



3rd Round Submittal 8-28-15

DEVELOPMENT REVIEW: APPLICATION FORM

For Office Use Only

Date Submitted 5/07/2014 Current Planning File # Planner

Project Information

Project Name: Capstone Cottages
Project Description (Choose type of request from the list on the back):

Project Development Plan (PDP) with Subdivision Plat

Location Description/Project Address: Portions of three parcels northeast of Lincoln Avenue and Lemay Avenue (excluding Bank of Colorado). Address: 1110 East Lincoln Ave. (parcel 8707200002); Fort Collins Business Center One & Two (parcels 87072000016 and 87072000017)

Major Cross Streets: Lincoln Avenue and Lemay Avenue
Zone District: Medium Density Mixed-Use Neighborhood (MMN) and Industrial (I)
Parcel Number: 8707200002, 87072000016 and 87072000017

Building/Unit Information

Residential: 354,597 Square Feet
Commercial: Square Feet
Industrial: Square Feet
Building Floor Area Ratio: 0.328
Platted Area:
Number of Units:
Single Family Attached: 192 Single Family Detached: 9
Two Family: Multi-Family:

Dates:

Conceptual Review Meeting Date 08/05/2013
Neighborhood Meeting Date 02/25/2014
Hearing Type Type 1

Site/Area Information

Residential Area: 1,081,295 Sq. Ft. 24.82 Acres
Commercial Area: Sq. Ft. Acres
Industrial Area: Sq. Ft. Acres
Mixed Use Area: Sq. Ft. Acres
Right of Way Area: 91,077 Sq. Ft. 2.09 Acres
Parking and Drive Area: 309,763 Sq. Ft. 7.11 Acres
Stormwater Detention Area: Sq. Ft. Acres
Landscape Area: 346,403 Sq. Ft. 7.95 Acres
Open/Other Areas: Sq. Ft. Acres
Gross Area: 1,234,127 Sq. Ft. 28.33 Acres
Floor Area Ratio: 0.328
Gross Density: 7.09 Net Density 8.10

Owner Information

Name: Capstone Collegiate Communities, LLC
Address: 431 Office Park Drive
City: Birmingham State: Alabama Zip: 35223
Phone: 205-414-6400 Email: JAckan@capstonemail.com

Applicant Information

Name: Linda Ripley
Organization Name: Ripley Design Inc.
Contact:
Address: 401 West Mountain Avenue
City Fort Collins State: CO Zip: 80521
Phone: 970.224.5828 Email: linda.ripley@ripleydesigninc.com
Preferred Method of Contact: email/phone

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Damon Holland
Address: 419 Canyon Ave, Suite 200
Telephone: 224 05020
Signature: (and title showing authority to sign, if applicable)

CERTIFICATION MUST BE SIGNED.



Transportation Development Review Fee

8-28-15 waiting until finalized to
finalize payments

Date Received/ Paid _____
Total Amount Paid _____

Project Name: Capstone Cottages
Project Location: Lemay Avenue and Lincoln Avenue Date: 3/11/2015

Type of Submittal

Please indicate the type of application submitted by checking the box preceding the appropriate request(s).

	<u>Fee structure</u>	<u>amount due</u>
<input type="checkbox"/> Overall Development Plan (ODP)	\$500 each	_____
<input type="checkbox"/> Final Development Plan (FDP) This fee includes 2 rounds of review	\$1000 each	_____
<input type="checkbox"/> Additional round of review	\$ 500 each	_____
<input type="checkbox"/> Annexation \$20 X _____ acres = _____ + \$250 = _____ The maximum fee for each annexation document/ filing shall be \$2,000		_____
<input type="checkbox"/> Minor Amendment	\$158 each	_____
<input type="checkbox"/> Major Amendment	\$2,500 each	_____
<input checked="" type="checkbox"/> Re-zone	\$200 each	<u>\$200.00</u>
<input type="checkbox"/> Modification to Land Use Code	\$200 each	_____
<input type="checkbox"/> Wireless Telecommunication Equipment (WTE)	\$65 each	_____
<input type="checkbox"/> Road Projects _____ acres (of roadway) X \$3,500 = _____		_____
<input type="checkbox"/> Vacation of Easement(s) *** # of vacations _____ X \$400 = _____		_____
<input type="checkbox"/> Vacation of Right(s)-of-Way *** # of vacations _____ X \$800 = _____		_____
<input type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way *** # of dedications _____ X \$250 = _____		_____

Project Development Plan (PDP) or Basic Development Review
Project requiring Transportation Services Review and/or utility plan review.
This fee includes 3 rounds of review.

Detached Single Family \$160 per unit	_____ # of units X \$160 =	_____
	<u>9</u> # of units X \$160 =	<u>\$1,440.00</u>
Multifamily or other residential units \$115 per unit	_____ # of units X \$115 =	_____
	<u>192</u> # of units X \$115 =	<u>\$22,080.00</u>
Commercial, Industrial, Retail, and/or Non residential building square footage \$0.25 per square foot	_____ sq ft X \$0.25 =	_____
	<u>9,073</u> sq ft X \$0.25 =	<u>\$2,268.25</u>
Size of the development (area being platted or if not being platted size of parcel accompanying all development improvements) \$250 per acre	_____ acres X \$ 250 =	_____
	<u>28.29</u> acres X \$ 250 =	<u>\$7,072.50</u>
Project fee \$2,000 each		<u>\$2,000</u>
Total of above amounts		<u>\$35,060.75</u>

If this fee amount exceeds \$30,000 then the fee amount shall be adjusted with the following formula: $\$30,000 + \frac{1}{2} (\text{the amount over } 30,000) = \$32,530.38$

The maximum fee for any residential ONLY project shall be \$500 per residential unit. This check should be used to verify the fee amount (does not apply to mixed-use developments). PDP fee shall be the lesser of this amount or the above calculated amount.
201 # of residential units X \$500 = \$100,500

If this fee amount equals or exceeds \$65,000 then the City Manager shall have the ability to reduce the fee amount.

Reduction for affordable housing – a copy of the City letter certifying/ authorizing the affordable housing shall be provided with this application. Amount of reduction to be applied _____

\$32,530.38

Total owed for PDR \$31,804.13 Pd 4/2/14 cc: Christie White, Engineering
(\$950.49) Pd. 3/11/15 Development Review Engineering

\$224.24 owed to Applicant

General Information:

Owners Name(s): Capstone Collegiate Communities, LLC

Street address: 431 Office Park Drive

City/State/Zip: Birmingham, Alabama 35223

Telephone: 205-414-6400 Fax: _____

Applicants/ Consultants Firm Name: _____

Ripley Design Inc.

Contact: Linda Ripley

Street address: 401 West Mountain Ave.

Suite 100

City/State/ Zip: Fort Collins, Colorado 80521

Telephone: 970.224.5828 Fax: 970.224.1662

Certification:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection.

Name (please print): _____

Signature: _____

Telephone: _____

Foot Notes:

When a development project involves a change of use for a building, the charge per square foot shall apply to the portion of the overall building size for which the change of use is proposed, provided that the new use generates more traffic than the existing use, as determined by the current Institute of Transportation Engineers Trip Generation. If the new use does not generate more traffic than the existing use then the charge per square foot shall apply only to the net additional building size (if any).

These fees do not include the cost of filing fees for the recording of the Development Agreement. When a Development Agreement or Amendment Agreement is entered into the Developer shall be responsible for the cost of recording the document. Said filing fees shall be calculated and provided when the signed document is returned to the City for signatures and filing.

*** This fee does not include the cost of filing fees. Filing fees shall be determined at the time of final document submittal and will be required prior to filing.