



September 19th, 2012

Mr. Jason Holland
City of Fort Collins Planning Department
281 North College Avenue
Fort Collins, Colorado 80522

■
Suite 200
990 South Broadway
Denver, Colorado
80209

Re: Conceptual Review Comment Response Letter
Discount Tire at North College Marketplace
Fort Collins, Colorado

Dear Mr. Holland,

Below are our responses to the Conceptual Review Comments letter from March 5, 2012.

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

1. Any outdoor storage including used tires and tires for recycle must be wholly contained within a walled area with walls matching exterior building color/surfaces. Solid metal gates required.

Response: All tire storage will be indoors.

2. Trash enclosure shall include a separate walk-in apart from the required metal enclosure doors with walls matching exterior building wall color/surfaces.

Response: Due to the space restraints, a separate walk-in is respectfully requested to be waived with this project.

3. The two striped islands shown must instead be landscaped. Refer to LUC 3.2 for this and other landscape/site planning requirements.

Response: The striped islands have been landscaped.

4. Based on the building size only 35 parking spaces permitted. 40 are shown.

Response: The proposed site provides 36 parking stalls within the internal parking lot boundary. Additional stalls are also provided onsite; however are a part of the overall development shared parking.

5. No other comments at this time.

Response: No response necessary.

Department: Water-Wastewater Engineering
Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com



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and Associates, Inc.

Response: No response necessary.

Department: Water-Wastewater Engineering
Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include an 8-inch water main and an 8-inch sewer in the drive to the east of the site, a 6-inch water main in College and an 8-inch water main in the drive to the north of the site.

Response: Existing utilities have been noted.

2. A 1½-inch water service and a 6-inch fire line were extended onto this site during the original development project. These are located along the south edge of the site. If not used, these services must be abandoned at the main.

Response: Existing utilities have been noted.

3. A sewer service was also extended onto the site during the original site development. It is located near the southeast corner of the lot.

Response: Existing utilities have been noted.

4. A sand and oil interceptor is required for the drains in the service bays.

Response: A sand and oil interceptor for the service bay drains was added in front of the trash enclosures.

5. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>

Response: Standards have been noted.

6. Development fees and water rights will be due at building permit.

Response: Development fees and water rights will be submitted with building permit application.

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

1. The drainage and water quality treatment for this pad site was included in the overall drainage plan for the North College Market Place. Therefore only a letter of compliance with that plan is required and it must be prepared by a Professional Engineer Registered in Colorado. The letter should address compliance with impervious area and drainage patterns.

Response: A drainage compliance letter has been included with the PDP submittal.

2. A grading and erosion control plan is required. The erosion control requirements have been updated in the Stormwater Design Criteria Section 1.3.3. If you need



clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.

Response: The erosion control plan is being deferred until the second submittal.

3. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.

Response: Fess will be submitted with building permit application.

4. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the City's Stormwater Design Criteria and Construction standards.

Response: Please reference the drainage compliance letter which outlines compliance with the provisions of the North College Market Place.

Department: Fire Authority

Contact: Ron Gonzales, 970-416-2864, rgonzales@poudre-fire.org

1. Tire storage shall be limited to 6 foot high when stored on-side indoors, without special fire sprinkler protection.

Response: The building will be equipped with special fire sprinkler protection.

2. Address numerals are required to be visible from the street fronting the property.

Response: Request has been noted.

3. Submit an inventory of the hazardous materials (flammable liquids, corrosives) stored or used at this facility.

Response: Please reference the hazardous materials statement included within the PDP submittal.

Department: Environmental Planning

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

1. The letter that Stormwater Engineering has requested should include a conceptual drawing to indicate the drainage patterns as they currently exist and as proposed under this project.



Response: Please refer to the Grading Plan included within the Utility Plans submittal for drainage patterns.

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.

Response: Fees will be submitted with building permit application.

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>

Response: The TDRF has been included with the PDP submittal.

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.

Response: Requirement has been noted.

4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study or an update to the original North College Marketplace Traffic Study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.

Response: A traffic study and TIA are not required for this project.

5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS).

Response: There are no offsite improvements anticipated with this project.

6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. There may need to be drainage easements vacated and/or dedicated with this proposal for a potential underdrain relocation. A TDRF of \$400 is required to vacate an easement and a TDRF of \$250 is required to dedicate an easement. These costs do not include fees assessed by Larimer County to record these documents which would also be required of the developer.

Response: No easements are being requested or vacated at this time.

7. Engineering will defer to Environmental Planning on whether the potential underdrain relocation would require any sort of analysis beyond the revising of the drawings and vacation/dedication of easements.

Response: Requirement has been noted.



8. A construction plan set, or revisions to the North College Marketplace 1st and/or 2nd Filings will be required.

Response: Requirement has been noted.

9. It is not anticipated at this time but a development agreement for the project or an amendment to the development agreement for North College Marketplace may be required. If required the agreement will need to be recorded at Larimer County once the project is finalized with recordation costs paid for by the developer.

Response: Requirement has been noted.

10. A Development Construction Permit (DCP) and/or an excavation permit may need to be obtained prior to starting any work on the site, depending on whether public improvements are required with the proposal.

Response: There are no offsite improvements anticipated with this project.

Department: Electric Engineering

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

1. Electric development and system modification charges will apply. Please contact Light and Power Engineering for an estimate of these charges (970) 221-6700. A C-1 form and a one line diagram will need to be submitted to Light and Power Engineering. The C-1 form is available online at http://www.fcgov.com/utilities/img/site_specific/uploads/c-1_form.pdf. The transformer and meter locations need to be coordinated with Light and Power Engineering. Landscape plans need to be coordinated with the streetlights along college. Shade trees need to maintain forty feet of clearance with streetlights and ornamental trees need to maintain fifteen feet of clearance with streetlights.

Response: Plans will be sent to Light and Power Engineering after the first submittal.

Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The applicant must submit an adequate justification for the proposed request using the Addition of Permitted Use Criteria in Section 1.3.4. 1-4.

Response: A justification letter has been included with the submittal.

2. 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.

Response: A neighborhood meeting was held on September 5, 2012.



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3. 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.

Response: The Development Review Guide was used for this submittal.

4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.

Response: The Fort Collins Land Use Code was reviewed for this submittal.

5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.

Response: No waivers are anticipated at this time.

6. Please see the Submittal Requirements and Checklist.

Response: The Submittal Requirements and Checklist have been used for this submittal.

7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.

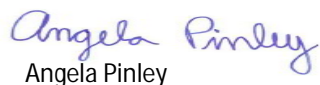
Response: The Development Review Fees and TDRF have been included with this submittal.

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

Response: An appointment was made for September 19, 2012.

Thank you in advance for your review of our plans. Should you have any questions or need additional information, please do not hesitate to contact me at 303.228.2300.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.


Angela Pinley