

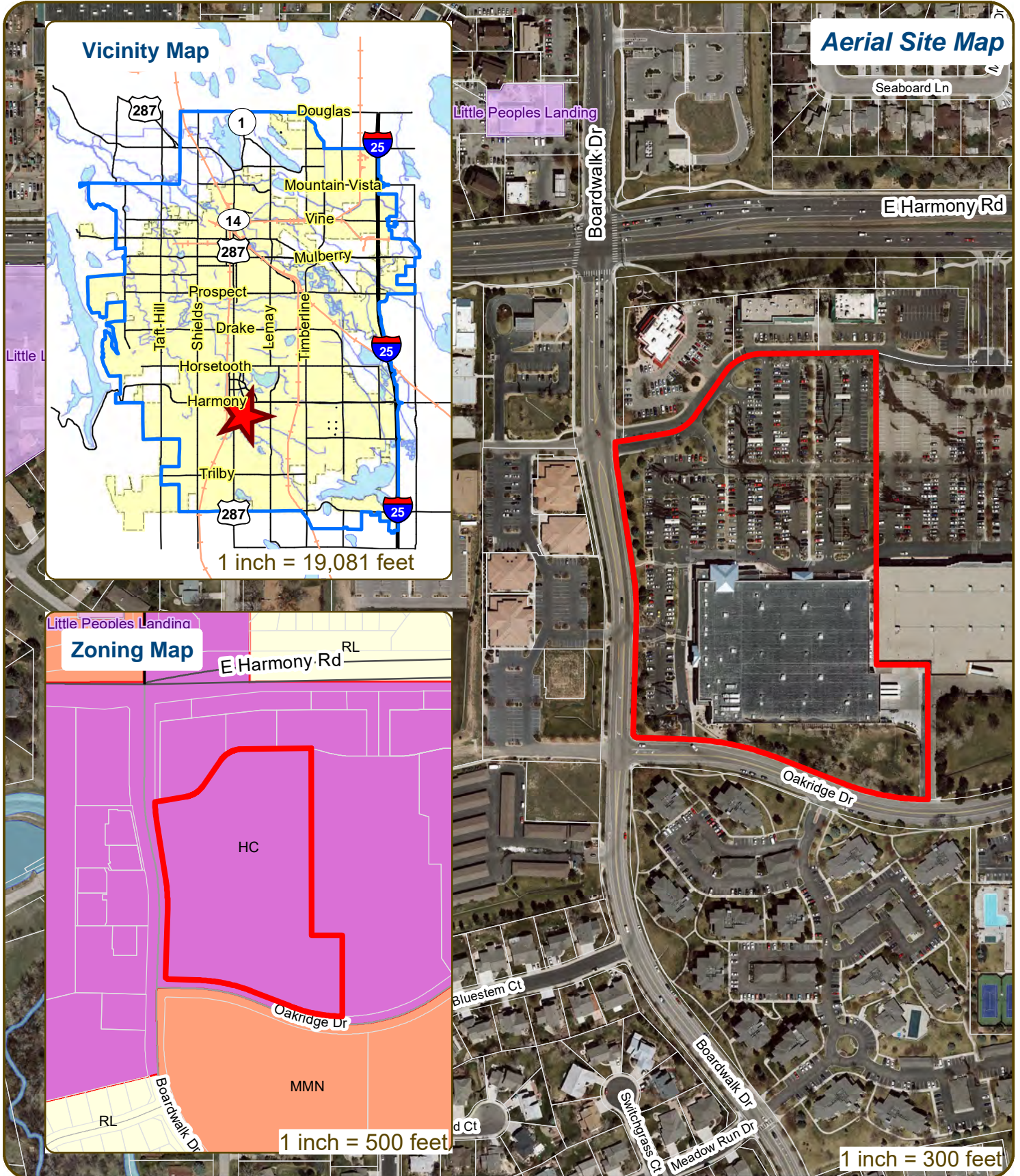
Conceptual Review Agenda

Schedule for 7/25/19
281 Conference Room A

Thursday, July 25, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	Sam's Club Fuel Station CDR190060	Chelsea Penn 479-273-4710 cpenn@walmart.com	This is a request to construction a fuel station within the existing Sam's Club parking lot at 4700 Boardwalk Dr (parcel #9601117001). Access is taken from Boardwalk Dr to the west. The property is within the Harmony Corridor (HC) zone district and is likely subject to a Major Amendment with Planning and Zoning Board (Type 2) Review upon further review by staff.	Planner: Clark Mapes Engineer: Morgan Uhlman DRC: Brandy BH
10:15	Bonnetain Subdivision CDR190061	Jim Evenson 970-484-3531 evenson@frii.com	This is a request to subdivide an existing lot to create two additional lots at 3021 S Taft Hill Rd (parcel #9728108014). Access is taken from S Taft Hill Rd to the east and Falcon Dr to the north. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: Katie Andrews DRC: Tenae Beane
11:00	1816 Remington St Fourplex CDR190062	Daniel Crisafulli 970-402-8006 team@dannyhooverteam.com	This is a request to construct a multi-family building with four one-bedroom, one-bath units at 1816 Remington St (parcel #9724224004). Access is taken from Remington St 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: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan

Sam's Club Fuel Station



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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.

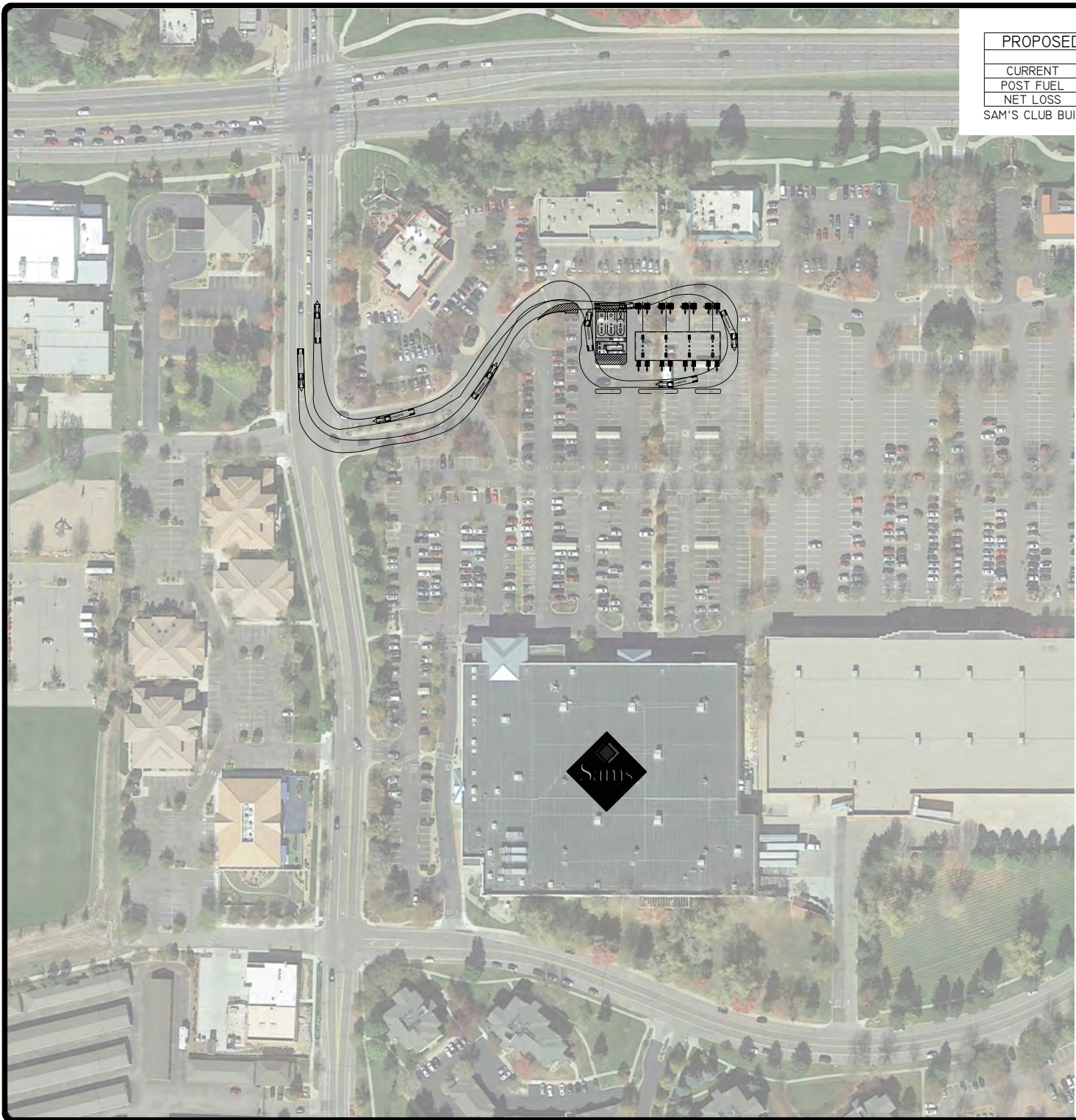
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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)

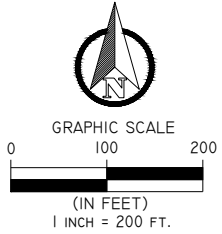
Suggested items for the Sketch Plan:

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?



PROPOSED STORE PARKING RATIO		
	NO. OF SPACES	RATIO
CURRENT	557	4.13/ 1,000 S.F.
POST FUEL	481	3.57/ 1,000 S.F.
NET LOSS	76	N/A

SAM'S CLUB BUILDING SF: 134,681± SF



OVERALL CONCEPTUAL SITE PLAN

3108 S.W. REGENCY PARKWAY, SUITE 2
 BENTONVILLE, AR 72712
 (479)273-9472
 FAX (479)273-0844

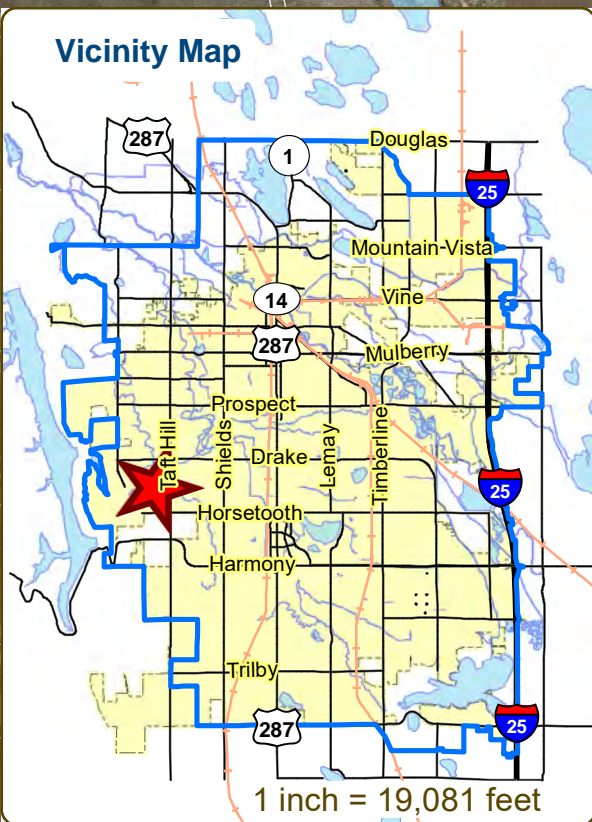
FT. COLLINS, COLORADO – #6633
 4700 E. BOARDWALK DRIVE



DATE:
 5/7/19
 CP-2.1

3021 S Taft Hill Rd Subdivision

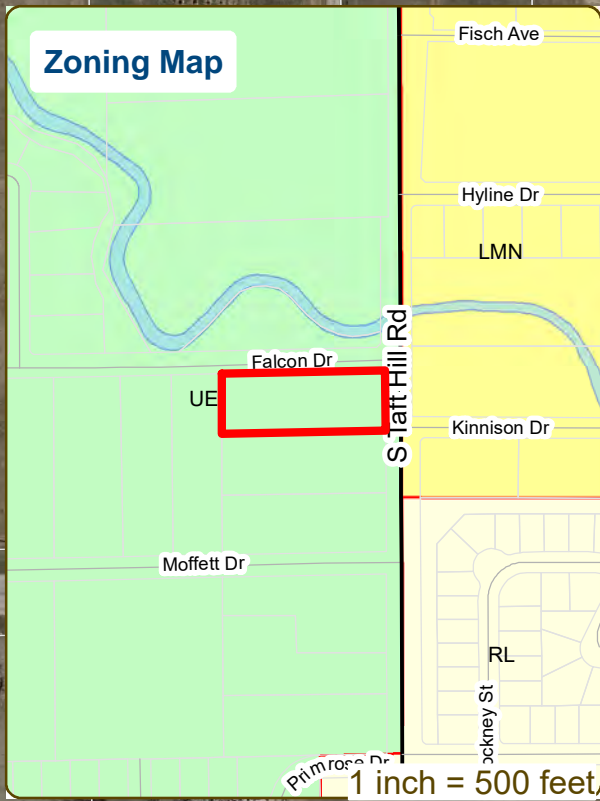
Vicinity Map



Aerial Site Map



Zoning Map



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Evenson Realty Inc.
1113 Hawkeye St
Fort Collins, CO 80525-8828
970-484-3531
evenson@frii.com

10 June 2019

City of Fort Collins Development Review
Via email: currentplanning@fcgov.com

Madam and Sir:

I am submitting this paperwork on behalf of Thierry Bonnetain as his agent because he is out of the Country. Please address any questions you have regarding this matter to me at any of the above contact methods. He will be out of the Country for over a month so please continue this method until he or I communicate with you otherwise.

The \$500 check for this application will be delivered today.

Thank you for your time and consideration.



Jim Evenson
Managing Broker

Six page email, including this cover letter.

Jim Evenson has been helping buyers and sellers of new and resale real estate
in Northern Colorado since 1968.



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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) NADINE AND THIERRY BONNETAIN (OWNERS)

Business Name (if applicable)

Your Mailing Address 2031 S. Teft Hill Rd, Ft Collins CO 80526

Phone Number 970 203 5181 Email Address BONNETAIN204@YAHOO.FR

Site Address or Description (parcel # if no address)

Description of Proposal (attach additional sheets if necessary) The proposal is to divide the actual parcel on there.

Proposed Use Residential lots Existing Use Raw land.

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?

SUBMITTAL INFORMATION:

PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$500).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations

Submittal information

PDR

2)

a- parcelisation

b- Unimproved land

c- There is an existing street (Falcon street), there is street parking but parking will be on site. It will have minimal effect on existing neighborhood.

d- It is going to create 2 new building lots

e- It is very consistent with the predominant ½ acre in the area.

f- No but there has never been issues with water currently.

g- Rain water is absorbed on site, probably it will change minimally when homes were built.

h- Nothing.

i- Not at all.

j- Today no, in the future unknown.

k- Not known

l- No

m- None.

3)

a- Similar zoning around (I CHECKED : IT IS TRUE !!!)

b- Existing public street (Falcon)

c- There are 6 trees along Falcon street which won't need to be removed

d- No existing buildings

e- No existing features, it is flat land.

f- None, just dividing the land.

g- Curb along public street.

h- On Falcon street, fire hydrant is on position "2" on the sketch

BONNETAIN SUBDIVISION
 3021 S. TAFT HILL RD.
 FORT COLLINS, CO
 CONCEPT SITE PLAN



CONCEPT SITE PLAN
 BONNETAIN SUBDIVISION
 1/21/19
 SHEET 1 OF 1

JR ENGINEERING
 A Florida Company
 Centennial 970-955-0000 • Colorado Springs 719-585-2000
 Fort Collins 970-955-0000 • www.jrengineering.com

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PROPERTY VIEW 1



PROPERTY VIEW 2



PROPERTY VIEW 3



PROPERTY VIEW 4



PROPERTY VIEW 5



PROPERTY VIEW 6

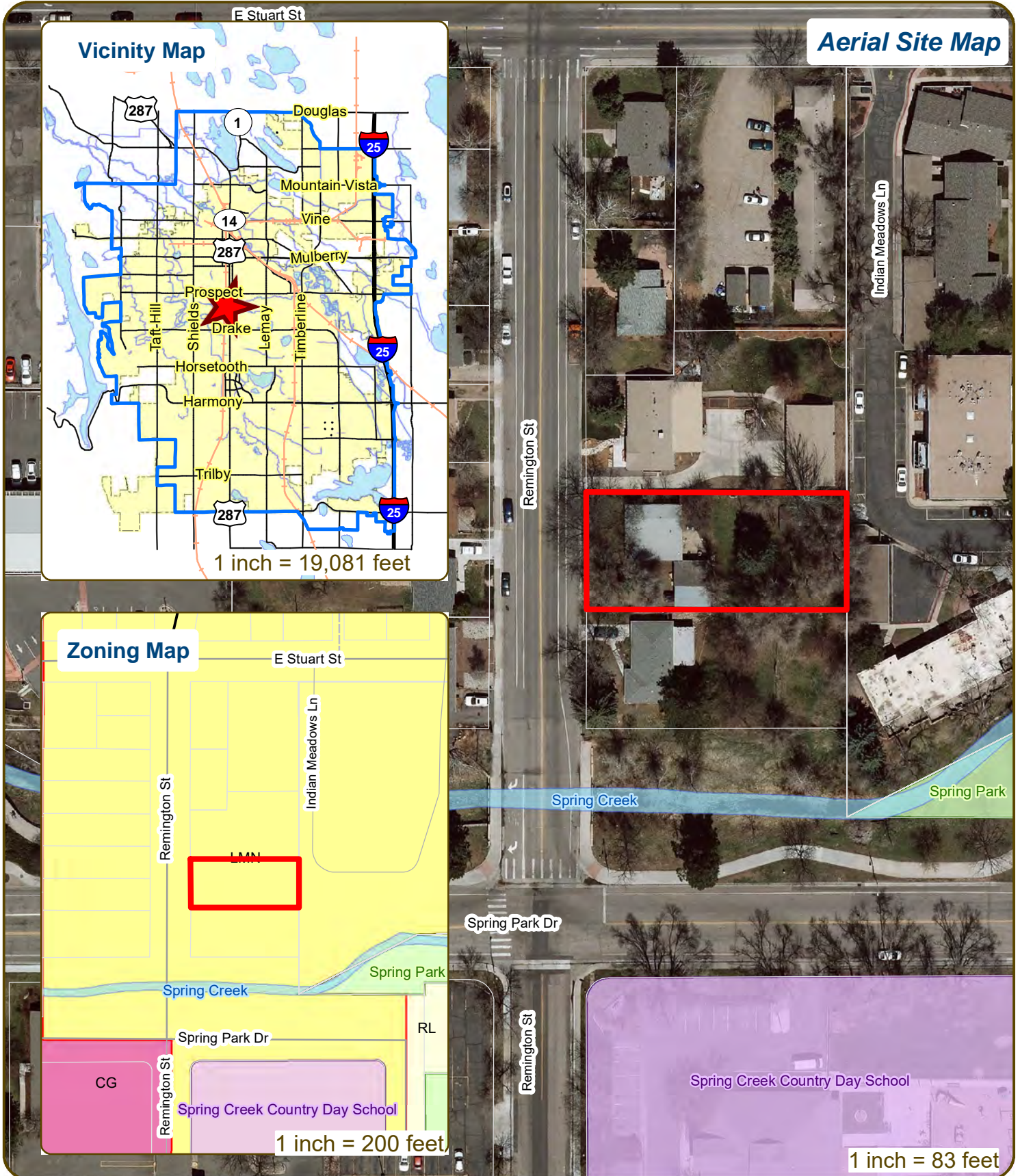


PROPERTY VIEW 7



PROPERTY VIEW 8

1816 Remington St Fourplex



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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) Daniel Crisafulli, Laura Hoover, Steven Shafer, Sam Hummel - Owner's & employee's of Danny|Hoover Team, LLC

Business Name (if applicable) Danny | Hoover Team

Your Mailing Address 220 Willow St. Ste 102 Fort Collins, CO 80524

Phone Number 970-402-8006 Email Address team@dannyhooverteam.com

Site Address or Description (parcel # if no address) 1816 Remington St. Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Renovate existing duplex as needed, cosmetically. Removed deteriorated garage & carport on south side of lot. Add a 4 - 1 bedroom 1 bathroom units along the south side of the lot. Style will be similar to the existing mid-century modern style of the existing duplex. See attached elevation concept.

Proposed Use Residential multi-family Existing Use residential multi-family

Total Building Square Footage 1854 S.F. Number of Stories 1 1/2 Lot Dimensions 75x164

Age of any Existing Structures 1953

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 2,000 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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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?

Conceptual Review
1816 Remington St.

Goals

1. Renovate existing dilapidated duplex to provide quality living conditions for prospective tenants.
2. Establish parcels, with existing, renovated duplex on first parcel and newly constructed housing on second parcel, bringing the property into greater compliance with the City's intention for the LMN zoning districts.
3. Take one small step toward solving the City's lack of affordable housing by providing centrally-located, quality, energy-efficient properties designed specifically with public school teachers in mind.

Summary

We are designing this project to serve teachers. Among civil servants in Fort Collins, teachers have a uniquely difficult struggle when trying to find affordable living accommodations, forced to take on an exorbitant monthly housing expense, or to live far from the families and neighborhoods in which they invest in young lives. Most teachers we interviewed prefer to live in close community with others, but have their own space. We hope to offer an affordable housing solution that serves this need well.

To date, the plan is to designate at least 50% of new units as affordable. The term "affordable" is understood according to the City's land use code to mean an individual qualifies if making 80% or less of gross median income, and the rent for an affordable property cannot exceed 30% of that individual's gross monthly income.

Project Concepts

Concept #1

Add a 4-plex. We will first renovate the dilapidated duplex. While this renovation is under way, we would like to establish a separate parcel for the new 4-plex. The 4-plex would be comprised of 1 bedroom, 1 bathroom units. Ideally, these would be designed to exceed the 2015 International Energy Conservation Code and eligible for C-PACE (Colorado Commercial Property Assessed Clean Energy) financing. At least 50% of these units will be designated affordable. A shared drive would be utilized and diagonal, off-street parking would be utilized on the west side of the property. Estimated rent on the affordable units would be between \$900-\$1,075/month based on PSD's salaries.

Concept #2

This is also a 4-plex, but would require the ability to utilize a "flag lot" if two parcels are designated. All of the above would apply here as well. At least 50% of the units would be designated affordable. We believe this is the best use of the space, as it maximizes the

lot area, offers a higher-quality unit layout from a use standpoint, a better incorporation of outdoor space for each unit, better front porch arrangement to facilitate community interaction, and it offers additional off-street parking. We're also open to this layout on one lot (the existing lot), however this produces some financing challenges that would need to be overcome.

Concept #3

This concept is a duplex on what would become the southern parcel. These would be 2 bedroom 2 bathroom units. Same parking situation would apply as above. We're struggling to make these numbers work and to still offer affordable housing. This is our lease favorite option as fewer people are served by it, while the cost to build would remain similar as to the 4-plex option. Additionally, it would cost more to the tenant on a monthly basis.

We've attached—for conceptual purposes only—an example of the proposed design and construction.

Concept #1

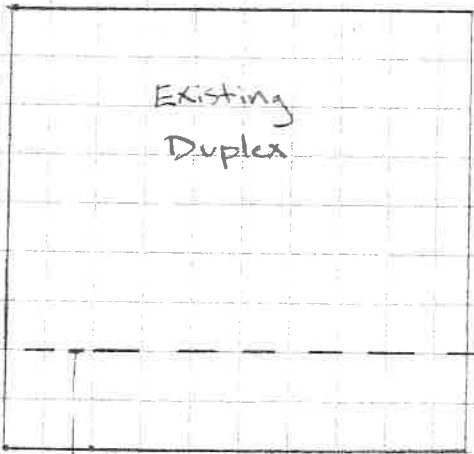
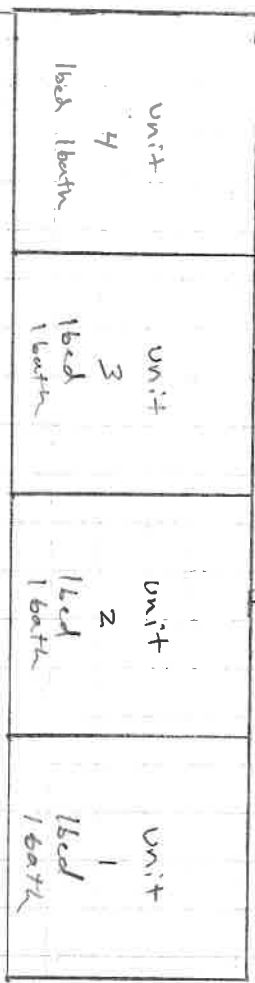
15 FT
Setback

5 FT
Setback

New Lot Line

5 FT
Setback

165



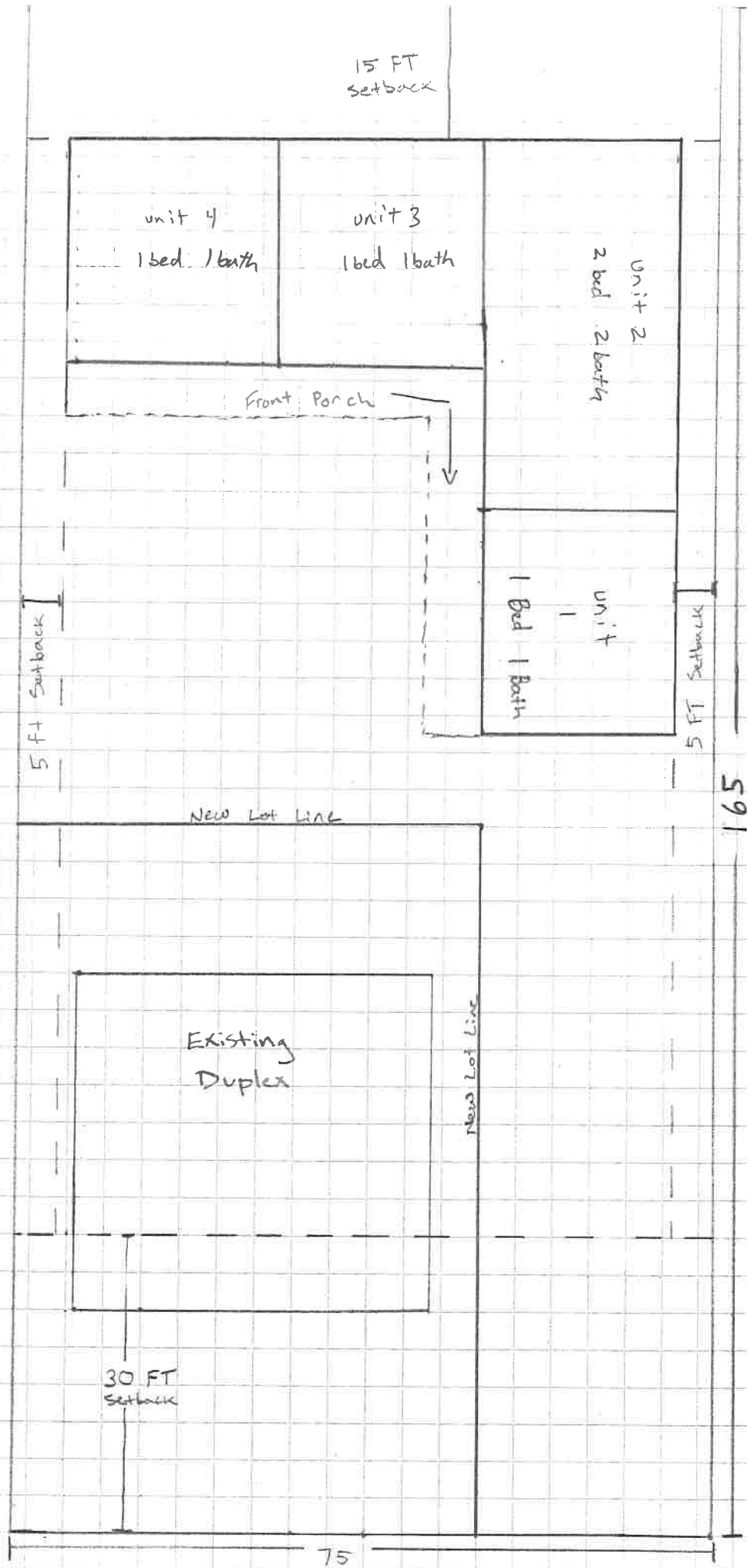
New Lot Line

30 FT
Setback

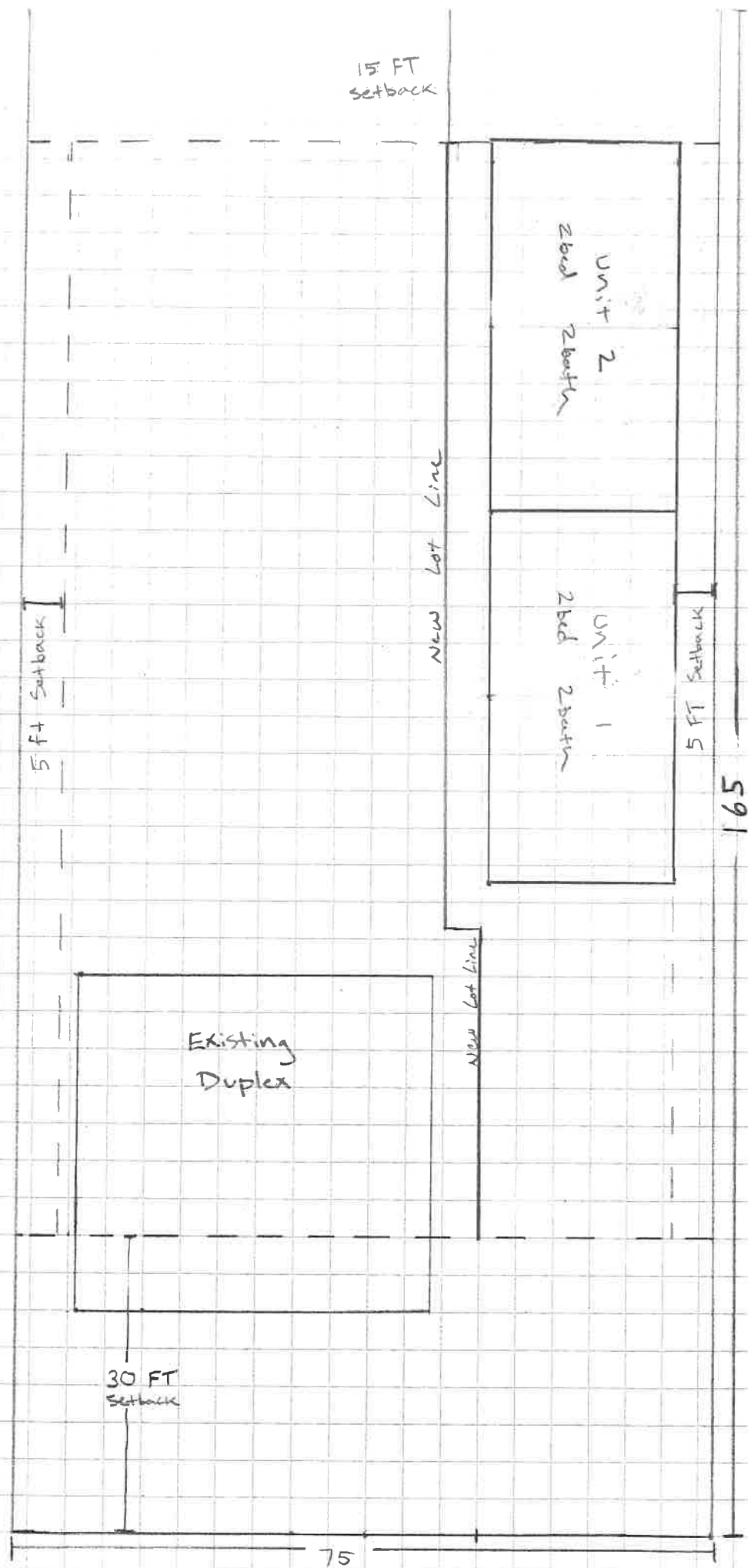
75

Remington St.

Concept #2



Concept #3



15 FT setback

5 ft setback

5 FT setback

165

30 FT setback

75

Remington St.

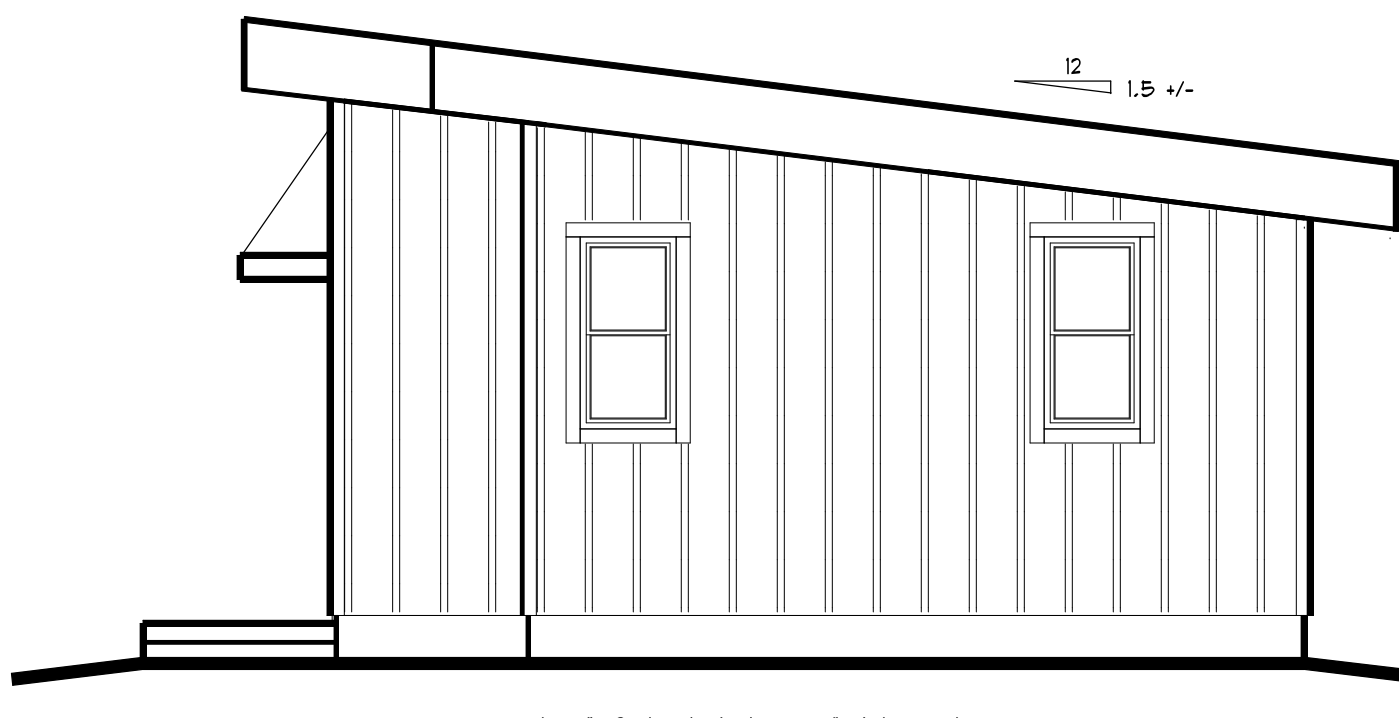
New Lot Line

New Lot Line

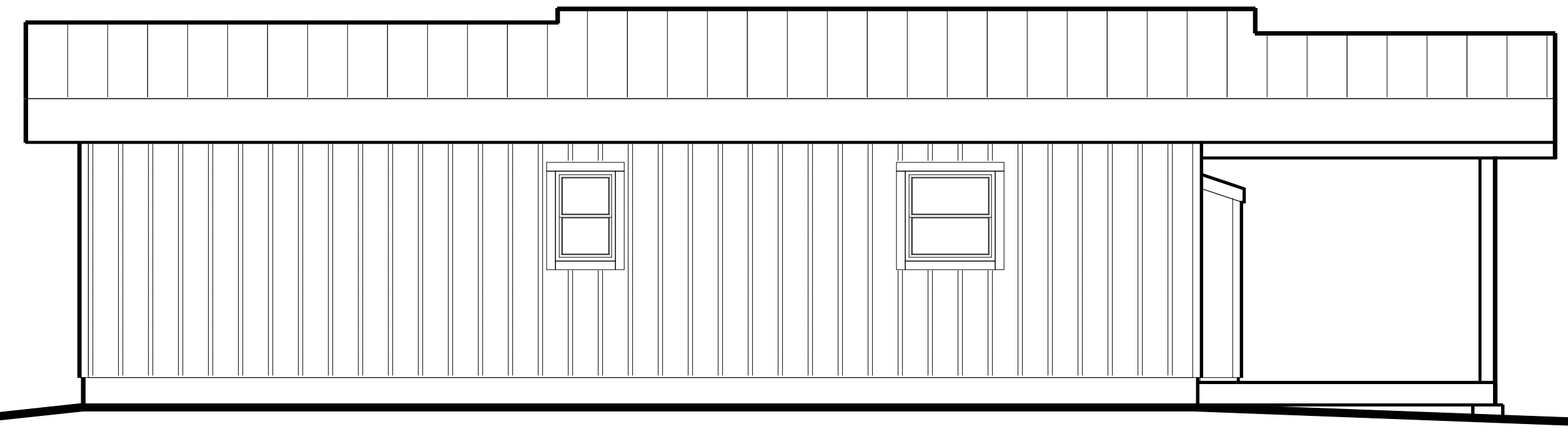
Unit 2
2bed 2bath

Unit 1
2bed 2bath

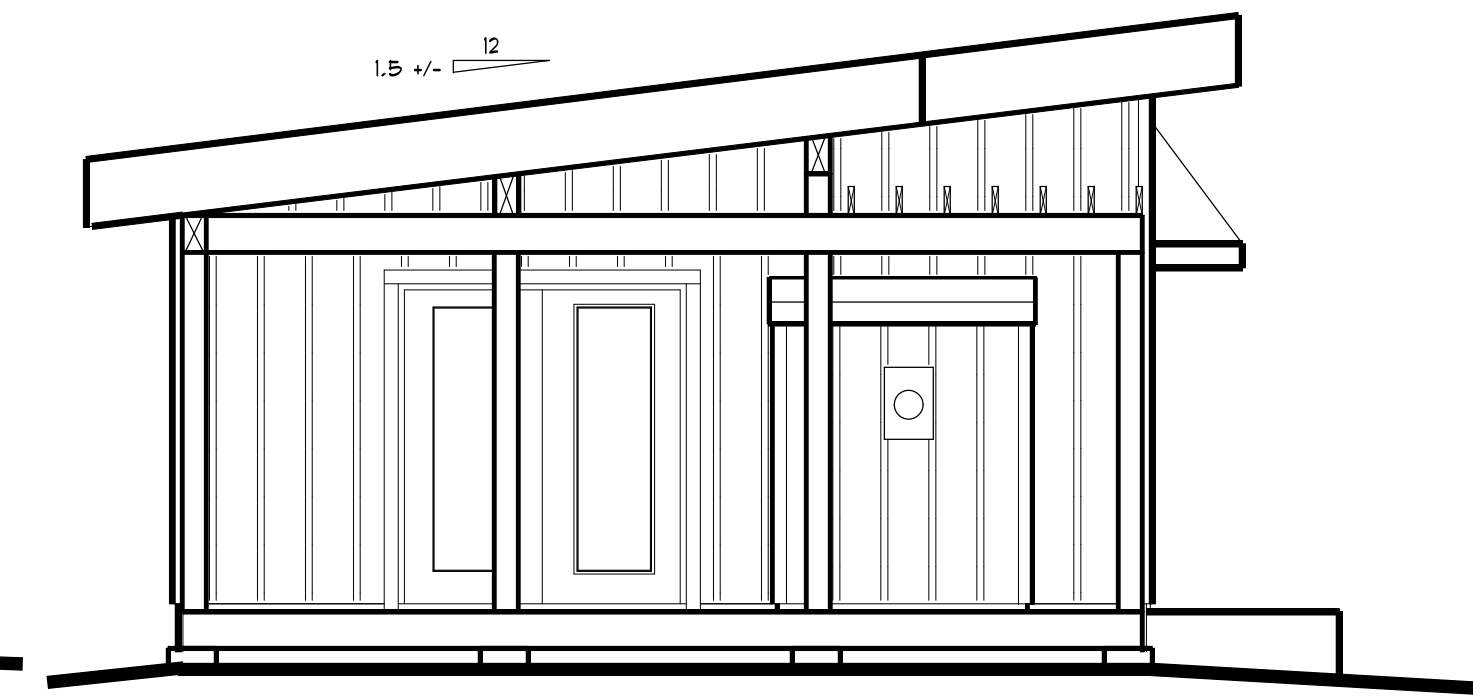
Existing Duplex



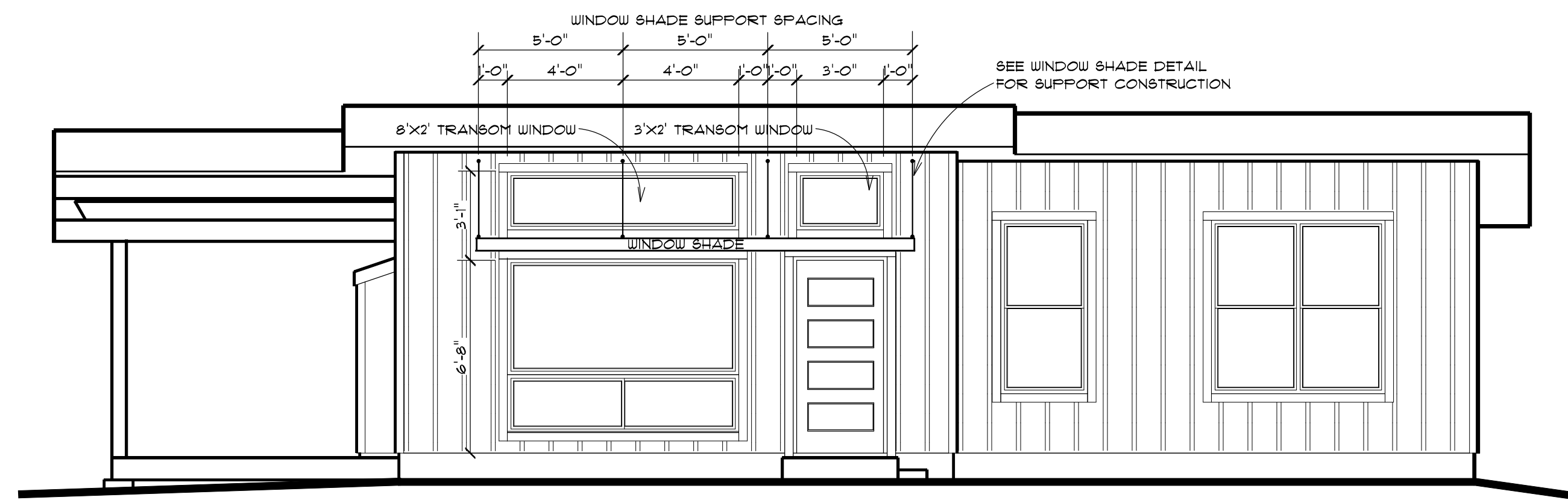
EAST ELEVATION
1/4" = 1'0"



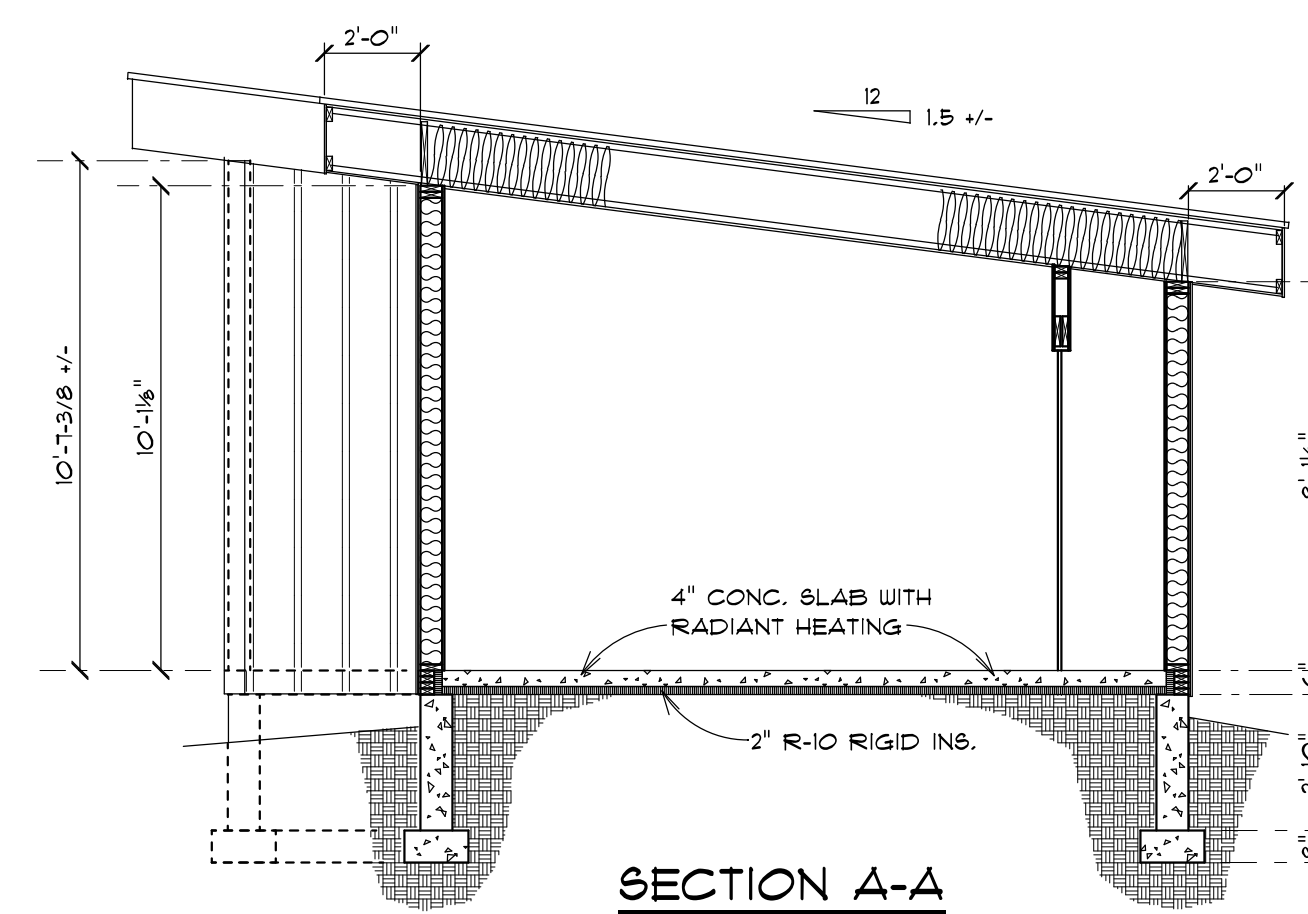
NORTH ELEVATION
1/4" = 1'0"



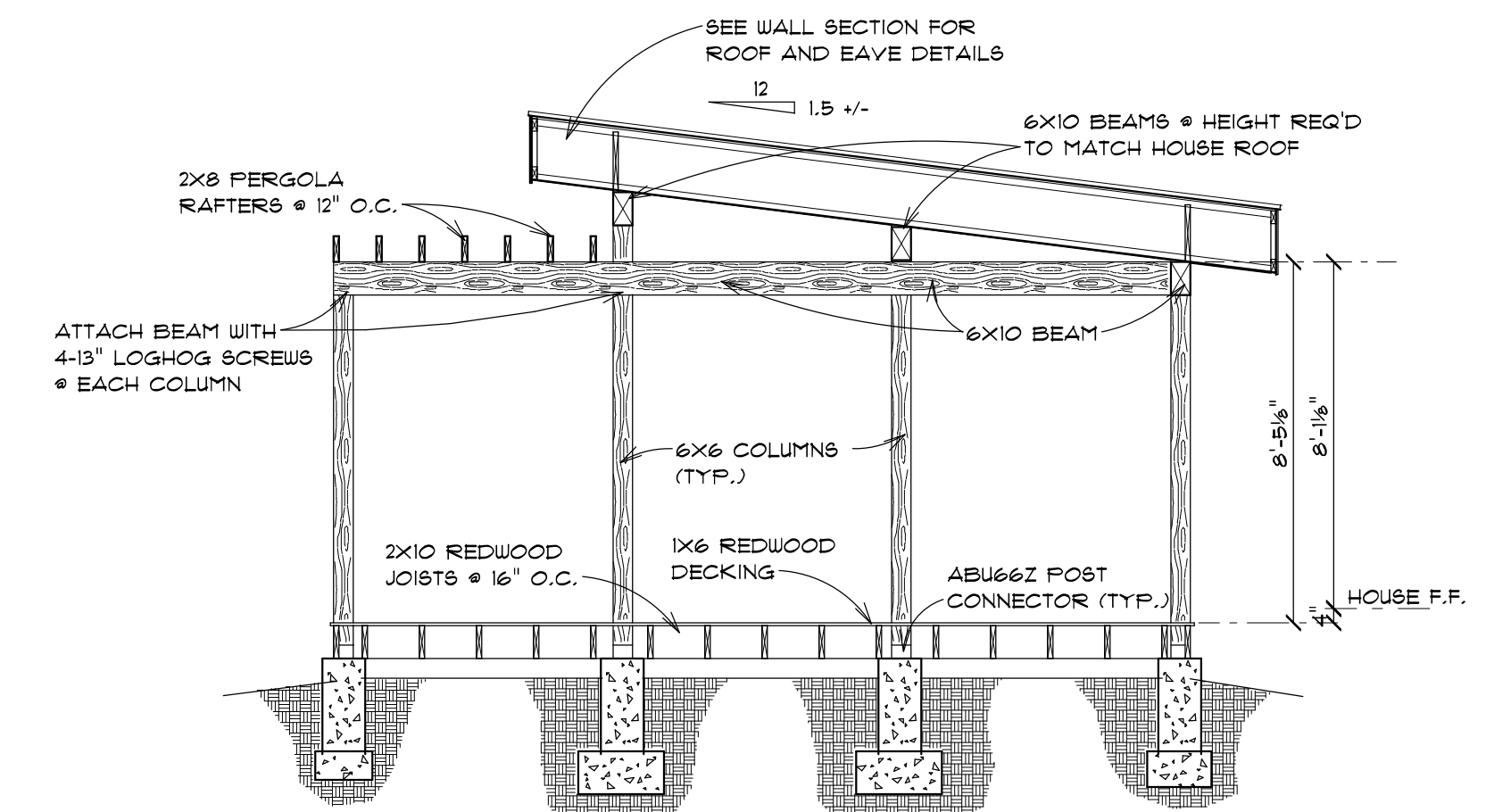
WEST ELEVATION
1/4" = 1'0"



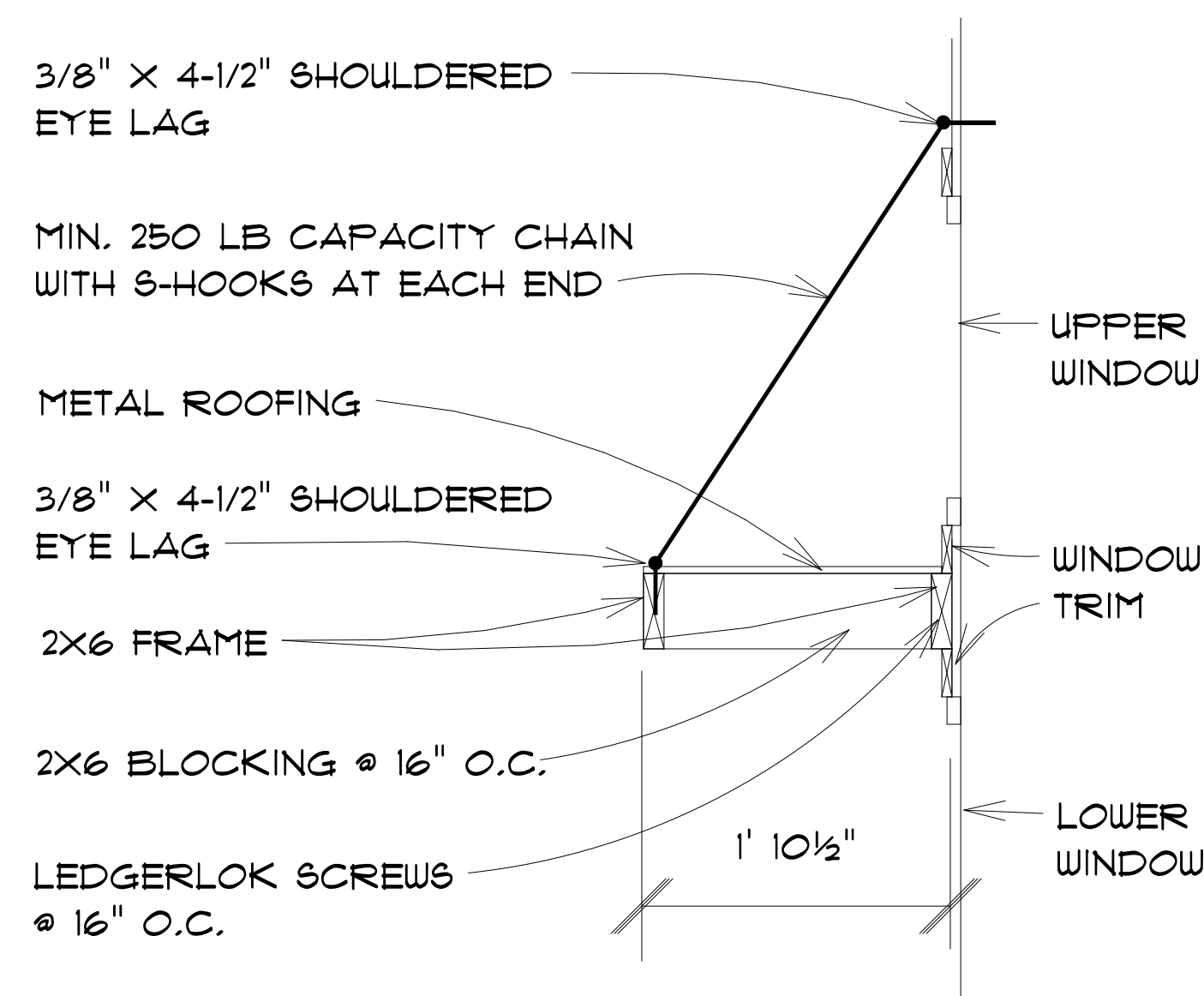
SOUTH ELEVATION
1/4" = 1'0"



SECTION A-A
1/4" = 1'0"

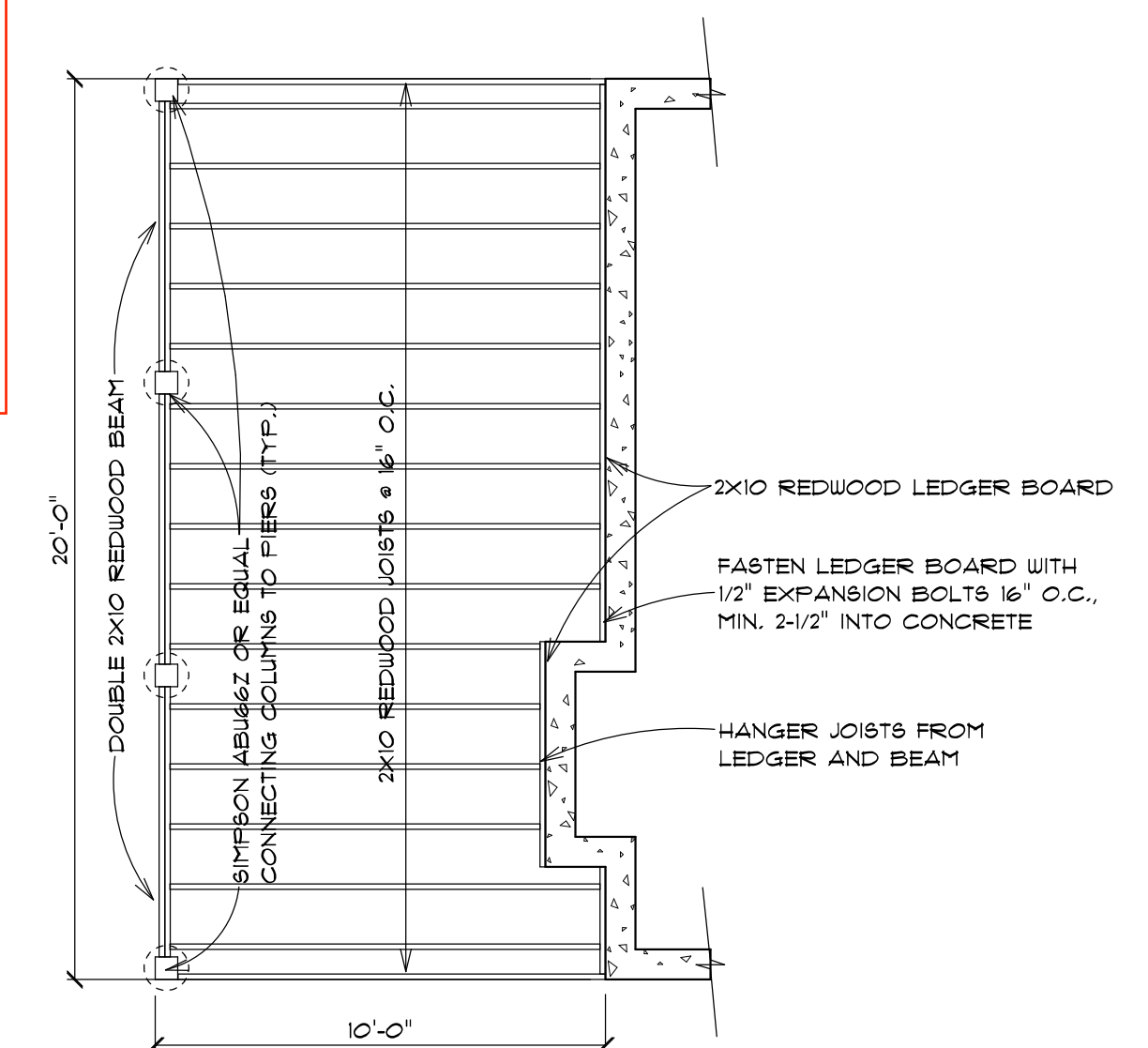


SECTION B-B
1/4" = 1'0"



WINDOW SHADE DETAIL
SCALE: 1" = 1'0"

**For Conceptual Purposes Only
Not Actual Design**



DECK FRAMING PLAN
1/4" = 1'0"



ARCONSTRUCTURE, LLC
Architecture + Construction
Joe Bastian, Registered Architect
PO Box 54
Maconville, CO 80541
(970) 631-7255

CRISAFULLI RESIDENCE
323 N SUNSET STREET
FORT COLLINS, CO

REV.	DATE	DESCRIPTION OF REVISION