

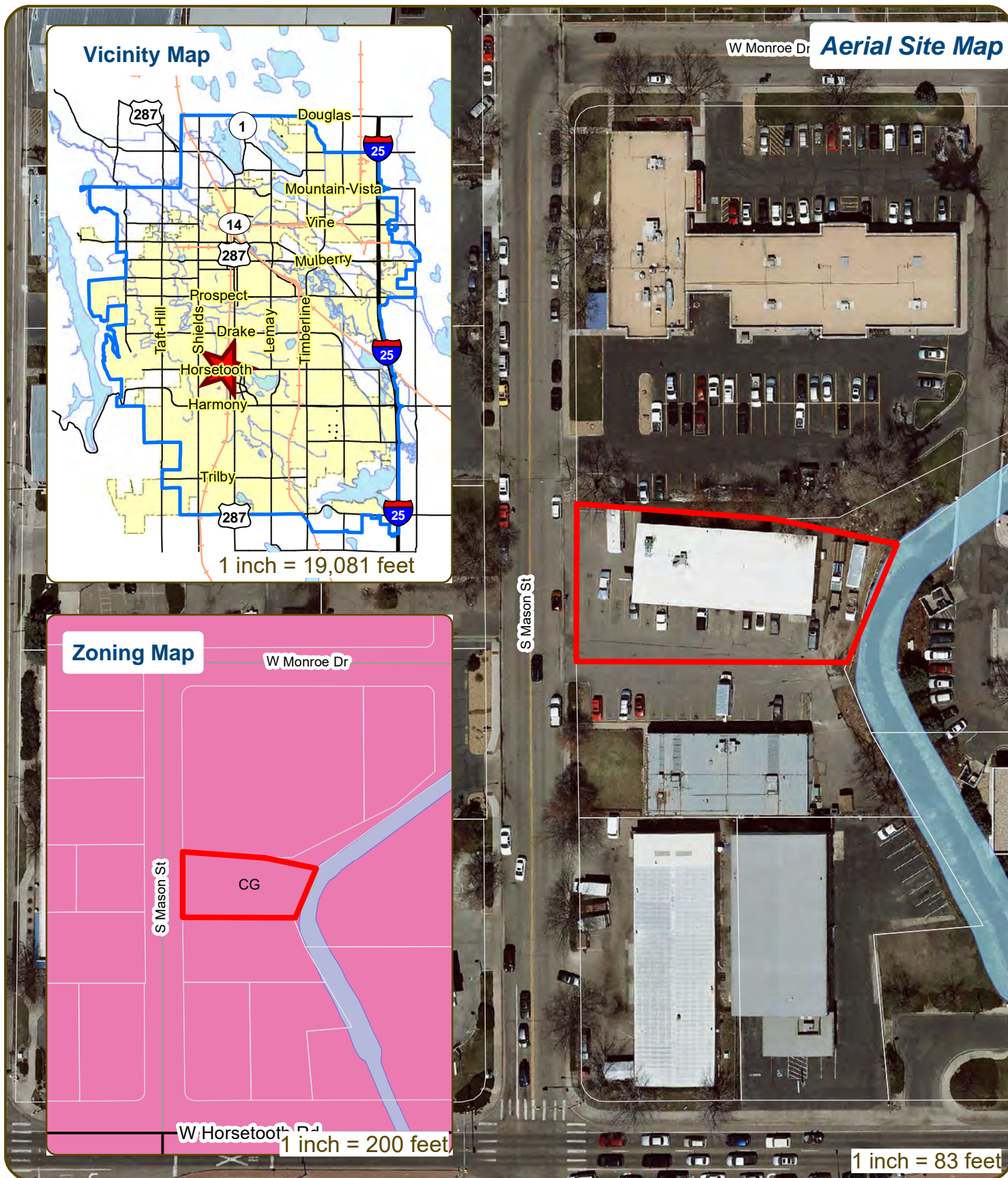
Conceptual Review Agenda

Schedule for 9/12/19
281 Conference Room A

Thursday, September 12, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	3516 S. Mason St. CDR190075	David Eisenstein 303-443-4434 dge@bek-law.com	This is a change of use request to convert the vacant retail space in unit 1, 2 and 3 to a medical marijuana center and retail marijuana store at 3516 S. Mason St. (parcel #9726414015). The existing business in unit 4 on the property will remain with no alterations. The site currently has 21 off-street parking spaces. Access is taken from S. Mason St. to the east. The property is within the General Commercial (CG) zone district and is subject to Basic Development Review.	Planner: Shawna Van Zee Engineer: Katie Andrews DRC: Tenae Beane
10:15	Johnson at Willox CDR190076	Kristin Turner 970.568.5891 kristin@tbgroup.us	This is a request to develop a single-family subdivision at 671 W. Willox Lane (parcel # 9702200002). The proposed subdivision includes 18 single-family detached lots and 78 single-family attached lots. Access is taken from W. Willox Lane to the north and a future access point is planned to connect to the property to the west. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Meaghan Overton Engineer: Spencer Smith DRC: Todd Sullivan
11:00	809 E. Myrtle St. Duplex CDR190077	Kurt Thornton 970-301-2085 kurtjeri@aol.com	This is a request to demolish a single-family dwelling and build a two-family dwelling at 809 E. Myrtle St. (parcel #9713112007). Access is taken from E. Myrtle St. to the north and a rear alley to the south. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Morgan Uhlman DRC: Brandy BH

3516 S. Mason St. Medical and Retail Marijuana



Vicinity Map

W Monroe Dr **Aerial Site Map**

Zoning Map

1 inch = 19,081 feet

W Monroe Dr

S Mason St

S Mason St

CG

W Horsetooth Rd

1 inch = 200 feet

1 inch = 83 feet

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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) _____

David Eisenstein, attorney and authorized agent for 3516 Mason LLC

Business Name (if applicable) Zengolds LLC

Your Mailing Address 2672 North Park Drive, Suite 200, Lafayette, CO 80026

Phone Number 303-443-4434 Email Address dge@bek-law.com

Site Address or Description (parcel # if no address) 3516 S. Mason St., Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Proposal is to change the use of the vacant retail space in Units 1, 2 and 3 to a Medical Marijuana Center and Retail Marijuana Store. The existing business in Unit 4 at the property, McCormick Automotive Center, is to remain and will not be changed.

Proposed Use Medical Marijuana Center and Retail Marijuana Store Existing Use Vacant retail space

Total Building Square Footage 4,400 sf +/- S.F. Number of Stories 1 Lot Dimensions 100x205x80.14x171.58 see site plan

Age of any Existing Structures Building was built in 1973 = 46 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 [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 No increase is proposed. _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

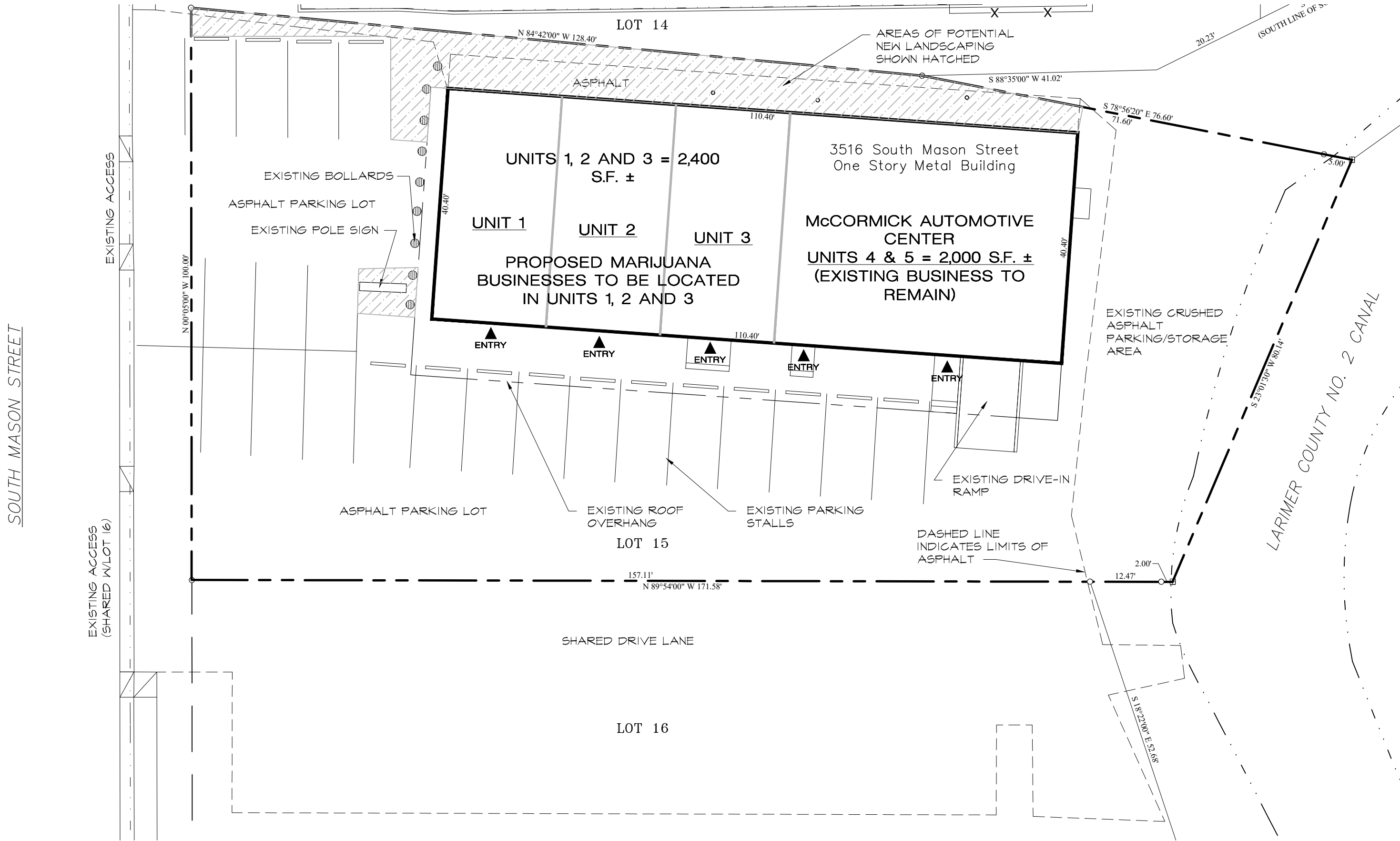
Suggested items for the Sketch Plan:

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?

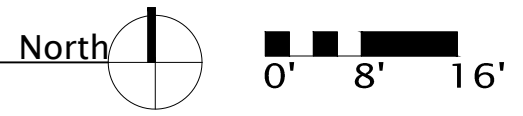
3516 S. Mason Street, Fort Collins, CO 80525

Supplemental Notes to Site Plan:

1. The surrounding land uses are as follows:
 - a. Property to the north is retail and contains The Fort Collins Breakfast Club, Mister Money and the Old Time Vinegar Company.
 - b. Property to the south is retail and contains Jerry's Artarama. This property shares parking with the subject property.
 - c. Property to the east is Larimer County No. 2 Canal and east of that are various retail shopping center uses.
 - d. Property to the west, across S. Mason St. from the subject property is a mix of retail and there is also an emergency medical services use across the street.
2. There is no existing landscaping on the subject property. The property to the north has several mature fruit and other trees very close to the common boundary between the two properties.
3. As shown on the site plan there is a canal running along the eastern boundary of the subject property.
4. There are existing utilities in place, serving the property.
5. There no plans to change existing drainage.
6. Photographs are attached with this conceptual review application submittal.



Site Plan



3516 South Mason
Ft. Collins, Colorado
 August 22, 2019



ARTARAMA





PRIVATE
PARKING



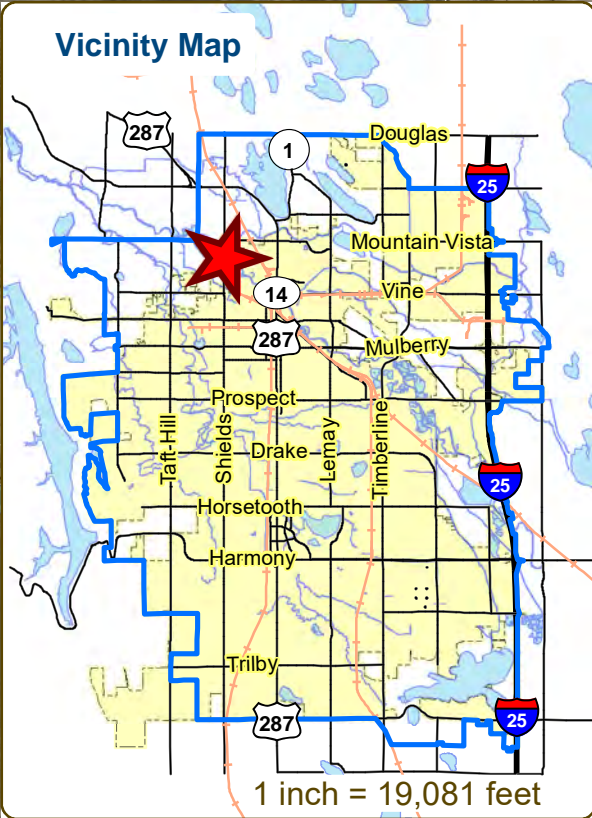
Mason Street Plaza
3516 South Mason St.

**D & N CLEANING
& JANITORIAL INC.**
Re-Cover • UPHOLSTERY
**ROCKY MOUNTAIN
RADIATOR**



Johnson at Willox Subdivision

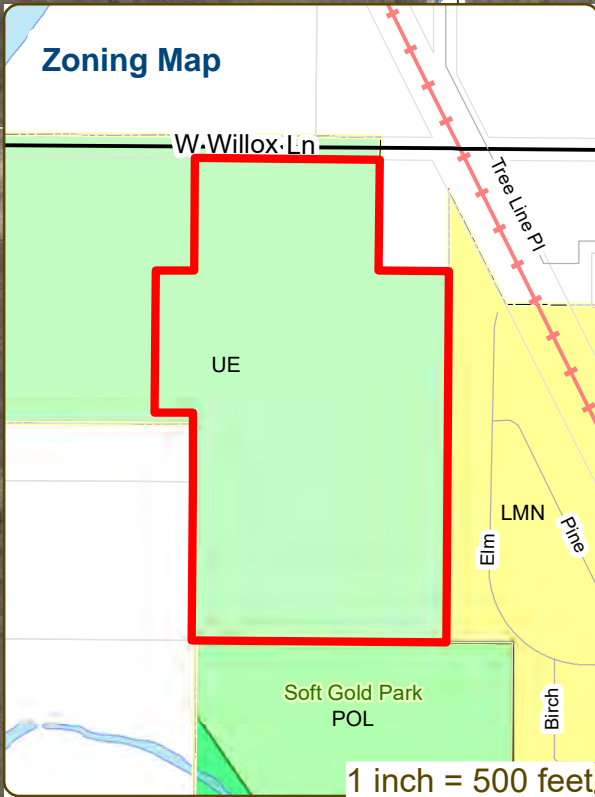
Vicinity Map



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.

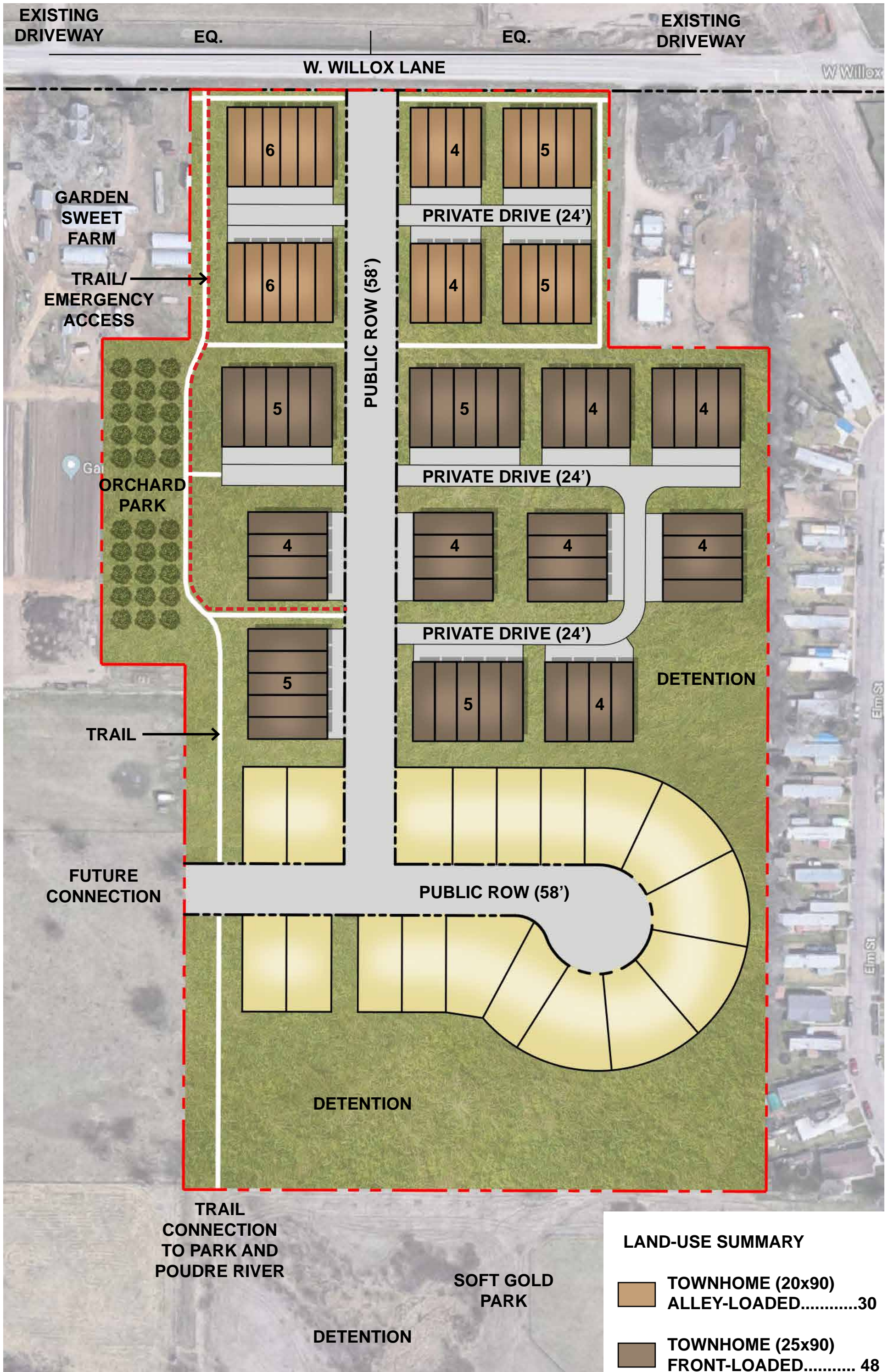
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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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)

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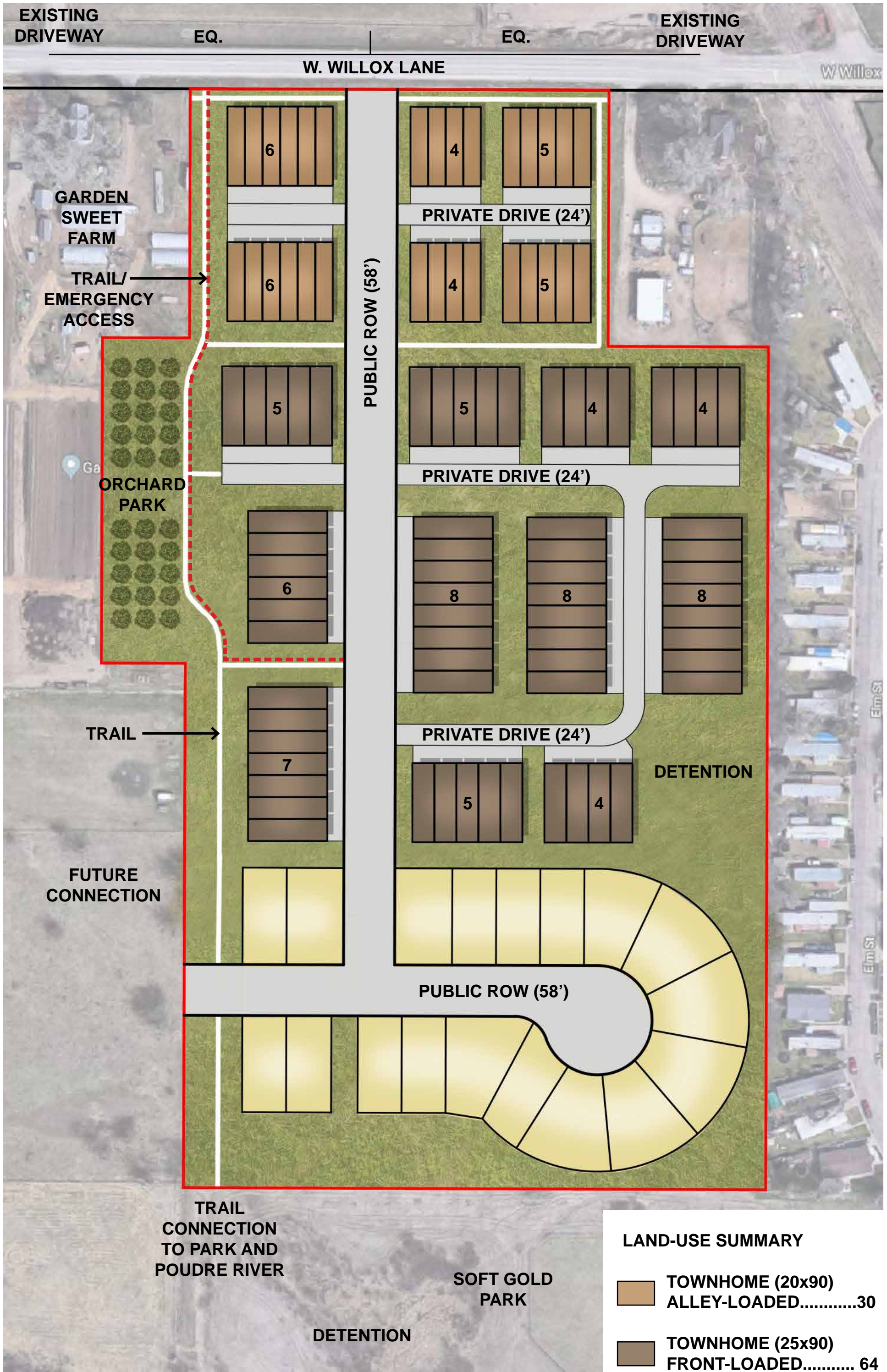


LAND-USE SUMMARY




	TOWNHOME (20x90) ALLEY-LOADED.....	30
	TOWNHOME (25x90) FRONT-LOADED.....	48
	SINGLE FAMILY LOT (50x110).....	18

JOHNSON AT WILLOX - ON-SITE DETENTION CONCEPT

8.18.18



LAND-USE SUMMARY

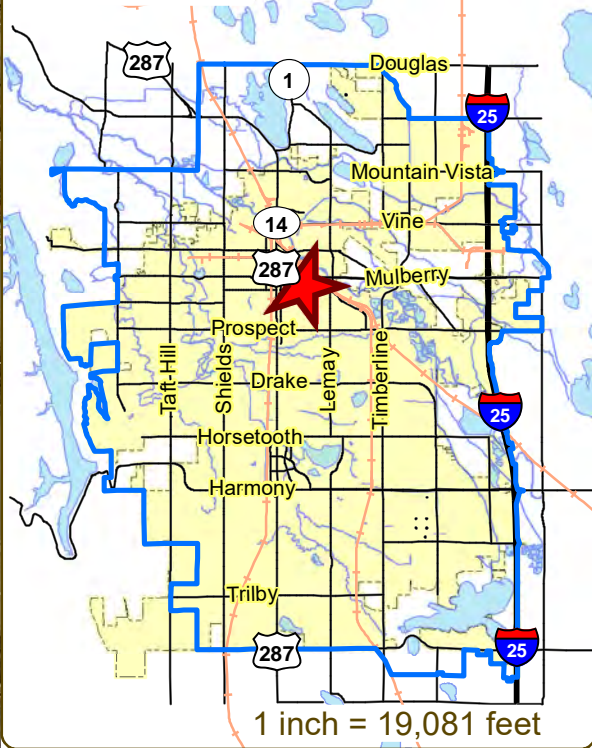
	TOWNHOME (20x90) ALLEY-LOADED.....	30
	TOWNHOME (25x90) FRONT-LOADED.....	64
	SINGLE FAMILY LOT (50x110).....	18

JOHNSON AT WILLOX - OFF-SITE DETENTION CONCEPT

8.18.18

809 E. Myrtle St. Duplex

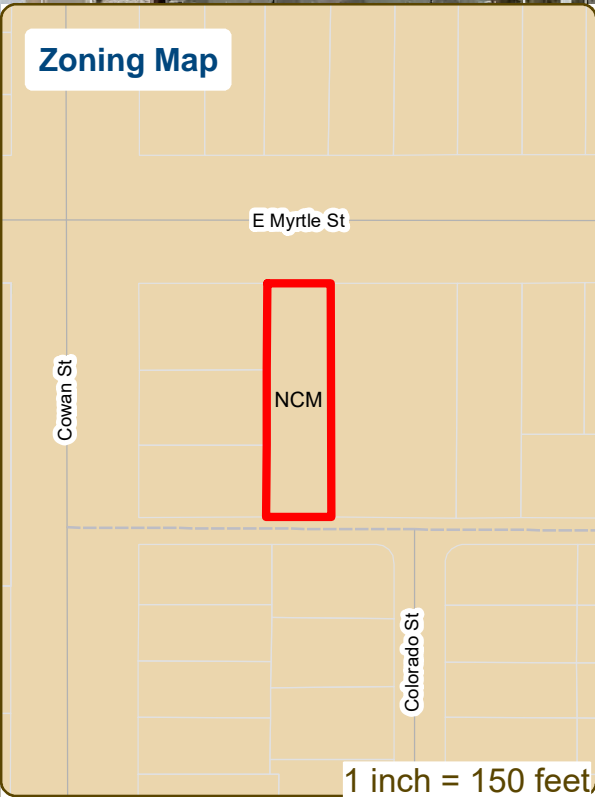
Vicinity Map



Aerial Site Map



Zoning Map



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

Kurt Thornton / Contractor

Business Name (if applicable) Kurt Thornton Homes LLC

Your Mailing Address 9506 County Road 80 Fort Collins CO 80525

Phone Number 970-301-2085 Email Address Kurt2085@aol.com OR Kurtjeri@aol.com

Site Address or Description (parcel # if no address) 809 E Myrtle St Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Demo existing structure / Construct a new 2 story side by side Duplex. 2852 total sq. Ft with detached 624 sqft garage by alley in rear. Concrete pad on each side for parking.

Proposed Use Rental Duplex Existing Use Vacant House

Total Building Square Footage 2852 S.F. Number of Stories 2 Lot Dimensions 50' x 185'

Age of any Existing Structures Year Built was 1925

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?

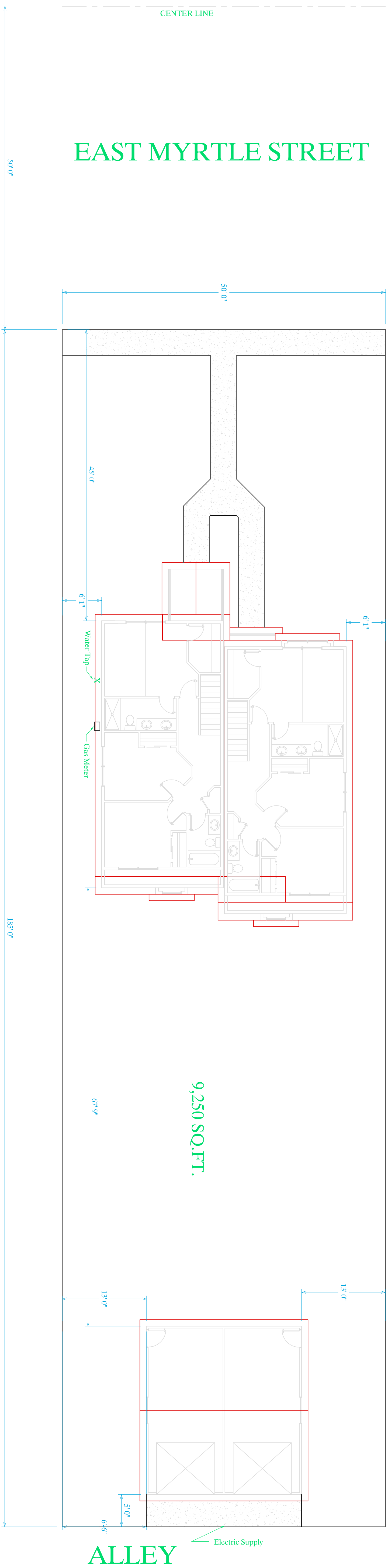
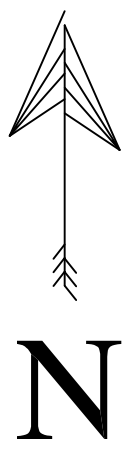
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Approx. 1000 sqft of concrete side walk and pad. (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?

Lot #12, Block 196
 809 East Myrtle Street
 Fort Collins, CO
 Larimer County



9,250 SQ.FT.

EAST MYRTLE STREET

ALLEY

CENTER LINE

PLOT PLAN
 Scale: 1/8" = 1'0"

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

SCALE: 1/8" = 1'0"	DATE: 08 / 13 / 19
SHEET: 7 OF 7	DRAWING NO: K53809 - rev. 3.0

Plot Plan

Self Duplex Project
 809 East Mrtle Street
 Fort Collins, CO

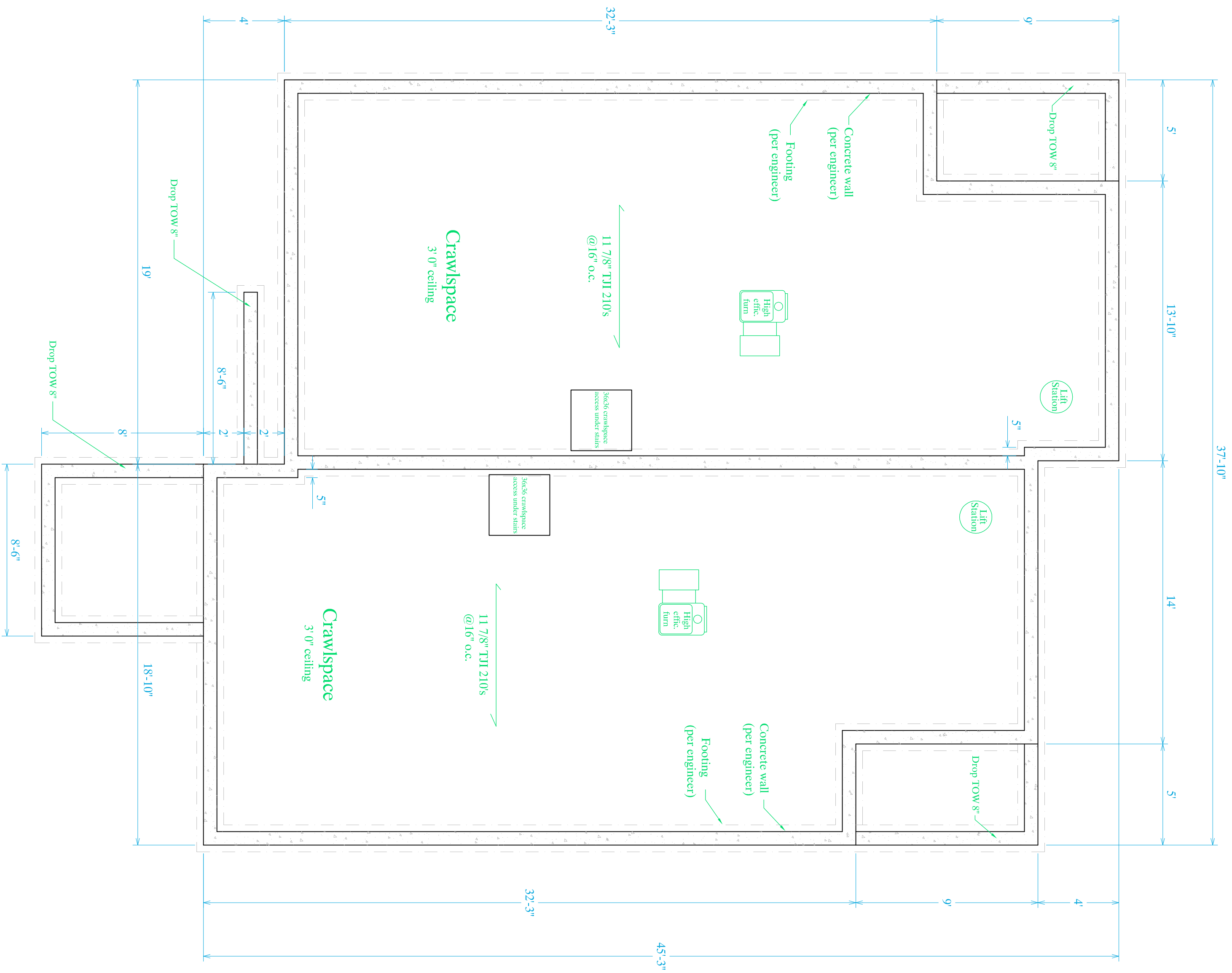


Designed/Drawn by: Stewart King
 37126 Soaring Eagle Circle
 Windsor, CO 80550
 (970) 691-9293
 Kodiak564@gmail.com

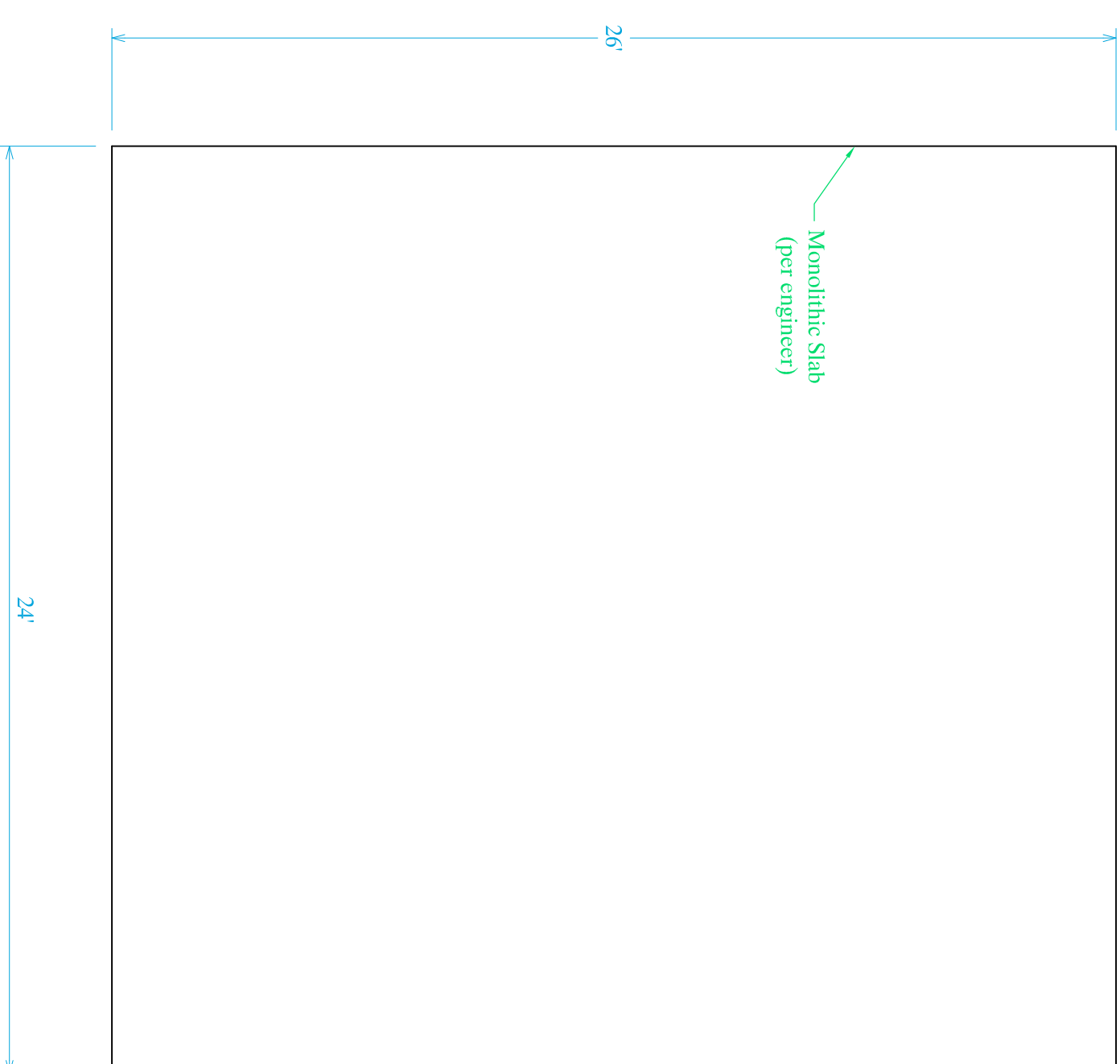
KODIAK
 Architectural Design

FOUNDATION NOTES:

1. All dimensions are to centerline of beam/beam pocket or face of concrete wall.
2. Owners/Contractors structural engineer shall size all footings and foundation systems and provide specifications for slabs, fills, reinforcing, and drainage. All specifications are to be designed with regards to this specific site.
3. Install backflow device as required by current building code.
4. Provide combustion air for furnace and hot water heater.
5. Slope finish grade away from structure on all sides.
6. Typical foundation: 8" continuous concrete walls with dampproofing applied.



DUPLEX FOUNDATION PLAN



GARAGE FOUNDATION PLAN

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SCALE: 1/4" = 1'0"	DATE: 08 / 13 / 19
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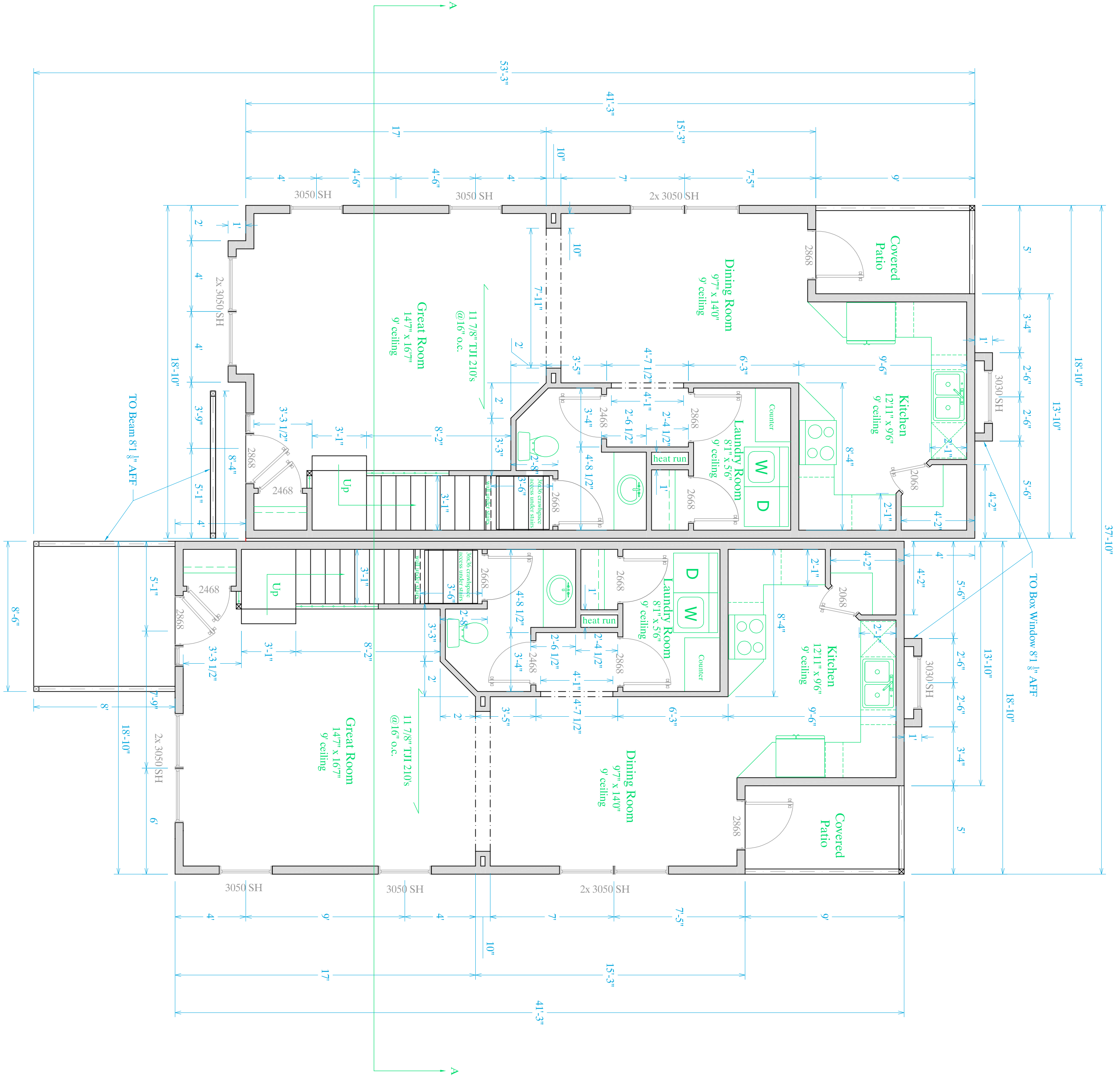
Duplex Foundation Plan
Garage Foundation Plan

Self Duplex Project
809 East Mrtyle Street
Fort Collins, CO



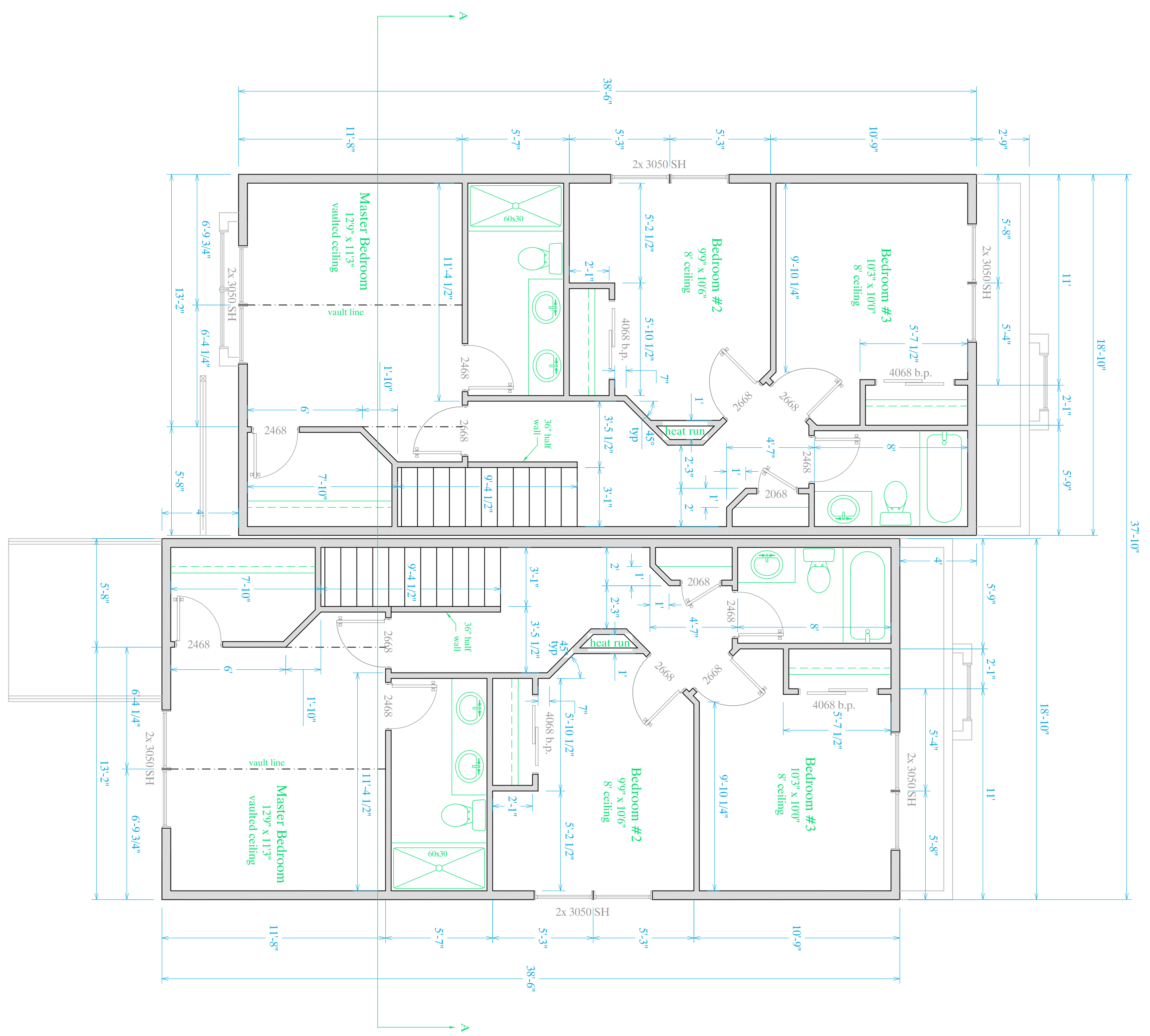
FRAMING NOTES:

1. Typical floor: 3/4" T&G OSB glued and nailed over floor joists as indicated on joist layout plan.
2. Typical wall: 2x6 studs (ext) 2x4 studs (int) on 16" centers with 3/4" OSB stapled on ext. and 1/2" drywall screwed on int.
3. All headers to be double 2x12 unless noted otherwise, with 3 nails every 16" on both sides.
4. Top of all window openings, in 9" wall to be at 84" AFF unless noted otherwise.
5. Top of all window openings in 8" wall to be at 2x12 header below top plates unless noted otherwise.
6. Typical truss to have 8" heel to allow for insulation.



MAIN FLOOR PLAN

740 Sq. Ft. ca.
1480 Sq. Ft. total



SECOND FLOOR PLAN

686 Sq. Ft. ca.
1372 Sq. Ft. total

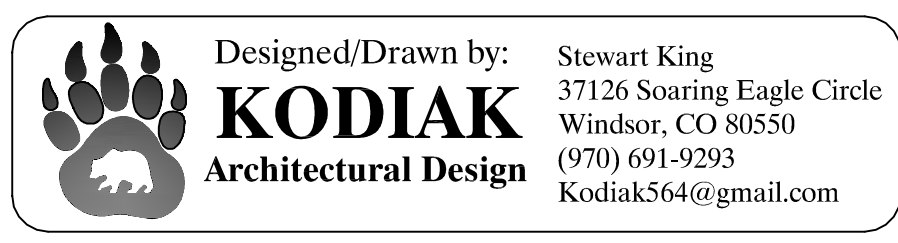
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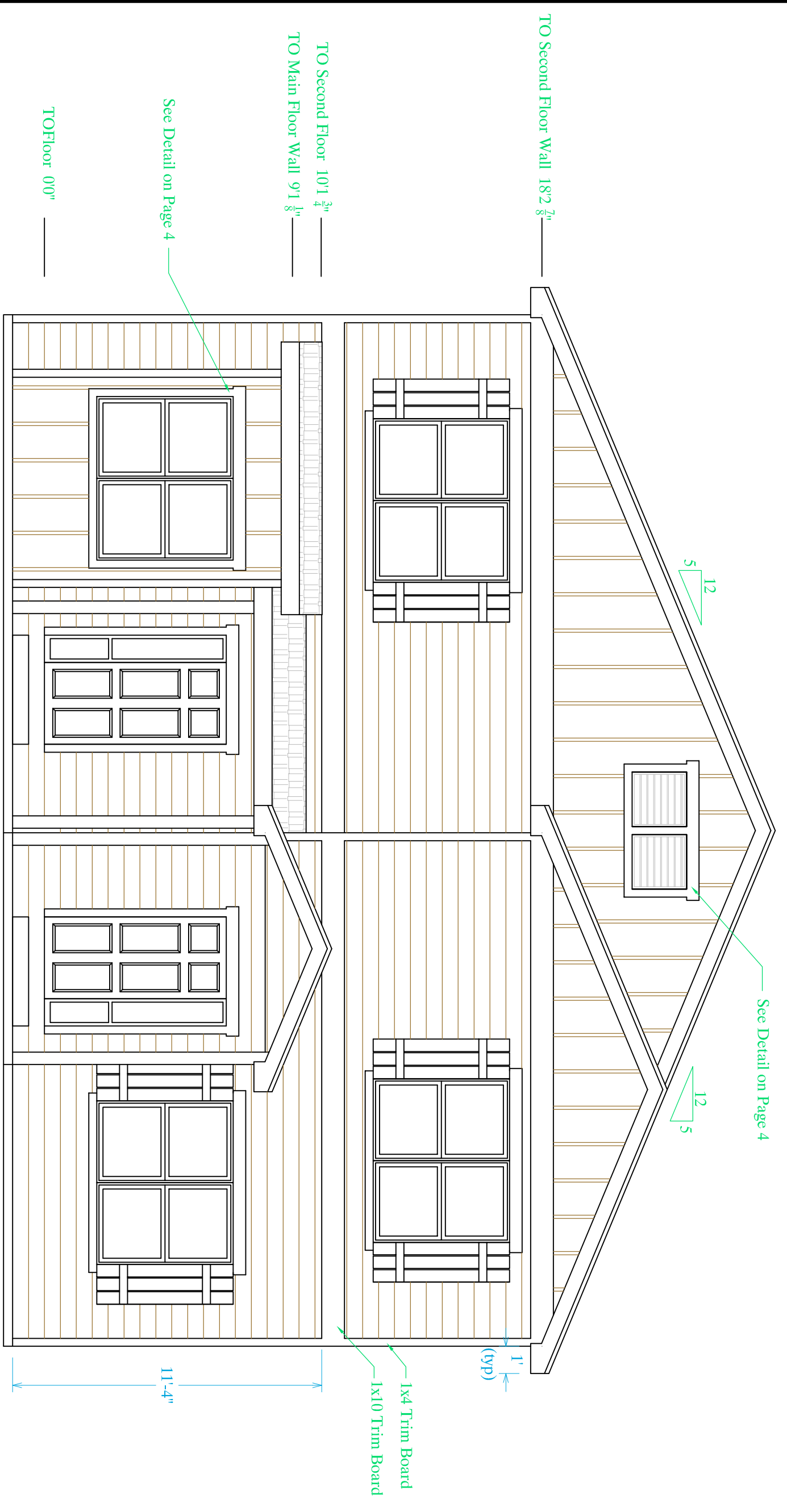
SCALE:
1/4" = 1'0"
SHEET:
2 OF 7

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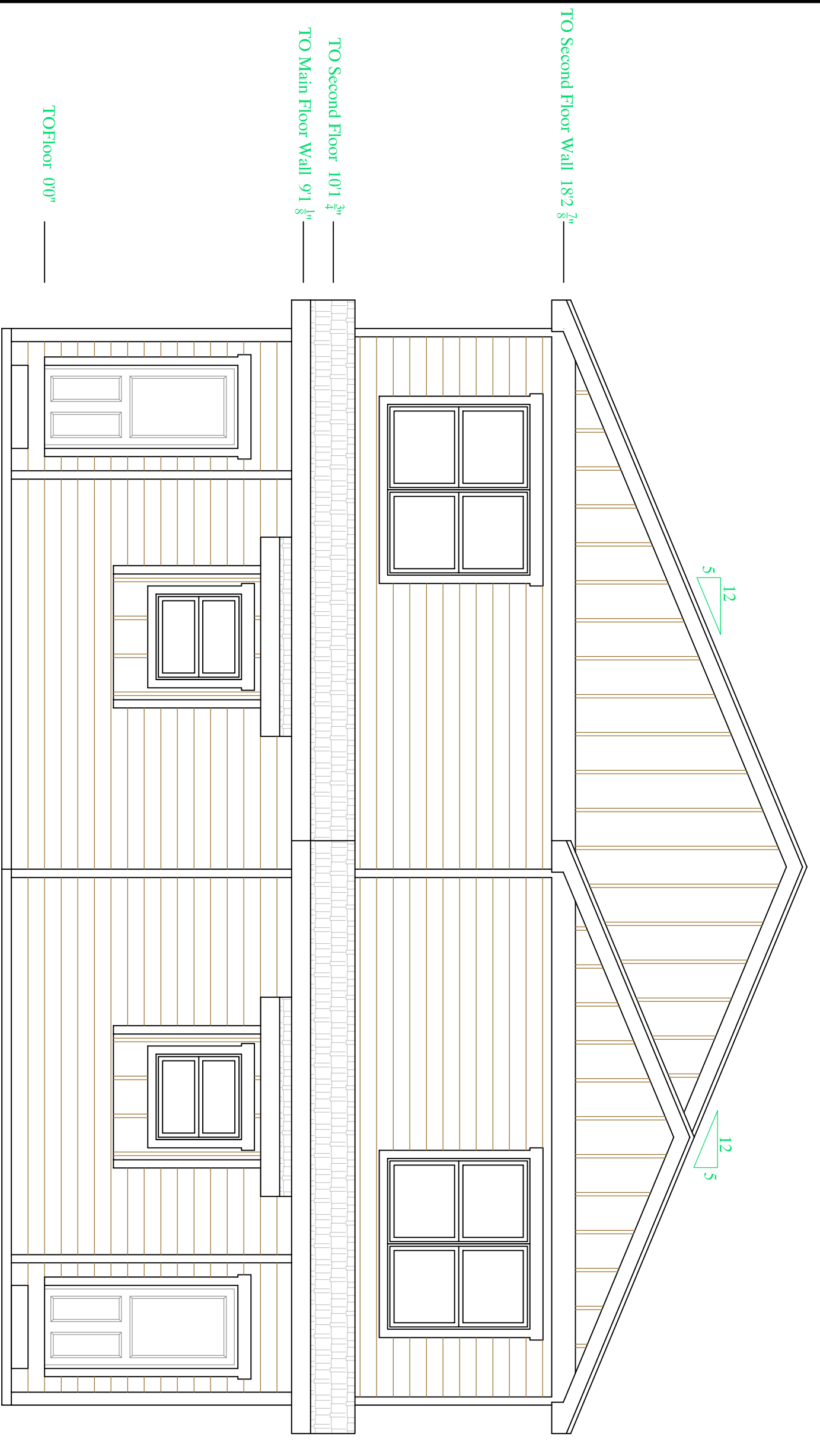
Main Floor Plan
Second Floor Plan

Self Duplex Project
809 East Mrtyle Street
Fort Collins, CO

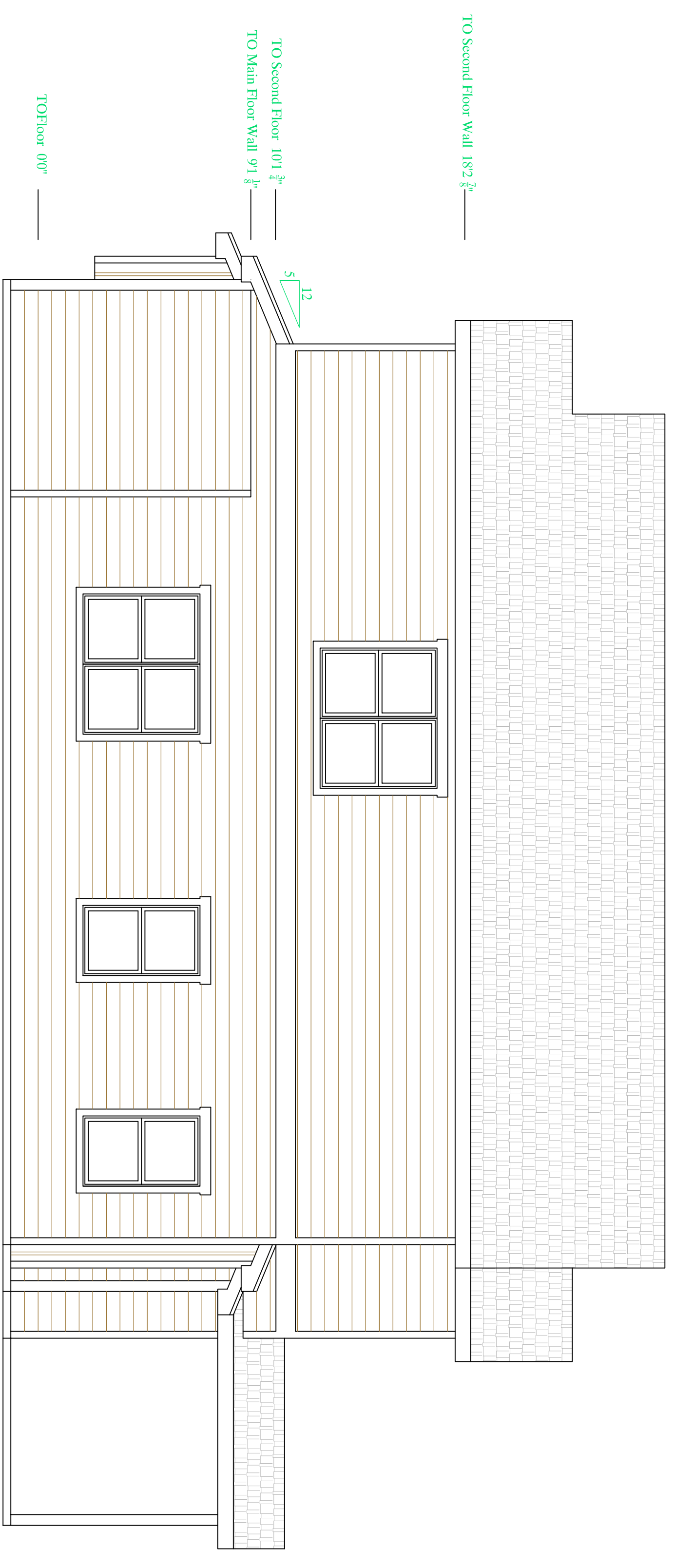




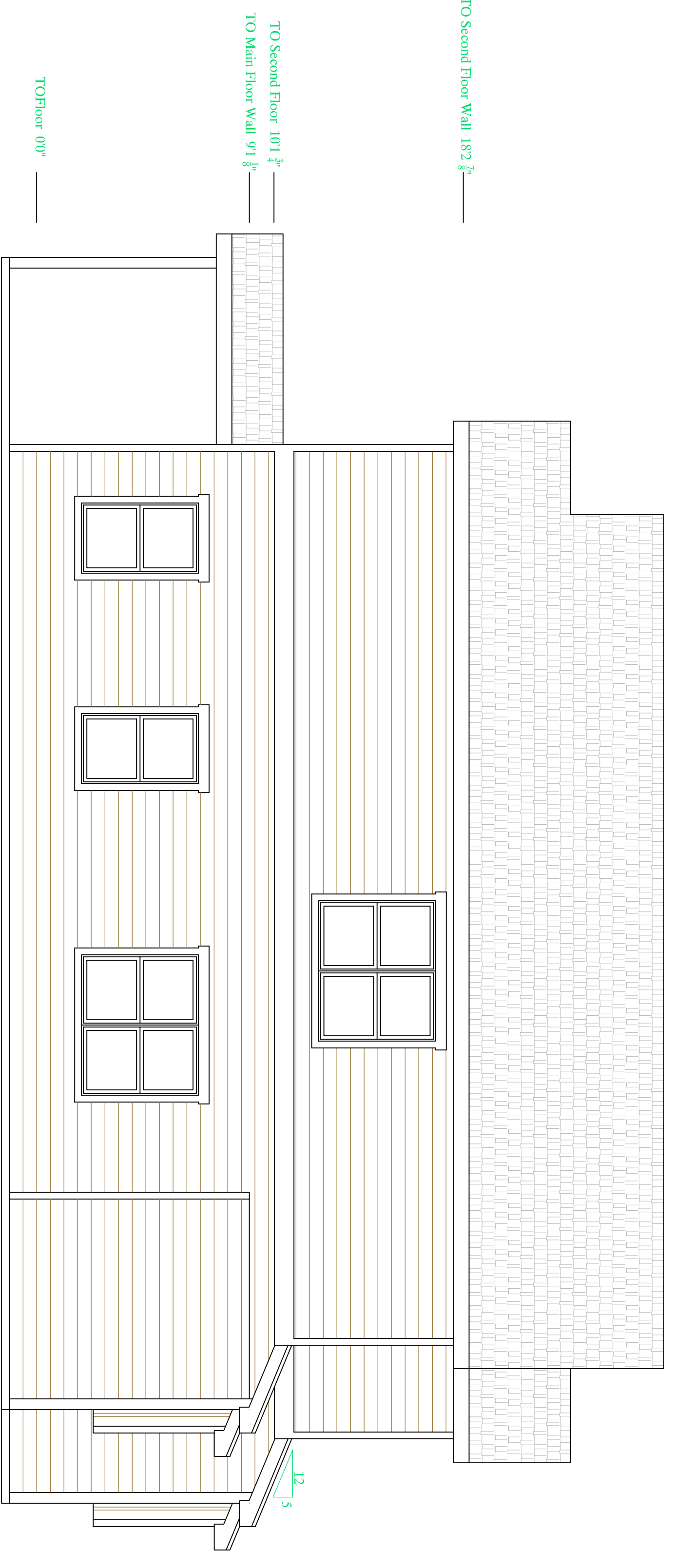
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

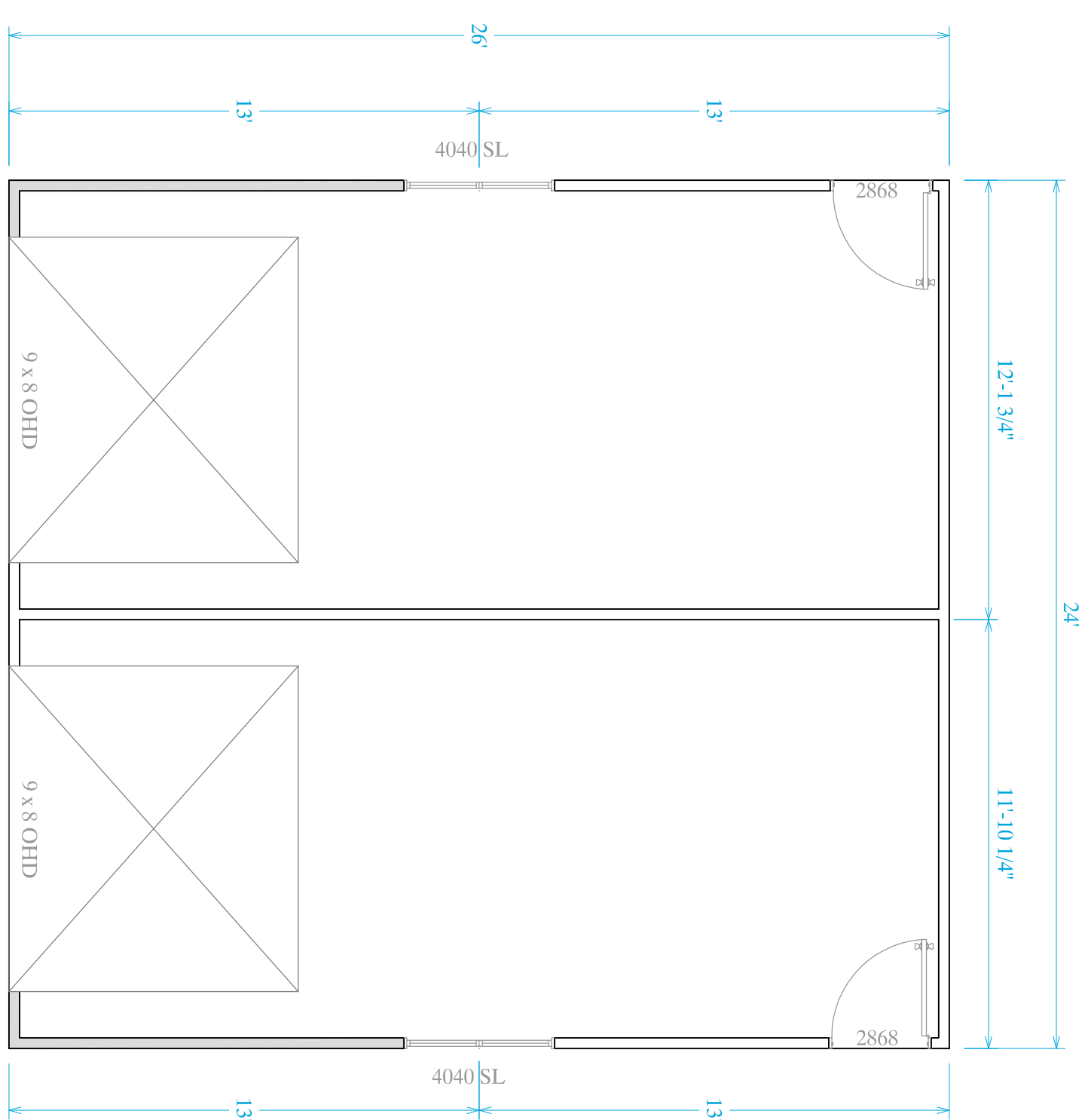
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Duplex Elevations

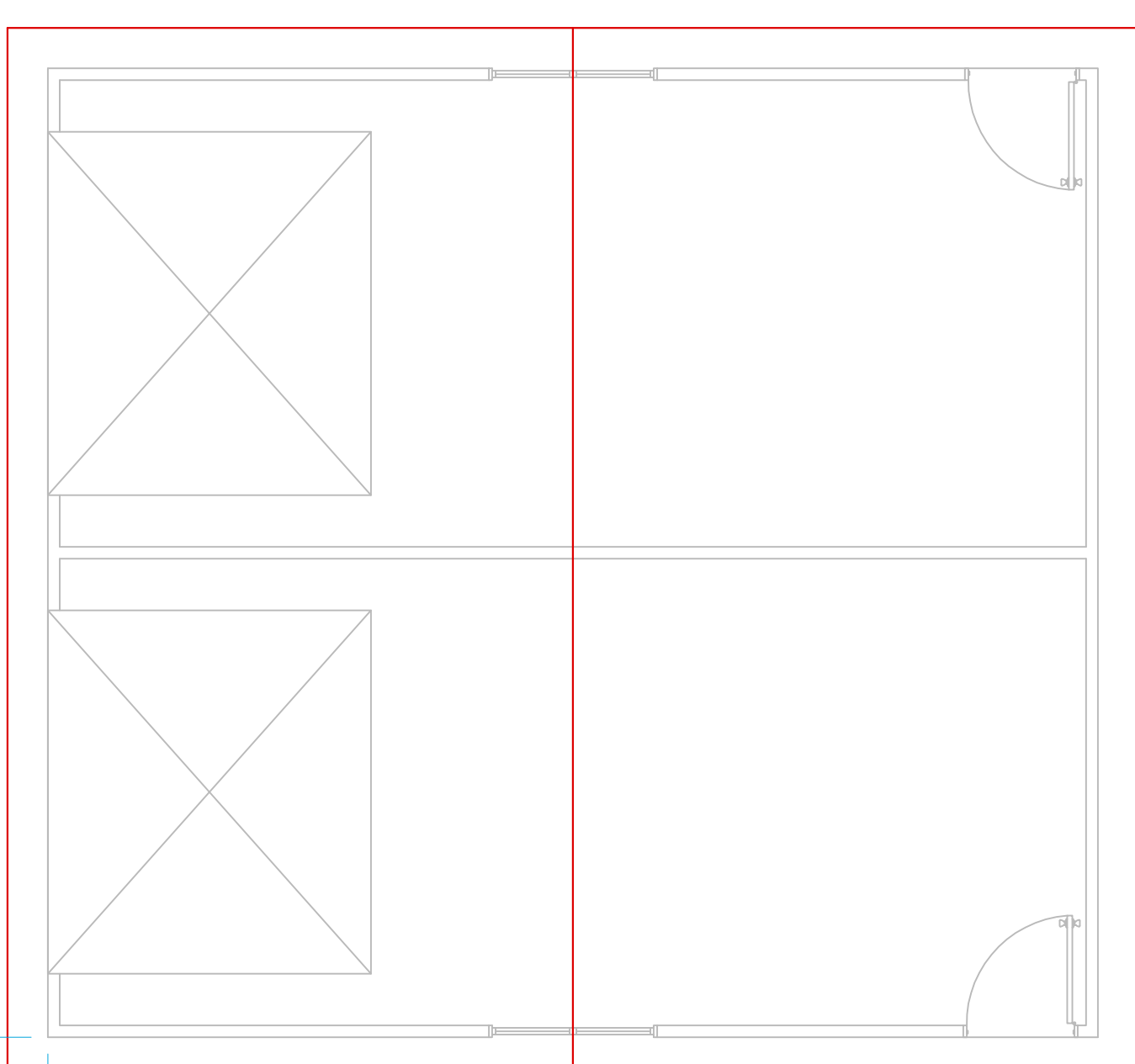
Self Duplex Project
 809 East Mrtyle Street
 Fort Collins, CO



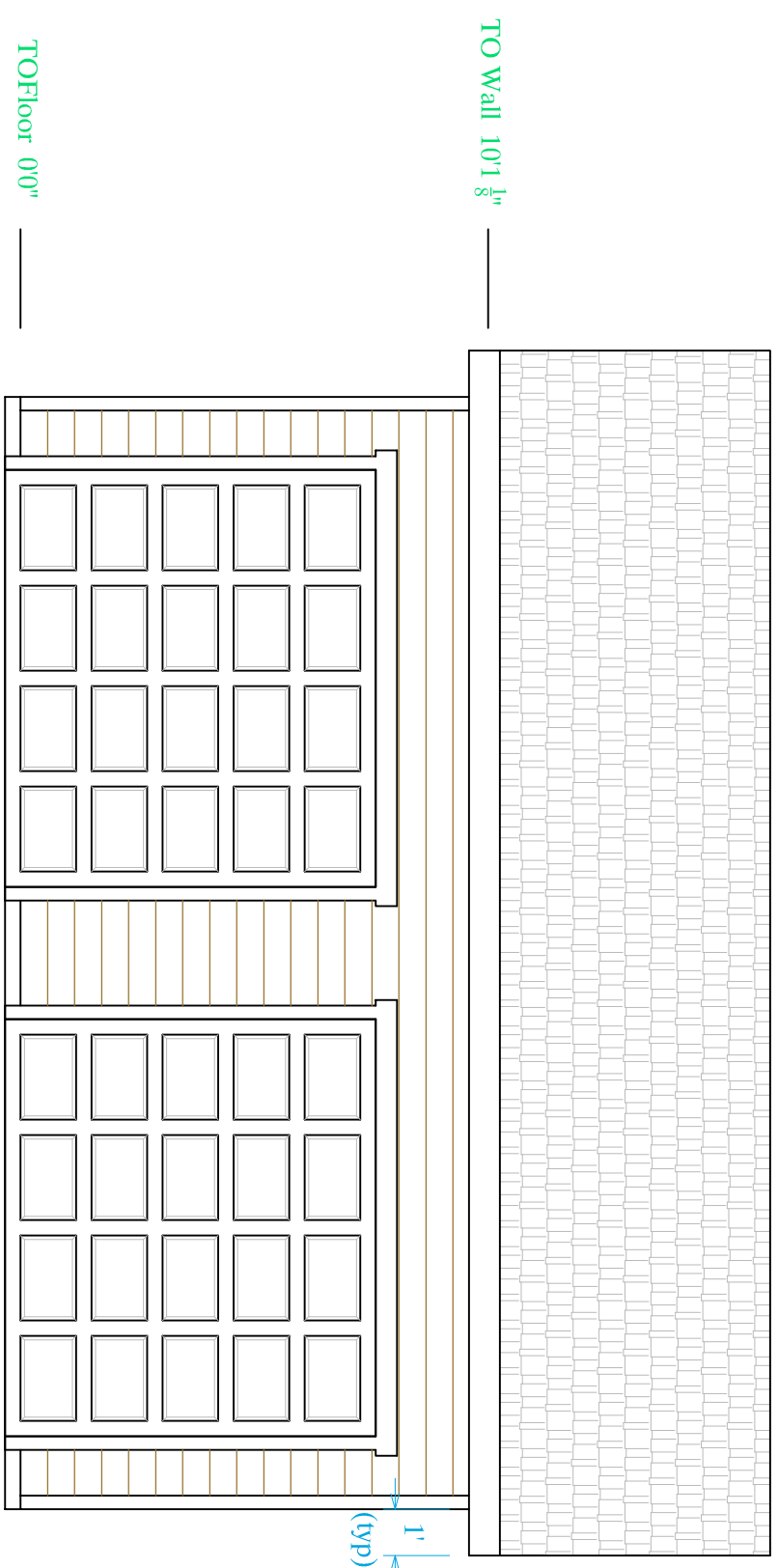


GARAGE FLOOR PLAN

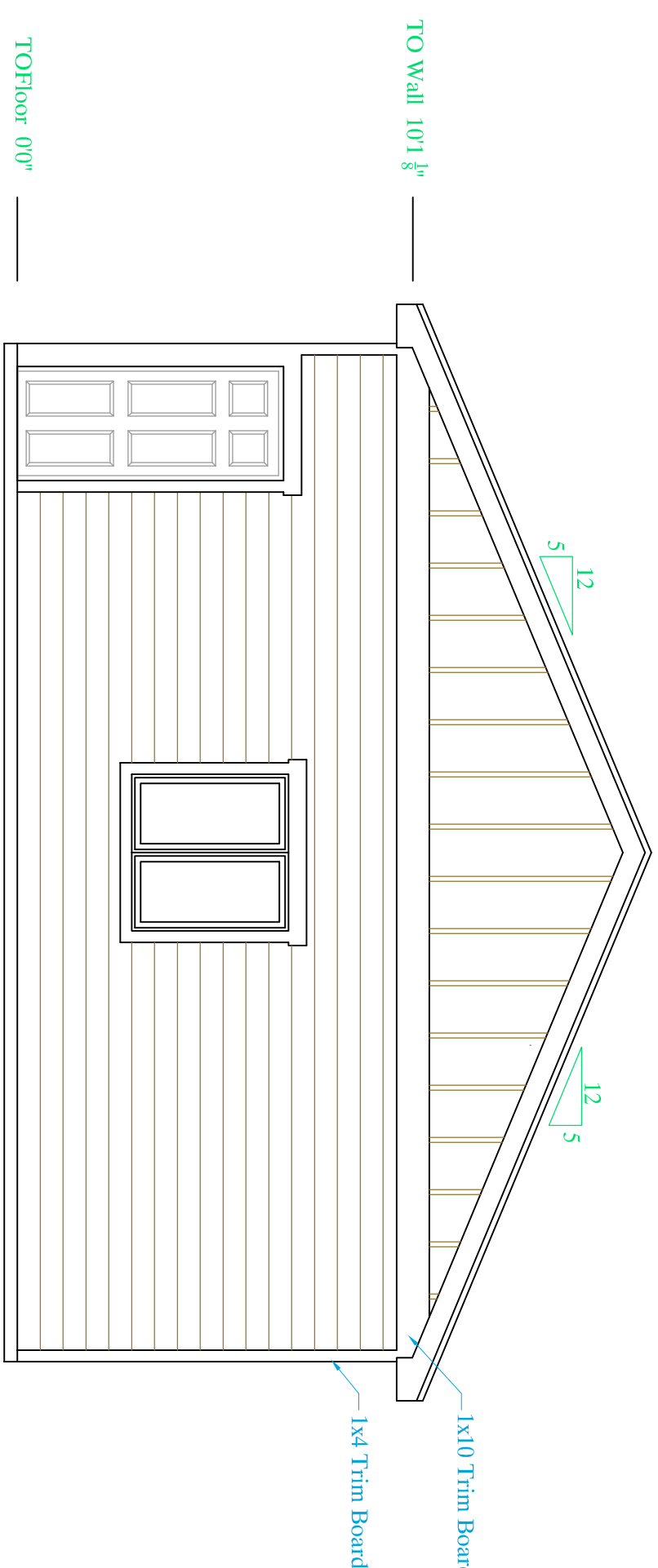
312 Sq. Ft. ea.
624 Sq. Ft. total



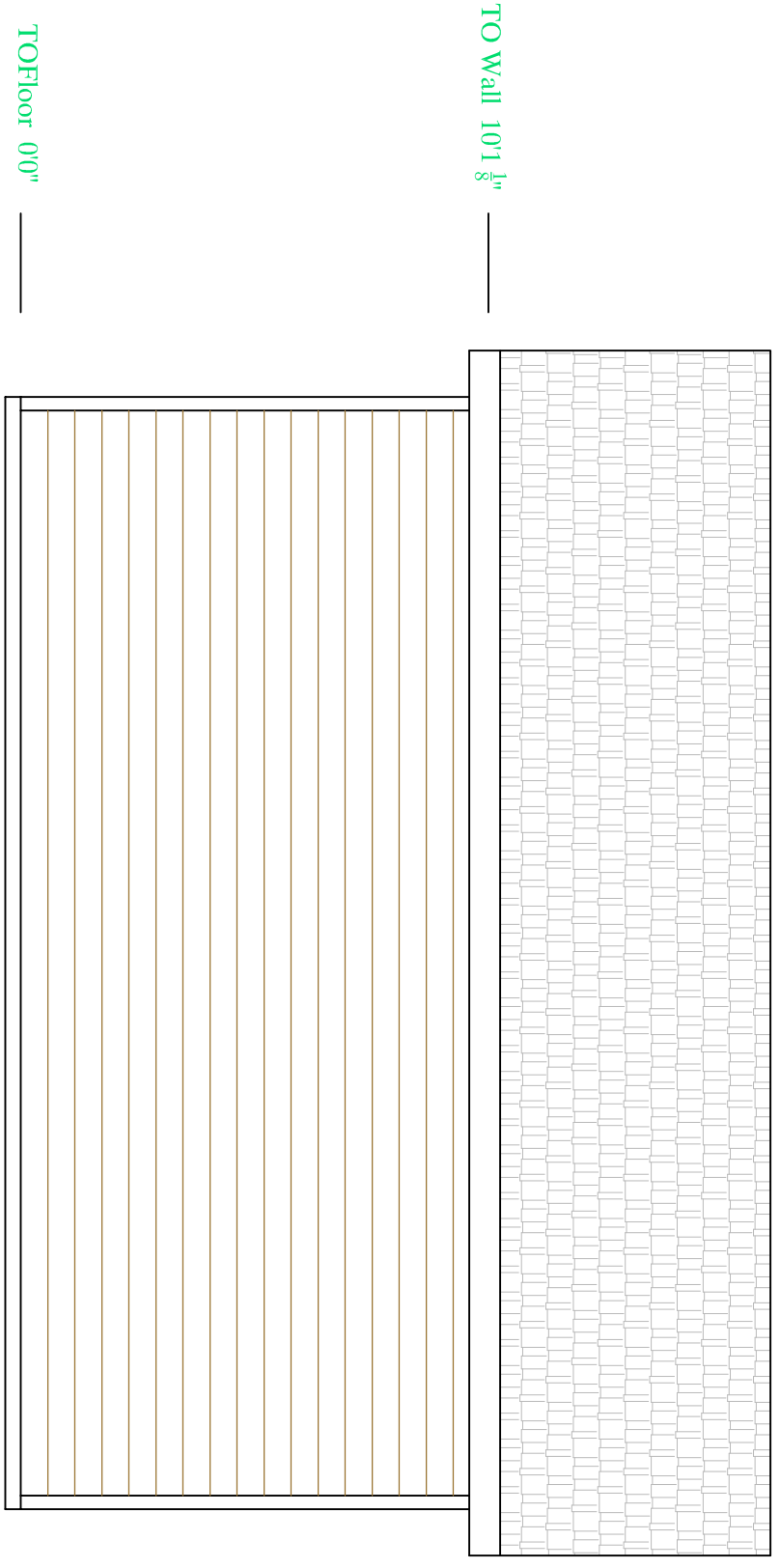
ROOF PLAN



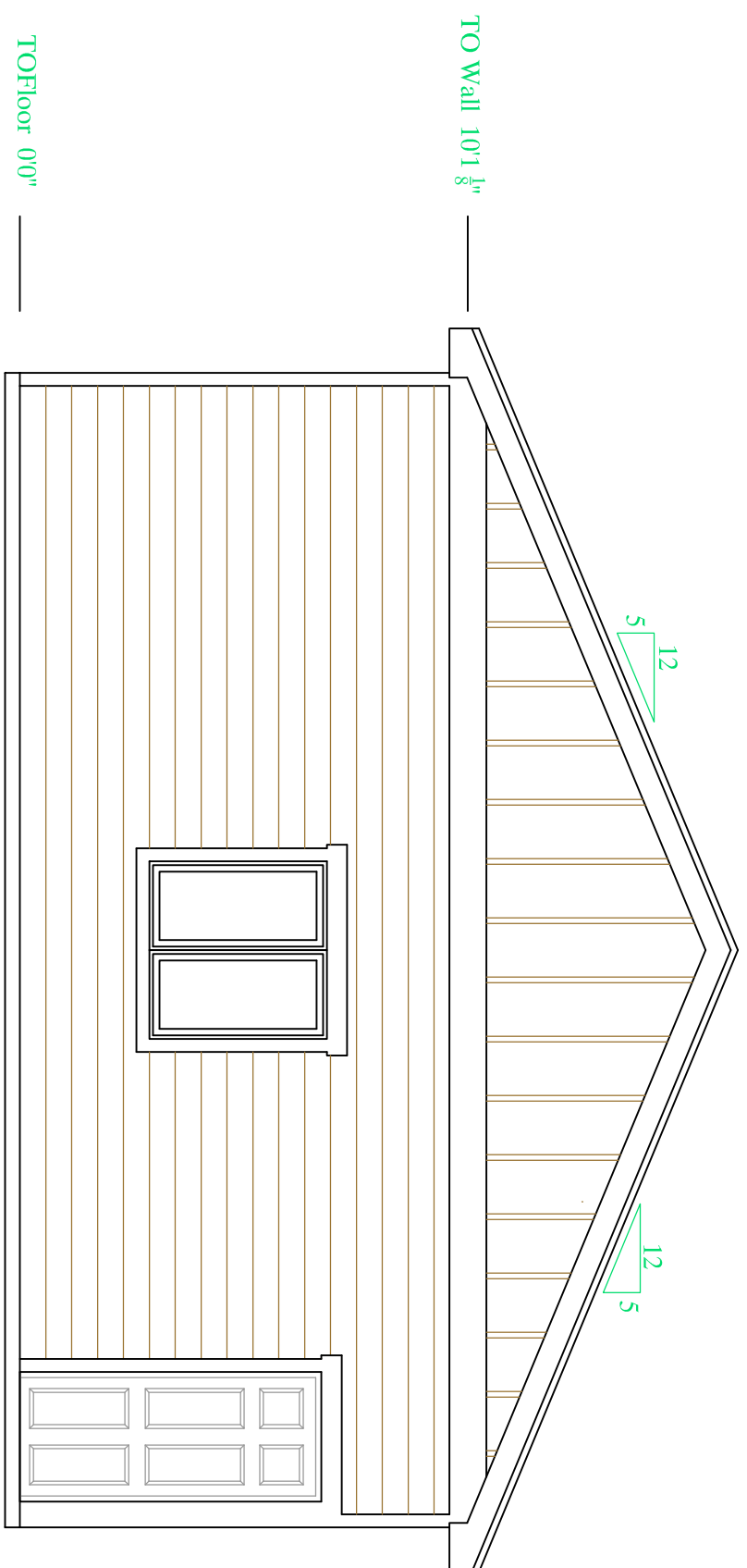
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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4 OF 7

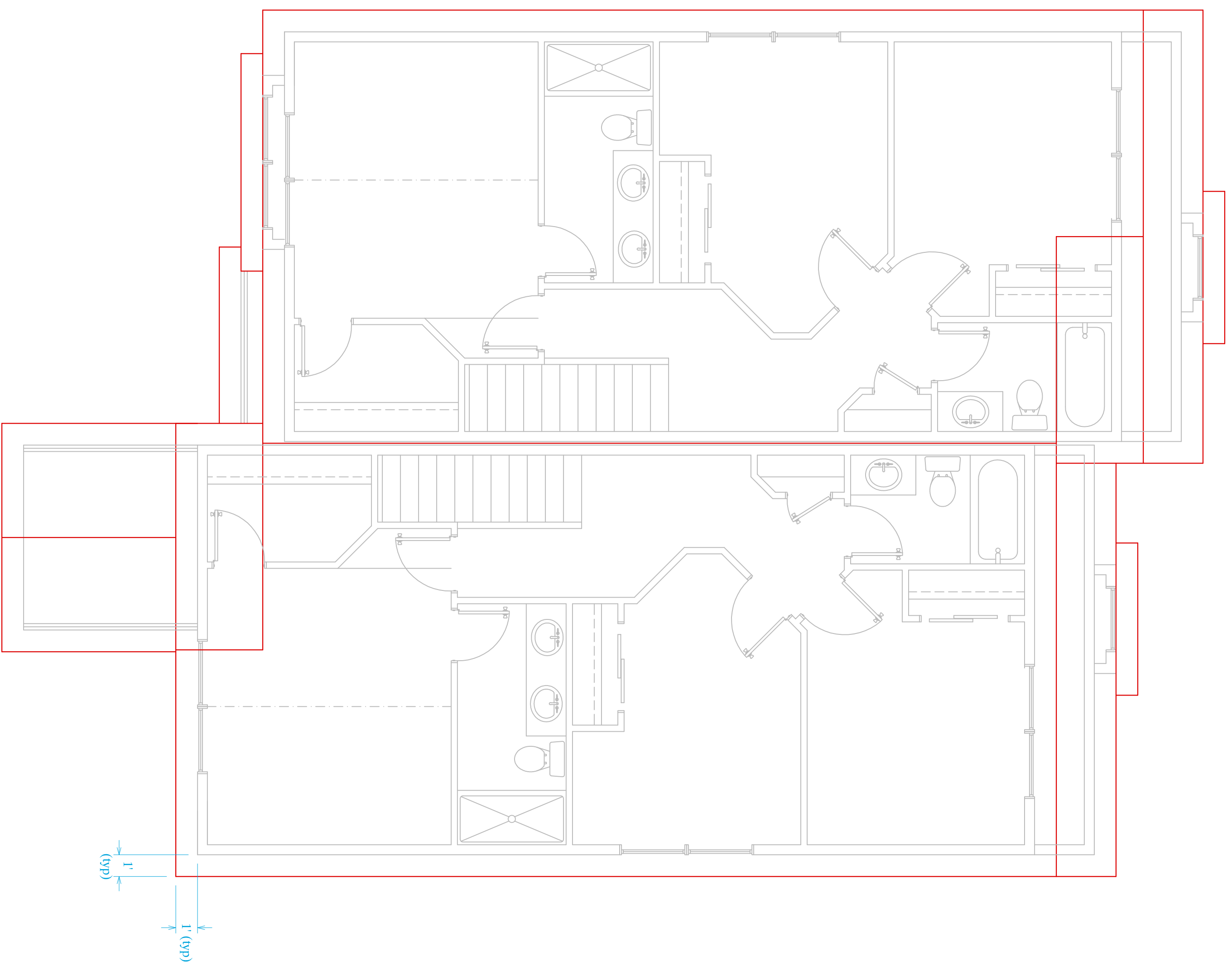
Garage Floor Plan
Garage Elevations

Self Duplex Project
809 East Mrtyle Street
Fort Collins, CO

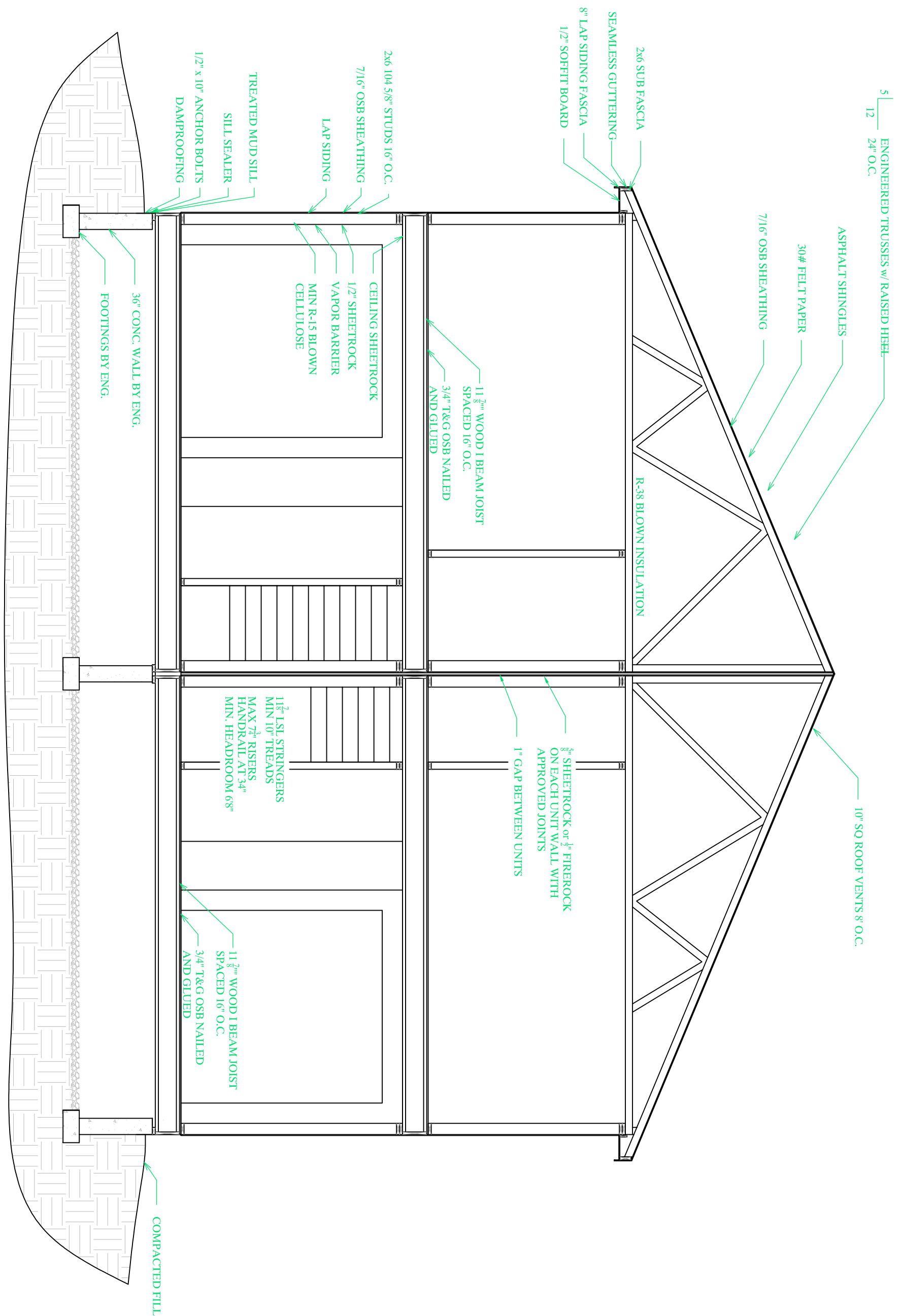
Builder
Kurt Thornton Homes
970-301-2085

Designed/Drawn by: Stewart King
37126 Soaring Eagle Circle
Windsor, CO 80550
(970) 691-9293
Kodiak564@gmail.com
KODIAK Architectural Design

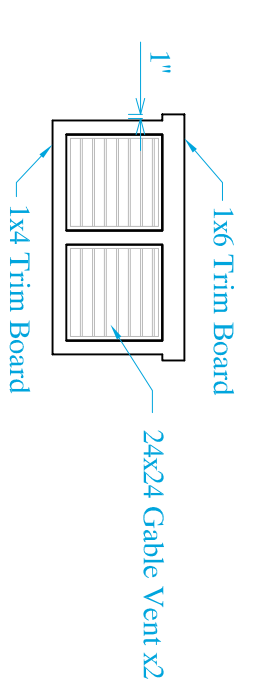
- Notes:
1. All trusses are $\frac{1}{2}$ pitch with an 8" heel (except kitchen box window rafters)
 2. Frame kitchen box window rafters to match elevations.



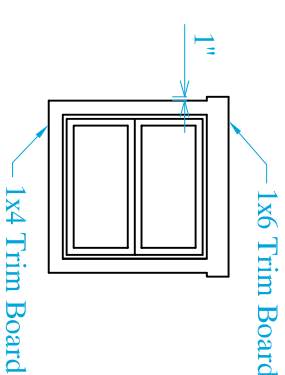
ROOF PLAN



CROSS SECTION A-A



Gable Vent Detail



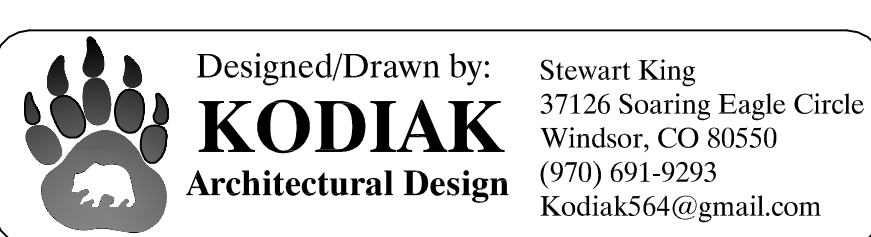
Window Trim Detail

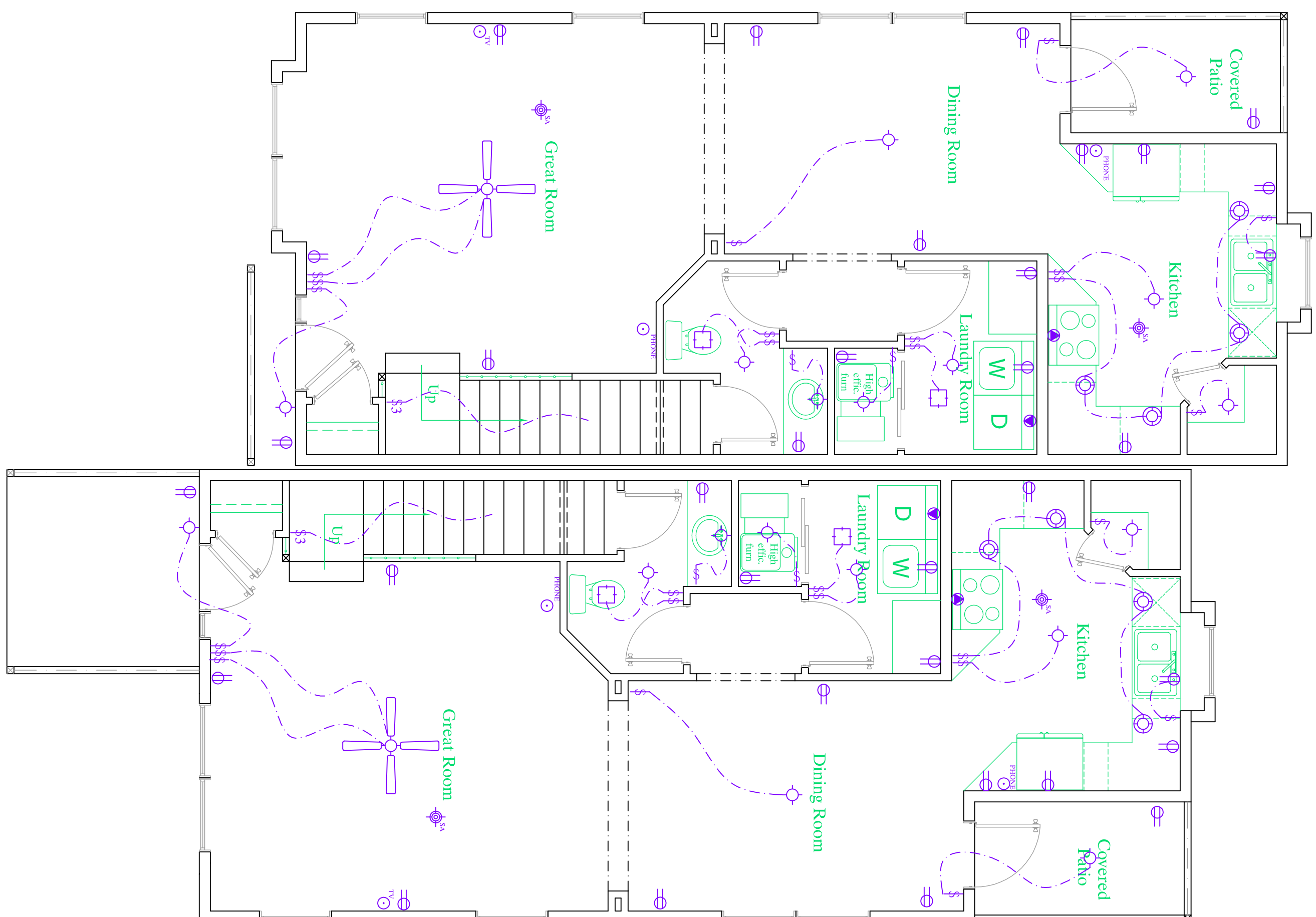
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

SCALE: $\frac{1}{4}" = 1'0"$	DATE: 08 / 13 / 19
SHEET: 5 OF 7	DRAWING NO: K53809 - rev. 3.0

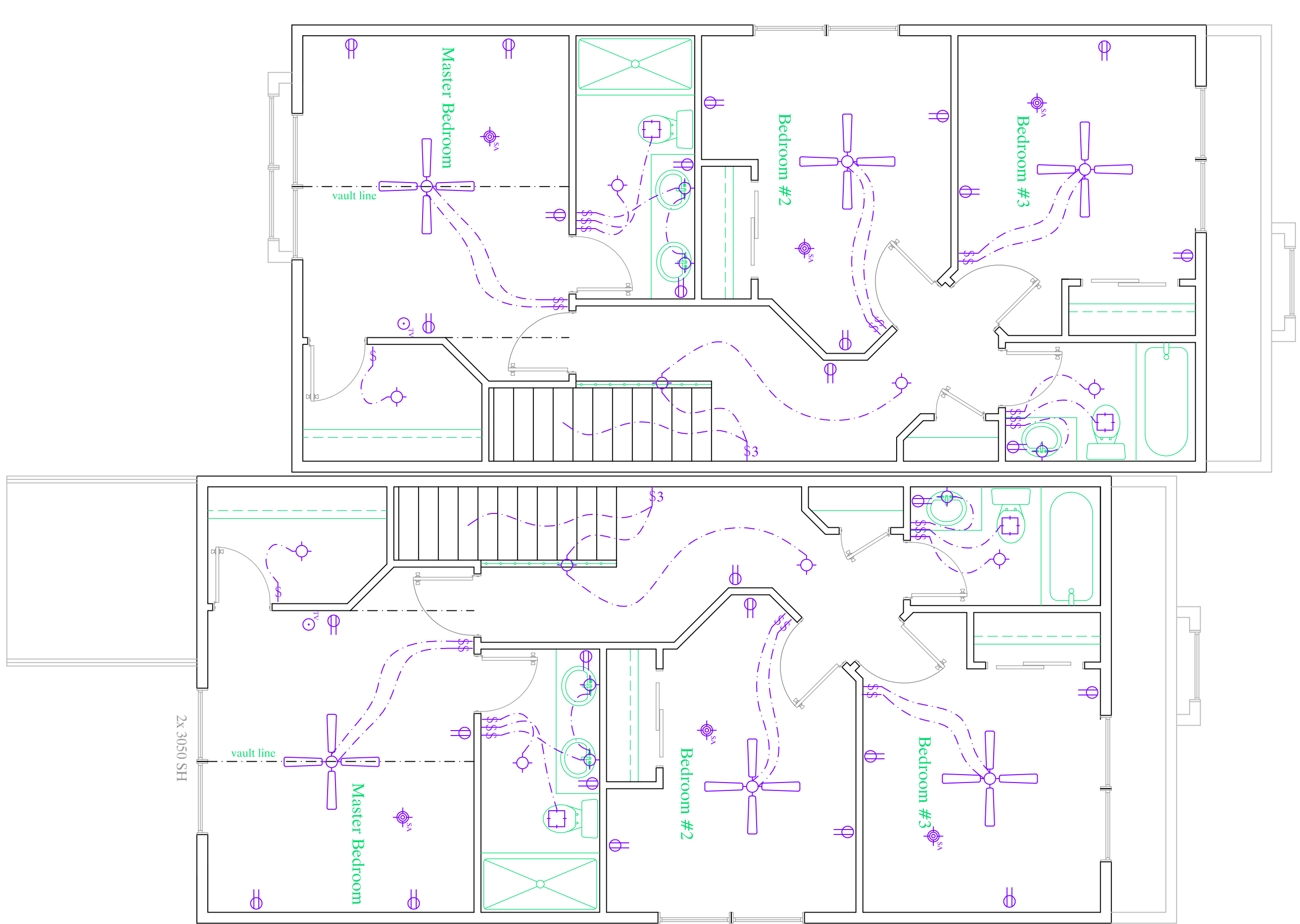
Roof Plan
Cross Section
Details

Self Duplex Project
809 East Mrtyle Street
Fort Collins, CO

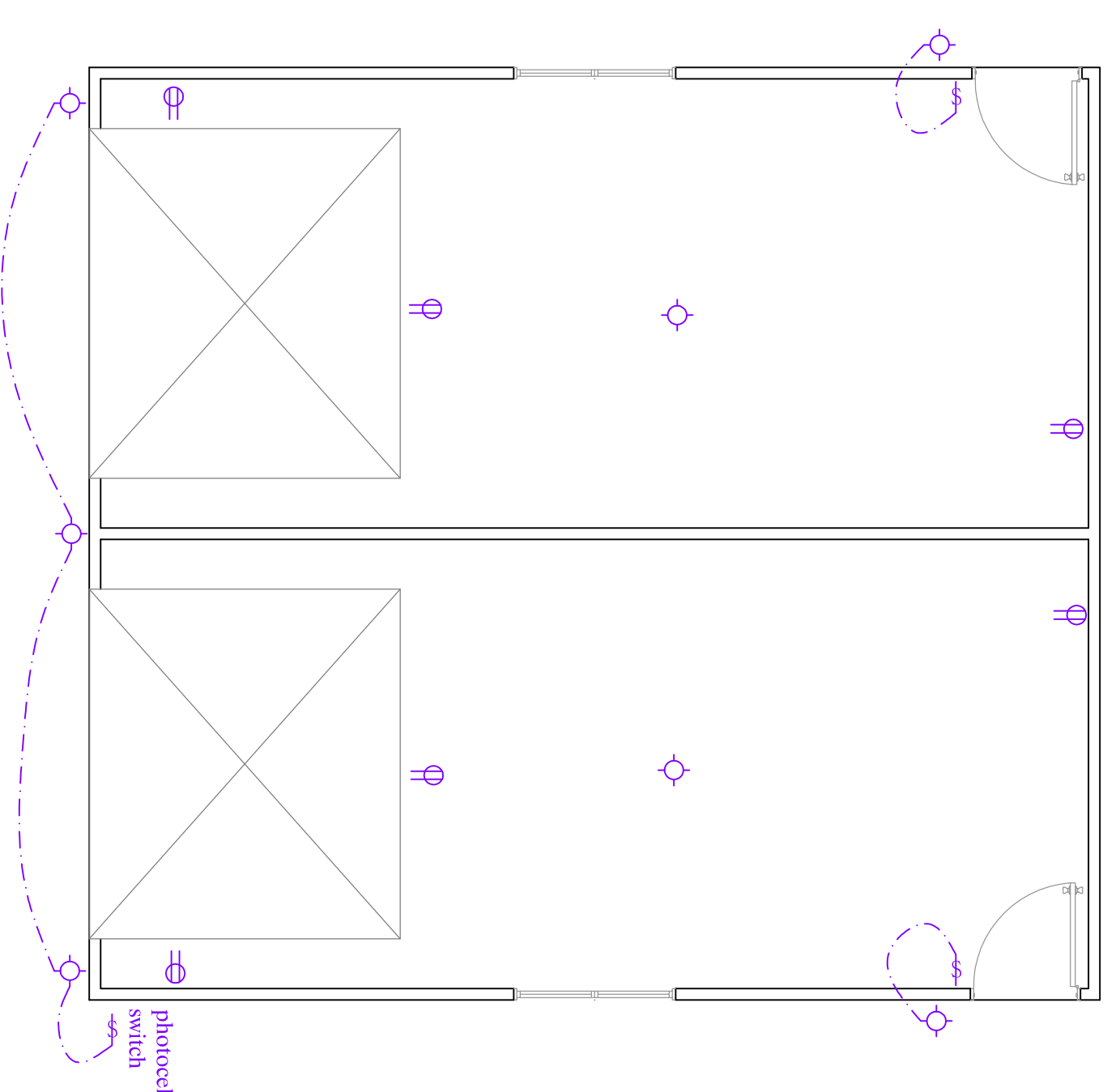




MAIN FLOOR ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN



GARAGE ELECTRICAL PLAN

ELECTRICAL SYMBOLS

	CANTILEVERED LIGHT		FANLIGHT		FAN		SWITCH		TV
	PENDANT LIGHT		200V OUTLET		UNDER CABINET		SMOKE ALARM		PHONE
	CEILING FAN								

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.

SCALE: 1/4" = 1'0"	DATE: 08 / 13 / 19
SHEET: 6 OF 7	DRAWING NO: K53809 - rev. 3.0

Electrical Plans

Self Duplex Project
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