

Conceptual Review Agenda

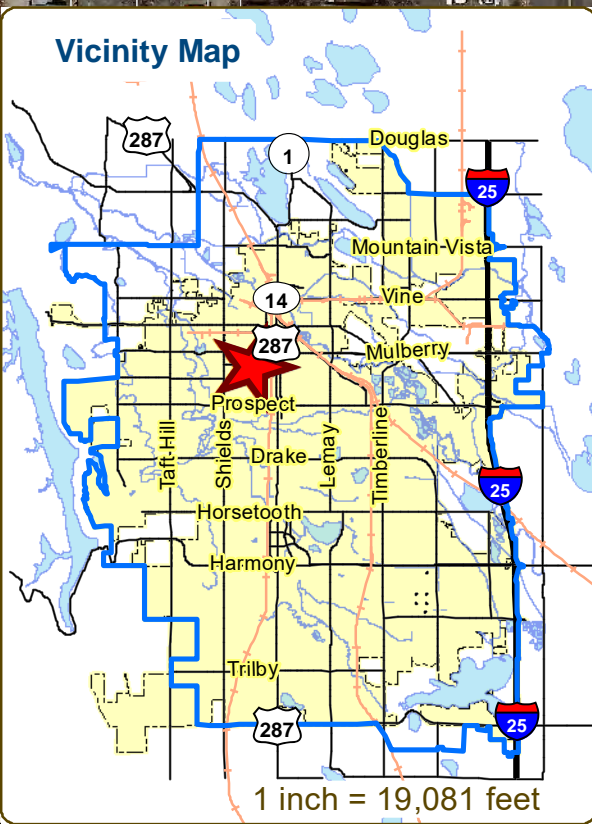
Schedule for 4/11/19
281 Conference Room A

Thursday, April 11, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	629 S Howes St CDR190029	Spencer Lindstrom 970-325-5070 slindstrom@auworkshop.co	This is a request to build multi-family dwellings and renovate existing structures for multi-family use for a total of 30 dwelling units at 629 S Howes St (parcel #9714112902). Twenty-five off-street parking spaces are proposed. Access is taken from S Howes St to the east and a rear alley to the west. The property is within the Community Commercial (CC) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Brandy BH
10:15	1337 W Vine Dr CDR190030	Tom Dugan 970-566-5714 tom@pinecrestllc.net	This is a request to annex, zone and develop 2.3 acres for 10-14 affordable single-family homes (attached or detached) at 1337 W Vine Dr (parcel #9710102001). Existing access is taken from W Vine St to the north. Access to the new parcels is proposed from Lyons St to the west. The property is adjacent to city limits and will require annexation and initial zoning prior to redevelopment. The proposed project is part of the Northwest Subarea Plan and would require zoning to Low Density Residential (R-L). The zoning and annexation are subject to a recommendation by the Planning & Zoning Board and approval by City Council. The development plan is subject to a Type 1 review and approval by a Hearing Officer.	Planner: Jason Holland Engineer: Marc Virata DRC: Tenae Beane
11:00	Timberline Industrial Flex Building CDR190031	Zach Smith 970-218-8988 zach@realestatewright.com	This is a request to construct a flex space building to include 33,200 sf of ground floor area, and 16,700 sf of second floor area, to be divided into 19 individual condominium units at 2021, 2027 and 2033 S Timberline Rd (parcels #8719144006, 8719144007, 8719144004). Approximately 54 on-site parking spaces will be provided. Access is taken from Bear Mountain Dr to the south and Joseph Allen Dr to the west. The property is within the Industrial (I) zone district and is subject to Administrative (Type 1) Review or Planning and Zoning Board (Type 2) Review depending on if all Industrial uses are enabled.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Todd Sullivan

629 S Howes St Multi-family

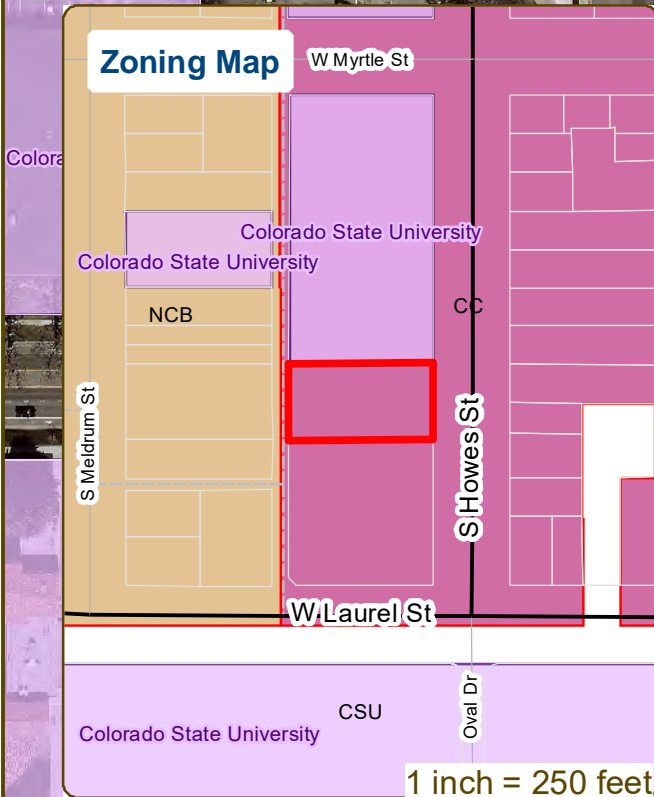
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 133 feet

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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) _____

Spencer Lindstrom (Architect)

Business Name (if applicable) [au]workshop

Your Mailing Address 405 Linden Street, Fort Collins, CO, 80524

Phone Number 970-325-5070 Email Address slindstrom@auworkshop.co

Site Address or Description (parcel # if no address) 629 S Howes St., Fort Collins, CO, 80521

Description of Proposal (attach additional sheets if necessary) _____

New multi-family residential, selective demolition, renovation of existing structures for multifamily use. Please see attached for conceptual design.

Proposed Use Multi-family dwelling units Existing Use Vacant/Commercial

Total Building Square Footage ~22,000 S.F. Number of Stories 4 Lot Dimensions 190'x100'

Age of any Existing Structures 1904-1905

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.

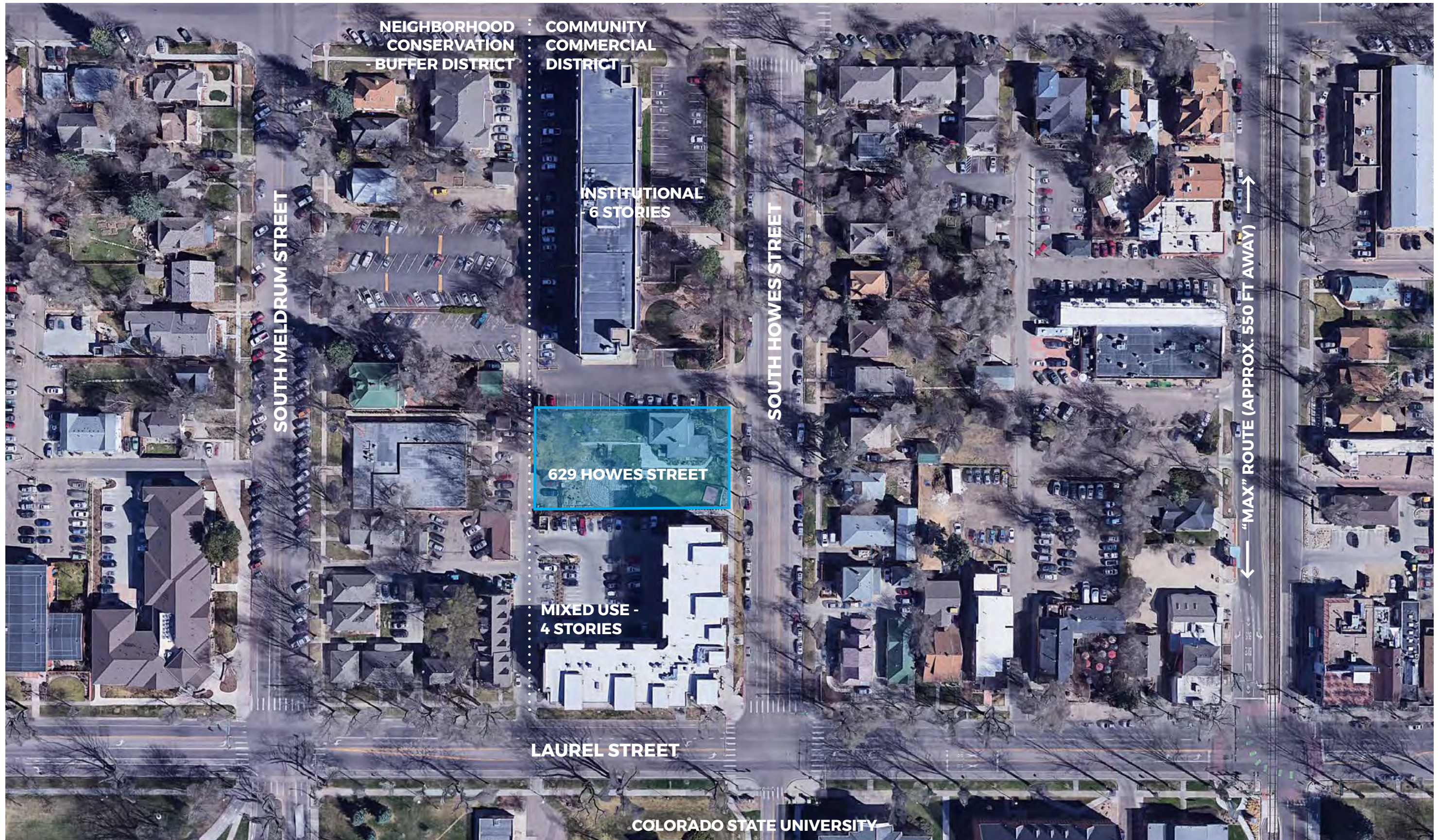
Increase in Impervious Area ~12,000 sf S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



629 SOUTH
HOWES
STREET
FORT COLLINS, COLORADO



SITE AND CONTEXT



629 SOUTH HOWES STREET

2 | 11 APRIL 2019

UNIT AND PARKING SUMMARY

	Ground		1		2		3		Totals		%
	Units	[Beds]	Units	[Beds]	Units	[Beds]	Units	[Beds]	Units	[Beds]	
Studio	1	[1]	0	[0]	0	[0]	0	[0]	1	[1]	3.8%
1 Bedroom	0	[0]	8	[8]	8	[8]	6	[6]	22	[22]	84.6%
2 Bedroom	0	[0]	1	[2]	1	[2]	1	[2]	3	[6]	11.5%
Total Units	1		9		9		7		26		100.0%
Total Bedrooms		[1]		[10]		[10]		[8]		[29]	

Additional Units Existing House

Studio	2	[2]
1 Bedroom	1	[1]
2 Bedroom	1	[2]
Total Units	4	
Total Bedrooms		[5]

Desired parking spaces 0.75 spaces/bed
 Required parking spaces 0.675 spaces/bed

[5]
[34]

25.5
22.95

NARRATIVE:

This concept proposes new multi-family construction and the rehabilitation of existing structures at 629 South Howes Street, for a total of 30 dwelling units (34 bedrooms) and associated parking.

The site currently houses a brick single-family home from 1904-05, an associated addition from the 1955, and a detached garage previously associated with a house on the south portion of the lot. A historic intensive survey has been completed for these structures.

The site immediately to the south has been developed into similarly scaled 4-story multi-family housing. The site immediately to the north is an 8-story institutional use associated with CSU.

This concept proposes to:

- Remove the 1955 addition and rehabilitate the 1904 portion of the house in accordance with the Secretary of the Interior’s standard. The house would be divided into several dwelling units as part of the overall development.
- Remove the existing detached garage.
- Remove and replace existing trees on the site.
- Provide tuck-under at-grade parking in accordance with city standards, screened from Howes street. This plan provides 25 long-term parking spaces.
- Construct a new 26 unit multi-family structure, 3 levels above 1 level of parking. This development would be in accordance with the Secretary of the Interior’s standards for Rehabilitation for related new construction.

Notes for discussion with reviewers:

- This concept proposes access from the site onto south Howes street through a new curb cut.
- As noted in comments for previous conceptual reviews for this site, trash storage, bike parking, transformer pads, and other required site elements will be integrated into the project. Any specific comments on requirements and feasible locations would be appreciated.
- Similarly, fire access to the site will need to be discussed.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXISTING GARAGE



NORTH ELEVATION



EAST ELEVATION



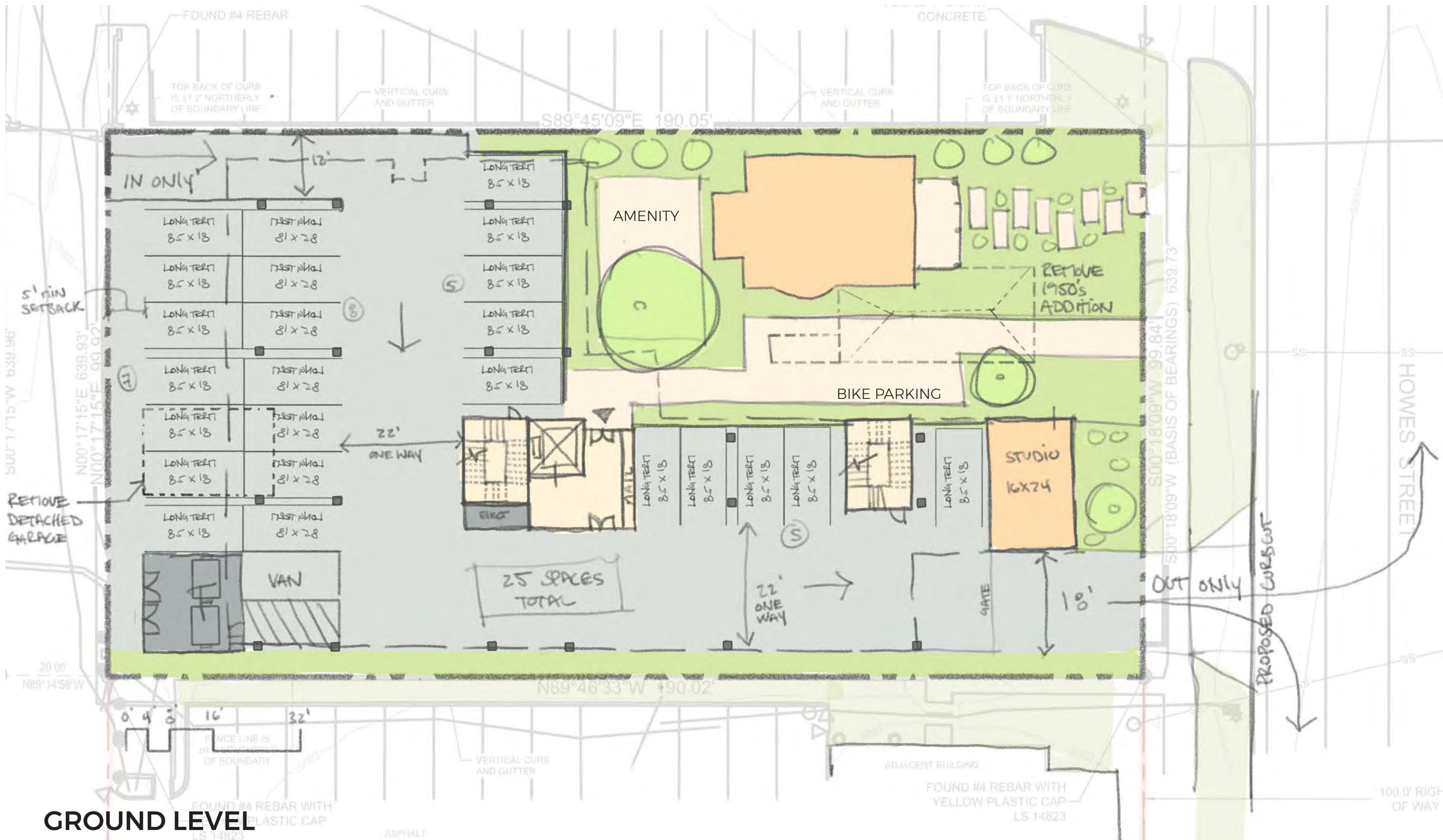
SOUTH ELEVATION



WEST ELEVATION

EXISTING HOUSE

PHOTOGRAPHS



GROUND LEVEL

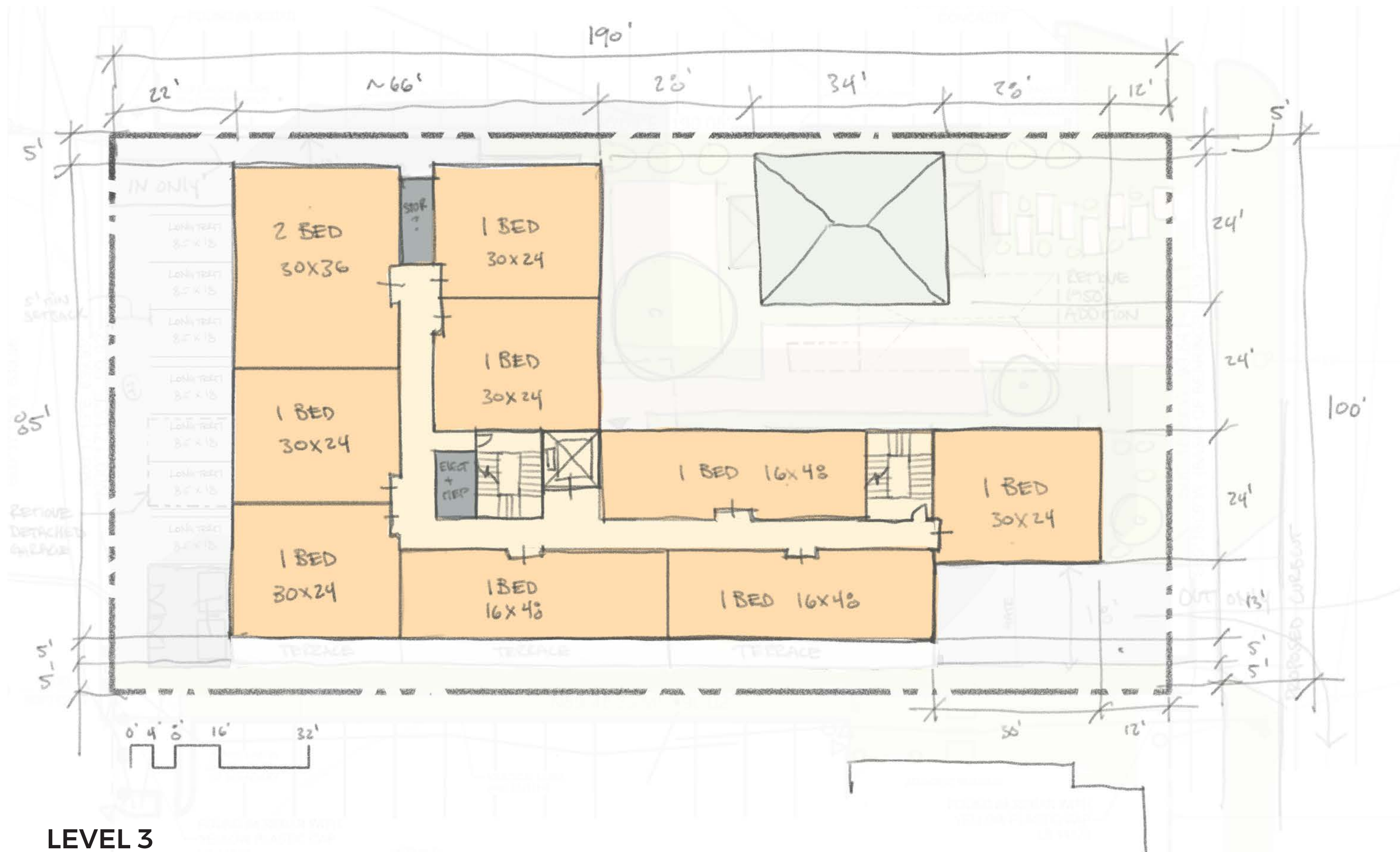
629 SOUTH HOWES STREET





LEVEL 2

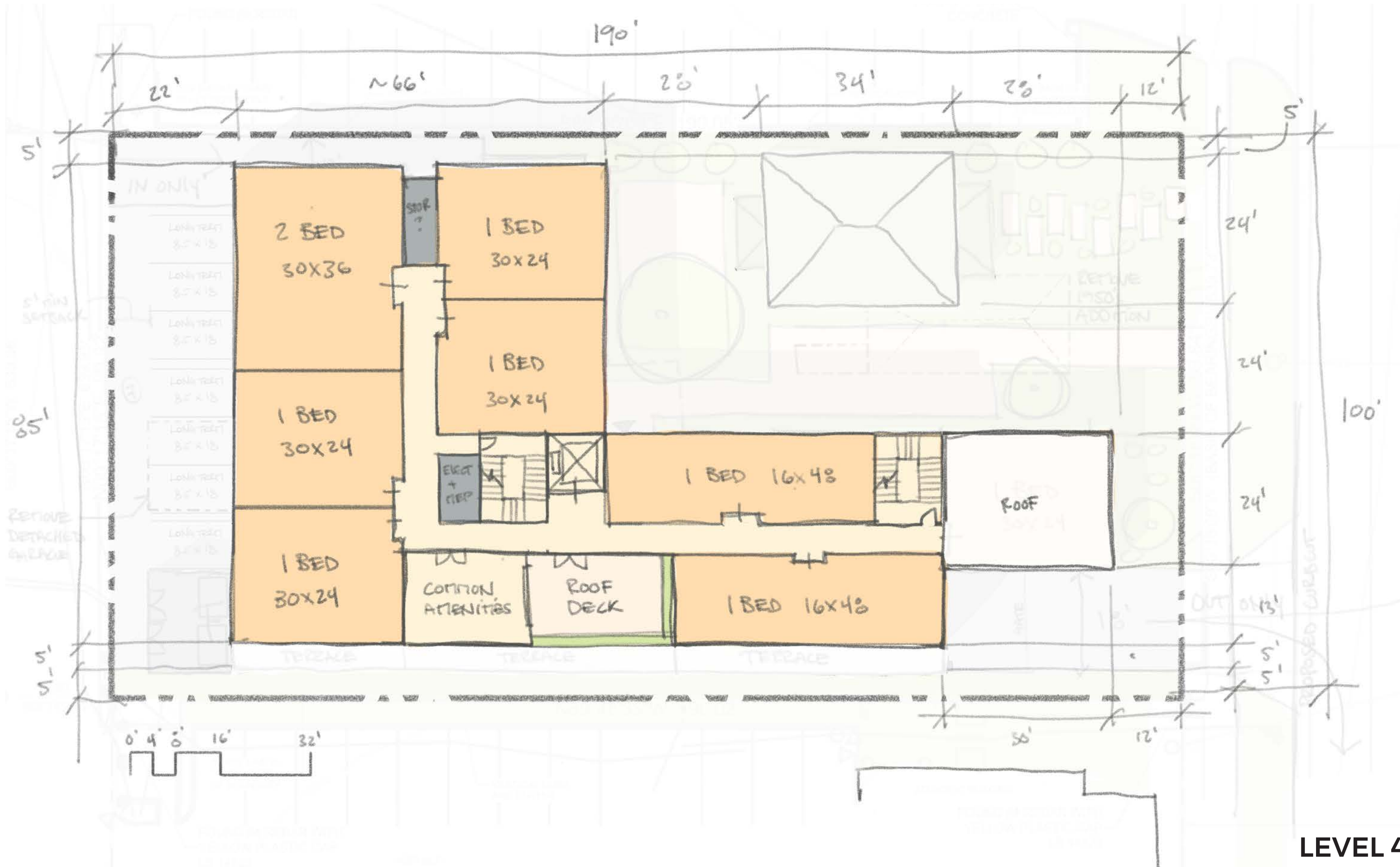
FLOOR PLANS



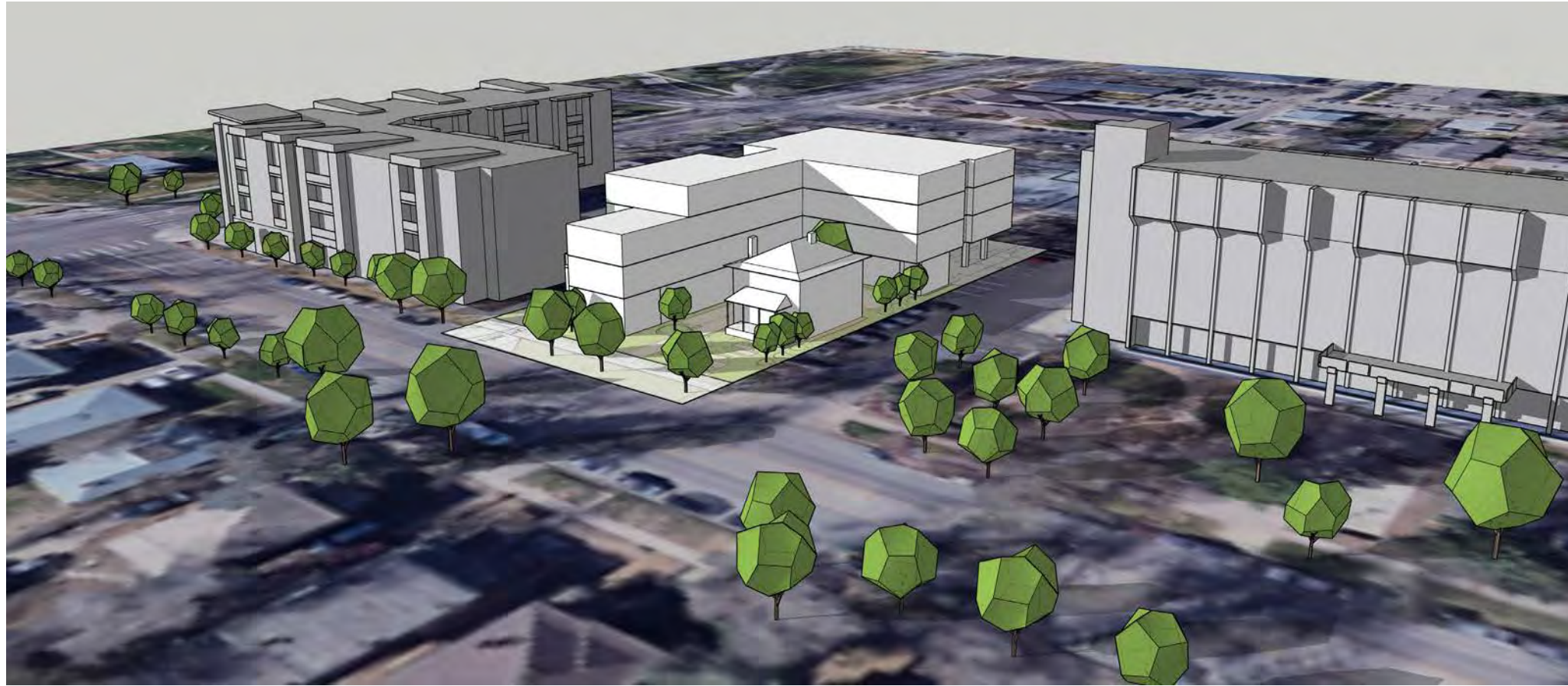
LEVEL 3

629 SOUTH HOWES STREET





**LEVEL 4
FLOOR PLANS**



AERIAL VIEW FROM NORTHEAST



VIEW FROM EAST - APPROX. 25' ELEVATION



AERIAL FROM SOUTHEAST

3D MASSING STUDIES



WHEDBEE AND MAGNOLIA



MELDRUM AND CHERRY

WHEDBEE/MAGNOLIA AND MELDRUM/CHERRY

Fort Collins, CO

-Examples of existing shifts in scale with corresponding shift in type, similar to the proposed condition.

“POUDRE GARAGE” - [au]workshop

Fort Collins - Colorado

-Addition to and rehabilitation of historic forest service garage into multi-family housing. Demonstrates adherence to the Secretary of the Interior’s Standards for Rehabilitation while navigating shifts in scale.

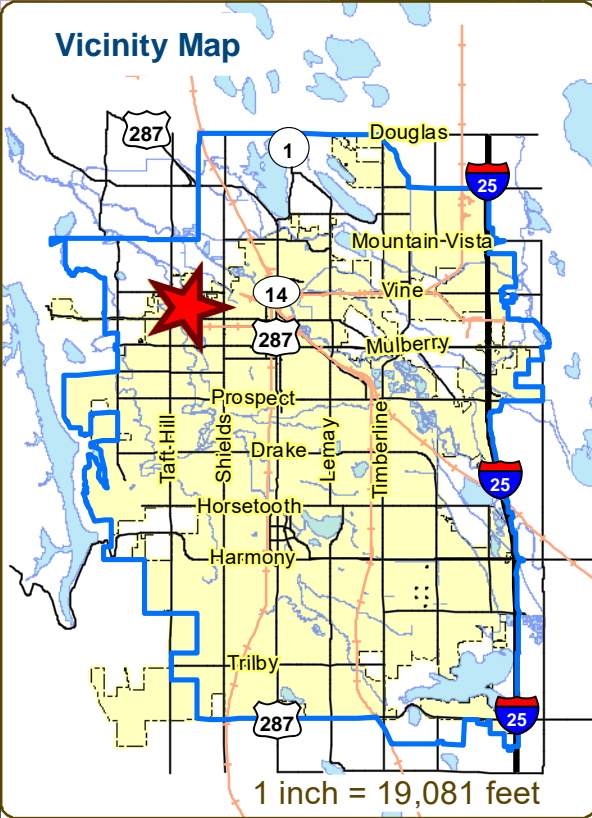


SCALE AND TYPOLOGY SHIFTS

CHARACTER

1337 W Vine Dr Single-family

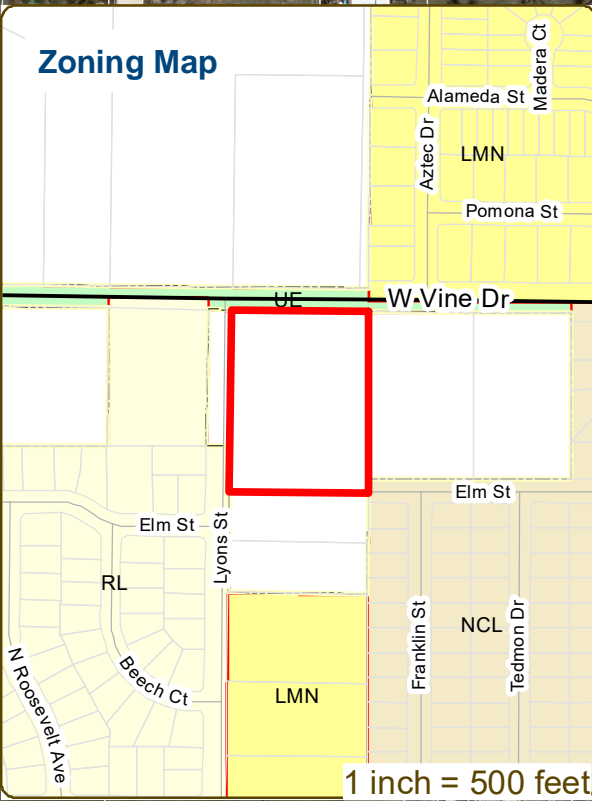
Vicinity Map



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) _____

Tom Dugan - Consultant

Business Name (if applicable) PineCrest Planning & Design LLC

Your Mailing Address 4225 Westshore Way; Fort Collins, CO 80525

Phone Number (970)566-5714 Email Address tom@pinecrestllc.net

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

1337 West Vine Drive, Ft. Collins

Description of Proposal (attach additional sheets if necessary) Annex, zone and develop 2.3 acres of site in LMN zone district for 10-14 affordable single family homes (attached or detached); existing two to remain.

Proposed Use Single Family Existing Use Single Family and vacant

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

Age of any Existing Structures Built 1909

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? [X] Yes [] No If yes, then at what risk is it? part in high and low risk

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?

1337 W. VINE DR.
SKETCH PLAN
3.25.19

1" = 80'

WEST VINE DRIVE

← EXISTING HOMES
TO REMAIN →

← APPROX. LIMITS
CITY HIGH RISK
100 YR. / FLOOD-
WAY

LYONS ST.

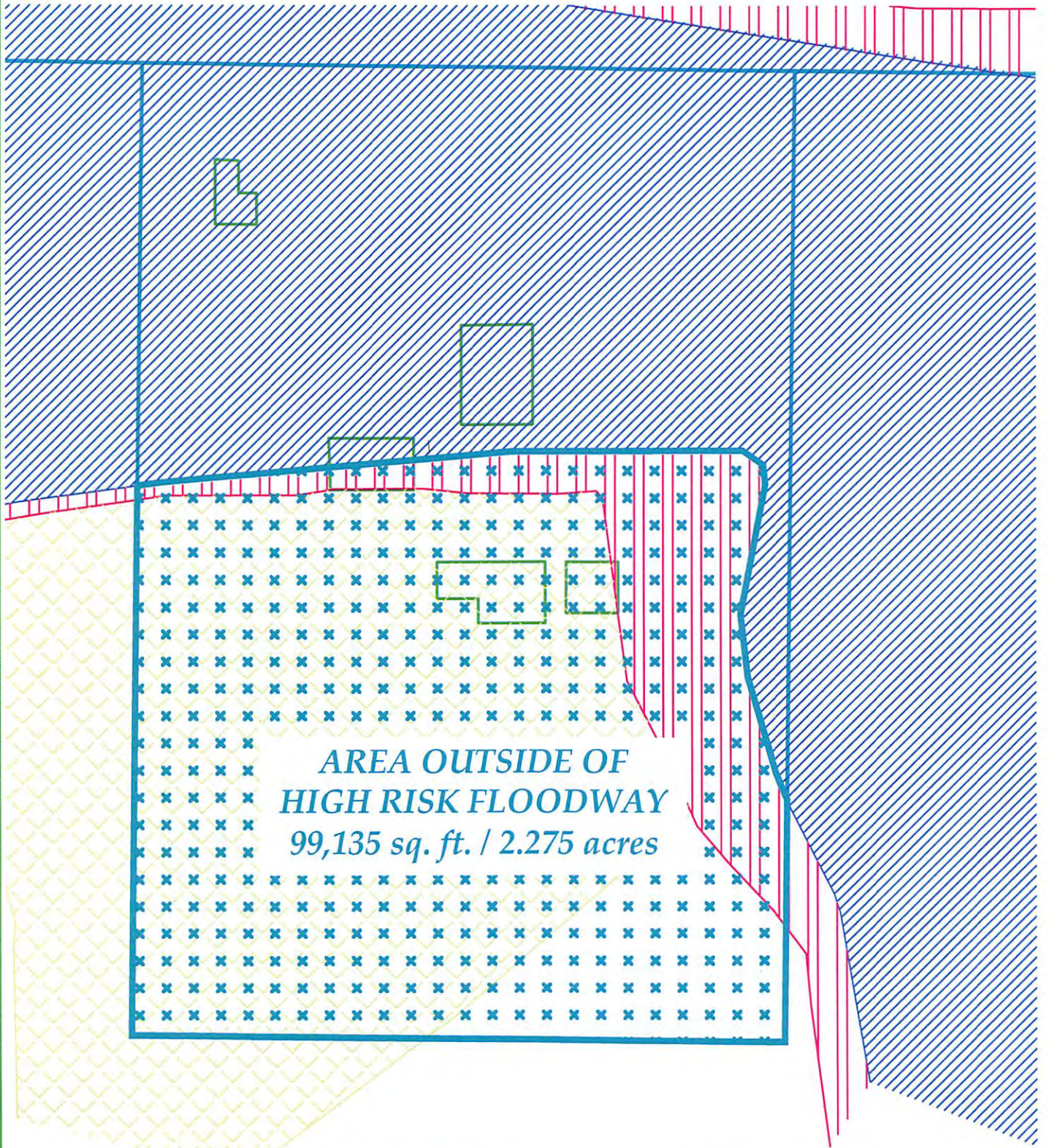
PETENTION/
WATER QUALITY

ELM STREET

TREET



1337 WEST VINE DRIVE






AREA OUTSIDE OF
HIGH RISK FLOODWAY
99,135 sq. ft. / 2.275 acres



KING SURVEYORS

650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
www.contact@kingsurveyors.com

-  CITY HIGH RISK – FLOODWAY
-  CITY LOW RISK – 100 YEAR
-  CITY HIGH RISK – 100 YEAR













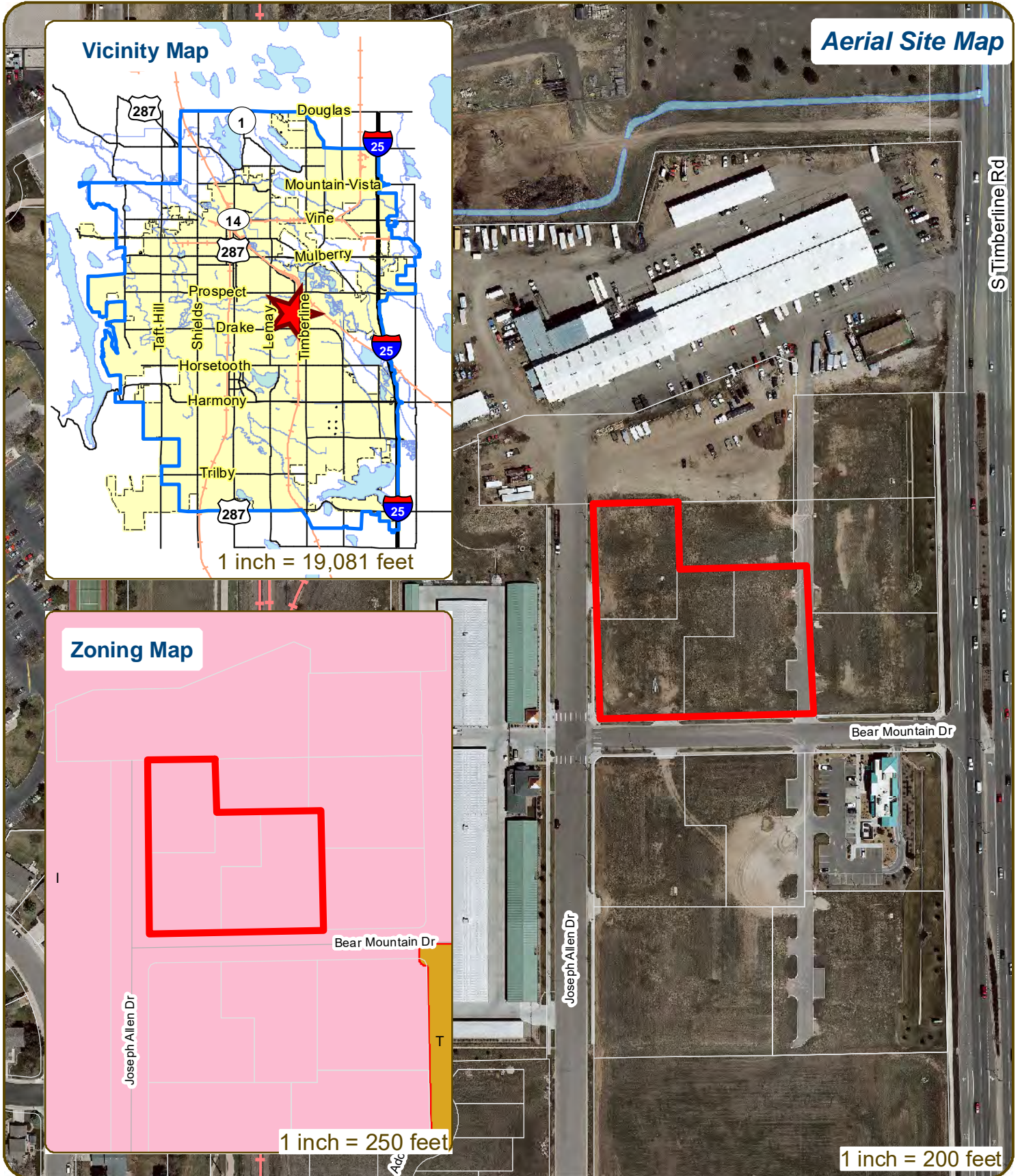








Timberline Industrial Flex Building



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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.

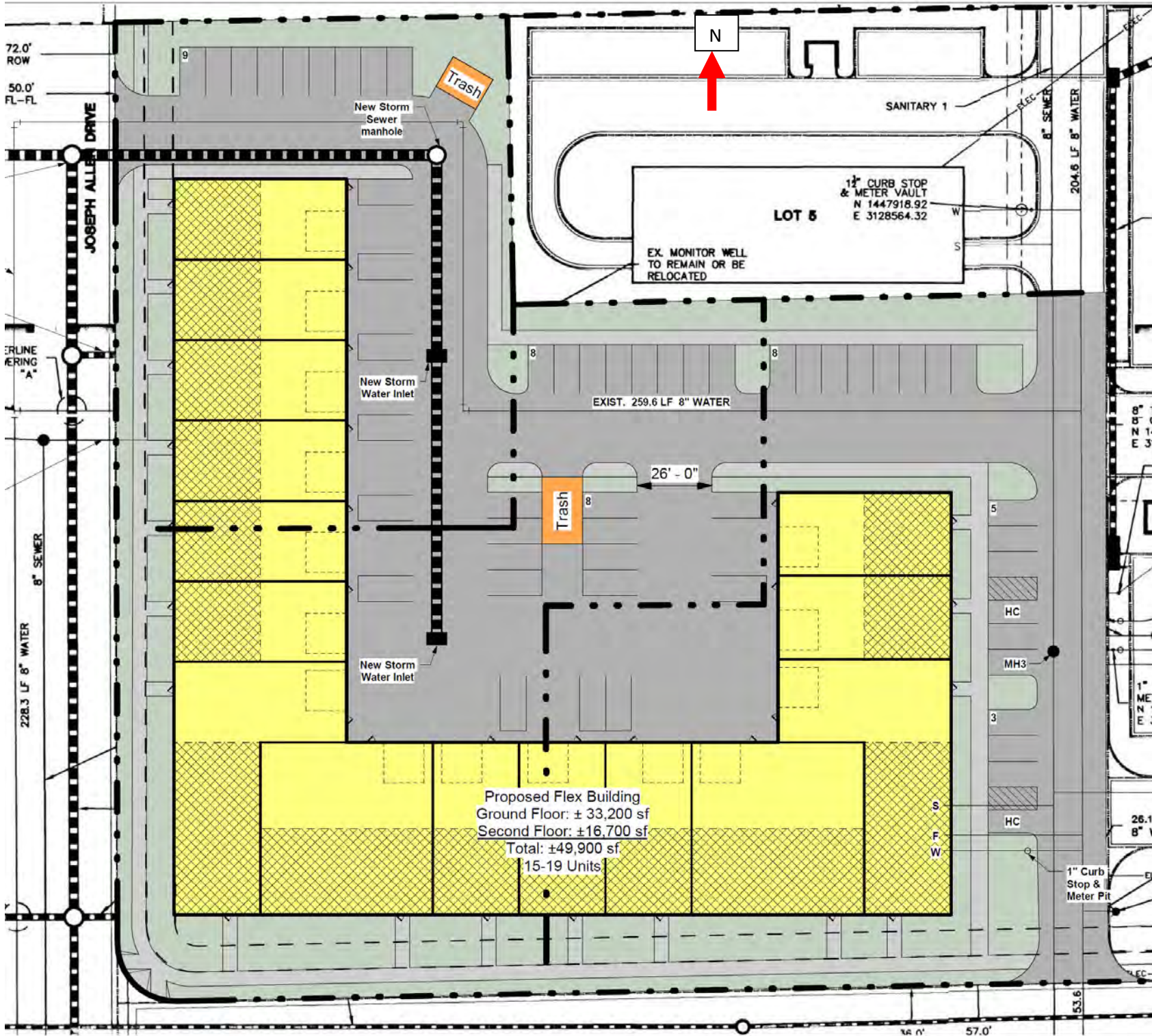
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?



N



72.0' ROW
50.0' FL-FL

JOSEPH ALLEN DRIVE

Trash

New Storm Sewer manhole

SANITARY 1

12" CURB STOP & METER VAULT
N 1447918.92
E 3128564.32

LOT 5

EX. MONITOR WELL TO REMAIN OR BE RELOCATED

8" SEWER
204.6 LF 8" WATER

ERLINE RERING
1" A"

New Storm Water Inlet

EXIST. 259.6 LF 8" WATER

Trash

26' - 0"

8" SEWER

228.3 LF 8" WATER

New Storm Water Inlet

5

HC

MH3

3

HC

Proposed Flex Building
Ground Floor: ± 33,200 sf
Second Floor: ± 16,700 sf
Total: ± 49,900 sf
15-19 Units

1" Curb Stop & Meter Pit

8" 1
8" C
N 14
E 31

1" ME
N 1
E 3

26.1
8" W

53.6

57.0'