

Conceptual Review Agenda

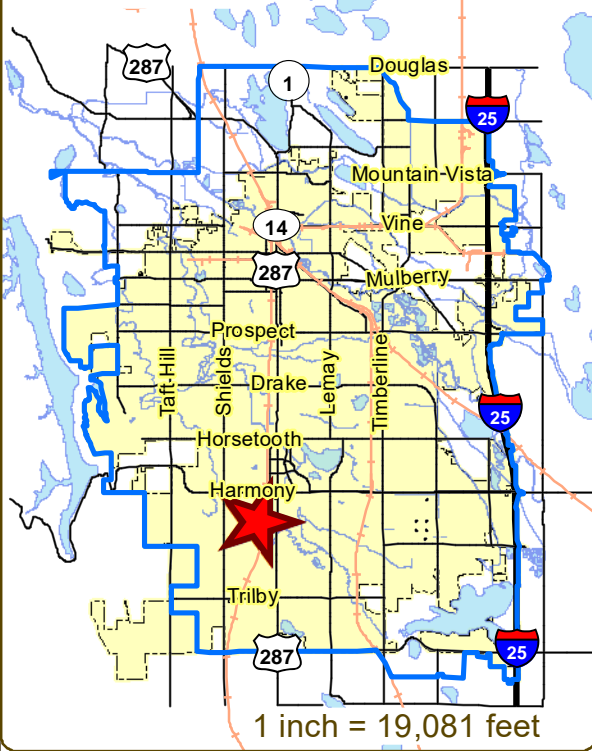
Schedule for 1/17/19
281 Conference Room A

Thursday, January 17, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	S College Enclosed	Ken Merritt 970-305-6754	This is a request to build an enclosed mini-storage facility at 4858 S College Ave (parcel #9601207001). The proposal is to develop a 3-story temperature controlled self-storage facility approx. 71,400 S.F. with a basement being approx. 23,800 S.F. for a total building area of 95,500 S.F. The site will be required to be re-plated to accommodate the proposed site plan. Access to the proposed facility will be from the S College Ave Service Road and will utilize the existing access easement located along the north boundary of the property. Additionally, the re-plate will dedicate a 20' emergency access and utility easement over the perimeter 25'-30' private drive located along the east and south sides of the self-storage building. The development also proposes to incorporate the use of underground storm water detention and water quality under the private drives on the east and south sides of the building. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Kai Kleer
	Self-Storage	kmerritt@JREngineering.com		DRC	Brandy BH
	CDR190004			Engineer	Spencer Smith
10:15	1944 Winamac Dr	Chad Sebern 970-231-6005	This is a request to convert an existing single-family residence at 1944 Winamac Dr to an extra occupancy rental house with four tenants (parcel #8707114033). The 1,634 sq ft house has two bedrooms and two and a half bathrooms with an office currently being converted into a third bedroom. Two off-street parking spaces are provided access from the driveway off Winamac Dr. The property is within the Low Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner	Shawna Van Zee
	Extra Occupancy	chad.sebern@gmail.com		DRC	Tenae Beane
	CDR190005			Engineer	Marc Virata
11:00	Purpose Living	Terin Devoto Noonan 970-274-2329	This is a request to convert an existing single-family residence to a group home at 2800 W Elizabeth St (parcel #9716212029). While tenants would not be receiving in-home treatment, the residents would live with a house supervisor employed by Purpose Living, LLC. The maximum occupancy would be eight tenants and one house supervisor. The square footage of the house is 2,782 sq ft including five bedrooms and two baths. Four off-street parking spaces will be provided including one designated for the house supervisor. The applicant does not anticipate any exterior building alterations or any increase in impervious area. The proposed project is within the Low Density Residential (RL) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Ted Shepard
	Group Home	terin.devoto@gmail.com		DRC	Todd Sullivan
	CDR190006			Engineer	Morgan Uhlman

4858 S College Enclosed Mini-Storage

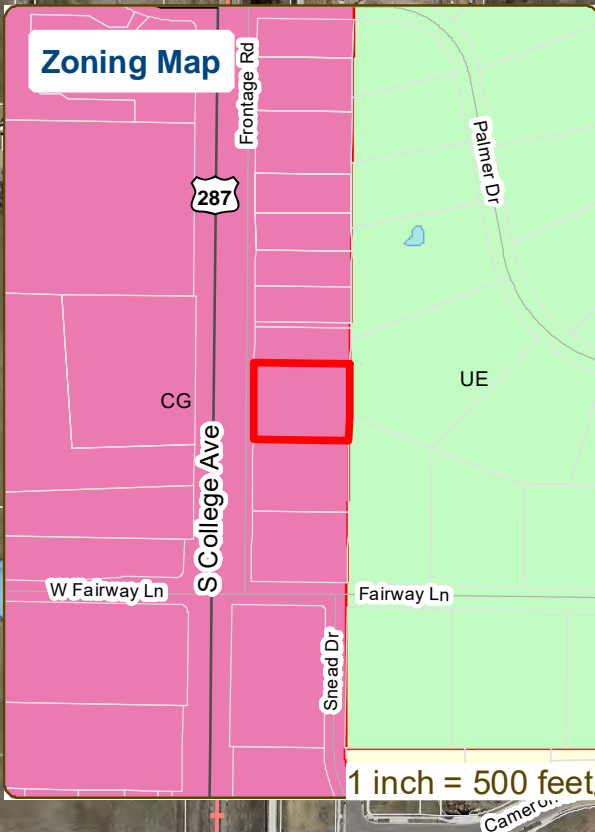
Vicinity Map



Aerial Site Map



Zoning 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) _____

Ken Merritt, JR Planners & Engineers (Consultant)

Business Name (if applicable) **JR Planners & Engineers**

Your Mailing Address **2900 South College Ave. Suite 3D Fort Collins CO 80525**

Phone Number **970-305-6754** Email Address **kmerritt@JREngineering.com**

Site Address or Description (parcel # if no address) **4858 South College Ave.
 Fort Collins, Colorado**

Description of Proposal (attach additional sheets if necessary) **Develop a 3 Story Temp
 Controlled Self Storage Facility WITH Underground Detention
 & Water Quality.**

Proposed Use **Self-Storage** Existing Use **VACANT**
 Total Building Square Footage **71,400** S.F. Number of Stories **3, w/ Basement** Lot Dimensions **100' x 250'**

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>.

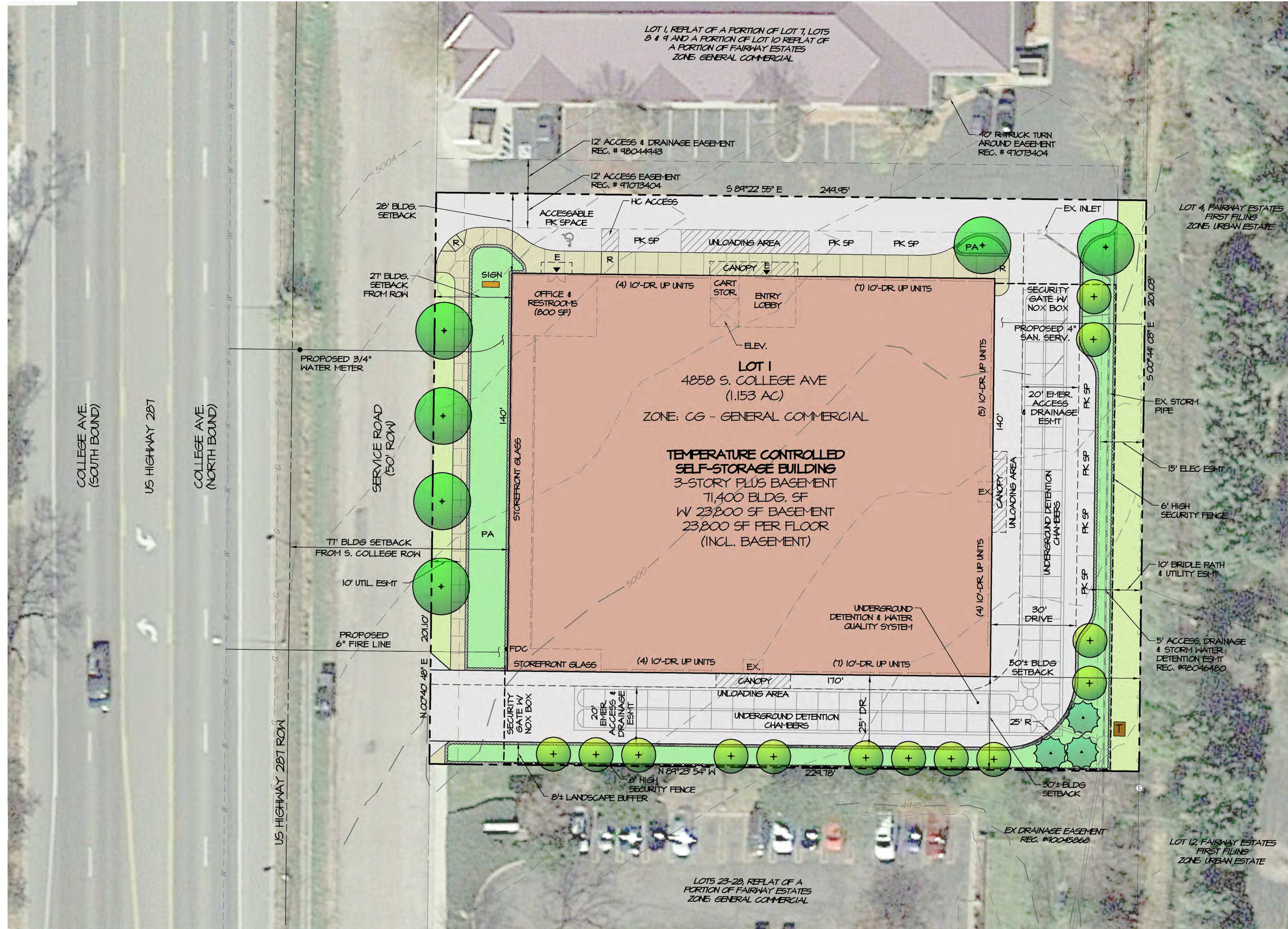
Increase in Impervious Area **41,204 SF (Bldg. & Pmnt.)** S.F.
 (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

4858 SOUTH COLLEGE AVE. SELF-STORAGE FACILITY

LOT 1 OF FAIRWAY ESTATES FILING FOUR



SELF-STORAGE CONCEPTUAL IMAGE
NORTHWEST PERSPECTIVE

LANDUSE DATA

TOTAL SITE AREA	1.153 AC	
• LOT 1		
TOTAL BLDG AREA	71,400 SF, W/ 23,800 SF BASEMENT	
• TEMPERATURE CONTROLLED (3 STORY BLDG. W/BASEMENT)		
TOTAL GROUND FLOOR BLDG. AREA	23,800 SF	47% OF TOTAL LOT 1 SITE AREA
TOTAL PAVEMENT AREA	17,404 SF 0.40 AC	35% OF TOTAL LOT 1 SITE AREA
• PROPOSED CONC/ASPHALT/DRIVES & PARKING AREAS	14,464 SF 0.332 AC	
• EXISTING PAVEMENT AREA	2,940 SF 0.067 AC	
TOTAL LANDSCAPE AREA	9,035 SF 0.207 AC	18% OF TOTAL SITE AREA

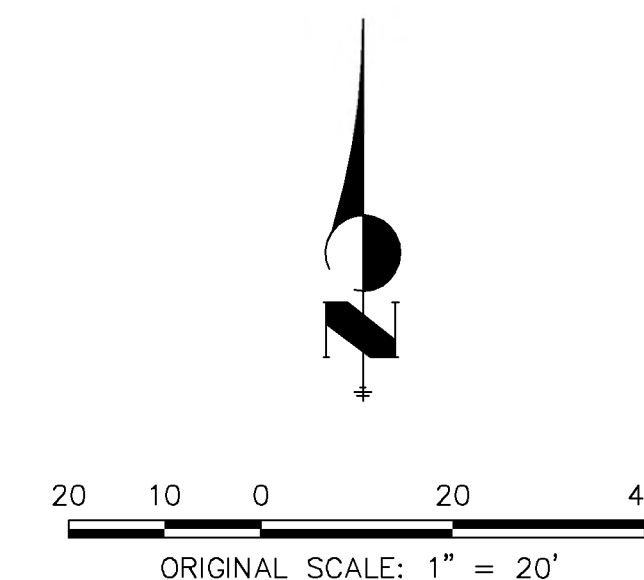


VICINITY MAP
NTS

4858 SOUTH COLLEGE AVE.
STORAGE FACILITY
JOB NO. N/A
DEC. 17, 2018
SHEET 1 OF 1

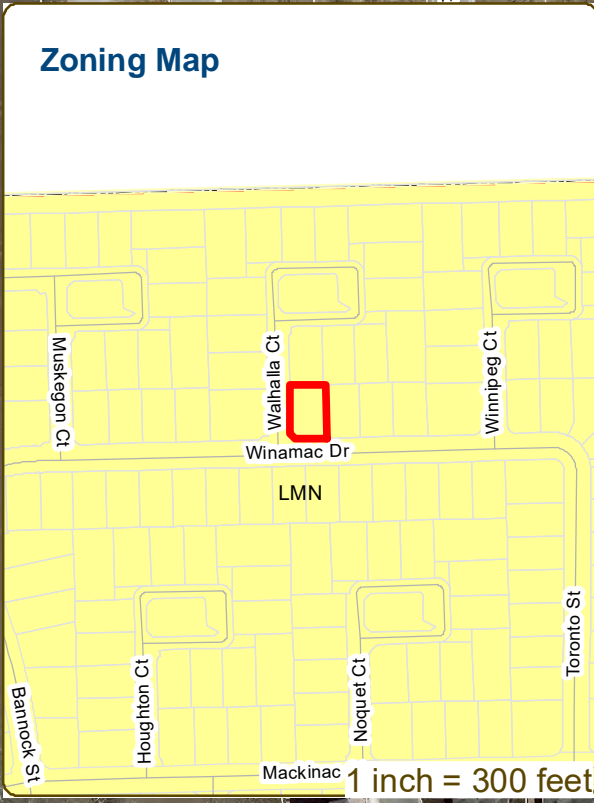
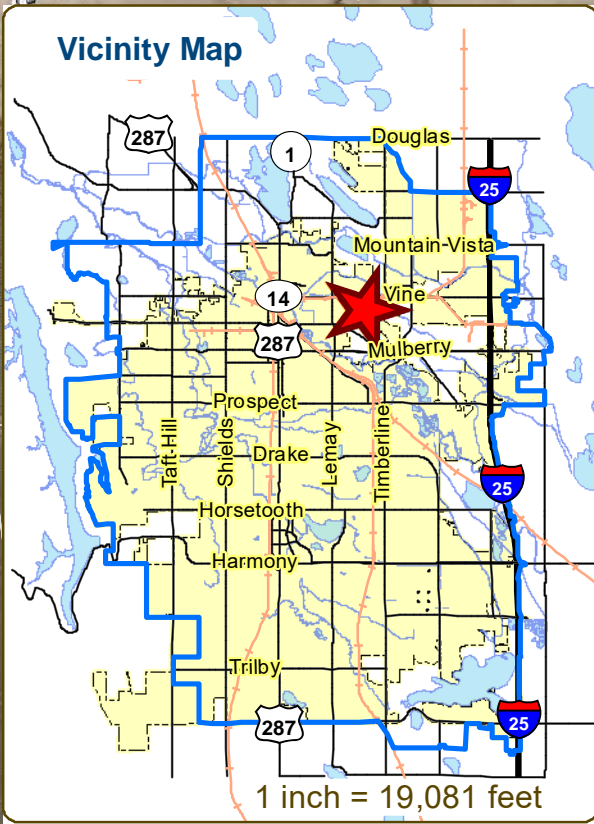


Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



1944 Winamac Dr Extra Occupancy

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Chad Sebern

Your Mailing Address 1944 Winamac Dr Fort Collins CO 80524

Phone Number (970) 231-6005 Email Address chad.seberne@gmail

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

1944 Winamac Dr. parcel # 8707114033

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use Extra occupancy Existing Use Single Family

Total Building Square Footage 1,600+ S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures 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 what risk level? 300 to 500 yrs I think?

Info available on PC Maps: <http://gisweb.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)

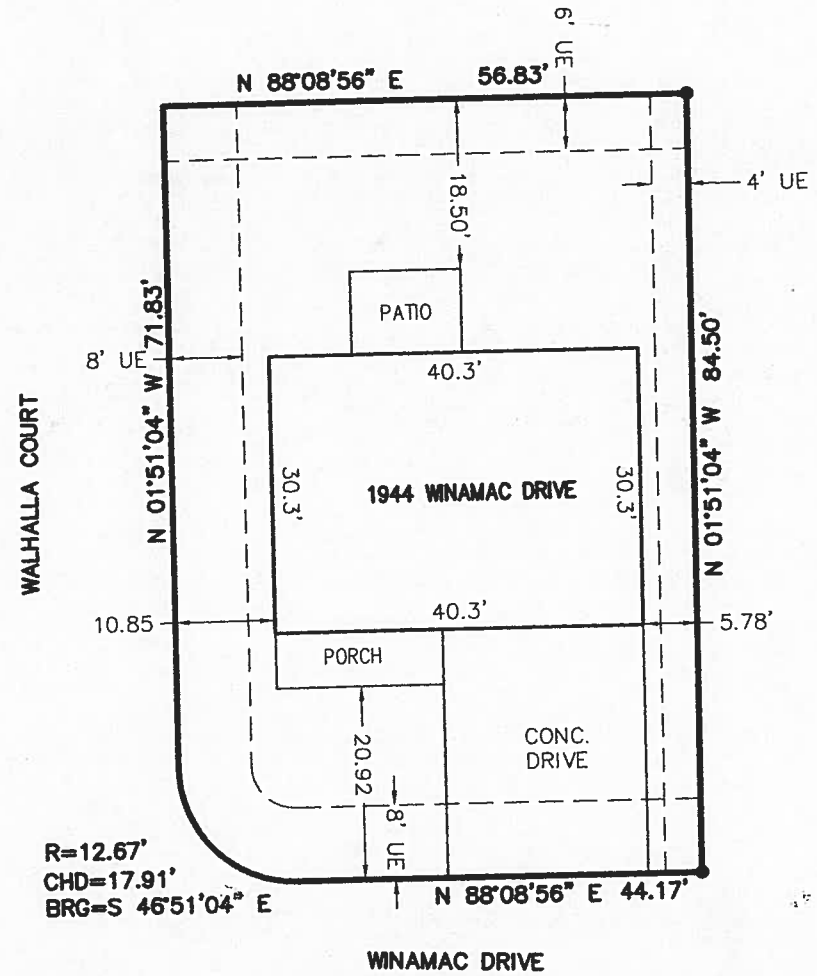
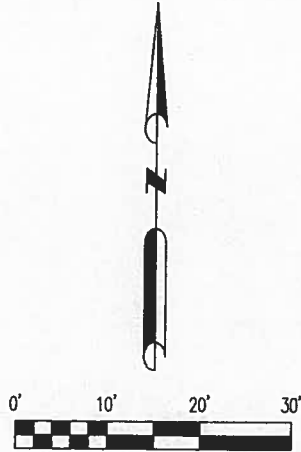
Suggested Items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

● FOUND REBAR WITH PLASTIC CAP LS# 34990

SURVEYOR'S STATEMENT

I, CHAD R. WASHBURN, A PROFESSIONAL LAND SURVEYOR, IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR ENCORE HOMES, AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE: OCTOBER 18, 2013, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. THIS IMPROVEMENT LOCATION CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY WASHBURN LAND SURVEYING, LLC TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENT OF RECORD. WASHBURN LAND SURVEYING, LLC RELIED UPON RELIED UPON THE PLAT OF DRY CREEK MINOR SUBDIVISION FIRST REPLAT FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY.

CHAD R. WASHBURN, PROFESSIONAL LAND SURVEYOR
COLORADO PLS 37963
FOR AND ON BEHALF OF
WASHBURN LAND SURVEYING, LLC.



DESCRIPTION
LOT 33, BLOCK 1, DRY CREEK MINOR SUBDIVISION,
FIRST REPLAT, CITY OF FORT COLLINS,
COUNTY OF LARIMER, STATE OF COLORADO.



Washburn Land Surveying

www.WashburnSurveying.com
3621 Muskrat Creek Drive
Fort Collins, CO 80528
970-232-9645

SUBJECT PHOTOGRAPH ADDENDUM

File # 20172794153817

Borrower/Client	CHAD S SEBERN		
Property Address	1944 Winamac Dr		
City	Fort Collins	County	Larimer
State	CO	Zip Code	80524
Lender	U.S. BANK, N.A.		



FRONT OF SUBJECT PROPERTY

Subject Front _____
 1944 Winamac Dr _____
 NA _____



REAR OF SUBJECT PROPERTY

Subject Rear _____
 1944 Winamac Dr _____
 NA _____

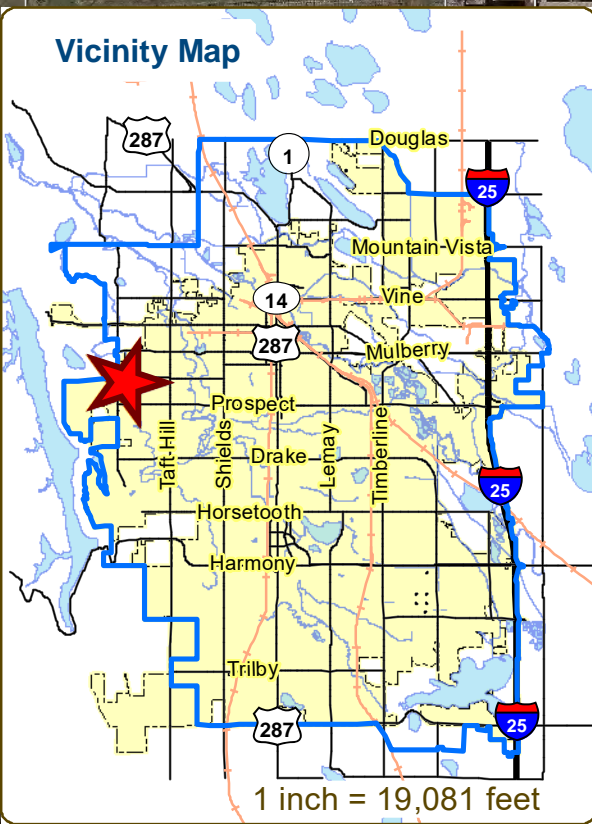


STREET SCENE

Subject Street _____
 1944 Winamac Dr _____
 NA _____

Purpose Living Group Home

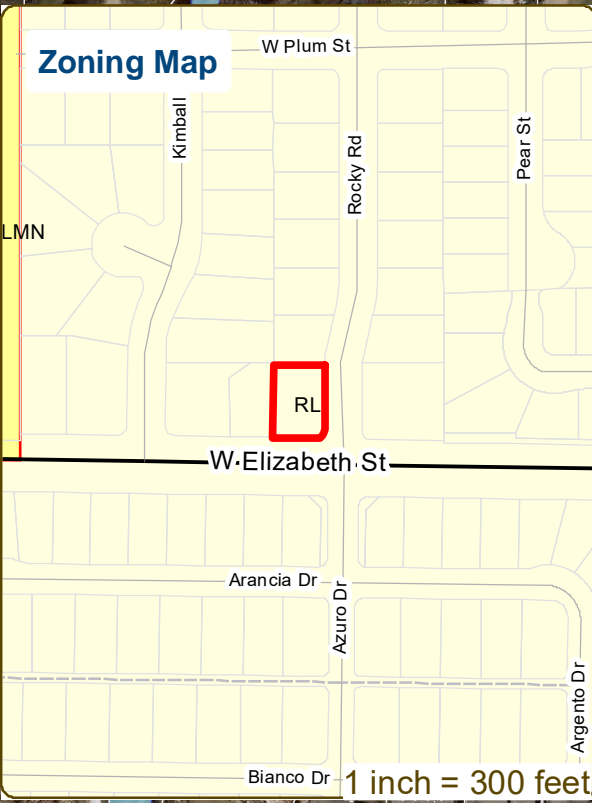
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 150 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Terin DeVoto Noonan, Manager, William F. Garcia, attorney

Business Name (if applicable) Purpose Living, LLC

Your Mailing Address 522 East 42nd, Loveland, CO 80538

Phone Number 970-274-2329 Email Address Terin.devoto@gmail.com

Site Address or Description (parcel # if no address) 2800 W. Elizabeth, Fort Collins

Description of Proposal (attach additional sheets if necessary) Please see attached

Proposed Use Group home Existing Use Single family residential

Total Building Square Footage 2782 S.F. Number of Stories 1 Lot Dimensions 9254 Sq. Ft.

Age of any Existing Structures 1967

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 none S.F.

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

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Purpose Living, LLC, (the “Applicant”) proposes to manage and operate a sober living residence for individuals who have received drug and alcohol treatment and are returning to the community. A sober living community residence provides a supportive living option to individuals prior to obtaining separate living arrangements. While tenants would not be receiving in-home treatment, the residents would live with a house supervisor employed by Applicant. This is not a therapeutic setting, but a residential one in which participants re-learn and demonstrate independent living skills in a safe environment.

The property is located at 2800 W. Elizabeth and is zoned R-L. The house was built in 1967 and applicant will contact Historic Preservation to determine if the property would be excluded from Historic Preservation review. Applicant proposes to utilize this property as a Group Home under 4.4.(B)(3)(a) of the Fort Collins Planning Code. The maximum occupancy would be 8 tenants and the house supervisor. The square footage of the home is estimated at 2782. The house has five bedrooms and 2 baths.

It is anticipated that the majority of residents would not have automobiles, but bicycles and otherwise utilize public transportation. Including the house supervisor, only four vehicles will be permitted at the premises by house rules. A bicycle rack would be added to resident storage. The property is on the corner of W. Elizabeth St. and Rocky Rd, with W. Elizabeth St. being designated as an enhanced travel corridor.

Surrounding uses are single family residential. Applicant does not anticipate constructing additional buildings or increasing the impervious surface of the parcel.







