



DEVELOPMENT REVIEW: *Comments*
APPLICATION FORM *due 1/4/17*

For Office Use Only

Date Submitted 12/7/16 Current Planning File # PDPI40040 Planner M. O.

Project Information

Project Name: 112 W. Magnolia St. Parking
Project Description (Choose type of request from the list on the back):
PDP with subdivision plat

Location Description/Project Address: 112 W. Magnolia Street
Fort Collins, CO 80524

Major Cross Streets: W. Magnolia Street and College Avenue
Zone District: D-Downtown
Parcel Number: #9711424001

Building/Unit Information

Residential: N/A Square Feet
Commercial: N/A Square Feet
Industrial: N/A Square Feet
Building Floor Area Ratio: N/A
Platted Area: .436 AC

Number of Units:
Single Family Attached: N/A Single Family Detached: N/A
Two Family: N/A Multi-Family: N/A
Total Number of Bedrooms Rented Separately: N/A

Dates:
Conceptual Review Meeting Date Comment Letter dated April 1, 2016
Neighborhood Meeting Date August 10, 2016
Hearing Type Type II

Site/Area Information

Residential Area: <u>N/A</u>	Sq. Ft.	Acres
Commercial Area: <u>N/A</u>	Sq. Ft.	Acres
Industrial Area: <u>N/A</u>	Sq. Ft.	Acres
Mixed Use Area: <u>N/A</u>	Sq. Ft.	Acres
Right of Way Area: <u>?</u>	Sq. Ft.	Acres
Parking and Drive Area: <u>14,931</u>	Sq. Ft.	<u>.342</u> Acres
Stormwater Detention Area: <u>UNDERGRND</u>	Sq. Ft.	Acres
Landscape Area: <u>3,851</u>	Sq. Ft.	<u>.083</u> Acres
Open/Other Areas: <u>418</u>	Sq. Ft.	<u>.01</u> Acres
Gross Area: <u>19,000</u>	Sq. Ft.	<u>.436</u> Acres
Floor Area Ratio: <u>N/A</u>		
Gross Density: <u>N/A</u>	Net Density	<u>N/A</u>

Owner Information

Name: Wells Fargo -Sonja Brown
Address: PO Box 2609
City: Carlsbad State: CA Zip: 92018
Phone: (970) 490-8275 Email: sonja.brown@wellsfargo.com

Applicant Information

Name: Cara Scohy
Organization Name: CS Design, Inc.
Contact: Cara Scohy
Address: 2519 S. Shields Street #129
City: Fort Collins State: CO Zip: 80526
Phone: (970) 420-9462 Email: cara@csdesigncorp.com
Preferred Method of Contact: email

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): Cara Scohy
Address: 2519 S. Shields Street #129, Fort Collins, CO 80526
Telephone: (970) 420-9462
Signature: (and title showing authority to sign, if applicable) Cara Scohy

⇨ CERTIFICATION MUST BE SIGNED. ⇩

Type of Request

Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.

- Annexation Petition with Initial Zoning** REQUESTED ZONE: _____
Fee: \$1,188.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Rezoning Petition** REQUESTED ZONE: _____
Fee: \$977.00 + \$50.00 sign posting fee
- Overall Development Plan (ODP)**
Fee: \$1,599.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) without Subdivision Plat (also Wireless Tele-communication Facilities)**
Fee: \$3,887.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) with Subdivision Plat**
Fee: \$5,879.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Final Plan without Subdivision Plat**
Fee: \$1,000.00
- Final Plan with Subdivision Plat**
Fee: \$1,000.00
- Modification of Standards/Text and Map Amendment**
Fee: \$200.00+ (\$50.00 sign posting fee + \$.75 for each APO label for Modification of Standards only)
- Basic Development Review**
Fee: \$200.00
- Major Amendment**
Fee: \$3,206.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Non-Conforming Use Review**
Fee: \$1,389.00
- Vacation of ROW or Easement**
Fee: \$5.00 per sheet of filing document
- Small Project Fees**
Fee: Varies-Check with the Current Planning Department
- Street Name Change**
Fee: \$5.00
- Extension of Final Approval**
Fee: \$566.00
- Site Plan Advisory Review**
NO FEE
- Addition of Permitted Use**
Fee: \$500.00 + \$50.00 sign posting fee + \$.75 for each APO label

SUBMITTAL CHECKLIST: *comment due 1/4/17*

112 w. Magnolia Parkway lot PROJECT DEVELOPMENT PLAN (PDP) *(per planner)*

The following information is required to be submitted with all applications, unless waived by staff. Any item waived must be dated and initialed by a planner with the City of Fort Collins Community Development and Neighborhood Services Department.

- Application form, filing fee (plus .75 cents for each APO label), and sign posting fee. [Application Form.pdf](#)
- Transportation Development Review Fee – please contact Engineering at 221-6605 for information.** [TDR Fees and Application.pdf](#)
- Three lists (3) of names and addresses of all owners of record of real property within at least 800' of the property lines for the parcel of land for which the project is proposed, exclusive of public right-of-way. (Two (2) lists typed on mailing labels (30 names per sheet) and the other list on a reproducible copy of those labels). **Effective 9/17/12; All information provided on mailing labels must be submitted digitally in a Microsoft Excel format.** *CD*
- Statement of planning objectives** (31 copies).
- Copy of applicable **conceptual letter** and response letter explaining how issues have been addressed (31 copies)
- NA* Complete list of proposed street names for the development.
- Legal description of the site (one copy on 8½ x 11" sheet).
- Name and address of each owner of property within the boundaries of the development plan area.
- List of names of all general and limited partners and/or officers involve as either applicants or owners.
- NA* Development phasing schedule.
- Site plan drawings.** (Refer to the submittal requirements for specific information to be presented on the site plan.) (31 copies 24" x 36" – folded).
- NA* **Subdivision Plat** (23 copies 24" x 36" – folded).
- NA* **Architectural elevations** (9 copies 24" x 36" – folded).
- Landscape Plan** (Refer to the submittal requirements for specific information to be presented on the landscape plan.) (21 copies 24" x 36" – folded).
- NA* **Transportation Impact Analysis (TIA)** (7 copies).
- Utility plans** (existing and proposed utility systems) *17* copies 24" x 36" – unfolded). [Utility Plans Checklist.pdf](#) *14*
- Requirements for utility plans checklist** (1 copy).
- Drainage and erosion control report** (4 copies).
- Soils Report** (3 copies).

Lighting Plans (7 copies 24" x 36" – folded).

~~NA~~ **Hazardous Materials Impact Analysis** (3 copies).

~~NA~~ **Street cross sections schematics** (if not included in the utility plans) (8 copies 24" x 36" – folded).

Explanation of any variance request(s). (1)

Signed letters of intent indicated that all required off-site easement and off-site rights-of-way can be negotiated in time for final development plan submittal.

Other information that the Director may require:

– Natural area or environmental study (4 copies)

– Wetland Delineation (4 copies)

CD or other digital storage device containing all plans/documents submitted and APO mailing labels in Excel format.

SWMP - 4

Flood plain Report - 4

**This document is meant to be used as a checklist only. For a more detailed list and explanation of each of these items, please see the handout: "Submittal Requirements: Project Development Plan"*



Transportation Development Review Fee

Date Received/ Paid 12/7/16
Total Amount Paid 2109.00

Project Name: 112. W. Magnolia St. Parking

Project Location: W. Magnolia St. and College Ave.

Date: 9/7/16

PDPI10040

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 type="checkbox"/> Re-zone | \$200 each | _____ |
| <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 = _____

Multifamily or other residential units \$115 per unit

_____ # of units X \$115 = _____

Commercial, Industrial, Retail, and/or Non residential
building square footage \$0.25 per square foot

_____ sq ft X \$0.25 = _____

Size of the development (area being platted or if not being
platted size of parcel accompanying all development
improvements) \$250 per acre

436 acres X \$ 250 = \$109

Project fee \$2,000 each

\$2,000

Total of above amounts \$2,109

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

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.
_____ # of residential units X \$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 _____

Total owed for PDP \$2,109

General Information:

Owners Name(s): Wells Fargo

Sonja Brown

Street address: PO Box 2609

City/State/Zip: Carlsbad, CA 92018

Telephone: (970) 490-6275

Applicants/ Consultants Firm Name: _____

CS Design, Inc.

Contact: Cara Scohy

Street address: 2519 S. Shields St. #129

City/State/ Zip: Fort Collins, CO 80526

Telephone: (970) 420-9462

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): Cara Scohy

Signature: _____

Telephone: (970) 420-9462

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.

cc: Christie White, Engineering
Development Review Engineering



Community Development & Neighborhood Services
 281 N. College Ave Fort Collins, CO 80522
 970.221.6760 970.224.6134 - fax

Permit/Project #: PDP160040
 Applied: 12/07/2016

Type: Project Development Plan

Site Address: -

Job Valuation: \$0.00 Category:

Transactions

<u>Method</u>	<u>Check Number</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Comments</u>
Check	CK # 3398	12/07/2016	\$6,987.50	Project Development Fee without plat (\$3887.00) Transportation Development Review Fee (\$2109.00) Sign Posting Fee (\$50.00) PFA Fee (\$250.00) APO labels (345.75 - neighborhood meeting and P& Z hearing) paid by Quality Engineering, LLC ck # 3398

Receipt issued: 12/07/2016 Total Paid to Date: \$6,987.50

<u>Fee Description</u>	<u>Account Code</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Amount Due</u>
Development Review Fee	1000.444040	\$3,887.00	\$3,887.00	12/07/2016	\$0.00
Mailings	1000.444050	\$345.75	\$345.75	12/07/2016	\$0.00
Mailings	1000.444050	\$345.75	\$345.75	12/07/2016	\$0.00
PFA Development Review Fee	8400.444999	\$250.00	\$250.00	12/07/2016	\$0.00
Sign Posting	1000.444050	\$50.00	\$50.00	12/07/2016	\$0.00
Transportation Dev Review	902010.444030	\$2,109.00	\$2,109.00	12/07/2016	\$0.00
TOTAL FEES:		\$6,987.50	\$6,987.50		\$0.00

TOTAL BALANCE DUE AS OF 12/07/2016: \$0.00

Fee Amounts are valid for date of this document only. Fees subject to change without notice.