

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: September 3, 1985

ITEM: 800 Block of Sycamore Street

APPLICANT: Bill Rogers, MILRO Mechanical, Inc., 2016A East Lincoln,
Fort Collins, CO 80524

LAND USE DATA: Proposal for a 4-plex on .25 acre in the 800 block of Sycamore Street.

COMMENTS:

1. During construction please maintain a minimum of ten feet from any existing overhead power lines.
2. You may obtain cost estimates for the extension of electrical services from Doug Martine or John St. John at Light and Power.
3. A sewer service is stubbed onto the lot. You will need a new water service to the lot from Sycamore Street.
4. On-site detention of storm water is required.
5. The alleyways used for access to the site may need improving at the developer's expense. General improvements to the alleys may be delayed if the owner agrees to participate in a future improvement district.
6. Any existing curb, gutter and sidewalk that is damaged during construction will need replacing by the developer.
7. A traffic impact study is required with a formal submittal of the project. It should show basic information on trip generation and other applicable information. Please contact Rick Ensdorff, the City traffic engineer for details.
8. Parking access may be handled through the existing alleys. This is encouraged in order to maintain the appearance of the front lot. Any parking areas will have to be landscaped effectively to be screened from neighbors.
9. This project will have to meet all the zoning regulations for the R-M zoning district. If not, the appropriate variances will have to be granted by the Zoning Board of Appeals before proceeding with the R-M site plan review.

10. If fire access is to be taken from the alley as well as the street, the alley must be hard surfaced and a minimum of 20 feet in width.
11. The R-M site plan review places primary importance on the impacts of the proposed density and uses to the surrounding residents/users. The site plans and buildings should be compatible and sympathetic with the surrounding neighborhood in terms of scale, bulk, materials, orientation, disposition of buildings on the site, circulation and parking, height, landscaping and architectural character.
12. A neighborhood meeting is required before the plan is submitted for formal review. The applicant is to provide the names and addresses of the affected property owners within 500 feet of the site (please see the attached map) on 8 1/2 x 11 mailing label sheets (33 names to a page). A meeting will be arranged by the planning staff to occur approximately three weeks (at the earliest) after this list is submitted. The project may be submitted after the meeting is held; submittal dates are usually the 5th of every month. The submittal date for the November Planning and Zoning Board meeting is September 27, 1985 (early due to the holiday). The submittal date for the December meeting is October 29, 1985 (also due to the holidays).

date: 6 Dec 85

department:

Eng

ITEM:

#94-85 SYCAMORE FOUR-PLEX R-M/R-H SITE PLAN REVIEW

COMMENTS:

FIRE

- ① GARAGES DO NOT MEET 150' ACCESS REQUIREMENT UNLESS ALLEY IS INCREASED 20' AND TURNING RADIUS IS 20' INSIDE AND 40' OUTSIDE. IF ALLEY IS USED FOR ACCESS THE STATUS OF ALLEY MUST BE VERIFIED
- ② SHOW EXISTING FIRE HYDRANTS AND ~~WATER MAIN SIZES~~ WITHIN 500'. AN ADDITIONAL FIRE HYDRANT MAY BE REQUIRED.

CITY OF FORT COLLINS
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

December 18, 1985

Mr. David J. Stytz
1900 Meadowaire Drive
Fort Collins, Colorado 80525

Re: Sycamore 4-Plex R-M Site Plan Review

Dear David:

Staff has reviewed the above referenced project and has the following comments:

1. The underground electrical shown on the plan may not be accurate - you will need to coordinate your electrical needs with the Light and Power utility.
2. The police department has had numerous complaints about alley blocks during construction in this area. The contractor should minimize any alley blocks during construction.
3. The zoning code requires parking areas to be paved or concrete.
4. Any signage must comply with the sign code.
5. For your information, a 4" sewer service has been stubbed onto this site.
6. The garage structure does not meet the 150 foot emergency access requirement of the fire authority unless the alley is increased to 20 feet wide and turning radii are 20' inside and 40' outside. If the alley is used for access the status of the alley must be verified.
7. Existing fire hydrants within 500 feet of the site should be shown. An additional fire hydrant may be required.



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8. The traffic engineer will not require alley improvements at this time (unless needed for fire access), however you are requested to agree to participation in a future alley improvement district.
9. A drainage report has not been submitted as of this time. This needs to be submitted as soon as possible - please contact Bonnie Tripoli for specifics.
10. Please dimension street right-of-way and flow lines of the street. The installation of a sidewalk will be required - it should also be dimensioned on the site plan.
11. If the ditch occurs on the property, the ditch company will need to sign off on the plans. Also, no structures are allowed on the ditch easement.
12. The parking at the south end of the site will not work as shown. Staff suggests you realign the garage to take access off the side alley - this may solve your fire access problem as well as make the parking area work more effectively.
13. Staff still needs a grading plan which shows water and sewer services - please contact Bonnie Triploi for more information.
14. To clarify the zoning comment about changing the designation to multi-family - the R-M zone allows multi-family structures as a permitted use as approved by this site plan approval process. The zoning designation will not change with this project and all requirements of the R-M zone must be met with this site plan or be varied by the Zoning Board of Appeals.
15. Will the garage be of the same materials and color(s) as the residential structure? Please state this on the site plan.
16. The landscape plan needs correcting - the Burr Oak should be relocated and the parking area shown; some vegetation may need to be relocated when the garage is relocated.

Revisions addressing these comments are due in this office by January 8, 1986 at noon. Usually, a meeting is arranged at your convenience to discuss the comments. This meeting should be held as soon as possible in order for you to have adequate time to make the necessary revisions. PMT's, colored renderings, and ten copies of the appropriate plans are due in this office by January 13, 1986 at noon. Final documents (signed mylars, etc.) are due in this office no later than January 23, 1986 at noon. If you have any further comments or questions please give me a call.

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Sincerely,

Steve Ryder

Steve Ryder
City Planner

cc: Linda Hopkins, Acting Community Development Director
Joe Frank, Acting Planning Director
Bonnie Tripoli, Development Coordinator
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