

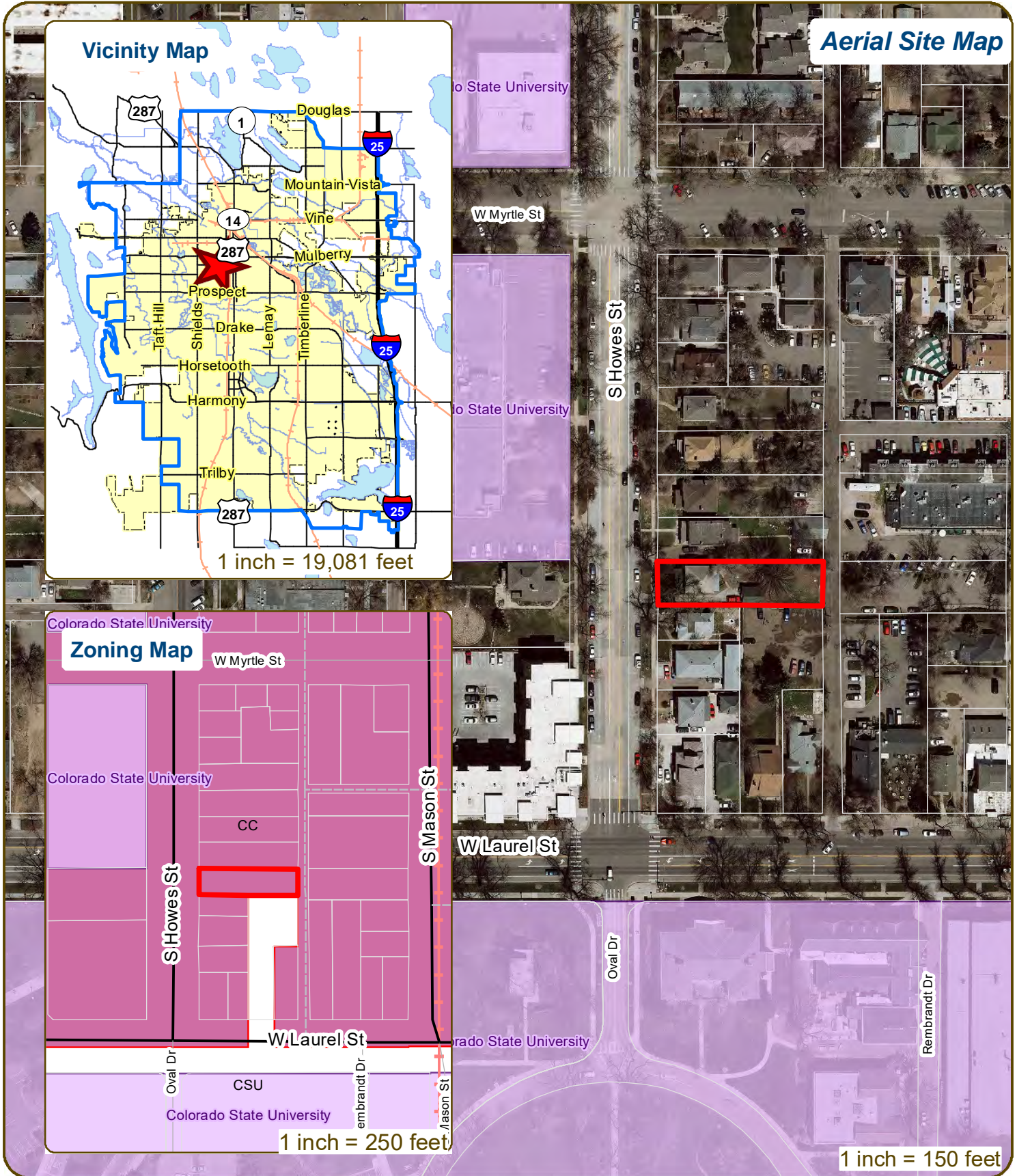
Conceptual Review Agenda

Schedule for 2/07/19
281 Conference Room A

Thursday, February 7, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	630 S Howes	Kate Penning 314-406-4147	This is a request to convert an existing single-family dwelling into an extra occupancy rental house at 630 S Howes St (parcel #9714113015). Five off-street parking spaces are proposed for seven occupants. Access is taken from S Howes St to the west and an alley to the east. The property is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) Review.	Planner	Shawna Van Zee
	Extra Occupancy	Katherine.Penning@gmail.com		DRC	Todd Sullivan
	CDR190010			Engineer	Morgan Uhlman
10:15	Solarium Event	Chelsea Gressman 970-646-9111	This is a request to add three uses to an existing boarding house at 706 E Stuart St (parcel #9724143001). The proposal is to expand the allowed uses at the property to include Small Scale Reception Center (requires addition of permitted use), Personal Service (massage, acupuncture, etc.), and Limited Indoor Recreation (yoga). The proposed changes would allow the business to accommodate weddings and similar events at the property. The existing use of a boarding house is intended to remain, with the potential for wedding parties and guests to reserve the short-term rental bedrooms as well as the facility to accommodate their event. Parking will consist of sixteen off-street parking spaces with the potential for adjacent site parking services by a shuttle. No new improvements are proposed outside of the building in order to accommodate this requested change of use. Access is taken from E Stuart St to the south. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to APU and Planning & Zoning Board (Type 2) Review.	Planner	Jason Holland
	Center	chelseagressman@gmail.com		DRC	Tenae Beane
	CDR190011			Engineer	Katie Andrew
11:00	Woodspring Suites	Larry Webb 316-268-0230	This is a request to build a four-story hotel at 847 SE Frontage Rd (parcel #8715205001). Five handicapped accessible parking spaces are proposed with 124 total off-street parking spaces. Access is taken from SE Frontage Rd to the southeast. The property is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review.	Planner	Ted Shepard
	CDR1900012	lwebb@lk-architecture.com		DRC	Brandy BH
				Engineer	Marc Virata

630 S Howes Extra Occupancy



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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) _____

Kate Penning - Owner Representative/Designer

Business Name (if applicable) _____

Your Mailing Address 226 Cajetan St, Fort Collins, CO 80524

Phone Number 314-406-4147 Email Address Katharine.Penning@gmail.com

Site Address or Description (parcel # if no address) 630 S Howes St, Fort Collins

Description of Proposal (attach additional sheets if necessary) Add (4) Parking Spaces to accommodate 7 rental occupants

Proposed Use 7 person Occupancy Rental Existing Use 3 person Occupancy Rental

Total Building Square Footage 2,690 Gross SF S.F. Number of Stories 3 Lot Dimensions 50ft x 190 ft

Age of any Existing Structures Residence Built in 1898

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 550 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?

SITE PLAN NOTES

- EXISTING LANDSCAPE AND TREES TO REMAIN.
- NO EXTERIOR ALTERATIONS WILL BE MADE TO BUILDINGS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR/PHOTO-VOLTAIC COLLECTORS (IF MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE), CLOTHES LINES (IF LOCATED IN BACK YARDS), ODOR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

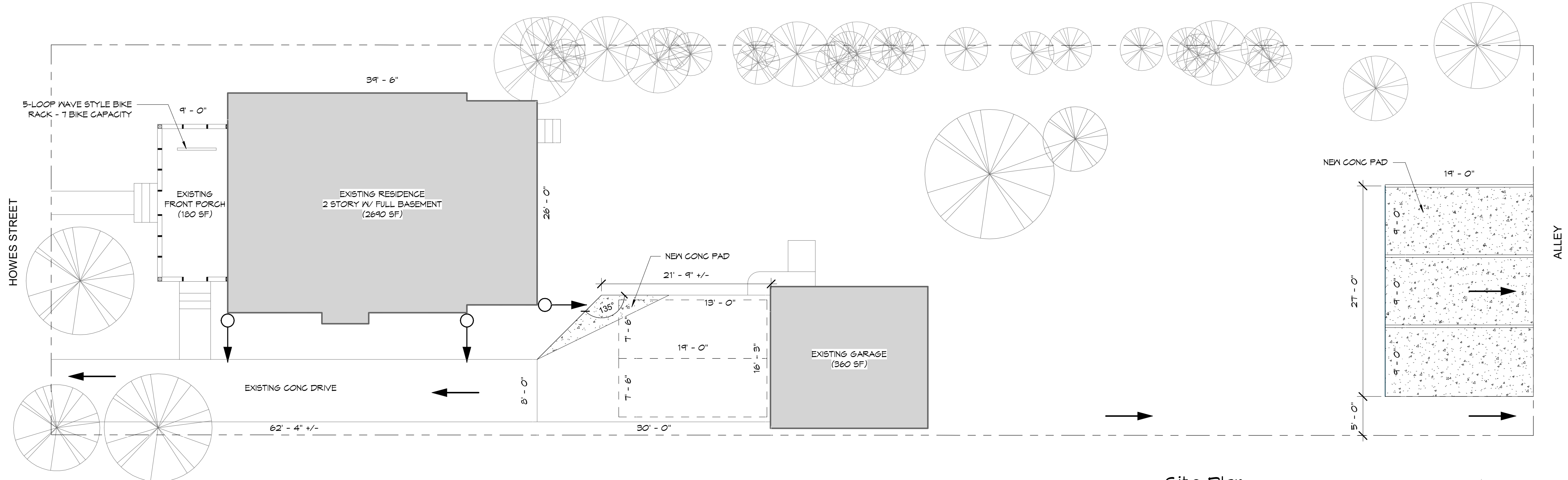
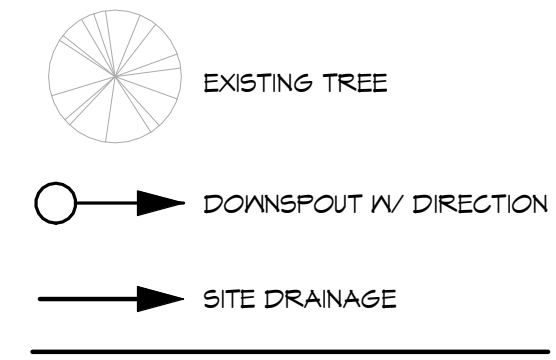
STREET TREE NOTE:

A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 21-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.

TREE PROTECTION NOTES:

- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN ANY NATURAL AREA BUFFER ZONES SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF FORT COLLINS ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANSING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (5)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

SITE PLAN LEGEND



1 Site Plan
Scale: 1/8" = 1'-0"



SITE PLAN
NOT FOR CONSTRUCTION
01/28/2019

PROJECT:	1632
ISSUE DATE:	01/28/2019

NO.	DESCRIPTION	DATE

630 S Howes Street Extra Occupancy

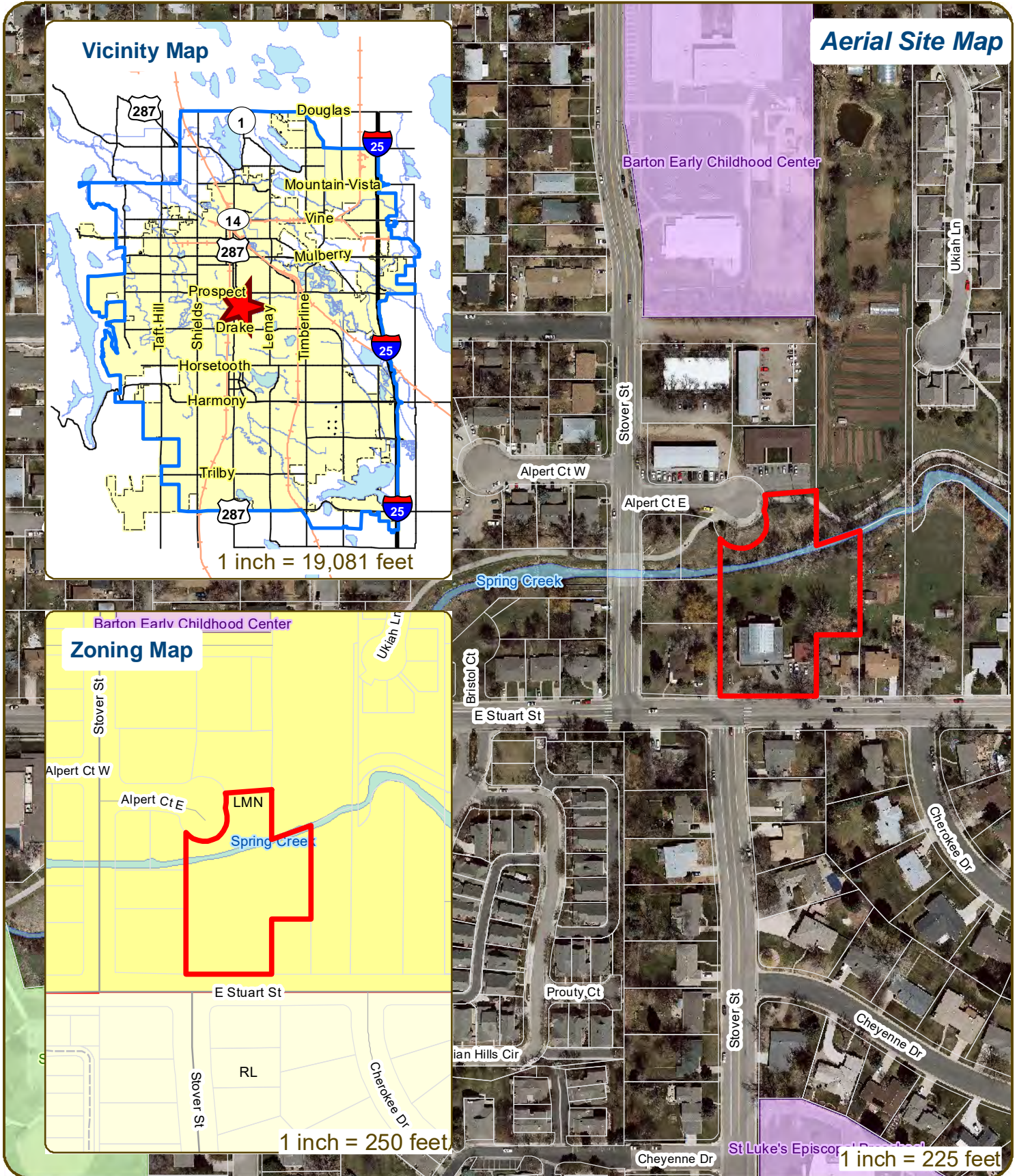
315 N. Whitcomb St.
Fort Collins, CO

Site Plan

A-1

SHEET

Solarium Event Center



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CONCEPTUAL REVIEW: APPLICATION

General Information

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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 at what risk is it? _____

Info available on FC 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?

Springwood Institute PUD Site Sketch

Springwood Institute PUD History

The Springwood Institute PUD was originally approved as an art and photography institute by the Planning and Zoning Board on March 23, 1992. Students and teachers were housed on-site with a maximum occupancy of 18 individuals. The property includes approximately 1 1/2 acres located on Spring Creek and was originally built in 1979 as a home occupation photographic studio by John and Lolly Clarke.

Subsequent administrative changes were approved as follows:
 ☒ 24 June 1993, change of ownership and adding American Culture and English classes to the institute.

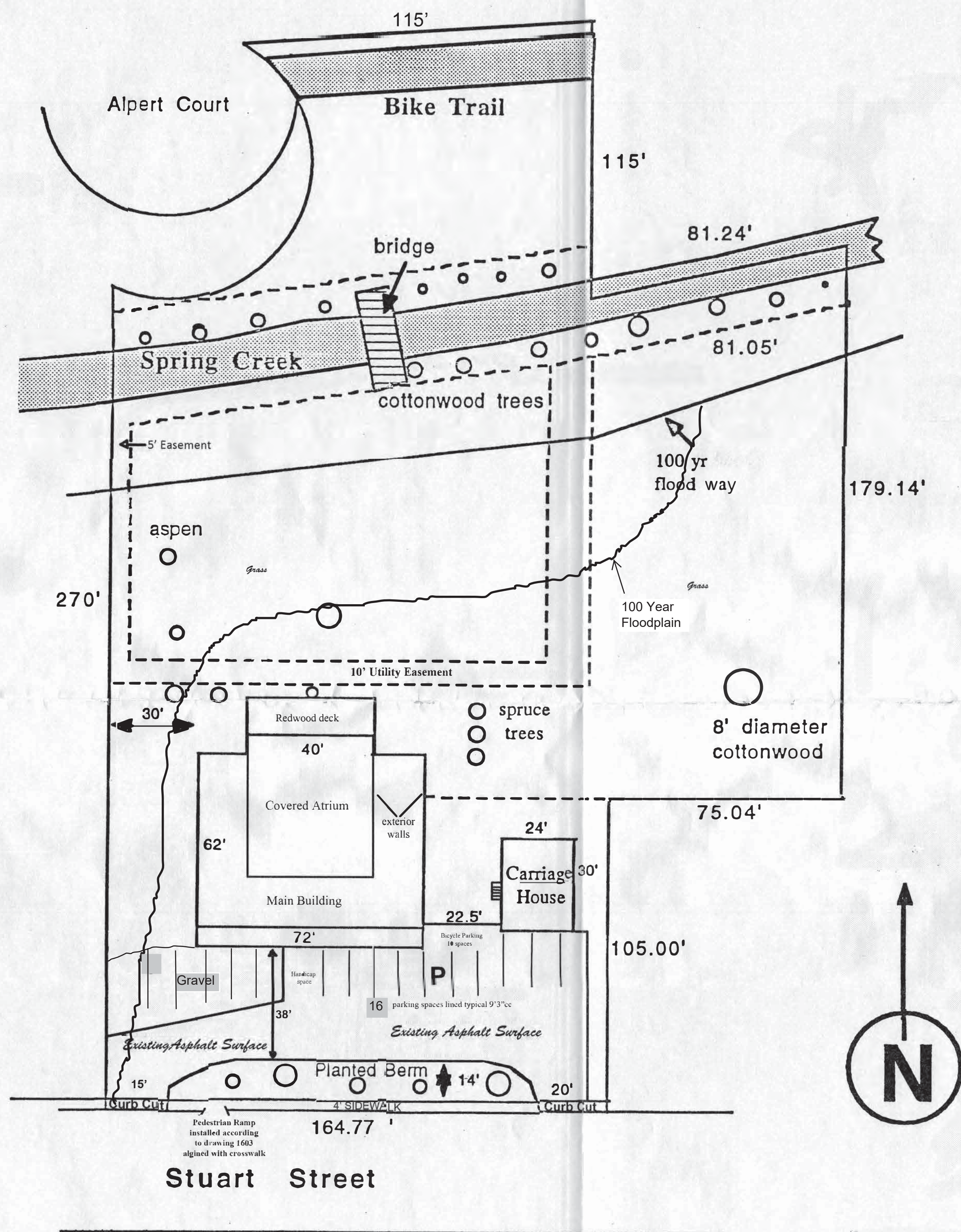
☒ 13 November 1995, approval was extended to include hair and body services limited to a "one chair" salon.

☒ 17 May 2001, approval added for a 6 room bed and breakfast.

July 2015 Minor Amendment

As further clarification to the previously approved 6 bed-bed and breakfast, the property will now be operated as a hostel, which the Land Use Code defines as the same use as a bed and breakfast. The hostel will have short term occupancy for guests in 6 beds, and total occupancy of the entire site is not to exceed 18 individuals (which includes all uses at any given time). The kitchen will be made available to guests to prepare their own food, but no meals will be provided by the property owners. This minor amendment documents the change in operations at the property to a hostel, and the hostel is not to operate in addition to a bed and breakfast. The minor amendment will also add limited indoor recreational uses as allowed in the LMN neighborhood center.

As a part of this minor amendment and/or any associated building permit for this minor amendment the applicant will be required to repair or replace any damaged public curb, gutter and sidewalk existing prior to this construction, as well as public streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project and reconstruct any sidewalk, ramps or driveways that are not currently ADA compliant. The work shall be done at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the Certificate of Occupancy.



LAND USE DATA

TOTAL LAND AREA - 69,475 SQ FT

BUILDING COVERAGE - 5,072 SQ FT - 7.3%

FLOOR SPACE - 9,500 SQ FT - 13.67%

PARKING & DRIVE - 5,330 SQ FT - 7.7%

OPEN SPACE/LANDSCAPE - 55,748 SQ FT - 80%

MAX BUILDING HEIGHT - 28 FT

UTILITIES - NO CHANGE FROM PRESENT SERVICE

ZONING: LMN

15 PARKING SPACES - APPROXIMATELY 800 SQUARE FEET OF IMPERVIOUS SURFACE DOES NOT REQUIRE A CHANGE TO THE DRAINAGE PLAN.

EMPLOYEES: 2

15 PARKING SPACES - ADDS APPROX. 800 SQUARE FEET IMPERVIOUS SURFACE

Handicapped Accessibility

The property was originally constructed so that all areas on the main floor are accessible to the handicapped. The main entry doors and all interior doors on the main floor are sized to allow to handicapped persons. We have grab bars on the main floor bathroom as well.

Landscaping

No landscaping, except that in the drainage easement, will be removed without first applying for an administrative change in the PUD to allow such removal.

Impervious Surface

Impervious surface will be added of approximately 800 square feet therefore a drainage plan will not be required.

100 Year Flood Plain

The 100 year flood plain as delineated on the site plan is approximate.

Energy Conservation Information

The following energy conservation measures were incorporated or will be incorporated in future construction within this PUD. We have calculated the following points based on Method 2 of the Energy Conservation Worksheet.

- The long axis of the building is East/West and the building is constructed to allow solar heat from south windows and the atrium to warm the house.
- Exterior wall = 6676 square feet
Interior floor = 9500 square feet - ratio is less than 1.5
- Shaded windows, trees to the west
- Other technologies - our building is very unique in that it opens onto an atrium that can provide large amounts of passive solar heat for the house. We open the 8 large sliding doors during the day to let the solar heat enter the house. We then close the doors at night to capture and conserve that heat.

The legal description is provided hereafter, to-wit:

A PARCEL OF LAND SITUATE IN THE NORTHWEST 1/4, OF THE NORTHEAST 1/4, OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 88 WEST OF THE 6TH PM, COUNTY OF LARIMER, STATE OF COLORADO AND LOT 1, LOTS 4, 5, 8 AND THE SOUTH 20.00 FEET OF LOT 7, OF THE KESSLER SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 CONSIDERING THE SOUTH LINE OF THE NORTH 1/2, OF THE NORTHEAST 1/4 OF SAID SECTION 24, AS BEARING S82°56'00"W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID NORTH 1/2, N89°56'00"E, A DISTANCE OF 164.77 FEET; THENCE N00°07'30"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N00°07'30"E, A DISTANCE OF 270.00 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 21°54'20", AN ARC LENGTH OF 170.38 FEET AND A CHORD THAT BEARS N32°27'10"E, A DISTANCE OF 85.38 FEET; THENCE ON A TANGENT TO SAID CURVE N79°00'00"W, A DISTANCE OF 1.53 FEET; THENCE N85°10'00"E, A DISTANCE OF 121.05 FEET; THENCE S00°00'00"W, A DISTANCE OF 88.07 FEET TO THE CENTERLINE OF SPRING CREEK; THENCE ALONG SAID CENTERLINE N70°41'00"E, A DISTANCE OF 79.58 FEET; THENCE LEAVING SAID CENTERLINE S00°07'30"W, A DISTANCE OF 178.59 FEET; THENCE S 89°58'00"W, A DISTANCE OF 75.04 FEET; THENCE S00°07'30"W, A DISTANCE OF 105.00 FEET TO THE NORTH RIGHT-OF-WAY OF STUART STREET; THENCE ALONG SAID RIGHT-OF-WAY S89°56'00"W, A DISTANCE OF 164.77 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.512 ACRES MORE OR LESS, APPROX.

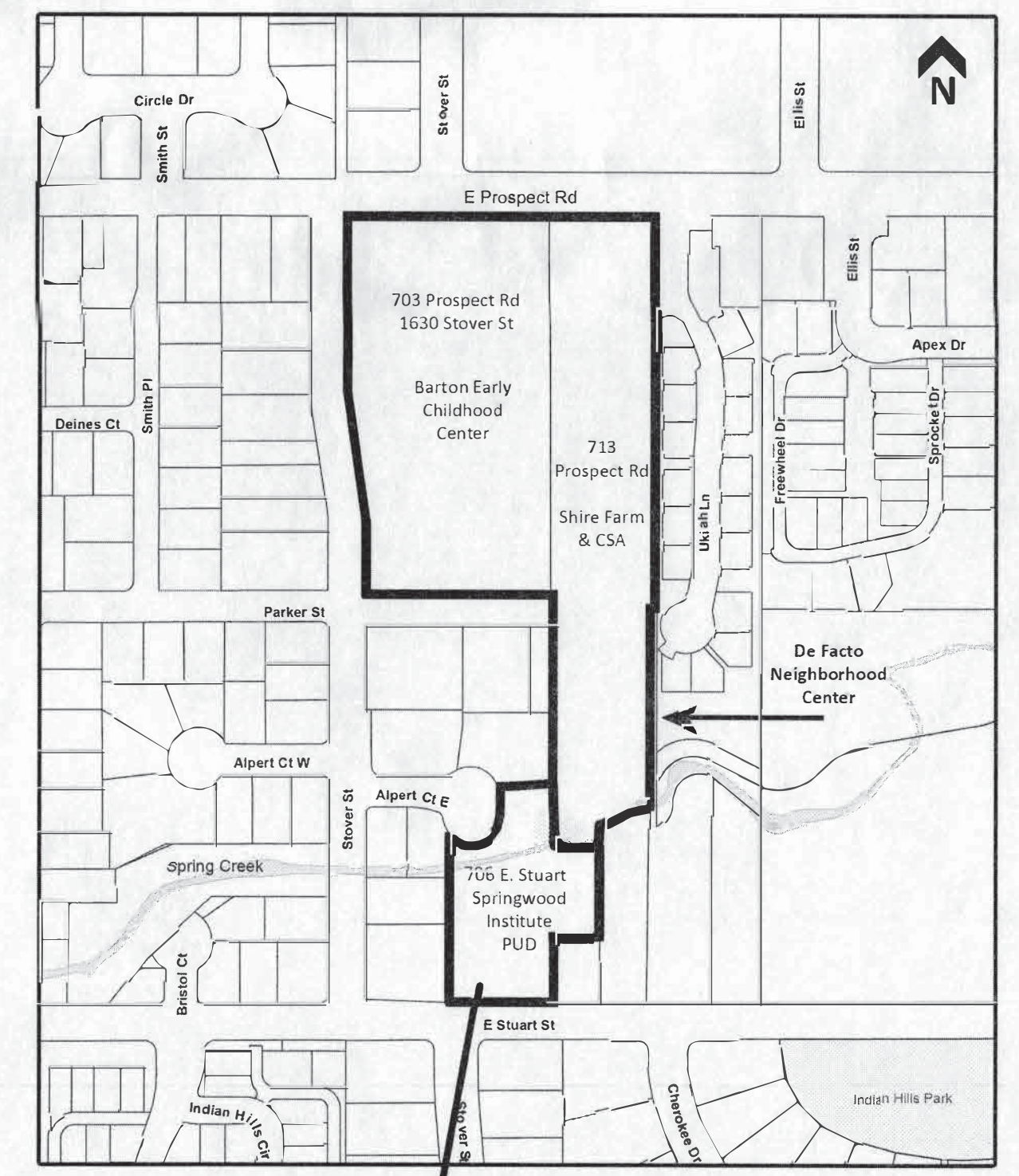


Zoning: LMN

The total lot size = 69,475 square feet
 The building floor space - 5,600 square feet

○ = trees/ shrubs
 Scale: 1" = 25'

**Solarium International
 Hostel**
 706 East Stuart Street
 Fort Collins, Colorado
 Latest revision: 24 January 2019
 Original submission: 5 February 2019



Memo

To: City of Fort Collins

From: Rick Behning, P.E.

cc: Solarium, LLC

Date: January 24, 2019

Re: 706 East Stuart Street - Minor Amendment Conceptual Review Summary

This memo is intended to serve as the Conceptual Review Summary to accompany a Conceptual Review Application for the parcel located at 706 East Stuart Street, Fort Collins, Colorado. The purpose of the Conceptual Review is to assess the feasibility of expanding the allowed use at the property to also include Commercial Place of Assembly (Events), Personal Service (Massage, Acupuncture, etc.), and Limited Indoor Recreation (Yoga) Services. The proposed change would allow the business to accommodate wedding and similar events at the property, spa treatments (massage, therapy, etc.), and Yoga recreation. The existing use of a hostel is intended to remain, with the potential for wedding parties and guests to reserve the short-term rental bedrooms as well as the facility to accommodate their event.

The vision for the Solarium is a full-service event and accommodation venue. We would like to offer:

- Onsite Bar and Commissary Kitchen
 - To support on site events. The commissary kitchen would not be accessible to guests of a transit nature.
- Yoga Studio
- Massage Studios
- 18 Bed Hostel Accommodations

The subject parcel is located within the Low Density Mixed-Use Neighborhood District (L-M-N) (Division 4.5 of the Fort Collins Land Use Code) and the use of the

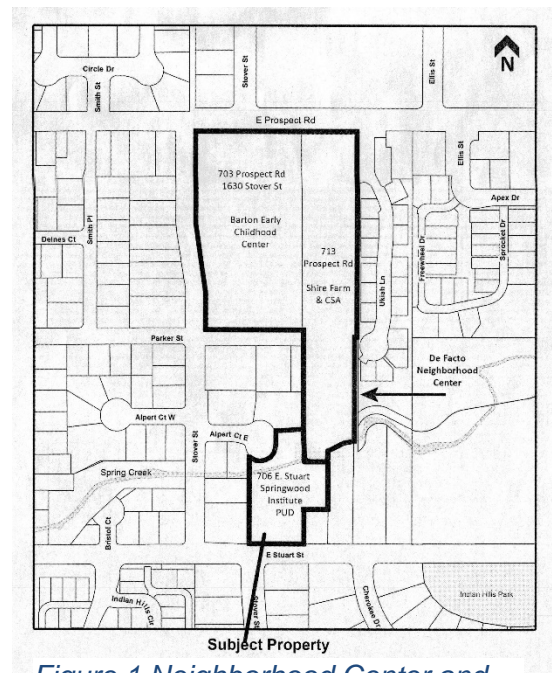


Figure 1 Neighborhood Center and Subject Parcel

property has evolved through time and according to market conditions. The parcel has been identified by the City as being adjacent to the de facto Neighborhood Center (Figure 1), which includes the Barton Early Childhood Center and Shire Farms, directly north of the subject parcel. We propose that the subject parcel could expand its use to compliment the existing Neighborhood Center amenities, in order to more fully promote the purpose of the L-M-N zoning district:

“The main purpose of the District is to meet a wide range of needs of everyday living in neighborhoods that include a variety of housing choices, that invite walking to gathering places, services and conveniences, and that are fully integrated into the larger community by the pattern of streets, blocks, and other linkages. A neighborhood center provides a focal point, and attractive walking and biking paths invite residents to enjoy the center as well as the small neighborhood parks.”

The Fort Collins Land Use Code allows, subject to an administrative review, as per Division 4.5, B.2.c.3:

Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.

Site Sketch Plan:

A recent approval document site plan has been modified to better reflect existing conditions (including approximate floodplain and floodway boundaries) and is included in this Conceptual Review request to serve as the required Site Sketch Plan. No new improvements are proposed outside of the building in order to accommodate this requested change of use.

Parking Requirements:

The existing site improvements appear to allow for approximately 16 vehicle parking spaces and ample bike parking spaces. Based on previous uses at the site and the current approved uses, we believe the available parking on site will accommodate all the proposed uses except the Assembly use, which is assumed to have the highest parking requirements.

The Fort Collins Land Use Code has standard parking requirements for the proposed Assembly Use, as per Division 3.2.2, (K), 1.H:

... Places of... Assembly ... : For each... place of... assembly... , there shall be one (1) parking space per four (4) seats in the auditorium or place of worship or assembly, or two (2) parking spaces per three (3) employees, or one (1) parking space per one thousand (1,000) square feet of floor area, whichever requires the greatest number of parking spaces. In the event that a school, place of worship or assembly, or child care center is located adjacent to uses such as retail, office, employment or industrial uses, and the mix of uses creates staggered peak periods of parking demand, and the adjacent landowners have entered into a shared parking agreement, then the maximum number of parking spaces allowed for a place of worship or assembly shall be one (1)

parking space per four (4) seats in the auditorium or place of worship or assembly, and the maximum number of parking spaces allowed for a school or child care center shall be three (3) spaces per one thousand (1,000) square feet of floor area.

The owner has considered parking requirements and it is believed that additional off-street parking at adjacent uses whose parking demands may not conflict with the proposed assembly use can satisfy the parking requirements. Several adjacent parking lots may be available, including the Barton Childhood Center, Trinity Lutheran Church/Preschool, and Mountain Kids. Based on the land use code requirement of 1 parking space per 4 seats and the intended maximum event occupancy of 200 people, the required parking spaces for an event are 50 spaces. These can be provided at these offsite locations, in addition to the existing on-site parking. The offsite locations are within walking distance of the subject parcel and a shuttle can be made available to shuttle guests between the sites. Please refer to the Figure 2 for the location of the potential off-site parking areas.

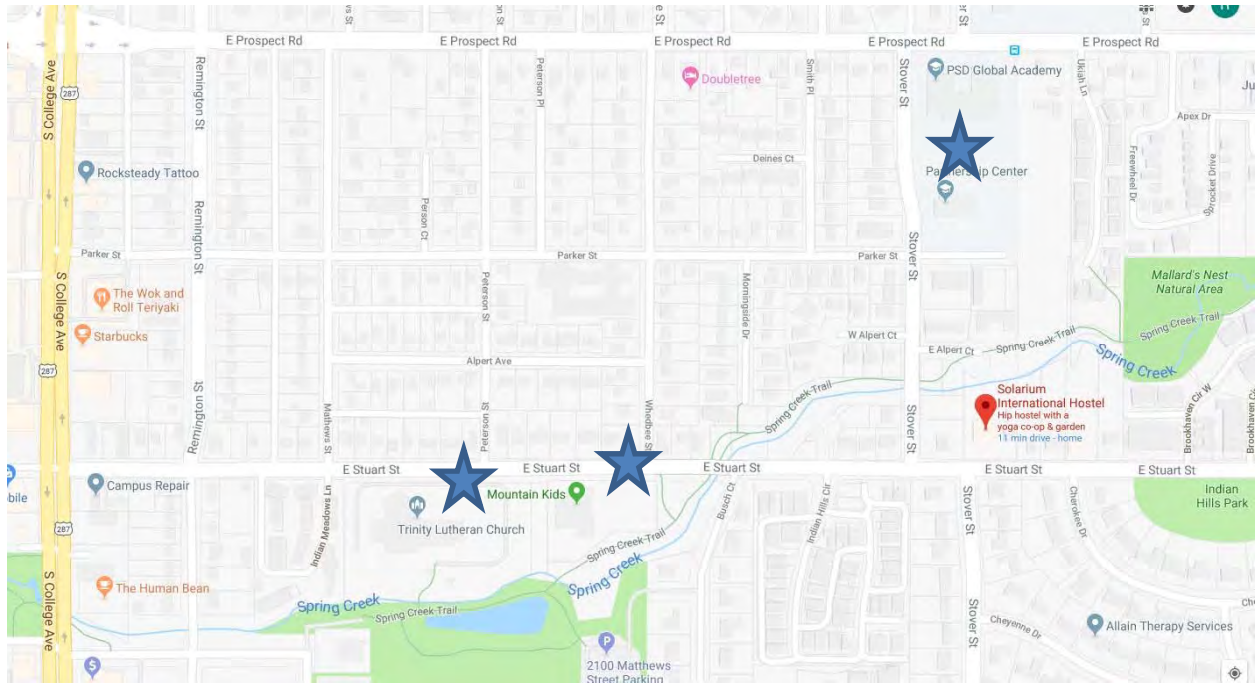
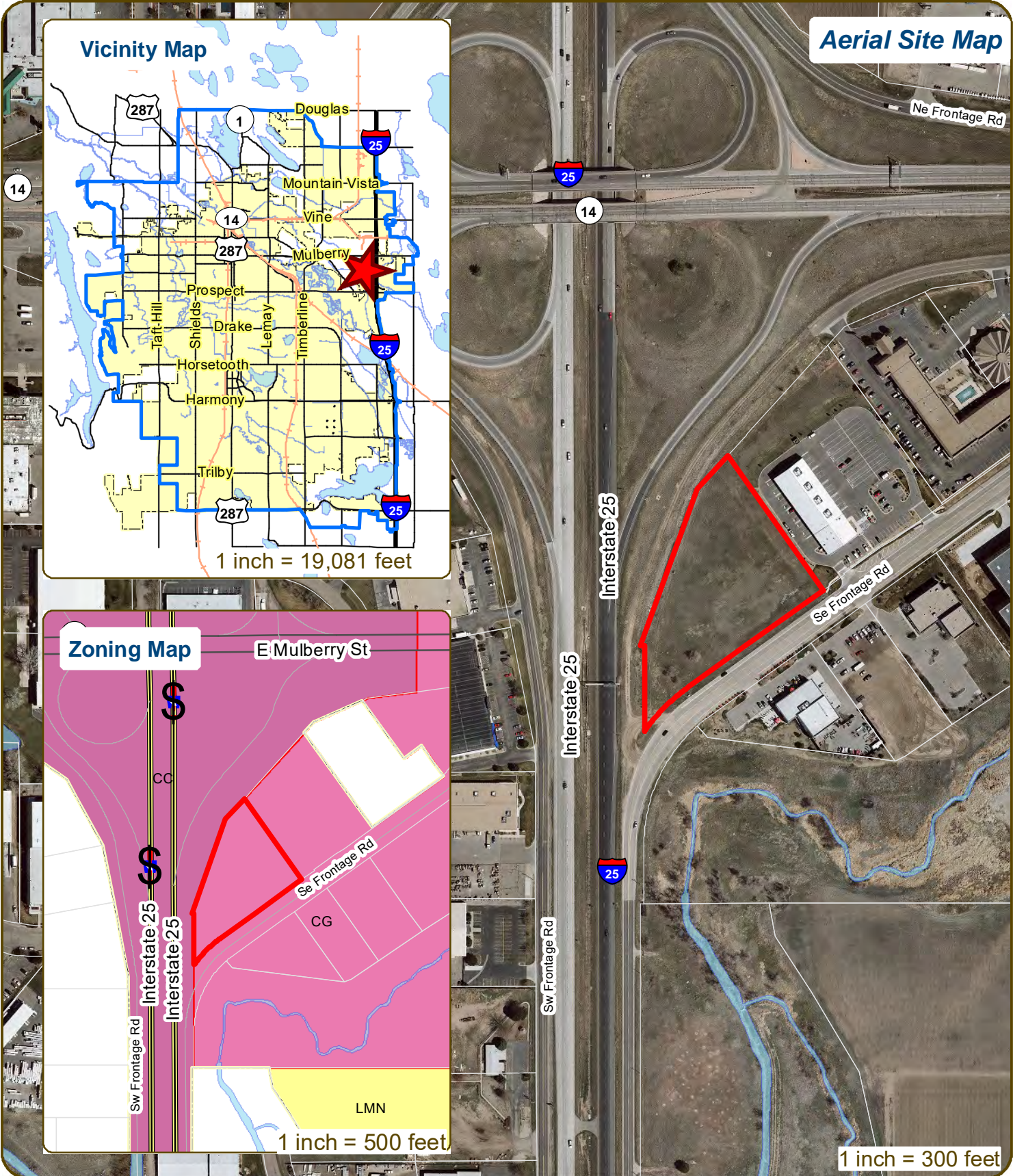


Figure 2 Off-Site Parking Options

Woodspring Suites Lodging



Aerial Site Map

Vicinity Map

1 inch = 19,081 feet

Zoning Map

1 inch = 500 feet

1 inch = 300 feet

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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges 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 and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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 a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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) _____

Larry Webb, Architectural Project Manager - Consultant.

Business Name (if applicable) LK Architecture INC.

Your Mailing Address 345 Riverview Street Wichita, Kansas

Phone Number 316-268-0230 **Email Address** lwebb@lk-architecture.com

Site Address or Description (parcel # if no address) 847 SE Frontage Road. Fort Collins, Colorado 80524

Description of Proposal (attach additional sheets if necessary) Proposed conceptual site design and exterior building design for a 4 story 123 room hotel.

Proposed Use Hotel **Existing Use** Vacant lot

Total Building Square Footage 48,100 **S.F.** **Number of Stories** 4 **Lot Dimensions** Irregular lot-see attached site plan.

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 at what risk is it?** _____

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?









LK Architecture

WOODSPRING
FORT COLLINS, COLORADO

01/24/2019



LK Architecture

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FORT COLLINS, COLORADO

01/24/2019





WEST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

- 1 CULTURED STONE
TBD
- 2 EIFS COLOR 1
COLOR: SW6120
- 3 EIFS COLOR 2
COLOR: SW9108
- 4 EIFS COLOR 3
COLOR: SW7039
- 5 STANDING SEAM METAL ROOF
BERRIDGE TEE PANEL "ZINC COTE"



NORTH ELEVATION



EAST ELEVATION