

# Conceptual Review Agenda

Schedule for 3/21/19  
281 Conference Room A

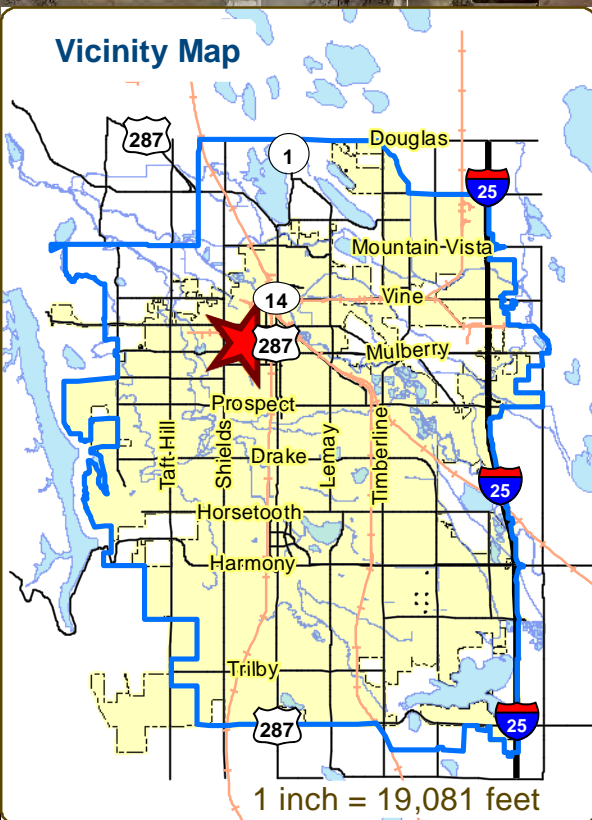
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## Thursday, March 21, 2019

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>209 S Sherwood St</b>  <b>CDR190024</b>	Robert Davis 619-200-8993 rdavis@davisdavisarch.com	This is a request to add a two-car garage with habitable space above and remodel the existing house at 209 S Sherwood St (parcel #9711419003). Access is taken from S Sherwood St to the east and a rear alley to the west. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Basic Development Review (BDR).	<b>Planner:</b> Jason Holland <b>Engineer:</b> Dave Betley <b>DRC:</b> Tenae Beane
<b>10:15</b>	<b>Studio H Office</b>  <b>and Art Studio</b>  <b>CDR190025</b>	Charles Hemphill 970-631-8889 studio.works@yahoo.com	This is a request to construct an office and art studio at 104 Coronado Ct (parcel #9602407011). Access is taken from Coronado Ct to the south. The proposed project will provide 20 on-site parking spaces. The property is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review.	<b>Planner:</b> Clay Frickey <b>Engineer:</b> Spencer Smith <b>DRC:</b> Brandy BH

# 209 S Sherwood St

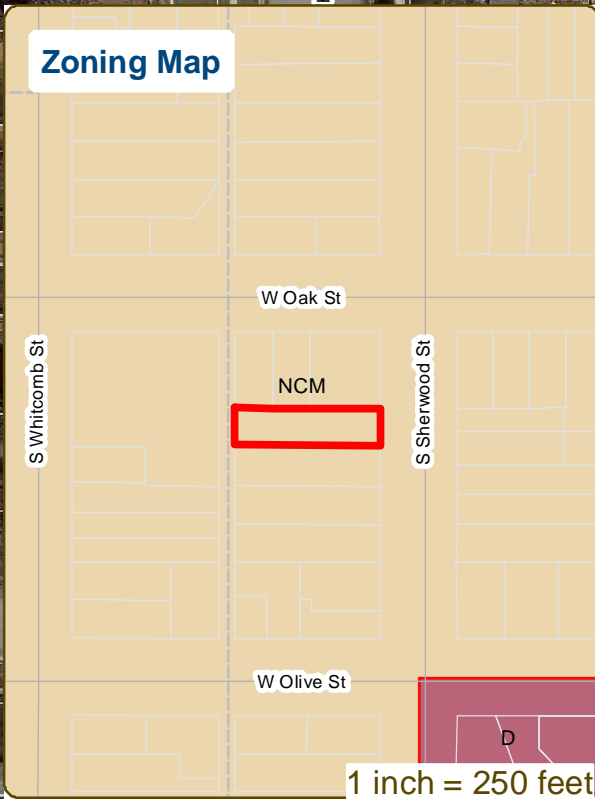
### Vicinity Map



### Aerial Site Map



### Zoning Map



1 inch = 100 feet

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**Development Review Guide – STEP 2 of 8**

**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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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](mailto: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. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) <b>ROBERT L. DAVIS</b>		
Business Name (if applicable) <b>DAVIS DAVIS ARCHITECTS</b>		
Mailing Address <b>722 W MOUNTAIN DR FORT COLLINS CO 80521</b>		
Phone <b>619 200 8993</b>	Email Address <b>RDAVIS@DDAVISARCH.COM</b>	
Site Address (parcel # if address in not available) <b>209 S. SHERWOOD</b>		
Description of Proposal (attach additional sheets if necessary) <b>ADD 2 CON GARAGE W/ LOFT SPACES ABOVE AND REMODEL EXISTING HOUSE</b>		
Proposed Use <b>SINGLE FAMILY RESIDENCE</b>	Existing Use <b>SINGLE FAMILY RES.</b>	
Total Building Square Footage <b>2,675</b>	Number of Stories <b>2</b>	Lot Dimensions <b>140 X 50</b>

Age of any Existing Structures 60 YEARS +

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? NOT SUAB

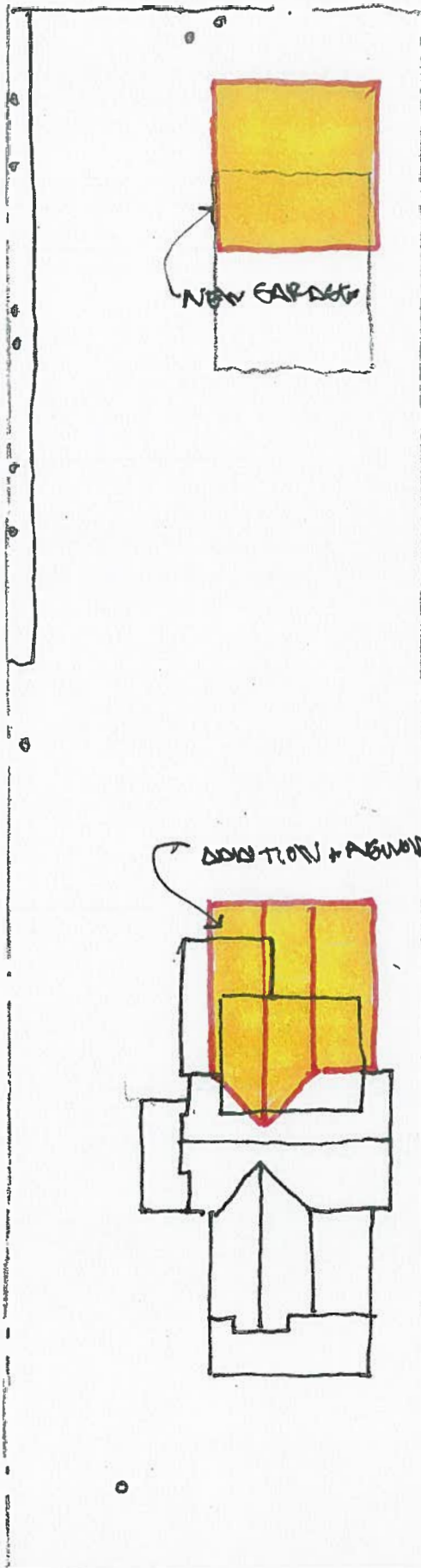
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 400 SQ 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?

304



FIRST FLOOR =	400	400
SECOND FLOOR	<u>350</u>	<u>220</u>
	750	620

ADDITION + REMOVAL

FIRST FLOOR	725
SECOND FLOOR	<u>538</u>
TOTAL SF	1263
MOVABLE 12.5' x 9.5'	2875 SF
DETACHED GARAGE	<u>750 SF</u>
MAXIMUM ALLOW	4000 SF
NEW GARAGE +	2,013
EXISTING +	<u>625</u>
NEW ADD /	2,638
REMOVE	

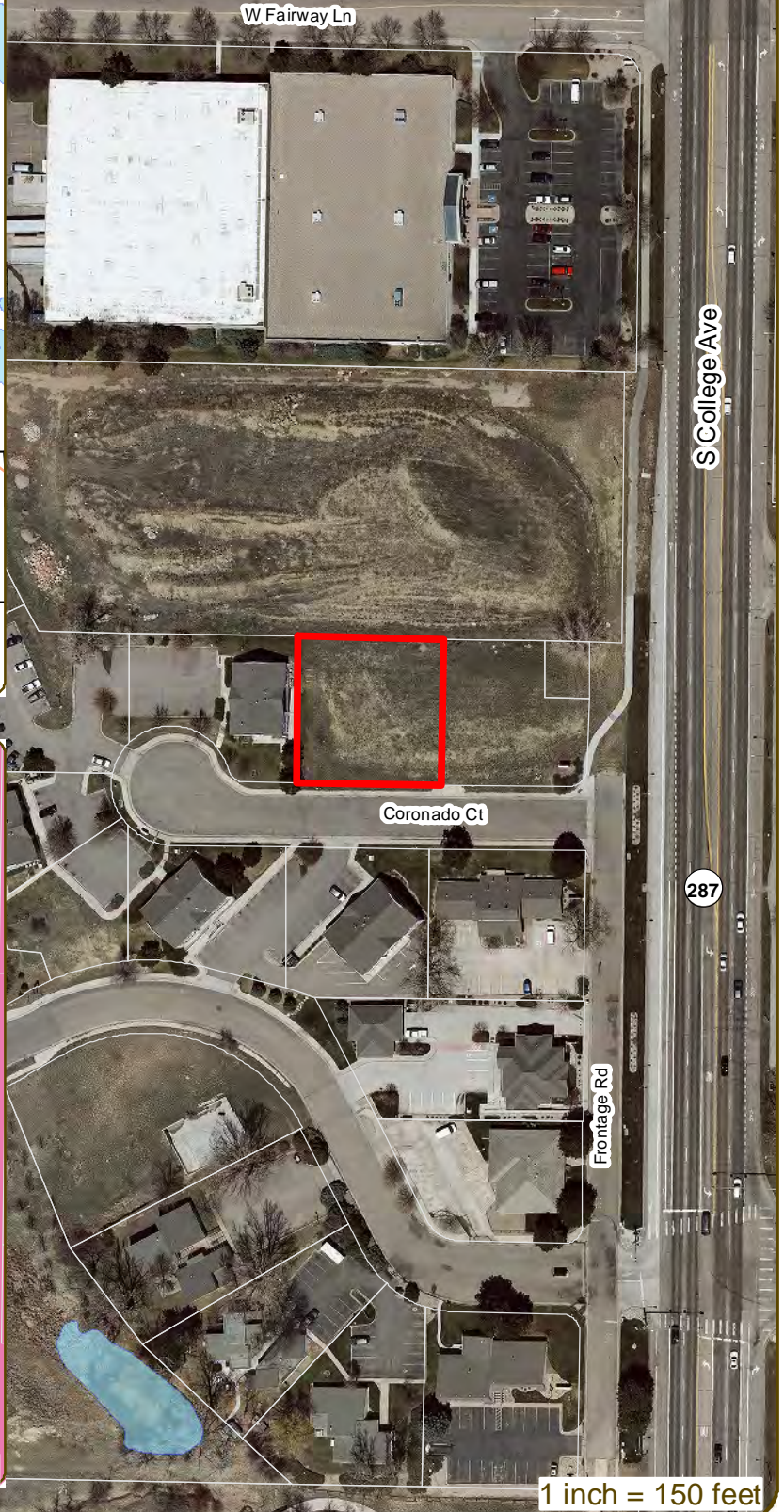
12  
6  
12

209 S. STEALWOOD  
 SITE PLAN  
 2' 000  
 1.10.19

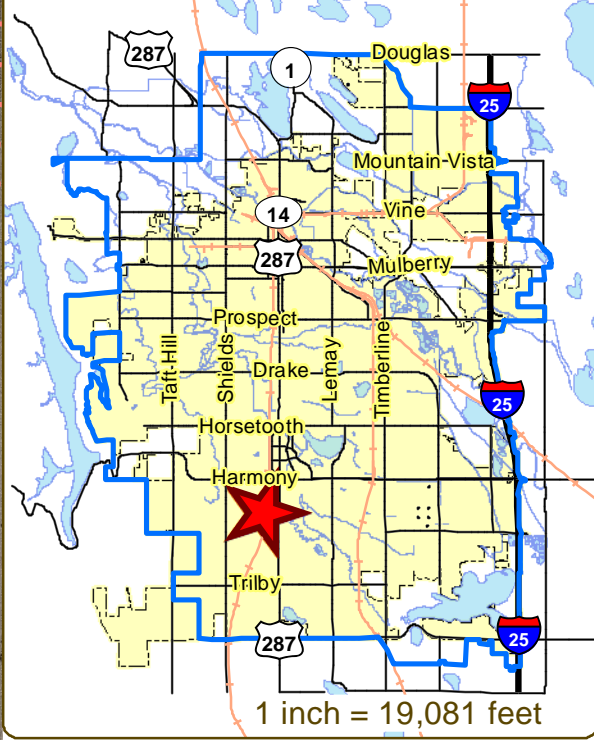


# Studio H Office and Art Studio

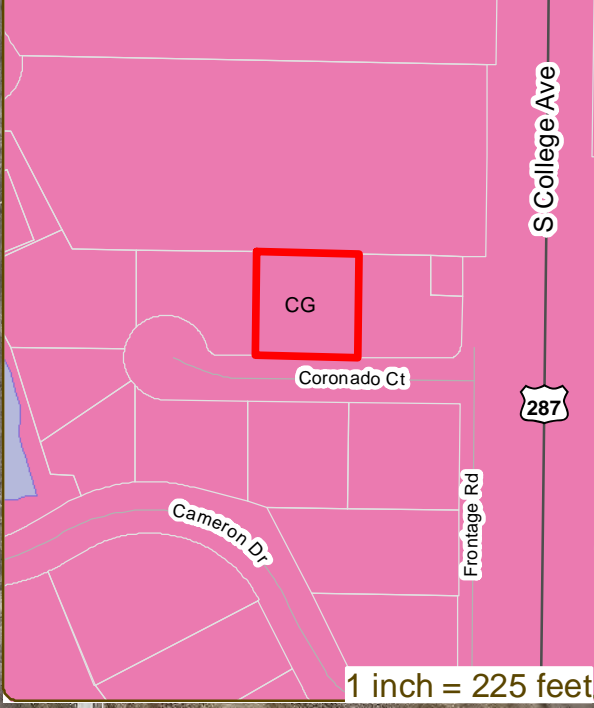
**Aerial Site Map**



**Vicinity Map**



**Zoning Map**



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CONCEPTUAL REVIEW: APPLICATION

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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) Charles Hemphill-buyer for property. Justice Rhodes-Commercial Real Estate Agent

Business Name (if applicable) Studio H, LLC

Your Mailing Address 105 Coronado Ct. ste. B-101 Fort Collins, CO 80525

Phone Number 970-631-8889 Email Address studioh.works@yqhoo.com

Site Address or Description (parcel # if no address) 104 Coronado Ct. Fort Collins, CO 80525 Parcel # 9602407011

Description of Proposal (attach additional sheets if necessary) Build a walk out basement and single main building entrance to parking lot. Business offices and multi-purpose art studios.

Proposed Use Business Offices - Studio Existing Use Vacant Land

Total Building Square Footage 3,000 S.F. Number of Stories 2 Lot Dimensions 120' x 119.73'

Age of any Existing Structures N/A

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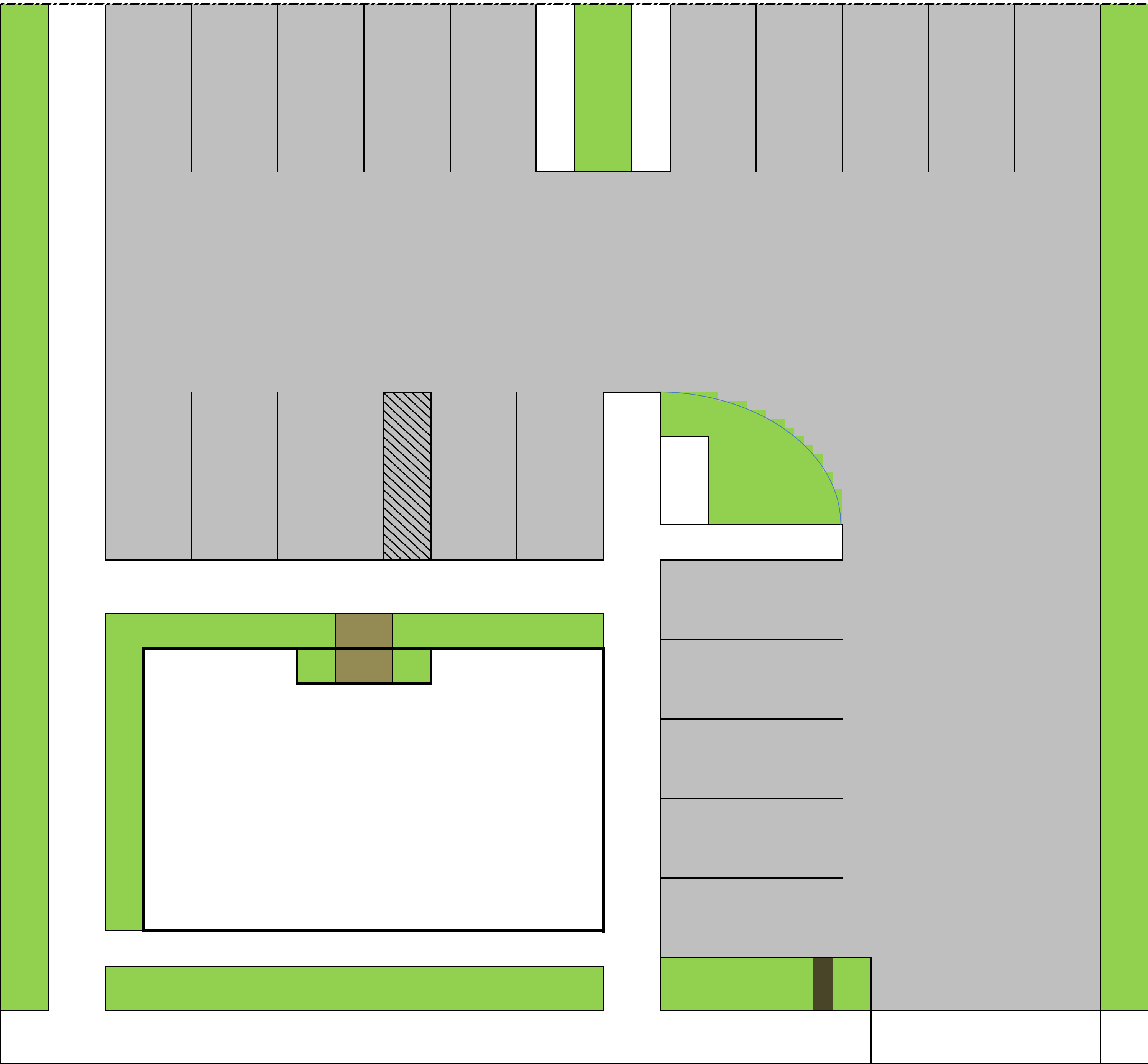
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Coronado Dr

















