

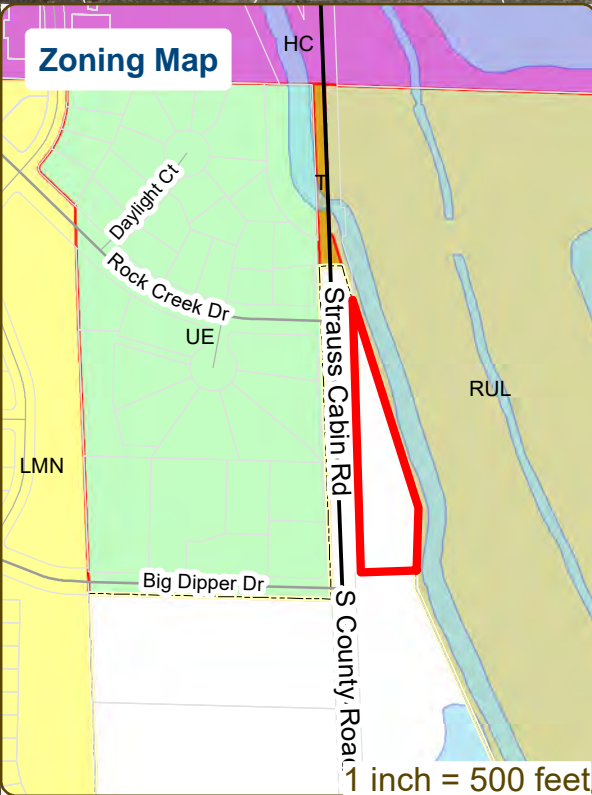
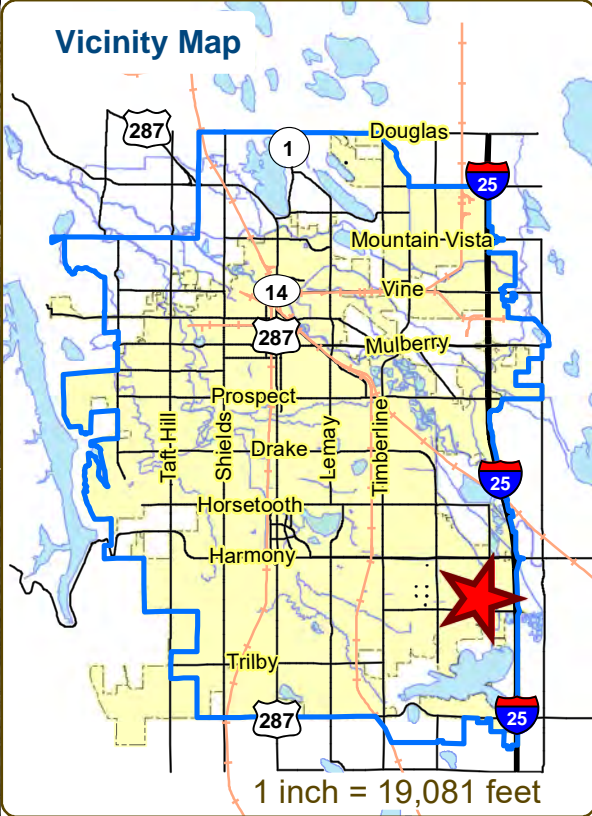
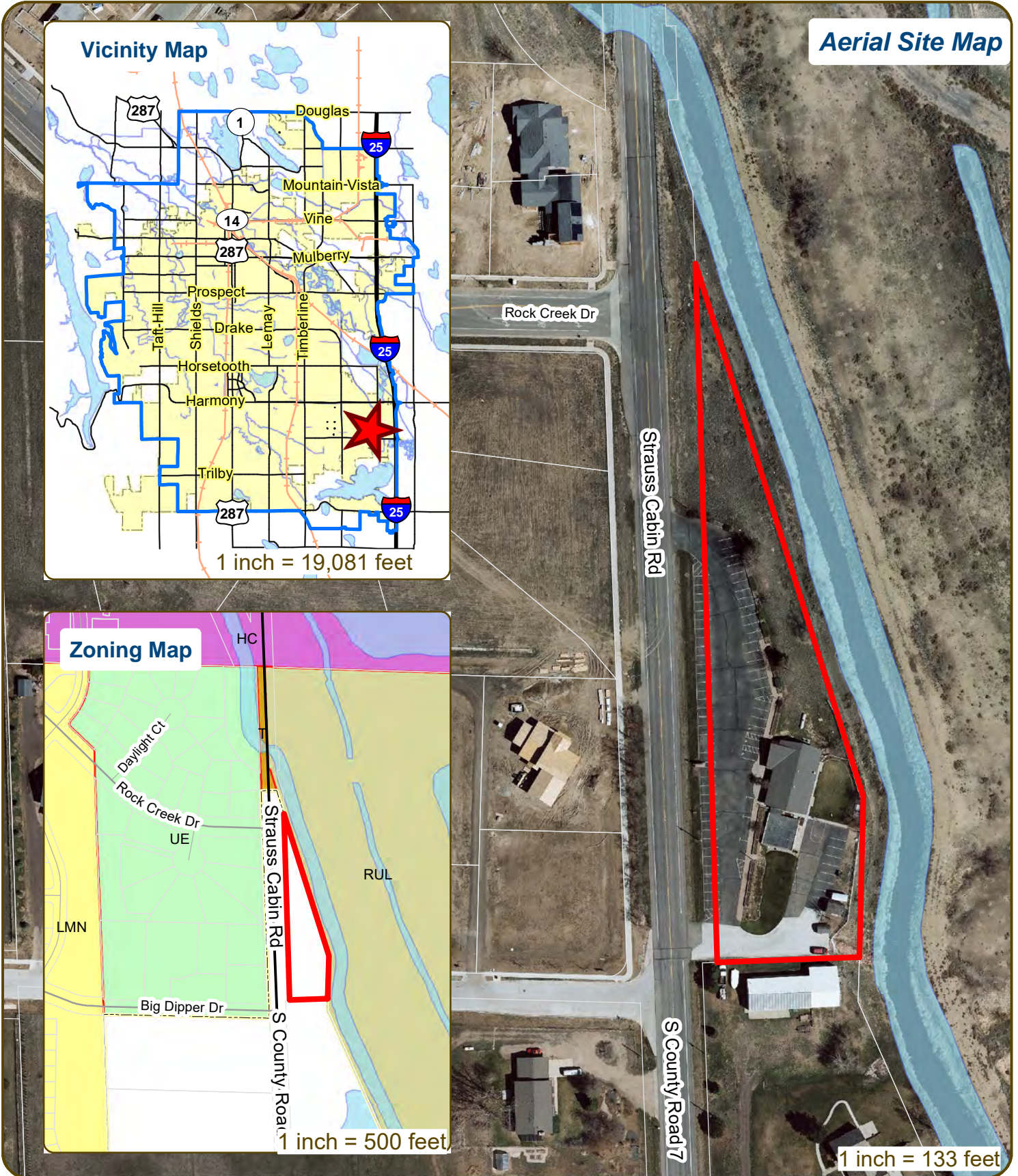
# Conceptual Review Agenda

Schedule for 09/13/18  
281 Conference Room A

**Thursday, September 13, 2018**

Time	Project Name	Applicant Info	Project Description	Planner	DRC
9:30	5236 Strauss Cabin Rd  CDR180067	Steve Schroyer (970) 481-5505 <a href="mailto:schroyer@haydenoutdoors.com">schroyer@haydenoutdoors.com</a>	This is a request to add onto the existing church located at 5236 Strauss Cabin Road (parcel #8603000913). The project proposes a 5,500 to 6,000 square foot addition to the rear of the building to accommodate a private school. The school is anticipated to accommodate approximately 100 students and up to twelve teachers. The existing uses include a counseling center and weekend place of worship. The existing structure is 2,752 square foot and two-stories in height on a 1.82-acre lot. There are 75 existing parking spaces. Access is taken from two points from Strauss Cabin Road. The proposed project is within an enclave and is expected to be annexed and zoned Urban Estate (UE) before the end of the year. This project will be subject to Planning and Zoning Board (Type 2) review.	Kai Kleer	Todd Sullivan
10:15	Wingspan Apartments  CDR180068	Adam Kantor (303) 832-4474 <a href="mailto:adamk@kephart.com">adamk@kephart.com</a>	This is a request to build an apartment complex on a vacant, 9-acre lot at the northwest corner of Timberline Road and Zephyr Road (parcel # 8607100002). The applicant is proposing to develop 240 multi-family residences. This project will be comprised of eight (8) 3-story buildings and a ±5,000 square foot clubhouse. The development will include a mix of 1, 2, and 3-bedroom units. Parking requirements will be met through a combination of detached garage buildings, surface, and on-street parking spaces. Primary access to the site will be from Burly Tree Drive with secondary access from Knobby Pine Drive. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning and Zoning Board (Type 2) review.	Pete Wray	Brandy BH
11:00	629 Howes St  CDR180069	Stan Arnett (970) 224-0630 <a href="mailto:stan@r4architects.com">stan@r4architects.com</a>	This is a request to convert an existing building into a multi-family residence at 629 Howes Street (parcel #9714112902). Two concepts are being proposed. Concept #1 is to construct a new three-story project with 20-24 units with 18 parking spaces and 1 handicapped parking space. Concept #2 is to add 21 units onto the existing home with a two- and three-story structure with 20 parking spaces and 1 handicapped parking space. Existing access to the site is from South Howes Street and the paved alleyway. This property is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) review.	Clark Mapes	Tenae Beane

# 5236 Strauss Cabin Road Private School Addition



**Aerial Site Map**

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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

STEVE SCHROYER, CONSULTANT.

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 900 GREENFIELDS COURT, FORT COLLINS, CO 80524

Phone Number 970-481-5505 Email Address schroyer@haydenoutdoors.com

Site Address or Description (parcel # if no address) PARCEL # 8603000013 5236 STRAUSS CABIN ROAD

Description of Proposal (attach additional sheets if necessary) SEE EX. A

Proposed Use PRIVATE SCHOOL, CHURCH COUNSELING CENTER Existing Use CHURCH COUNSELING CENTER

Total Building Square Footage 2752 S.F. Number of Stories 2 Lot Dimensions 1.82 AC.

Age of any Existing Structures 1976

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 [X] No If yes, then what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area + 3,000 sf. 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?

## **“EXHIBIT A”**

### **Description of Proposal:**

This development would enlarge an existing structure situated at 5236 Strauss Cabin Road, Fort Collins, CO by approximately 5,500 to 6,000 s.f.. Existing uses include a counseling center and weekend church services. Future uses would also include a private Christian School. This school is anticipated to accommodate approximately 100 students maximum and twelve teachers.

### **Questions for Staff:**

1. Please bring us up to speed on the Annexation in process?
2. What future zoning would most accommodate our requests? Use by right?
3. Is the City responsible for any improvements due to the Annexation?
4. Are there any repayments for previously installed infrastructure in the area?
5. Where is the most adjacent water and sewer lines and do they have capacity?
6. Would turn lanes and improvements be warranted to Strauss Cabin Road? Sidewalks, tree lawn, utility infrastructure?
7. Would the two existing curb cuts be able to remain? There is no other way to access the property. The southern access does not align directly with Big Dipper to the west.
8. We are hoping the existing 75 parking spaces are adequate?
9. Would a 6,000 s.f. building addition require sprinklers? Would the existing structure also require sprinklers?
10. See the attached parcel image. It appears the existing parking is outside the future ROW. What does this mean for the development now and future?



S T R A U S S C A B I N R D .

EXIST. SIGN

NEW ENTRY & PUBLIC FACE

EXIST. DRAINAGE DITCH

EXIST. PARKING

660'

EXISTING RAISED PLANTERS

27' FROM PROP. LINE

EXISTING 2,500 SF CHURCH USE ON (2) LEVELS

EXIST. PLAY AREA

NEW 2,700 SF CHURCH & SCHOOL USE ON (2) LEVELS

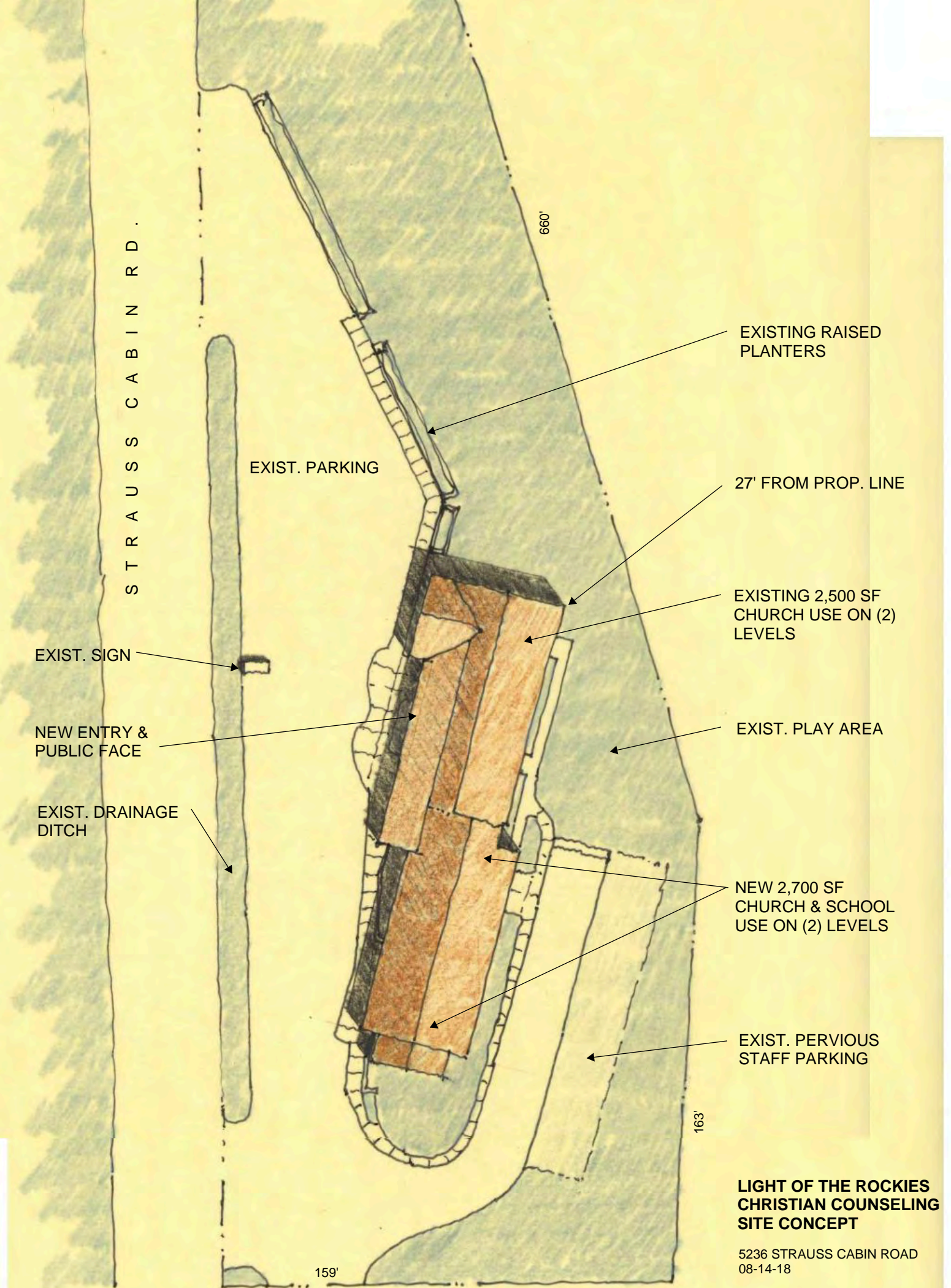
EXIST. PVIOUS STAFF PARKING

163'

159'

**LIGHT OF THE ROCKIES  
CHRISTIAN COUNSELING  
SITE CONCEPT**

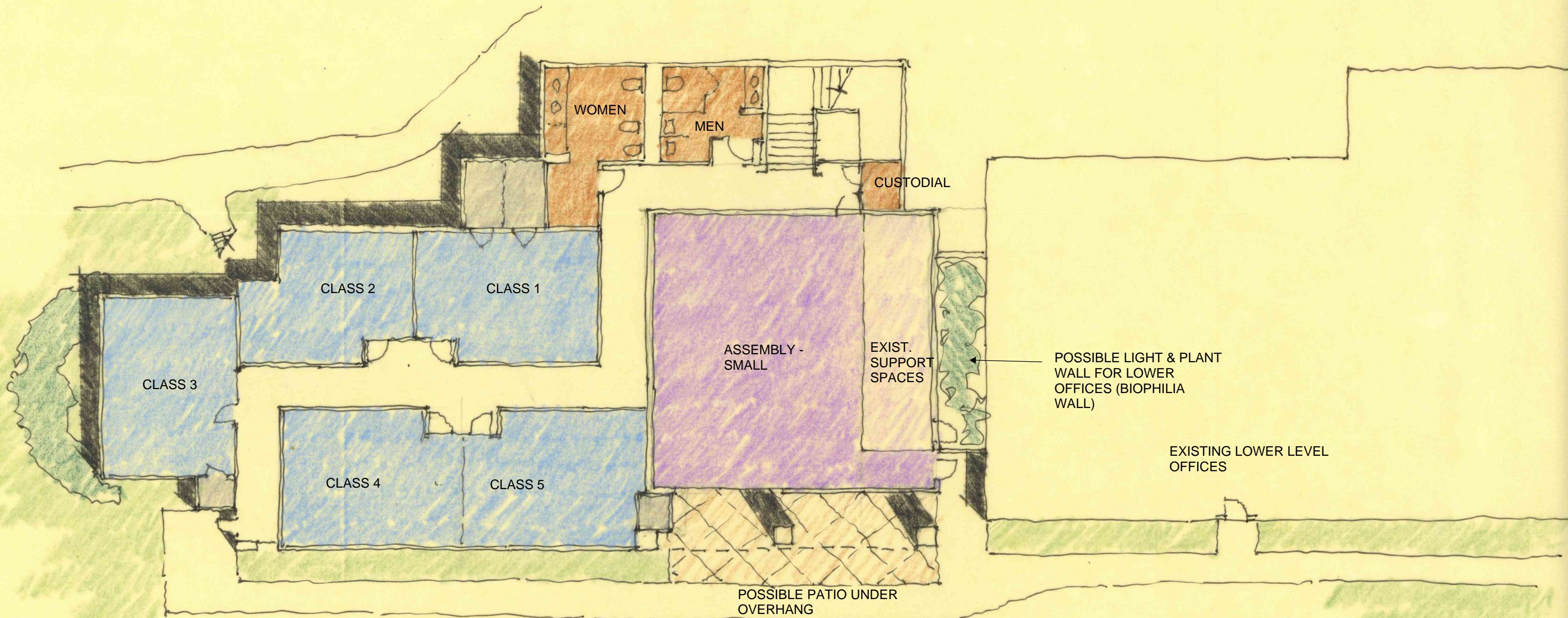
5236 STRAUSS CABIN ROAD  
08-14-18





# LOWER LEVEL CONCEPT PLAN

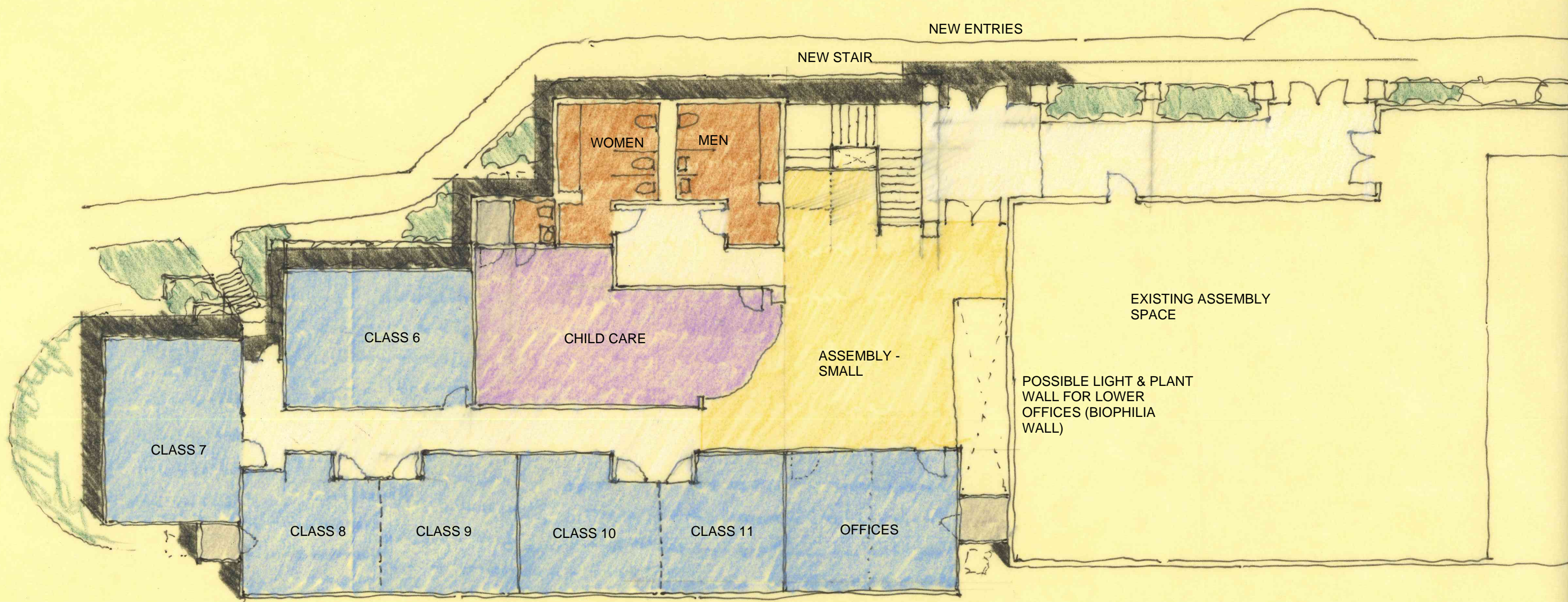
LIGHT OF THE ROCKIES





# UPPER LEVEL CONCEPT PLAN

LIGHT OF THE ROCKIES







### Legend

Addresses	— Railroads	City or Town
Subdivisions	— Major Road System	County
Tax Parcels	— Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	— Major Rivers and Streams	Other

### Notes

0.0 0 0.0 Miles

Scale  
1: 1,200

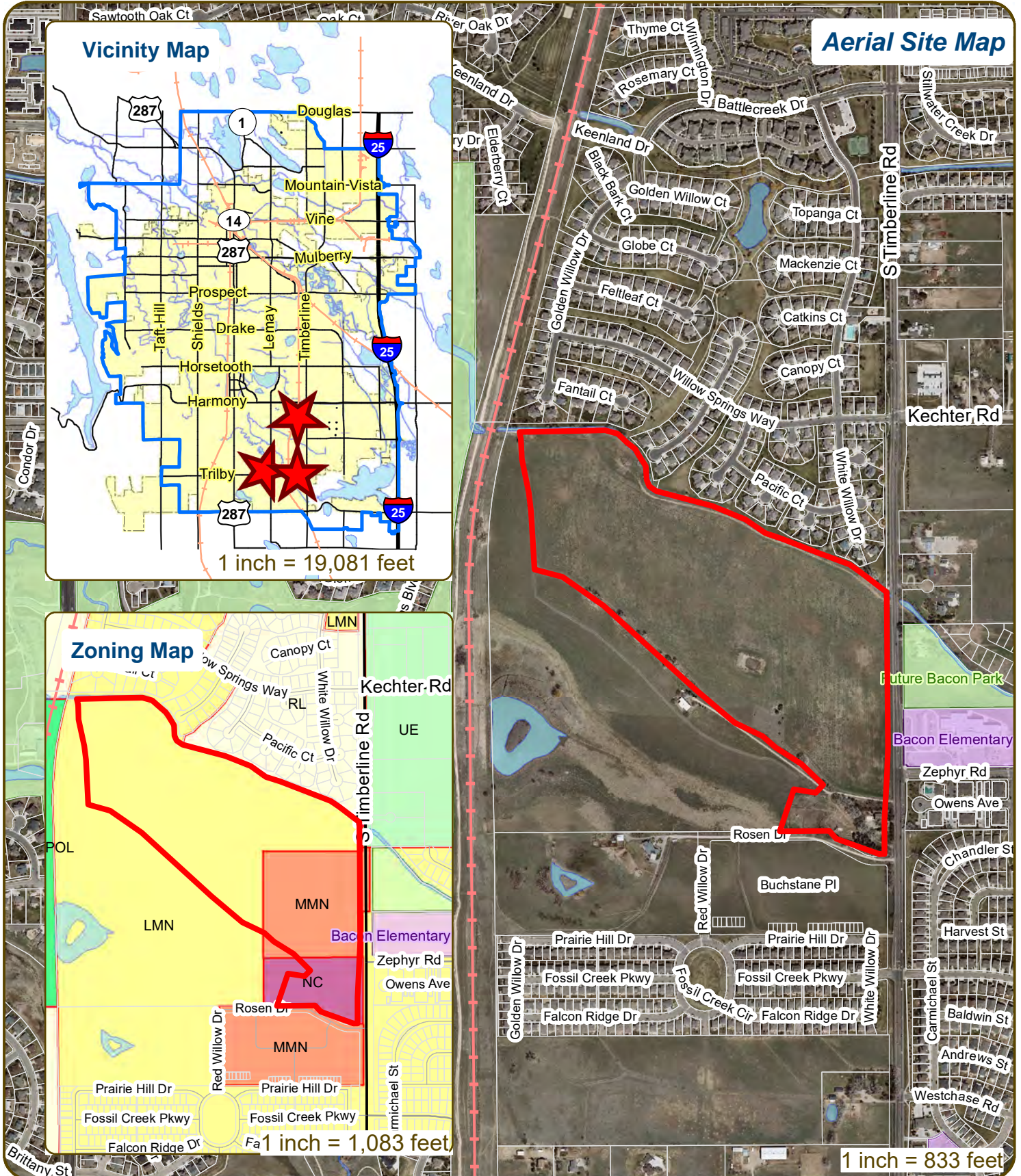


This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Date Prepared: 8/29/2018 7:08:24 AM



# Wingspan Apartments Multi-Family



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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

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 what risk level? \_\_\_\_\_

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

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?





August 28, 2018

City of Fort Collins  
Community Development & Neighborhood Services  
281 N. College Avenue  
Fort Collins, Colorado 80522

**RE: Wingspan Apartments – Conceptual Review Submittal  
KA#: 218076**

To whom it may concern,

On behalf of the applicant, Wingspan Development Group, We are pleased to provide this Conceptual Review Application for the approximately 10-acre property located northwest of the intersection of Timberline Road and Zephyr Road, within the City of Fort Collins. The property is currently zoned M-M-N. The Applicant intends to initiate a site plan review in order to allow for the development and construction of a new for-rent multi-family housing neighborhood.

The applicant is proposing to develop 240 multi-family residences. This project will be comprised of eight (8) 3-story buildings and a ±5,000 sf clubhouse with fitness and pool amenities. The 3-story buildings will comply with the height requirements outlined in the Development Code. The neighborhood will provide a mix of 1, 2, and 3-bedroom homes, all of which have been proven to be attractive to residents. The municipal requirement for parking will be met through a combination of detached garage buildings, surface, and on-street parking spaces. The community will have its primary entrance off Burly Tree Drive and a secondary entrance off Knobby Pine Dr.

The residences have been arranged on site to take advantage of the unique location. Multiple buildings in small auto court configurations help to organize the site. An amenity package featuring a clubhouse with pool, flexible indoor recreation areas, and fitness as well as outdoor amenities including BBQ areas and community gardening opportunities will be included.

The exterior design of the buildings will promote a distinctive multi-family style with materials, massing, and details that are compatible with the surrounding residential neighborhoods. The architectural character of the buildings will emphasize horizontal forms and vary the roof architecture to create visual interest. The three story massing is broken up with a variety in detailing, materials, color, and elevation forms. All open space features, driveways, and walks will be maintained by a property management group.

**Specific Questions**


1. Please outline what processes and timeline we can expect once we make our formal submittal.
2. Are there any anticipated public improvements needed given the proposed site plan?
3. Do you anticipate updates to any fees currently in place?
4. What portion of the detention pond can be counted as open space?

2555 Walnut Street, Denver, CO 80205  
303.832.4474  
fax 303.832.4476  
www.kephart.com



We believe this addition to the community will not only help diversify the housing options in Fort Collins, it will help to synergize and solidify the adjacent growing neighborhoods. We are excited about the prospect of building this creative, high quality neighborhood in the city. Wingspan Development Group and the design team look forward to working with city staff throughout the review process.

Sincerely,



Adam Kantor

Kephart





**36 Plex Building**  
• 3 Story Walk-up

Clubhouse/Leasing  
w/ Pool Amenity

**24 Plex Building**  
• 3 Story Walk-up

50' Drainage &  
Utility Easement

Detached Garage

<b>Project Summary</b>	
Total # of Units	240 Units
Net Acreage	+/- 9.0 Ac
Net Density	+/- 26.5 Du/Ac
Parking Ratio	1.75 Sp/Du



Detention Area

Open Parking

Amenity Area



Conceptual Clubhouse Imagery



Conceptual Amenity Area Imagery



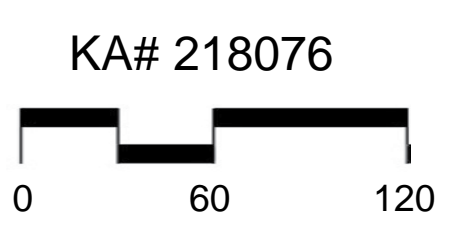
Conceptual Elevation Imagery

Conceptual Site Plan

# WINGSPAN APARTMENTS

Fort Collins, CO

8.28.2018

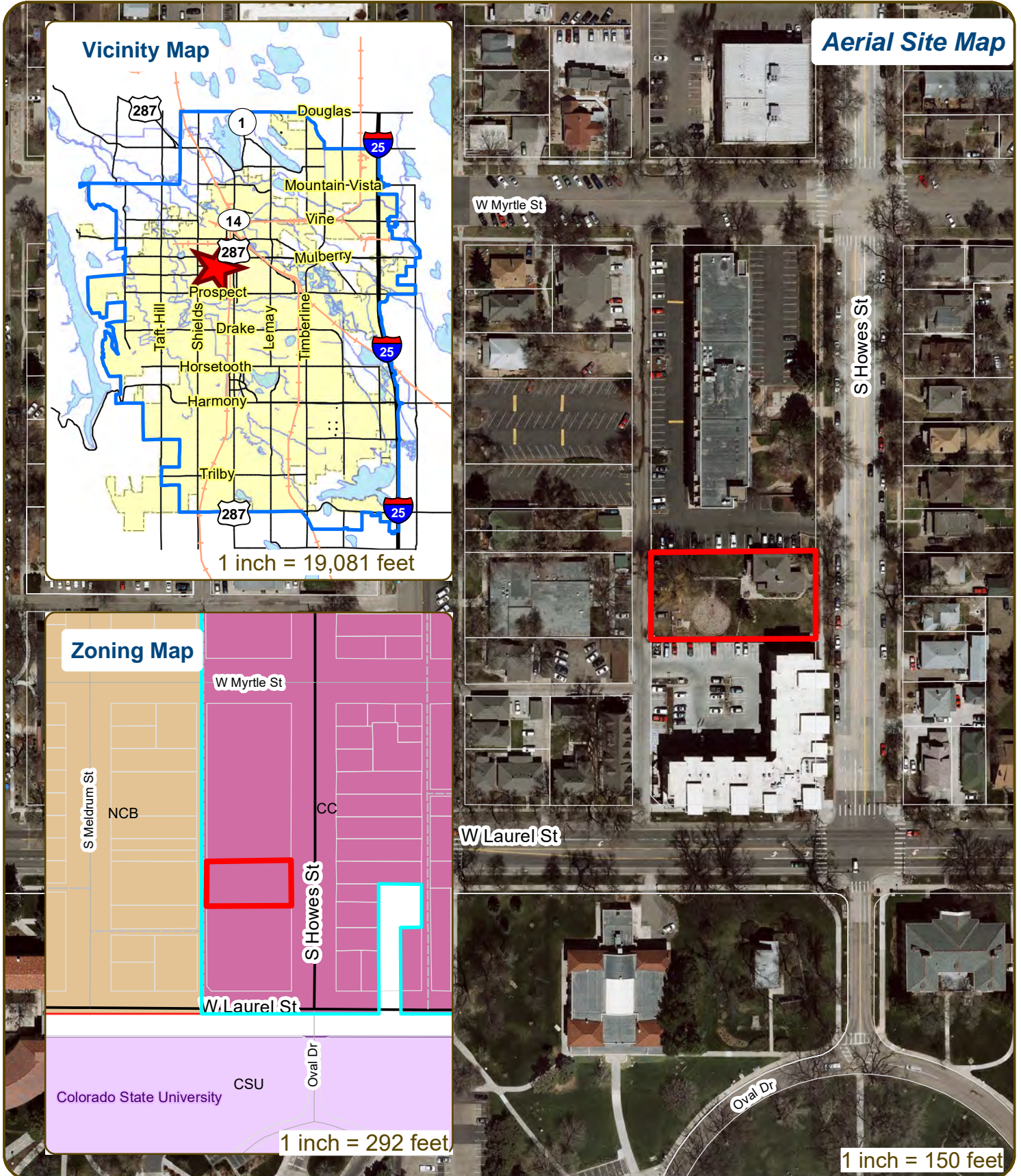




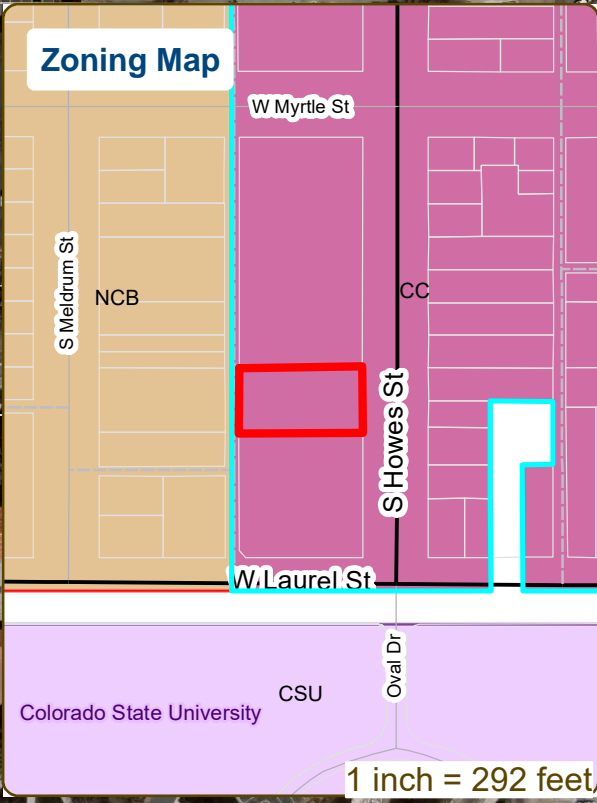
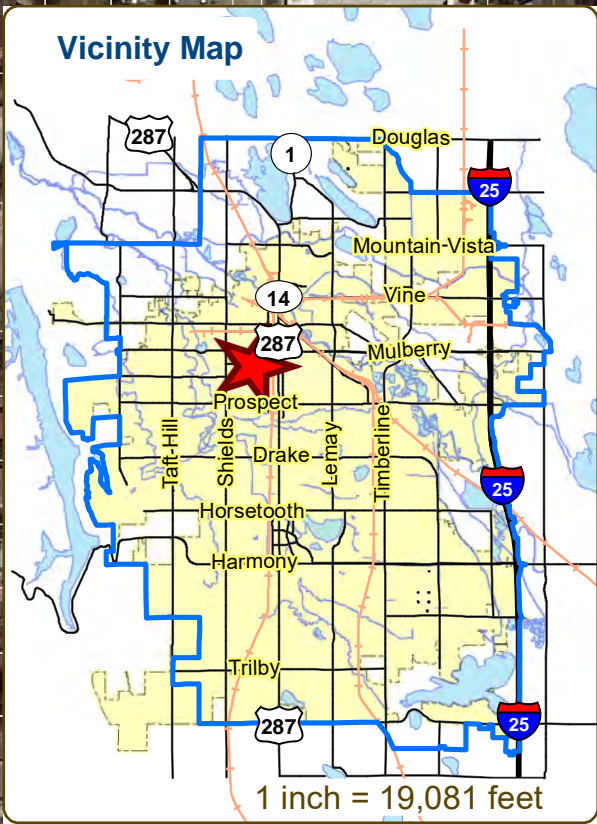




# 629 Howes Street Multi-Family



**Aerial Site Map**



1 inch = 150 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Stan Arnett (Consultant)

Business Name (if applicable) r4 Architects, Inc. \_\_\_\_\_

Your Mailing Address 226 Remington St., Suite 3, Fort Collins, CO 80524 \_\_\_\_\_

Phone Number (970) 224-0630 \_\_\_\_\_ Email Address stan@r4architects.com \_\_\_\_\_

Site Address or Description (parcel # if no address) 629 S. Howes St. \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) Development of the existing structure into a multi-family project. Concept #1 is construct a new 3-story project w/ 20-24 units. Concept #2 is to add onto the existing home with a 2 & 3-story structure to the back of the lot.

Proposed Use R2 Multi-Family \_\_\_\_\_ Existing Use Leased for a business \_\_\_\_\_

Total Building Square Footage ± 19,000 s.f. S.F. Number of Stories 2-3 \_\_\_\_\_ Lot Dimensions 100' x 180' \_\_\_\_\_

Age of any Existing Structures 1910 \_\_\_\_\_

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.

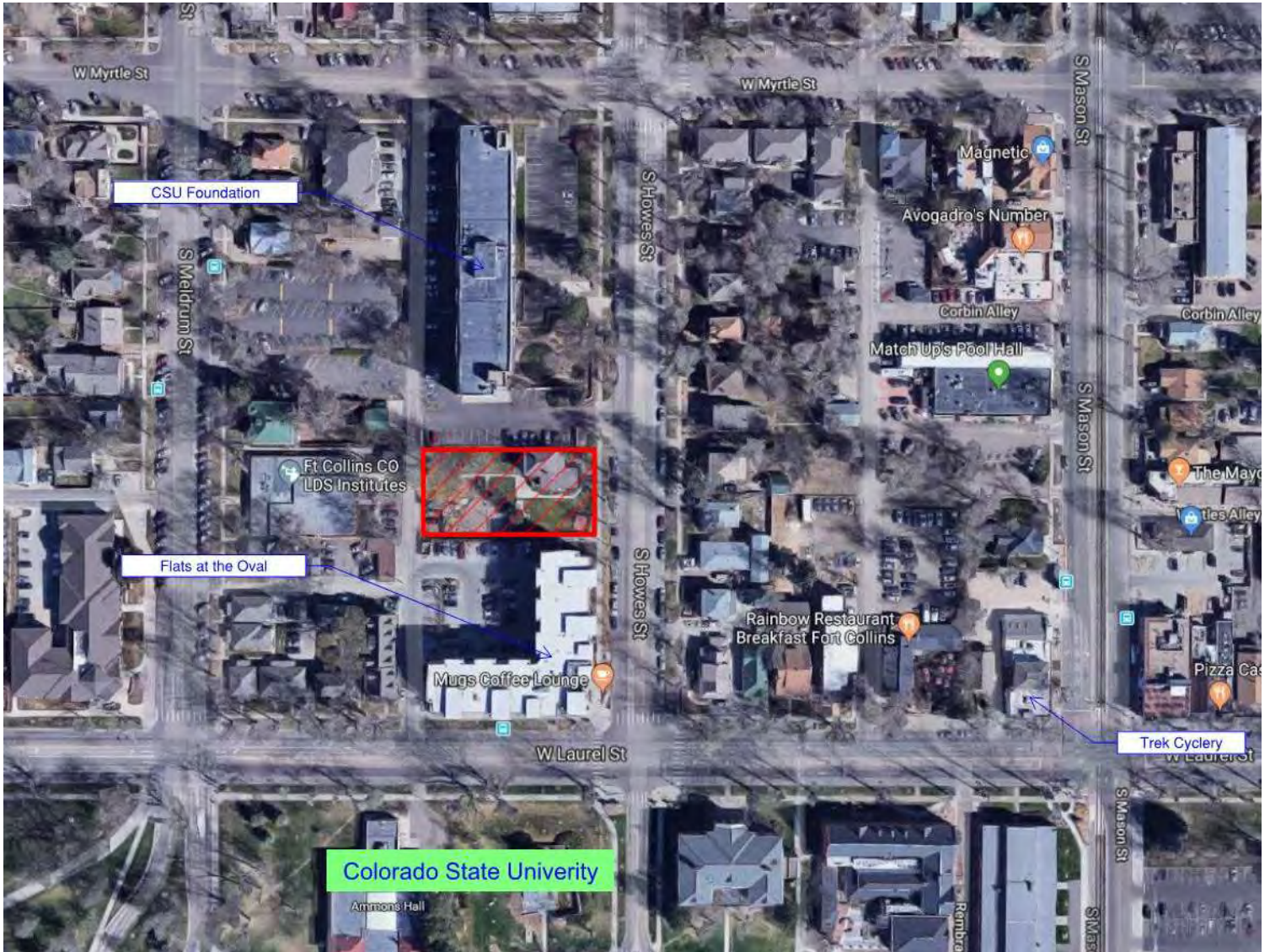
Is your property in a Flood Plain? [ ] Yes [X] No If yes, then what risk level? \_\_\_\_\_ Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area As approved per Timberline Center Subdivision \_\_\_\_\_ 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?





**Fort Collins Land Use Code**

Zoning: CC (Community Commercial District)  
 Located within the TOD  
 Residential Use is considered *Secondary Use*  
 Permitted Use: Rental Houses (5) or fewer  
 Administrative Review: Rental Houses (50) or fewer  
 Dimensional Standards  
 Building Frontage: 40% minimum  
 Maximum height: 5 Stories (20' height minimum)

**2015 International Building Code**

Occupancy: R2 - Multi-Family Residential  
 Construction Type: VB, sprinklered  
 Allowable Stories: 3 Stories  
 Maximum building height: 60 ft  
 Maximum Allowable Area: 21,000 sf/floor



**629 S. Howes Street**

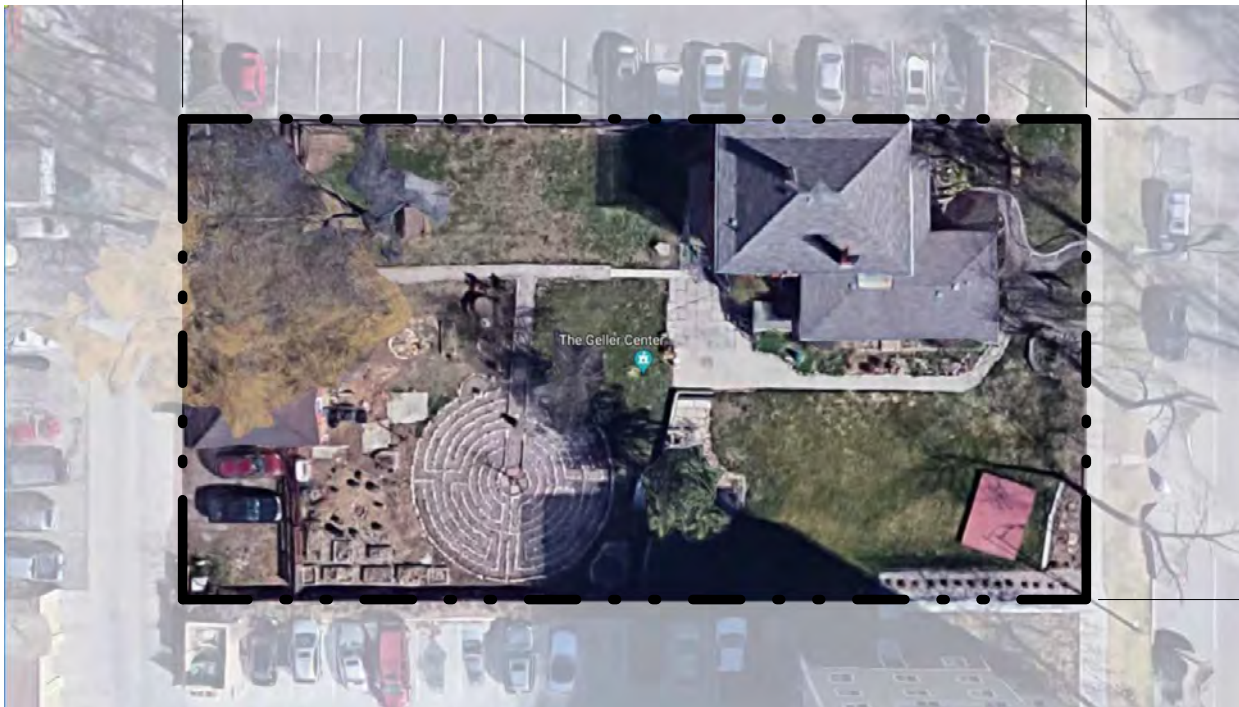
**Vicinity & Code**

No.	Description	Date	Project number	2018-27	<b>CR-01</b>
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale





± 188.00



± 100.00

Existing Impervious Surface Area: Approx. 4,000 sf

1 Site Dimensions  
1" = 40'-0"

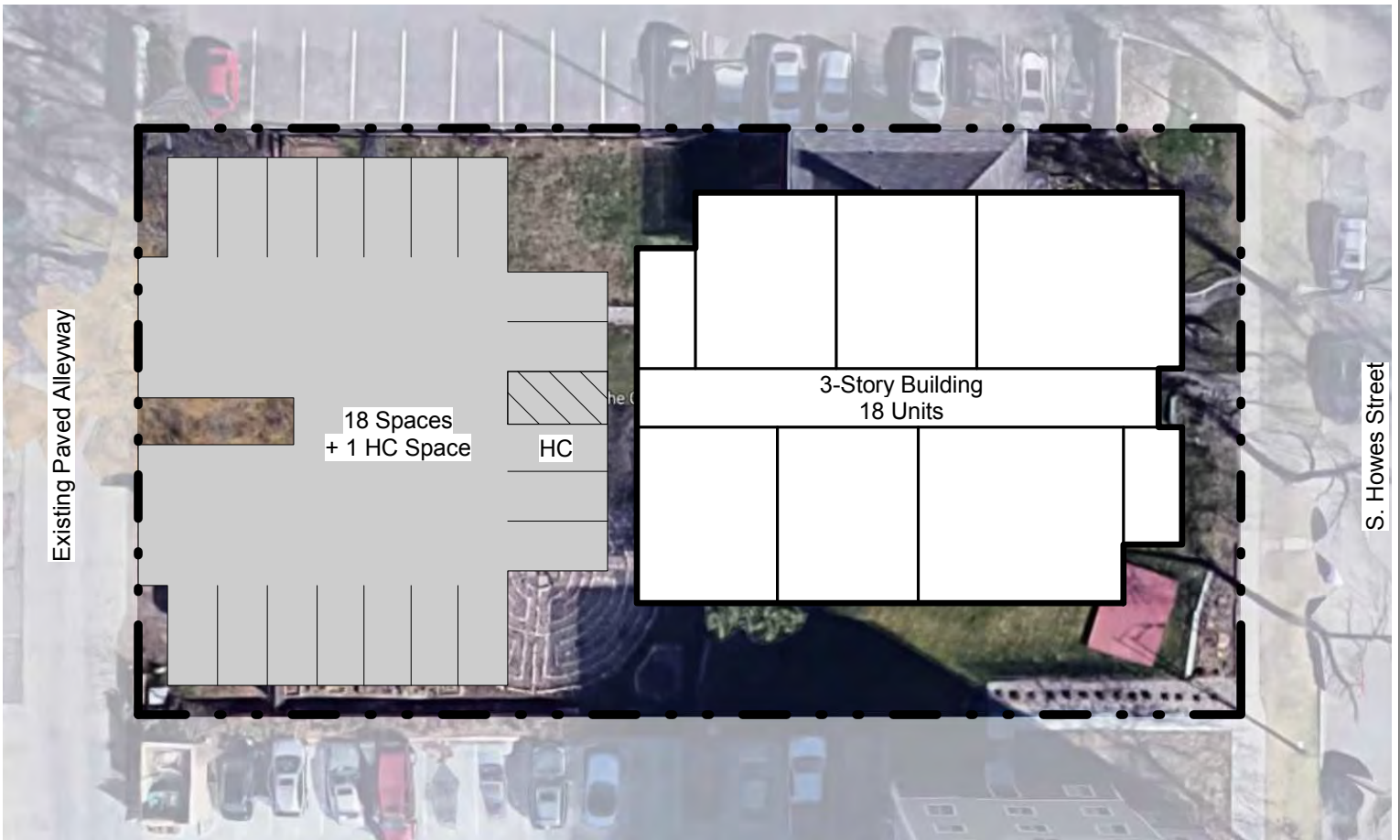


## 629 S. Howes Street

## Existing Site Dimensions

No.	Description	Date	Project number	2018-27	<b>CR-02</b>
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale As indicated





Existing Impervious Surface Area: Approx. 4,000 sf  
 Proposed Impervious Surface Area: Approx. 12,000 sf

**Parking Req's in TOD**

- One (1) bedroom – 0.75 spaces      x 12 = 9 spaces
  - Two (2) bedroom - 1.0 spaces        x 6 = 6 spaces
- 18 Spaces Req'd

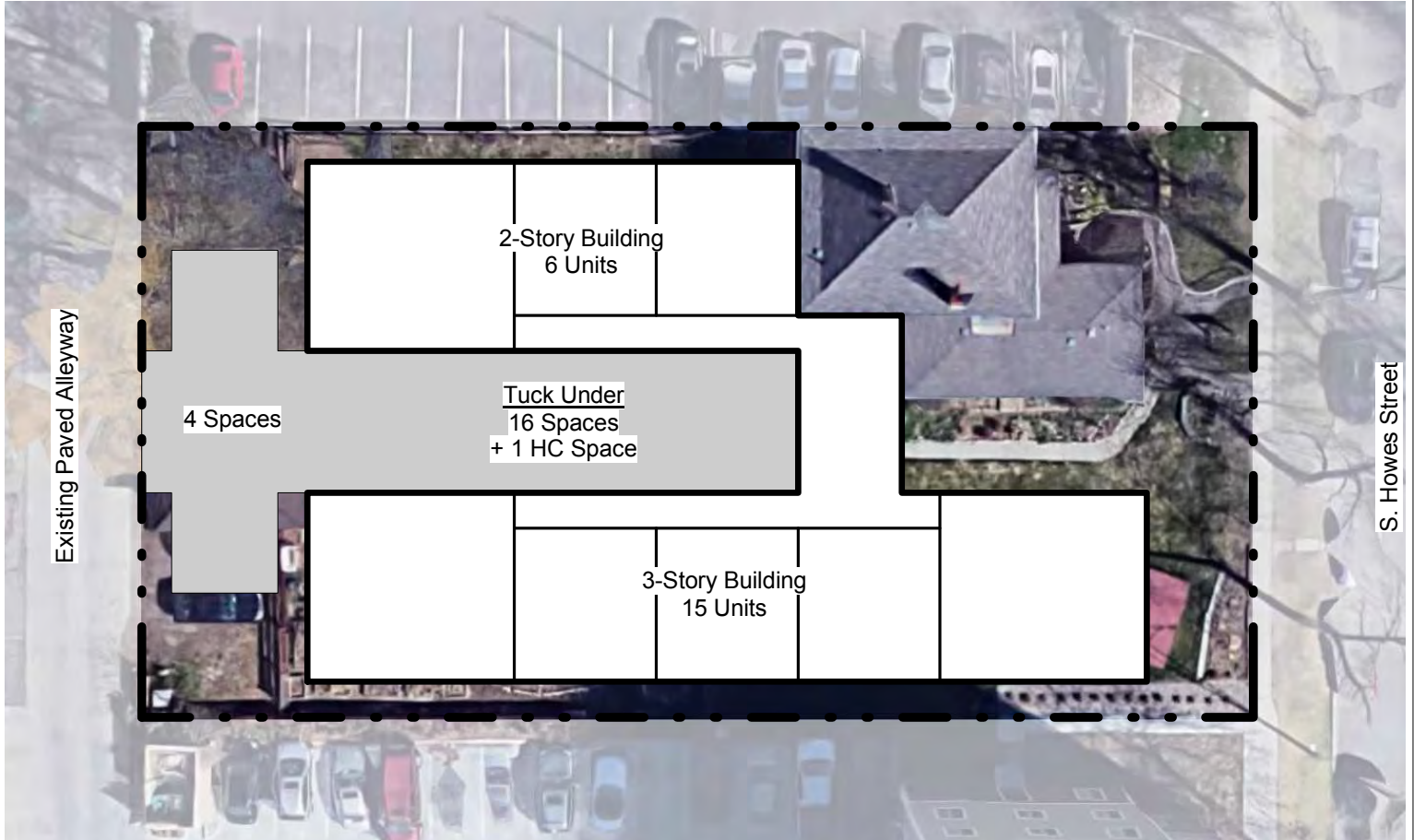


629 S. Howes Street

Site Concept No.1

No.	Description	Date	Project number	2018-27	CR-03
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale 1" = 30'-0"





Existing Impervious Surface Area: Approx. 4,000 sf  
 Proposed Impervious Surface Area: Approx. 11,000 sf

**Parking Req's in TOD**

- One (1) bedroom – 0.75 spaces      x 13 = 10 spaces
  - Two (2) bedroom - 1.0 spaces        x 8 = 8 spaces
  - Three (3) bedroom - 1.25 spaces    x 1 = 2 spaces
- 20 Spaces Req'd



629 S. Howes Street

Site Concept No.2

No.	Description	Date	Project number	2018-27	CR-04
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale 1" = 30'-0"





Existing South Elevation



Existing West Elevation



Existing Northeast Elevation



Existing Northwest Elevation



# 629 S. Howes Street

# Existing Site Photos

No.	Description	Date	Project number	2018-27	CR-05
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale