

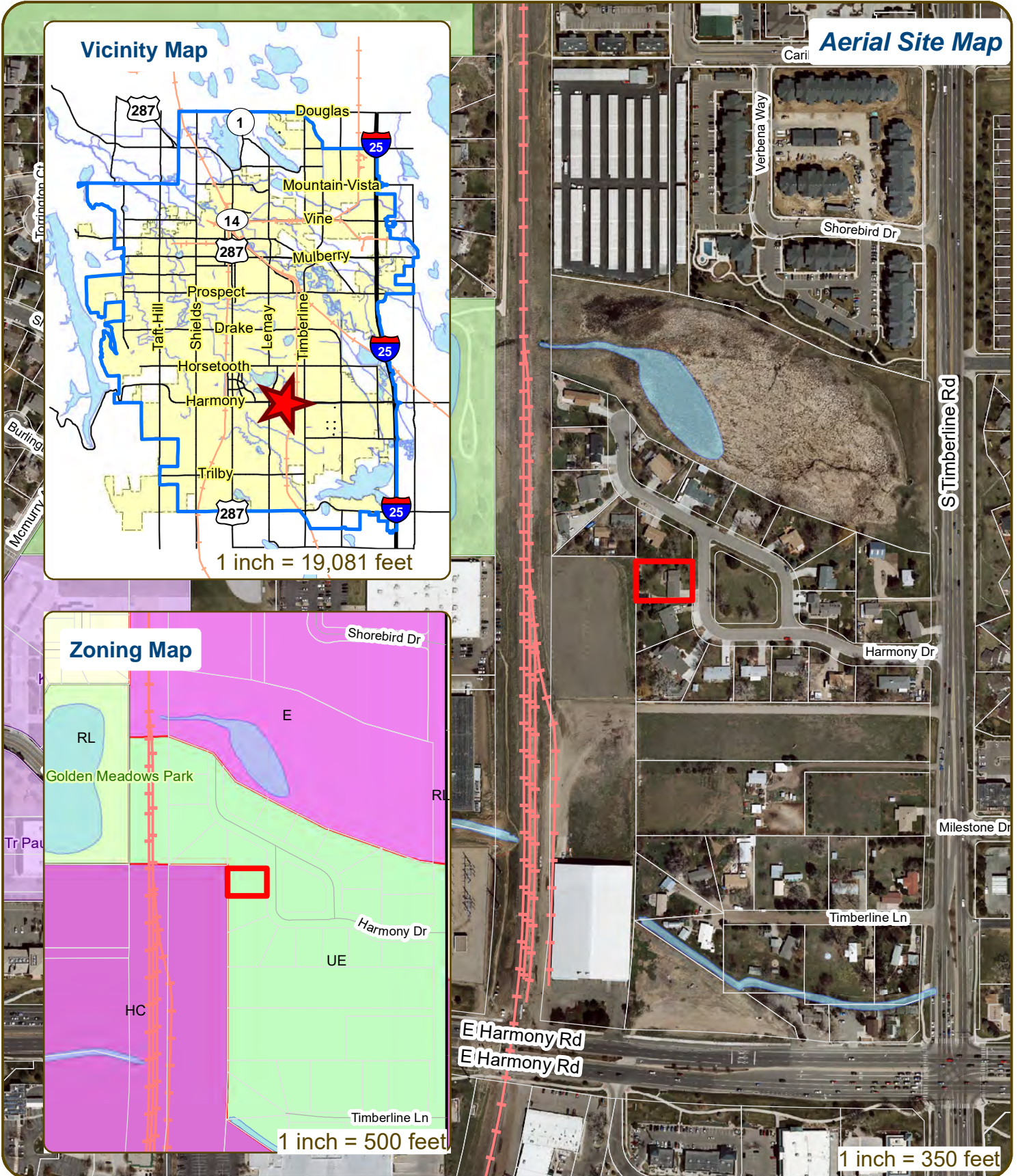
Conceptual Review Agenda

Schedule for 12/13/18
281 Conference Room A

Thursday, December 13, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	1909 Harmony Dr	Christopher Martin 970-388-6690	This is a request to convert an existing single-family dwelling with attached garage into a duplex at 1909 Harmony Dr (parcel #8731405008). Access to the site is taken from Harmony Dr to the east. Two parking spaces will be provided in the existing driveway. The proposed project is located in the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner	Jason Holland
	CDR180091	martinsignaturehomes@hotmail.com		DRC	Todd Sullivan
10:15	Dutch Bros Drive-Thru	James Ohlson 970-224-0630	This is a request to build a new Dutch Bros drive-thru coffee shop on a portion of the property located north of Jiffy Lube (same parcel) at 121 Kensington Dr (parcel #9735443001). The new coffee shop will front S College Ave to the east and Kensington Dr to the north. Access is taken from the alley off Kensington Dr. Twelve parking spaces will be provided. The proposed project is located in the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Pete Wray
	CDR180092	james@r4architects.com		DRC	Brandy BH
11:00	Skyway Townhomes	Ryan McBreen 303-892-1166	This is a request to build 40 single-family attached dwelling units on a 3.8-acre property located at the southwest corner of Skyway Drive and the Mars Drive (parcel #9611421001). The proposed project is directly west of the self-storage project currently under development across Mars Dr on the adjacent property. Vehicular access to the property will be provided off Mars Drive with the opportunity to connect to future development on the south. An internal series of private alleys will serve the homes' attached garages, while the fronts of the homes will be interconnected by a series of walks and landscaped, green corridors. Due to existing grades the proposed detention pond will be located at the north end of the project, as depicted on the included conceptual site plan. The existing irrigation canal that bisects the property is planned to be rerouted off the property by the landowner and will not impact the development of this property. The proposed project is located in the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review.	Planner	Clay Frickey
	CDR180093	rmbreen@norris-design.com		DRC	Tenae Beane

1909 Harmony Dr Duplex



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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? _____

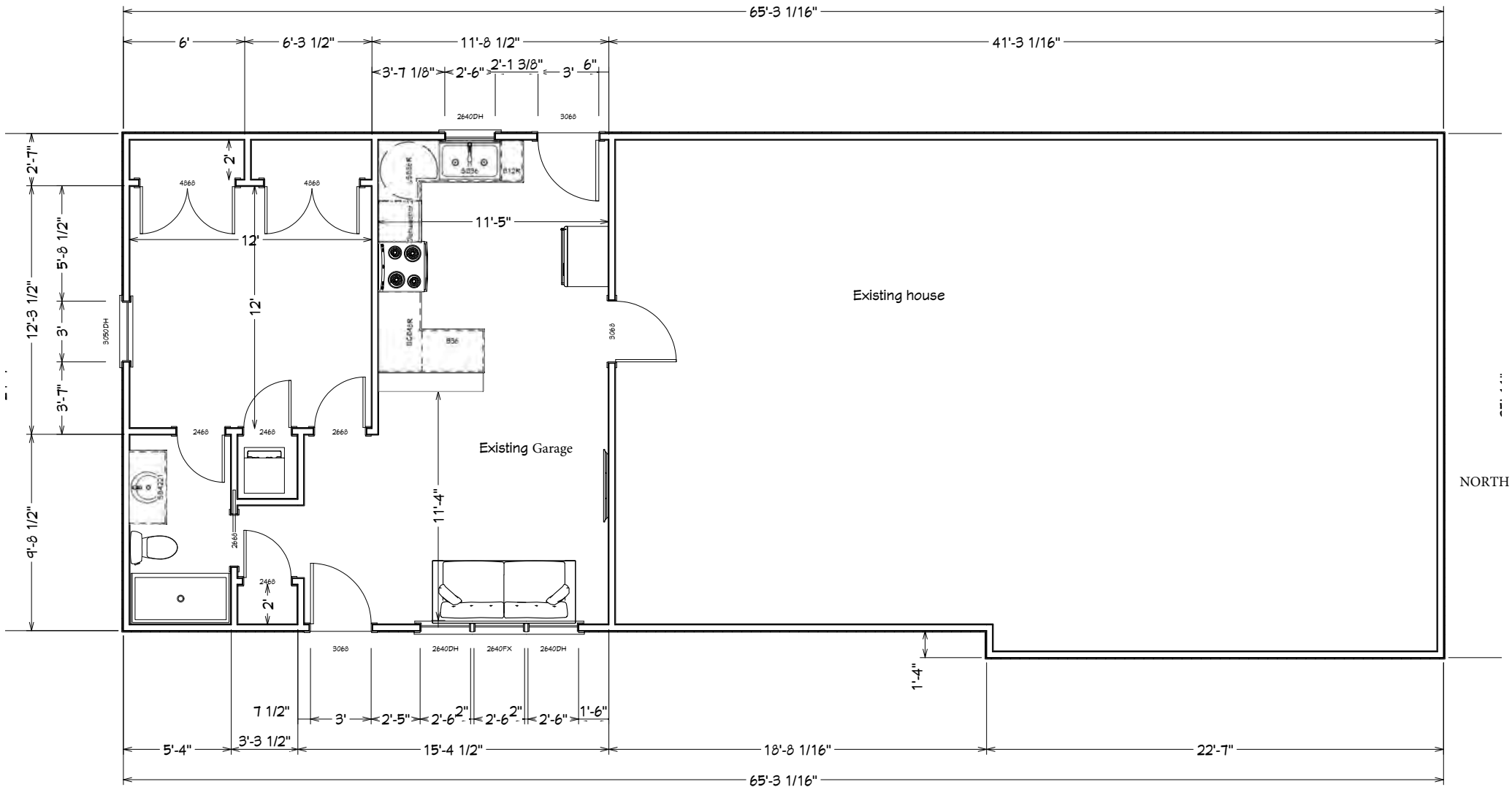
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodptains.

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?



GARAGE CONVERSION
597 SQ FT

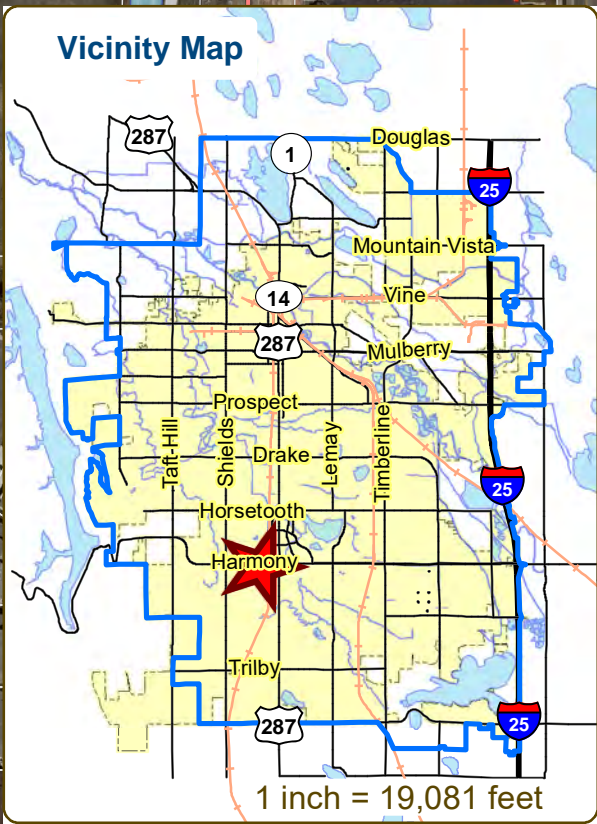
FRONT OF HOUSE FACING HARMONY DR



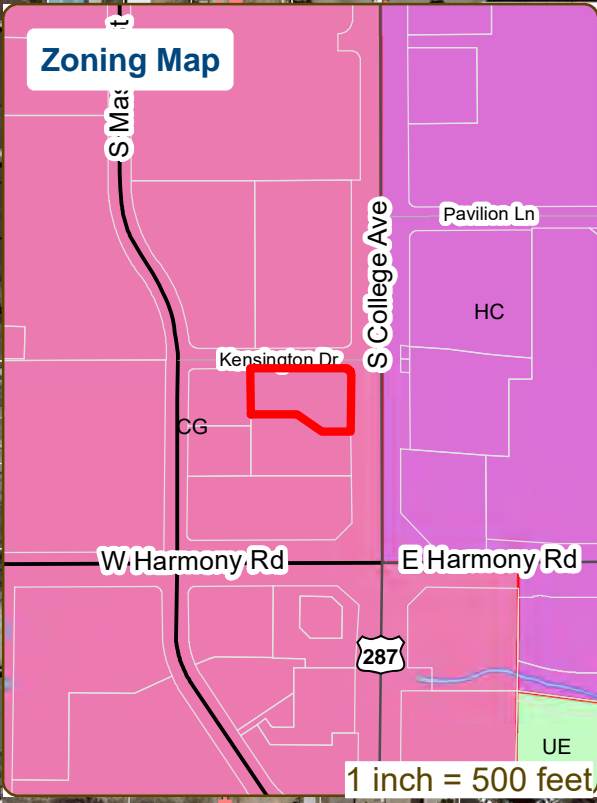
Dutch Bros Drive-Thru

Aerial Site Map

Vicinity Map



Zoning Map



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

Nate Frary (DutchBros, owner), James Ohlson (r4 Architects, architects), Cathy Mathis (TB Group, planner), Mike Oberlander (Interwest Civil, civil engineer)

Business Name (if applicable) Dutch Bros _____

Your Mailing Address 226 Remington Ave, Suite #3 _____

Phone Number 970-224-0630 _____ Email Address james@r4architects.com _____

Site Address or Description (parcel # if no address) 121 Kensington Dr., Fort Collins, CO _____

Description of Proposal (attach additional sheets if necessary) Build to suit a portion of the property located North of Jiffy Lube at 121 Kensington Dr. will include a new Dutch Bros drive through coffee shop _____

Proposed Use Drive Through _____ Existing Use Gas Station (demolished) _____

Total Building Square Footage 810 _____ S.F. Number of Stories 1 _____ Lot Dimensions _____

Age of any Existing Structures existing structures have been demoed, Jiffy Lube constructed around 1993 _____

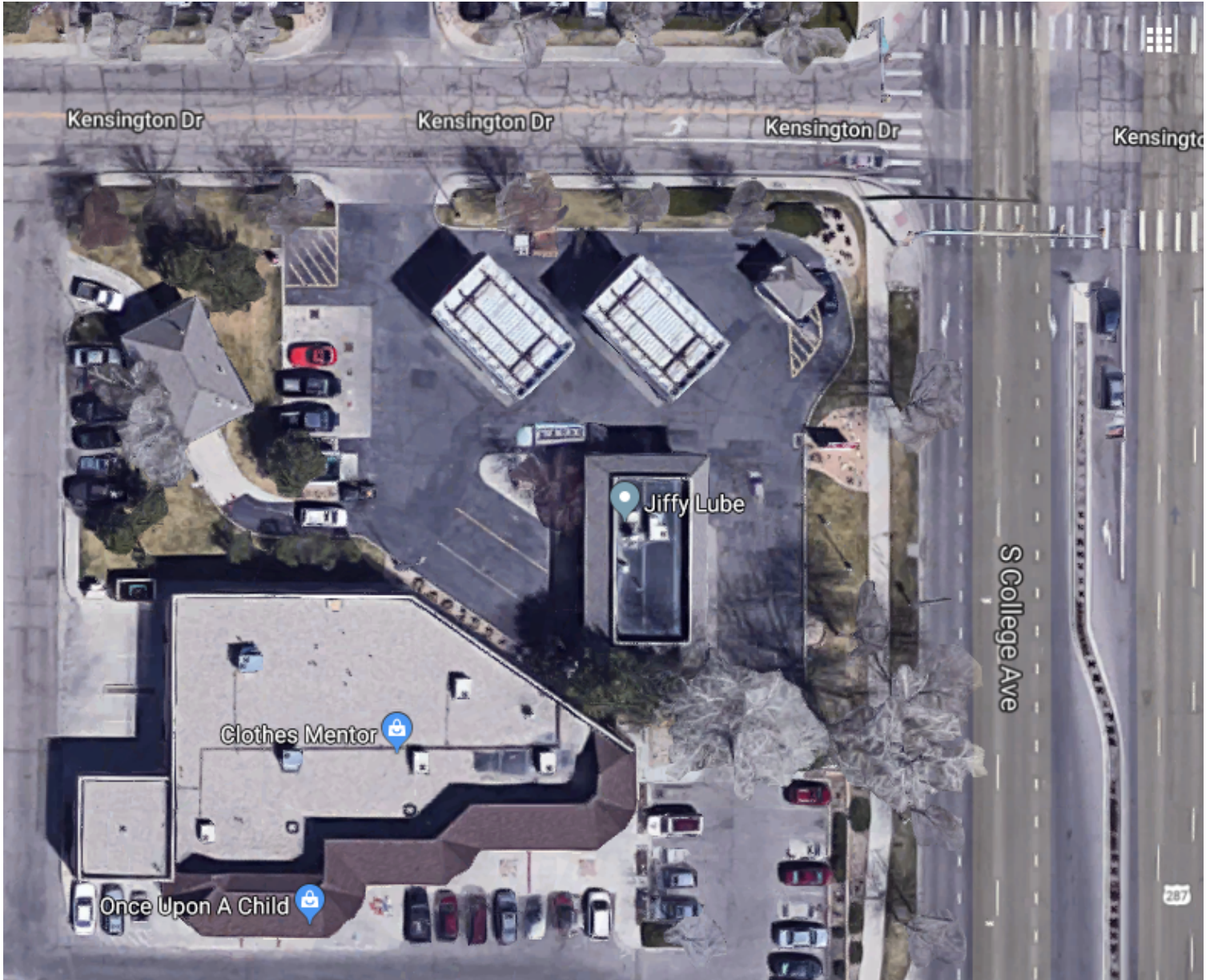
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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 Existing 27,475sqft.; Proposed 27,370 sqft.; Approx. reduction of 105 sqft. _____ 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:

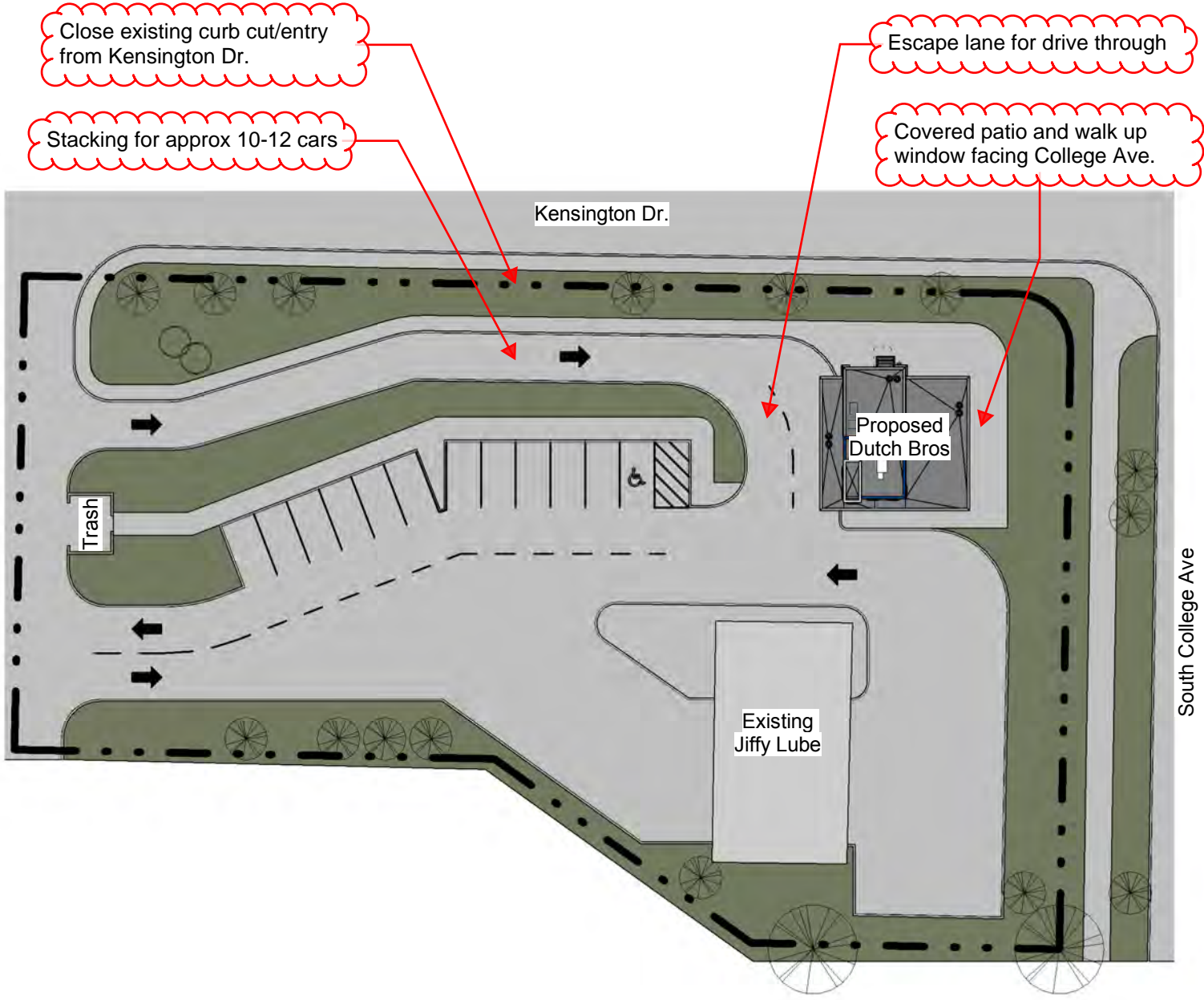
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



Dutch Bros

Existing Site Plan

No.	Description	Date	Project number	Project Number	.A1
			Date	Issue Date	
			Drawn by	Author	
			Checked by	Checker	



Dutch Bros			Proposed Site Plan		
No.	Description	Date	Project number	Project Number	.A2
			Date	Issue Date	
			Drawn by	Author	
			Checked by	Checker	
					Scale 1" = 40'-0"



Dutch Bros

3d Images

No.	Description	Date	Project number	Project Number	.A3
			Date	Issue Date	
			Drawn by	Author	
			Checked by	Checker	
					Scale



Dutch Bros

3d Images

No.	Description	Date	Project number	Project Number	.A4
			Date	Issue Date	
			Drawn by	Author	
			Checked by	Checker	
					Scale



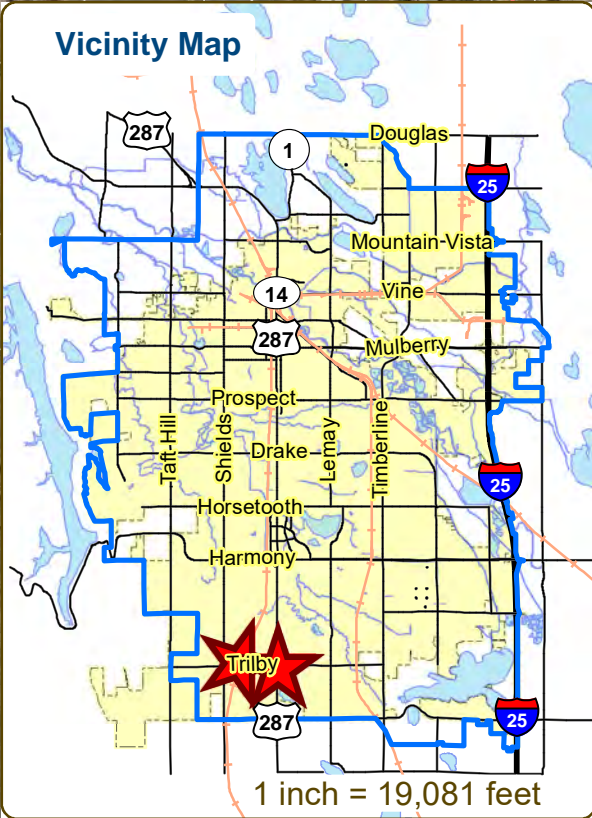
Dutch Bros

3d Images

No.	Description	Date	Project number	Project Number	.A5
			Date	Issue Date	
			Drawn by	Author	
			Checked by	Checker	

Skyway Townhomes

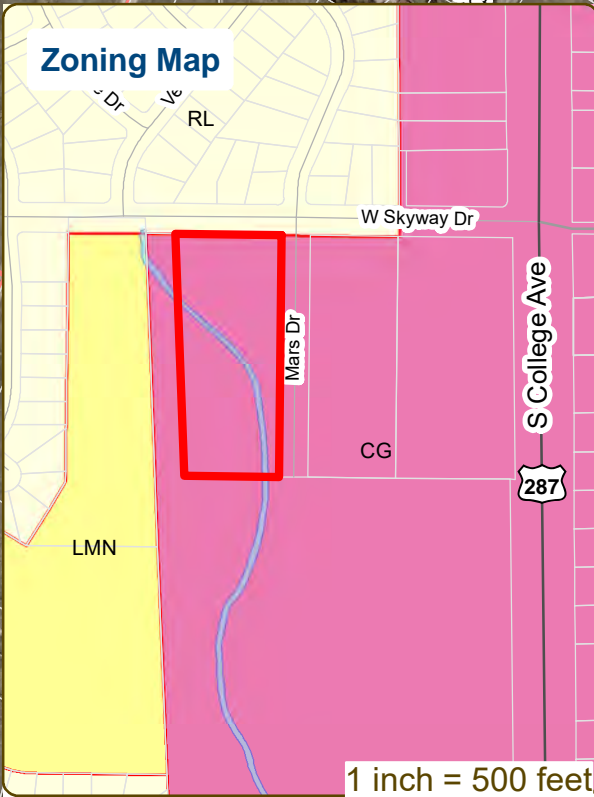
Vicinity Map



Aerial Site Map



Zoning Map



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

Developer - Matt Napier - 720.977.3804. Consultant - Norris Design - Ryan McBreen 303.892.1166

Business Name (if applicable) Richmond Homes

Your Mailing Address Consultant - Norris Design - 1101 Bannock Street, Denver, CO 80204

Phone Number 303.892.1166 Email Address rmcbreen@norris-design.com

Site Address or Description (parcel # if no address) Parcel #9611421001

Located at the SW corner of Skyway Dr. and Mars Dr.

Description of Proposal (attach additional sheets if necessary) Proposed are 40 paired homes.

The homes are alley loaded and served by a series of private roads. Fronts of homes are accessed through common landscaped open space.

Proposed Use Paired Homes Existing Use Vacant

Total Building Square Footage tbd S.F. Number of Stories 2 Lot Dimensions Avg. ~25' x 80'

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 [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 TBD 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?

December 3, 2018

City of Fort Collins – Development Review
281 North College
Fort Collins, Colorado 80524

Re: Conceptual Review Application – Skyway Paired Homes

To Whom it May Concern:

It is our pleasure to submit to the City of Fort Collins, on behalf of the Applicant, Richmond Homes, this application for a Conceptual Review. Within this letter and enclosed exhibits, you will find preliminary details about the proposed concept.

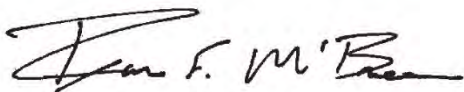
Concept Summary: The approximately 3.8-acre property (State Parcel # 9611421001) is located at the southwest corner of Skyway Drive and the Mars Drive, directly west of the self-storage project currently under development across Mars Dr on the adjacent property. Proposed are 40 alley-loaded, paired home units that will provide a for-sale product that this not currently found in the local area. Lot sizes are proposed to be 25' x 80' per unit or 50' x 80' for the entire paired unit. Vehicular access to the property will be provided off of Mars Drive with the opportunity to connect to future development on the south. An internal series of private alleys will serve the homes' attached garages, while the fronts of the homes will be interconnected by a series of walks and landscaped, green corridors. Due to existing grades the proposed detention pond will be located at the north end of the project, as depicted on the included conceptual site plan. The existing irrigation canal that bisects the property is planned to be rerouted off the property by the landowner and will not impact the development of this property.

In addition to this letter, please find included with this submission the following materials:

- Concept Review Application Form
- Conceptual Site Plan
- Conceptual Architectural Renderings

We look forward to meeting with City Staff to discuss this project and discussing what it will take to make this project a reality. We'd like to meet at the earliest available Conceptual Review Meeting time, please confirm availability as soon as you are able. Please feel free to reach out with any questions or if you need anything else. I can be reached at rmcbreen@norris-design.com or 303.892.1166.

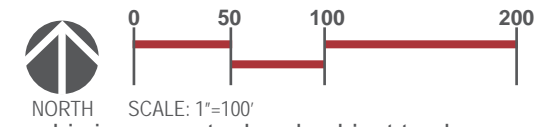
Sincerely,
Norris Design



Ryan F. McBreen
Principal



Lot Summary
 - 40 Paired Home Lots (25' x 80')



Note: This graphic is conceptual and subject to change.



MODERN PRAIRIE - 'A' ELEVATION

SCALE: 1/4" = 1'-0"



MODERN COLORADO - 'B' ELEVATION

SCALE: 1/4" = 1'-0"



URBAN COLORADO - 'C' ELEVATION

SCALE: 1/4" = 1'-0"

FRONT ELEVATIONS
RICHMOND AMERICAN HOMES



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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