

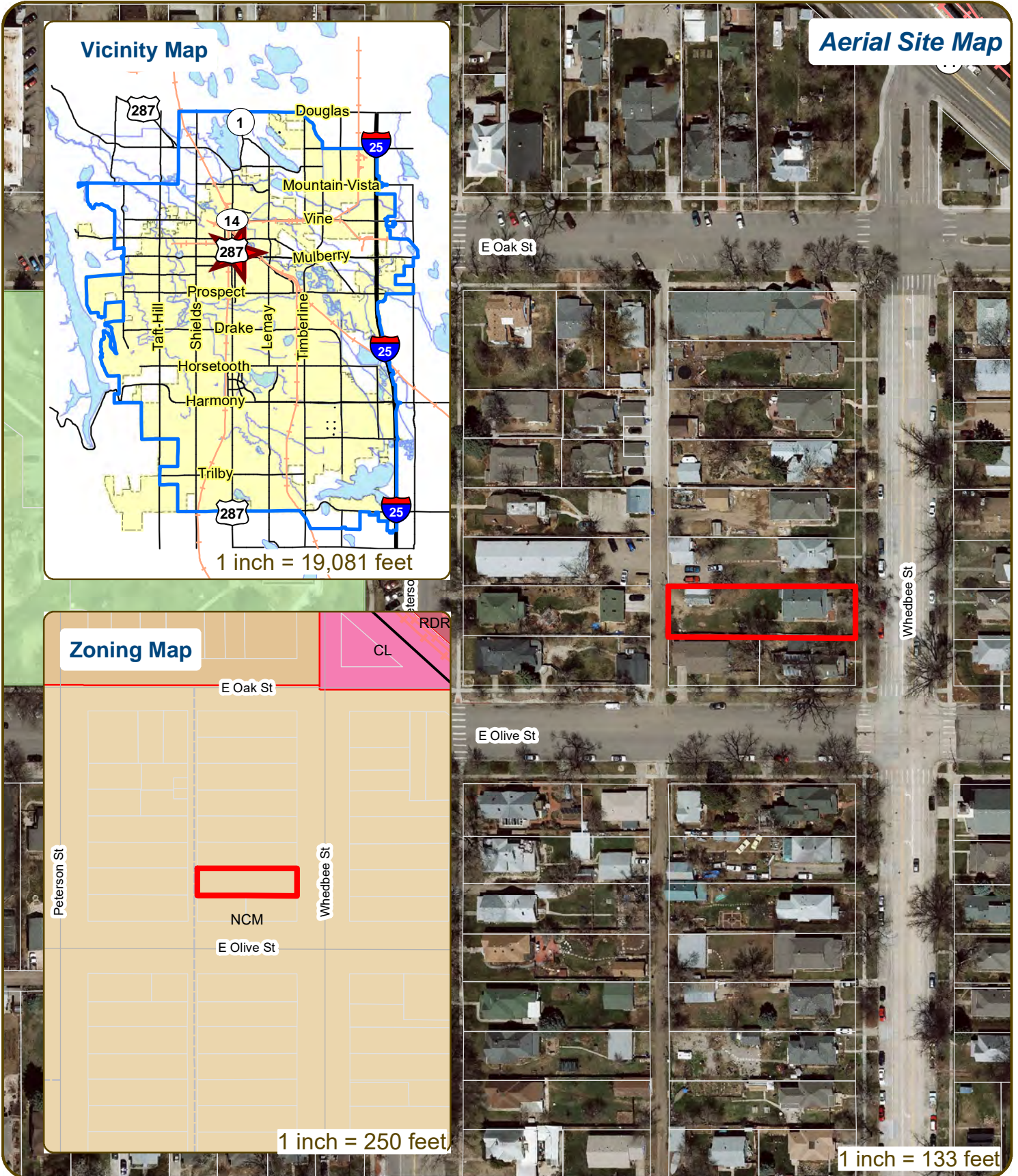
Conceptual Review Agenda

Schedule for 6/20/19
281 Conference Room A

Thursday, June 20, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	225 Whedbee St Carriage House CDR190051	David Kaplan 970-682-8363 dave@elevateddesignbuild.com	This is a request to build a carriage house at 225 Whedbee St (parcel #9712322001). Access is taken from Whedbee Street 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 Administrative (Type 1) Review. Address: 225 Whedbee St.	Planner: Kai Kleer Engineer: Katie Andrews DRC: Brandy BH
10:15	335 E Magnolia St Multi-family CDR190052	Jordan Obermann 970-412-9777 jordan@forgeandbow.com	This is a request to demolish an existing single-family dwelling and build a multi-family dwelling at 335 E Magnolia St (parcel #9712332021). Access is taken from E Magnolia St to the north and a rear alley to the south. Seven off-street parking spaces are proposed in the rear of the lot. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan
11:00	402 W Laurel St Fraternity/Sorority House CDR190053	Michel Williams 303-298-1122 mwilliams@sennlaw.com	This is a request for a change of use at 402 W Laurel St from a multi-family dwelling to a fraternity/sorority house (parcel #9714125001). No site changes are proposed. A total of 39 off-street parking spaces are provided. Access is taken from an alley to the north connecting to S Meldrum St to the east. The property is within the Neighborhood Conservation, Buffer (N-C-B) zone district and is subject to a Major Amendment.	Planner: Ryan Mounce Engineer: Marc Virata DRC: Tenae Beane

225 Whedbee St Carriage House



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CONCEPTUAL REVIEW: APPLICATION

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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.

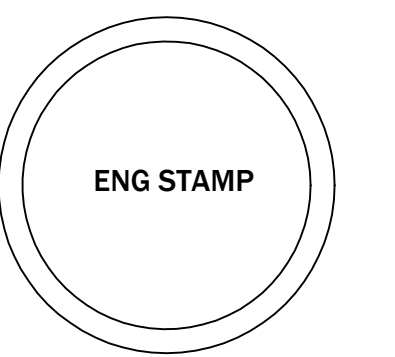
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

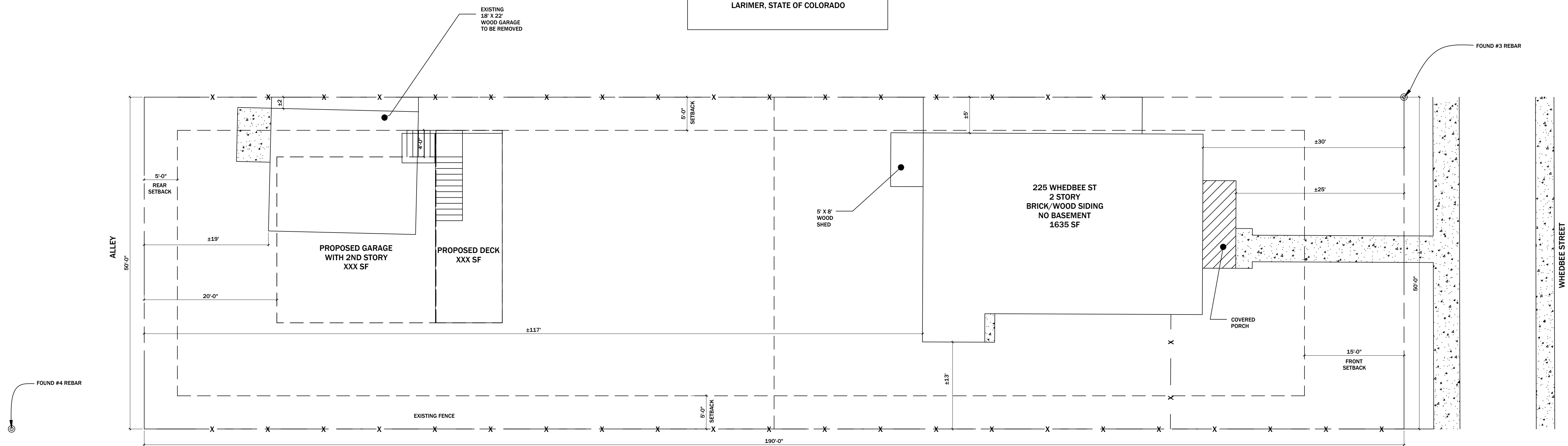
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



ELEVATED DESIGN BUILD
 413 LILAC LN
 FORT COLLINS, CO 80524
 © 2019



225 WHEDBEE STREET,
 FORT COLLINS, CO 80524
 THE NORTH HALF OF LOT 1, BLOCK 152,
 CITY OF FORT COLLINS, COUNTY OF
 LARIMER, STATE OF COLORADO



SHEET TITLE:
SITE PLAN

PROJECT:
**BAKER GARAGE
 225 WHEDBEE STREET
 FORT COLLINS, CO 80524**

ISSUE SET:
**CONCEPTUAL
 DESIGN**

DRAWING DATE:
4/3/19

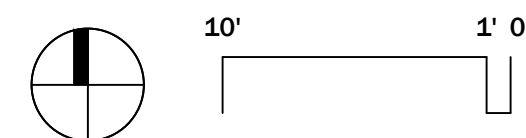
REVISIONS:	DATE:
1	X/X/XX
2	
3	
4	

DRAWN BY: **FL** CHECKED BY: **DK**

FILE NAME:
**BAKERGARAGE
 2.26.19**

SCALE:
1/8" = 1'-0"

SHEET NO:
A.2
 2 of 12

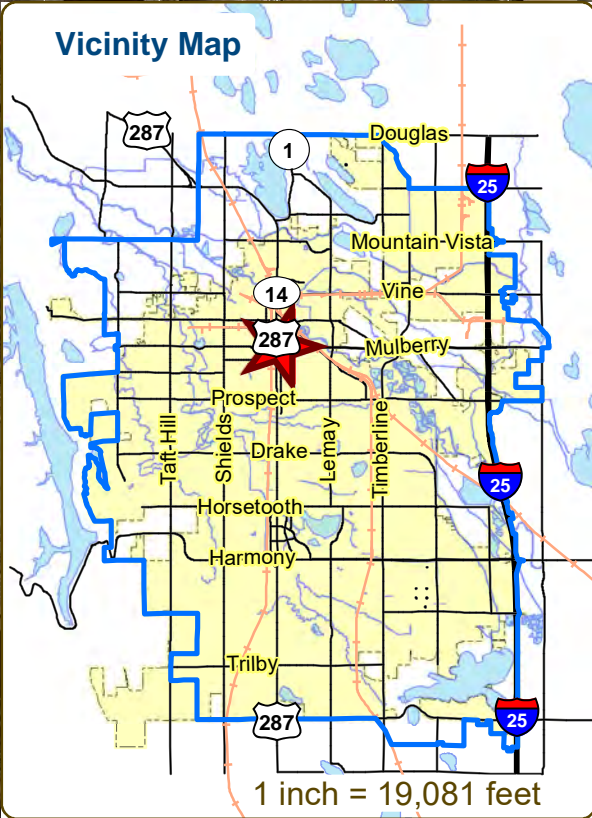


SITE PLAN

SCALE: 1/8" = 1'-0"

335 E Magnolia St Multi-family

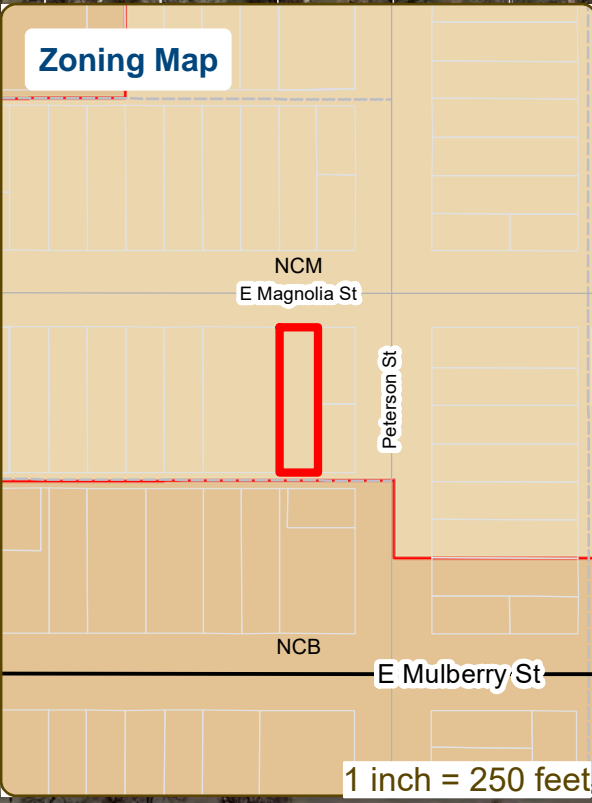
Vicinity Map



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) Jordan Obornen - Consultant / GC

Business Name (if applicable) Property Inc DBA Forge + Bow Dwellings

Your Mailing Address 116 N College Ave Suite 9, 80524

Phone Number 970-412-9777 Email Address jordan@forgeandbow.com

Site Address or Description (parcel # if no address) 335 E Magnolia St - FC 80524

Description of Proposal (attach additional sheets if necessary) * Scrape + build 4-Plex

Proposed Use Residential Existing Use Residential

Total Building Square Footage 3800 S.F. Number of Stories 2 Lot Dimensions 50 x 190

Age of any Existing Structures 50+

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 + 1000 min for concrete parking 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?

Description of Work**335 E Magnolia****Fort Collins, CO 80524****Owners: Ian and Beth Weber****Contractor: Forge+Bow Dwellings**

Currently sitting on a 9,500 square foot lot is a simple single-story ranch home that is in a fairly significant state of disrepair. Additionally, it sits in the shadow of a large, two story apartment building making it undesirable for home owners or investors to spend much money fixing up the home.

Our group, comprised currently of Ian and Beth Weber of Fort Collins, Jordan and Annie Obermann of Fort Collins (PropertyInc), and Greg Orr of Fort Collins, desire to improve the lot by scraping the house and reconstructing a two story, 4 unit apartment or condo complex. Though it is yet to be determined whether or not these units will be listed for sale individually, or kept as an investment property generating rental income, most of the zoning, planning, and construction techniques will stay the same.

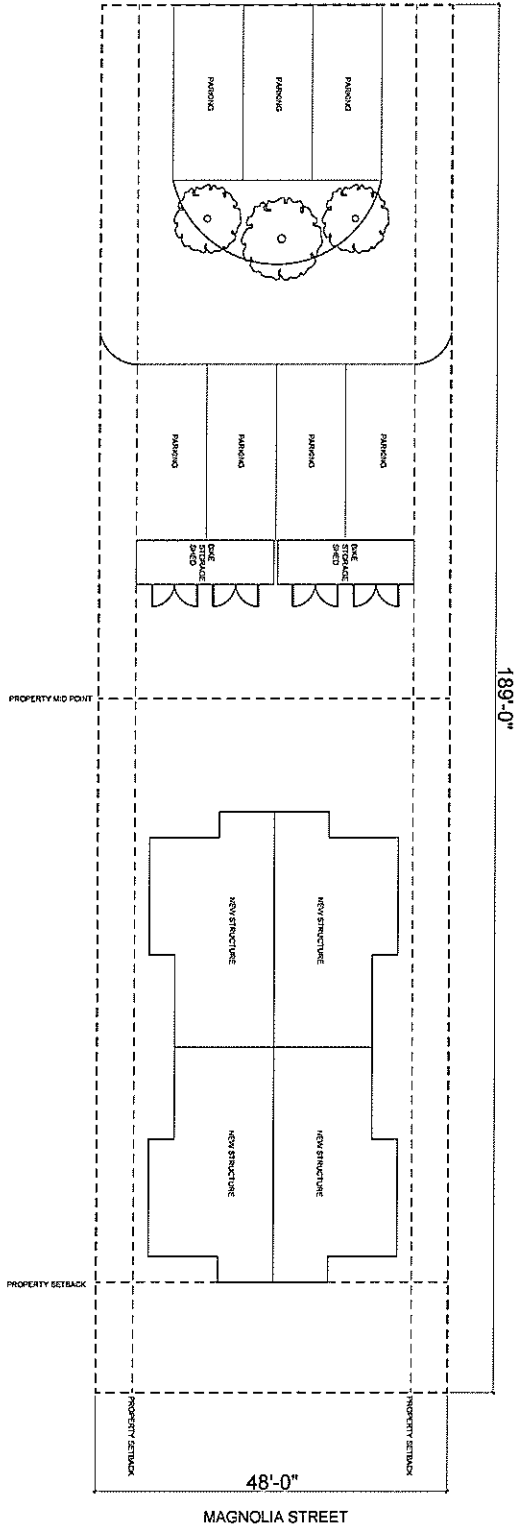
The goal is to not only create a financially feasible project, but also to help solve a greater problem. It seems that most downtown residential projects these days, especially attached dwellings, become available only for sale, and at quite a high price point at that (\$700,000+). It seems that most developers are focused on these large-scale buildings, containing 8+ units, that end up being very expensive, and very disruptive to the surrounding neighbors. Our hope is that we can build something that doesn't dwarf its neighbors (though on this lot that isn't necessarily a problem), provides a lower priced option (while keeping quality and the aesthetic appeal that Forge + Bow is known for) for those looking to either buy or rent in Old Town, and to add some Green features that the future owners/tenants, community, and city can be proud about.

In order to do this, we will need to maximize the 40% allowable square footage ratio (3800+250), constructing units that have 2 bedrooms, and 3 bathrooms. Additionally, we'd like to construct a "solar garage." By doing this not only do we provide enough space so that each unit (2 bedrooms) can have one garage space, but it will be equipped with solar panels to provide both lighting for the property, as well as electric car charging ports. With NCM guidelines in mind, we respectfully ask that you grant us permission to build this detached, energy producing structure without it cutting into our allowable building footprint.

Thanks for your consideration and I look forward to discussing this project with you more at our Conceptual Review Meeting.

Jordan Obermann

SITE PLAN



MAGNOLIA STREET

A0.1 SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">DATE</td> <td style="font-size: 8px;">BY</td> <td style="font-size: 8px;">REVISION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	BY	REVISION				<p>FORGE + BOW DWELLINGS</p>	<p>PROJECT # 335 E MAGNOLIA ST FORT COLLINS, CO 80524</p>	
DATE	BY	REVISION								
<p>COPYRIGHT DISCLAIMER: THIS DRAWING IS THE PROPERTY OF FORGE+BOW DWELLINGS. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN ANY MANNER REPRODUCE OR TAKE ADVANTAGE OF THE DRAWINGS OR ANY PART OF THEM PRIOR TO OUR WRITTEN CONSENT. ALL RIGHTS RESERVED. CONCEPTUAL DRAWINGS. NOT INTENDED FOR BUILD.</p>										

Google Maps 332 E Magnolia St

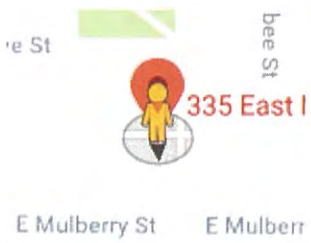


Image capture: Apr 2016 © 2019 Google

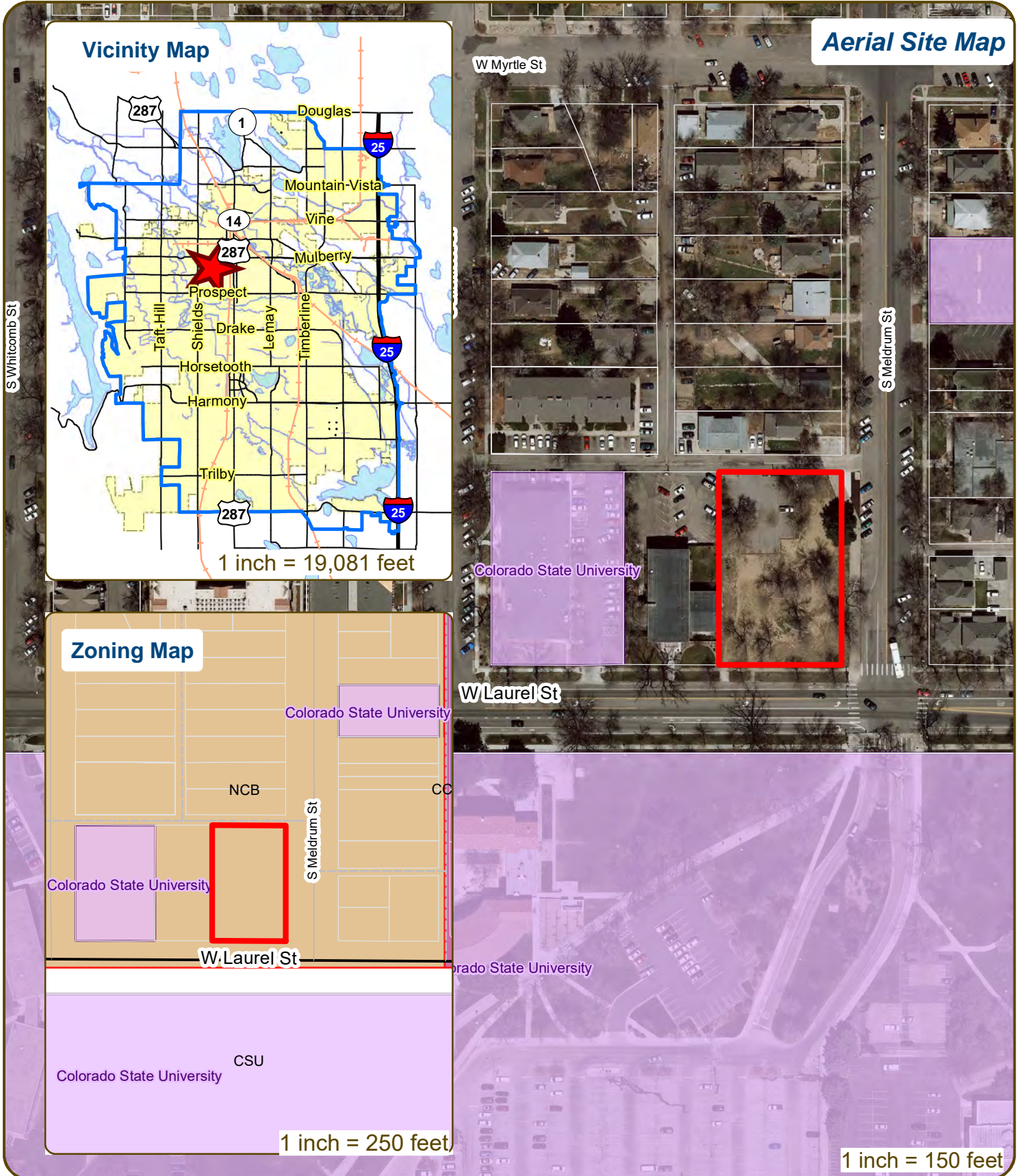
Fort Collins, Colorado



Street View - Apr 2016



402 W Laurel St Fraternity/Sorority House



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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) _____

Dan Corah (Chief Real Estate Officer to Owner); Michel Williams (Consultant); Nick Haws (Consultant)

Business Name (if applicable) West Rants Fort Collins, LLC (Owner)

Your Mailing Address 1700 Lincoln Street, Suite 4300, Denver, CO 80203

Phone Number 303-298-1122 Email Address mwilliams@sennlaw.com

Site Address or Description (parcel # if no address) 402 West Laurel Street, Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) _____

Change of use, under the N-C-B Section of the Land Use Code 4.9(B)(3)(a)(1), from Type 1 (Administrative review approved as a multi-family dwelling) to Type 2 (Review by the Planning and Zoning Board for Fraternity/Sorority housing)

Proposed Use Fraternity/Sorority Housing Existing Use Multi-family Dwelling

Total Building Square Footage 22,990 S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures 4 years (Built from 2014)

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 what risk level? Moderate

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

Increase in Impervious Area N/A 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 USE CHART

EXISTING ZONING	NCB
-----------------	-----

DENSITY			
GROSS		NET	
GROSS AREA	51,616 SF (1.18 AC)	NET AREA	30,797 SF (.71 AC)
TOTAL DWELLING UNITS	15	TOTAL DWELLING UNITS	15
GROSS DENSITY	12.7 DU/AC	NET DENSITY	21.1 DU/AC

AREA COVERAGE			
GROSS		NET	
BUILDING COVERAGE	7,476 SF 14%	BUILDING COVERAGE	7,476 SF 24%
DRIVES AND PARKING (EXCLUDES PUBLIC ROW)	12,416 SF 24%	DRIVES AND PARKING	12,416 SF 40%
OPEN SPACE AND LANDSCAPE (EXCLUDES PUBLIC ROW)	6,989 SF 14%	OPEN SPACE AND LANDSCAPE	6,989 SF 23%
HARDSCAPE (EXCLUDES PUBLIC ROW)	3,916 SF 8%	HARDSCAPE (WALKS & PLAZAS)	3,916 SF 13%
**PUBLIC STREET RIGHT-OF-WAY	20,819 SF 40%	PUBLIC STREET RIGHT-OF-WAY	0 0%
HARDSCAPE	4,667 SF	TOTAL NET COVERAGE	30,797 SF (.71 AC) 100%
DRIVES AND PARKING	13,161 SF		
LANDSCAPE	2,991		
TOTAL GROSS COVERAGE	51,616 SF (1.48 AC) 100%		

DWELLING UNIT BREAKDOWN		
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS
ONE BEDROOM UNITS	2 (14%)	2
TWO BEDROOM UNITS	5 (33%)	10
THREE BEDROOM UNITS	3 (20%)	9
FOUR BEDROOM UNITS	5 (33%)	20
TOTAL	15 (100%)	41

FLOOR AREA RATIO	
LOT 1	
BUILDING AREA	22,990 SF
LOT AREA	30,797 SF
FLOOR AREA RATIO	.75

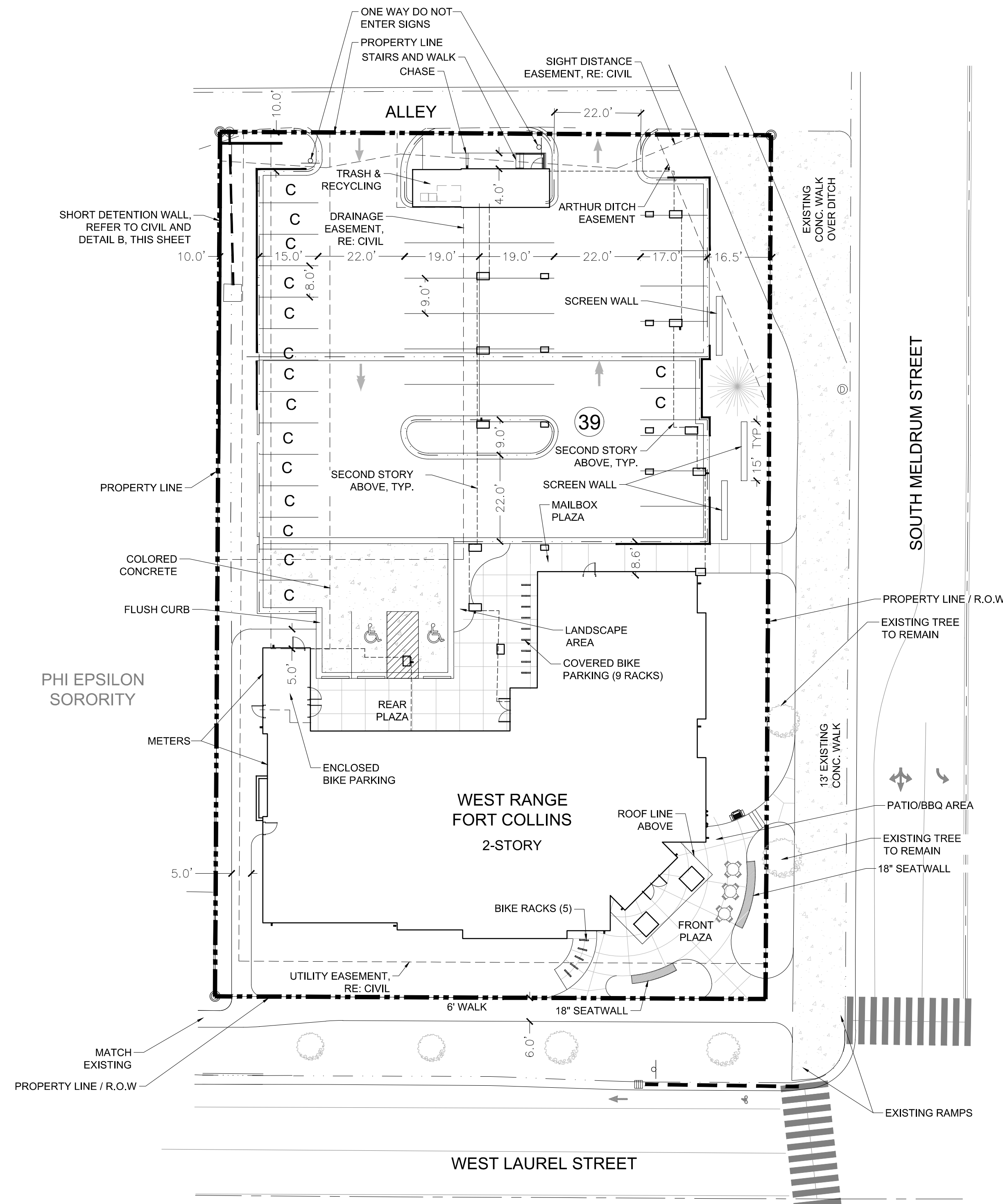
HOUSING TYPES	
MULTI-FAMILY / GREEK HOUSING	

BUILDING HEIGHT		
BUILDING 01	MAXIMUM HEIGHT	STORIES
	39'	2

PROJECT PARKING		
	PROVIDED	*REQUIRED
STANDARD SPACES	21	0*
COMPACT SPACES	16	0
HANDICAP	2	0
TOTAL	39	0*

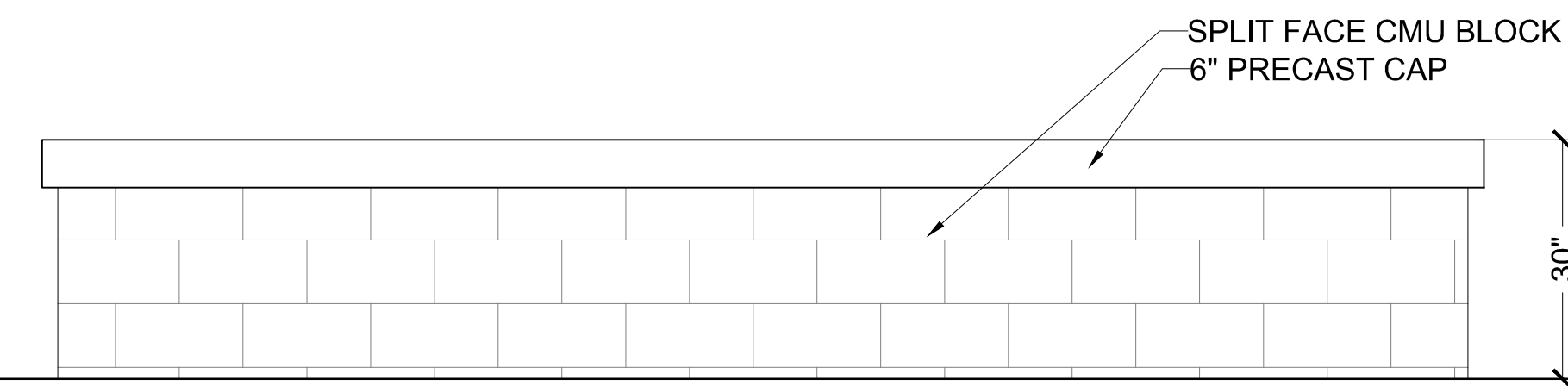
* THE PROJECT IS LOCATED WITHIN THE TRANSIT-ORIENTED DEVELOPMENT (TOD) OVERLAY DISTRICT WHICH DOES NOT REQUIRE PARKING.

BICYCLE PARKING		
	PROVIDED	REQUIRED *
BICYCLE SPACES	42	41 (1 PER BEDROOM)
ENCLOSED	25 (11 COVERED)	25 (60%)
FIXED	17 (7 COVERED)	16 (40%)

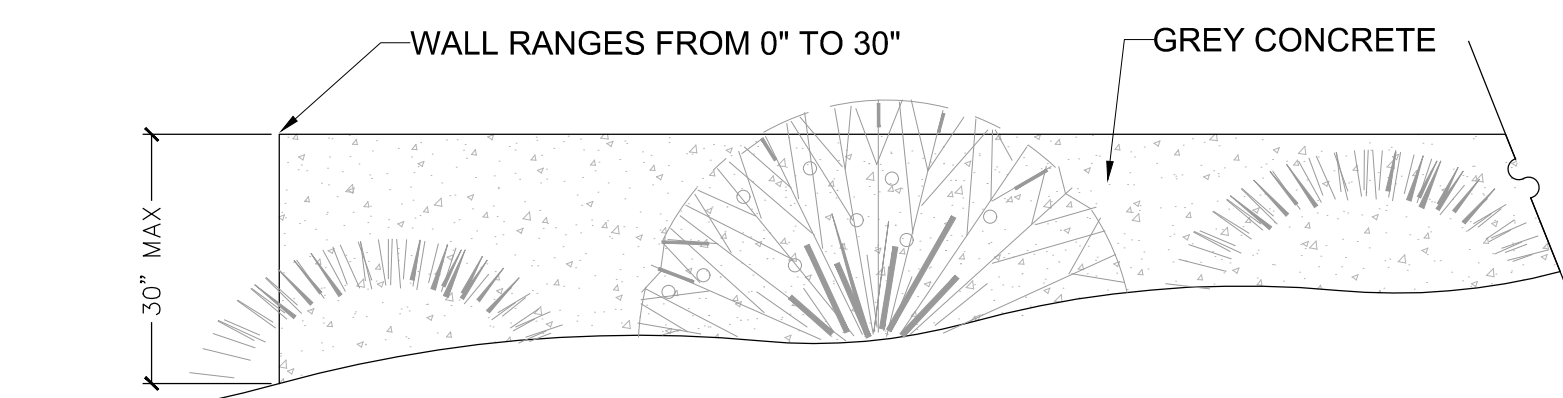


LEGEND

- EXISTING TREES TO REMAIN
- ENHANCED PAVING
- BOULDERS
- BBQ
- TABLE
- COMPACT PARKING SPACE



(A) SCREEN WALL
N.T.S.



(B) DETENTION WALL
N.T.S.

WEST RANGE FORT COLLINS

FORT COLLINS, COLORADO



land planning ■ landscape architecture ■ urban design ■ entitlement ■

401 West Mountain Avenue Suite 100 Fort Collins, CO 80521
fax 970.224.1662 phone 970.224.5828 www.ripleydesigninc.com

IN ASSOCIATION WITH:
DEVELOPER / APPLICANT
WEST RANGE FORT COLLINS, LLC
BRANDON GREBE
5232 SOUTHERN CROSS LANE
FORT COLLINS, CO 80528
970.556.9111

ARCHITECT
VFLA
JUSTIN LARSON
401 W. MOUNTAIN AVE., SUITE 100
FORT COLLINS, CO
970.224.1191

SITE ENGINEER AND SURVEYOR
NORTHERN ENGINEERING
NICK HAWS, PE, LEED AP
200 S. COLLEGE AVE., SUITE 100
FORT COLLINS, CO 80524
970.221.4158

TRAFFIC
DELICH ASSOCIATES
MATT DELICH
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
970.669.5034

LIGHTING
ADONAI PROFESSIONAL SERVICES, INC.
CHUCK POLSON
6931 BROADWAY
DENVER, CO 80221
303.287.8091

ISSUED		
No.	DESCRIPTION	DATE
1	PDR	10.04.11
2	PDP	10.24.12
3	FINAL PLAN	5.29.13
4	MYLAR	9.17.13

REVISIONS		
No.	DESCRIPTION	DATE
1	MINOR AMENDMENT	01.29.14
2	MINOR AMENDMENT 2	11.21.18

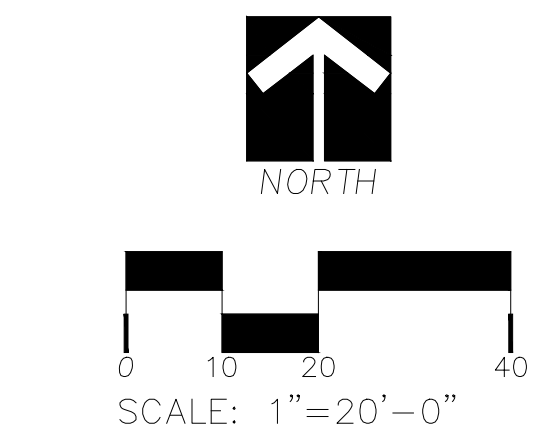
FINAL PLAN

SEAL:

PROJECT No.: R12-036
DRAWN BY: RDI
REVIEWED BY: RDI

SITE PLAN

SCALE ACCORDINGLY IF REDUCED
DRAWING NUMBER:



THIS IS A LAND USE PLANNING DOCUMENT.
NOT A CONSTRUCTION DOCUMENT. REFER
TO CIVIL ENGINEERING PLANS.



MEMORANDUM

TO: Dan Corah, West Range Fort Collins LLC
Martina Wilkinson, Fort Collins Traffic Operations

FROM: Matt Delich

DATE: April 29, 2019

SUBJECT: West Range Fort Collins Building Trip Generation Comparison Analysis
(File: 1916ME01)



The West Range Fort Collins building is located in the northwest quadrant of the Laurel/Meldrum intersection. The location of this site is shown in Figure 1. There is a single building with surface parking. Some of the parking is beneath the north portion of the building. Access to the parking is via the east/west alley between Meldrum Street and Sherwood Street. The scope of this trip generation analysis was discussed with Martina Wilkinson, Fort Collins Traffic Operations. A trip generation comparison with the existing use was requested.

The *West Range Fort Collins Apartments Trip Generation Analysis* memorandum, dated October 22, 2012, was prepared and submitted to the City. This analysis utilized **Trip Generation, 9th Edition**, ITE as a reference. The use in that analysis was 16 apartment units with 38 bedrooms. At that time, the equations for Apartment (Code 220) were used to calculate the trip generation of the proposed apartment building. From that analysis, the proposed apartment building produced the following: 68 daily trip ends, 20 morning peak hour trip ends, and 17 afternoon peak hour trip ends.

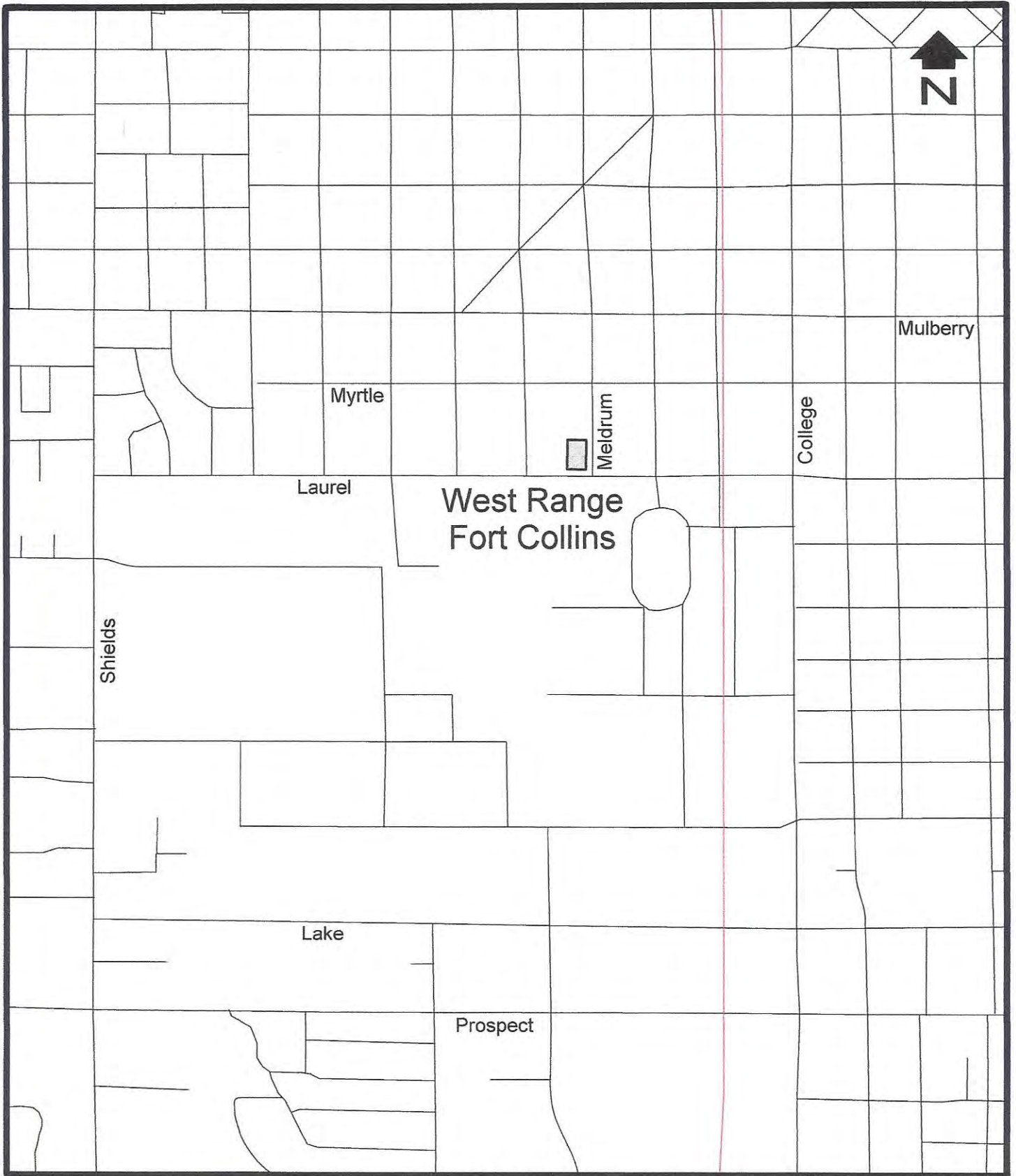
The site plan for the West Range Fort Collins building is provided in the Appendix. The current proposal is to utilize this building as a fraternity/sorority use. The site plan shows 41 bedrooms. For this analysis, it is assumed that a bedroom is equal to a person. The following analysis utilized trip generation rates for student housing developed by the City of Fort Collins. Table 1 shows the calculated daily and peak hour trip generation. The proposed conversion to a fraternity/sorority use will produce: 108 daily trip ends, 8 morning peak hour trip ends, and 17 afternoon peak hour trip ends. The differences in trip generation are: 40 more daily trip ends, 12 less morning peak hour trip ends, and the same afternoon peak hour trip ends. This change will have minimal impact on the area streets.

It is respectfully requested that no further transportation analyses be required for the West Range Fort Collins building. Do not hesitate to contact me if there are questions or if additional information is required.

TABLE 1

Trip Generation for the Proposed Change of Use in the West Range Fort Collins Building

Code	Use	Size	AWDTE		AM Peak Hour		PM Peak Hour	
			Rate	Trip Ends	Rate	Trip Ends	Rate	Trip Ends
N/A	College Student Housing	41 Bedrooms	2.65	108	0.19	8	0.42	17



SITE LOCATION

Figure 1

VIA EMAIL

May 20, 2019

City of Fort Collins
281 N. College Ave.
Fort Collins, CO 80522-0580

Re: Developmental Review – Conceptual Review Application
Our File No. w11010-002

Hello:

Pursuant to the aforementioned application, enclosed are the following:

- 1. CONCEPTUAL REVIEW APPLICATION FORM – EXECUTED;**
- 2. SITE PLAN WITH REQUESTED CHANGE CIRCLED UNDER “HOUSING TYPES” ON THE LOWER LEFT SIDE; AND**
- 3. WEST RANGE FORT COLLINS BUILDING TRIP GENERATION COMPARISON ANALYSIS.**

Thank you for your assistance in this matter and please do not hesitate to contact me with any questions regarding this requested application or if you need additional documentation or fees.

Very truly yours,



Michel P. Williams

MPW/jfm
Enclosures
ec: Mr. Dan Corah