

Conceptual Review Agenda

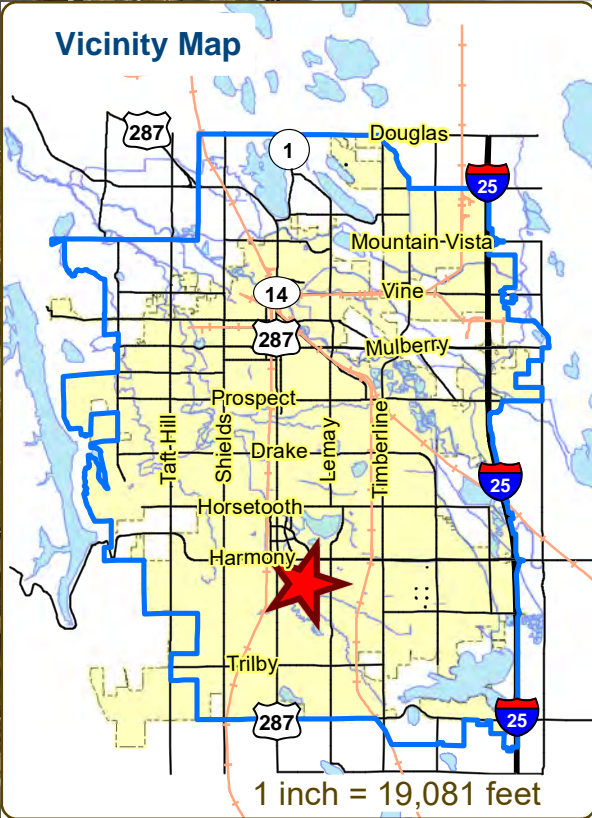
Schedule for 5/16/19
281 Conference Room A

Thursday, May 16, 2019

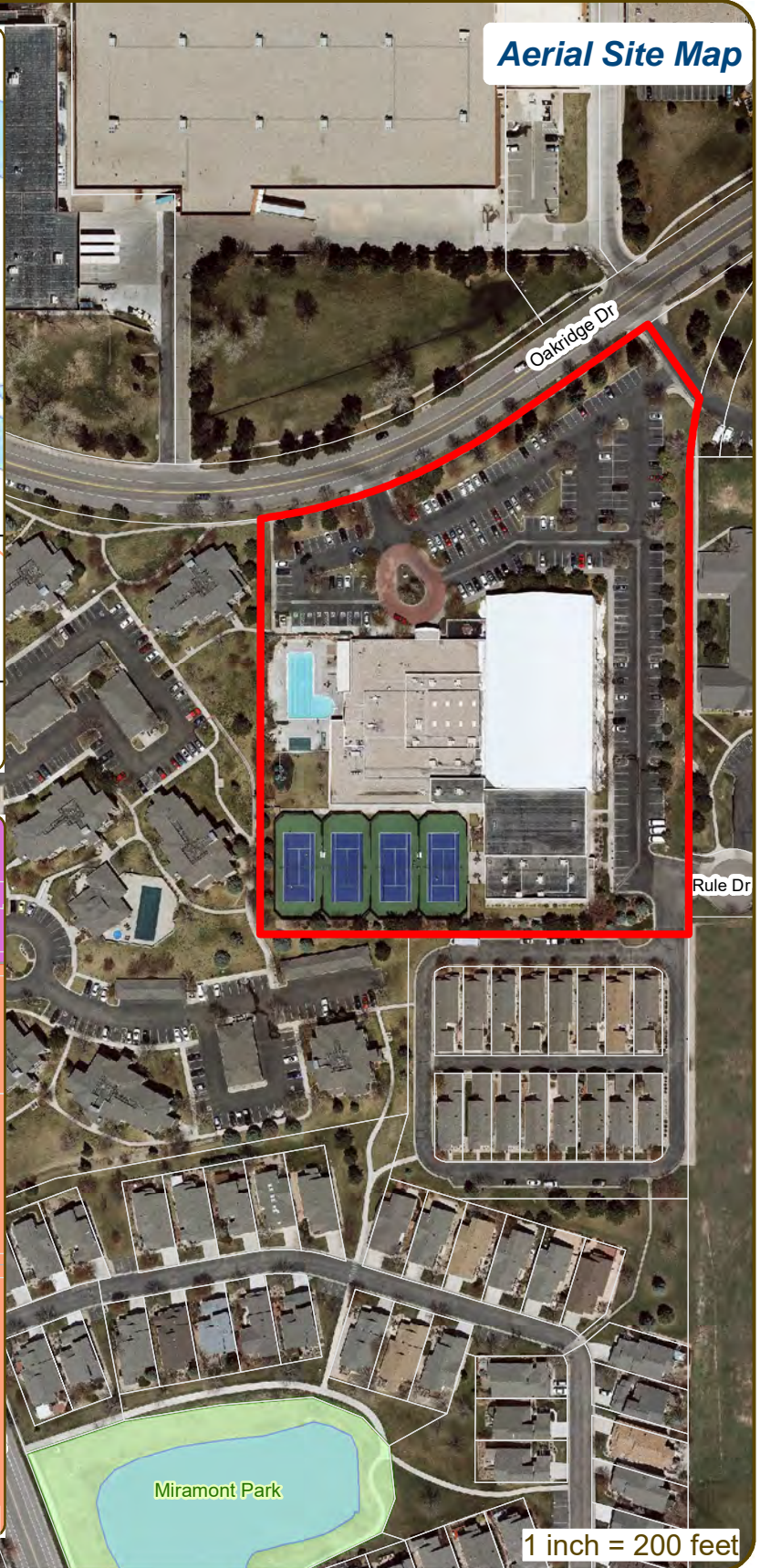
Time	Project Name	Applicant Info	Project Description	
9:30	Genesis South CDR190041	Sam Coutts 970-224-5828 Sam.coutts@ripleydesigninc.com	This is a request to build a 31,000 square foot structure to enclose four existing tennis courts on the southwest side of the existing Genesis Health Club at 901 Oakridge Rd (parcel #9601139001). The building will have a gable roof with eaves 29 feet above grade and a max height at the peak of 39 feet. It is proposed to replat the utility easement to decrease the width from fifteen feet to thirteen feet to allow the width of the wall and foundation. Access is taken from Oakridge Rd to the north. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to a Major Amendment. The decision maker of this process is the Planning and Zoning Board.	Planner: Jason Holland Engineer: Marc Virata DRC: Brandy BH
10:15	614 Lesser Drive Carriage House CDR190042	Mike Hutsell 970-472-8100 mike@highcraft.net	This is a request to build a carriage house at 614 Lesser Dr (parcel #9713115016). Access is taken from Lesser Dr to the west. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan
11:00	1024 W Prospect Rd Extra Occupancy CDR190037	Steve Morgan 303-263-7321 steve@morganlg.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house at 1024 W Prospect Rd (parcel #9714312012). Five off-street parking spaces are proposed for five occupants. Access is taken from W Prospect Rd to the south. The property is within the High Density Mixed-Use Neighborhood (HMN) zone district and is subject to Basic Development Review (BDR).	Planner: Shawna Van Zee Engineer: Spencer Smith DRC: Tenae Beane

Genesis South Major Amendment

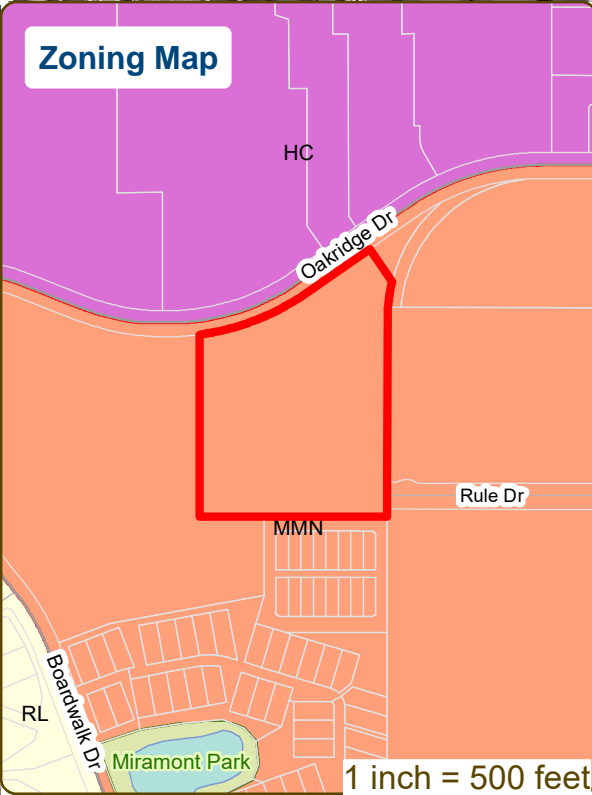
Vicinity Map



Aerial Site Map



Zoning 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) Sam Coutts - Consultant

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 419 Canyon Ave. Suite 200, Fort Collins, CO 890521

Phone Number 970.224.5828 Email Address sam.coutts@ripleydesigninc.com

Site Address or Description (parcel # if no address) 6224, 901 Oakridge Drive, Fort Collins CO

Description of Proposal (attach additional sheets if necessary)

Addition to existing building to enclose four existing tennis courts

Proposed Use Indoor recreation Existing Use Outdoor recreation

Total Building Square Footage 30,740 S.F. Number of Stories 1 Lot Dimensions

Age of any Existing Structures 24 years old

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?

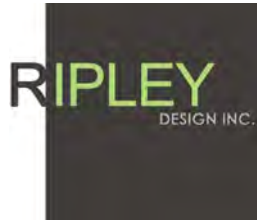
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 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?



land planning ■ landscape architecture ■ urban design ■ entitlement

Genesis South - Tennis Court Enclosure

Project Narrative - Conceptual Review

April 25, 2019

Introduction

Genesis Health Clubs would like to enclose four existing tennis courts on the south west side of the southern facility at 6224, 901 Oakridge Drive. The property is located in the medium density mixed-use (MMN) district. The project is boarded by multifamily to the west and single-family to the south. The existing courts are screened by mature trees to the west and south, as well as a metal fence. An existing drainage and utility easement wraps the south west corner of the property.

Site design

The proposed structure will fully enclose the existing tennis courts and be built directly adjacent to the existing building. The edge of the courts are currently on the edge of the drainage and utility easement. In order to keep a full size tennis court, the width of the new wall would be located within that easement. It is proposed to replat the easement to decrease the width from fifteen feet to thirteen feet to allow the width of the wall and foundation. There is also an existing storm water line serving the building routed under the tennis courts, which will need to be relocated. The proposed storm line would run along the western and southern boundaries inside the easement. The proposal does not increase impervious area so all storm water will utilize existing drainage features.

Architecture

The proposal includes a roughly 31,000 square foot pre-engineered metal building. The architecture will be designed to match the existing buildings on site and will include a split face CMU wainscot with pre-finished ribbed metal panels. All materials will be painted to match the existing buildings adjacent. The building will have a gable roof with eaves 29 feet above grade and a max height at the peak of 39 feet. The building will be sprinkled.

Questions

Is a thirteen foot wide easement allowed on the southwest corner of the property?
If we need to replat the easement, can the application still be processed as a minor amendment?

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com

EXISTING TREES TO REMAIN

WOODED PRIVACY FENCE

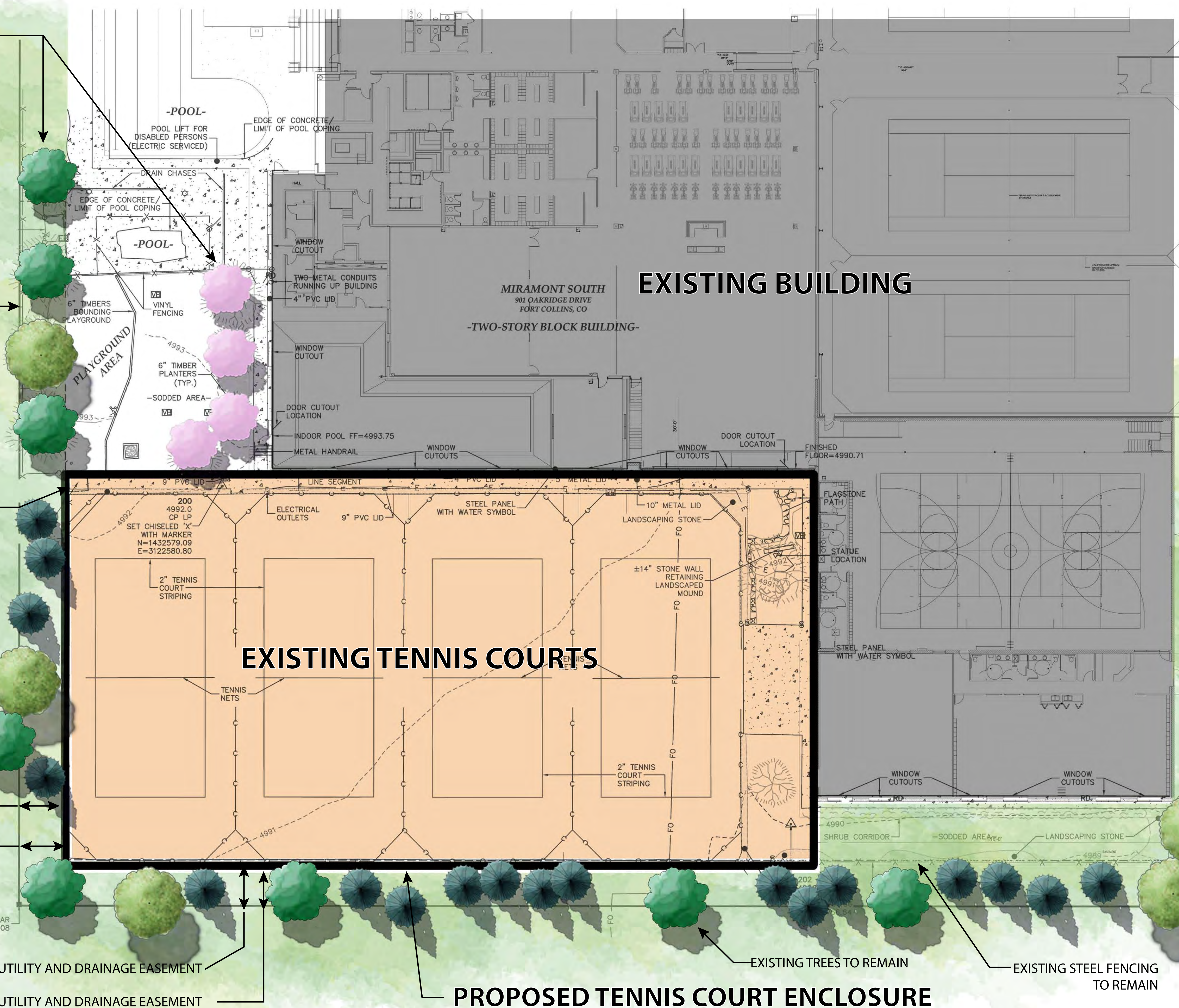
WOODEN STORAGE SHED
6.4'x6.1'
TO BE REMOVED

PROPOSED 13' DRAINAGE EASEMENT

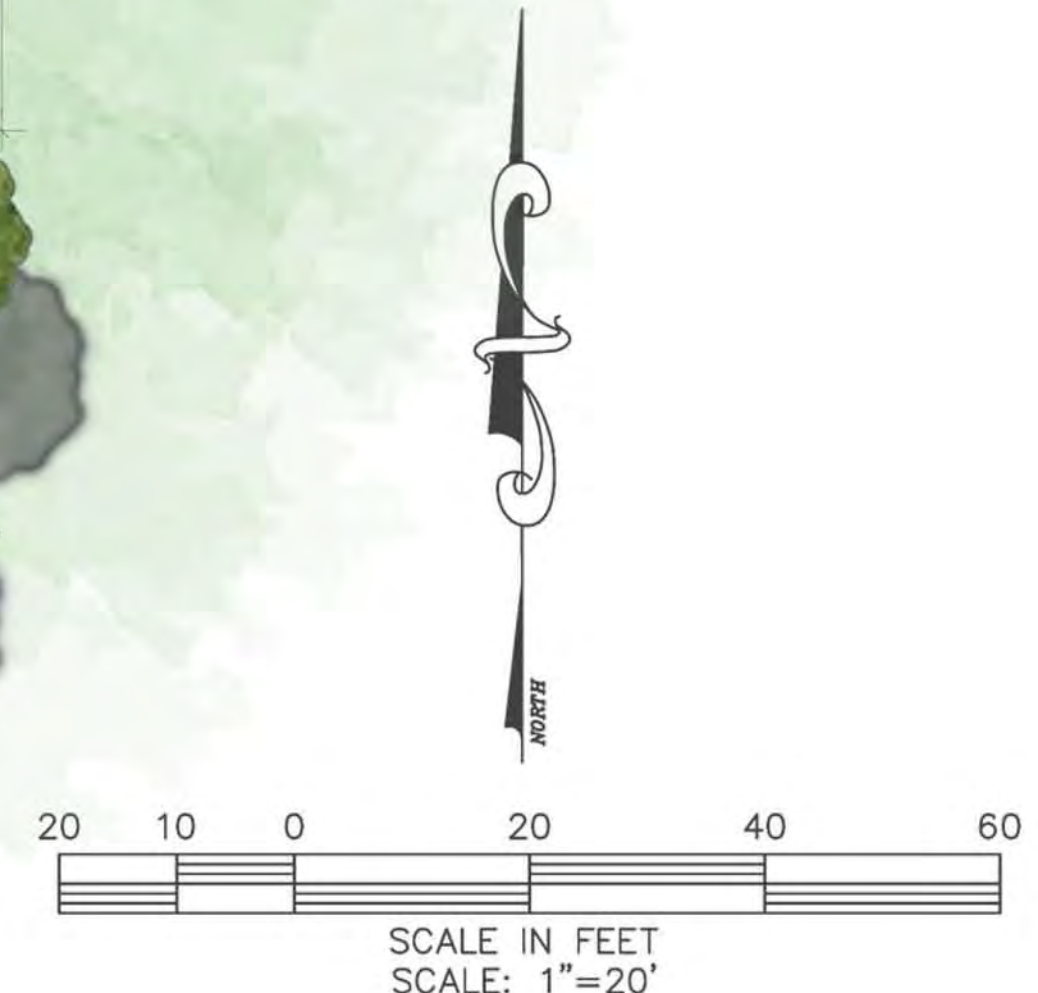
EXISTING 15' DRAINAGE EASEMENT

EXISTING 15' UTILITY AND DRAINAGE EASEMENT

PROPOSED 13' UTILITY AND DRAINAGE EASEMENT



AERIAL



RIPLEY DESIGN INC.
land planning
landscape architecture
urban design
entitlement

GENESIS SOUTH- TENNIS COURT SITE PLAN

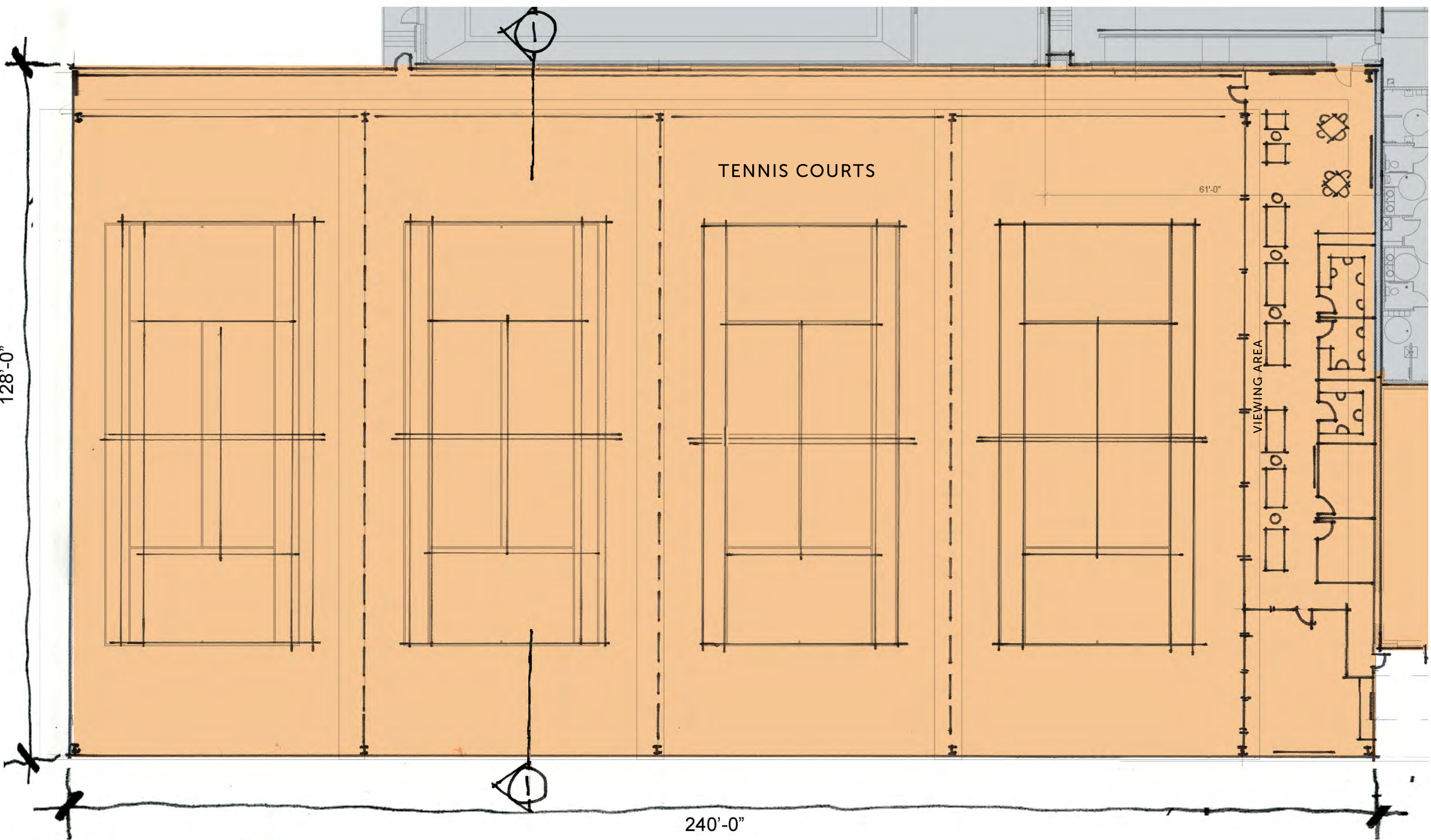
04/25/19

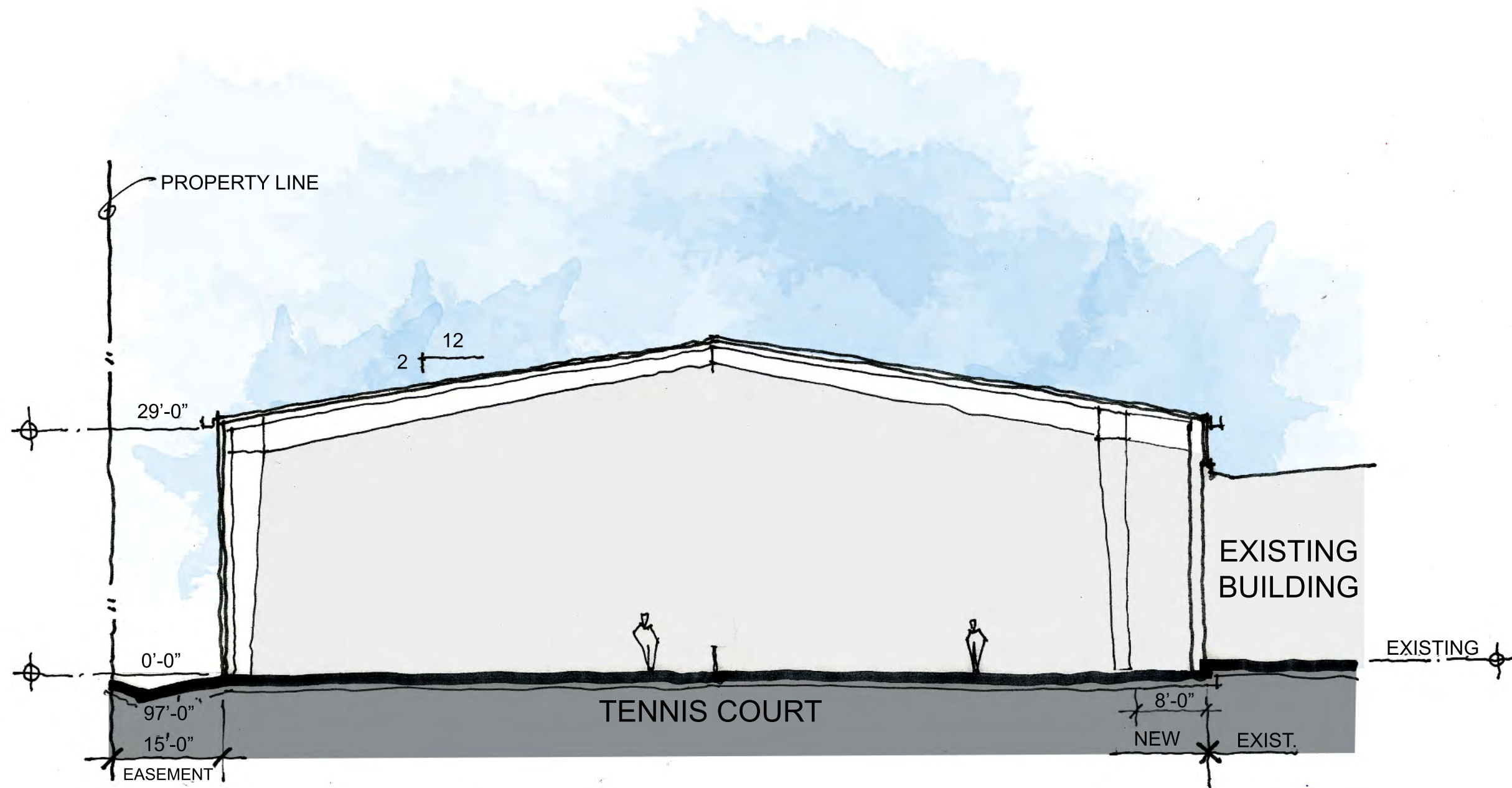
419 Canyon Ave., Suite 200
Fort Collins, Colorado 80521
970.224.5828
www.ripleydesigninc.com



AERIAL DATE: 06/19/14 © GOOGLE EARTH

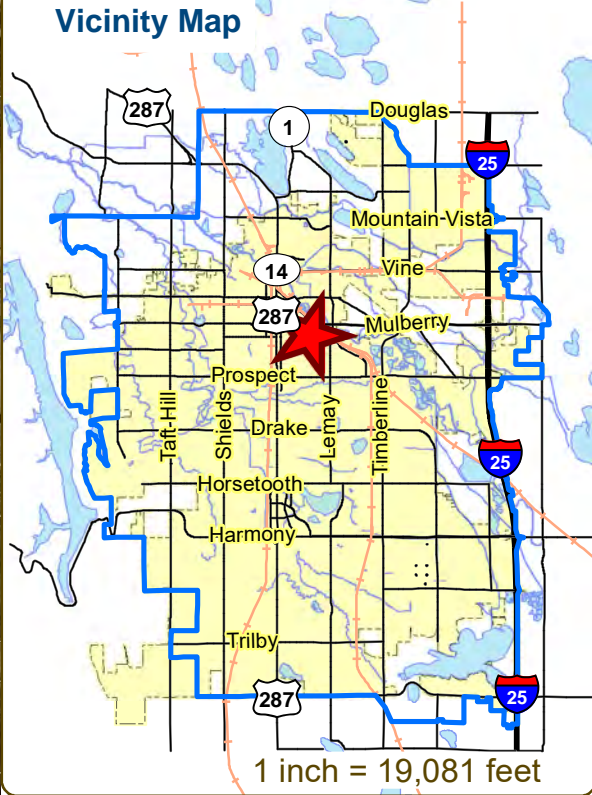
128'-0"





614 Lesser Drive Carriage House

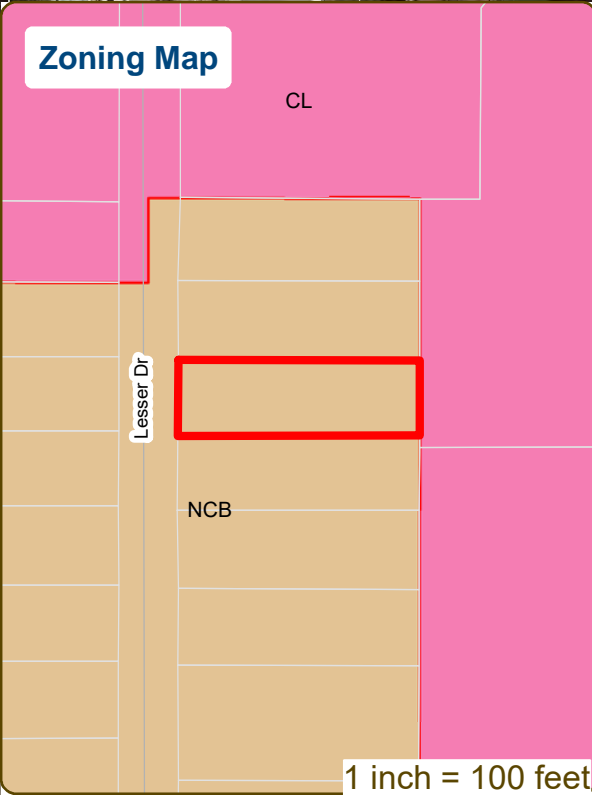
Vicinity Map



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) MIKE HUTSELL
BLDG. DESIGNER

Business Name (if applicable) _____

Your Mailing Address 429 S. HOWES ST. FORT COLLINS, CO 80521

Phone Number 9704728100 Email Address mike@higheraft.net

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

614 Lesser Drive, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) BUILD NEW 'CARRIAGE HOUSE' AT REAR OF LOT. ALSO, NEW 11' FOOT ADDITION ON REAR OF EXISTING HOUSE.

Proposed Use _____ **Existing Use** _____

Total Building Square Footage \$ 795 S.F. Number of Stories 1.5 Lot Dimensions 4977 ft² (46'x125')

Age of any Existing Structures EXISTING HOUSE: 1921

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

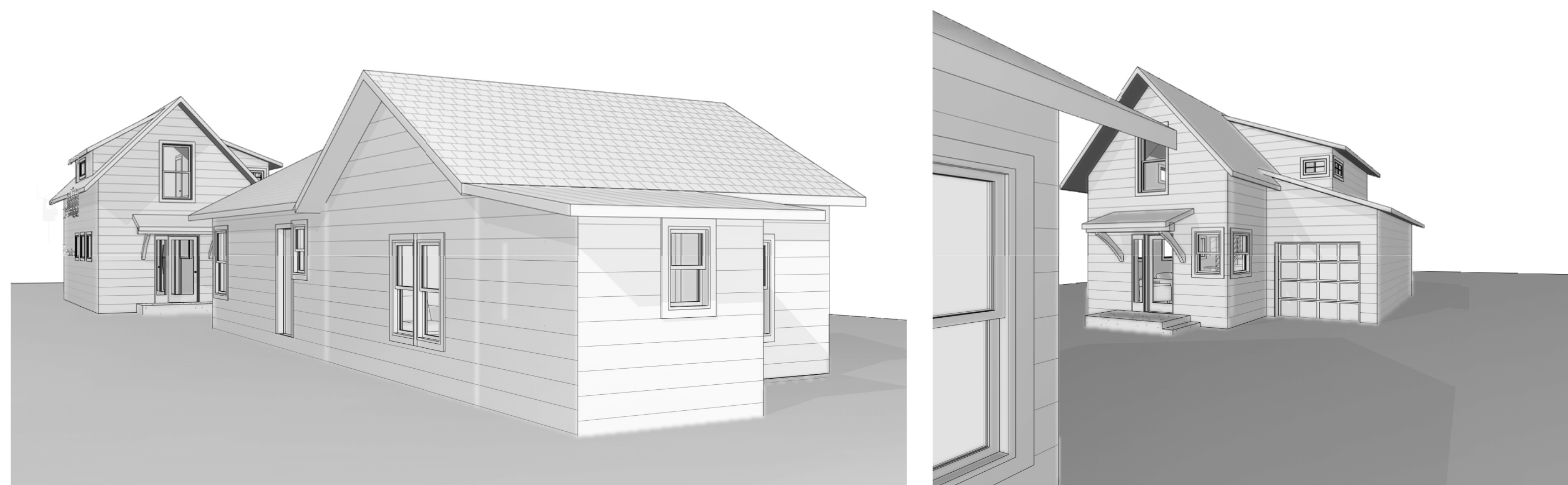
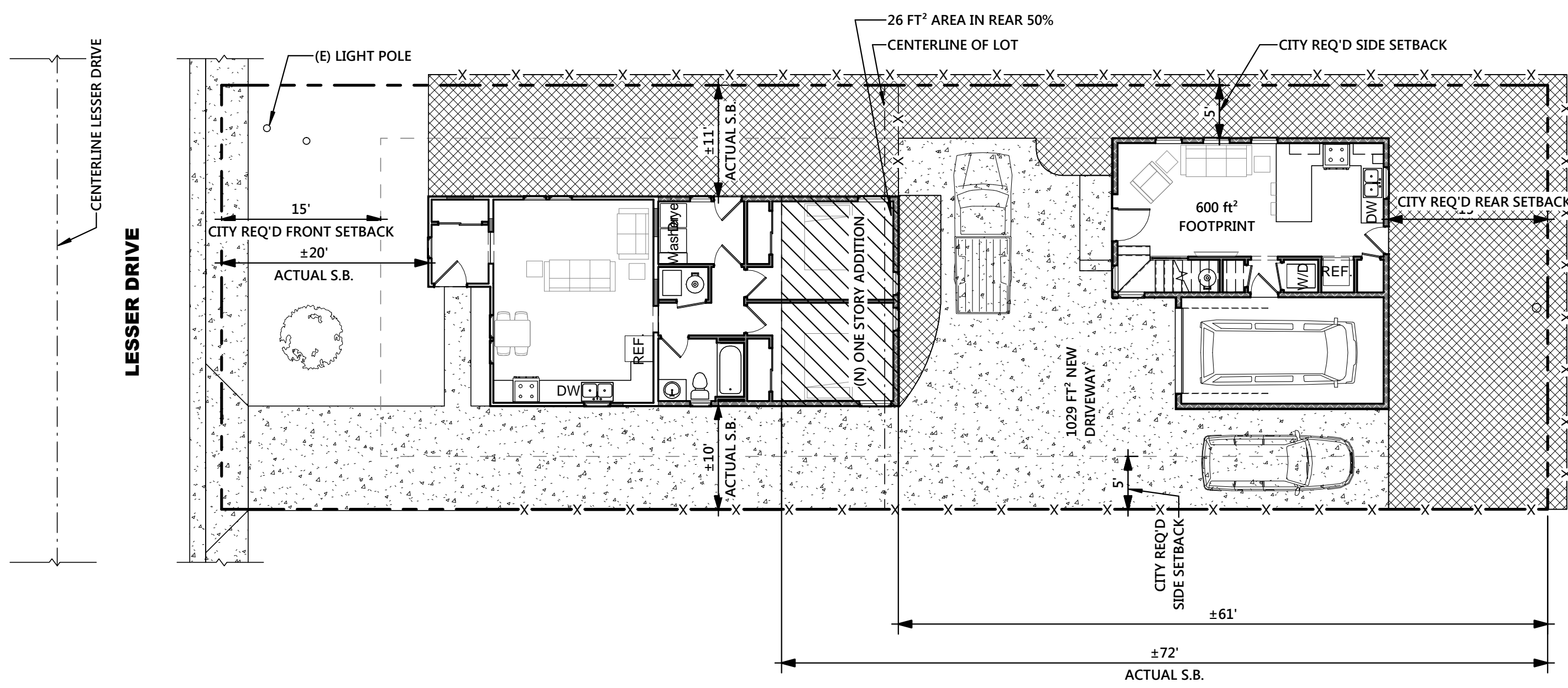
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level? FLOODPLAIN REMOVED PER MARK TAYLOR
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>. (DRIVEWAY.)

Increase in Impervious Area ±1817 ft² (may be reduced if necessary) 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:

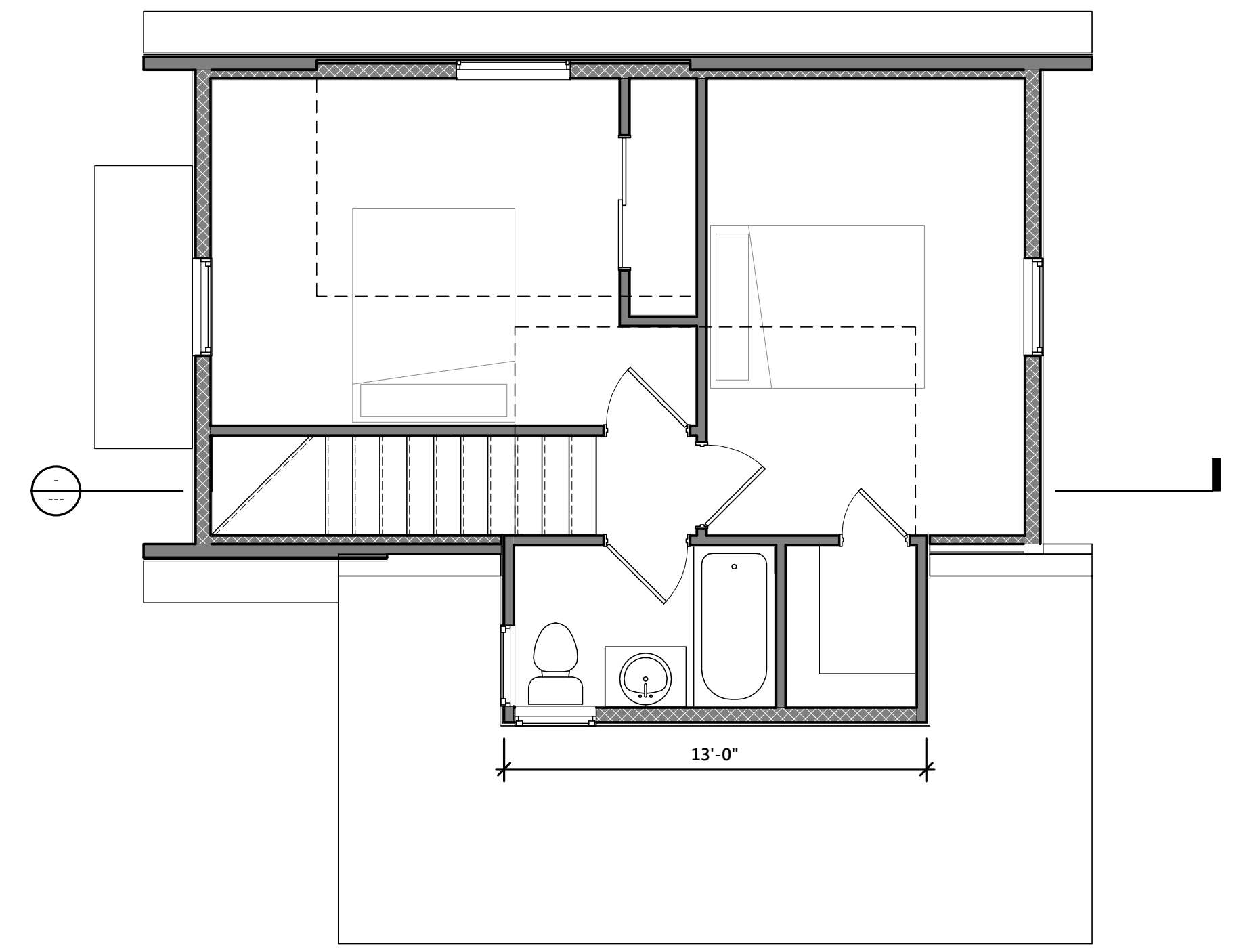
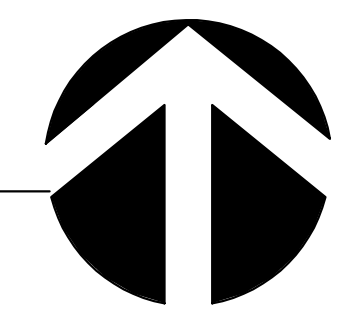
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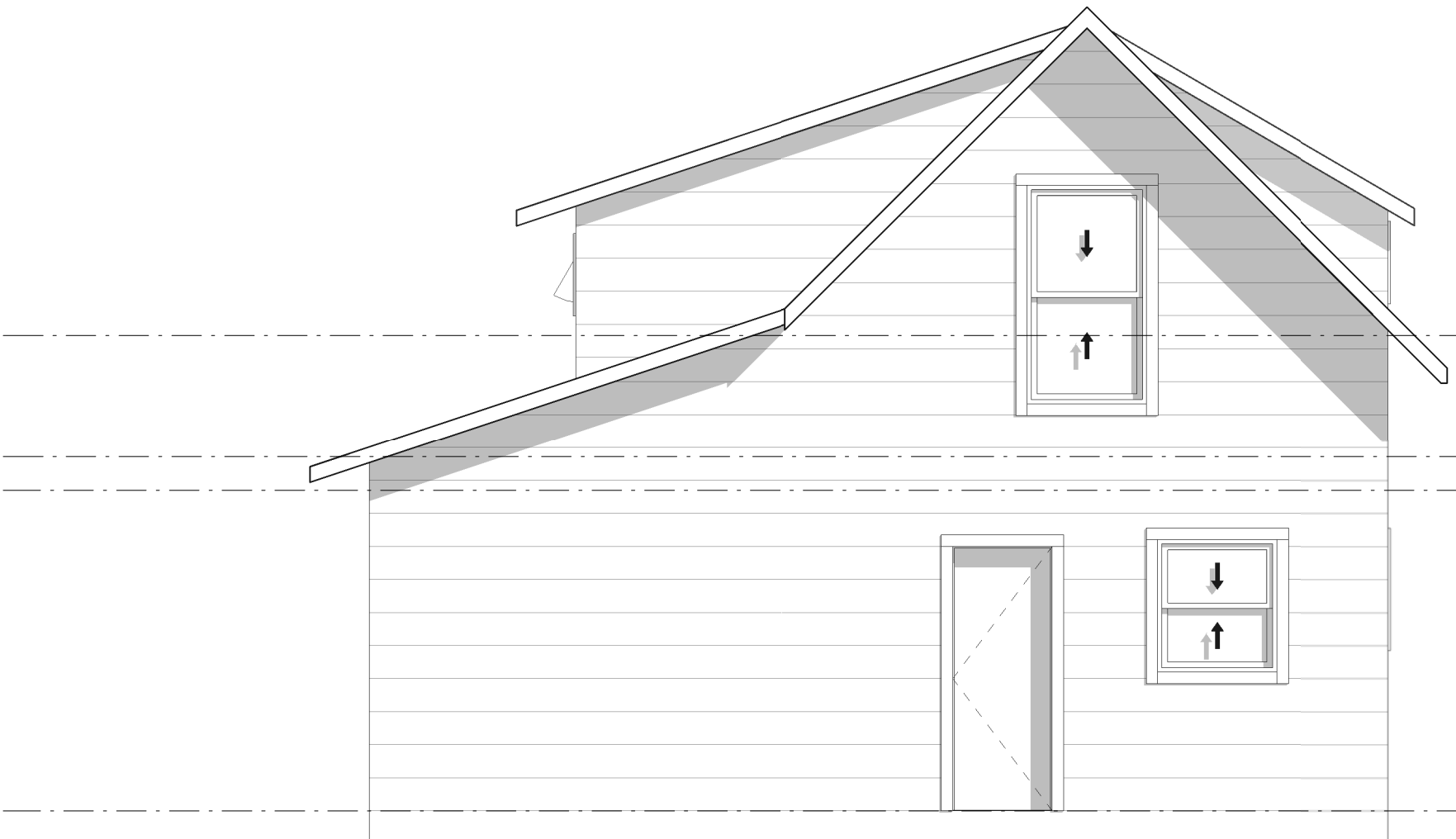
EXTERIOR FROM STREET

EXTERIOR FROM DRIVEWAY

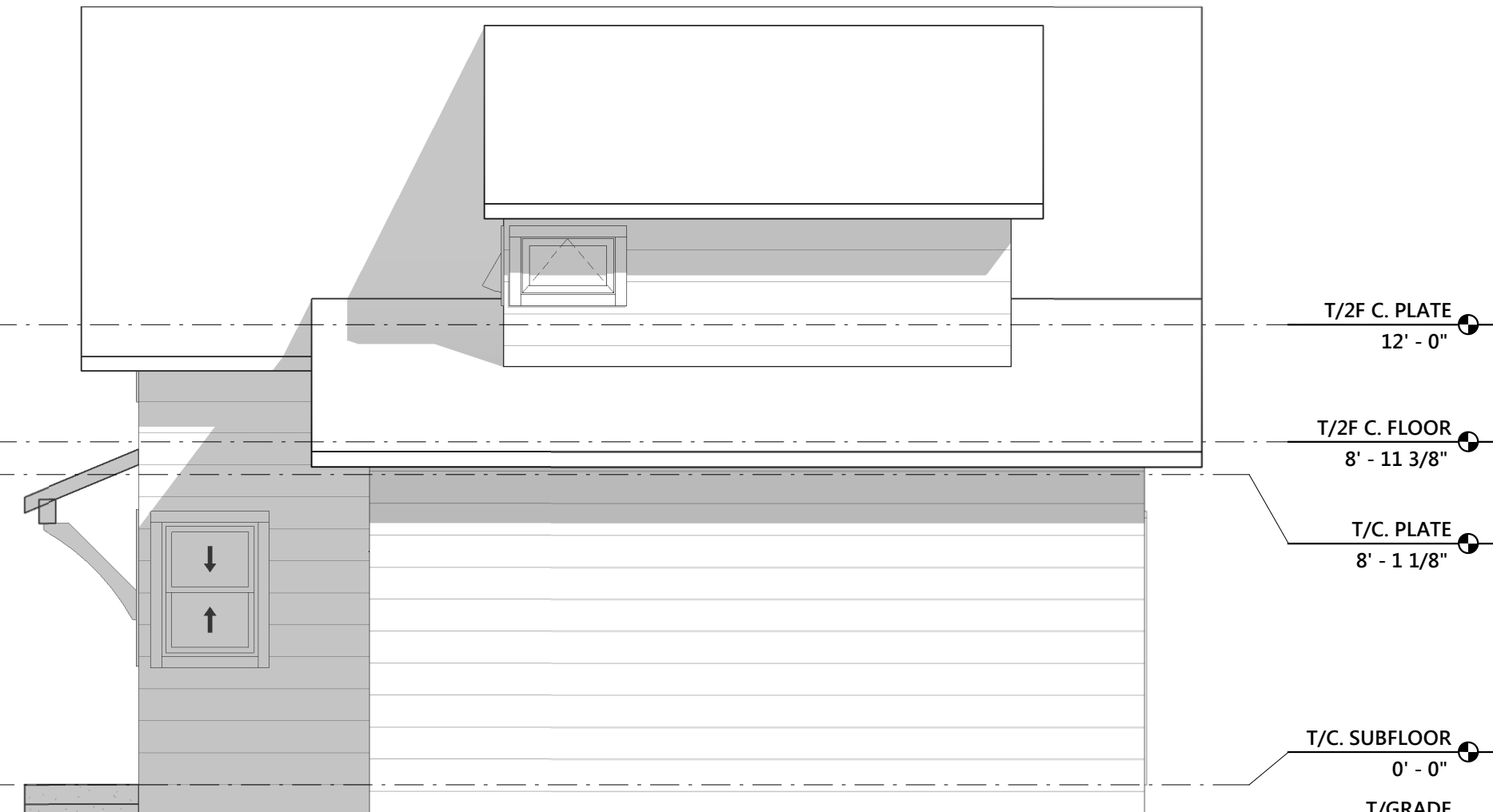
SITE PLAN WITH FLOOR PLAN
 1" = 10'-0"



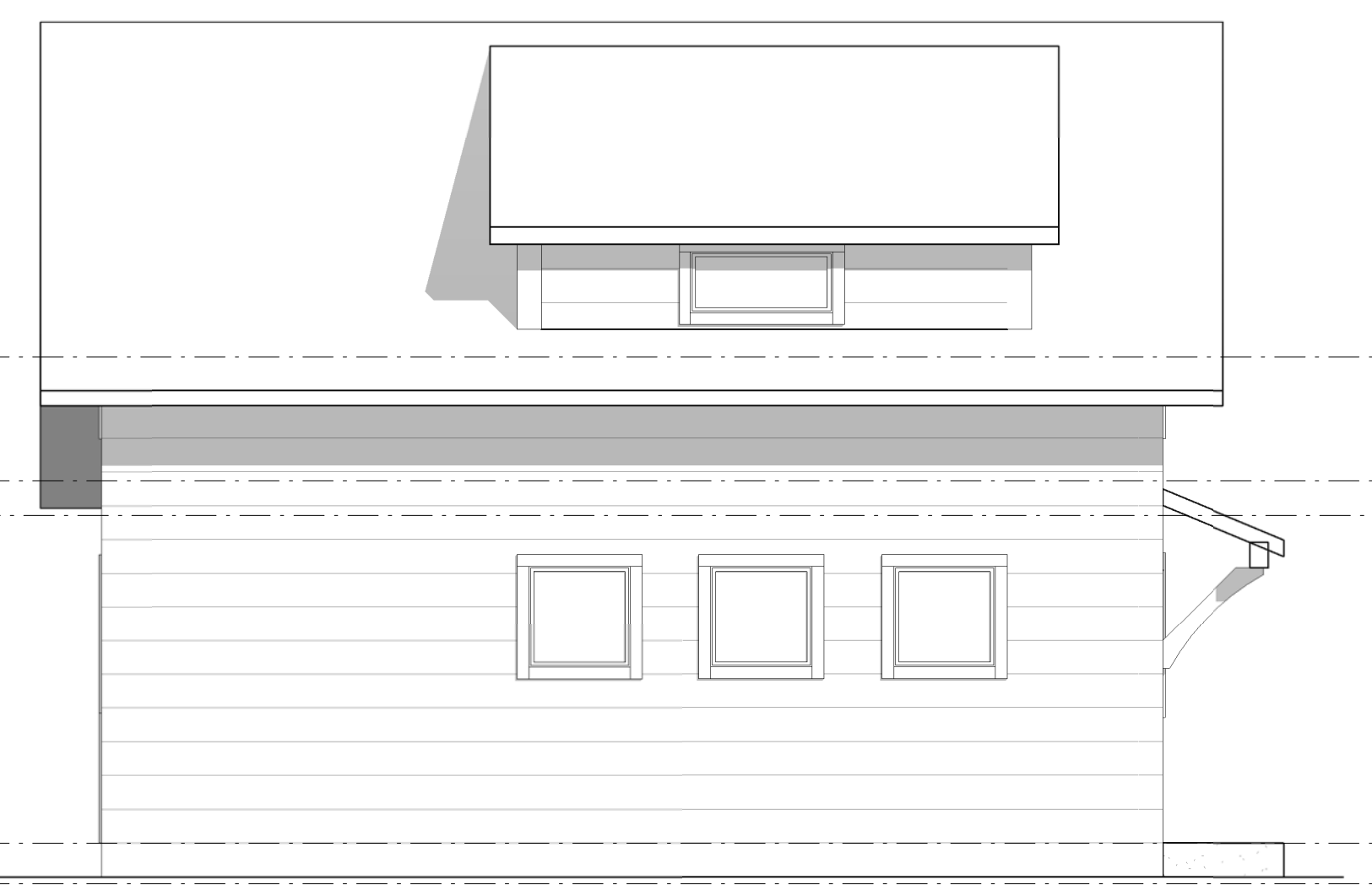
T/2F CARRIAGE FLOOR
 1/4" = 1'-0"



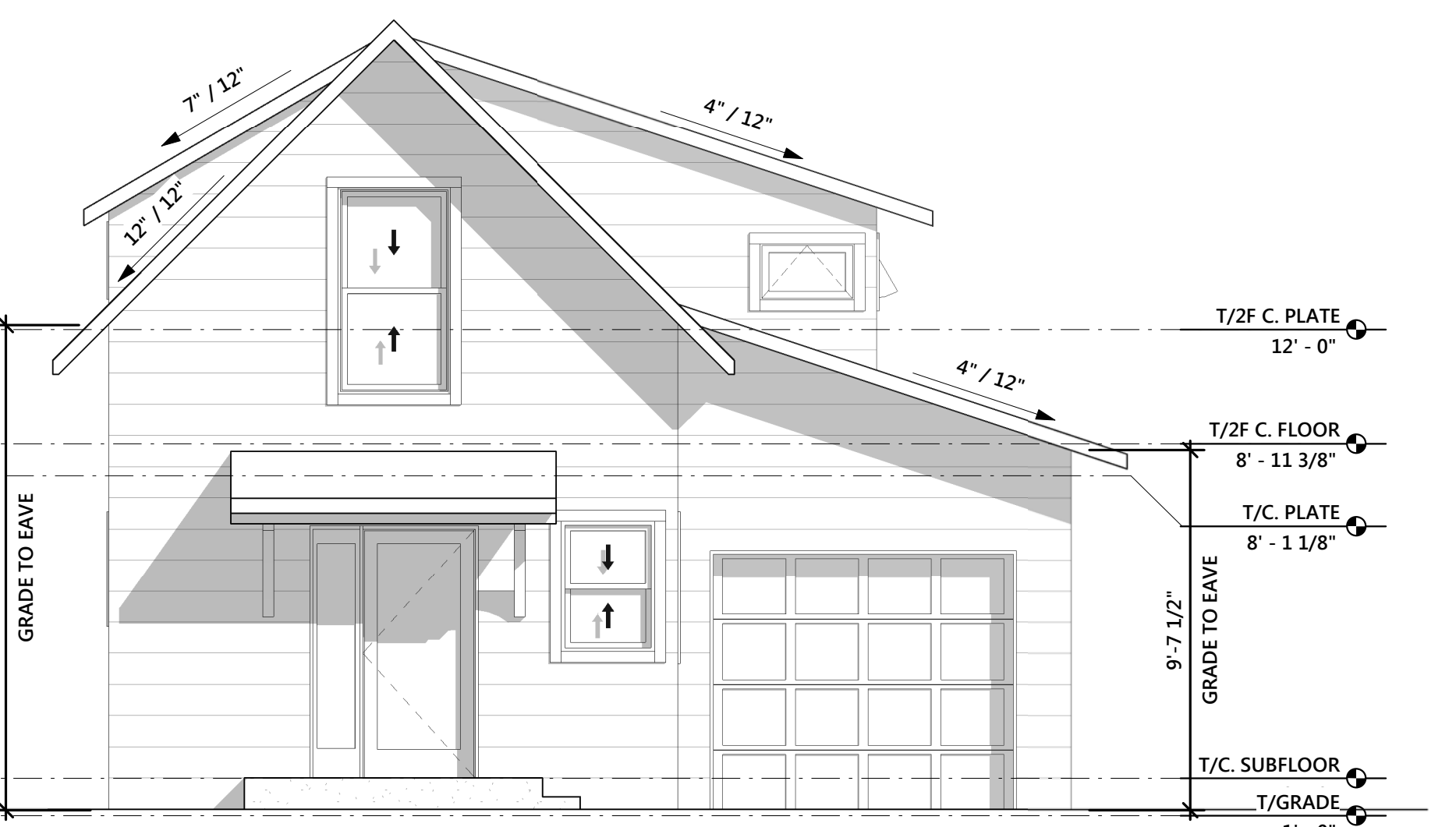
EAST (REAR) ELEVATION
 1/4" = 1'-0"



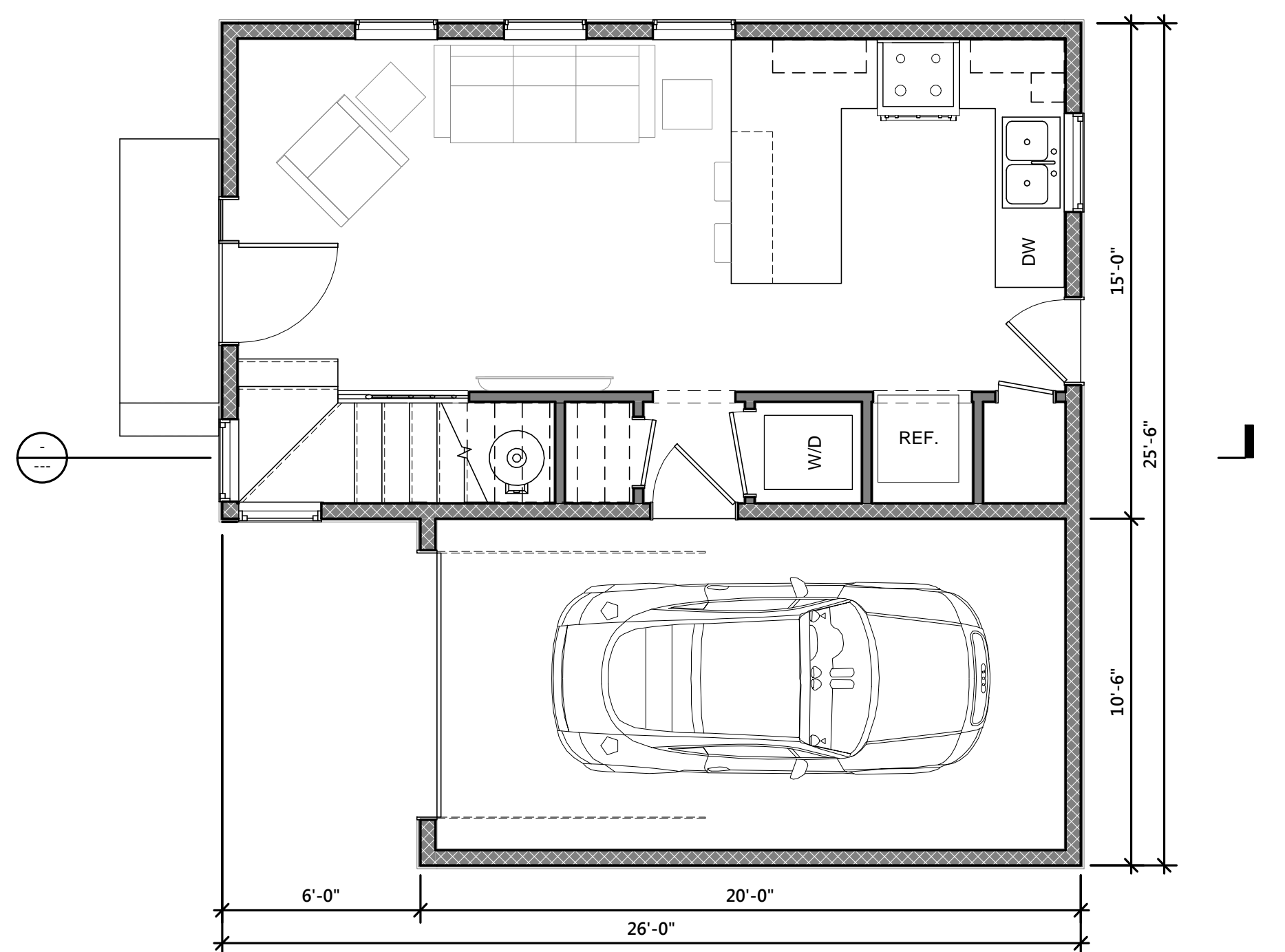
CARRIAGE SOUTH
 1/4" = 1'-0"



CARRIAGE NORTH
 1/4" = 1'-0"



FRONT (WEST) ELEVATION
 1/4" = 1'-0"



T/CARRIAGE SUBFLOOR
 1/4" = 1'-0"

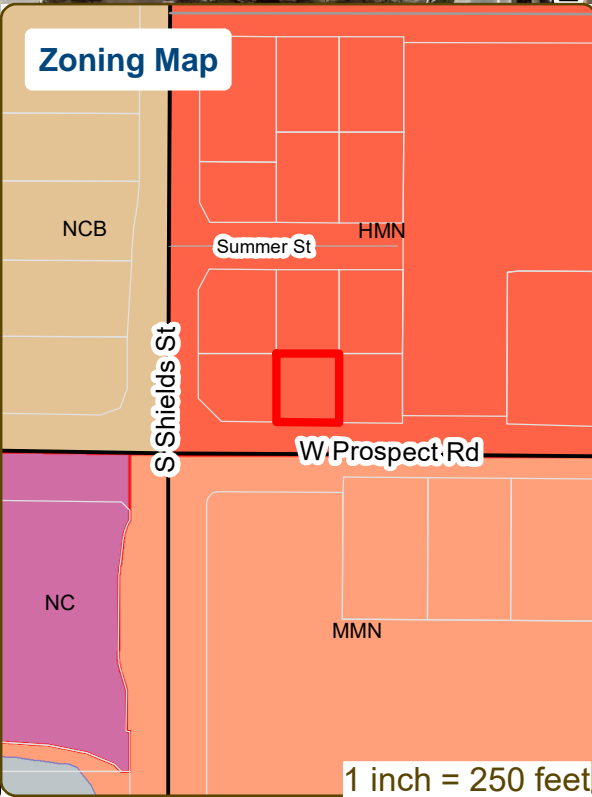
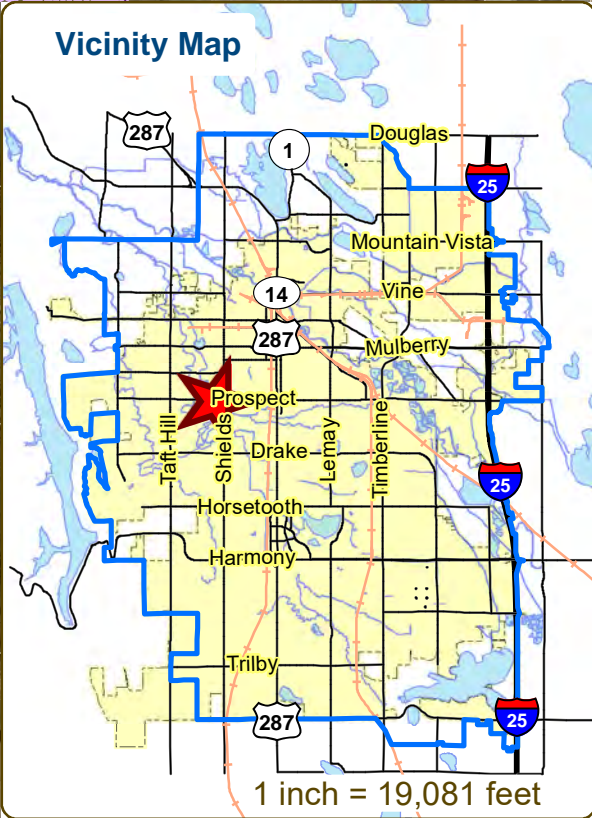
NOT FOR CONSTRUCTION
CONCEPTUAL REV
 NOT FOR CONSTRUCTION

DRAWN: Author
 CHECKED: Checker
 DATE: 04/25/2019

A9.0

1024 W Prospect Rd Extra Occupancy

Bennett Elementary



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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 _____

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If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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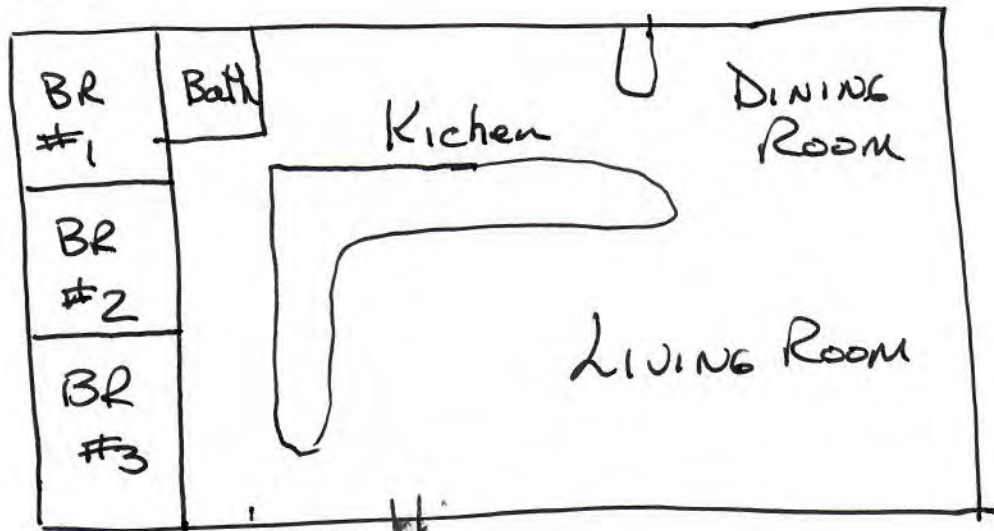
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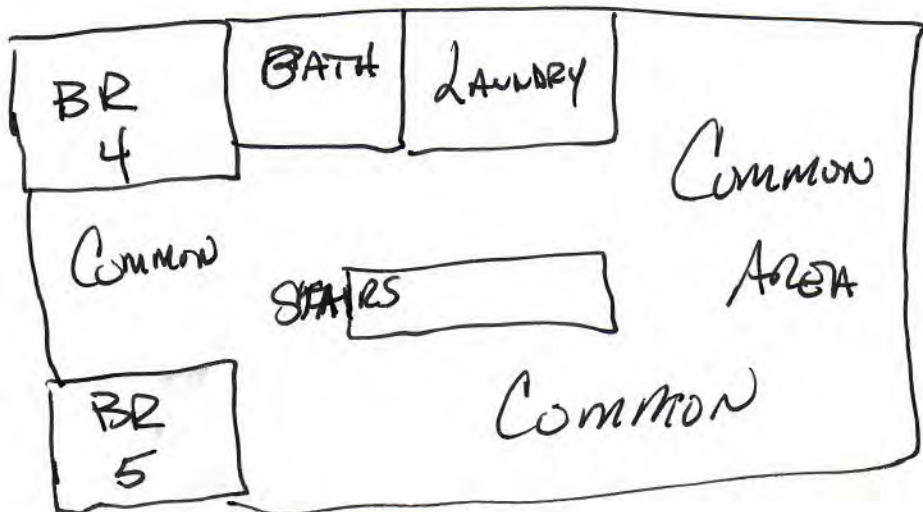
1024 W. PROSPECT ROAD

USE OF 5 BED ROOMS

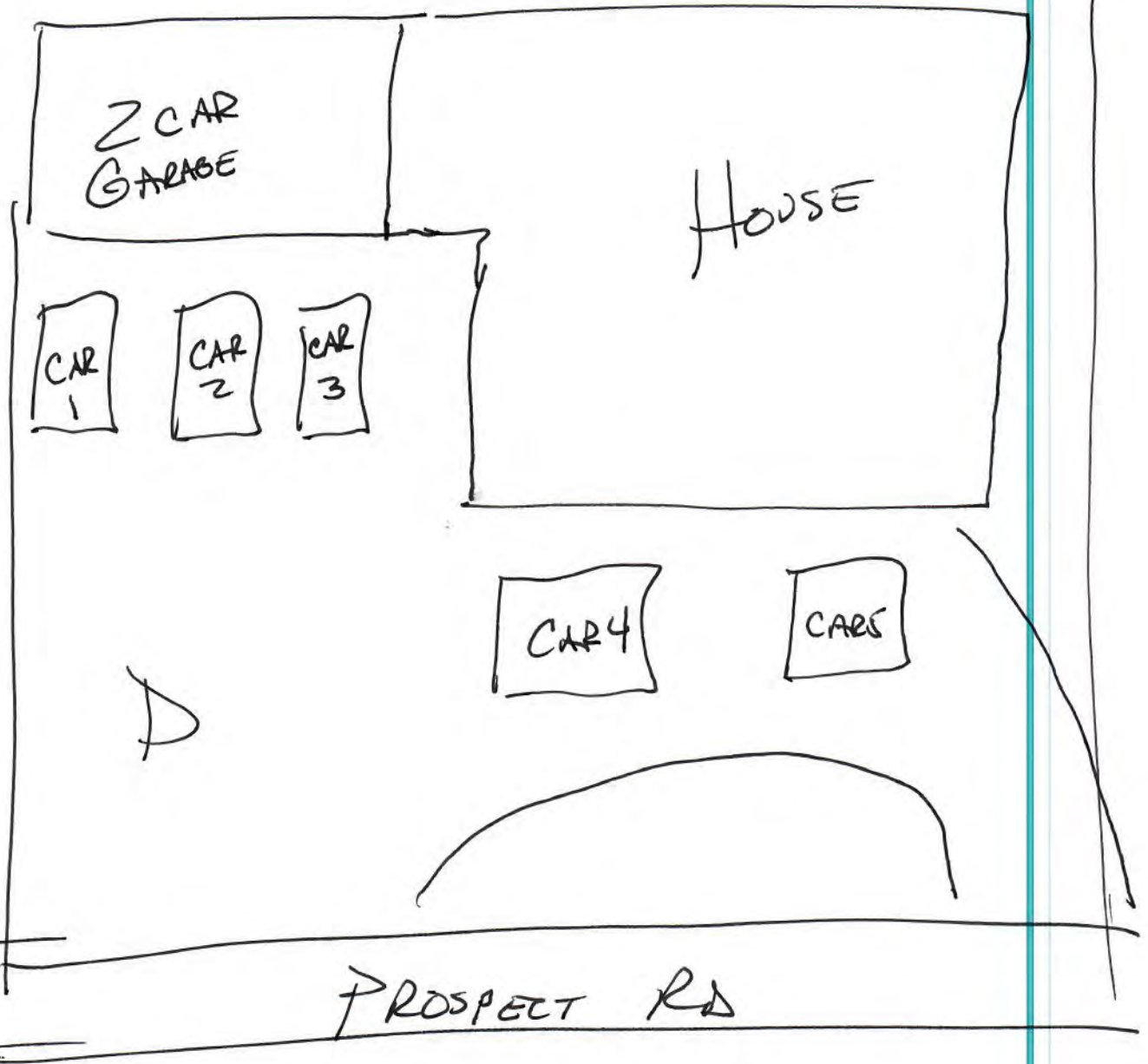
MAIN LEVEL



BASEMENT



1024 W. PROSPECT ROAD







1024

10K-333