

# CHUCK ROHDE

P.O. Box 6273, Colorado Springs, CO 80934  
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RE: 1701 W. Trilby Rd., Fort Collins, CO 80526

**Objectives:** My objective for this property is to build a house with a 2000 square foot footprint while complying with all local building codes and city requirements.

**Response to Conceptual Review:**

ZONING - Please find my "Modification Request" attached

WATER-WASTEWATER ENGINEERING – I will contact the entity responsible for service to this property and do what they want.

TRAFFIC OPERATIONS – N/A

STORMWATER ENGINEERING – I've hired a Civil Engineer to comply

FIRE AUTHORITY - I will sprinkler the house and provide adequate access and comply with all requirements.

ENVIROMENTAL PLANNING – I will schedule a time to investigate the property with the Planner. My intent is to clean up the entire property, plant lots of trees over time and maintain native vegetation. I will also attempt to reduce existing non-pervious areas as well.

ENGINEERING DEVELOPMENT REVIEW - I will plan on allocating the required land for future city development and pay the fee(s) as my project moves forward.

ELECTRIC ENGINEERING – I will contact the provider for this property and make a plan how to extend the service to the back of the lot.

**Owners:** Charles (Chuck) and Ann C. Rohde  
PO Box 6273, COS, CO 80932

Exchange Systems  
721 N Tejon St,  
Colorado Springs, CO 80903



May 26, 2017

Chuck Rohde  
PO Box 6273  
Colorado Springs, CO 80934

**Re:** 1701 W Trilby Rd - Single-Family Detached

**Description of project:** This is a proposal to build a single-family residence at 1701 W Trilby Rd (parcel # 9615000020). The proposal indicates the addition of a single-family residence on the rear portion of the existing lot. The property owner requests that the current single-family residence be changed into an accessory building for storage. The project is located in the Rural Lands District (RUL), zone district and is subject to Administrative (Type 1) 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](mailto:moverton@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact:** Marcus Glasgow, 970-416-2338, [mglasgow@fcgov.com](mailto:mglasgow@fcgov.com)

1. Single-family detached maximum residential density shall be one (1) dwelling unit per ten (10) acres.
2. A setback area of at least eighty (80) feet shall be provided along arterial streets, measured from the right-of-way.  
Minimum lot width shall be two hundred (200) feet.  
Minimum depth of the rear yard shall be fifty (50) feet.  
Minimum side yard shall be fifty (50) feet.
3. Home occupations (i.e. offices, studios, and similar) must be conducted entirely within the dwelling unit, which would be the new house you're proposing to construct. You could use the existing structure as a garage/storage or similar, but not as a home occupation.

**Department: Water-Wastewater Engineering**

**Contact:** Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)

1. This property is located within the Fort Collins Loveland Water District and the South Fort Collins Sanitation District for water and sewer services. Please contact them for any requirements.

**Department: Traffic Operations**

**Contact:** Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)**

1. 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.
2. This property is not platted. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name.

**Department: Stormwater Engineering**

**Contact: Heather McDowell, 970-224-6065, [hmcowell@fcgov.com](mailto:hmcowell@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
3. If there is an increase in imperviousness greater than 1,000 square feet a drainage report, erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in the State of Colorado. The drainage report must address the four-step process for selecting structural BMPs. If the increase in impervious area is greater than 350 square feet and less than 1,000 square feet, a drainage letter along with a grading and erosion control plan should be sufficient to document the existing and proposed drainage patterns. A grading plan is required if the increase in imperviousness is less than 350 square feet.
4. This site is located in Basin 609 of the Fossil Creek Master Drainage Plan, where the assumed imperviousness is 22%. Therefore, this project must be able to show that there will be less than this assumed imperviousness over the entire lot with the addition of the new driveway and home and any other added impervious surfaces included with the construction, which will also include the impervious surface along Trilby for your half of the roadway for the length of the property frontage. Please note, that this approach will only be allowed as long as the property doesn't subdivide or "develop" in any way. For development projects, adding impervious areas greater than 1000 square feet would require onsite stormwater detention, water quality and LID provisions.
5. The 2017 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 square feet and there is a \$1,045/acre of site 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 our Utility Fee and Rate Specialists at (970) 416-4252 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.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, ,**

1. 1: FIRE LANES

Fire access is required to within 150' of all exterior portions of any building as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Trilby Rd). The proposed private drive that would provide access to the proposed house would also need to serve as the fire lane. As the drive lane would appear to be approximately 500' in length, the distance will trigger additional turn-around requirements.

Any private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications (see comment #2 for fire lane specifications). If access requirements can not be met, an automatic residential sprinkler system can be installed to mitigate the access deficiency. Code language follows:

> 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.

## **2. 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.
- > Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on final plans.
- > Any proposed deviation to the above standards for residential properties will be reviewed and approved by the fire authority on a case by case basis. Rural residential fire lanes for example, may reduce to 16' in width and be constructed of compacted road base rather than hard surface when approved.

## **3. 3: DEAD-END FIRE LANES**

Due to the setback distance of the proposed residence, an approved turnaround will be required to provide for fire apparatus turning movements. A hammerhead or cul-de-sac design would be acceptable options for meeting this requirement. A detailed plan will need to be submitted for review and approval. Code language provided below.

> IFC 503.2.5, Appendix D, and FCLUC 3.6.2(B)2006: Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

## **4. 4: WATER SUPPLY**

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 400' of any Residential Building as measured along an approved path of vehicle travel. The closest hydrant on Trilby Rd appears to be approximately 700' from the proposed footprint, triggering the need for another hydrant. In such cases when the

addition of a hydrant is not feasible or practical, this requirement may be offset by the addition of a residential fire sprinkler system.

The applicant should be aware that the installation of a fire sprinkler system may be an acceptable offset to lack of fire access OR lack of water supply, but may not be used to substitute a deficiency in BOTH areas. Code language provided below.

#### RESIDENTIAL REQUIREMENTS

> IFC 507.5 and PFA Policy: 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.

#### 5. 5: PREMISE IDENTIFICATION & WAYFINDING

Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Due to the setback distance of the house, the address will need to be posted both on the structure and at the road. Depending on the re-use of the existing modular home, that structure may require a separate posted address. Code language provided 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.

#### 6. 6. UPDATED COMMENT

Based upon the conversation with the applicant at the conceptual review meeting of 5/22/2017, the above comments are best summarized as follows:

The most cost effective way to proceed would be to provide for fire access on the property as per specifications and install a residential sprinkler system in the new home.

#### **Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. Environmental Planning will need further information during CDR meeting 5/22/17 to determine if submittal of an Ecological Characterization Study (ECS) is needed. Most likely an ECS will NOT be needed, however, please contact me directly to confirm on-site through a brief site visit.
2. City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators, butterflies, songbirds) landscaping and maintenance are also encouraged. Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>. Also see the City of Fort Collins Plant List : [https://www.fcgov.com/forestry/plant\\_list.pdf](https://www.fcgov.com/forestry/plant_list.pdf).
3. Please note LUC Section 3.2.1(C) requiring 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." Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and

any mitigation requirements that could result from the proposed development.

4. In regard to lighting, especially LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife. Warmer color temperature (warm white, 3000K or less) for any LED light fixtures is preferred. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)]. For further information regarding health effects please see:  
<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

Several departments within the City of Fort Collins have been working together to address this issue; they are referred to as the City's Night Sky team. Results of the team's work can currently be viewed on the City's Public Records website in Resolution 2016-074, a summary of City of Fort Collins City Council Intent and General Policy Regarding Night Sky Objectives.

5. The City of Fort Collins has many sustainability programs. Of particular interest may be:

- 1) ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/), contact Heidi Wagner at 970-416-2230 or [climatewise@fcgov.com](mailto:climatewise@fcgov.com)

- 2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmitchell@fcgov.com](mailto:cmitchell@fcgov.com)

- 3) Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

- 4) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar)

- 5) Integrated Design Assistance Program: <http://fcgov.com/idap>, contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)

- 6) Nature in the City Program: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Kyle Lambrecht at 221-6566 if you have any questions.
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>
3. The following comment is a standard comment, that may not apply given that no curb, gutter, or sidewalk currently exists along the property: 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.
4. The following comment is a standard comment, that may not apply given that no sidewalk currently exists along the property: 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.

5. 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>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Dedication of right-of-way along Trilby Road as a minor arterial resulting in a 42' right-of-way from centerline is required. A 15' utility easement from the Trilby Road right-of-way is also required for dedication. Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. With the subdividing of the property, the obligation for the local street frontage along Trilby Road is required and would need to be satisfied upon the first building permit within the subdivision. Typically, this would require the design and construction of street improvements to Trilby Road abutting the property (curb and gutter, sidewalk, pavement), however given the limited frontage and existing infrastructure in the area, the payment of the local street portion as funds in lieu of this construction is an option that is acceptable to City Transportation staff.
8. Civil construction plans will be required with any construction in right-of-way.
9. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the applicant.
10. 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.
11. A Development Construction Permit (DCP) or excavation permit may need to be obtained prior to starting any work for impacts to road right-of-way.
12. A concrete driveway approach is required to be constructed fully in the newly dedicated right-of-way. A driveway approach detail on the plans will be required along with a drive approach permit prior to construction which can be found here: [http://www.fcgov.com/engineering/pdf/DriveApproachSWPermit\\_dig.pdf?1308238672](http://www.fcgov.com/engineering/pdf/DriveApproachSWPermit_dig.pdf?1308238672)
13. Based on the information reflected on Google Street View (which may not be current), the right-of-way dedication would likely result in an existing fence that would be within the new right-of-way. Fences in right-of-way are considered an encroachment onto public property that would normally not be allowed. There is an encroachment permit that could be considered which could be applied for and potentially would be issued by our Engineering Inspection Manager. Information on the permit can be found here: [http://www.fcgov.com/engineering/pdf/encroachmentpermit\\_digital.pdf?1433345700](http://www.fcgov.com/engineering/pdf/encroachmentpermit_digital.pdf?1433345700)

**Department: Electric Engineering**

**Contact: Todd Vedder, 970-224-6152, [tvedder@fcgov.com](mailto:tvedder@fcgov.com)**

1. This area is serviced by Poudre Valley REA. Developer will need to contact PVREA for electrical service.

**Planning Services**

**Contact: Meaghan Overton, 970-416-2283, [moverton@fcgov.com](mailto:moverton@fcgov.com)**

1. The lot (approximately 2.5 acres) does not meet the 10-acre minimum lot size for single-family detached dwellings in the Rural Lands District (RUL). You will need to submit a Modification of Standard when you submit your Project Development Plan. See Section 2.8 of the Land Use Code for more information about how to request a modification. In this case, staff would support modifications to the Residential Density standard, 4.1(D)(1), and the Dimensional Standard for lot width, 4.1(D)(3)(b)(1), by reason of exceptional physical conditions unique to the property (i.e. the pre-existing lot size and width).

2. All other dimensional standards still apply to the proposal:
  - Setback area of 80 feet from the arterial street, measured from the right-of-way
  - 60 foot minimum front yard depth
  - 50 foot minimum rear yard depth
  - 50 foot minimum side yards
3. There appear to be other structures on the site. The lower resolution of the site plan submitted makes it difficult to see what the structures are for. Please note the purpose of these additional structures on your submittal. The existing house, which you are proposing to convert to an accessory building, may not continue to be used as a residential dwelling unit.
4. The site will need to be platted.
5. How large are the existing accessory buildings? The maximum size of a detached accessory building is 2,500 square feet of floor area on a lot larger than 1 acre.
6. 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.
7. Please see the Development Review Guide at [www.fcgov.com/drg](http://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.
8. 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>.
9. 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.
10. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
11. 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.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.