

Conceptual Review Agenda

Schedule for 05/21/18 to 05/21/18

281 Conference Room A

Monday, May 21, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	2025 Sharp Point Dr CDR180032	Julie Mote 970-221-1965 juliegmote@gmail.com	This is a request to add square footage to two existing buildings at 2025 Sharp Point Dr (parcel #8720105013). The two additions add approximately 12,400 square feet of building space to the lot. Primary access to the site is off of Sharp Point Dr. A cellular tower is being proposed through a separate submittal on the site near Midpoint Dr. The proposed project is within the Industrial (I) zone district and is subject to Administrative (Type 1) review.	Jason Holland
10:15	429 S Whitcomb CDR180033	Laura Flanagan (978) 807-8632 merieslaura@gmail.com	This is a request to convert the existing single-family residence at 429 S Whitcomb St into a triplex. There would be a total of 7 bedrooms. Six parking spaces are provided and are accessed from the alley and existing driveway along W Mulberry Rd. T bicycle spaces are also included. The proposed project is within the Neighborhood Conservation-Medium Density (NCM) zone district and is subject to Administrative (Type 1) review.	Clay Frickey

Monday, May 21, 2018

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1623 S College Ave CDR180034	Stu MacMillan (970) 215-7000 stu@macmillandevlopment.com	This is a request to demolish the existing building at 1623 S College Ave and construct a 149 room, 6 story hotel (parcel#9723107002). The applicant is proposing access to the site along Prospect Rd with a right-in right-out. Additional access is proposed along S College Ave. 149 uncovered parking spaces are proposed to the west and north of the building. The proposed project is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) review.	Ted Shepard

2025 Sharp Point Dr Industrial Additions



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General Information

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Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Julie Mote - consultant, Dan Bernth - Owner		
Business Name (if applicable) Doberstein Lemburg Commercial, Inc.		
Mailing Address 1401 Riverside Ave Ft. Collins, CO 80524		
Phone 970-221-1965 ext 211	Email Address juliegmote@gmail.com	
Site Address (parcel # if address is not available) 2025 Sharp Point Dr. parcel # 8720105013		
Description of Proposal (attach additional sheets if necessary) Please see attached		
Proposed Use Industrial	Existing Use Industrial	
Total Building Square Footage	Number of Stories 1	Lot Dimensions See Attached

Age of any Existing Structures

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 12,400 S.F.

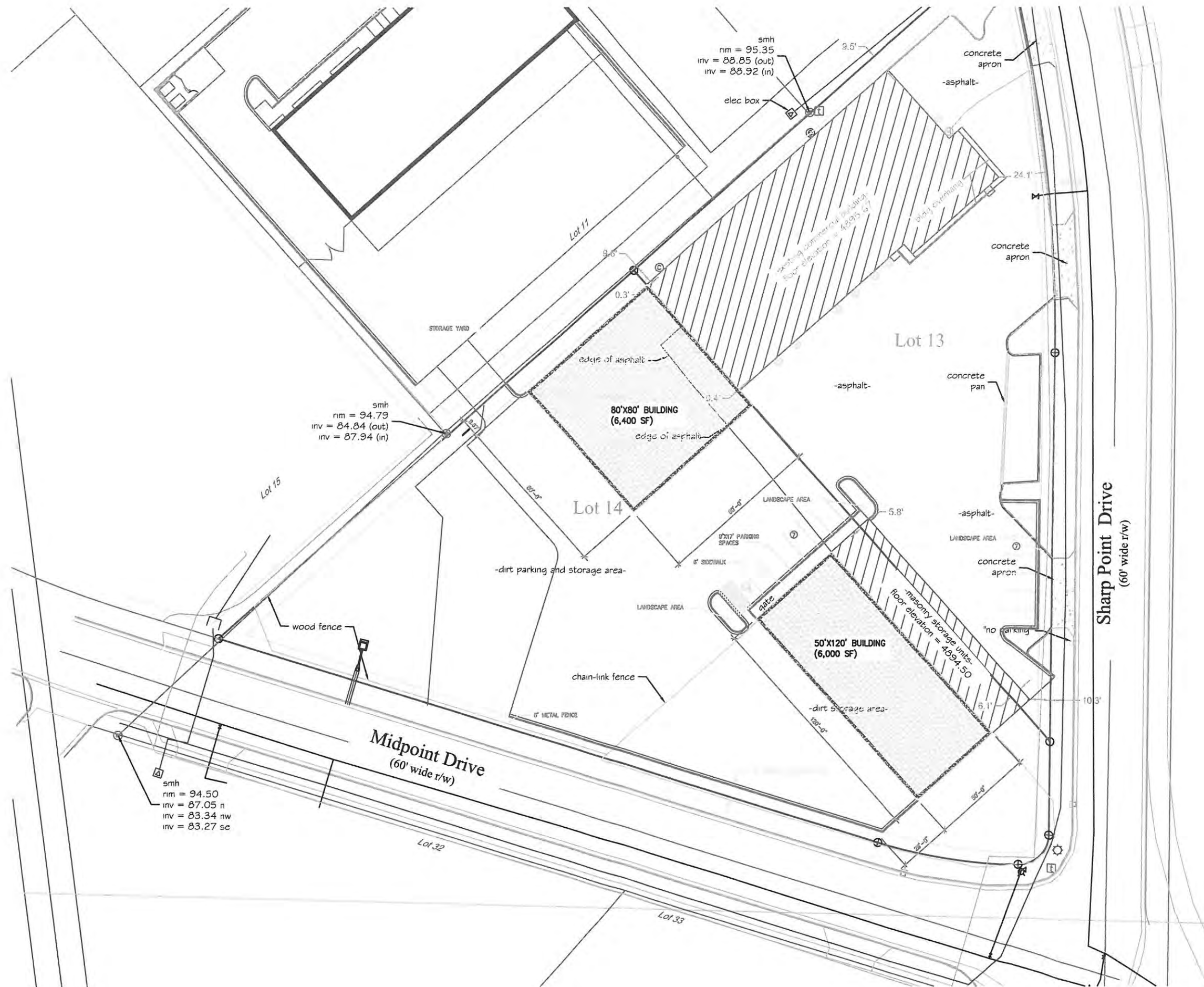
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

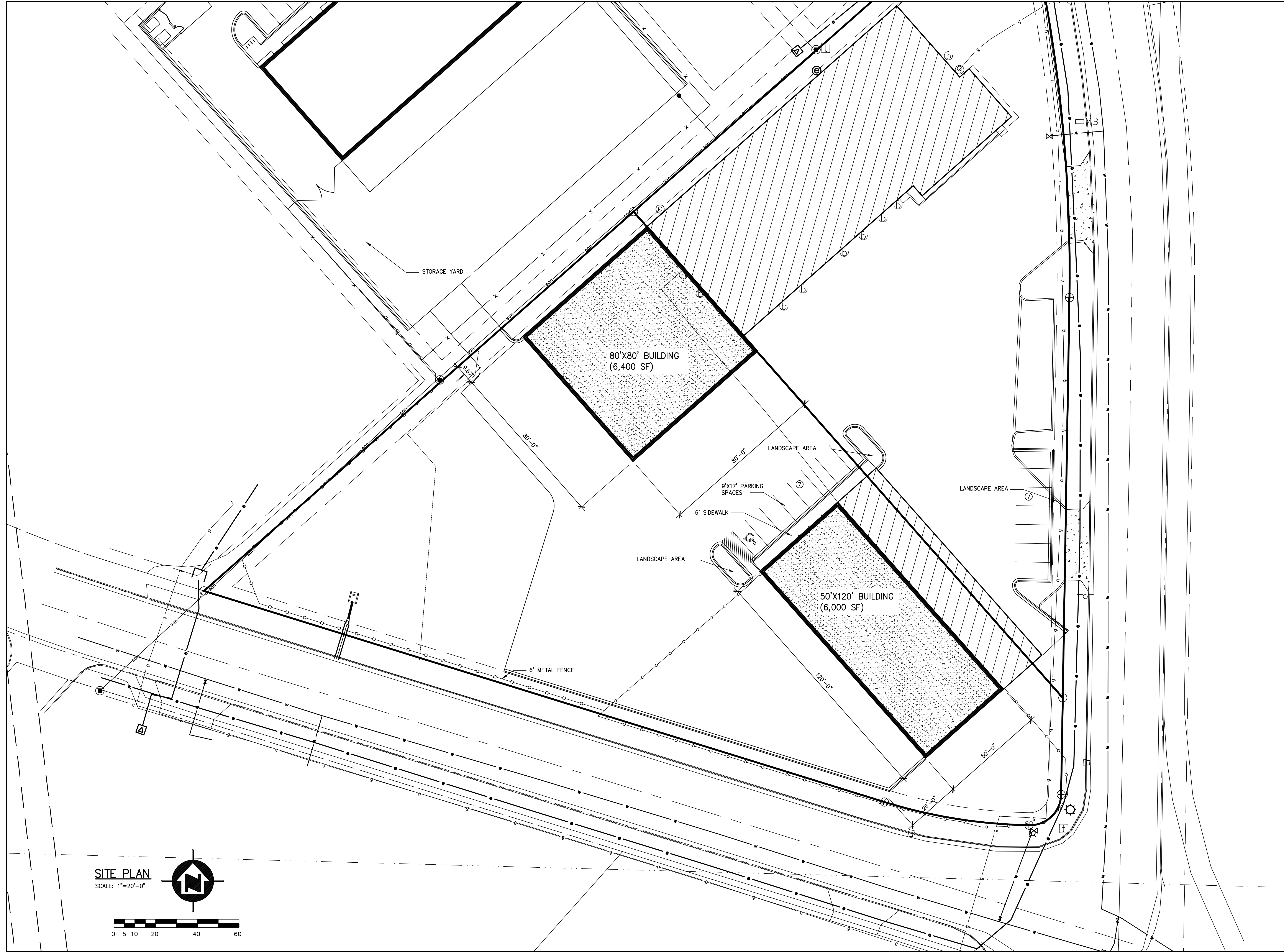
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

2025 SHARP POINT DRIVE – CONCEPTUAL REVIEW DESCRIPTION

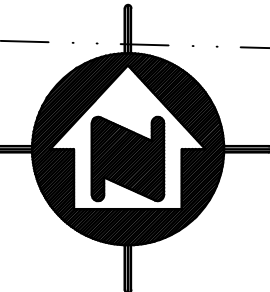
We are proposing to build two new structures, both are additions to existing buildings. One building will be 80x80 or 6,400 square feet. The additional building will be 50x120 or 6,000 square feet.

Please see attached site plan for more specific information.





SITE PLAN
SCALE: 1"=20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY
SITE PLAN

DRAWN BY: RG CHECKED BY: RG

DATE: 04-24-18 SCALE: 1" = 20'-0"

DRAWING NUMBER: SHEET NUMBER:

3085-18

C1.1

2025 SHARP POINT DRIVE
FORT COLLINS, COLORADO

PREPARED FOR:
DOBERSTEIN LEMBURG
1401 RIVERSIDE AVENUE
FORT COLLINS, CO 80524

PREPARED BY:

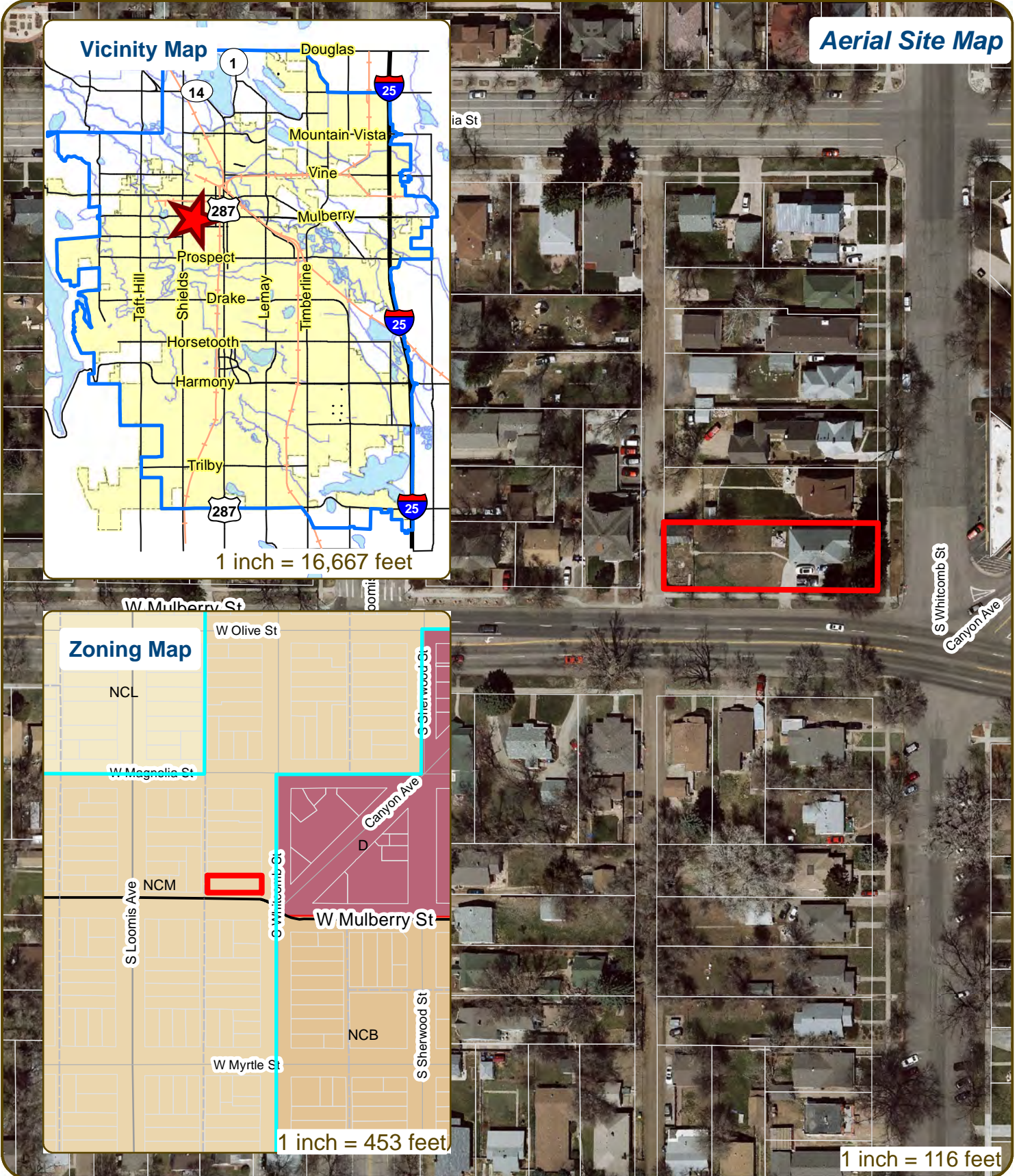


p.o. box 270788
ft. collins, co 80527

tele 970-493-2025 fax 970-493-2026

NO	DATE	REVISION	BY

429 S Whitcomb Triplex



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Laura Flanagan, owner		
Business Name (if applicable)		
Mailing Address 429 S. Whitcomb St. Ft. Collins, CO 80521		
Phone 978-807-9632	Email Address mertes.laura@gmail.com	
Site Address (parcel # if address in not available) 429 S. Whitcomb St. Ft Collins, CO 80521		
Description of Proposal (attach additional sheets if necessary) Turn 429 S. Whitcomb St. into a triplex		
Proposed Use Tri-Plex	Existing Use Single Family	
Total Building Square Footage 4,710	Number of Stories 2	Lot Dimensions 11,148 SF

Age of any Existing Structures Built in 1910 + remodeled in 2013.

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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Increase in Impervious Area S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

SITE DEVELOPMENT INFORMATION

PARCEL SIZE/ UNIT MIX:

ZONING-N-C-M, NEIGHBORHOOD CONSERVATION- MEDIUM DENSITY

LOT SIZE- 11,186 SF, 0.257 ACRES

TOTAL # OF DWELLING UNITS PROPOSED: 3

MULTI-FAMILY RESIDENTIAL DENSITY: $3/0.257=11.67$ UNITS/ACRE

UNIT MIX: TWO THREE BEDROOM UNITS & ONE 1 BEDROOM UNIT

BUILDING AREA/HEIGHT:

FINISHED FLOOR AREA: 4,710 SF, NOT INCLUDING BASEMENT 1-BEDROOM UNIT

3-BEDROOM UNIT-1,474 SF, NOT INCLUDING GARAGE - 828 SF

3-BEDROOM UNIT-1,975 SF, BALCONY 1- 105 SF, BALCONY 2-99 SF

1-BEDROOM UNIT-447 SF

FLOOR AREA RATIO (FAR): $4,710/11,186= 0.421$

FLOOR AREA RATIO OF REAR HALF LOT: $1,663/5,593=0.297$

HEIGHT- 2-STORY- APPROX. 30'8" PEAK OF ROOF

SITE COVERAGE:

BLDG FOOTPRINT: 3,225 SF

PARKING: 2,253 SF

LANDSCAPING: 5,213 SF

SIDEWALKS: 495 SF

TOTAL LOT SIZE: 11,186 SF

PARKING REQUIREMENTS:

TWO 3-BEDROOM UNITS: 4 SPACES

ONE 1-BEDROOM UNIT: 1.5 SPACES

TOTAL REQUIRED: 6

TOTAL PROVIDED: 6

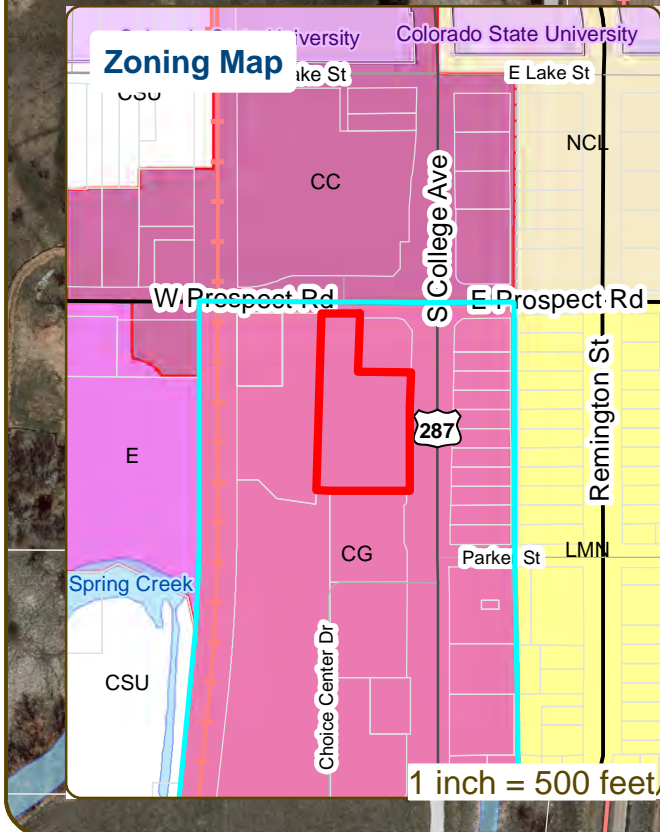
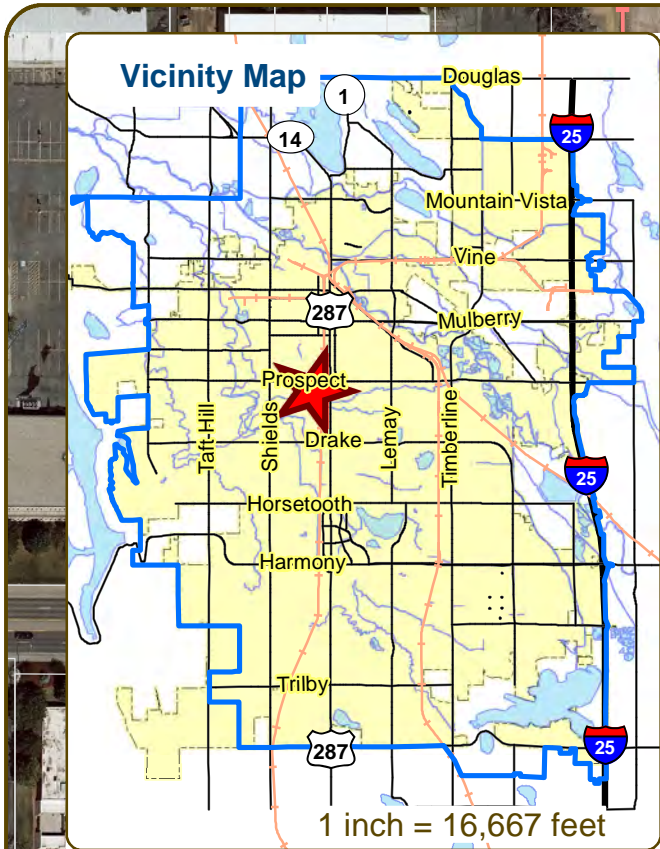
BIKE PARKING:

1 SPOT PER BED, TOTAL 7- 4 COVERED AND 3 UNCOVERED

TOTAL REQUIRED: 7

TOTAL PROVIDED: 7+

Hotel



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CONCEPTUAL REVIEW:

APPLICATION

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Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
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Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

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CONCEPT TEST FIT _PROSPECT + COLLEGE HOTEL
FT. COLLINS COLORADO

11 May 2018

DRAFT

SAUNDERS

MACMILLAN
ARCHITECTS P.C.

4240

Fort Collins Land Use Code:

TOD Overlay District

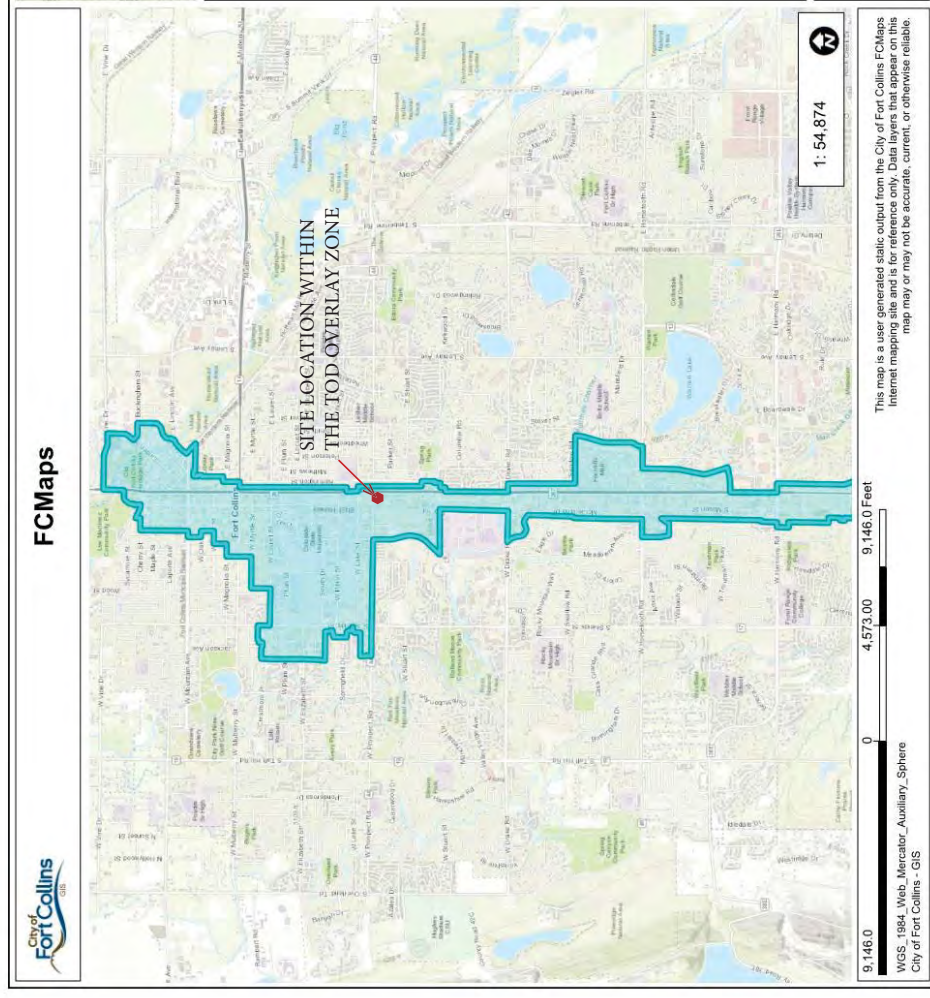
Off-street parking shall be located behind, above, within or below street-facing buildings to the maximum extent feasible. No parking will be allowed between the street and the front or side of a building

Flat-roofed buildings shall feature three-dimensional cornice treatment on all walls facing streets or connecting walkways, or a rail at the top of the wall of a usable rooftop deck, unless the top floor is stepped back to form a usable roof terrace area
 -Buildings shall have a base portion consisting of one (1) or two (2) stories.

-Buildings greater than two (2) stories in height shall also be designed so that upper portions of the building are stepped back from the base

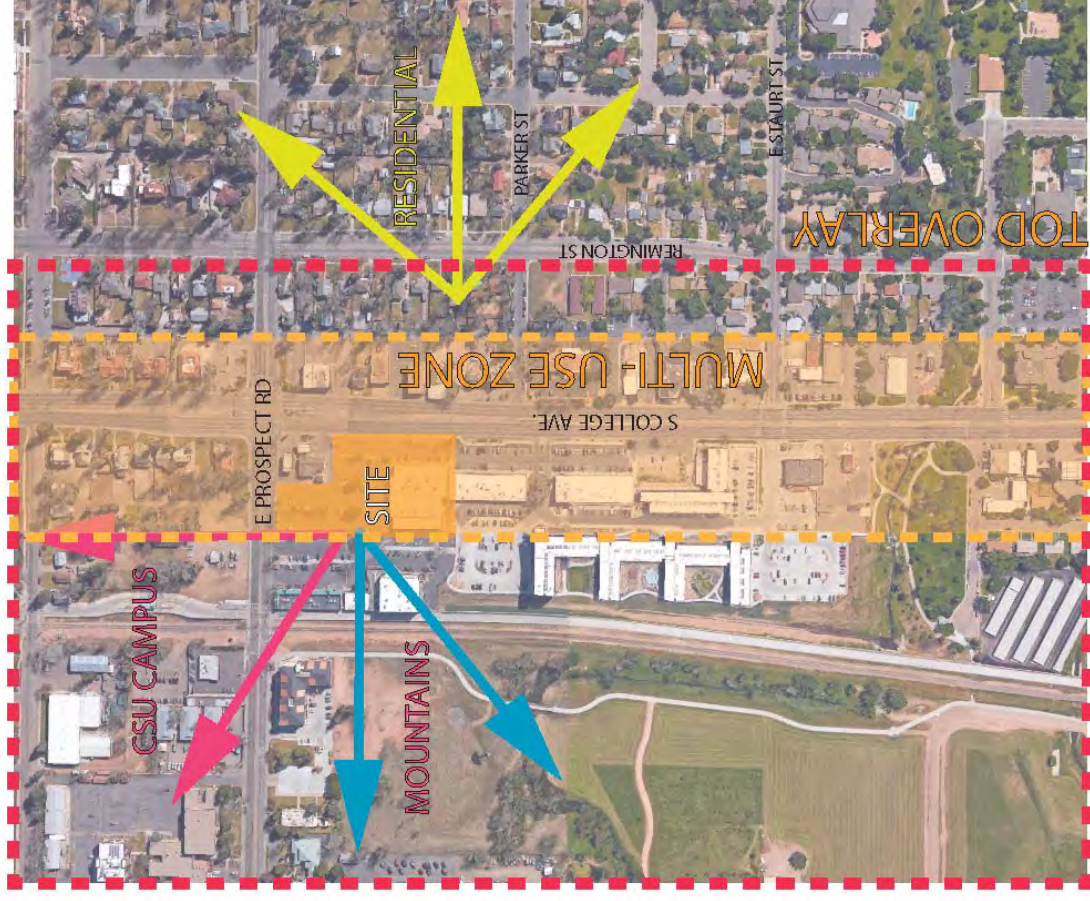
Parking

Within TOD, current feedback is there is a lack of parking; To address these concerns, the City Council adopted a "stop-gap" ordinance requiring minimum off-street parking in the TOD Overlay Zone. The temporary minimum requirement is 70% of the existing standard with an alternative compliance element that permits reduced parking if supported through a parking impact study. (City of FOCO Transit-Oriented Development Parking Study, 2014)



TRANSIT-ORIENTED DEVELOPMENT OVERLAY ZONE

SITE LOCATION & ZONING



Fort Collins Land Use Code:

- 4.21 - General Commercial District (C-G) and Multi-Use Zone - Design Review Board Required
(D) Land Use Standards . The maximum building height shall be four (4) stories.
- 3.2.2. - Lodging – parking minimum .5/unit, maximum 1/unit (since within TOD, 25% of gross sf can be exempt from parking requirement, not to exceed 5000sf)



EXISTING CONDITIONS [site]



looking north



looking south



looking east



looking west

EXISTING CONDITIONS [context buildings]



+81'-0" (peak)

+7'-0" (floor 01)

+0'-0" (sidewalk ave.)

CSU Health Medical Center

looking north



looking south



looking east

"The Summit" Student Housing



looking west

EXISTING CONDITIONS [roads & intersections]



w. prospect rd. looking north

EXISTING CONDITIONS [roads & intersections]



Approximate massing of subject hotel is very similar in scale and overall height to the CSU Health Medical Center creating a gateway into Campus and West Prospect corridor.

intersection of college & prospect looking west

SITE CONSTRAINTS & SETBACKS

State Highway Development Standards:

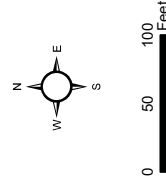
Land Use Code section 4.9.1.

- US Highway 287 (S. College Ave.) - minimum setback is 130' from centerline of the right-of-way or 80 feet from the right-of-way line, whichever is greater

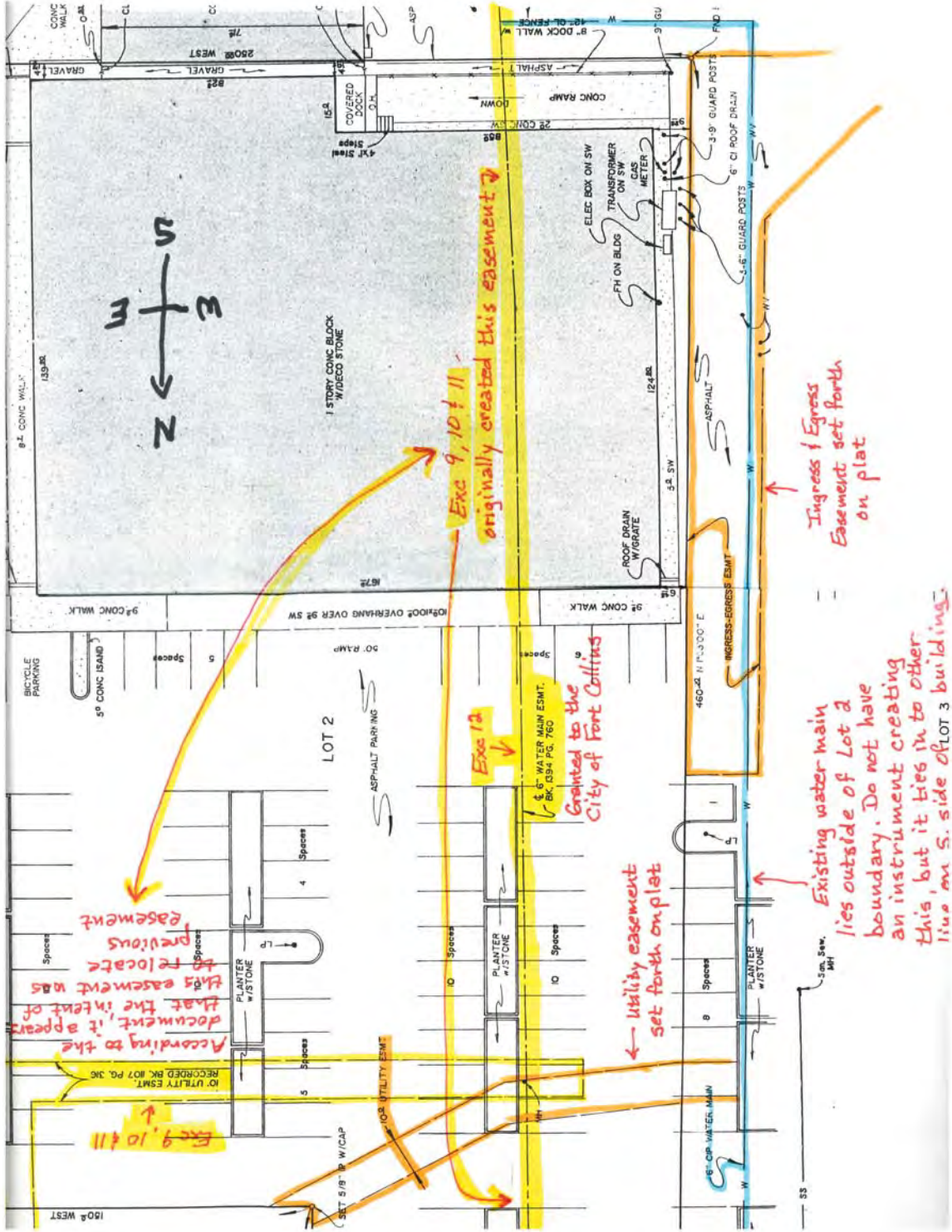
- Prospect Road - (Arterial) 110' building setback from center line of right-of-way (Prospect Road street scape program)

Typical Hotel Standards:

- Parking ramps 12% max
- Standard spaces 18'x9' with 25' drive aisle
- Separate elevator from garage to lobby / cannot be the same elevator which connects guestroom floors
- Facades with windows 25' setback from property line (10' setback if no windows)
- Dedicated service elevator in properties over 4 stories or with more than 150 guest-rooms



EXISTING CONDITIONS



According to the document, it appears this easement was to relocate this easement to previous easement

Exc 9, 10 & 11

Exc 9, 10 & 11 originally created this easement

Exc 12

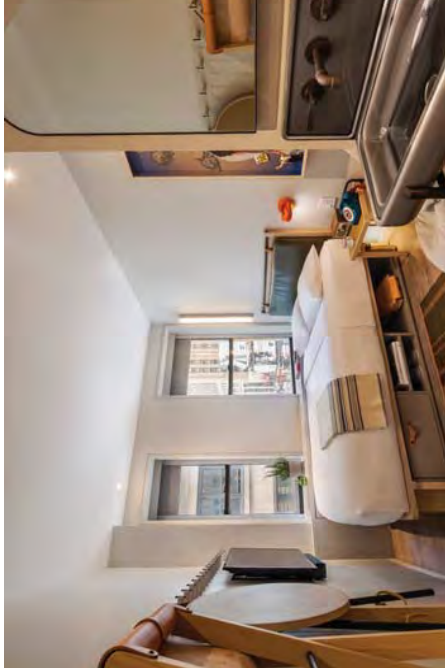
Exc 13 Granted to the City of Fort Collins

utility easement set forth on plat

Existing water main lies outside of Lot 2 boundary. Do not have an instrument creating this, but it ties in to other line on S. side of Lot 3 buildings.

Ingress / Egress Easement set forth on plat

Hotel Guest Room Prototypes



standard guest room

Figure 7-3: Standard Double / Double Room

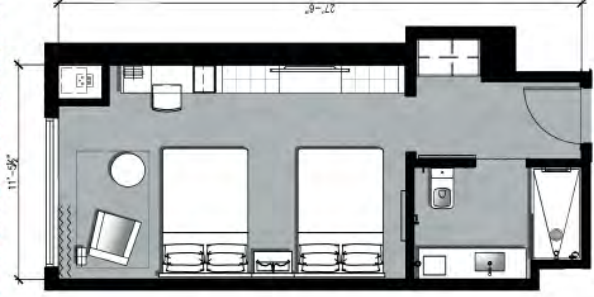


Figure 7-2: Standard King Room



Room Prototypes

Guest Room Mix

- King - 67% Unit Mix
- Double / Double - 27% Unit Mix
- Accessible King - 4% Unit Mix
- Accessible Double / Double - 2% Unit Mix

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Hotel Public Space Prototypes



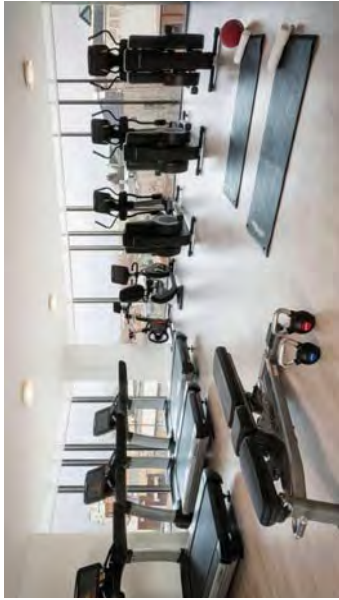
fitness_wellness



meetings_terraces



lobbies_lounges



fitness_wellness



meetings_terraces



lobbies_lounges

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CONCEPTUAL SITE PLAN

Program Summary

Level 02 - 28 Keys
Level 03 - 33 Keys
Level 04 - 33 Keys
Level 05 - 33 Keys
Level 06 - 22 Keys
Total 149 Keys

Building Height:

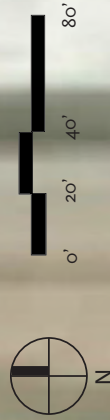
Level 01 - 18'-0"
Level 02 - 11'-0"
Level 03 - 11'-0"
Level 04 - 11'-0"
Level 05 - 11'-0"
Level 06 - 11'-0"
Total: 75'-0" (top of parapet @ main roof)
80'-0" (top of high parapet @ entry)

Parking Required:

0.5/key (Code) = 75 spaces
 1.0/key (typ. hotel standard) = 149 spaces

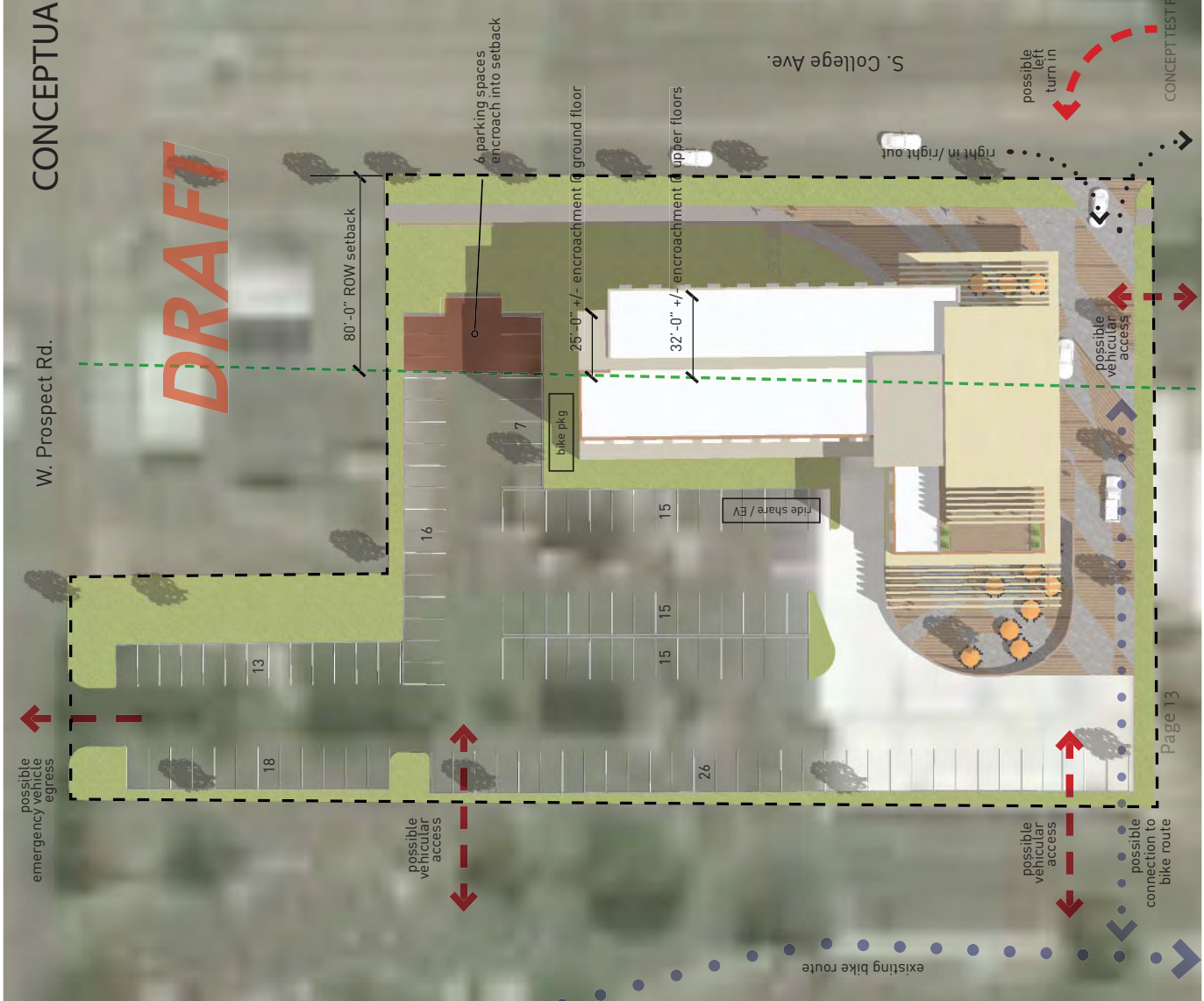
Parking Provided:

127 Surface Spaces

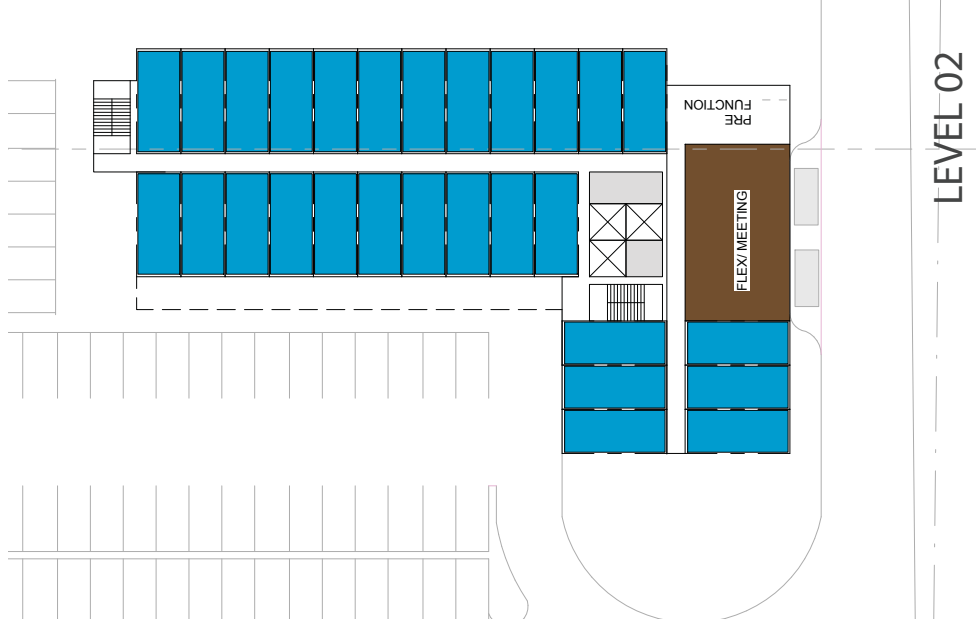
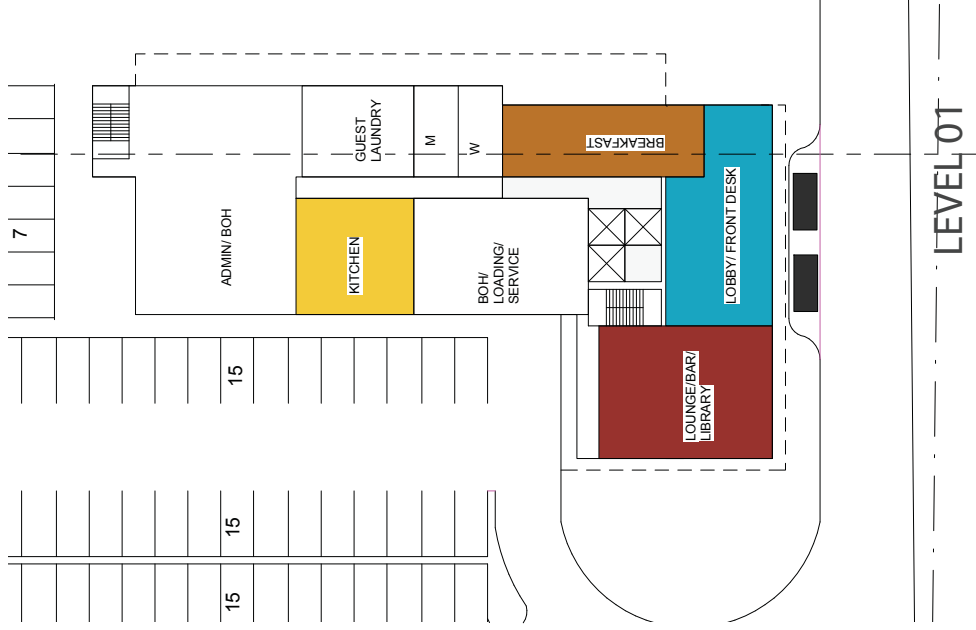


existing bike route

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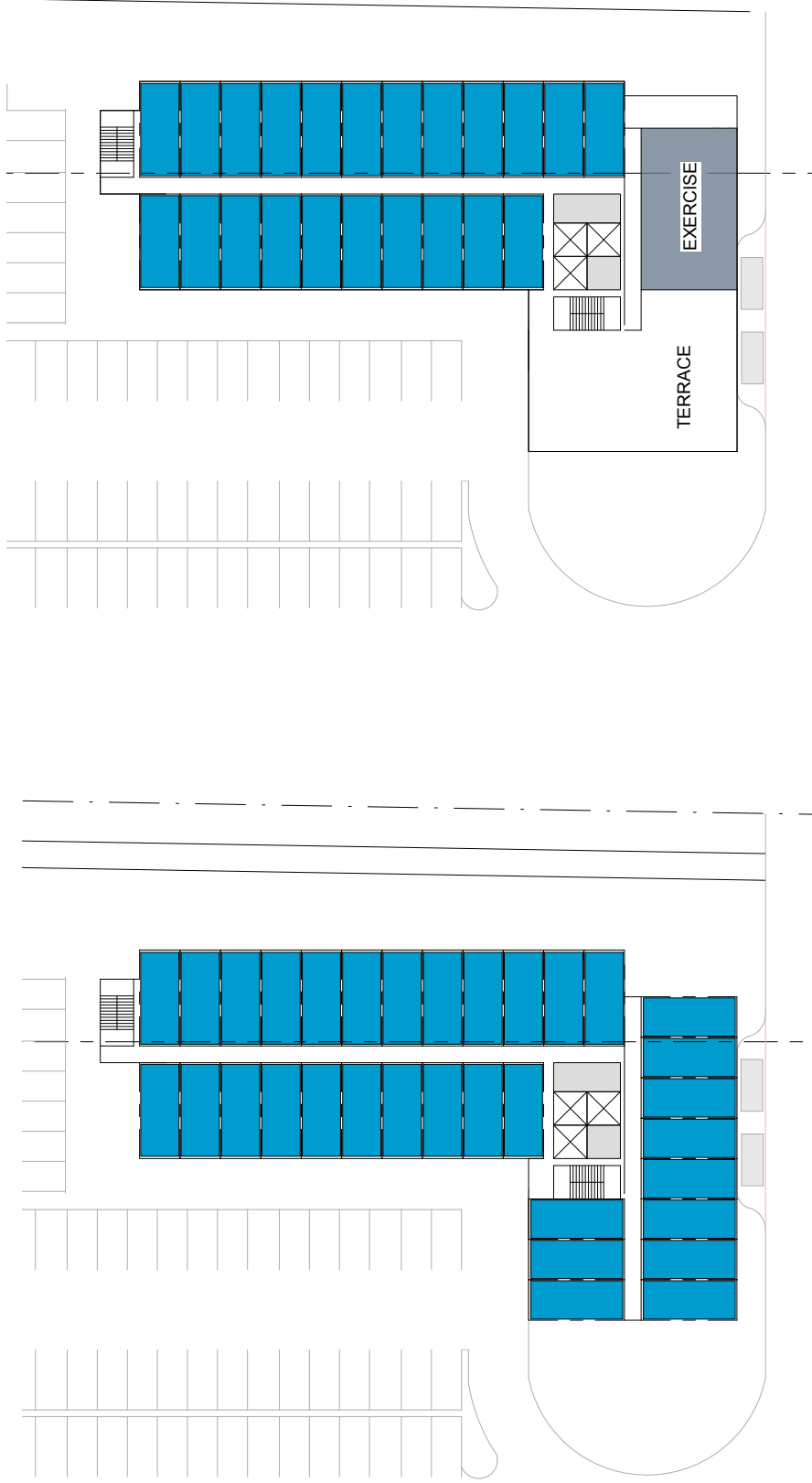
CONCEPTUAL FLOOR PLANS



DRAFT



CONCEPTUAL FLOOR PLANS



LEVELS 03-05

LEVEL 06

DRAFT



CONCEPTUAL BUILDING FORM & MASSING

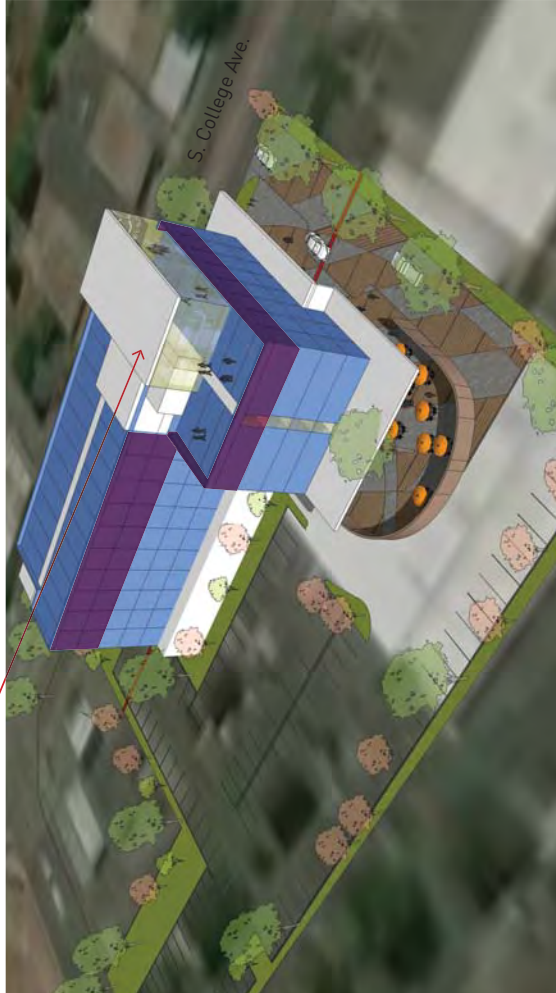
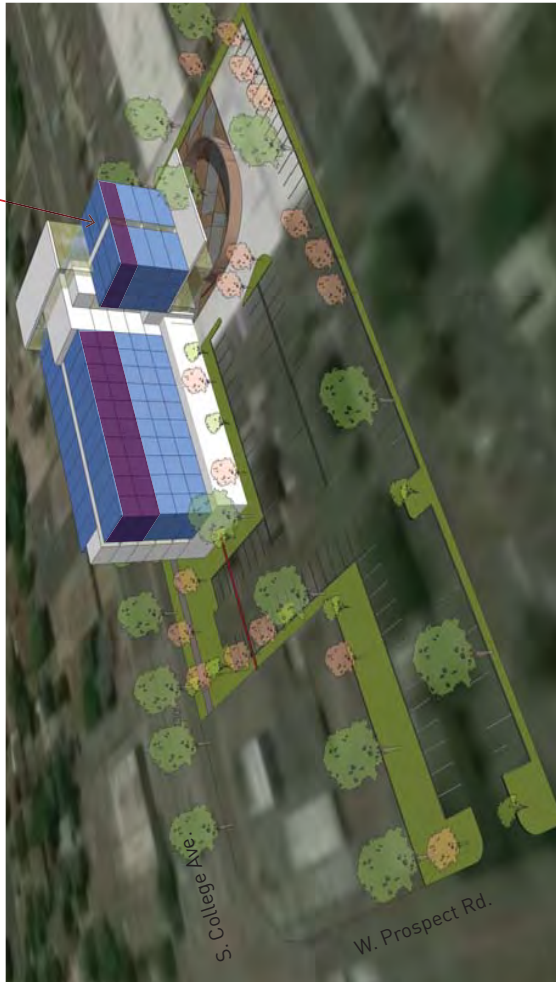
note: possible material / fenestration change at levels 05 & 06 to articulate upper floor separation. Important to maintain guestroom stacking



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CONCEPTUAL BUILDING FORM & MASSING

note: building massing steps back along south & west elevations. 6th floor rooftop amenity space additionally steps back to reduce bulk.



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CONCEPTUAL BUILDING FORM & MASSING



looking from northeast



looking from southeast

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CONCEPTUAL BUILDING FORM & MASSING

Note: Extend the natural character of the College Ave. Parkway along the east side of site. "Open up" the site along the south east corner to draw pedestrian energy into property. Incorporate high quality hardscape & plant materials into front plaza.



looking from northwest



looking from northeast

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CONCEPTUAL BUILDING FORM & MASSING



looking from southeast



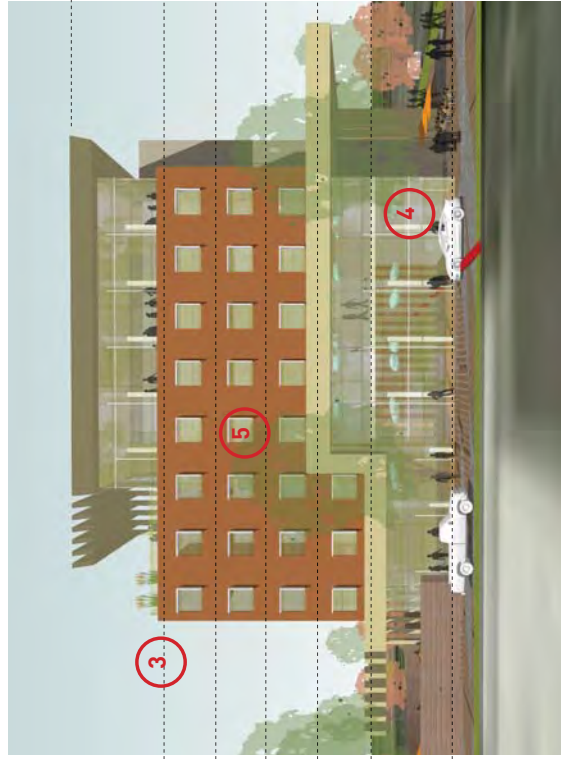
looking from southwest

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CONCEPTUAL BUILDING ELEVATIONS

NOTES:

- 1 Top floor @ +62' above grade = below high rise
- 2 Materials & fenestration patterns change @ levels 05 & 06 to create horizontal datum along College Ave. & articulate top
- 3 Building massing steps back and changes materials at Level 06 along south elevation. Roof canopy extends to articulate top
- 4 Entry massing and materials are highly transparent at south east corner (building entry lobby, lounge and meeting spaces)
- 5 Window mullion cap extensions help to articulate Floors 02-04 and animate facades along primary frontages
- 6 Ground floor steps back 6-8' along College Ave. to extend front lawn and create building base articulation



south elevation



east elevation

DRAFT

CONCEPTUAL BUILDING SECTION



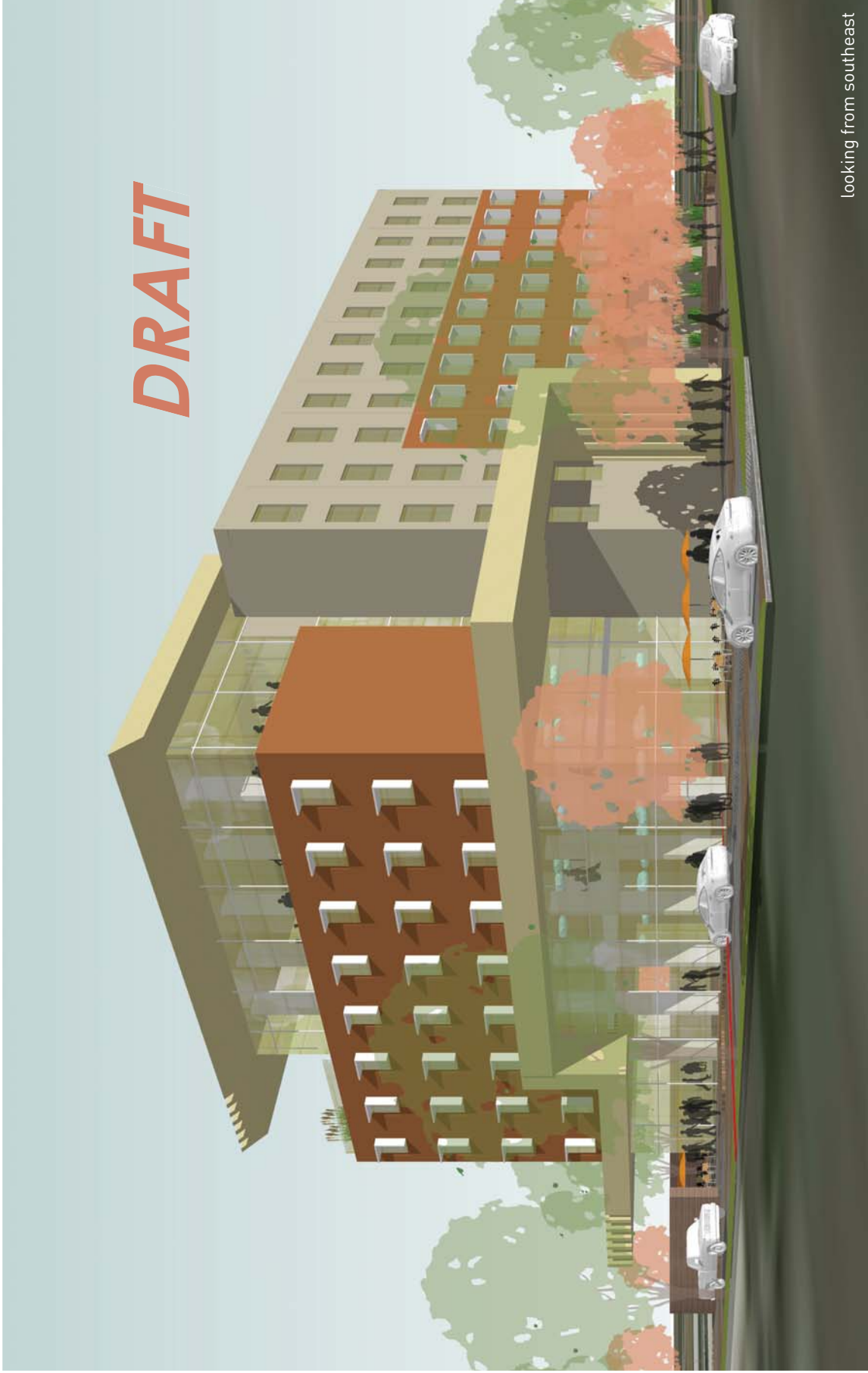
DRAFT

CONCEPTUAL BUILDING SECTION



DRAFT

DRAFT



looking from southeast

thank you



4240

OFFICE OF THE ASSESSOR
Steve Miller, Assessor

IMAGO ENTERPRISES INC
 140 PALMER DR
 FORT COLLINS CO 80526

[Printable Version](#)

THIS IS NOT A TAX BILL

Protest Hearing Dates: May 1, 2016 to June 1, 2016
 Office Hours: 7:30 am to 4:30 pm

Larimer County Assessor
 200 W Oak St
 PO Box 860
 Fort Collins, CO 80522
 Phone: (970) 498-7050
 Fax: (970) 498-7070

Tax Year	Tax Area Code	Parcel ID	Account ID	Date
2016	11001	97231-07-002	R0102504	05/01/2016
Property Address		Legal Description (May be incomplete)		
1623 S COLLEGE AVE FORT COLLINS		LOT 2, FOX SHOPPING CEN, FTC; LESS HWY PER 86031803, LESS RD PER 96009629		
Property Classification		Prior Year Actual Value	+ Or - Change	Current Year Actual Value
Commercial Land/Buildings		2,000,000	0	2,000,000
Totals		2,000,000		2,000,000
Building Characteristics (On first building only)				
Commercial	Subdivision: 1057	Design: Retail Store		Year Built: 1970
Area C2	Land SF: 89117	Occ Code: Restaurant		Basement SF:
Nbhd: 185 P	Land Acres: 2.05	Bldg SF: 22350		Basement Fin SF:
Bldgs: 1		Condo SF:		Garage SF: