

City of Fort Collins

DEVELOPMENT REVIEW: APPLICATION FORM

Comments Due: October 25th

For Office Use Only

Date Submitted 09/27/17 Current Planning File # FDP170030 Planner Ted Shepard

Project Information

Project Name: Ziggi's Coffee
 Project Description (Choose type of request from the list on the back):
Ziggi's is a coffee drive thru that will involve site work and a new 492 SF kiosk.
 Location Description/Project Address:
6533 S. College Ave.
 Major Cross Streets: College + Trilby
 Zone District: _____
 Parcel Number: _____

Building/Unit Information

Residential: _____ Square Feet
 Commercial: 492 Square Feet
 Industrial: _____ Square Feet
 Building Floor Area Ratio: .007
 Platted Area: _____
 Number of Units:
 Single Family Attached: _____ Single Family Detached: _____
 Two Family: _____ Multi-Family: _____
 Total Number of Bedrooms Rented Separately: _____
 Dates:
 Conceptual Review Meeting Date _____
 Neighborhood Meeting Date _____
 Hearing Type Public 2

Site/Area Information

Residential Area:	_____	Sq. Ft.	_____	Acres	_____
Commercial Area:	<u>492</u>	Sq. Ft.	_____	Acres	_____
Industrial Area:	_____	Sq. Ft.	_____	Acres	_____
Mixed Use Area:	_____	Sq. Ft.	_____	Acres	_____
Right of Way Area:	_____	Sq. Ft.	_____	Acres	_____
Parking and Drive Area:	<u>14351</u>	Sq. Ft.	_____	Acres	_____
Stormwater Detention Area:	_____	Sq. Ft.	_____	Acres	_____
Landscape Area:	<u>9840</u>	Sq. Ft.	_____	Acres	_____
Open/Other Areas:	_____	Sq. Ft.	_____	Acres	_____
Gross Area:	_____	Sq. Ft.	_____	Acres	_____
Floor Area Ratio:	<u>.007</u>				
Gross Density:	_____	Net Density	_____		

Owner Information

Name: Andrea Garcia
 Address: 518 Flicker Avenue
 City: Longmont State: CO Zip: 80501
 Phone: 303.591.4855 Email: _____

Applicant Information

Name: Ann Erisman
 Organization Name: MAH Architectural Group
 Contact: _____
 Address: 1385 S. COLORADO BLVD.
 City Denver State: CO Zip: 80222
 Phone: 303.778.0608 Email: ann@maharch.com
 Preferred Method of Contact: Phone / 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): ANN ERISMAN
 Address: 1385 S. COLORADO BLVD, PENTHOUSE, DENVER, CO 80222
 Telephone: 303.778.0608
 Signature: (and title showing authority to sign, if applicable) Ann Erisman

⇒ **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:

FINAL PLAN REVIEW FDP170630

PROJECT DEVELOPMENT PLAN (PDP)

Comments Due : October 25, 2017

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 and filing fee. [Application Form.pdf](#)
- Transportation Development Review Fee – please contact Engineering at 221-6605 for information.**
[TDR Fees and Application.pdf](#)
- Name and address of each owner of property within the boundaries of the development plan area.
- List of names of all general and/or limited partners, managers and directors and/or officers and directors of the corporation involved as either applicants or owners. *No change*
- Final Site Plan*** (30 copies, 24" x 36" - folded)
- Subdivision Plat*** (23 copies, 24" x 36" - folded) *14*
- NA* **Architectural Elevations*** (8 copies, 24" x 36" - folded) *13*
- Landscape Plan*** (20 copies, 24" x 36" - folded) *10*
- Drainage and Erosion Control Report*** (4 copies) *3*
- Final Utility and Drainage Plans*** (15 copies, 24" x 36" – unfolded) *5*
- Requirements for utility plans checklist (1 copy). [Utility Plans Checklist.pdf](#) *Not submitted per routing sheet.*
- NA* **Transportation Impact Analysis*** (TIA), updated* (7 copies).
- NA* **Soils Report*** (2 copies).
- NA* **Deeds*** (contingent on final approval)
- NA* **Mylars and PMT*** (Mylars not needed until Final plans are approved)
- Certification of Notice to Mineral Owner(s)*** (1 copy) [Mineral Rights Certificate.pdf](#) *email.*
- Other information Director may require:
 - **Subsurface Hydrologic Study*** (4 copies)
 - **Easements/Agreements*** (2 copies, each)
 - **Environmental Reports***

*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: Final Plan Review"



Transportation Development Review Fee

Date Received/ Paid 9-28-17
Total Amount Paid \$2000.00

Project Name: Ziggi's Coffee
Project Location: 6533 S. college Ave. Date: 09/27/17
FDP176030

Type of Submittal

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

- | | Fee structure | amount due |
|---|--|----------------|
| <input type="checkbox"/> Overall Development Plan (ODP) | \$500 each | _____ |
| <input checked="" type="checkbox"/> Final Development Plan (FDP) | \$1000 each | <u>1,000</u> |
| This fee includes 2 rounds of review | | |
| <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 = _____ | _____ |
|
 | | |
| <input type="checkbox"/> 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 _____ acres X \$ 250 = _____ | | |
| Project fee | \$2,000 each | <u>\$2,000</u> |

Total of above amounts _____

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 14 _____

General Information:

Owners Name(s): Andrea Garcia

Street address: 518 Flicker Ave

City/State/Zip: Longmont, CO 80501

Telephone: 303.591.4855 Fax: _____

Applicants/ Consultants Firm Name: _____

Ann Erisman

Contact: MAA Architectural Group

Street address: 1385 S. Colorado Blvd
Penthouse

City/State/ Zip: Denver, CO 80222

Telephone: 303.778.0608 Fax: _____

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): ANN ERISMAN

Signature: Ann Erisman

Telephone: 303.778.0608

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 for 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 #: FDP170030
Routed for Review: 10/25/2017
Type: Final 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# 4037	09/28/2017	\$2,000.00	Final Development Review Fee (\$1000) and Final Transportation Development Review Fee (\$1000) paid by MAH Architectural Group by CK# 4037

Receipt issued: 09/28/2017 Total Paid to Date: \$2,000.00

<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	\$1,000.00	\$1,000.00	09/28/2017	\$0.00
Transportation Dev Review	902010.444030	\$1,000.00	\$1,000.00	09/28/2017	\$0.00
TOTAL FEES:		\$2,000.00	\$2,000.00		\$0.00

TOTAL BALANCE DUE AS OF 09/28/2017: \$0.00

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

RECEIPT

CITY OF FORT COLLINS
 COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES
 281 N. COLLEGE AVE
 970.221.6760
 PO BOX 580
 970.224.6134 - fax

Application: FDP170030
Application Type: Planning/Final Plan/NA/NA
Address: 6533 S COLLEGE AVE, FORT COLLINS, CO 80525

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
275520	4037	\$2,000.00	09/28/2017	CHARTZOG		Final Development Review Fee (\$1000) and Final Transportation Development Review Fee (\$1000) paid by MAH Architectural Group by CK# 4037

Owner Info.: C O L COLLEGE AND TRILBY LLC
 3708 W SWANN AVE STE 200
 TAMPA, FL 336094506

Project Description: This is a Final Development Plan request to develop a vacant parcel and construct a new 492 square foot building, with a single lane drive-through and a walk up window and patio, for Ziggi's Coffee. The parcel is platted as Lot Two of the College and Trilby Subdivision and located at the northwest corner of South College Avenue and Trilby Road situated in the southeast 1/4 of section 11, township 6 north, range 69 west of the 6th p.m. Much of the existing site conditions will remain and have been incorporated into the design. As a drive-through restaurant, the P.D.P. is subject to a Type 2 review.