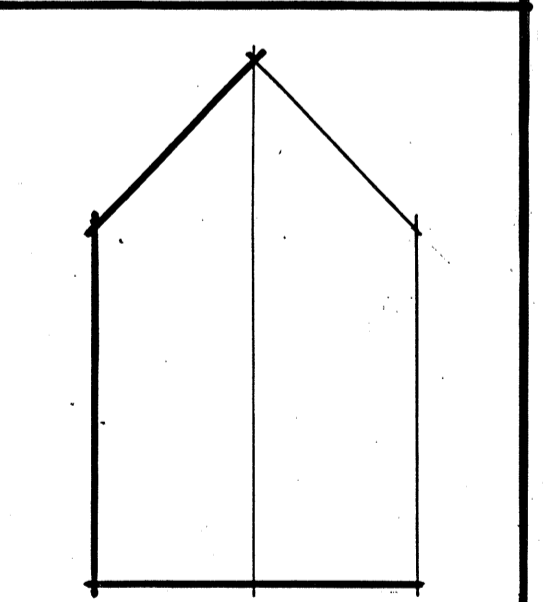
Architectural Site Plan 1" = 20' - 0"

General Information

Zone:	C-1, Commercial North College		
Occupancy:	R-1, Motel		
Type Const.:	V-B		
Existing Bldg. #1	8 Units	Single-Story 3158 s.f.	8 Pkg. Spaces
Existing Bldg. #2	32 Units	Two-Story 10080 s.f.	27 Pkg. Spaces
	Mgr. Unit		
	Lobby		
Previous Square Footage	13238 S.F.		
New Bldg. #3	Proposed 8 New Extended-Stay Units		
	8 Units	Two-Story 4496 s.f.	10 Pkg. Spaces
	2 H.C. Access Studio Units		
	2 Standard Studio Units		
	4 One-Bedroom Units		
New Square Footage	17174 S.F.		
Previous Parking Spaces	75 Parking Spaces		
New Total Parking Spaces	42 parking Spaces + 2 H.C. Parking Spaces		

Revisions		
Date:	Date:	Date:

Proposed New Suites for:
Americas Best Value Inn
1807 No. College Ave.
Ft. Collins, Colorado



Allen D. Curtis
Architects
Architecture & Planning
33 Eagles Nest Ct.
Livermore, Colorado 80536
(970) 401-7250 Fax (970) 472-9299

New Suites for:
Americas Best Value Inn
1807 No. College Ave.
Ft. Collins, Colorado

Site Plan, General Information,
Ground Level Floor Plan, Building
Elevations

Drawn By: **ADD** Sheet:
Checked By: **ADD**
Date: **06/14/16** CRT-1



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

970.221.6750
970.224.6134 - fax
fcgov.com

September 01, 2016

Allen D Curtis
33 Eagles Nest Court
Livermore, CO 80536

Re: 1809 N College Ave - Lodging Establishment

Description of project: This is a request to build 8 extended stay hotel units at the existing hotel located at 1809 N College Ave (parcel # 9835400032). The new units would be located in the rear of the site with 10 new parking spaces to serve these units. The new building would be 2-stories and match the existing architecture on-site. The site is located in the Service Commercial (CS) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Meaghan Overton, at 970-416-2283 or moverton@fcgov.com.

Comment Summary:

Department: Zoning

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

1. The trash enclosure is much too small. You must provide walk-in access as well as a recycling receptacle.
2. A 5 foot landscaped setback is required along the south property line, you are showing 3 foot.
- 2.

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include a 4-inch main on the west side of College, a 6-inch main in Willox Ct, and an 8-inch main in Willox Lane. Existing sewer mains in the area include a 6-inch main bisecting the property west of the existing hotel and an 8-inch main in Willox Ct.
2. Water service for the existing hotel is from the 4-inch main in College. This main should be sufficient to provide domestic service to the new development, but will likely be inadequate to provide fire service if that is required as part of the development. Fire service, if required, will need to be connected to one of the larger mains in the area. Sewer service can be connected to the 6-inch main on the site or the main in Willox Ct, whichever is preferable to the applicant.

3. A minimum separation of 15 feet will be required from the existing sewer main to any proposed building. This includes the trash enclosure.
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: Nicole Hahn, 970-221-6820, nhahn@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.

1.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
3. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs. 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.
4. If the new impervious area is over 1000 sq. ft., onsite detention is required for the runoff volume difference between the 100-year developed flow rate and the 2-year historic release rate. In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre. There is an existing storm sewer in College and storm inlet on the site that can be used for the stormwater outfall.
5. Fifty percent of the site runoff from the newly added or modified impervious area is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
 - A. 50% of the newly added or modified impervious area must be treated by LID techniques

and 25% of new paved areas must be pervious.

B. 75% of all newly added or modified impervious area must be treated by LID techniques. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>

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.
8. 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: Historic Preservation

Contact: Maren Bzdek, 970-221-6206, mbzdek@fcgov.com

1. This parcel contains building(s) that are 50 years old or older and need to be reviewed under the City's Demolition/Alteration Review Process (Municipal Code Section 14-72). This process determines a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. The determination of eligibility requires current color photographs of all sides of each building or structure, provided by the applicant at the time of project review. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Additionally, photos of the front elevation of abutting buildings or structures in each direction are also required, to show the context of the building. Digital photos are encouraged, and may be sent to mbzdek@fcgov.com. Hard copies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave.
2. In order to expedite the review, please submit a review application form (found on the City's website at http://www.fcgov.com/historicpreservation/pdf/Historic_Review_Consent.pdf). The initial review process to determine eligibility will take no longer than two weeks.
3. If a building or buildings are determined to be eligible for designation the applicant may then choose to work with a design subcommittee if the plans call for incorporation of the existing structure. Otherwise, the next step is putting the proposal on the Landmark Preservation Commission agenda as a consent item. While this process does extend the review time and has additional requirements for documenting the existing structure(s) before they undergo major alterations or removal, ultimately nearly all proposed changes regarding 50+ buildings are approved. Once the determination of eligibility is complete, Historic Preservation staff will work with you to understand how this process affects your proposal and facilitate your successful compliance with the process.
- 3.

Department: Fire Authority

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

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road.

All private roads serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. If an EAE has not previously been dedicated on this property, one will be required at this time. Code language and fire lane specifications provided below.

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

FIRE LANE SPECIFICATIONS

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

- > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons
 - > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
 - > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
 - > Additional access requirements exist for buildings greater than 30' in height. Refer to Appendix D of the 2012 IFC or contact PFA for details.
- International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. 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.

3. HYDRANTS

A hydrant is required within 300' of any commercial building. The closest hydrant is approximately 465 feet away at the intersection of Willox and College and as such, another hydrant will be required to support the separate building. See code language below.

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

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com

1. 1. The City of Fort Collins Land Use Code [Section 3.4.1] takes into account significant natural habitats and features and requires buffering of these features as necessary. This parcel is located within 500ft of natural features (riparian vegetation; seasonal wetlands)

associated with the Larimer and Weld Canal. Generally this would result in the need for an Ecological Characterization Study (ECS) to be completed and submitted prior to PDP, however, two developed parcels exist between this developed parcel and the irrigation ditch, and the ditch does not cross this property, thus an ECS requirement is waived.

2. 2. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
3. 3. If LED light fixtures are to be used please note the following: IDA (International Dark-Sky Association) recommends using lighting with a color temperature of no more than 3000 degrees Kelvin to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to negatively affect human health and endanger wildlife. Please consider warmer color temperature (warm white, 3000K or less) for LED light fixtures and consider fixtures with dimming capabilities, ensuring light levels can be adjusted as needed.
4. 4. Please note Article 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
5. 5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens, and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:
 - a. ClimateWise program: fcgov.com/climatewise/
 - b. 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
 - c. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
 - d. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
 - e. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com
 - f. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or jscharton@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Department: Engineering Development Review

Contact: Katie Sexton, ,

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>

3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial), if one does not already exist.
5. A repayment will be due to the City, for the construction of the development's local street portion along it's N College Avenue frontage, at the time of building permit. This amount will include a \$220/linear foot construction cost as well as the cost of the ROW acquisition.
6. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
7. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. Plans will be routed to CDOT for review and approval. The access control plan shows a commercial local street connection on the North side of the site. Rather than dedicating any ROW or implementing any of the plans for the street now, the developer/owner will be asked to acknowledge this plan and their own responsibility for this eventual improvement in a Development Agreement.
8. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
9. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.
10. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
11. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
12. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
13. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development.

Department: Electric Engineering

Contact: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing 3-phase and single-phase feeding this site. Existing electric facilities run along the South edge of the site with an existing secondary service running North and South through the site. This existing service will need to be field located as it may be in conflict with the new buildings footprint.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits

of the project they must be located within a utility easement.

3. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below: .
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. Transformer location needs to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>

Planning Services

Contact: Meaghan Overton, 970-416-2283, moverton@fcgov.com

1. The site will need to be platted.
2. The zoning indicated on the site plan is incorrect. The site is in the Service Commercial (CS) District, not the North College Community Commercial (CCN) District.
3. A landscape plan will be required for the site, which must meet the requirements in Land Use Code Section 3.2.1. In particular, see section 3.2.1(D) and 3.2.1(E). These sections outline requirements for landscape areas, tree stocking, and planting beds along high use and high visibility areas of the building exterior. These requirements apply to the entire site to the maximum extent feasible, not just to the proposed new building.
4. The landscape plan must also include parking lot landscaping that meets or exceeds the requirements in Section 3.2.1(E)(5) and Section 3.2.2. These requirements include (but are not limited to) the following: six percent of the parking lot interior space must be landscaped; landscaped islands shall be used to define parking lot entrances and the ends of parking aisles to the maximum extent feasible; and landscaped islands must include one or more canopy shade trees.
5. Is there any bicycle parking on the site? The requirements for lodging establishments are 1 bicycle parking space per 4 units, and 60% of the total number of spaces must be enclosed, secured bicycle parking (i.e. lockers or similar). In your submittal please indicate the number, location, and type of bicycle parking on the site plan.
6. How many total parking spaces are on the site? The parking counts shown on the site plan and listed in the "general information" section do not match. For a lodging establishment, the maximum number of parking spaces is 1 per unit (including required handicap spaces). In your submittal, please clarify the parking totals and clearly label all parking spaces.
7. How does vehicular traffic move through the site? The required width for a one-way drive aisle is 20 feet with 90 degree parking, 15 feet with 45 degree angled parking. The site plan appears to meet that standard, but several drive aisles seem too narrow for two-way traffic.
8. A connecting walkway will need to be provided from College Avenue to the main entrance of the lodging establishment as described in Section 3.5.3(C). In addition, walkways must be a minimum of 6 feet in width between building entries and sidewalks. The site plan appears to

show walkways of 4 feet in width along the eastern side of the proposed building.

- 9.** If there are standards in the Land Use Code that cannot be met, a written request for a modification of standard must be submitted as outlined in Section 2.8.2. The standards governing the approval of a modification are described in Section 2.8.2(H).
- 10.** 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.
- 11.** 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.
- 12.** 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>.
- 13.** 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.
- 14.** Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
- 15.** 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.
- 16.** 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:

20012 International Building Code (IBC)
2012 International Residential Code (IRC)
20012 International Energy Conservation Code (IECC)
2012 International Mechanical Code (IMC)
2012 International Fuel Gas Code (IFGC)
2012 International Plumbing Code (IPC) as amended by the State of Colorado
2014 National Electrical Code (NEC) as amended by the State of Colorado

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

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

Frost Depth: 30 inches.

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

Seismic Design: Category B.

Climate Zone: Zone 5.

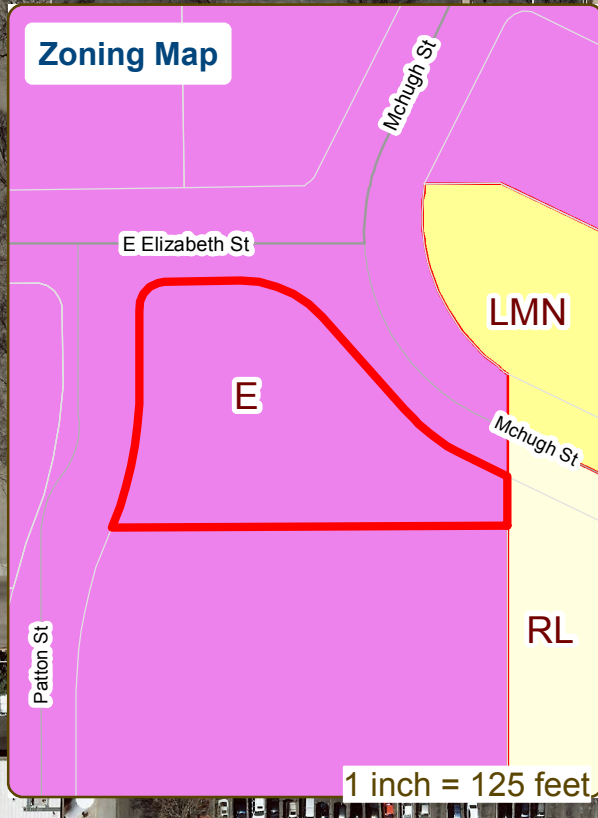
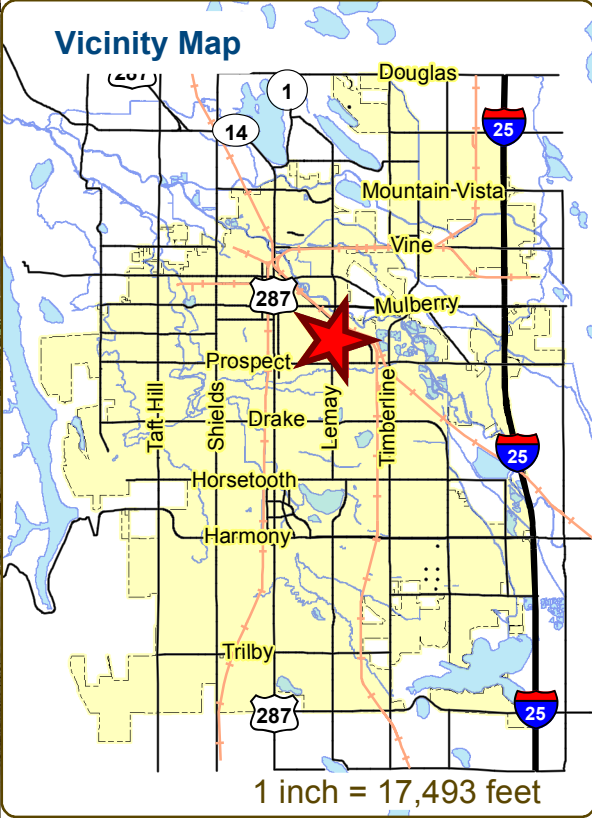
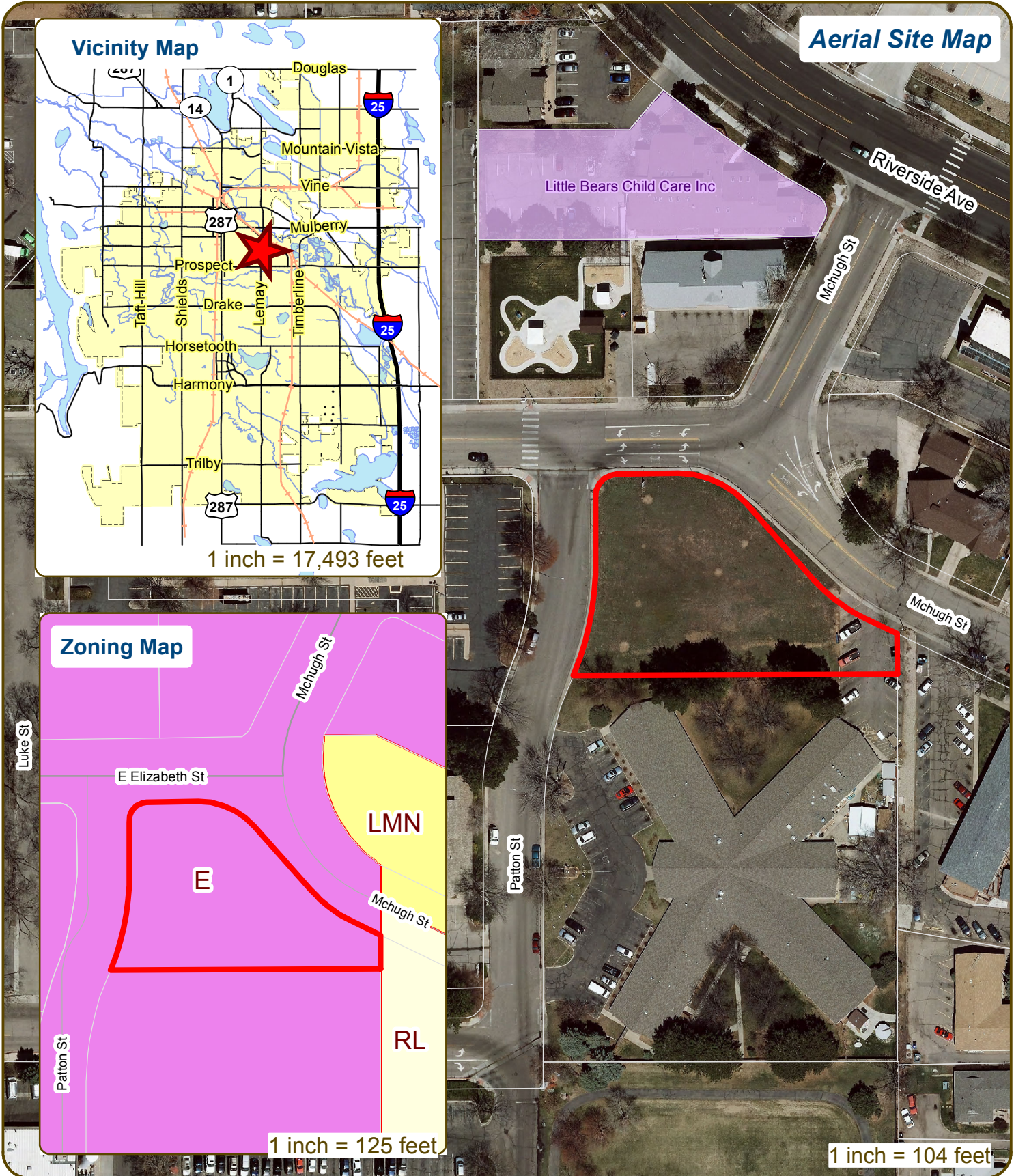
Energy Code Use

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

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

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

Patton and Elizabeth Townhomes



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 OF FITNESS 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) _____

Nicky Galbraith, equitable owner's representative

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-389-8289 Email Address nickyinthefort@gmail.com

Site Address or Description (parcel # if no address) _____

0 Patton & Elizabeth parcel # 87183-12-002 Legal Description: Lot 2, E Elizabeth, FTC

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

Proposed Use Office space and townhomes Existing Use Undeveloped Land

Total Building Square Footage 7,740 S.F. Number of Stories 2&3 Lot Dimensions _____

Age of any Existing Structures N/A

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

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

Is your property in a Flood Plain? [] Yes [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 _____ 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?

DESCRIPTION OF PROPOSAL

Property “Location” & “Current Description”

- Vacant/undeveloped irregular shaped lot
- 0.63 Acres
- approx. 1 block north of Poudre Valley Hospital Parking Area
- End of block -- south of E. Elizabeth and between Patton & McHugh Streets
- No storm water system known on existing lot
- Landscape – mowed grass (sole existing natural features)

Zoning District: Employment District
(Adjacent to LMN & RL Zoning)

Property Features

- 2 blocks walking distance to hospital, surrounding businesses, and medical facilities.
- Convenient vehicular access to S. Lemay Ave. and Riverside Ave.

Surrounding Land Use:

Contiguous Properties:

- Rehabilitation & Nursing Center of the Rockies
(Approx. 25,000 sq. ft. on 2 acres to south)
- Academy Park Apartments
(18 living units on just under 1 acre to southeast)

Nearby Properties Uses (across streets):

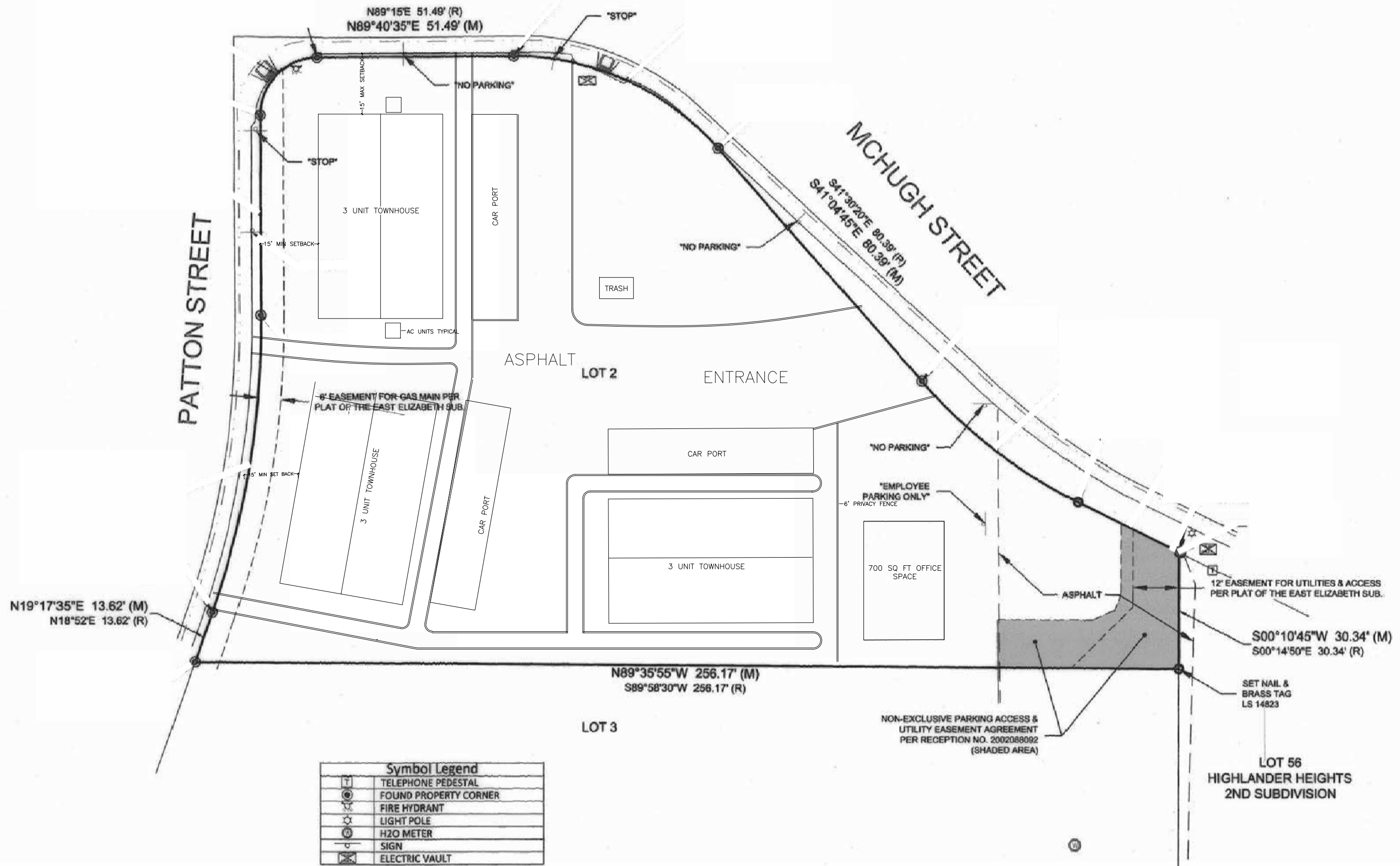
- Health Care Centers & Medical Facilities (to North & West)
- Single Family housing (to East)
- Little Bear Child Care (to North)

PROPOSED PROJECT:

- Townhouse units to provide housing for the community such as:
 - Rental housing for hospital employees
 - Rental housing for visiting physicians/trainees
 - Housing for community in general

DEVELOPMENT PROPOSAL PREPARED FOR CONCEPTIONAL REVIEW

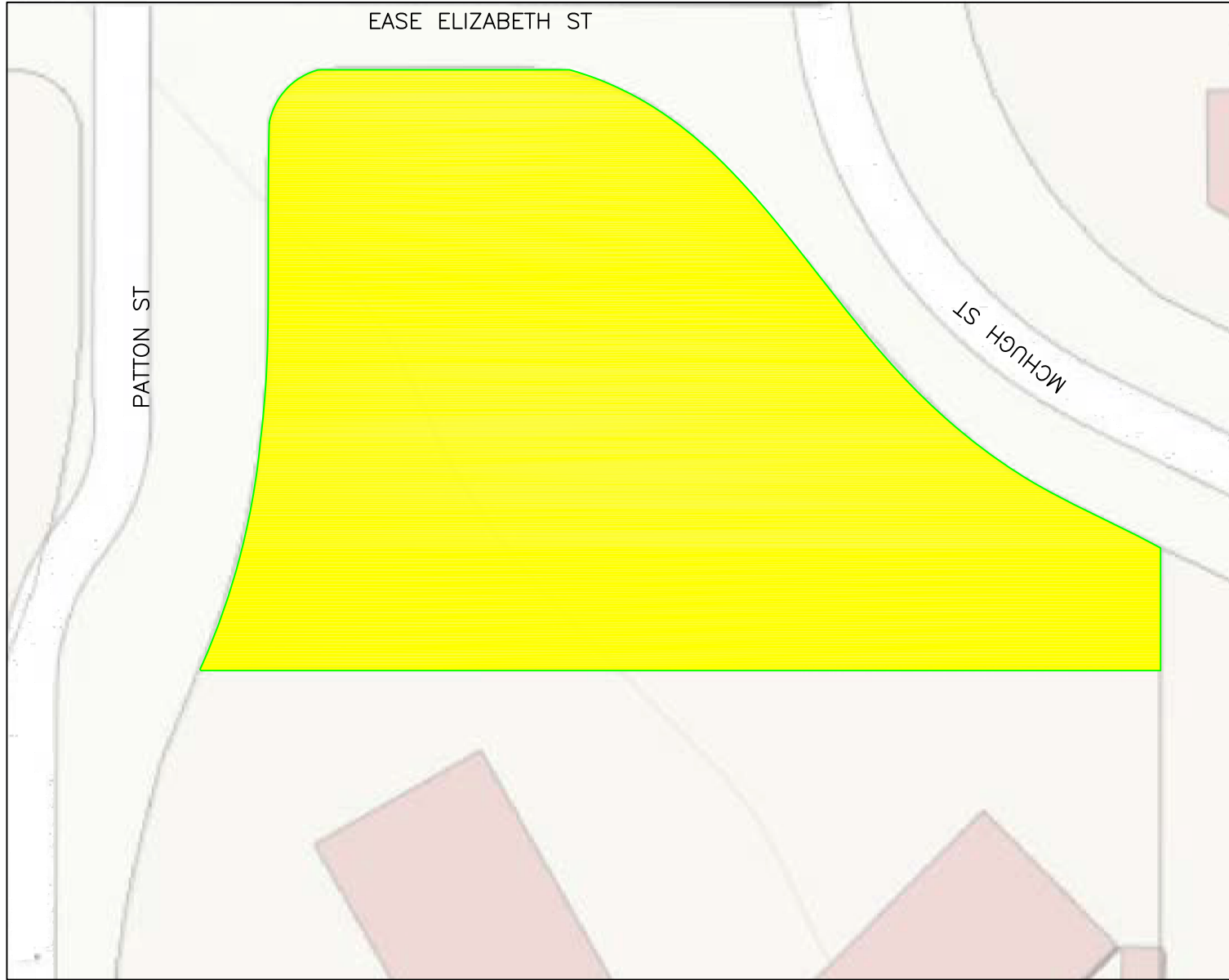
- Modular built units: 9 townhome units and one 700 square foot commercial office space.
- Three story (4) bedroom units (3) bathrooms approx. 9,200 sq. ft.
- Two story (2) bedroom units (3) bathrooms approx. 6,120 sq. ft.
- East half of site dedicated to parking, access, circulation, and landscaping.
- Individual parking (2) spaces for each residential unit. Carport construction. Additional on-street parking available
- Easement on southeast corner allows shared access with adjacent neighbor
- Fire access provided via Patton Street to the west
- Fire hydrant on lot



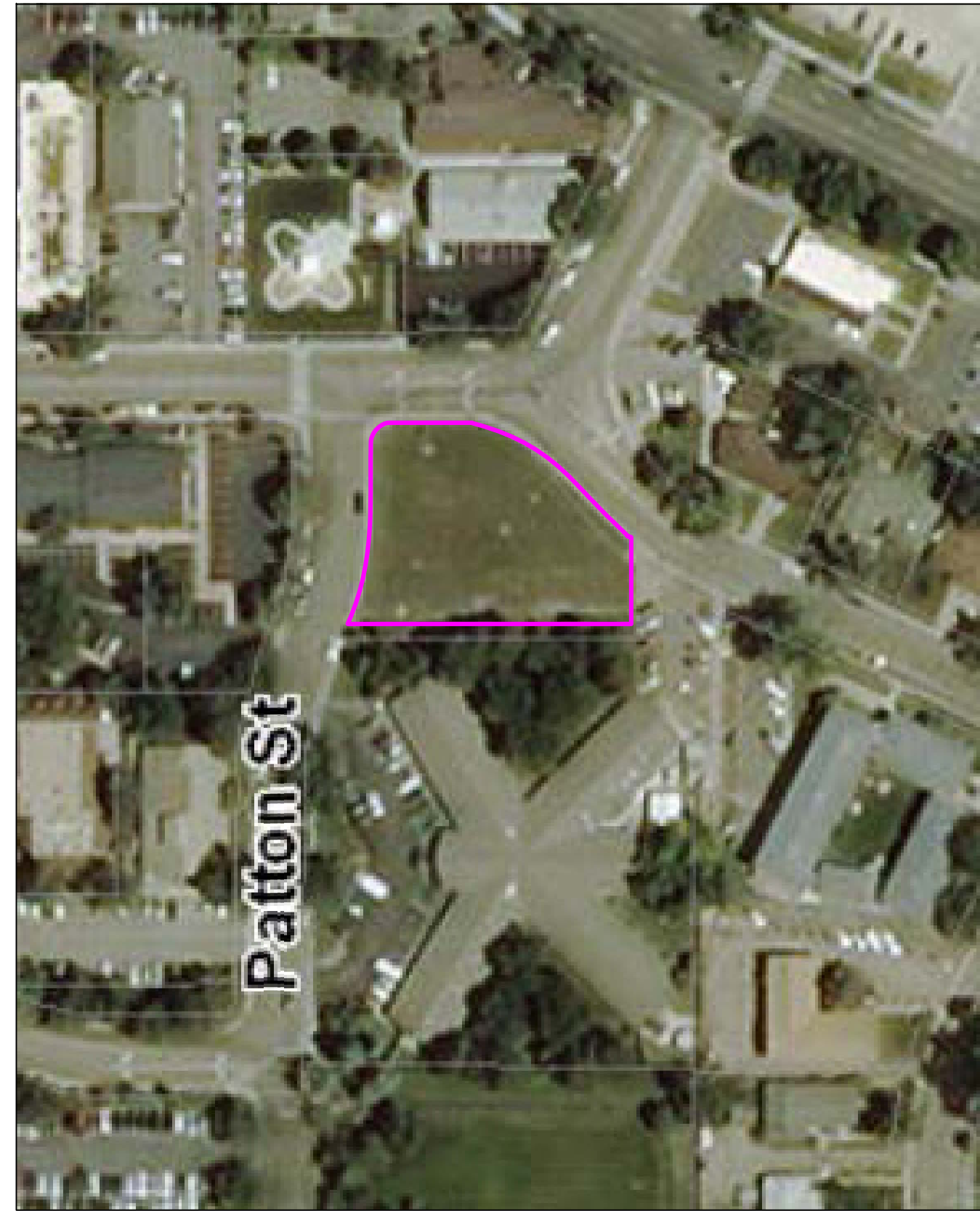
Symbol Legend	
	TELEPHONE PEDESTAL
	FOUND PROPERTY CORNER
	FIRE HYDRANT
	LIGHT POLE
	H2O METER
	SIGN
	ELECTRIC VAULT

PROPOSED SITE PLAN
1' = 25'

AEC GROUP	DWG #6120
	DRAWN BY: STAFF
PO BOX 337806 GREELEY, CO 80633 (970)978-1879	
DESIGN CRITERIA:	
ROOF LOAD:	
FLOOR LOAD:	
SEISMIC:	
GALBRAITH PATTON & ELIZABETH FT COLLINS, CO	
NTS	
05-23-2016	
SP	



ZONING MAP
1' = 42'



AERIAL SITE MAP
1' = 112'

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

NTS

05-23-2016

ZM

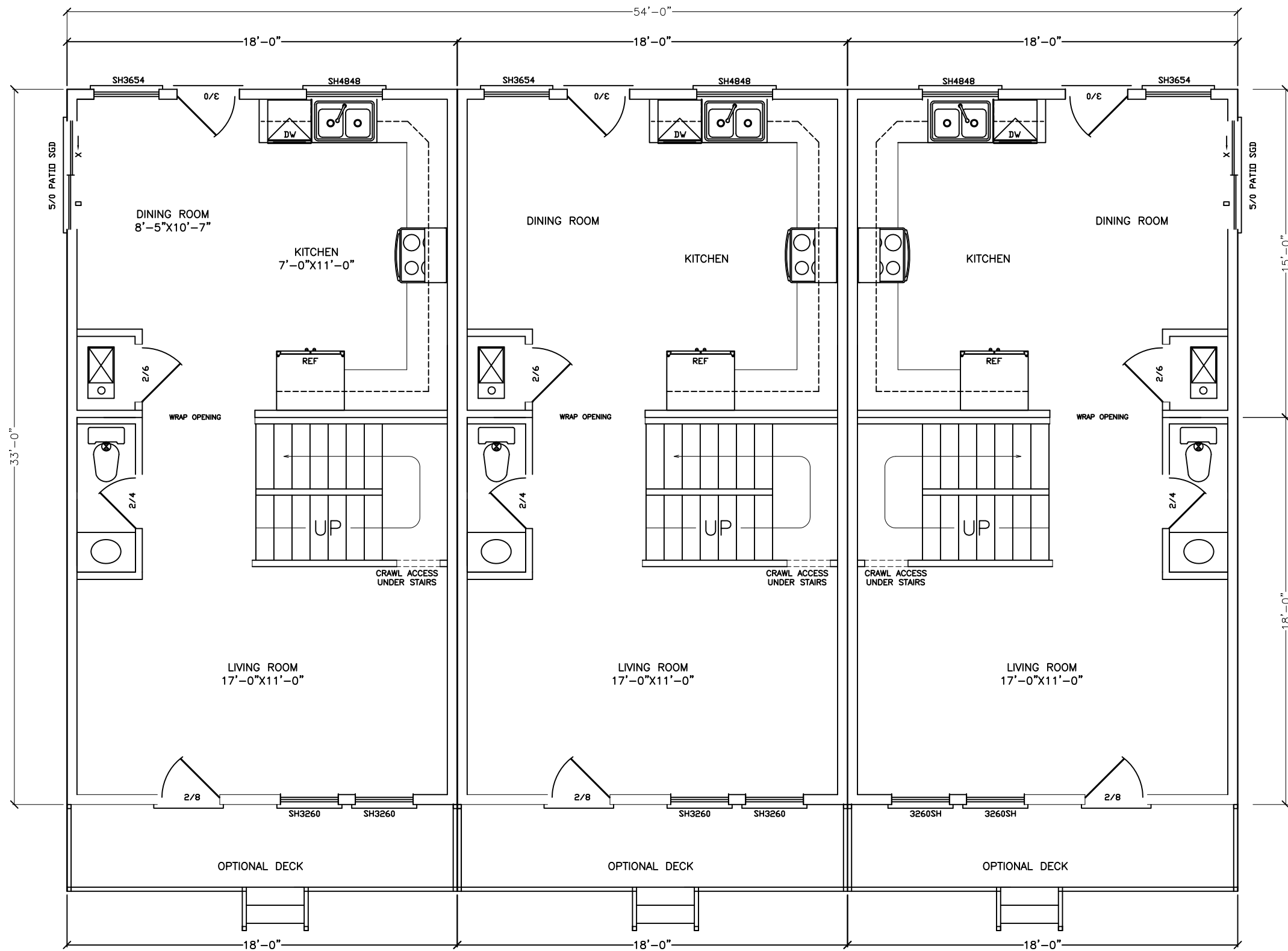
DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

AEC GROUP

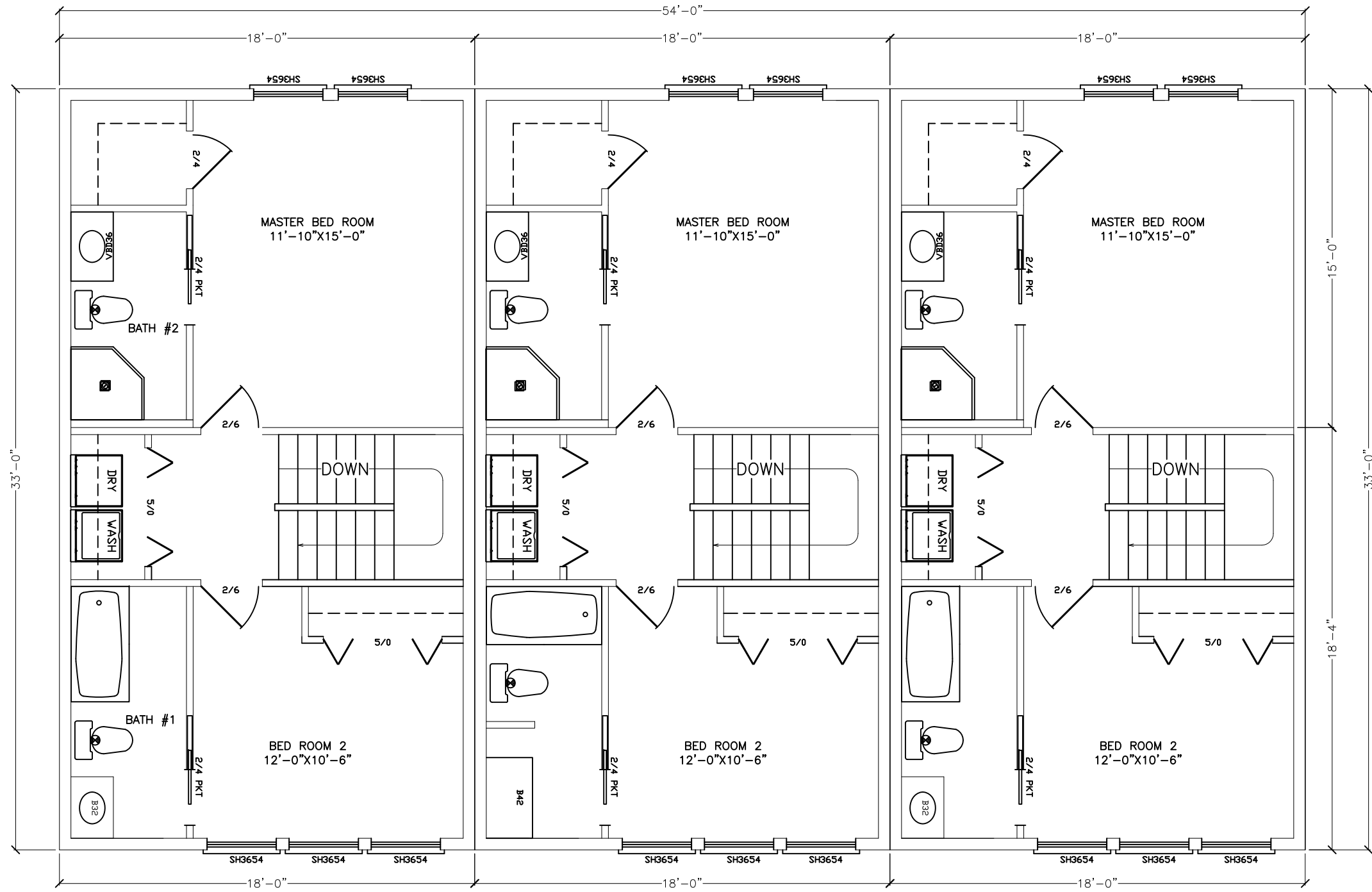
DWG #6120

DRAWN BY: STAFF



1ST FLOOR

<p>AEC GROUP</p>	<p>DWG #6120</p>
	<p>PO BOX 337806 GREELEY, CO 80633 (970)978-1879</p>
<p>DESIGN CRITERIA: ROOF LOAD: FLOOR LOAD: SEISMIC:</p>	<p>GALBRAITH PATTON & ELIZABETH FT COLLINS, CO</p>
<p>1/16" = 1'-0"</p>	<p>5-10-16</p>
<p>F. 1</p>	<p>DRAWN BY: STAFF</p>



2ND FLOOR

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

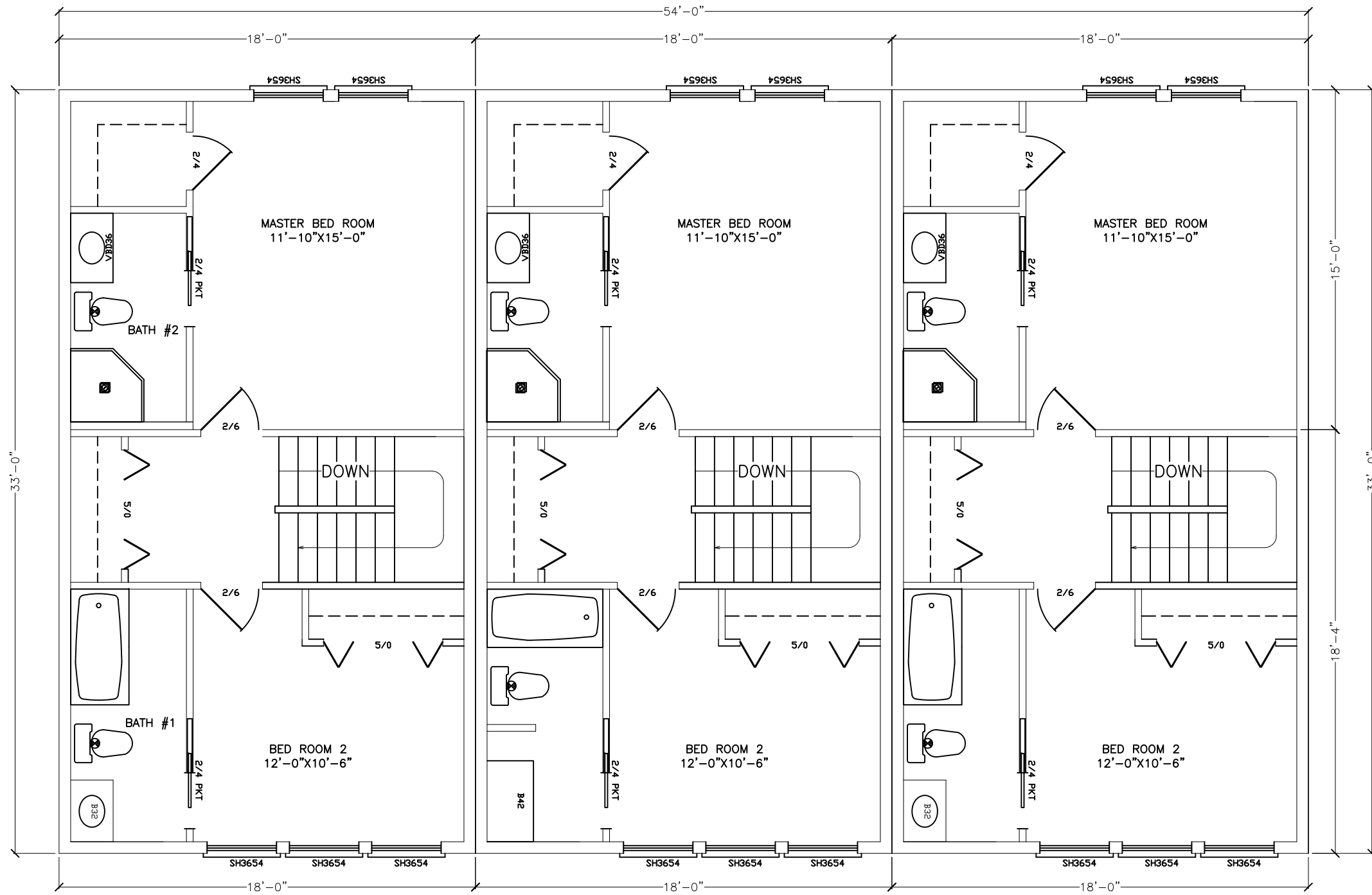
AEC GROUP

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DWG #6120
DRAWN BY: STAFF

$\frac{3}{16}'' = 1'-0''$

F. 2



3RD FLOOR

AEC GROUP

DWG #6120
DRAWN BY: STAFF

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

$\frac{1}{16}'' = 1' - 0''$

F. 2



FRONT ELEVATION

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

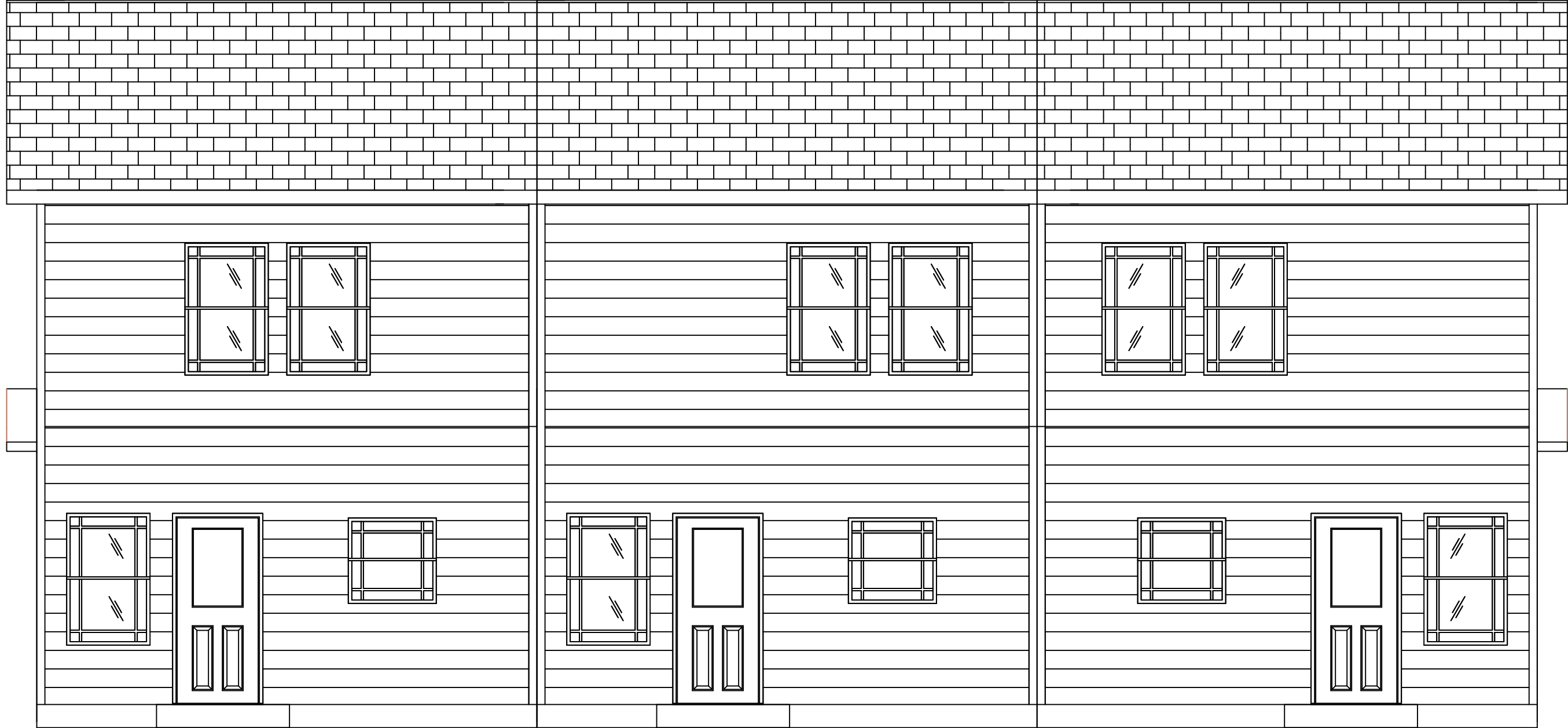
$\frac{1}{4}'' = 1' - 0''$

5-10-16

E 1

AEC GROUP
PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DWG #6120
DRAWN BY: STAFF



REAR ELEVATION

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

$\frac{1}{4}'' = 1' - 0''$

5-10-16

E. 2

AEC GROUP

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DWG #6120

DRAWN BY. STAFF



FRONT ELEVATION

AEC GROUP

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DWG #6120

DRAWN BY: STAFF

DESIGN CRITERIA:

ROOF LOAD:

FLOOR LOAD:

SEISMIC:

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

1/4" = 1'-0"

5-23-2016

E. 1



REAR ELEVATION

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

$\frac{1}{4}'' = 1' - 0''$
5-23-2016

E 1

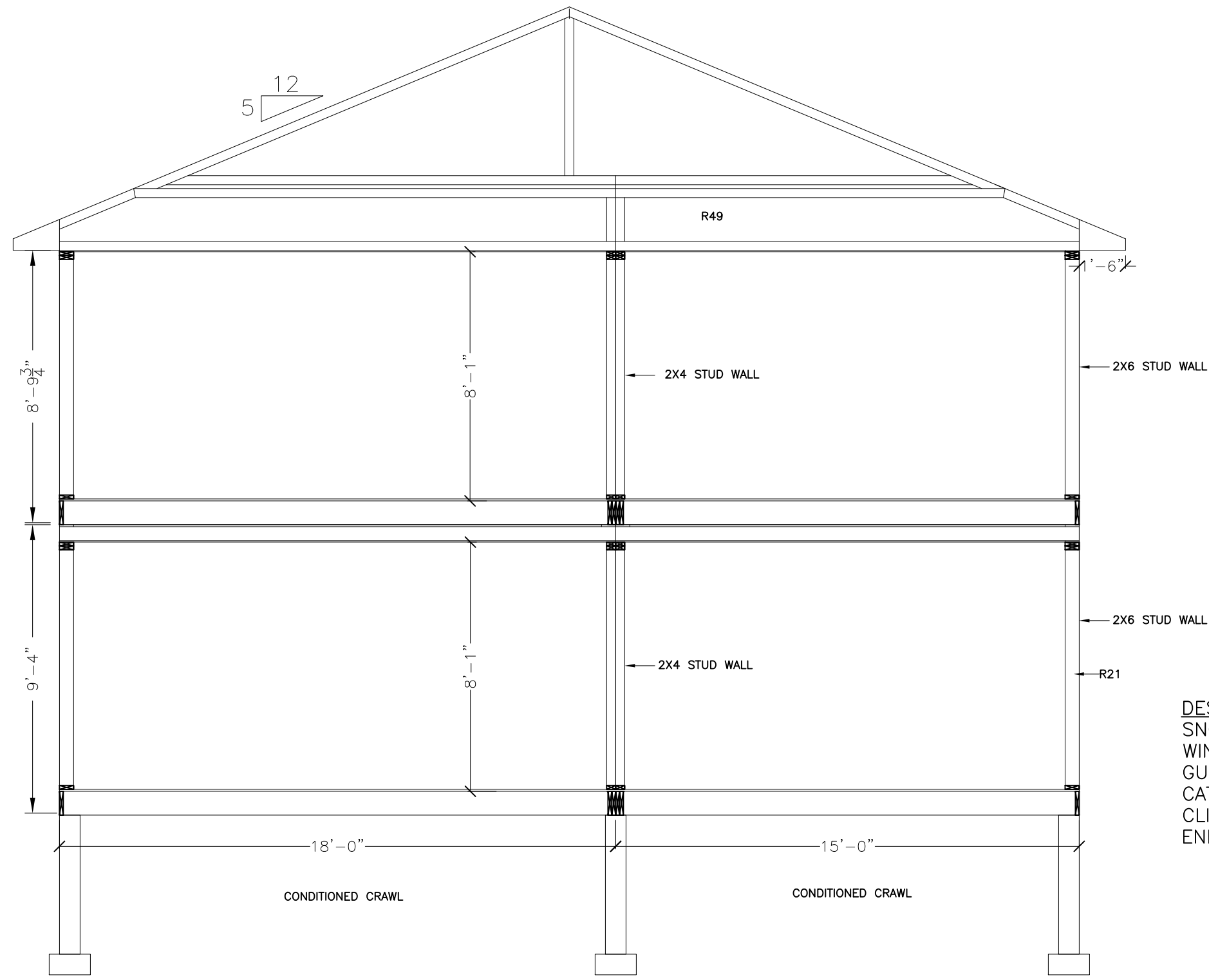
DESIGN CRITERIA:
ROOF LOAD:
FLOOR LOAD:
SEISMIC:

A E C GROUP

PO BOX 337806
GREELEY, CO 80633
(970)978-1879

DWG #6120

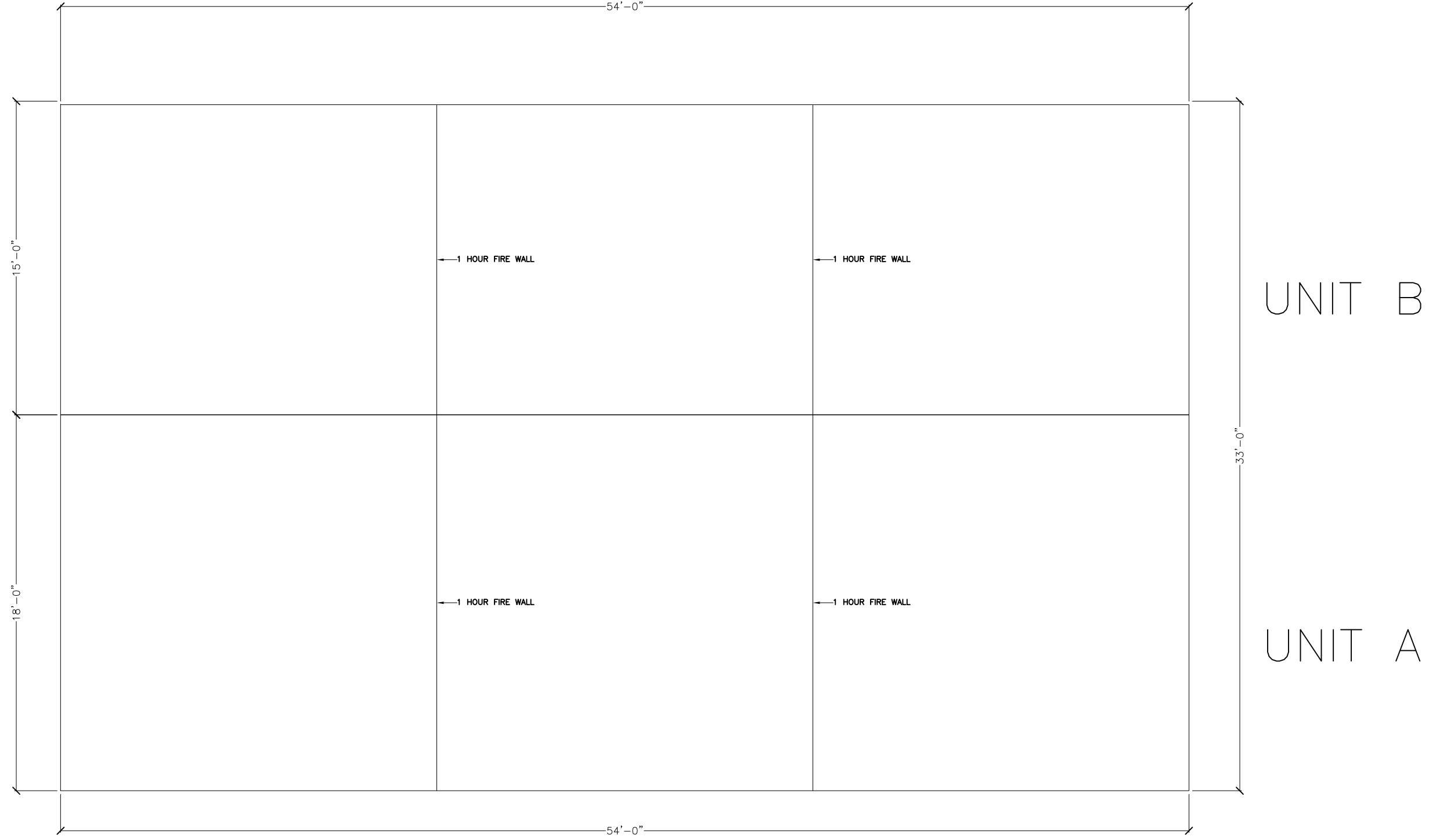
DRAWN BY. STAFF



DESIGN CRITERIA:
 SNOW LOAD LIVE LOAD: 30 PSF
 WIND LOAD: 100- MPH 3 SECOND
 GUST EXPOSURE B. SEISMIC DESIGN:
 CATEGORY B.
 CLIMATE ZONE: ZONE 5
 ENERGY CODE USE: 2012 IEEC

UNIT CROSS SECTION

AEC GROUP	
PO BOX 337806 GREELEY, CO 80633 (970)978-1879	DWG #6120 DRAWN BY: STAFF
DESIGN CRITERIA: ROOF LOAD: FLOOR LOAD: SEISMIC:	
GALBRAITH PATTON & ELIZABETH FT COLLINS, CO	
1/4" = 1'-0"	
5-10-16	
F. 3	

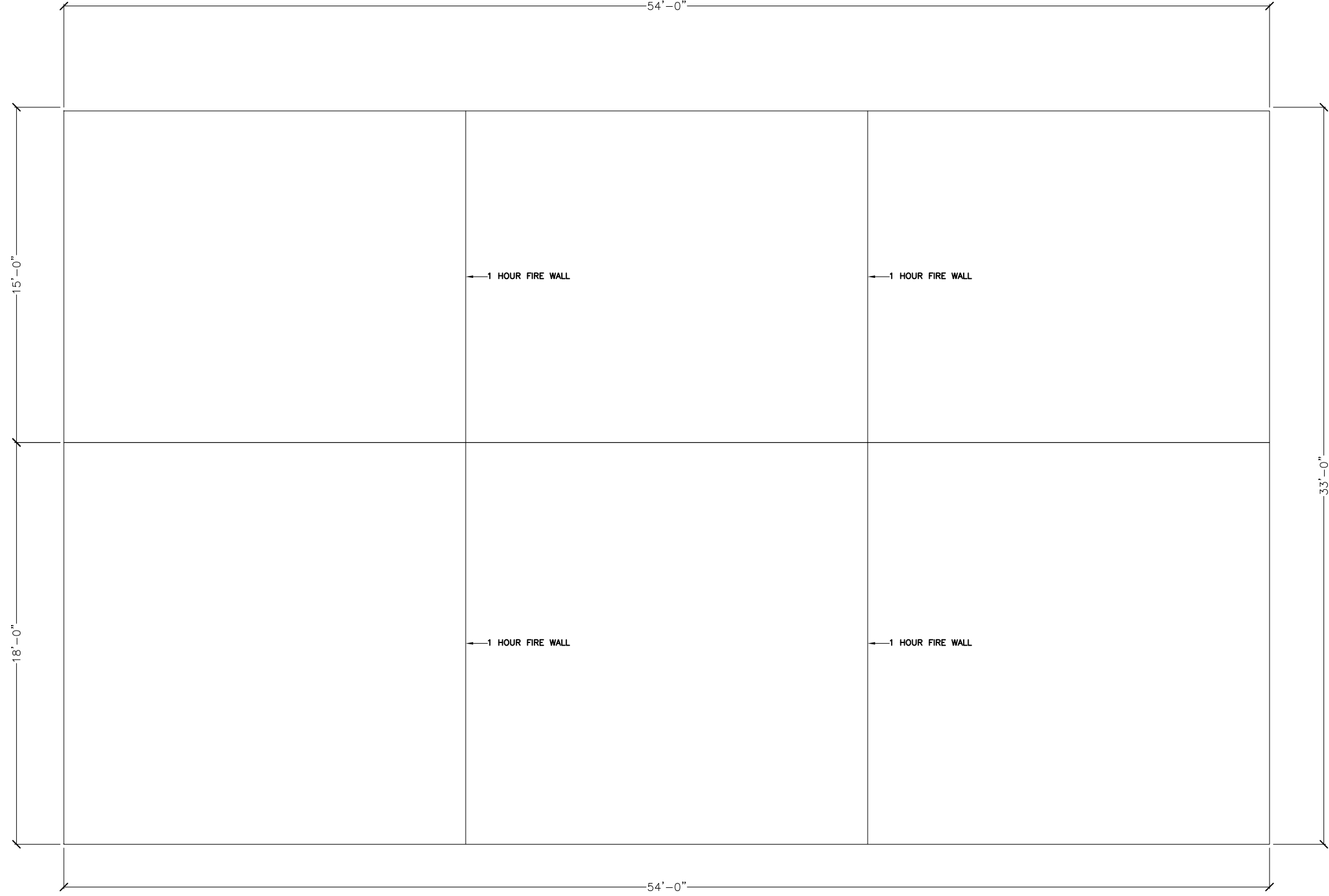


LOWER MODULAR
UNITS

UNIT B

UNIT A

GALBRAITH PATTON & ELIZABETH FT COLLINS, CO	AEC GROUP	
	PO BOX 337806 GREELEY, CO 80633 (970)978-1879	DWG #6120 DRAWN BY: STAFF
DESIGN CRITERIA: ROOF LOAD: FLOOR LOAD: SEISMIC:		
$\frac{1}{16}'' = 1'-0''$		
5-10-16		
A.B		



UPPER MODULAR
UNITS

UNIT D

UNIT C

AEC GROUP	PO BOX 337806
	GREELEY, CO 80633
DWG #6120	
DRAWN BY: STAFF	

DESIGN CRITERIA:

ROOF LOAD:

FLOOR LOAD:

SEISMIC:

GALBRAITH
PATTON & ELIZABETH
FT COLLINS, CO

$\frac{3}{16}'' = 1'-0''$

5-10-16

A. B



June 24, 2016

Nicky Galbraith
Fort Collins, CO

Re: Elizabeth and Patton - Townhomes

Description of project: This is a request to build 9 townhomes at Elizabeth and Patton (parcel # 8718312002). The development will feature 3 buildings with 3 townhomes each. Each building will have an attached car port for parking. The site plan also shows a separate 700 sq. ft. office building on-site. The site is located in the Employment (E) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.

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

Comment Summary:

Department: Zoning

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

1. LUC 3.8.30(E)(3) Minimum setback from the right-of-way along an arterial street shall be fifteen (15) feet and along a nonarterial street shall be nine (9) feet.
2. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
3. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design
4. LUC 3.2.1 (D) (2) Planting of street trees shall occur in the adjoining street right-of-way in connection with the development
5. LUC 3.2.4 (C) Lighting plan is required, this should include a photometric site plan with catalog cut-sheets of the fixtures.
6. LUC 3.2.1 A landscape plan is required.
7. LUC 3.2.2(C)(4) Commercial, industrial, civic, employment and multi-family residential uses shall provide bicycle facilities to meet the following standards:

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

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

One or less bedrooms per unit requires 1.5 parking spaces per unit

Two bedrooms per unit requires 1.75 parking spaces per unit
Three bedrooms per unit requires 2 parking spaces per unit
Four and above bedrooms per unit requires 3 parking spaces per unit

9. How will the office space be used?
10. LUC 4.27(D)(5) Residential uses in the E zone shall have a minimum of 7 units an acre.
11. LUC 4.27(D)(2) This property is in the E (Employment) zone district. In the E Zone residential uses are secondary uses. Secondary Uses are limited to 25% of the total gross area of the development plan.
12. 90% of the residential units need to be within 1/4 mile of either a neighborhood park or privately owned park. A privately owned park has certain criteria (see section 4.7(D)(7)(b) of the Land Use Code)

Department: Water-Wastewater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. Existing water mains in the vicinity include a 12-inch main in Elizabeth and 6-inch mains in McHugh and Patton. Existing sewer mains in the vicinity include an 8-inch main in Elizabeth and a 24-inch main in McHugh.
2. There is an existing 4-inch water service stubbed onto the site from the main in McHugh. This service will need to be reused with this project or abandoned at the main. It does not appear sewer service is currently stubbed into this parcel.
3. If this development will consist of a single family attached product then separate water and sewer services will be required for each unit. If it is multi-family then a single water and sewer service will serve each building.
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: Nicole Hahn, 970-221-6820, nhahn@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.
2. Adjacent roadway improvements need to be made on Patton and Mchugh St.

Department: Stormwater Engineering

Contact: Shane Boyle, 970-221-6339, sboyle@fcgov.com

1. The design of this site must conform to the drainage basin design of the Spring Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. There is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

3. Onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. There is no storm sewer in the vicinity of this site so the outfall for the developed runoff will be into the street right-of-way.
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 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. Standard operating procedures (SOPs) for all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at: <http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
6. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
7. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at: <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221-6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

Department: Fire Authority

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

1. BUILDINGS GREATER THAN 30' IN HEIGHT
The project narrative calls for 2 and 3 story townhomes. As aerial apparatus access requirements kick in for buildings greater than 30' in height (see 2012 IFC Appendix D), the townhome proposed internal to the site would be limited to the 30' height requirement. Three-story buildings on the west end of the lot would appear to meet aerial needs as measured from Patton. Code language provided below.

> 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.
2. 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.

3. HYDRANTS

A hydrant is required within 300' of any commercial building. The hydrant on the NW corner of the property is located within maximum limits, however it's the applicant's responsibility to verify pressure and volume. 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.

Department: Environmental Planning

Contact: **Stephanie Blochowiak, 970-416-4290, sblochowiak@fcgov.com**

1. The City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.
2. If external LED light fixtures are to be used please note the following: IDA (International Dark-Sky Association) recommends using lighting with a color temperature of no more than 3000 degrees Kelvin to limit the amount of blue light in the night environment. Blue light brightens the night sky and creates more glare than any other color of light. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum, and exposure to blue light at night has been shown to negatively affect human health and endanger wildlife. Please consider warmer color temperature (warm white, 3000K or less) for LED light fixtures and consider fixtures with dimming capabilities, ensuring light levels can be adjusted as needed.
3. Please note Article 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or tbuchanan@fcgov.com) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
4. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and into the future, and has many sustainability programs and goals that may benefit your project. Of particular interest may be the:

a. ClimateWise program: fcgov.com/climatewise/

b. 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

c. Green Building Program: fcgov.com/enviro/green-building.php, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com

d. Solar Energy: www.fcgov.com/solar, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com

e. Integrated Design Assistance Program: fcgov.com/idap, contact Gary Schroeder at 970-224-6003 or gschroeder@fcgov.com

f. Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or jscharon@fcgov.com

Please consider the City's sustainability goals and ways for your development to engage with these efforts, and let me know if I can help connect you to these programs.

Department: Engineering Development Review

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

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing sidewalk width abutting the property is considered substandard and would either need to be removed (along with the curb and gutter) with new sidewalk (and curb) installed, or widened to minimum standards. The option to widen the existing sidewalk is predicated partially on whether the existing sidewalk does not exceed City and ADA standards for cross slope.
5. Existing above-ground utility pedestals would need to be relocated at least 2 feet behind constructed sidewalk along public streets.
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. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
8. Proposed access points and their location to public streets will need to be looked at further. The proposed access onto Elizabeth Street wouldn't appear to be ideal because of proximity to both the McHugh intersection and Patton Street. Elizabeth is also a collector roadway per the Master Street Plan and this access wouldn't meet LCUASS access spacing requirements. Perhaps access to Patton Street is an option to explore?
9. Civil construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the applicant.
11. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
12. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
13. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
14. 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.

15. 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.
16. 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: Rob Irish, 970-224-6167, rirish@fcgov.com

1. Light & Power has existing 3-phase electric facilities running adjacent to this site along McHugh St. A vault will need to be spliced into this line to make power readily available for the townhomes and the commercial building.
2. Any relocation or modification to existing electric facilities will be at the expense of the owner/developer. If Light & Power's existing electric facilities are to remain within the limits of the project they must be located within a utility easement.
3. Transformer locations need to be within 10' of an asphalt surface accessible by a line truck. A minimum clearance of 8' must be maintained in front of the transformer doors and a minimum of 3' on the sides Transformer and meter locations will need to be coordinated with Light & Power Engineering. Certain building materials and or building design may require more clearance. Please click on the following link for Electric Construction, Policies, Practices and Procedures.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
4. A commercial service information form (C-1 form) and a one line diagram for the commercial meter will need to be completed and submitted to Light & Power Engineering. A link to the C-1 form is below: .
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>
5. Installation and maintenance of the secondary service from the transformers to the townhomes and the commercial building will be the responsibility of the owner.
6. Electric Capacity Fee and Building Site charges will apply to this development. Please click on the following link for Estimated Light & Power charges and the Light & Power Fee calculator.
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees>
7. 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>.

Planning Services

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

1. You will be required to submit a landscape plan as part of your submittal

2. The trash and recycling enclosure shown will need to be on a concrete pad and have a walk-in entry separate from the main service gates. Please also submit elevations of the trash and recycling enclosure as part of your submittal.
3. How many parking spaces will you be providing as part of this project? Please supply this information in a table that shows the minimum parking required and the parking you will be providing. Below are the minimum parking requirements based on the number of bedrooms per unit:

1 bedroom - 1.5 parking spaces
2 bedroom - 1.75 parking spaces
3 bedroom - 2 parking spaces
4+ bedrooms - 3 parking spaces
4. You will also need to provide parking for the office space shown. The minimum parking required for general office is 1/1,000 sq. ft.
5. How does this project meet the connecting walkway standard outlined in Land Use Code section 3.5.2(D)(1)? All of the front doors should face the street and be within 200 feet of the sidewalks. The unit on the southern end of the site would be better if located along McHugh Street with the front doors facing the street.
6. Since this development features 3 buildings, there should be 2 distinctly different building designs per Land Use Code section 3.5.2(C)(2)(a).
7. This project will require a plat with each townhome unit on its own lot.
8. In the Employment zone district, residential is considered a secondary use. Secondary uses can comprise no more than 25% of a development plan. Given the amount of primary uses within the Employment district surrounding the hospital, please provide an analysis on the amount of primary uses within the district to justify exceeding the 25% for secondary uses. Please submit a modification request to this standard. Staff can assist with preparing the modification request.
9. 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.
10. 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.
11. 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>.
12. 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.
13. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

- 14.** 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.
- 15.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.