

# Conceptual Review Agenda

Schedule for 6/06/19  
281 Conference Room A

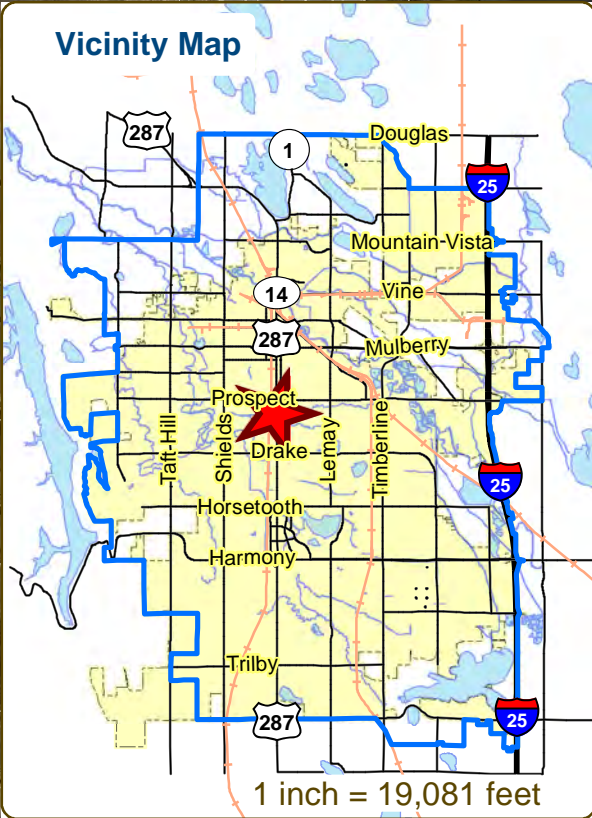
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## Thursday, June 6, 2019

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>1719 Mathews St</b> <b>CDR190046</b>	Devin Ferrey 970-691-1234 devin@fr-corp.com	This is a request to demolish an existing single-family dwelling and build a two-family dwelling at 1719 Mathews St (parcel #9724217038). Access is taken from Mathews St to the east and a rear alley to the west. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Shawna Van Zee Engineer: Katie Andrews DRC: Todd Sullivan
<b>10:15</b>	<b>College and Trilby</b> <b>Apartments</b> <b>CDR190047</b>	Ryan McBreen 970-409-3414 rmbreen@norris-design.com	This is a request to develop a multi-family project at 6301 S College Ave (parcel #9611400003). A total of 547 parking spaces will be provided. Access is taken from W Trilby Rd to the south with a new Mars Dr connection through the site. The property is within the General Commercial (C-G) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Brandy BH
<b>11:00</b>	<b>824 E Lincoln Ave</b> <b>CDR190048</b>	Matt Bailey 970-672-5320 mattbailey@odellbrewing.com	This is a request to convert the existing building into a microbrewery 824 E Lincoln Ave (parcel #9712109001). This is an expansion of the existing Odell Brewing Company to the west. Access is taken from E Lincoln Ave to the south. The property is within the Industrial (I) zone district and is subject to a Major Amendment.	Planner: Jason Holland Engineer: Morgan Uhlman DRC: Tenae Beane

# 1719 Mathews St Duplex

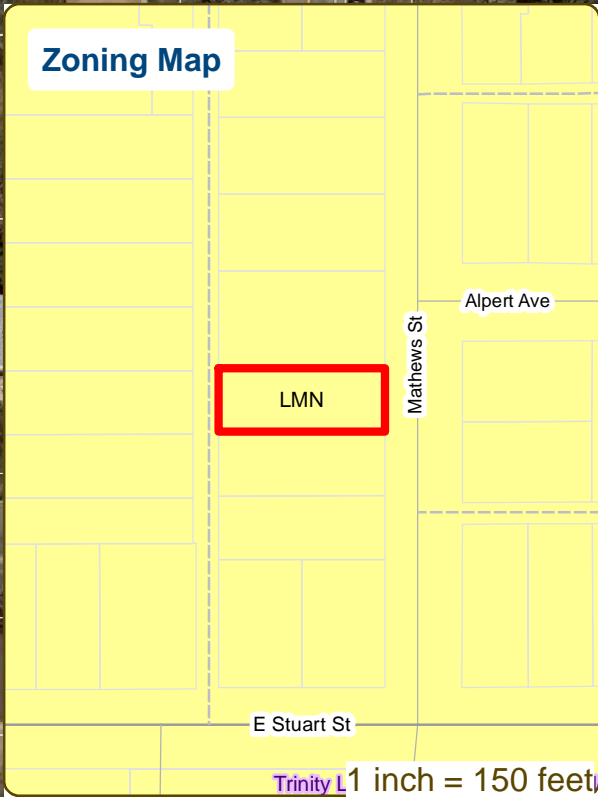
Vicinity Map



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) \_\_\_\_\_

Devin Ferrey, consultant \_\_\_\_\_

Business Name (if applicable) FR Development, Ltd. \_\_\_\_\_

Your Mailing Address 125 S. Howes 2nd Floor Fort Collins CO \_\_\_\_\_

Phone Number 970-691-1234 Email Address devin@fr-corp.com \_\_\_\_\_

Site Address or Description (parcel # if no address) 1719 Mathews \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Demolish existing SF home, build new duplex \_\_\_\_\_

Proposed Use single family attached 2 units Existing Use SF home \_\_\_\_\_

Total Building Square Footage 1,460 S.F. Number of Stories 1 Lot Dimensions 6,500 SF -- 50'x130' \_\_\_\_\_

Age of any Existing Structures 1954, remodeled 1992 \_\_\_\_\_

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 < 1,000 SF \_\_\_\_\_ S.F.

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

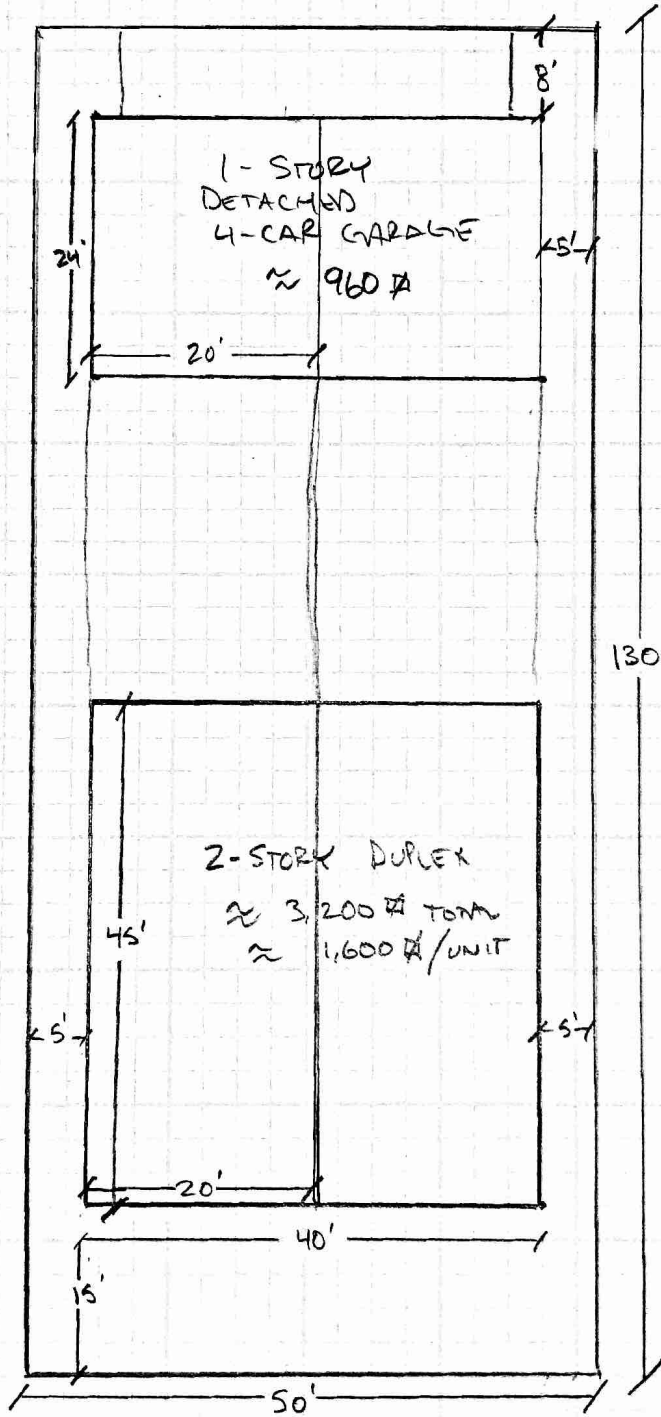
Suggested items for the Sketch Plan:

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?



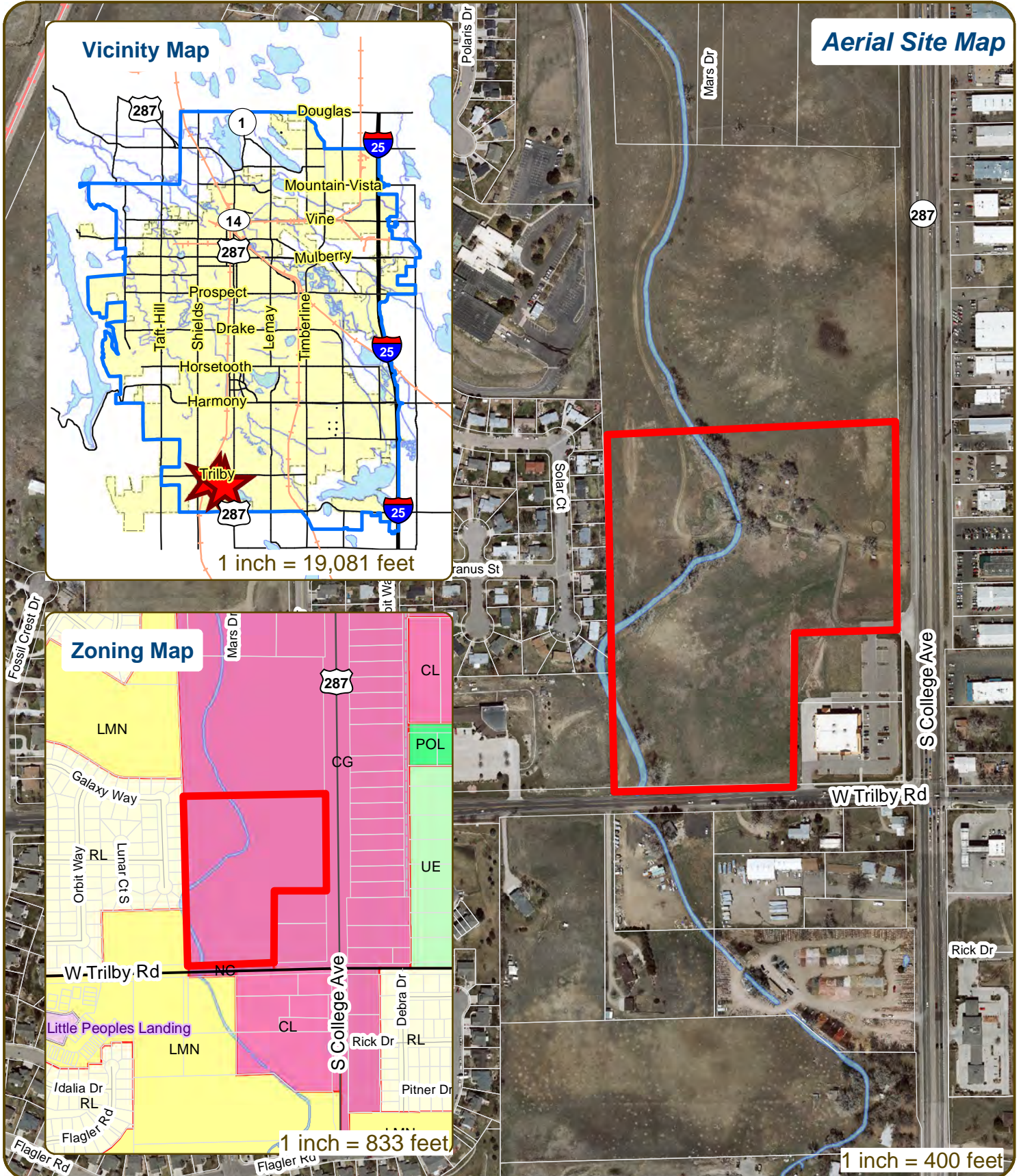
1719 MATHEWS  
CONCEPT SKETCH

ALLEY



MATHEWS STREET

# College and Trilby Apartments Multi-family



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Ryan McBreen (Applicant Representative)

Business Name (if applicable) Norris Design

Your Mailing Address 244 North College #130 Fort Collins, CO

Phone Number 970.409.3414 Email Address rmcbreen@norris-design.com

Site Address or Description (parcel # if no address) 6301 S College Avenue (#9611400003)

Description of Proposal (attach additional sheets if necessary) The applicant is planning to develop a multi-family residential apartment project. They are proposing from 300-330 units

Proposed Use Multi-Family Residential Existing Use Vacant - farm land

Total Building Square Footage TBD S.F. Number of Stories 4 max Lot Dimensions \_\_\_\_\_

Age of any Existing Structures N/A

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

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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 TBD (est. 40-60%) S.F.

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

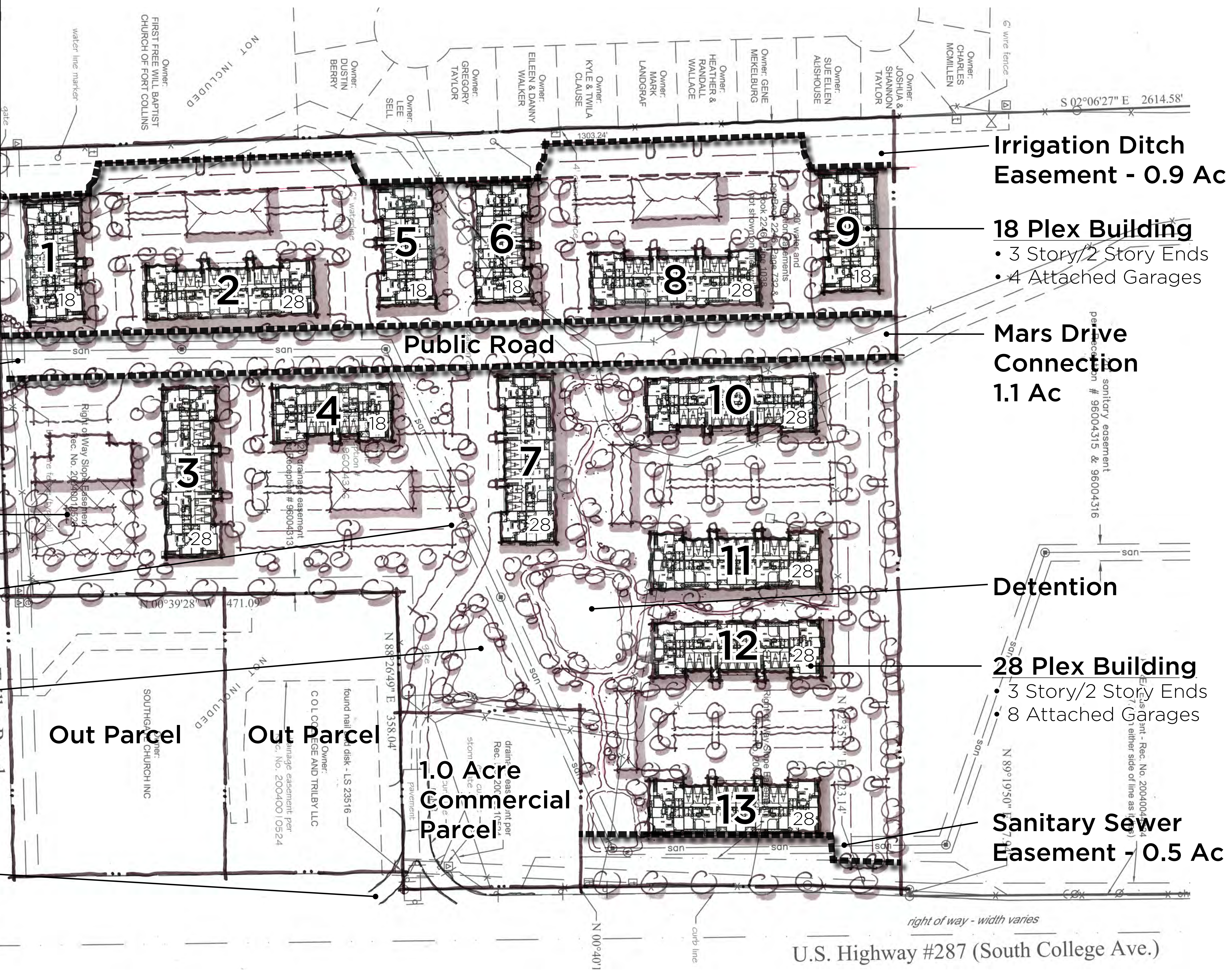
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### Overall Project Summary

Total # of Units	314	Units
Residential Acreage	17.7	Ac
Net Acreage	15.2	Ac
Net Density	20.6	Du/Ac
Parking Ratio	1.94	Sp/Du
Attached Garages	84	Spaces
Detached Garages	64	Spaces
Open Spaces	399	Spaces
Total = 547 Spaces = 1.74 Sp/Du		
Public Road (Mars Dr.) Spaces	61	Spaces
Total = 608 Spaces = 1.94 Sp/Du		
Tandem Spaces	84	Spaces
Total = 692 Spaces = 2.2 Sp/Du		



Primary Entry

Clubhouse/Leasing w/ Pool Amenity

Sanitary Sewer Easement

Detention

Secondary Entry  
• Right In / Right Out

Irrigation Ditch Easement - 0.9 Ac

**18 Plex Building**  
• 3 Story/2 Story Ends  
• 4 Attached Garages

Mars Drive Connection  
1.1 Ac

Detention

**28 Plex Building**  
• 3 Story/2 Story Ends  
• 8 Attached Garages

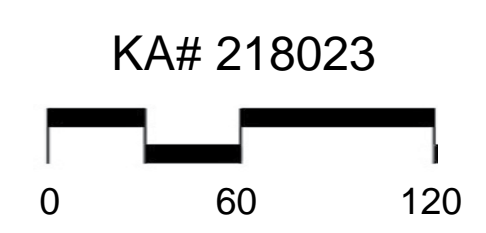
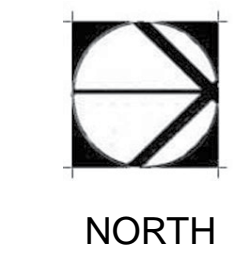
Sanitary Sewer Easement - 0.5 Ac

Conceptual Site Plan

# COLLEGE & TRIBBY APARTS

FORT COLLINS, CO

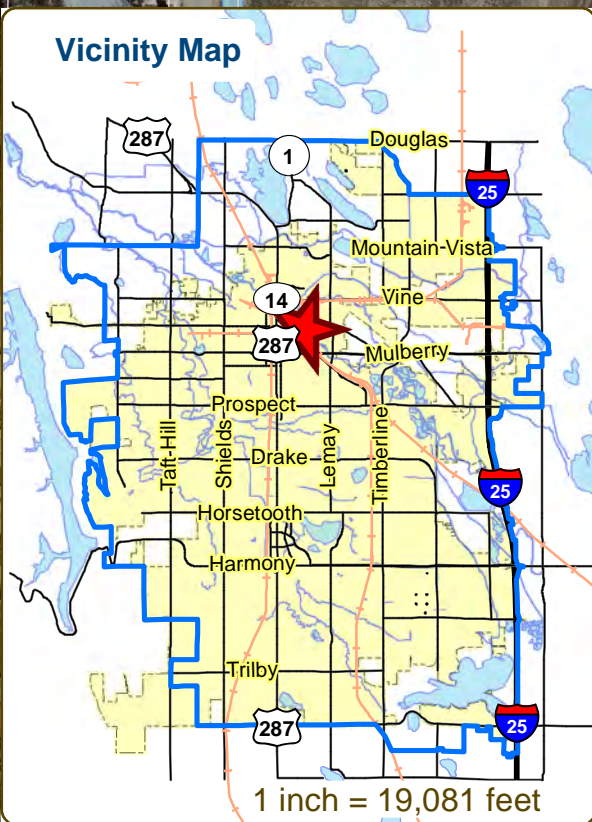
4.2.2019





# 824 E Lincoln Ave Major Amendment

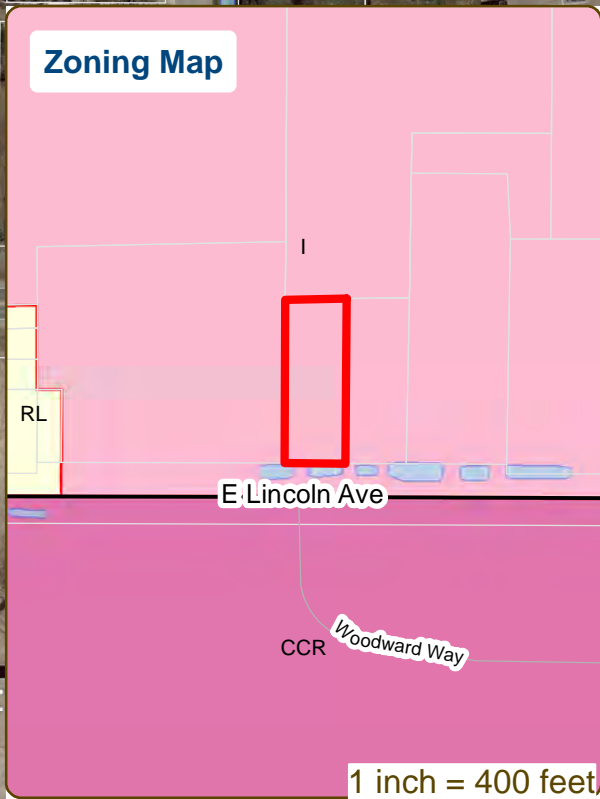
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Aerial Site Map



Zoning Map



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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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5-16-19

Planning and Development Review  
City of Fort Collins  
281 N. College Ave.  
Fort Collins, Colorado 80524

Subject: 824 East Lincoln Ave. Conceptual Review

1) Re: Project Narrative

- a) What are you proposing/use?
  - Remodel of existing building and patio.
    - i. Storage, Blending, and Packaging
    - ii. Serve customers in tasting room
    - iii. Serve Coffee in the morning hours
    - iv. Serve pre-packaged breads, cheeses, and meats in tasting room
- b) What improvements and uses currently exist on the site?
  - Current use is storage, blending, and packaging of beer
  - Previous use was show room and public access when used as “Fort Collins Monument and Stone”
- c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
  - No change in existing access/configuration to property
    - i. Automotive entrance off of Lincoln Ave.
    - ii. Pedestrian access off Lincoln Ave. sidewalk
    - iii. Parking access on south side of property
- d) Describe site design and architecture.
  - Pre-engineered metal building
  - Industrial
- e) How is your proposal compatible with the surrounding area?
  - Identical, Patrick Subdivision was developed in the mid-1970s as other industrial structures along the Lincoln Corridor
- f) Is water detention provided? If so, where? (show on site plan)
  - Yes, shown in Appendix A
- g) How does the site drain now (on and off site)? Will it change? If so, what will change?
  - Via detention pond, running north – south between 800 East Lincoln ave. and 824 East Lincoln ave.
  - No changes proposed
- h) What is being proposed to treat run-off?
  - None
- i) How does the proposal impact natural features?
  - No impact to natural features. We plan on keeping all trees, only updating small shrubs from evergreens to traditional zero-scaping.
- j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
  - No fire sprinklers currently exist
  - No plans to add fire sprinklers
- k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?





- None
  - l) Have you previously submitted an application?
    - No
  - m) What specific questions, if any, do you want addressed?
    - Identify review process and requirements for remodel of tasting room to serve customers in the mornings and evenings as an accessory use.
    - Identify parking and ADA parking requirements for square footage of the tasting room.
- 2) Re: Site Plan
- a) Project site boundary and adjacent property uses
    - a. Please see Appendix A
  - b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
    - a. Please see Appendix A.
  - c) Existing and proposed landscaping (Will trees be removed?)
    - a. Please see Appendix B
  - d) Existing and proposed buildings (Will they remain? If they will change, how?)
    - a. Yes, all building to remain.
  - e) Existing natural features (Will these be impacted by the proposal?)
    - a. No change
  - f) On and off site improvements
    - a. No change.
  - g) Location of detention, drainage and water quality features
    - a. No change.
  - h) Emergency vehicle access and fire hydrant locations
    - a. No change.

Appendix A, is a conceptual Site plan outlining the proposed uses for different components of the existing building.

Appendix B, is existing and conceptual example of landscaping.

Sincerely,

Matthew Bailey, Maintenance and Engineering Manager  
Odell Brewing Company  
800 E. Lincoln Ave.  
Fort Collins, CO. 80524





*Appendix A:  
Conceptual Site Plan*









*Appendix B:  
Existing and Proposed Landscaping*





**Existing condition**



**Proposed Concept**

