

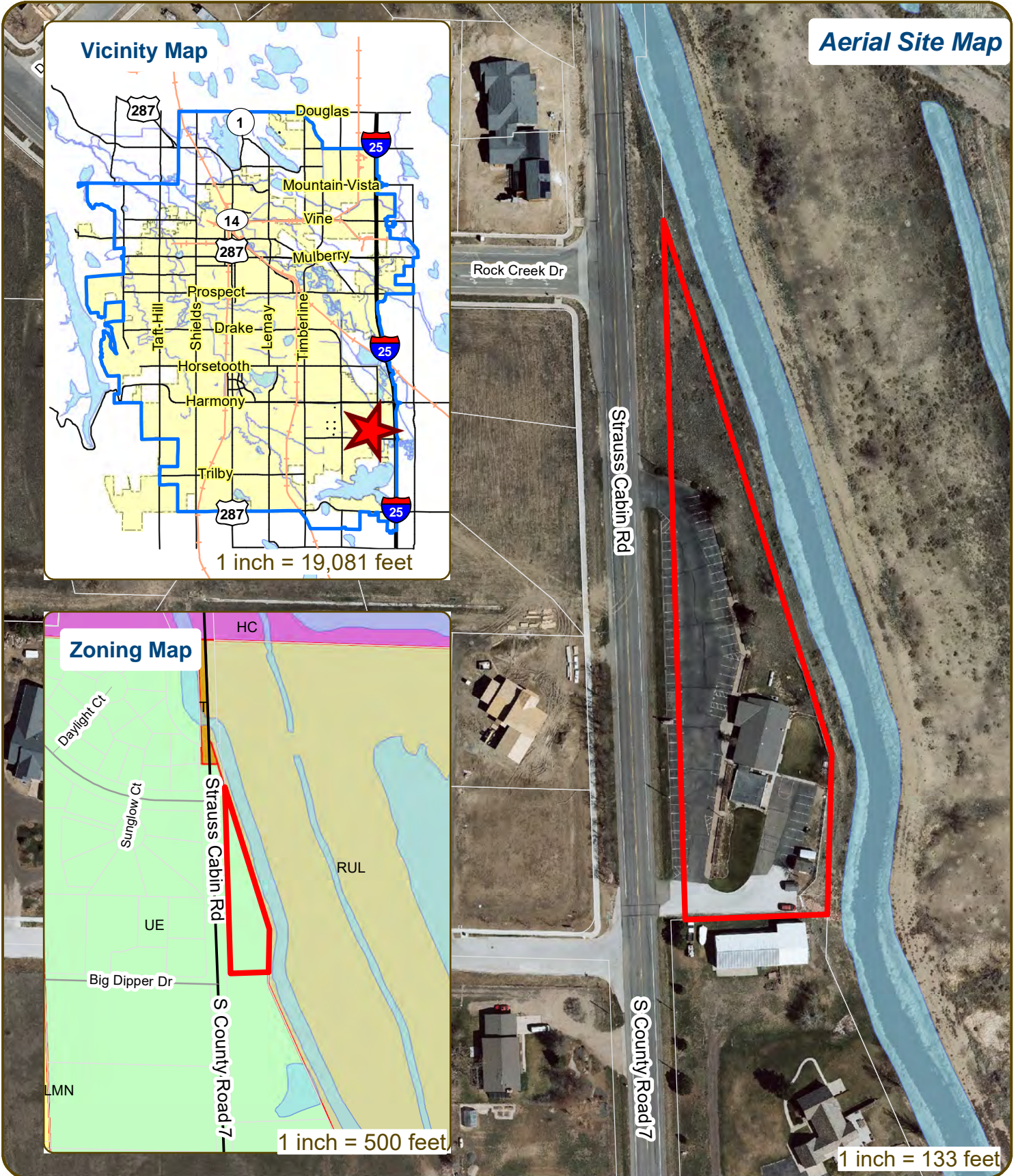
Conceptual Review Agenda

Schedule for 7/18/19
281 Conference Room A

Thursday, July 18, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	5236 Strauss Cabin Rd Addition CDR190057	Rob Bassett 970-690-9355 strausscabinchurch@gmail.com	This is a request to build a 1,991 sq. ft. addition to the existing place of worship located at 5236 Strauss Cabin Road (parcel #8603000913). The existing structures are a 2,752 sq. ft., two-story building with a 1,079 sq. ft., one-story building on a 1.82 acre lot. The proposed addition to the south of the main building would connect to the existing one-story building and would accommodate approximately four counselors and their clients during the week and up to 40-50 congregants in classroom space during the weekend. There are 75 existing parking spaces. Access is taken from two points on Strauss Cabin Road. The property is within the Urban Estate (UE) zone district and is subject to Basic Development Review (BDR) for the plat and a may require a Minor Amendment (MA) for the addition upon further review by staff of approved uses.	Planner: Kai Kleer Engineer: Katie Andrews DRC: Tenae Beane
10:15	1118 Remington St Carriage House CDR190058	John Runkles 970-631-4013 jrunkles@outlook.com	This is a request to convert an existing garage into a carriage house at 1118 Remington St (parcel #9713312010). Access is taken from Remington St to the west and a rear alley to the east. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Brandy BH
11:00	1020 Andrews Peak Dr Extra Occupancy CDR190059	Zachariah and Kimberly Wood 970-282-8277 zkwood@hotmail.com	This is a request to add the extra occupancy use for four tenants to an existing multi-family dwelling at 1020 Andrews Peak Dr, Unit D113 (parcel #9716341113). The dwelling has four bedrooms with two permit parking spaces and an attached single car garage. Access is taken from a private drive from Andrews Peak Dr 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: Morgan Uhlman DRC: Todd Sullivan

5236 Strauss Cabin Rd Addition



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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) _____

Rob Bassett (owner)

Business Name (if applicable) fossil Creek Concepts

Your Mailing Address 5236 Strauss Cabin Road

Phone Number (970)690-9355 Rob Email Address strausscabinchurch@gmail.com

Site Address or Description (parcel # if no address) 5236 Strauss Cabin Road fort collins, CO 80528

Description of Proposal (attach additional sheets if necessary) Please see attached document

Proposed Use Church & counseling center Existing Use Church & counseling center

Total Building Square Footage 1991 S.F. Number of Stories 2 Lot Dimensions 1.82 acres

Age of any Existing Structures 43 years (1976)

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

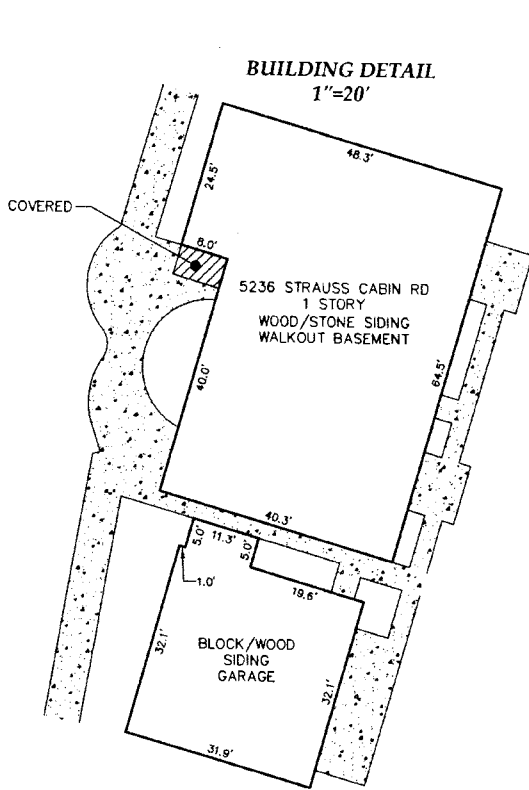
Suggested items for the Sketch Plan:

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?

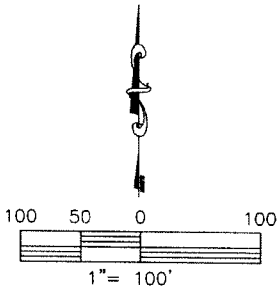
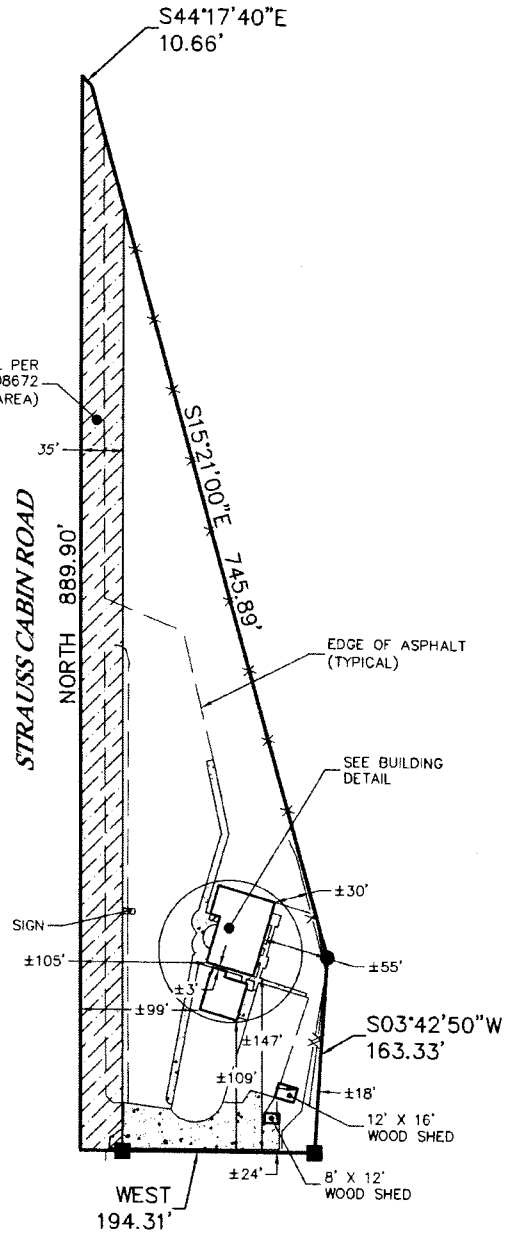
5236 Strauss Cabin Road Conceptual Review Proposal for the City of Fort Collins
June 4th, 2019

Description of Project: This is a request to add onto the existing church located at 5236 Strauss Cabin Road (parcel #8603000913). The project proposes a 1991 square foot addition of “flex space” to the south of the main building, and above the existing out-building, to accommodate approximately 4 counselors and their clients during the week and up to ~40-50 congregants in classroom space during the weekend. The existing use includes a counseling center (weekdays) and place of worship (weekend). The existing structures are a 2752 sq. ft., 2-story building with a 1079 sq. ft. 1-story out-building on a 1.82 acre lot. There are 75 existing parking spaces. Access is currently taken from two points on Strauss Cabin Road. The proposed project is within the recently annexed Strauss Cabin Enclave, and is now zoned Urban Estate.

IMPROVEMENT LOCATION CERTIFICATE



EXCEPTED PARCEL PER
REC. NO. 20050008672
(HATCHED AREA)



- FOUND #4 REBAR WITH ORANGE PLASTIC CAP STAMPED LS 37899
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 31169

ADDRESS: 5236 STRAUSS CABIN ROAD, FORT COLLINS, CO 80528

PROPERTY DESCRIPTION (SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 5524-294679B) SEE ATTACHED

NOTE: The improvements are generally situated as shown and only apparent improvements and encroachments are noted. King Surveyors and Steven Parks, PLS will not be liable for more than the cost of this Improvement Location Certificate and then only to the client specifically shown hereon or in our files by a signed work authorization. This document is valid for 90 days after the date as shown below. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.

I hereby certify that this Improvement Location Certificate was prepared for Bank of Colorado, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Bank of Colorado and describes the parcel's appearance on 10-27-2017.

I further certify that the improvements on the above described parcel on this date, 10-27-2017, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or bordering any part of said parcel, except as noted.

Steven Parks
10-31-2017

STEVEN PARKS - On Behalf of King Surveyors
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR #38348




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

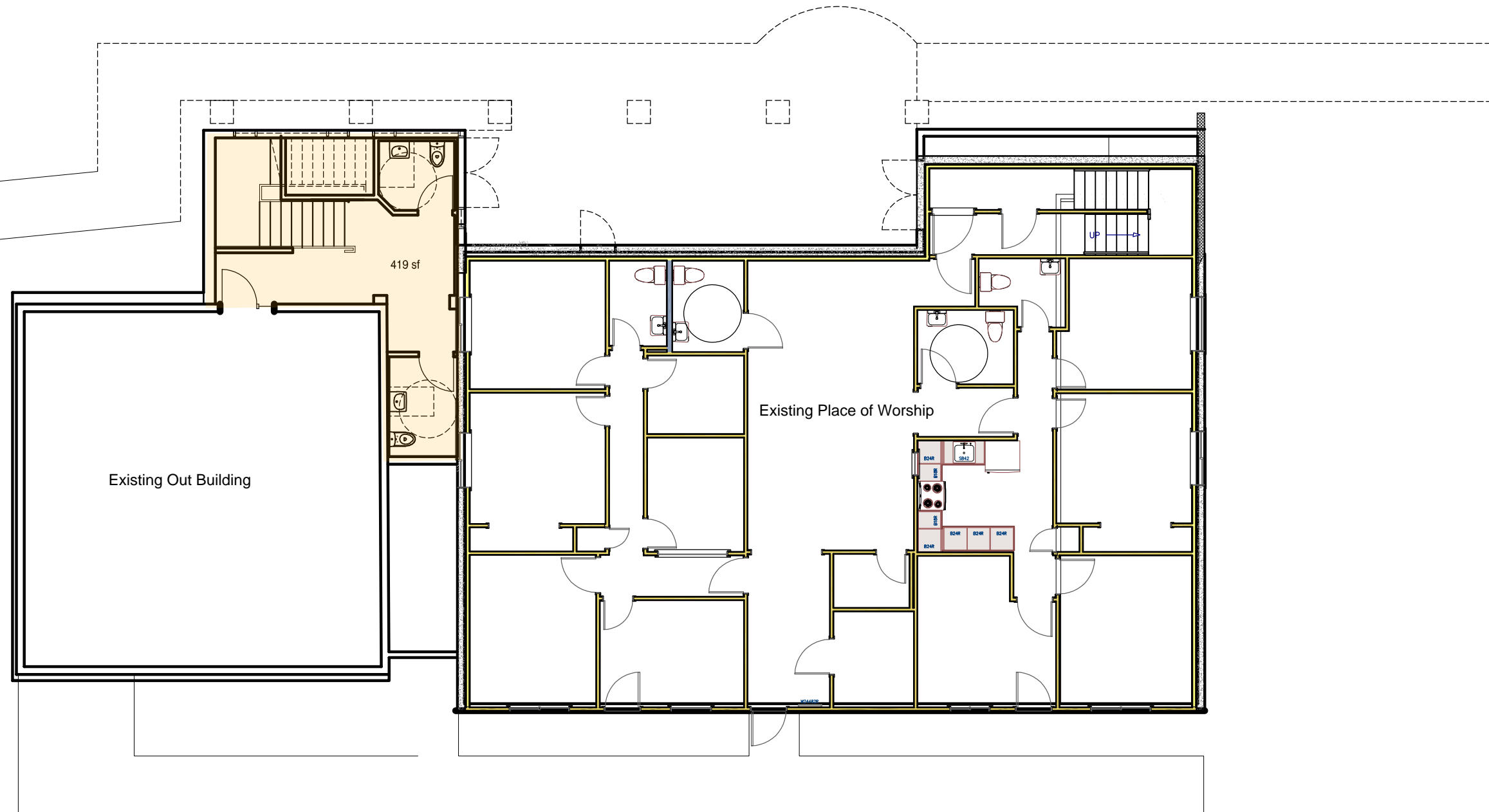
PROJECT NO: 20170841
DATE: 10-30-2017
CLIENT: BANK OF COLORADO
DWG: ILC
DRAWN: EWL CHECKED: SIP

NOTES:

Exterior walls are on the outside of the existing CMU walls, resting on the existing footing.

Resultant spaces could be storage if the budget is available to put new openings in existing walls.


 Addition Area

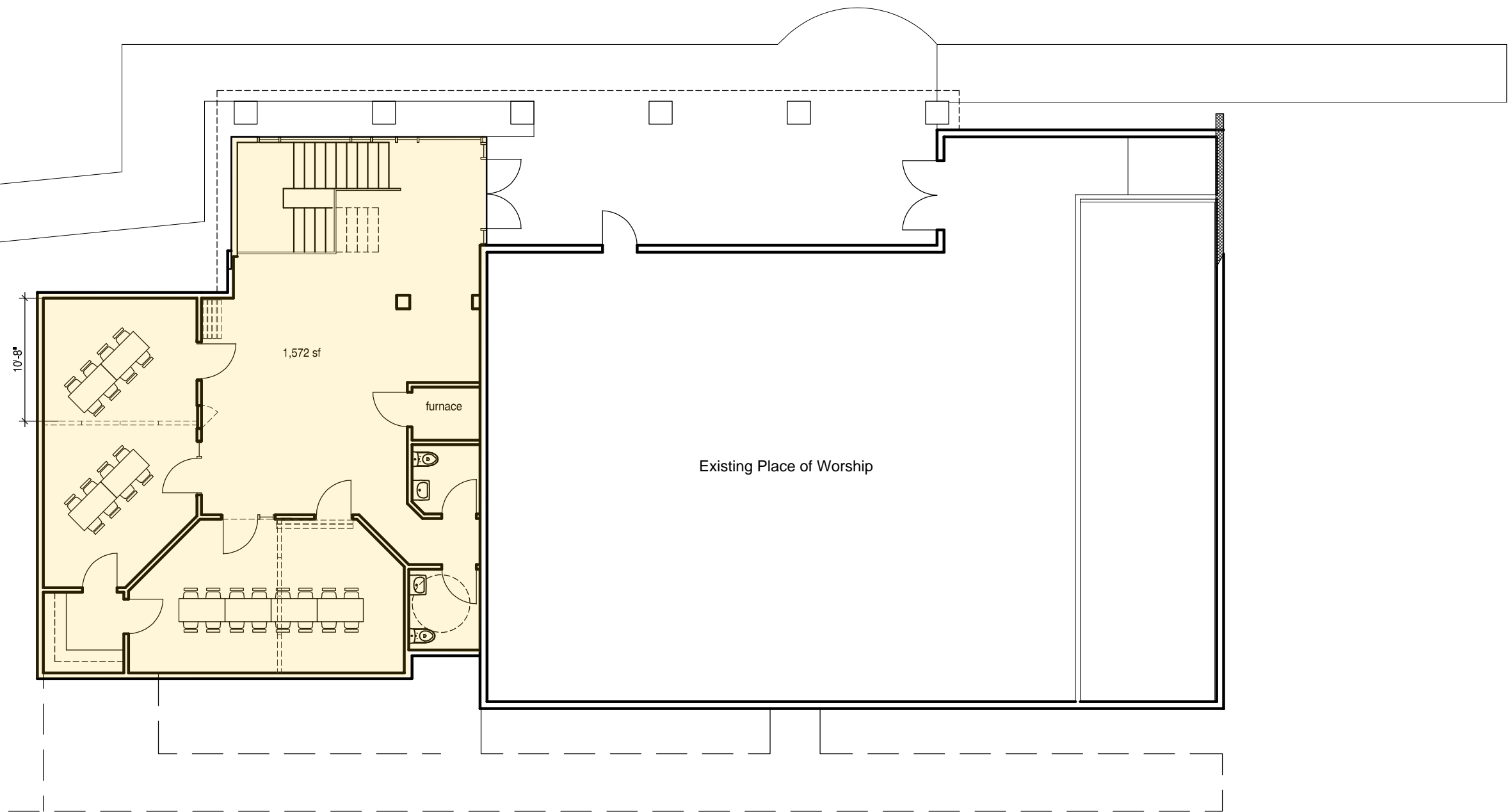


NOTES:


Each classroom is 13'-4" wide and can be divided by movable walls stored out of the way.

The SW corner is classroom storage.

 Addition Area



UPPER LEVEL PLAN - OPTION C2

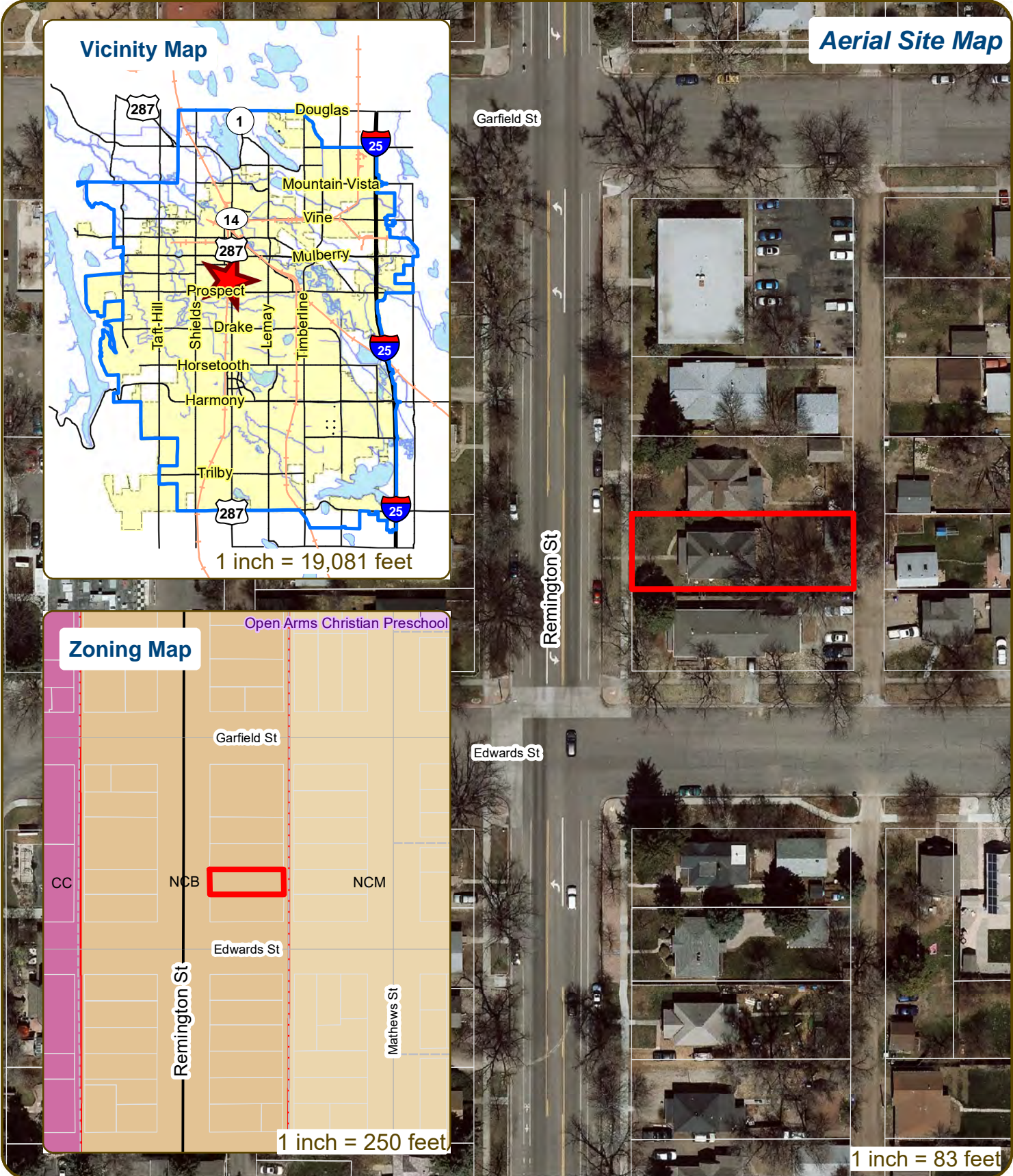
North 







1118 Remington St Carriage 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) John Runkles, owner

Business Name (if applicable) n/a

Your Mailing Address 1118 Remington Street

Phone Number 970-631-4013 Email Address jrunkles@outlook.com

Site Address or Description (parcel # if no address) 1118 Remington Street, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Finish interior of existing detached garage into carriage house (additional dwelling unit); the principle building on the property

is an over-under duplex.

Proposed Use carriage house Existing Use detached garage

Total Building Square Footage 400 S.F. Number of Stories 1 Lot Dimensions 50'x150'

Age of any Existing Structures principal house built 1905; detached garage age unknown

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 at what risk is it?

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

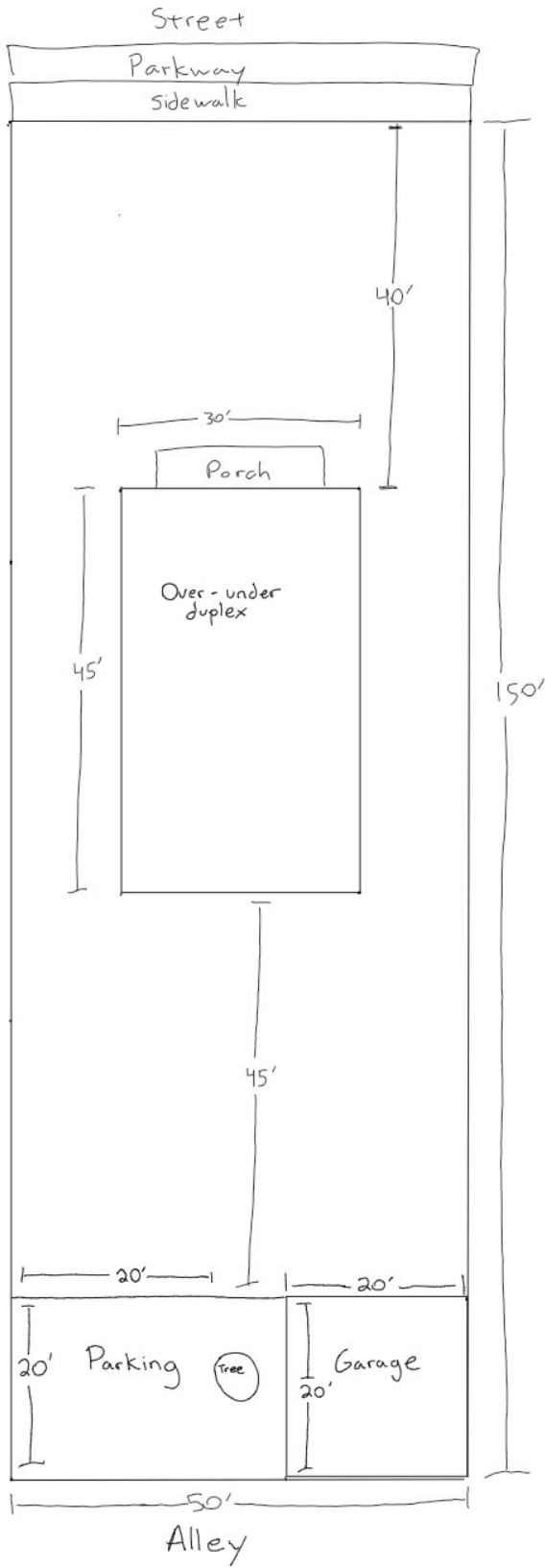
Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

1118 Remington Street Site Sketch

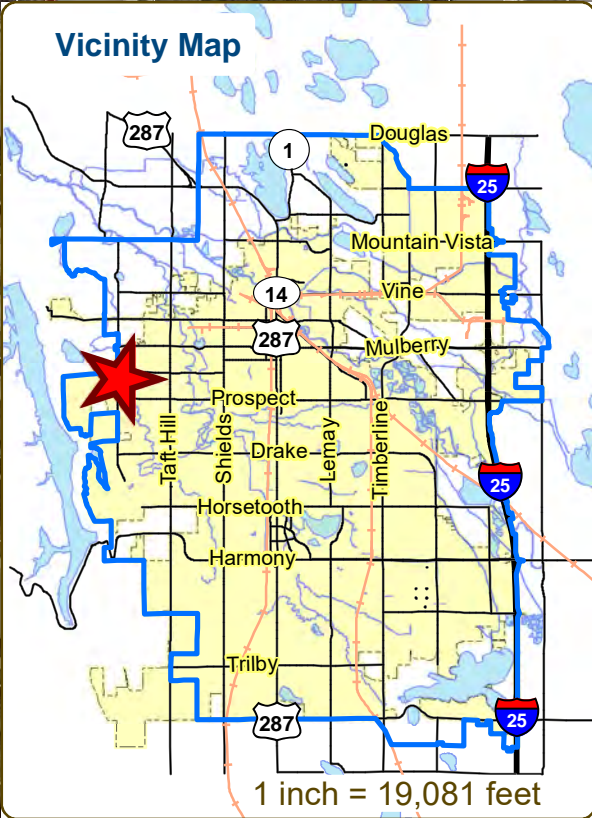
Tuesday, June 4, 2019 9:46 AM





1020 Andrews Peak Dr Extra Occupancy

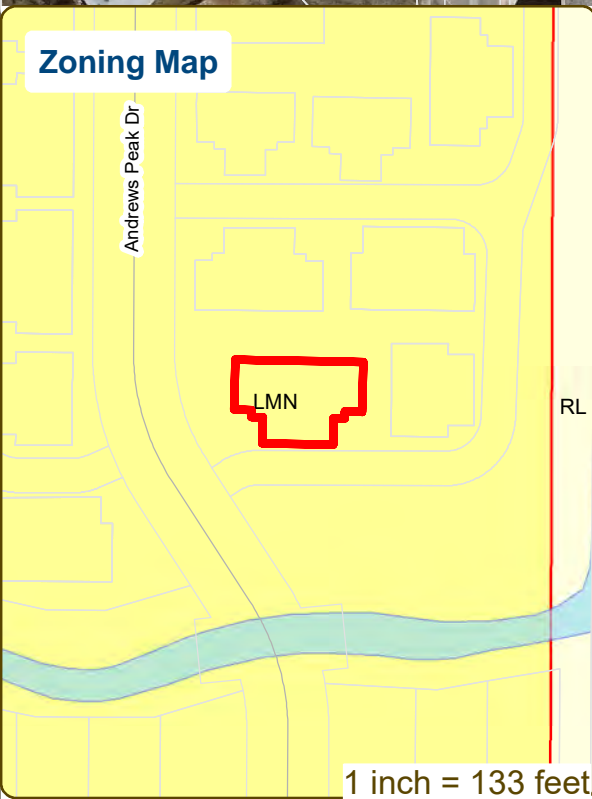
Vicinity Map



Aerial Site Map



Zoning Map



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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 _____

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.

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

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ELIZABETH AT OVERLAND TRAIL CONDOS SUPP 1

971634511021

971634511021

PEAK VIEW CONDOS SUPP 12

971634511021

971634511021

9716352000

9716334001

971634611103

COVALT TIERRA CONDOS

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PEAK VIEW CONDOS SUPP 13

971634611103

PEAK VIEW

9716334001

PEAK VIEW/2ND

9716353000

1109 1109 1109 1109 1109

PEAK VIEW CONDOS SUPP 14

9716328901

OVERLAND TRAIL FARM PH2

9716334001

9716334001

ANDREWS PEAK DR

1020 9711020 02 1020
PEAK VIEW CONDOS SUPP 3
9716335101 9716335103

1020 1020 1020 1020
PEAK VIEW CONDOS SUPP 5

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PEAK VIEW CONDOS SUPP 8
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PEAK VIEW CONDOS SUPP 7

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PEAK VIEW/2ND

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ALTON

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SIENA PUD