



**Community Development and
Neighborhood Services**
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July 22, 2016

Laura Olive
2106 S Taft Hill Road LLC
125 S Howes Street Suite 120
Fort Collins, CO 80524

Re: 2106 S Taft Hill - Single Family Dwellings

Description of project: This is a request to plat a new subdivision for single-family dwellings located at 2106 South Taft Hill Road (parcel # 97223-00-011). The 2.49-acre site would be subdivided into 9 lots, including one lot containing an existing home and 8 lots for new construction. The site is located in the Low Density Residential (RL) zone district. The 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. 3.6.2(G) Lots having a front or rear lot line that abuts an arterial street shall have a minimum depth of 150 feet. Alternative compliance is available with additional buffering and screening.

Acknowledged. Lot 1 abuts Taft Hill Road, but is accessed off of the proposed Private Drive, therefore the depth is measured from the Private Drive.

Department: Water-Wastewater Engineering

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

1. Existing water and sewer mains in the vicinity include a 16-inch water main in Taft Hill Road and an 8-inch sewer manhole at the southeastern corner of the site.

Acknowledged.

2. The water and sewer services serving the existing house will need to be reused with this development or abandoned at the main.

The existing services are planned to be reused and maintain in the existing location.

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

Acknowledged.

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

Acknowledged.

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. However, we will need to work with the applicant on proposed access locations, and school crossing details.

Acknowledged.

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 Canal Importation Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Acknowledged.

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.

A drainage report has been prepared and was submitted with this project.

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 stormwater infrastructure in this area. The design team will need to investigate an adequate stormwater outfall for this development.

Onsite detention has been provided and is released at a historic 2-year release rate.

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-gui/delines-regulations/stormwater-criteria>) Extended detention is the usual method

selected for water quality treatment; however the use of any of the BMPs is encouraged.

The entire site is being treated either by extended detention or LID.

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>

With a single-family development that will be served by a public roadway, there is no pervious pavement requirement, so the development will be required to treat 50% of the new impervious area with LID.

Slightly over 50% of the new impervious area is being treated either pavers or the bio-swale.

6. 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>

Acknowledged.

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.

Acknowledged.

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.

Acknowledged.

Department: Historic Preservation

Contact: Karen McWilliams, 970-224-6078, kmcwilliams@fcgov.com

1. The buildings on this property have previously been determined to be individually eligible for Landmark designation. This determination was done some time ago, and so a new determination should be done. This involves current photographs of all sides of each building and structure. Once a new determination of eligibility is complete, it will have standing for five years. If the buildings are determined to still be individually eligible for Landmark status, then the new developed will be reviewed for compliance with Land Use Code Section 3.4.7.

Acknowledged. Photos were provided at a meeting with the City and the LPC on January 20th where it was determined that only Lot 2 would be subject to an administrative review by LPC to ensure that the design does not detract from the existing residence if it is indeed deemed eligible for landmark designation. If needed, the necessary language for the Plat will be provided by the City and be a part of the development agreement.

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 (Taft Hill Rd). All alleys, private roads, and private drives serving as fire lanes shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. In addition, aerial apparatus access requirements are triggered for buildings in excess of 30' in height.

Depending upon the location of building footprints on each relative lot, the proposed drive to serve Lot 1 and Lots 3 - 9 will need to function as the fire lane and be dedicated as an EAE, if not a public street. Lot 2 is out of access by definition and will require a dedicated fire lane on the property or be equipped with a residential fire sprinkler system. 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.

Acknowledged.

2. 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. Sign locations or red curbing should be labeled and detailed on future plans.
 - > 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.

A 20' unobstructed fire lane has been provided with no turning radii under 50'. Signage will be provided at final.

3. WATER SUPPLY

A hydrant is required within 400' of any R-3 residential building, and on 800' centers. Hydrants located across major arterials are not considered available. Currently, the hydrant separation on the east side of Taft Hill Rd is approximately 1,900'. At this time, a hydrant will be needed at Taft Hill Rd, at the entrance to this site. Code language provided below.

- > IFC 508.1 and Appendix B: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

A fire hydrant is being proposed at the end of the cul de sac for additional fire protection.

4. PREMISE IDENTIFICATION

- > IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Acknowledged.

5. PRIVATE DRIVE

7-18-2016 (AR). It is recommended that the Private Drive be named as discussed in the meeting today.

A street name will be provided meeting all Larimer County standards at final.

6. PREMISE IDENTIFICATION

7-18-2016 (AR). As discussed in the meeting today, a monument sign will have to be

placed at the entrance to aid wayfinding to each residence unless the street is named as per above recommendation. Code language below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

Signs are reviewed via a separate process; further discussions to be held regarding whether or not one will be proposed.

7. SPECIAL NOTE LOT2

7-18-2016 (AR). As discussed today it appears that Lot 2 does not comply with our access requirements. It's also acknowledged that Lot 2 may be sold to a neighbor.

Lots have been reconfigured and this is no longer applicable.

Department: Environmental Planning

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

1. Note that if significant trees, those having a Diameter at Breast Height (DBH) of six inches or more, might be impacted by development, that Land Use Code Section 3.2.1(C) requires 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". 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 resulting from the proposed development. If and when the plans come through for the single family dwellings, a detailed landscape plan will be required and should including scientific names of all species proposed. See LUC Section 3.2.1 for detailed information regarding City standards for Landscaping and Tree Protection.

A tree review was completed and a tree preservation and mitigation plan is included with the landscape plan as part of this submittal.

2. Regarding site lighting and light fixtures, The American Medical Association (AMA) and International Dark-Sky Association (IDA) both recommend using lighting that has a corrected color temperature (CCT) of no more than 3000 degrees Kelvin, in order 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 harm human health and endanger wildlife. Therefore, use of warmer color temperature (warm white, 3000K or less) for light fixtures is preferred in addition to fixtures with dimming capabilities. For further information regarding health effects please see: <http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>.

Acknowledged. A lighting plan is not being provided at this time as street lights are not required on private drives.

3. 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. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1. Green Building Program: <http://www.fcgov.com/enviro/green-building.php>, contact Tony Raeker at 970-416-4238 or traeker@fcgov.com
2. Solar Energy: <http://www.fcgov.com/utilities/residential/renewables/solar-contractors-resources>, contact Norm Weaver at 970-416-2312 or nweaver@fcgov.com
3. Urban Agriculture: <http://www.fcgov.com/developmentreview/urbanagriculture.php>
Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

Acknowledged.

Department: Engineering Development Review

Contact: Marc Ragasa, 970.221.6603, mragasa@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.

Acknowledged.

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>

Acknowledged.

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. 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.

Acknowledged.

4. 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>

Acknowledged.

5. 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 include the standard utility easements that are to be provided behind the right-of-way (15 foot along South Taft) Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>

Additional Right-of-Way has been dedicated per the plat.

6. How will Lot 2 receive access? If it is anticipated that this lot will share an access with the lot to the north, legal access will be needed. An offsite access easement will need to

be dedicated as part of this development.

The lots have been reconfigure and the only access to the site is at the southern corner.

7. Civil construction plans will be required. A Development Agreement will be required recorded once the project is finalized with recordation costs paid for by the applicant.

Acknowledged.

8. Taft Hill Road will need to meet current street standards, so ROW will be needed to accommodate 6' detached sidewalks and 10' parkways along these roadways.

Additional Right-of-Way has been dedicated per the plat.

9. Will the street into the site be a private drive or a public street? If it is a public street, local street design standards will apply. Per Traffic Operations, the existing pedestrian signal crossing across Taft Hill Road for Blevins Middle School will need to be relooked at with the proposal of the public street. This pedestrian signal being in close proximity to the new street intersection would require that the pedestrian signal be converted to a full traffic signal in accordance with the MUTCD (Manual on Uniform Traffic Control Devices) the costs of which would then be paid for by the applicant. A full traffic signal however, isn't necessarily preferred by the City and we would perhaps want to explore a solution that relocates the pedestrian signal sufficiently away from a proposed public street intersection, negating the need to have a full traffic signal constructed. Coordination and ongoing discussion with Traffic Ops and Poudre School District will be needed to device options, solutions, and understand cost implications.

The main drive will be private and is a modified section.

10. The City may require that notes and/or conditions be placed on the approval documents (plat, development agreement, and/or site plan) for the project stating that future purchasers of the property are aware that with Blevins Middle School across the street and the internal roadway will likely be used as a pick-up/drop-off area for students at the middle school and the City has no legal authority to prevent the usage of this access easement (private drive) as such. The applicant may wish to discuss potential operation aspects of Blevins Middle School with Poudre School District and how it may impact the development and future residents of the development.

Acknowledged.

11. A reimbursement is due to the City for the construction of the local portion of S Taft Hill Road prior to the issuance of the first building permit. Curb, gutter, sidewalk and parkways were installed.

Acknowledged.

12. 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.

Acknowledged.

13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Acknowledged.

14. A utility coordination meeting on this site is suggested. Utility coordination meetings if requested are typically scheduled after the preliminary submittal of the project, but can

be scheduled prior to submittal upon request. Please provide a site plan with preliminary utility layout for routing with the meeting notice. If you are interested in having a utility coordination meeting, please contact the development review engineer for scheduling.

Acknowledged.

15. 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.

Acknowledged.

16. 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.

There a no proposed water treatment facilities within the public Right-of-Way.

17. 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.

Acknowledged.

18. 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.

Acknowledged.

Department: Electric Engineering

Contact: Todd Vedder, 970-224-6152, tvedder@fcgov.com

1. There is currently single phase and three phase power available to the north along Taft Hill Rd

Acknowledged.

2. Streetlights will need to be placed along public streets. A 40 feet separation on both sides of the light is required between shaded trees and streetlights. A 15 feet separation on both sides of the light is required between ornamental trees and streetlights.

3. New development and system modification charges may apply. A link to our online electric fee estimator is below.

<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees/electric-development-fee-estimator?id=3>

Acknowledged.

4. Please contact Light & Power if you have any questions. Please reference our Electric Service Standards provided in the link below.
<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations>

Acknowledged.

5. Please provide the breaker panel size for each dwelling unit. Also inform if units will be gas or electric heat.

Planning Services

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

1. The lots must have a minimum area equivalent to 3 times the total floor area of the building, and not less than 6,000 feet. For example, the homes on the smallest proposed lots (6,300 square feet) must not exceed 2,100 square feet in total floor area. Basements and the first 720 square feet of garages are not counted toward total floor area.

Acknowledged. Each lot is a minimum of 6,000 s.f.

2. The minimum setbacks and side yard widths for residential uses in the Low-Density Residential (RL) District:
Front yard - 20 feet
Rear yard - 15 feet
Side yard - 15 feet on the street side, 5 feet for interior side yards
From arterial right-of-way 30 feet
Please show building envelopes on your site plan when you submit the PDP.

Setbacks are shown on the plans.

3. The maximum building height for single-family dwellings and accessory buildings in the RL District is 28 feet/2 stories.

Acknowledged.

4. The existing home on the site is greater than 50 years in age, and will need to be evaluated through the historic preservation demolition/alteration review process. Please see comments from historic preservation.

Acknowledged. See response to the comment mentioned under Historic Preservation.

5. A landscape plan will be required for your submittal. Please see Land Use Code Section 3.2.1 for landscape plan requirements, and refer to comments from Environmental Planning for further detail.

A landscape plan is provided.

6. On your site plan, please be sure to show detached walkways/pedestrian connections from the road serving the site to the sidewalk on Taft Hill. The walkways should include street trees. Walkways must be a minimum of 4.5 feet wide and should be on both sides of the road.

This is shown on the plans.

7. Each single-family dwelling must provide at least one off-street parking space.

This is provided.

8. Cul-de-sacs are required to be 100 feet in diameter for fire access. See comments from Poudre Fire Authority for further details.

Per a meeting with the City on 12/7, alternatives for design were discussed in terms of fire access, one of which was including a 15' easement that would be on both sides of one of the lot lines. This has been provided n the lot line between lots 4 and 5 and would allow enough room for maneuvering with the smaller cul de sac.

9. Lots with front or rear yards that abut an arterial need to have a minimum lot depth of 150 feet. If you wish to request alternative compliance, see guidelines in Section 3.6.2(G) of the Land Use Code.

Acknowledged. See comment response under Zoning.

10. Garage standards as outlined in LUC Section 3.5.2(F) will apply.

Acknowledged.

11. Any development containing fewer than 100 single-family dwellings must have at least 3 different types of housing model. Each housing model must have 3 characteristics which clearly and obviously distinguish it from the other housing models (e.g. materials, roof lines, garage placement, etc.). The existing home may be included as one of the 3 housing model types. See LUC Section 3.5.2(C) for further detail.

Acknowledged.

12. 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.

Acknowledged.

13. 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.

Acknowledged.

14. 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>.

Acknowledged.

15. 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.

Acknowledged. One modification request will be made.

16. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.

Acknowledged.

17. 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.

Acknowledged.

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