

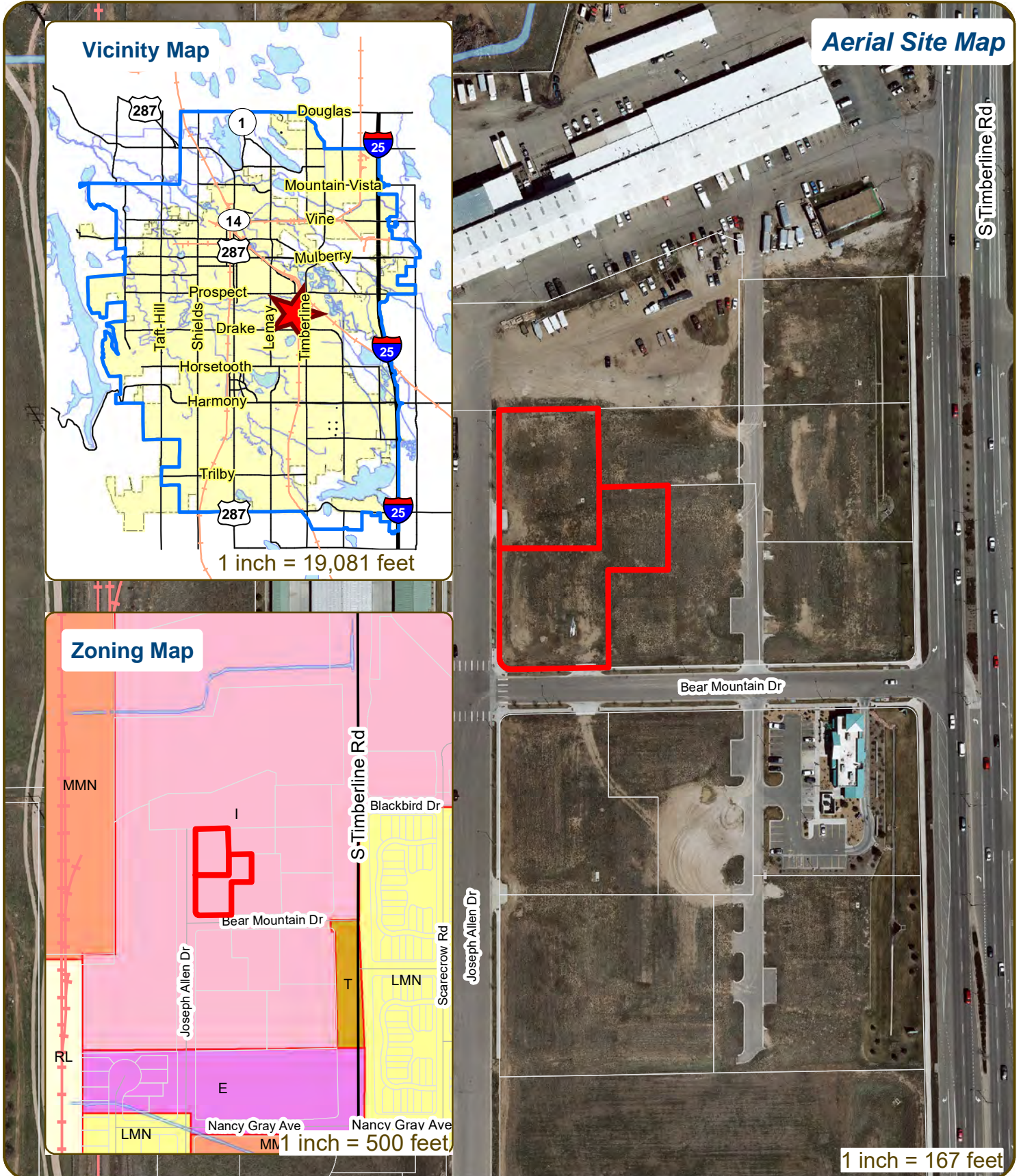
Conceptual Review Agenda

Schedule for 09/20/18
281 Conference Room A

Thursday, September 20, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	Apex Movement	Stan Arnett (970) 224-0630 stan@r4architects.com	This is a request to build a parkour gym on a vacant lot located at the Timberline Center at 2021 & 2027 South Timberline Road (parcel #8719144006 and #8719144007). Two concepts are being proposed. Concept 1 is to build an 8,000 square foot structure on lot 7. Concept 2 is to combine lots 6 & 7 to construct an 8,000 -10,000 square foot building plus outdoor training area with shade and restroom facilities. Access to the site is taken from Bear Mountain Drive to the south, and Joseph Allen Drive to the west. The proposed project is within the Industrial (I) zone district and is subject to Administrative (Type 1) review.	Planner	Pete Wray
	CDR180070			DRC	Tenae Beane
10:15	Walrus Parking Lot	Lisa Paugh (970) 482-5919 walrus@walrusicecream.com	This is a request to build a pay-to-park parking lot behind Walrus Ice Cream at 125 West Mountain Avenue (parcel # 9711414017). It appears that the lot could be accessed through the alley from S Mason St to the west, W Mountain Ave to the north and W Oak St to the south. The proposed project is within the Downtown (D) district in the Old City Center and is subject to Planning and Zoning Board (Type 2) review.	Planner	Clark Mapes
	CDR180071			DRC	Brandy BH
11:00	612 S Howes St	Stan Arnett (970) 224-0630 stan@r4architects.com	This is a request to expand an existing duplex into a multi-family at 612 S Howes Street (parcel #9602200039). The property currently contains one 1-bedroom unit and one 2-bedroom unit. The proposed expansion will add four 1-bedroom units and two 2-bedroom units (6 total) to the back of the existing structure. Seven parking spaces will be provided as part of the proposal with primary access being taken from South Howes Street to the west and from the alley to the east. The proposed project is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) review.	Planner	Kai Kleer
	CDR180072			DRC	Todd Sullivan

Apex Movement Parkour Gym



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) _____

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) LOTS 6 & 7, TIMBERLINE CENTER _____
2021 & 2027 S. TIMBERLINE RD, FORT COLLINS, CO 80525 _____

Description of Proposal (attach additional sheets if necessary) Development of the approved lots 6 & 7 _____
Concept #1 is to build an ± 8,000 sf structure on lot 7 only. Concept #2 is to combine lots 6 & 7 _____
to construct an ± 8,000 - 10,000 sf building plus outdoor training area w/ shade and restroom facilities. _____

Proposed Use A4-Assembly, Parkour Gym _____ Existing Use Vacant _____

Total Building Square Footage ± 8,000 s.f. _____ S.F. Number of Stories 2 _____ Lot Dimensions See CR-02 _____

Age of any Existing Structures N/A _____

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=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?

UTILITY PLANS FOR TIMBERLINE CENTER

TIMBERLINE CENTER SUBDIVISION, SITUATE IN THE EAST ONE-HALF SECTION 19,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN. CITY
OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

MAY 12, 2006



Fort Collins Land Use Code
Zoning: I (Industrial District)

Dimensional Standards
Maximum height: 4 Stories

2015 International Building Code

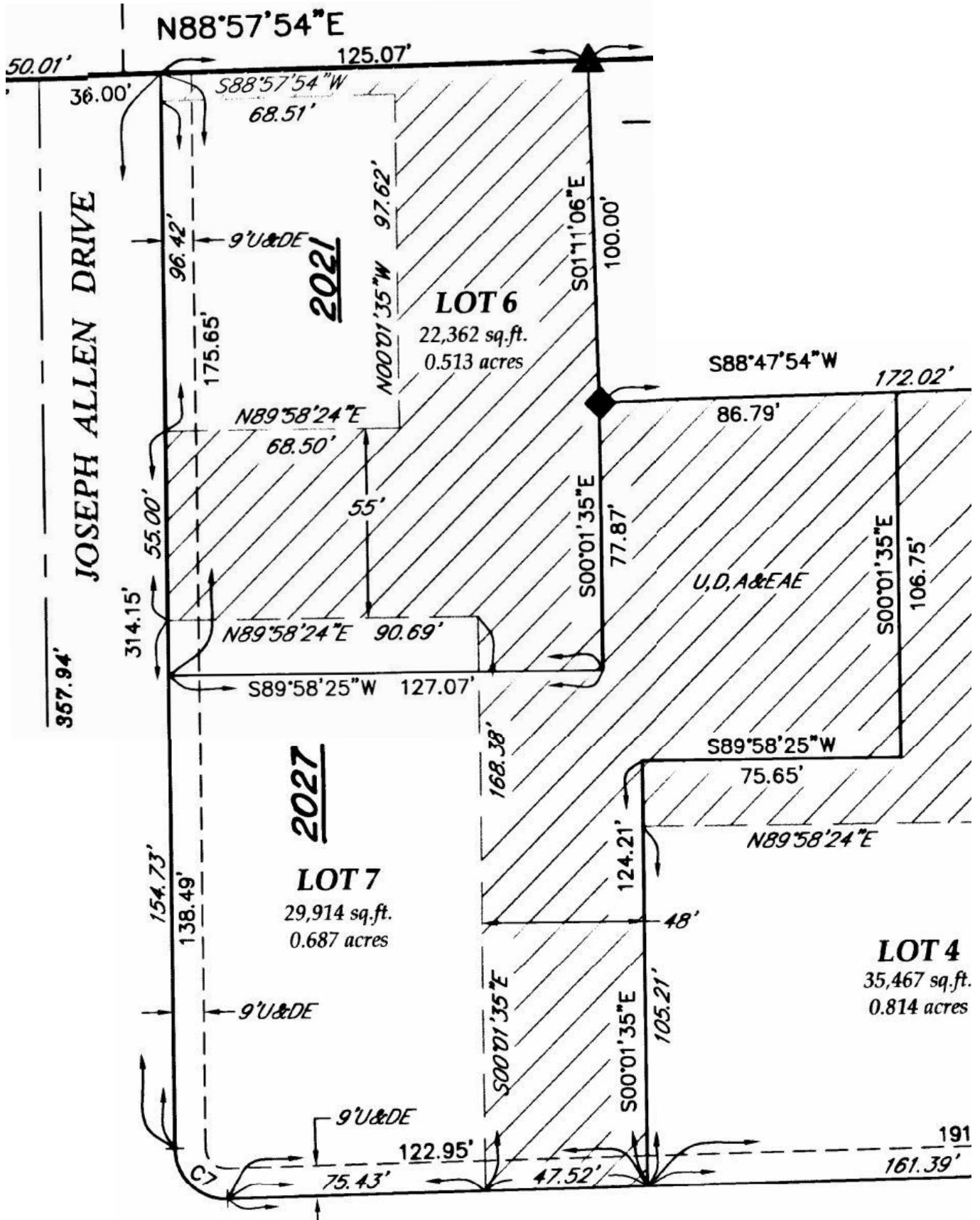
Occupancy: A4-Assembly & B-Business
Construction Type: VB, sprinklered
Allowable Stories: 2 Stories
Maximum building height: 60 ft
Maximum Allowable Area: 18,000 sf/floor



Apex Movement

Vicinity & Location

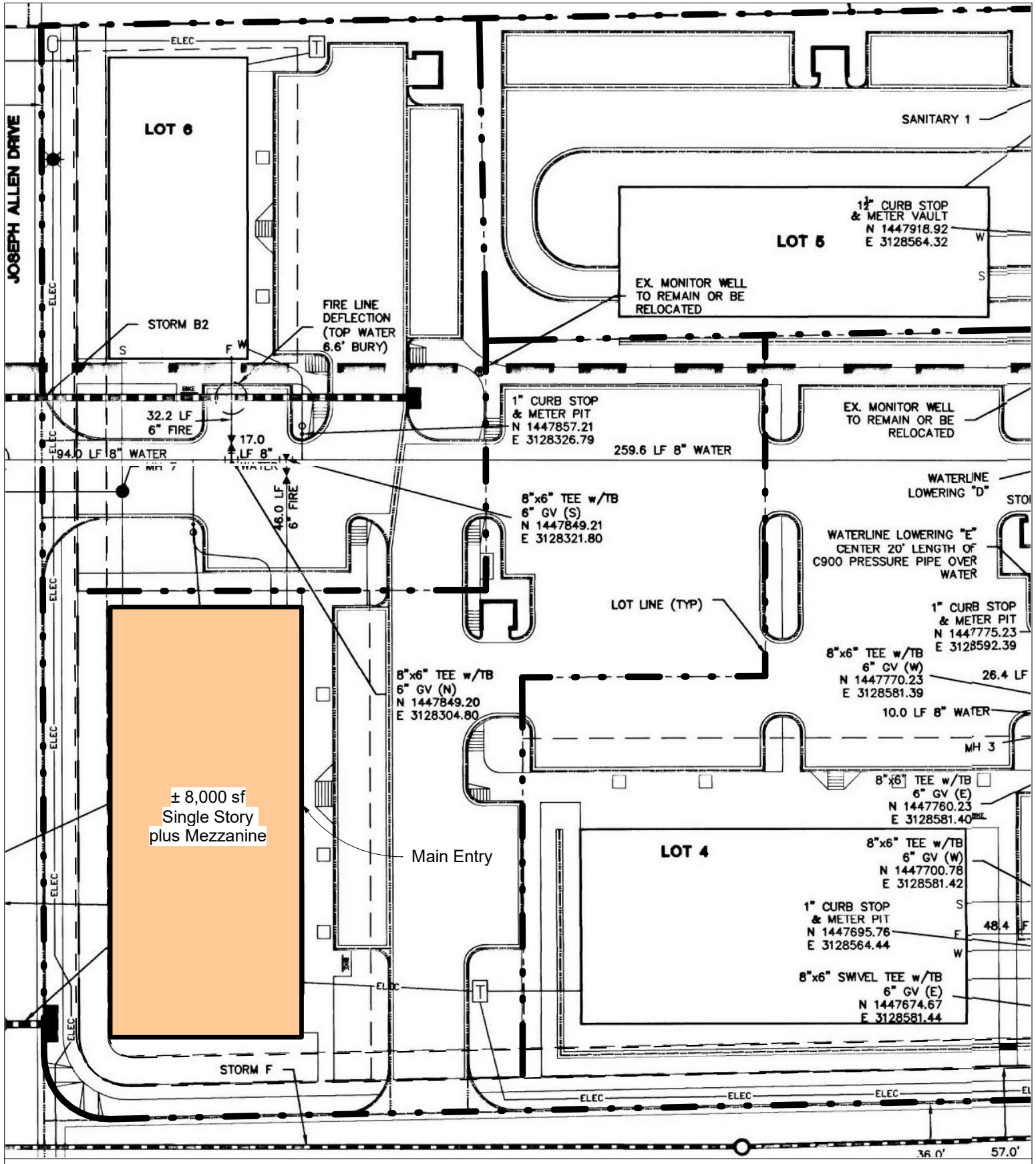
No.	Description	Date	Project number	2018-27	CR-01
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale



Apex Movement

Existing Site Dimensions

No.	Description	Date	Project number	2018-27	CR-02
			Date	8/28/2018	
			Drawn by	SA	
			Checked by		
					Scale 1" = 40'-0"



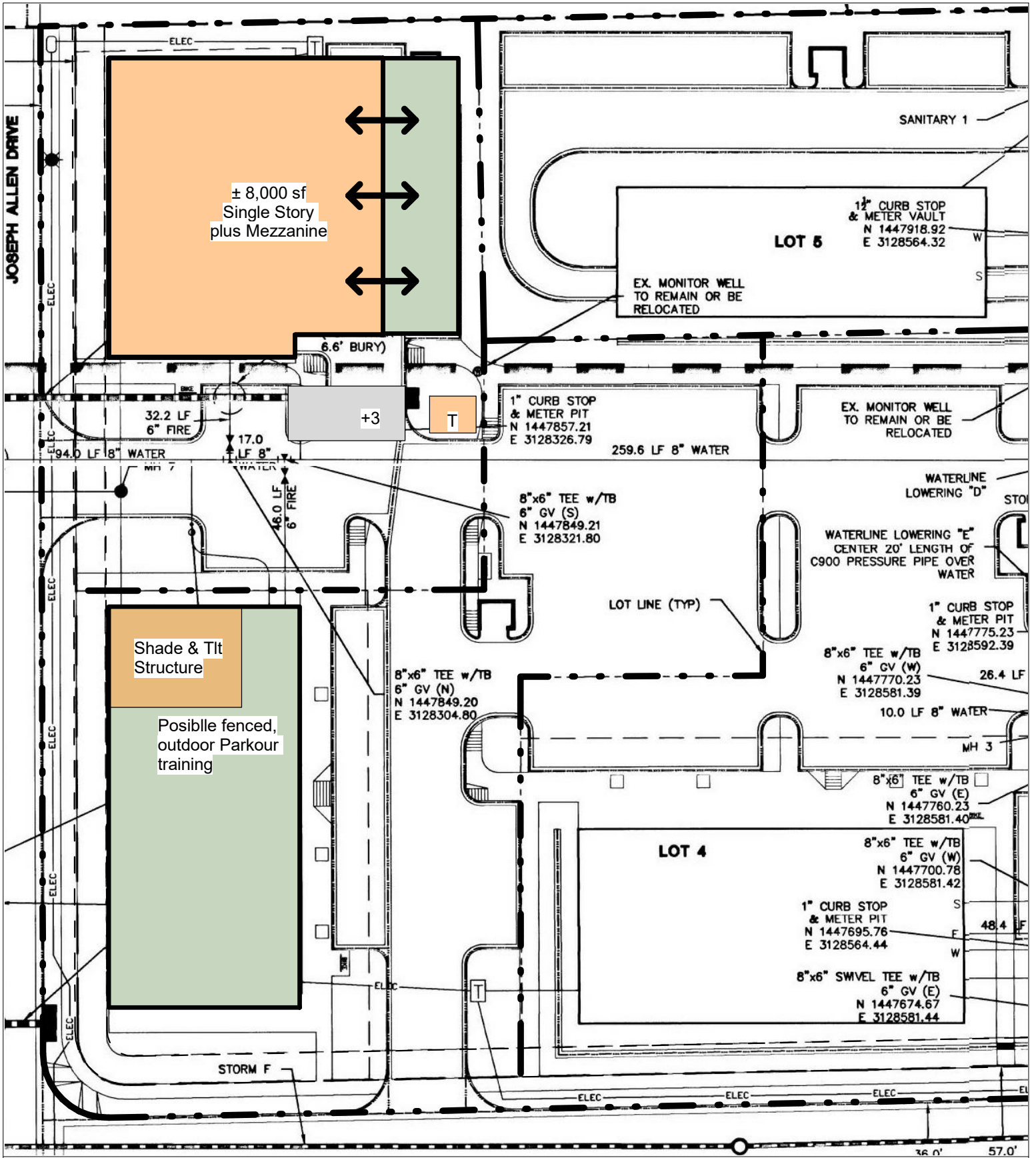
Apex Movement

Site Concept No.1

No.	Description	Date	Project number	2018-27
			Date	8/28/2018
			Drawn by	Author
			Checked by	Checker

CR-03

Scale 1" = 40'-0"



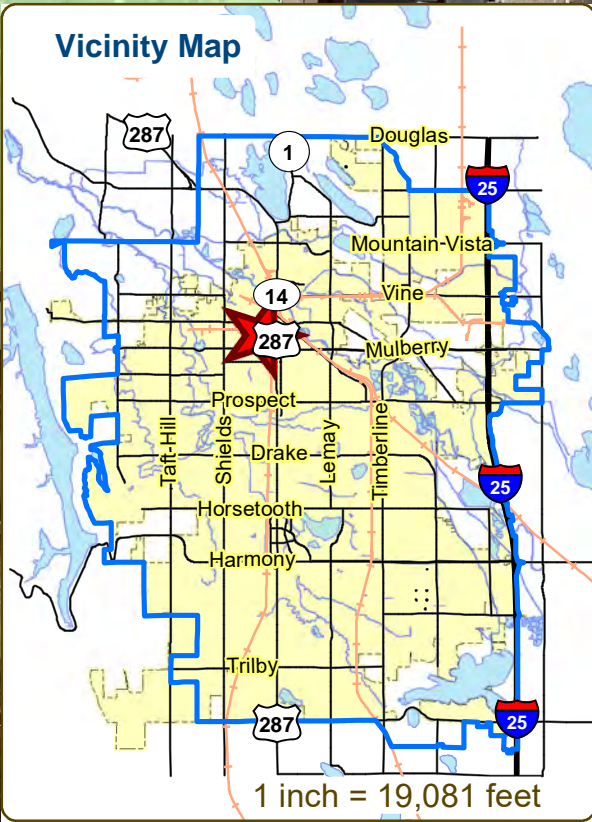
Apex Movement

Site Concept No.2

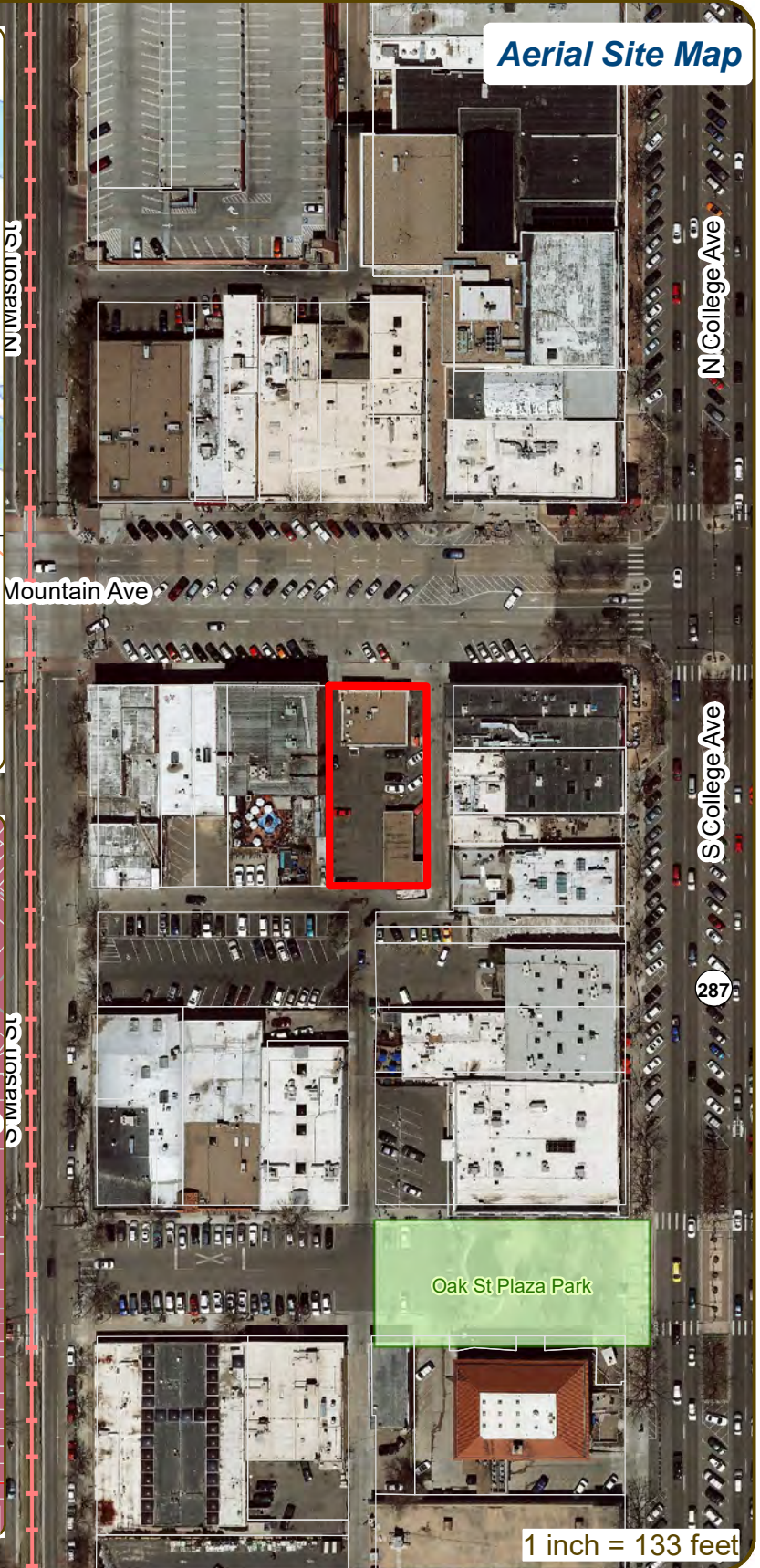
No.	Description	Date	Project number	2018-27	CR-04
			Date	8/28/2018	
			Drawn by	SA	
			Checked by	Checker	
			Scale	1" = 40'-0"	

Walrus Parking Lot Pay to Park

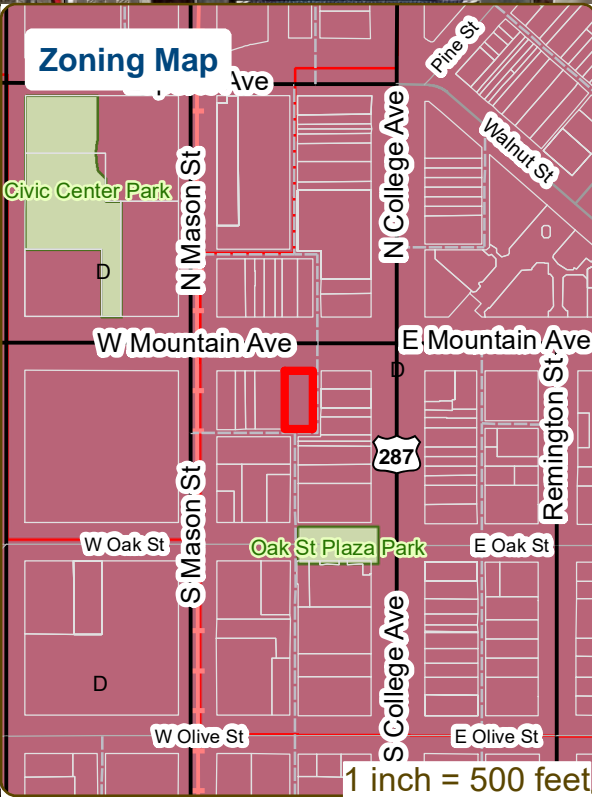
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 12:00pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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?

Meter ↓

30 Spots

Handicap	Handicap	Walrus Tracker
Handicap	Handicap	Walrus Truck
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Any	Any
Compact	Walrus Toco	Any
Motorcycles	Walrus Toco	Any

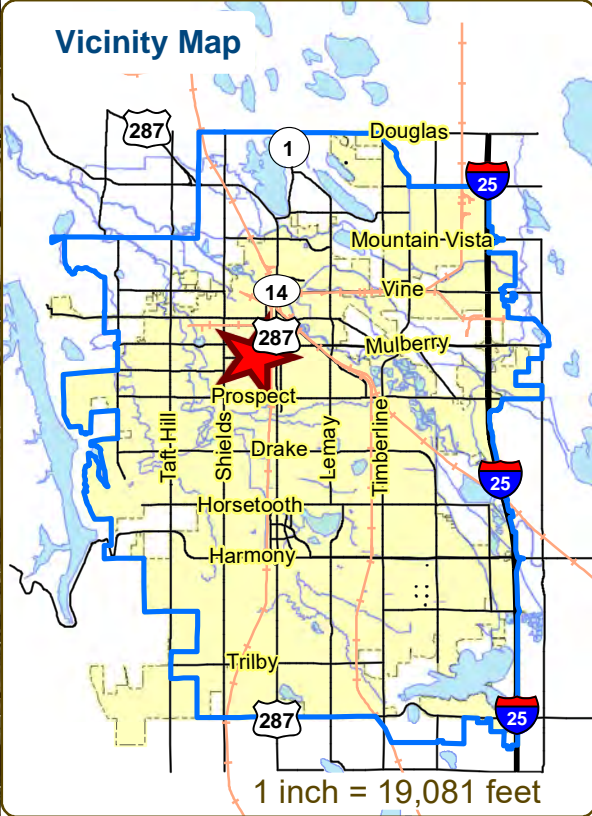
open



Rio

612 S Howes St Multi-Family

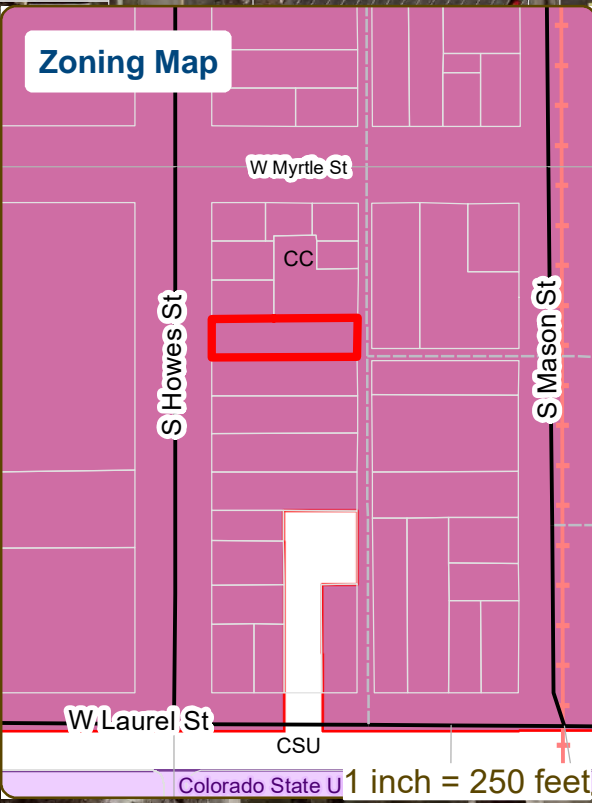
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) _____

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) 612 S. Howes St.

Description of Proposal (attach additional sheets if necessary) Expansion of the existing multi-family property that contains one 1-bedroom unit and one 2-bedroom unit. The proposed expansion will add four 1-bedroom units and two 2-bedroom units to the back of the existing structure plus 7 parking stalls.

Proposed Use R2 Multi-Family Existing Use R Residential Duplex

Total Building Square Footage ± 6,700 s.f. S.F. Number of Stories 2 Lot Dimensions 50' x 190'

Age of any Existing Structures 1899

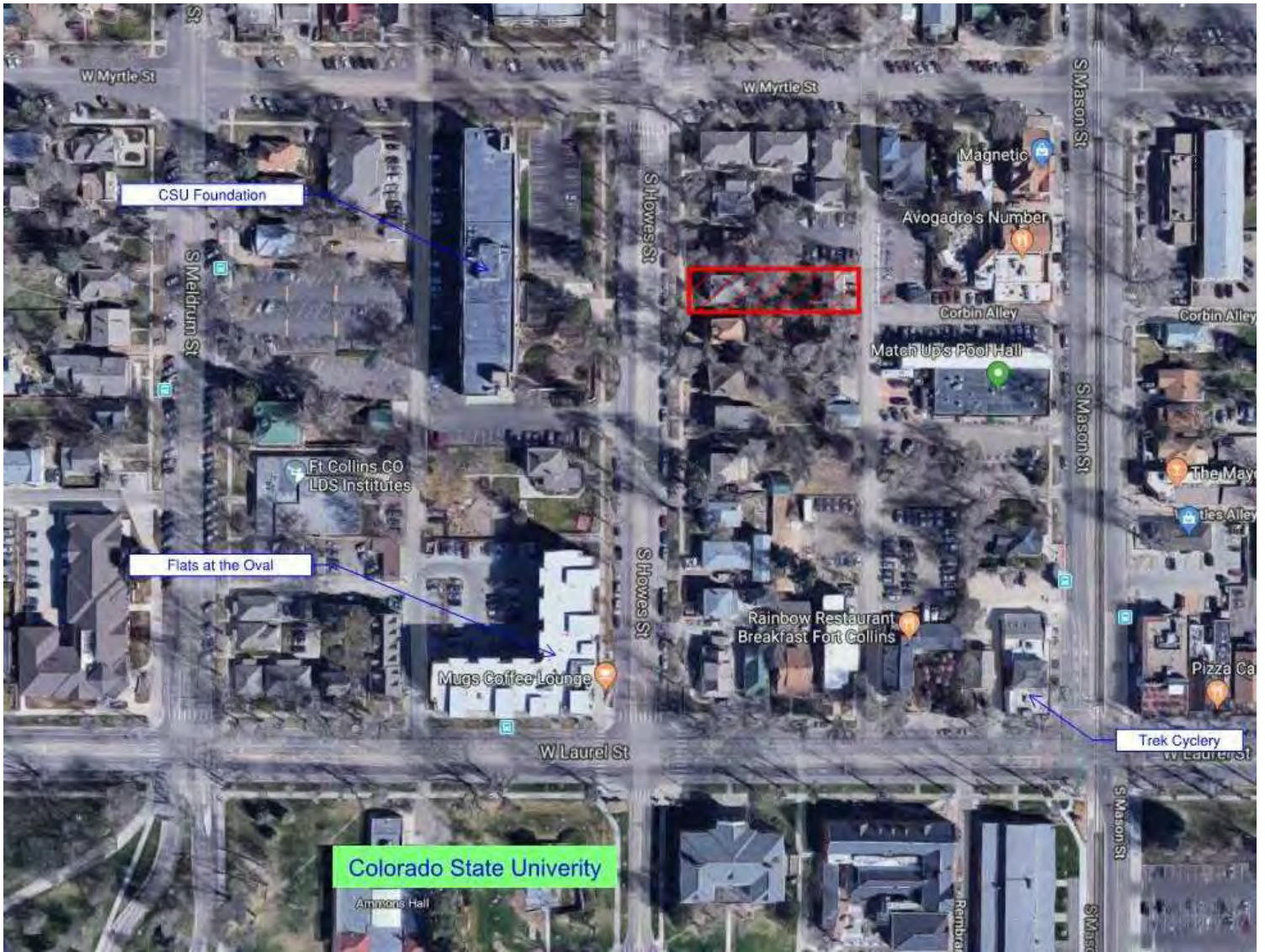
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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



612 S. Howes Street

Vicinity & Code

No.	Description	Date	Project number	2018-32	CR-01
			Date	9/10/2018	
			Drawn by	SA	
			Checked by		
					Scale



Existing Lot Area: Approx. 9,500 sf

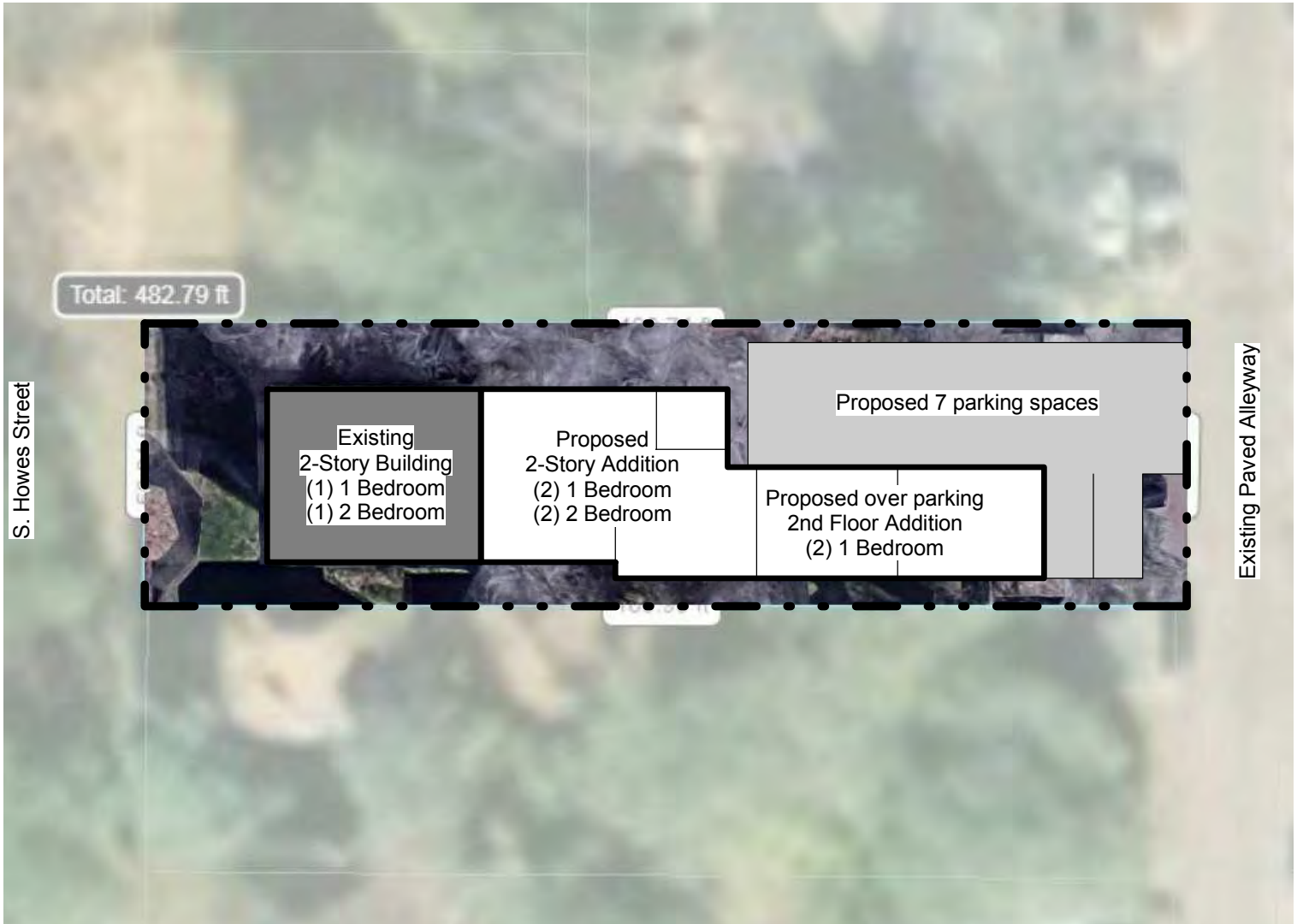
1 Site Dimensions
1" = 40'-0"



612 S. Howes Street

Existing Site Dimensions

No.	Description	Date	Project number	2018-32	CR-02
			Date	9/10/2018	
			Drawn by	SA	
			Checked by		
					Scale As indicated



Existing Impervious Surface Area: Approx. 2,700 sf
 Proposed Impervious Surface Area: Approx. 3,000 sf

Parking Req's in TOD

- One (1) bedroom – 0.75 spaces x 5 = 3.75 spaces
 - Two (2) bedroom - 1.0 spaces x 3 = 3 spaces
- 7 Spaces Req'd



612 S. Howes Street

Site Concept No.1

No.	Description	Date	Project number	2018-32	CR-03
			Date	9/10/2018	
			Drawn by	SA	
			Checked by		
					Scale 1" = 30'-0"



Existing Rear Elevation



Existing Front (Howes) Elevation



612 S. Howes Street

Existing Site Photos

No.	Description	Date	Project number	2018-32
			Date	9/10/2018
			Drawn by	SA
			Checked by	

CR-04

Scale