

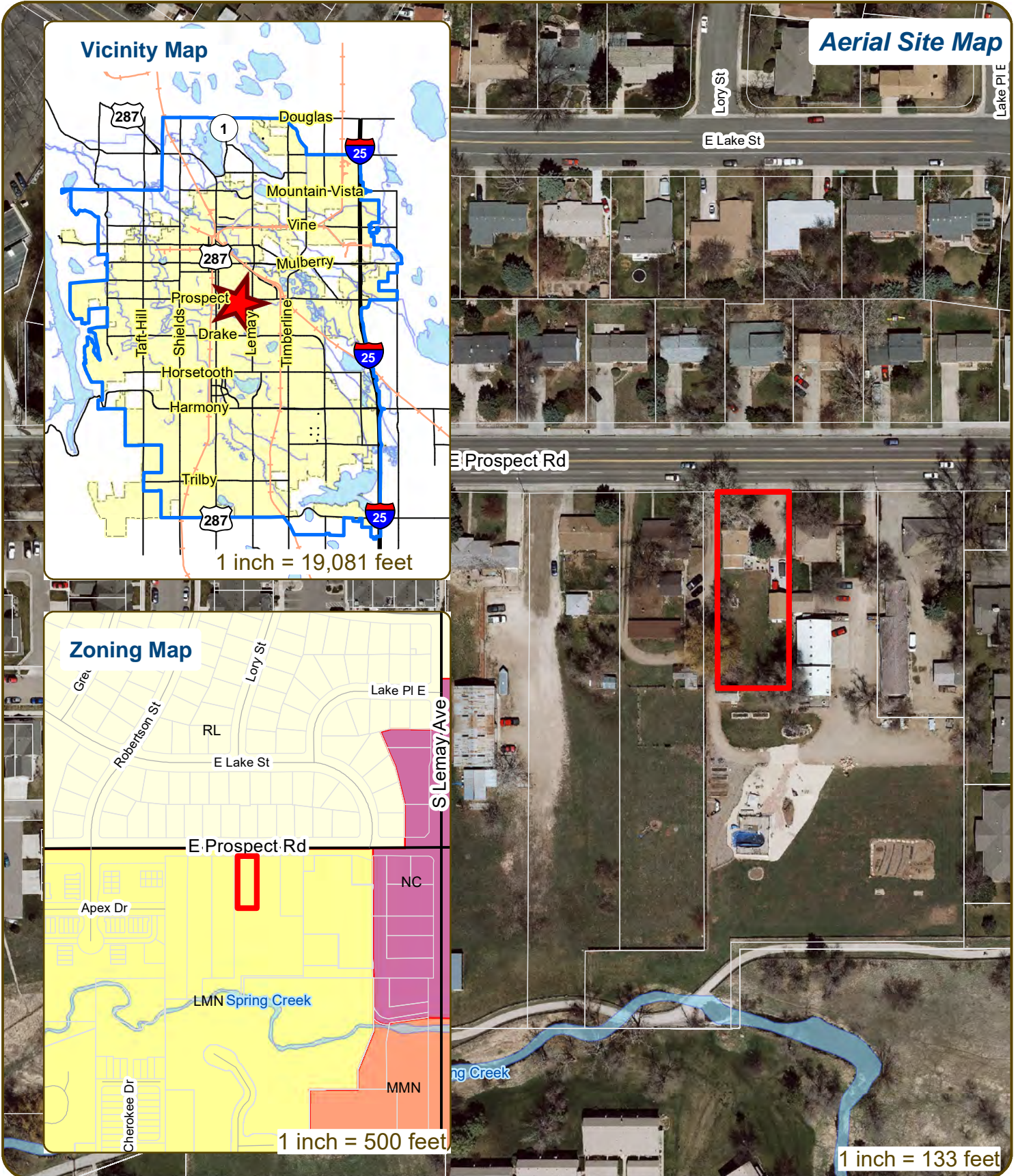
# Conceptual Review Agenda

Schedule for 10/18/18  
281 Conference Room A

**Thursday, October 18, 2018**

Time	Project Name	Applicant Info	Project Description	Planner	DRC
9:30	915 E Prospect Rd  CDR180079	Kaycee Heid (303)591-5174 <a href="mailto:kayceejh11@gmail.com">kayceejh11@gmail.com</a>	This is a request to convert a portion of an existing garage into a single-family dwelling at 915 East Prospect Rd (parcel #9724106003). Access is taken from East Prospect Rd to the north. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to either a Basic Development Review (BDR) or an Administrative (Type 1) Review.	Clay Frickey	Todd Sullivan
10:15	215 E Mulberry  CDR180080	Suzanne Stromberg (720)314-5538 <a href="mailto:ss@suzannestromberg.com">ss@suzannestromberg.com</a>	This is a request to convert a carriage house into a duplex at 215 E Mulberry (parcel #9713208013). The existing carriage house was illegally converted into a duplex, and the applicant would like to bring the property into compliance with all applicable requirements. Access is taken from the alley from E Mulberry St to the north of the parcel. The proposed project is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Basic Development Review (BDR).	Jason Holland	Tenae Beane
11:00	Drake and Joseph Allen Affordable Housing  CDR180081	Doug Snyder (303)726-1055 <a href="mailto:DSnyder@voa.org">DSnyder@voa.org</a>	This is a request to build a 50-unit affordable senior housing multi-family at the northwest corner of Joseph Allen Dr and East Drake Rd (parcel #8719423002). The proposed project will be a 3 story- elevator building with 38 surface parking spaces provided. Access is taken from Joseph Allen Drive to the east and East Drake Road to the south. Current zoning is Low Density Mixed-Use Neighborhood District (LMN) which is limited to 12 dwelling units per acre for affordable housing. As a result, the applicant would like to pursue one of the following options: modification of standards, rezoning or addition of permitted use. The proposed project is subject to Planning and Zoning Board (Type 2) Review.	Clark Mapes	Brandy BH

# 915 E Prospect Rd Single-Family



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) Kaycee Heid, owner

Business Name (if applicable) N/A

Your Mailing Address 915 E. Prospect Rd.

Phone Number 303.591.5174 Email Address Kayceeh11@gmail.com

Site Address or Description (parcel # if no address) (9724106003)

Description of Proposal (attach additional sheets if necessary) I would like to turn my garage into a garage with living space (2 bedrooms, kitchen, living room, 2 bathrooms and garage)

Proposed Use Garage and home Existing Use garage

Total Building Square Footage ≈ 2100 S.F. Number of Stories 2 Lot Dimensions 50' x 20' ish

Age of any Existing Structures Home built 1937, Remodel 1965

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.

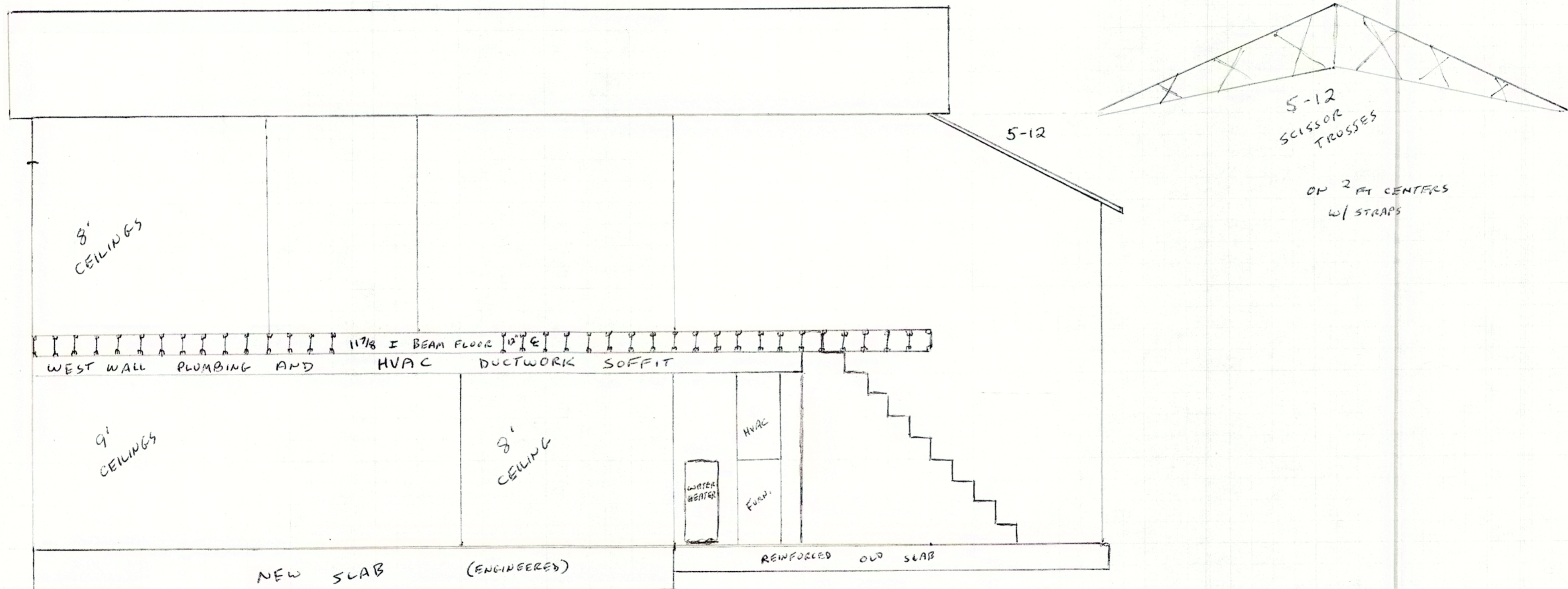
Is your property in a Flood Plain? No If yes, then what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area use of current driveway. (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?

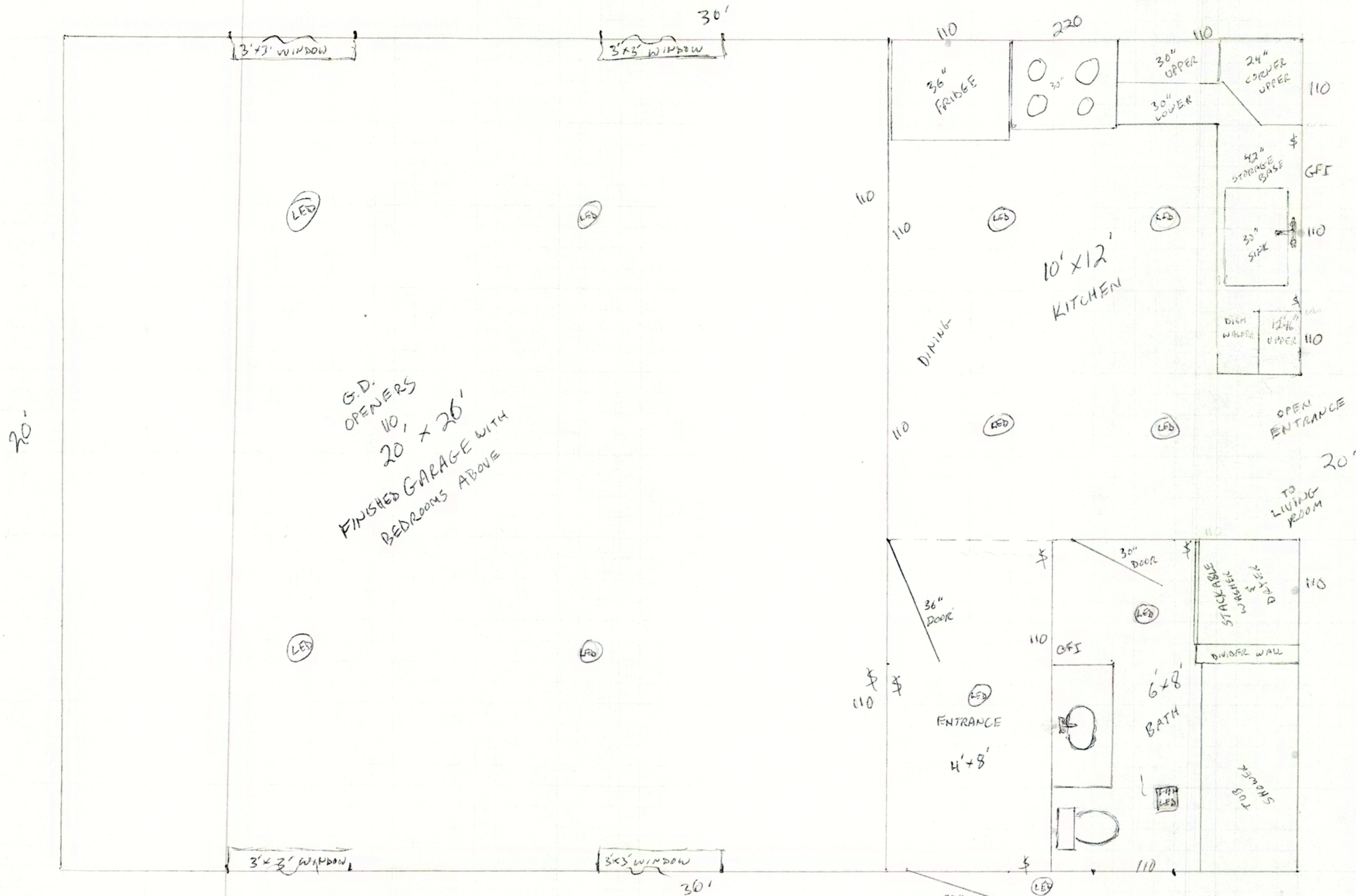




- 2"x6" 12" OMC 1<sup>ST</sup> FLOOR
  - 2"x6" 16" OMC 2<sup>ND</sup> FLOOR
  - 2"x2" DOUBLED HEADERS OVER DOORS & WINDOWS
  - 11" J-BOLTS SET IN ENGINEERED SLAB FOR BASE PLATES +- 4' ON CENTER
- ) DOUBLE KINGS & JACKS ON WINDOWS AND DOORS

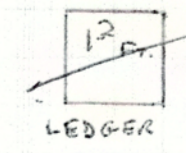
12



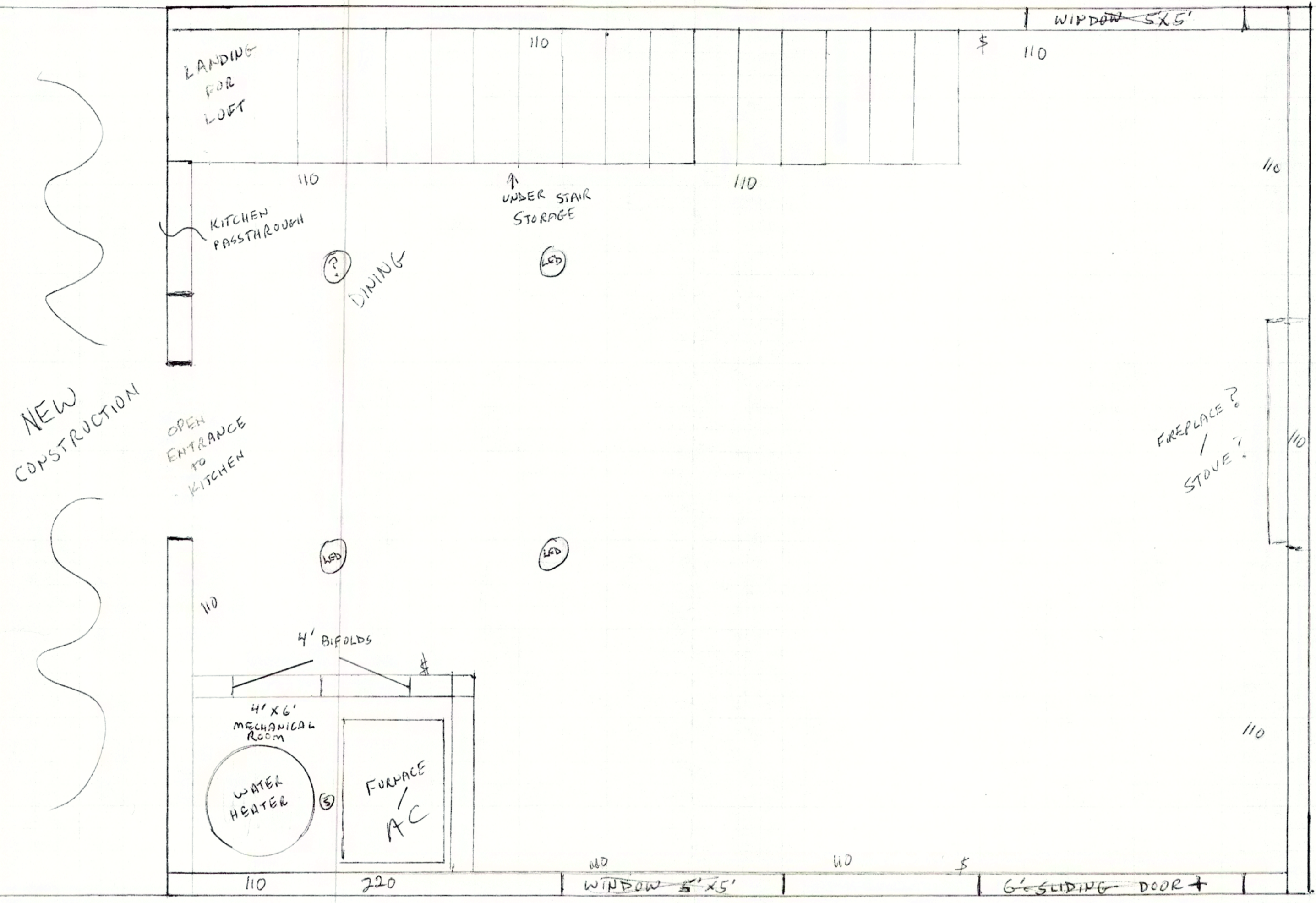


G.D. OPENERS  
 10' x 26'  
 FINISHED GARAGE WITH  
 BEDROOMS ABOVE

1ST FLOOR / NEW CONSTRUCTION







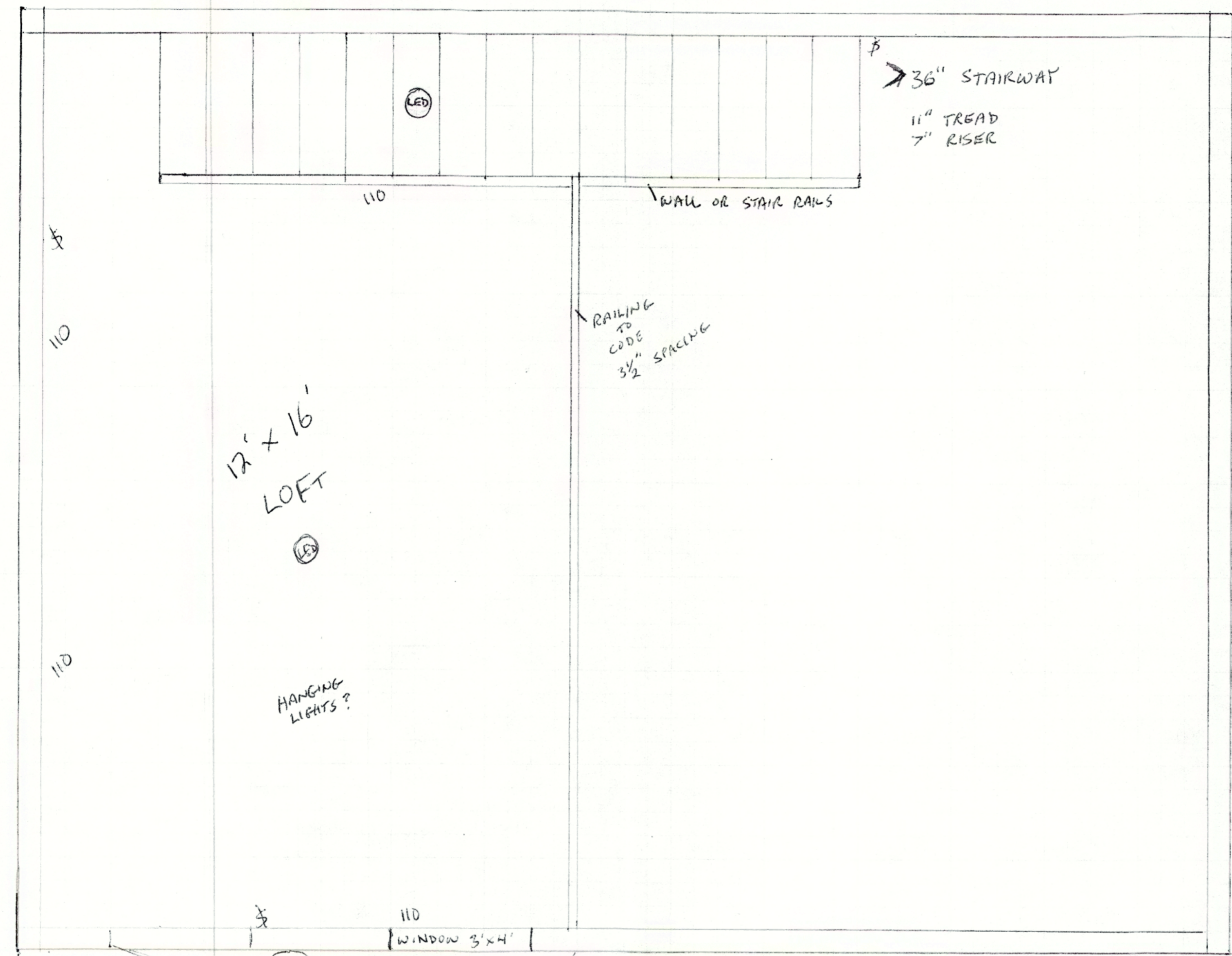
OLD GARAGE SLAB / REPURPOSED

1<sup>ST</sup> FLOOR

12  
FT.

RMTMS - KIRK STOOHOFF  
720-938-4675





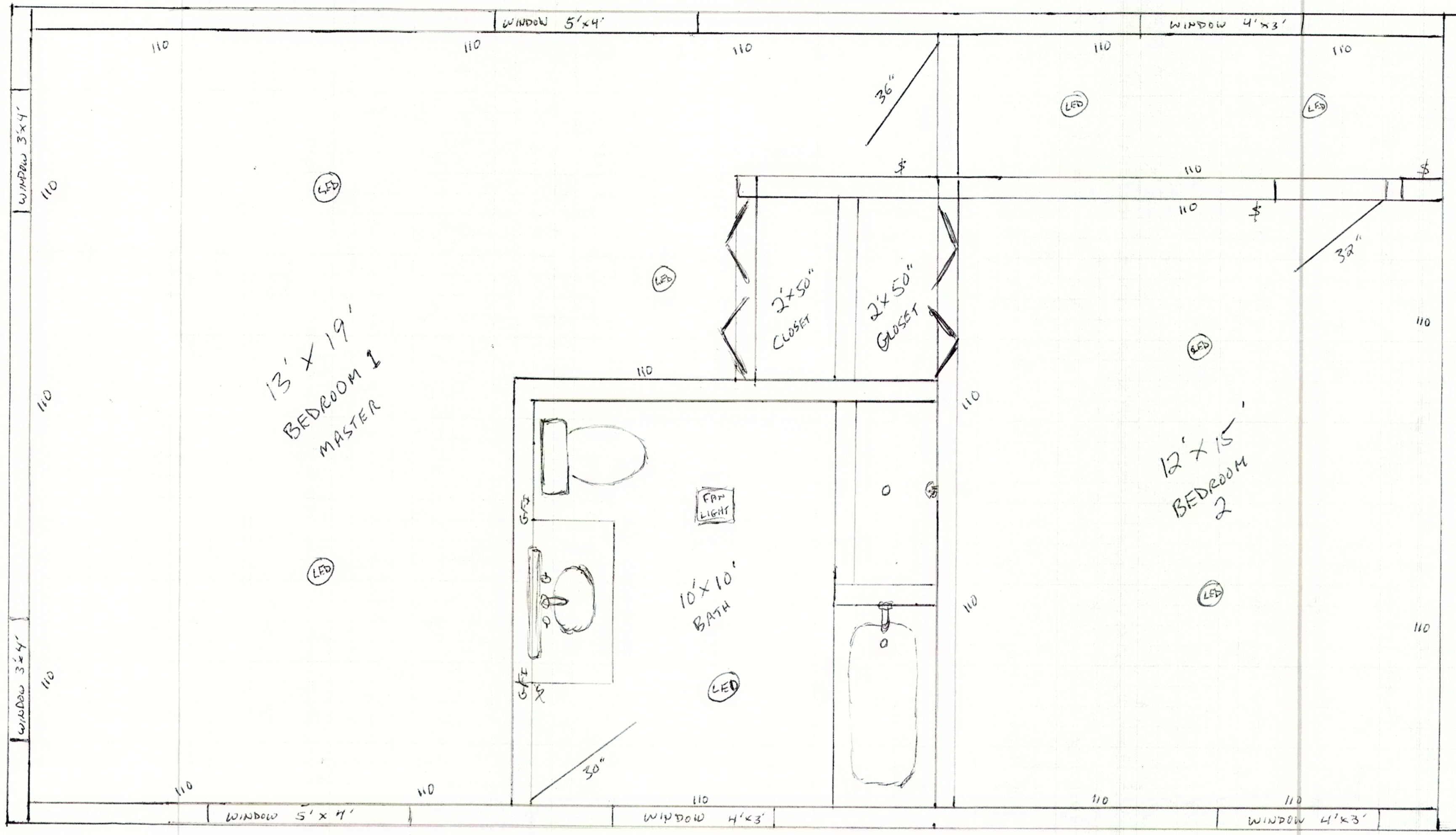
32'  
PROPOSED  
12x10'  
DECK  
2ND FLOOR

26'  
OLD GARAGE / REPURPOSED

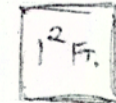
2ND FLOOR / LOFT

12  
FT.





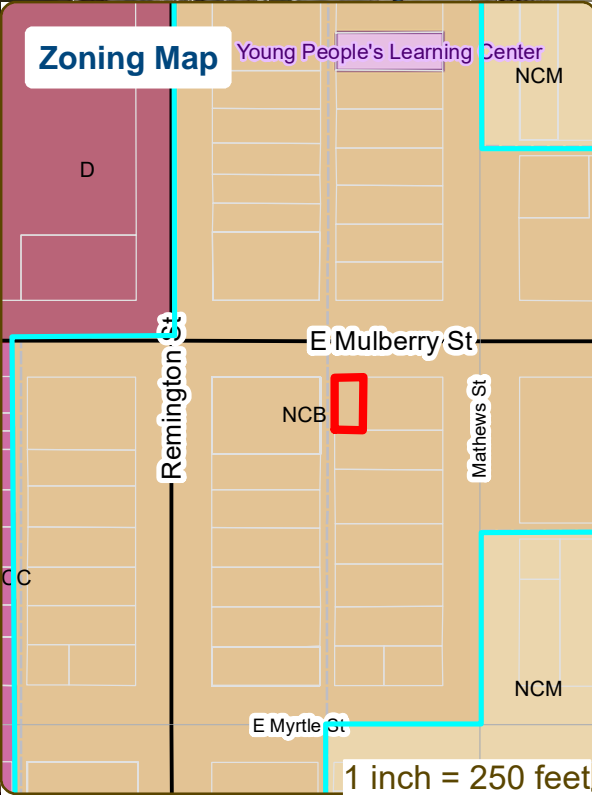
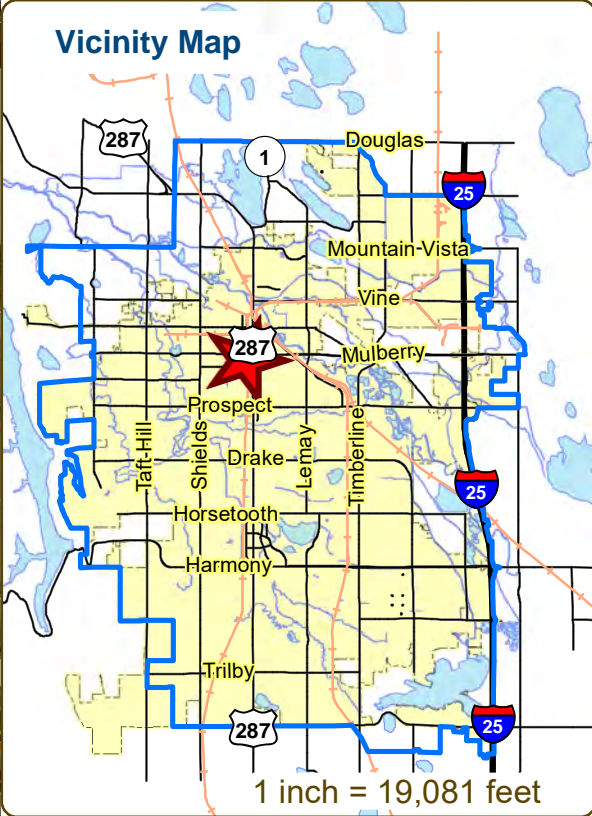
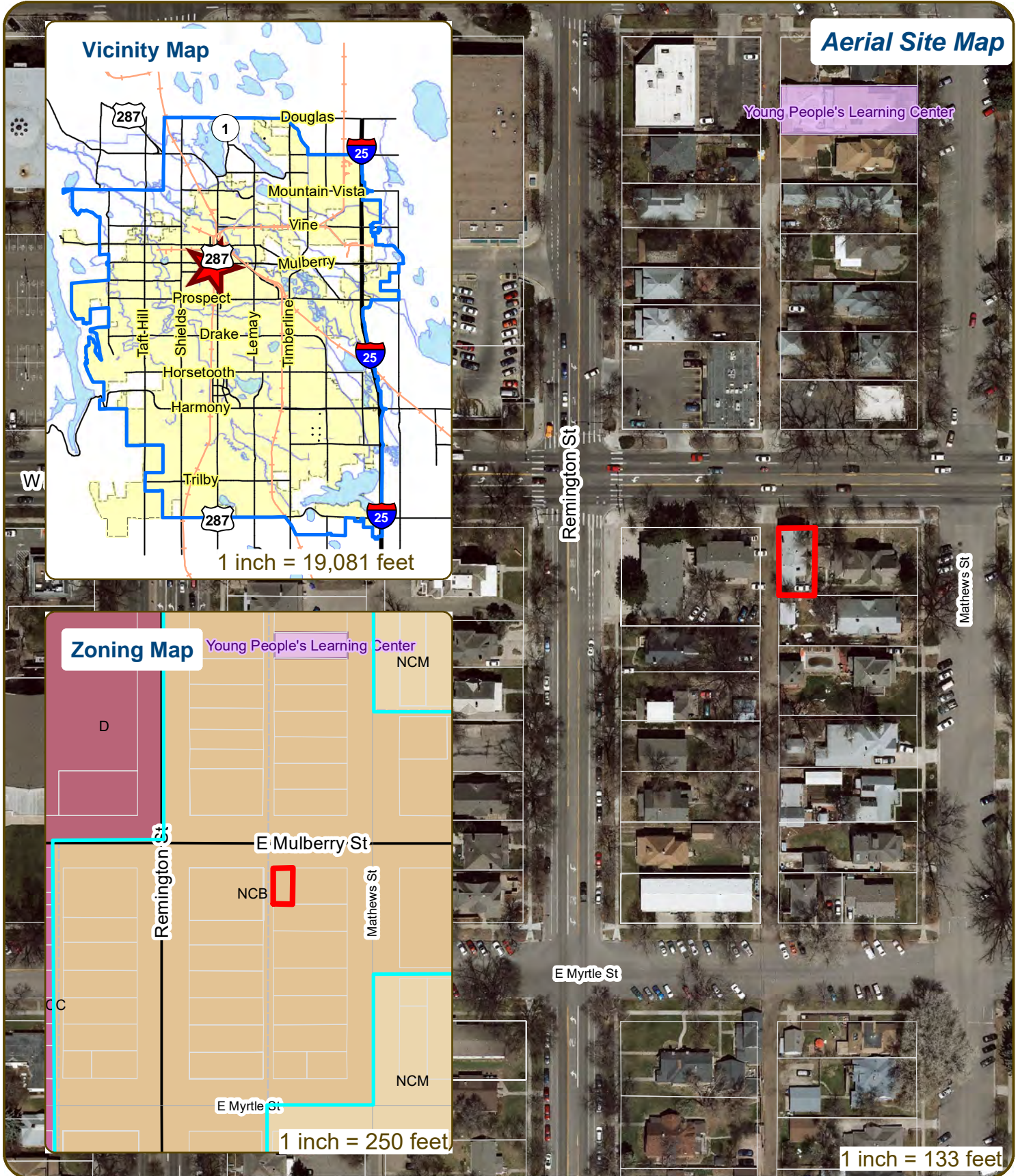
2<sup>ND</sup> FLOOR / NEW CONSTRUCTION



RMTMS - KIRK STOOHOFF  
720-938-4675



# 215 E Mulberry Duplex



**Aerial Site Map**

Young People's Learning Center

Remington St

Mathews St

E Myrtle St

1 inch = 133 feet

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) \_\_\_\_\_

Suzanne Stromberg - Buyer

Business Name (if applicable) \_\_\_\_\_  
Your Mailing Address 11126 W Rowland Ave \_\_\_\_\_

Phone Number 720-314-5538 \_\_\_\_\_ Email Address ss@suzannestromberg.com \_\_\_\_\_

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

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

Just want to go through the process of having this dwelling be declared a legal duplex as a condition of closing on the property.

I will not be able to proceed with sale unless this can be accomplished. Inspection deadline is 10/21, so anything you can do to help is appreciated.

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

Total Building Square Footage 2036 \_\_\_\_\_ S.F. Number of Stories 2 \_\_\_\_\_ Lot Dimensions 2036 \_\_\_\_\_

Age of any Existing Structures 1899, plus addition in 1989 \_\_\_\_\_

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? Don't know for sure  
Info available on FC Maps: http://qisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

















IRES MLS  
ColorProperty.com



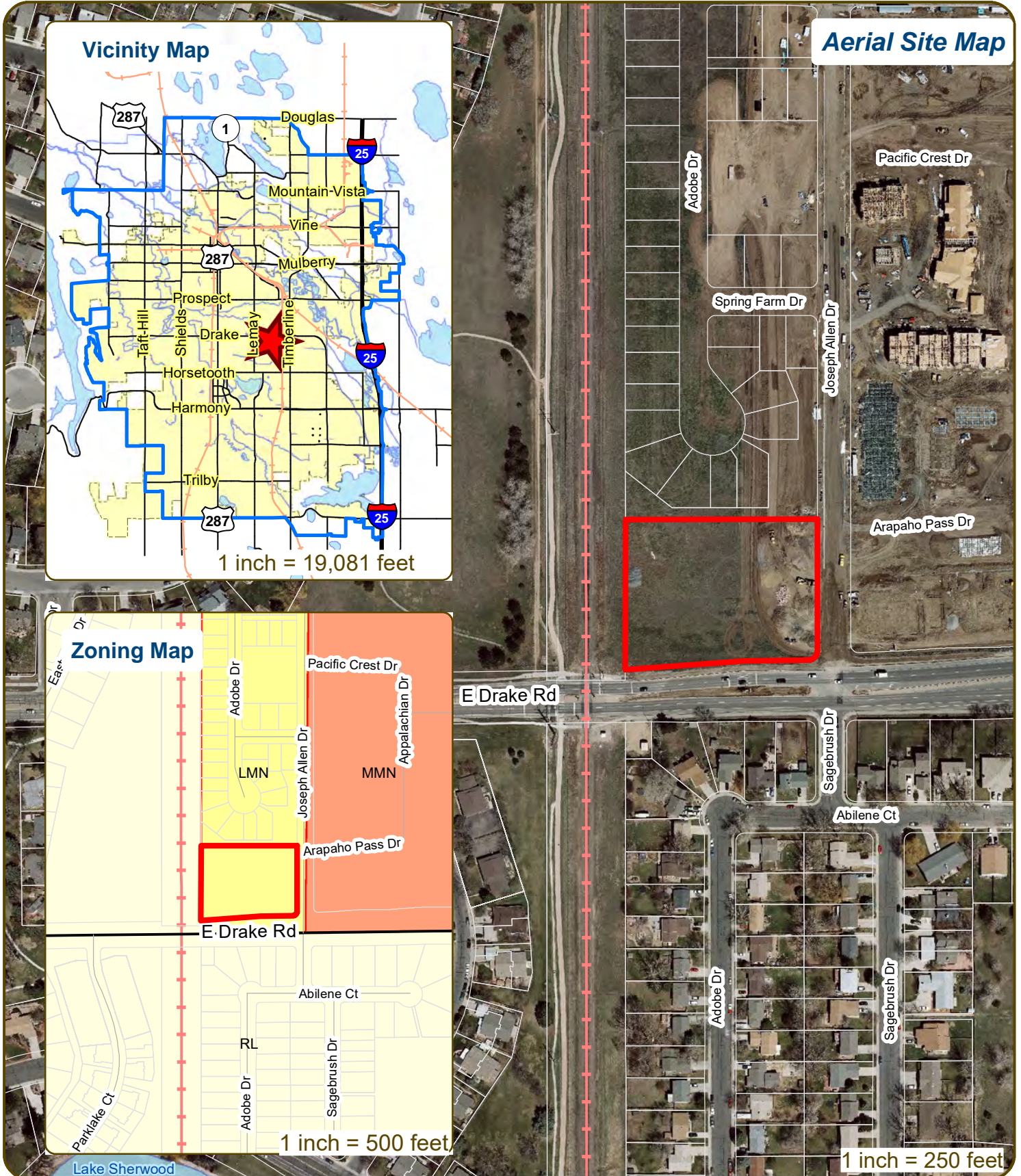
IRES MLS  
ColorProperty.com







# Drake and Joseph Allen Affordable Housing



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) \_\_\_\_\_

Doug Snyder- Developer

Business Name (if applicable) \_\_\_\_\_ Volunteers of America

Your Mailing Address \_\_\_\_\_ 1660 Duke St, Alexandria VA, 22314

Phone Number \_\_\_\_\_ 303-726-1055 Email Address \_\_\_\_\_ DSnyder@voa.org

Site Address or Description (parcel # if no address) \_\_\_\_\_ Parcel #8719423002, located at the intersection of Joseph Allen Drive and East Drake Rd

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

New 50 unit Affordable Senior Housing apartment, 3 story- elevator building with surface parking. Current Zoning is LMN which is limited to 12 dwelling unit per acre for affordable housing. As a result we would like to pursue one of the following options (modifications of standards, rezoning or addition of Permitted use.

Proposed Use \_\_\_\_\_ Multi- Unit Senior Housing Existing Use \_\_\_\_\_ Vacant Site

Total Building Square Footage \_\_\_\_\_ 46,300 SF S.F. Number of Stories \_\_\_\_\_ 3 Lot Dimensions \_\_\_\_\_ 366' x 290'

Age of any Existing Structures \_\_\_\_\_ Vacant Site

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 (Building Footprint: 16,000 SF) + (Site Paving/ Parking: 14,500 SF) = 30,500 SF Total (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?



VOA- Fort Collins

8/23/2018

CONCEPTUAL PROGRAM

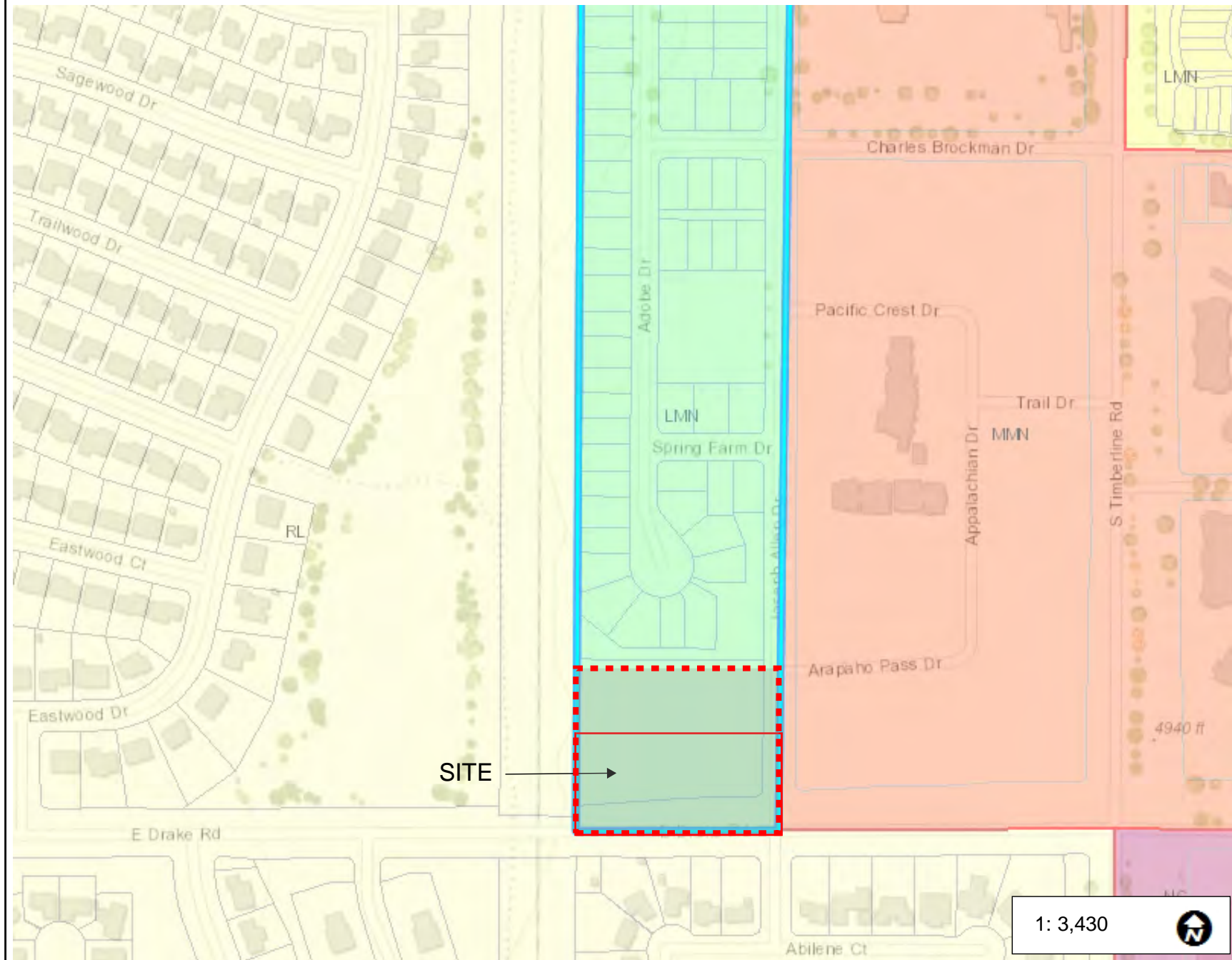
PERCENT of TTL	Bed / Bath	Name	Av NLA	QTY	TTL	Balcony	TTL	NOTES
92.0%	1 / 1	1	650	46	29,900	0	0	
8.0%	2 / 1	2	850	4	3,400	0	0	
			<b>Average SF</b>	<b>666</b>	<b>50</b>	<b>33,300</b>	<b>0</b>	<b>Total</b>
<b>Residential SF</b>	<b>Lvl 1-3</b>				<b>33,300</b>		71.92%	Floorplate Efficiency
<b>Lobby/Amenity</b>	<b>Lvl 1</b>				<b>3,000</b>			Great Room, Lobby & Leasing
<b>Level 3 Amenity</b>	<b>Lvl 3</b>				<b>700</b>			
<b>Core / Circulation</b>	<b>Lvl 1-3</b>				<b>9,304</b>			5'-2" corridors
<b>Surface Parking</b>					<b>12,100</b>			
<b>Parking Ratio</b>		(0.75 per Unit)					<b>38</b>	<b>Required Parking</b>
							<b>38</b>	<b>Total Cars Provided</b>
<b>GLA</b>					<b>46,304</b>			Parking & Balconies not included
<b>Balconies</b>					<b>0</b>			
<b>GSF</b>					<b>46,304</b>			
<b>GBA</b>					<b>46,304</b>			





SITE LOCATION

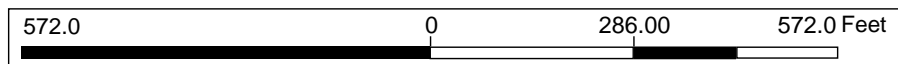




**Legend**

- Parcels
- City Zoning**
  - Community Commercial
  - Community Commercial North Colk
  - Community Commercial Poudre Riv
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighborh
  - Low Density Mixed-Use Neighborh
  - Medium Density Mixed-Use Neighb
  - Neighborhood Commercial
  - Neighborhood Conservation Buffer
  - Neighborhood Conservation Low D
  - Neighborhood Conservation Mediu
  - Public Open Lands
  - River Conservation
  - River Downtown Redevelopment
  - Residential Foothills
  - Low Density Residential
  - Rural Lands District
  - Transition
  - Urban Estate

1: 3,430



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

# ZONING



366'-2"

290'-1"

Legal Description: POR OF OUTLOT A, SPRING CREEK FARMS NORTH, COM AT SE COR 19-7-68; TH N 1' 49" W 103.75 FT; TH S 89 58' 11" W 56.96 FT; TH SWRLY 21.84 FT ALG CUR CONC NW RAD 14.00 FT, C/A 89 22' 16" L/C BEARS S 44 40' 1" W 19.69 FT; TH S 89 21' 51" W 148.62 FT; TH S 84 56

NET SQ FT= 101,335 SF

### LEGEND

50 UNIT SCHEME

- 1 BEDROOM UNIT- 650SF
- 2 BEDROOM UNIT- 850SF
- AMENITY

POWER TRAIL

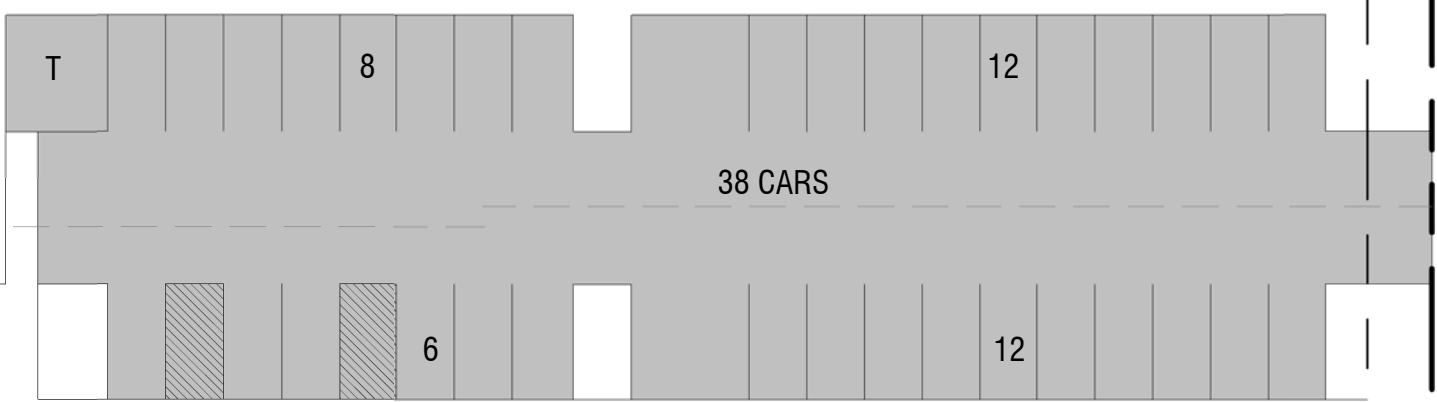
16' SIDE SETBACK

10' SIDE SETBACK

20' FRONT SETBACK

JOSEPH ALLEN DR

EAST DRAKE ROAD



ROOF DECK ABOVE

AMENITY PATIO

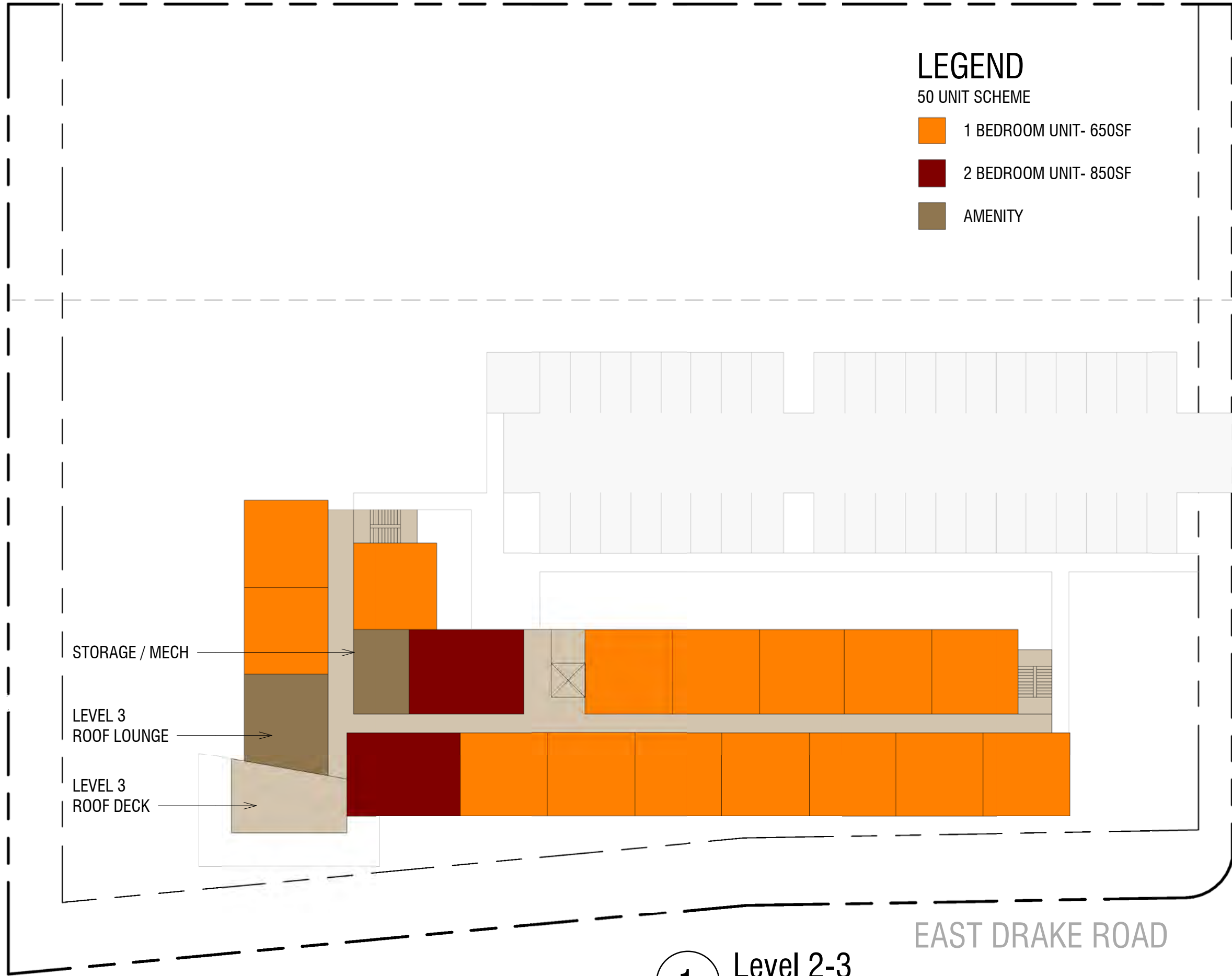
MAIN ENTRY

SIDE ENTRY

1 Level 1  
1" = 30'-0"



POWER TRAIL



### LEGEND

50 UNIT SCHEME

- 1 BEDROOM UNIT- 650SF
- 2 BEDROOM UNIT- 850SF
- AMENITY

STORAGE / MECH

LEVEL 3  
ROOF LOUNGE

LEVEL 3  
ROOF DECK

JOSEPH ALLEN DR

EAST DRAKE ROAD

1

Level 2-3

1" = 30'-0"