

# Conceptual Review Agenda

Schedule for 10/03/19  
281 Conference Room A

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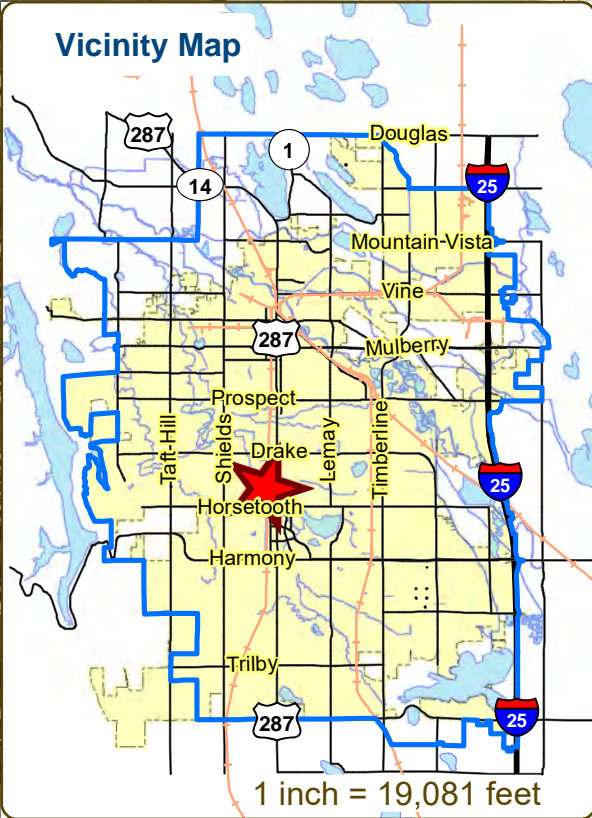
**Thursday, October 3, 2019**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>3121 S. College Ave.</b>  <b>Vehicle Sales</b>  <b>CDR190081</b>	Jeffrey Errett 970-482-8125 je@the-architects-studio.com	This is a request to remove the existing vehicle sales building from the property, build a new sales and service drop-off building, and expand the display car parking as well as customer parking at 3121 S College Ave. (parcel #9726433002). The proposal includes 16 off-street parking spaces with an additional 41 spaces for display vehicles. Access is taken from Frontage Road to the east and W. Foothills Parkway to the south. The property is within the General Commercial (CG) zone district and is subject to a Minor Amendment.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Todd Sullivan
<b>10:15</b>	<b>Parks Department</b>  <b>Park Shop Building</b>  <b>CDR190082</b>	Craig Kisling 970-221-6367 ckisling@fcgov.com	This is a request to build a new park shop building at northwest corner of S. County Road 9 and Environmental Drive (parcel #8720467009). The site will contain a new park shop building with seven parking spaces and an area for outdoor storage. Access is taken from Environmental Drive to the south. The property is within the Urban Estate (UE) zone district and is subject to the Addition of Permitted Use (APU) process which includes review by the Planning & Zoning Board and City Council.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane
<b>Postponed until 10/10</b>				
<b>11:00</b>	<b>617 S. Meldrum St.</b>  <b>Multi-family Dwelling</b>  <b>CDR190083</b>	Forest Glaser 970-493-9127 forest@treelinebuilt.com	This is a request to demolish an existing single-family dwelling and build a multi-family at 617 S. Meldrum St. (parcel #9714111012). Access is taken from S. Meldrum St. to the east and a rear alley to the west. The proposal includes seven off-street parking spaces accessed from the rear alley. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Katie Andrews DRC: Brandy BH

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# 3121 S. College Ave. Vehicle Sales

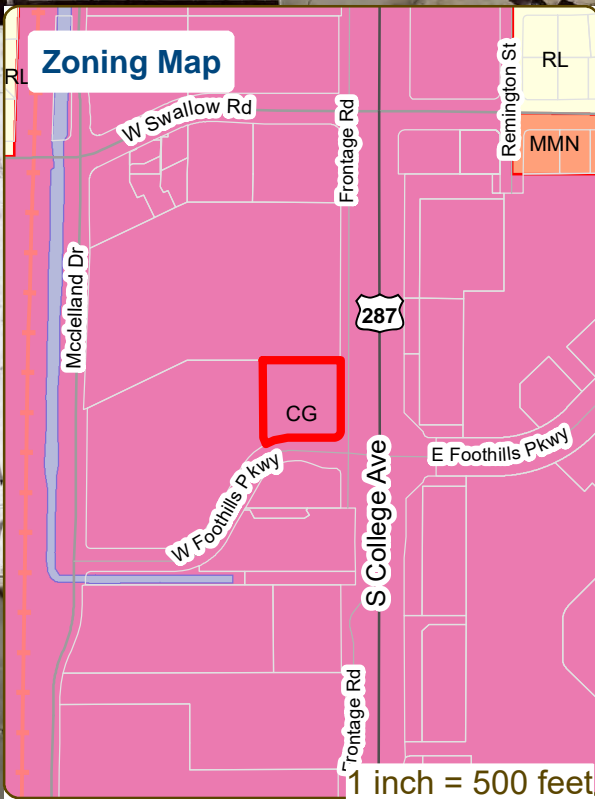
Vicinity Map



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) \_\_\_\_\_

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?

PROJECT:  
**DELLENBACH SOUTH LOT BUILDING**

3121 SOUTH COLLEGE AVENUE,  
FORT COLLINS, CO 80525

SEAL:

**CONCEPTUAL DESIGN**

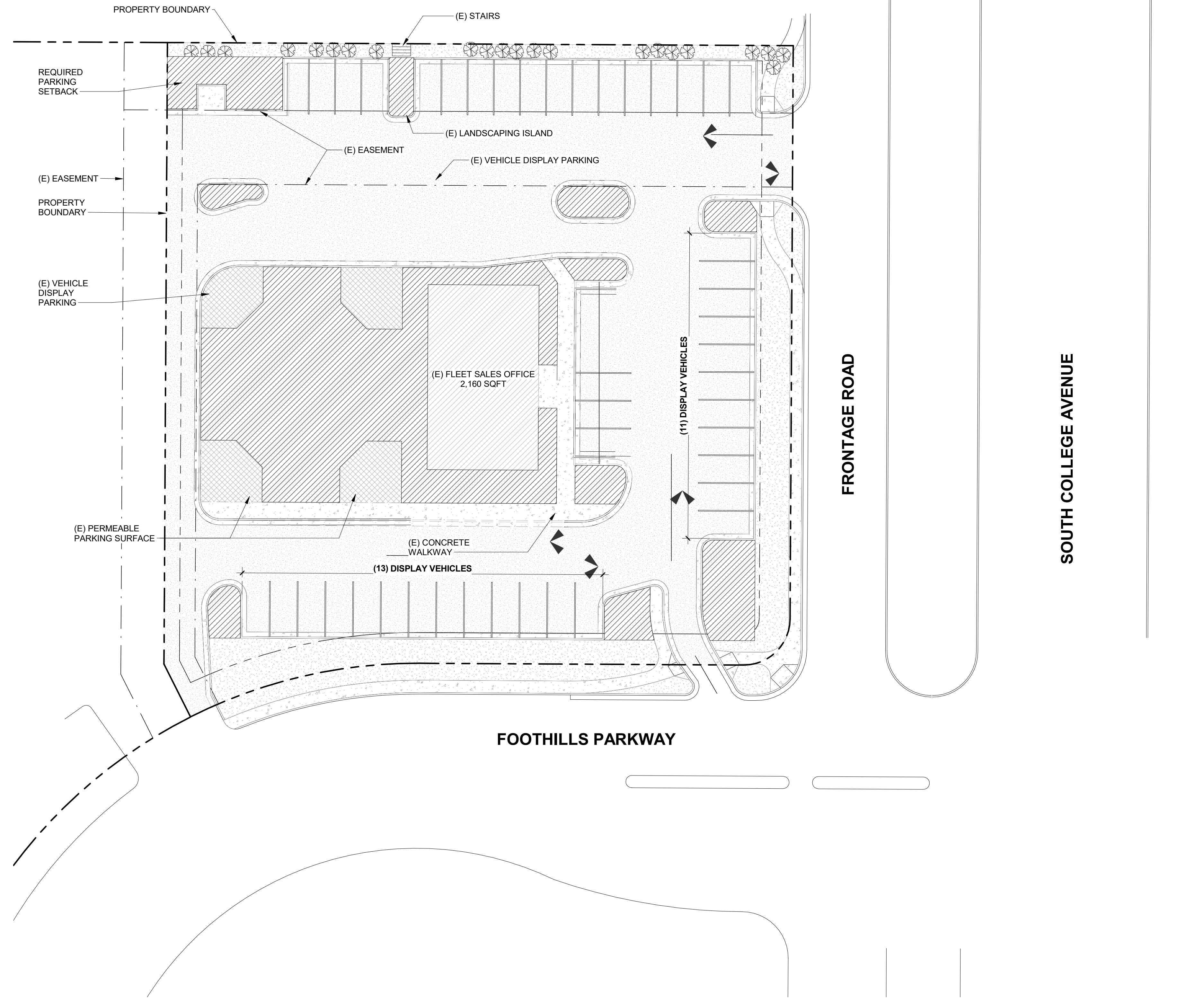
PROJECT NO: 19-445  
DRAWN BY: DH  
CHECKED BY: JE

ISSUE AND REVISION SCHEDULE:

DRAWING TITLE:  
**EXISTING SITE PLAN**

SHEET:

**A001**



**1 EXISTING SITE PLAN**

1" = 20'-0"

DATE: 09/20/19 9:54:28 AM  
DRAWN BY: DH  
FILE: BIM\_360/19-445 DLI\N South Lot Building/19-445 Dellenbach South Lot 190817.rvt

REVISION:



**SUMMARY OF PARKING REQUIREMENTS**

ADDRESS 3121 SOUTH COLLEGE AVENUE,  
FORT COLLINS, CO 80525  
PARCEL NUMBER 9726433022  
ZONING (NO CHANGE PROPOSED) GENERAL COMMERCIAL DISTRICT "C-G"  
T.O.D. OVERLAY ZONE  
USES (NO CHANGE PROPOSED) AUTOMOBILE SALES AND SERVICE

	EXISTING SF/%	PROPOSED SF/%
LOT COVERAGE		
GROSS SITE AREA	41,252 SF / -	41,252 SF / -
BUILDING FOOTPRINT	2,160 SF / 5.3%	4,860 SF / 11.8%
LANDSCAPING & WALKS	14,705 SF / 35.6%	9,994 / 24.3%
PARKING LOT PERIMETER LANDSCAPING	3,943 SF / 9.6%	3,943 SF / 9.6%
PARKING LOT INTERIOR LANDSCAPING	7,598 SF / 18.4%	2,116 SF / 5.2%
PAVING	21,690 SF / 52.6%	25,650 SF / 62.2%
PARKING SPACES (STANDARD/ACCESSIBLE)	5 / 1	14 / 2
EXISTING DISPLAY CAR SPACES	41 / -	41 / -

**3.2.1 LANDSCAPING AND TREE PROTECTION**

3.2.1 (E, 5) PARKING LOT INTERIOR LANDSCAPING. AS REQUIRED IN SECTION 3.2.2(M) (1) ACCESS, CIRCULATION AND PARKING, SIX (6) PERCENT OF THE INTERIOR SPACE OF ALL PARKING LOTS WITH LESS THAN ONE HUNDRED (100) SPACES, AND TEN (10) PERCENT OF THE INTERIOR SPACE OF ALL PARKING LOTS WITH ONE HUNDRED (100) SPACES OR MORE SHALL BE LANDSCAPE AREAS. (SEE FIGURE 1). ALL PARKING LOT ISLANDS, CONNECTING WALKWAYS THROUGH PARKING LOTS AND DRIVEWAYS THROUGH OR TO PARKING LOTS SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING STANDARDS:

3.2.1 (E, 7) LANDSCAPING OF VEHICLE DISPLAY LOTS. VEHICLE DISPLAY LOTS FOR VEHICLE SALES AND LEASING (AS THOSE TERMS ARE DEFINED IN ARTICLE 5) THAT ABUT AN ARTERIAL OR COLLECTOR STREET SHALL FEATURE LANDSCAPED ISLANDS ALONG THE STREET AT AN INTERVAL NOT TO EXCEED EVERY FIFTEEN (15) VEHICLES OR ONE HUNDRED THIRTY-FIVE (135) FEET, WHICHEVER IS LESS. EACH LANDSCAPED ISLAND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 3.2.1(E)(5)(C).

**3.2.2 ACCESS, CIRCULATION, AND PARKING**

3.2.2 (J) SETBACKS. ANY VEHICULAR USE AREA CONTAINING SIX (6) OR MORE PARKING SPACES OR ONE THOUSAND EIGHT HUNDRED (1,800) OR MORE SQUARE FEET SHALL BE SET BACK FROM THE STREET RIGHT-OF-WAY AND THE SIDE AND REAR YARD LOT LINE (EXCEPT A LOT LINE BETWEEN BUILDINGS OR USES WITH COLLECTIVE PARKING) CONSISTENT WITH THE PROVISIONS OF THIS SECTION, ACCORDING TO THE FOLLOWING TABLE:

	MIN. AVERAGE OF ENTIRE LANDSCAPE SETBACK AREA (FT)	MIN. WIDTH OF SETBACK AT ANY POINT (FT)
ALONG AN ARTERIAL STREET	15	5
ALONG A NONARTERIAL STREET	10	5
ALONG A LOT LINE	5	5

3.2.2 (L) PARKING STALL DIMENSIONS. OFF-STREET PARKING AREAS FOR AUTOMOBILES SHALL MEET THE FOLLOWING MINIMUM STANDARDS FOR LONG- AND SHORT-TERM PARKING OF STANDARD AND COMPACT VEHICLES:  
(1) STANDARD SPACES. PARKING SPACES FOR STANDARD VEHICLES SHALL CONFORM WITH THE STANDARD CAR DIMENSIONS SHOWN ON TABLE A.  
(2) COMPACT VEHICLE SPACES IN LONG-TERM PARKING LOTS AND PARKING STRUCTURES. THOSE AREAS OF A PARKING LOT OR PARKING STRUCTURE THAT ARE APPROVED AS LONG-TERM PARKING HAVE THE OPTION TO INCLUDE COMPACT PARKING STALLS, SUCH APPROVED LONG-TERM PARKING AREAS MAY HAVE UP TO FORTY (40) PERCENT COMPACT CAR STALLS USING THE COMPACT VEHICLE DIMENSIONS SET FORTH IN TABLE B, EXCEPT WHEN NO MINIMUM PARKING IS REQUIRED FOR A USE PURSUANT TO SUBSECTION 3.2.2 (K), IN WHICH EVENT THE NUMBER OF COMPACT CAR STALLS ALLOWED MAY BE GREATER THAN FORTY (40) PERCENT. NO COMPACT SPACES

TABLE A - STANDARD VEHICLE

ANGLE OF PARKING	STALL WIDTH	STALL LENGTH	TWO-WAY AISLE	ONE-WAY AISLE
0	8'-0"	23'-0"	20'-0"	12'-0"
30	8'-6"	20'-0"	20'-0"	15'-0"
45	8'-6"	20'-0"	20'-0"	15'-0"
60	9'-0"	19'-0"	24'-0"	20'-0"
90	9'-0"	19'-0"	24'-0"	20'-0"

(3) LONG-TERM PARKING STALLS. AS AN OPTION IN LONG-TERM PARKING AREAS, ALL LONG-TERM PARKING STALLS MAY BE DESIGNATED USING THE FOLLOWING STALL DIMENSIONS:

ANGLE OF PARKING	STALL WIDTH	STALL LENGTH
0	8'-0"	21'-0"
30	8'-0"	19'-0"
45	8'-0"	19'-0"
60	8'-6"	18'-0"
90	8'-6"	18'-0"

DEFINITIONS:  
LONG-TERM PARKING SHALL MEAN PARKING WHICH HAS LIMITED TURNOVER DURING A NORMAL WORKING WEEKDAY. LONG-TERM PARKING INCLUDES EMPLOYEE-TYPE PARKING OR RESIDENTIAL-TYPE PARKING.

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3121 SOUTH COLLEGE AVENUE,  
FORT COLLINS, CO 80525

SEAL:

**CONCEPTUAL DESIGN**

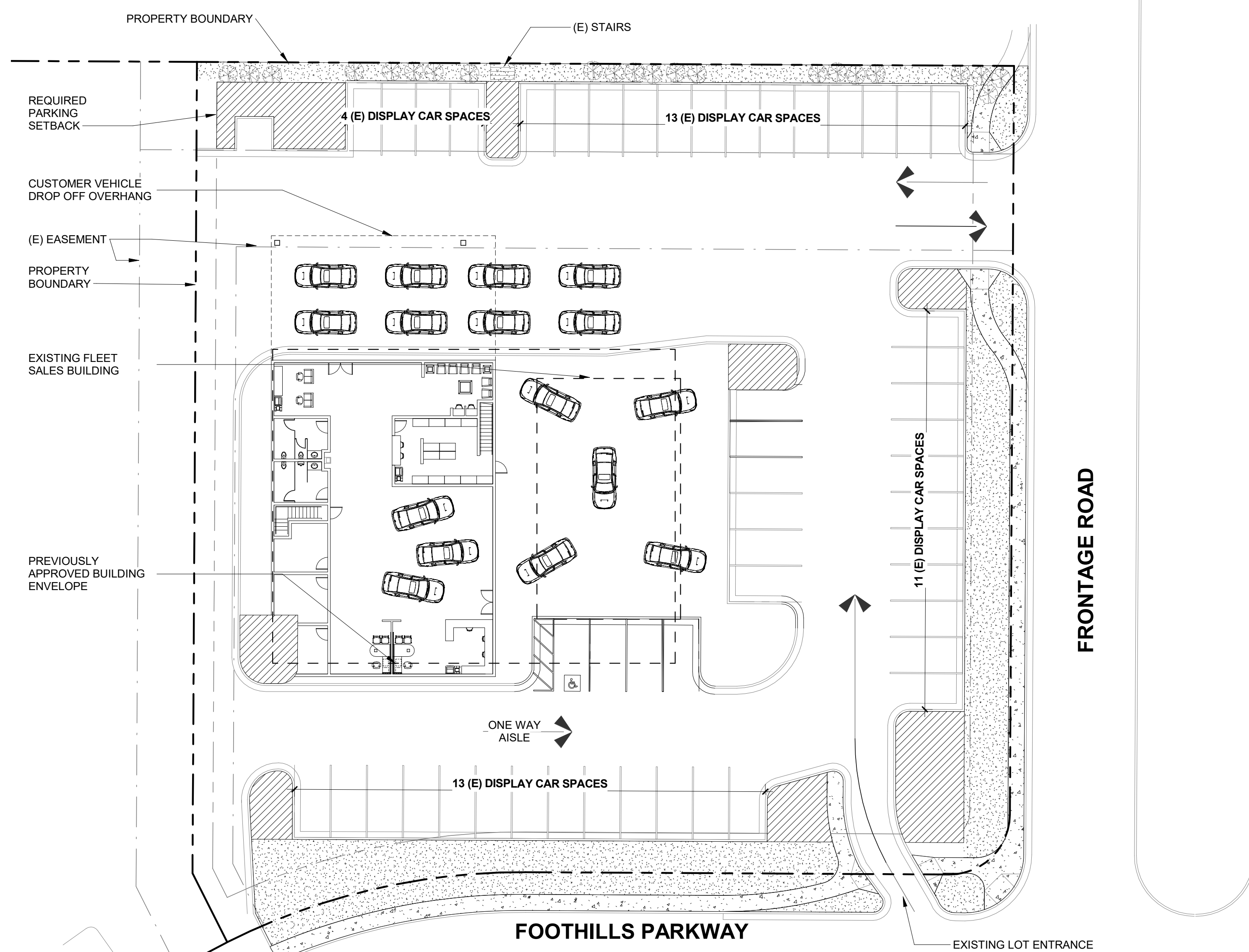
PROJECT NO: 19-445  
DRAWN BY: DH  
CHECKED BY: JE

ISSUE AND REVISION SCHEDULE:  
CONCEPTUAL REVIEW  
09.06.19

DRAWING TITLE:  
PROPOSED SITE PLAN

SHEET:

**A002**



**1 PROPOSED SITE PLAN**

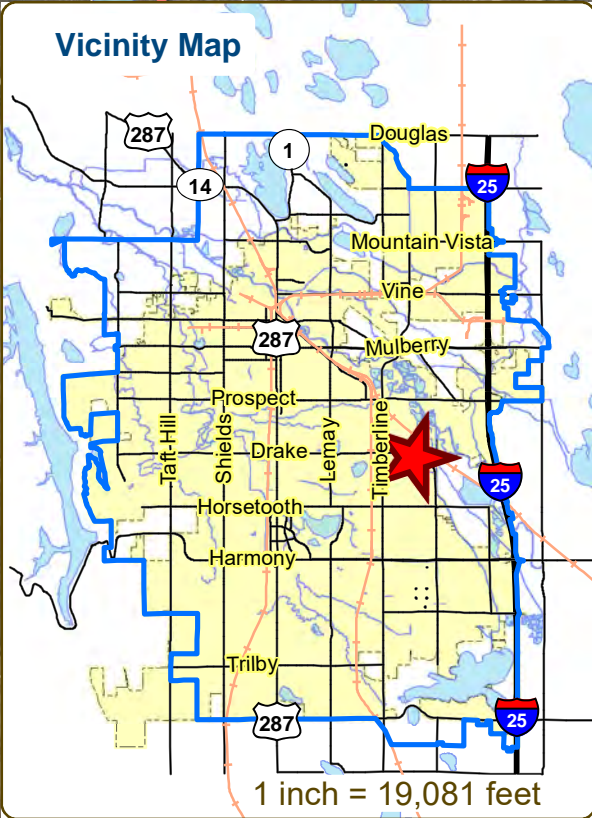
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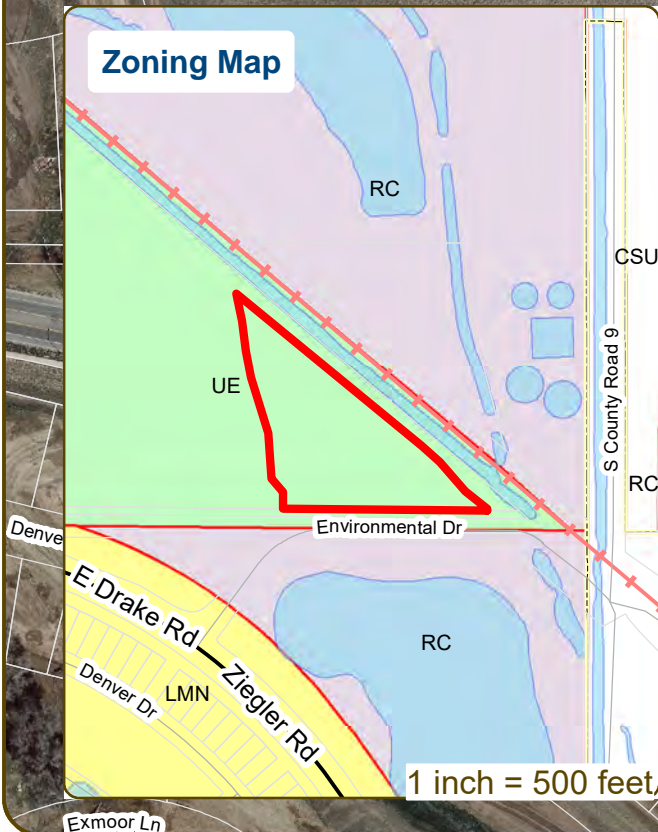
# Parks Department Park Shop Building

**Aerial Site Map**

**Vicinity Map**



**Zoning Map**



1 inch = 200 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Owner Craig Kisling - Project Manager

Business Name (if applicable)

Your Mailing Address PO Box 580, Fort Collins, CO 80522

Phone Number 221-6367 Email Address ckisling@fcgov.com

Site Address or Description (parcel # if no address) Parcel # 8720467909

Description of Proposal (attach additional sheets if necessary) Development of site for the Parks Dept. Site will contain a new park shop building with parking and area for storage and equipment

Proposed Use Commercial Existing Use Open space

Total Building Square Footage 6,000 S.F. Number of Stories 1 Lot Dimensions 532'x573'x865'

Age of any Existing Structures N/A

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? 500 Year

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Increase in Impervious Area 80,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

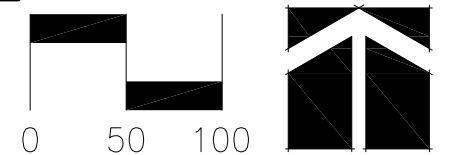
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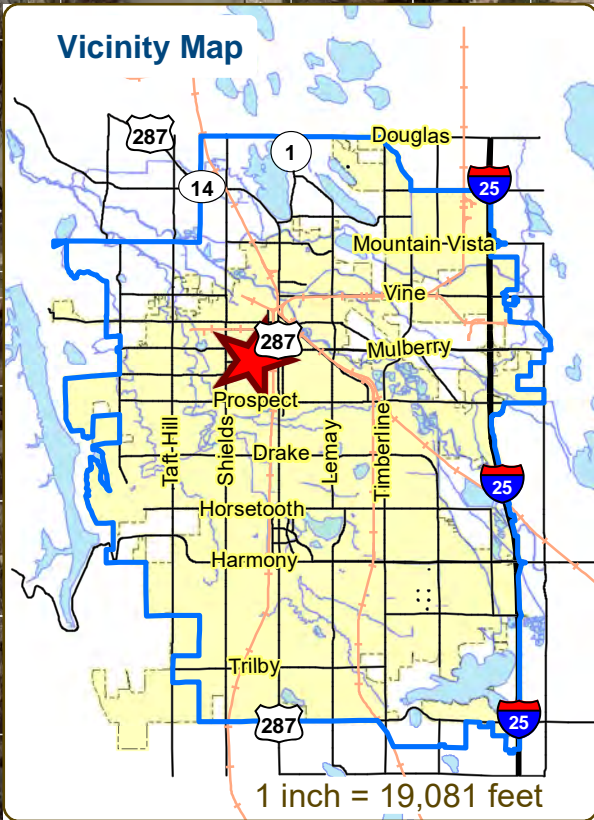
# EAST PARK SHOP - CONCEPTUAL PLAN





# 617 S. Meldrum St. Multi-family Dwelling

Aerial Site Map



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

Forest Glaser, Owner, Developer, Contractor

Business Name (if applicable) Drift, LLC

Your Mailing Address 141 South College Ave Suite 103

Phone Number 970 493-9127 Email Address Forest@treelinebuilt.com

Site Address or Description (parcel # if no address) 617 South Meldrum

**Description of Proposal** (attach additional sheets if necessary) Demolition of existing residence approved by historical review in 2018.

New construction of two duplexes with two bedroom units that equal 980 SF each. New parking to accommodate 1.75 spots per unit located at back of lot with alley access. Similar to adjacent 4 plex at 613 Meldrum.

**Proposed Use** Multifamily residential housing **Existing Use** Single family residential house

Total Building Square Footage 3920 S.F. Number of Stories 2 Lot Dimensions 50'x190'

**Age of any Existing Structures** 99 Years

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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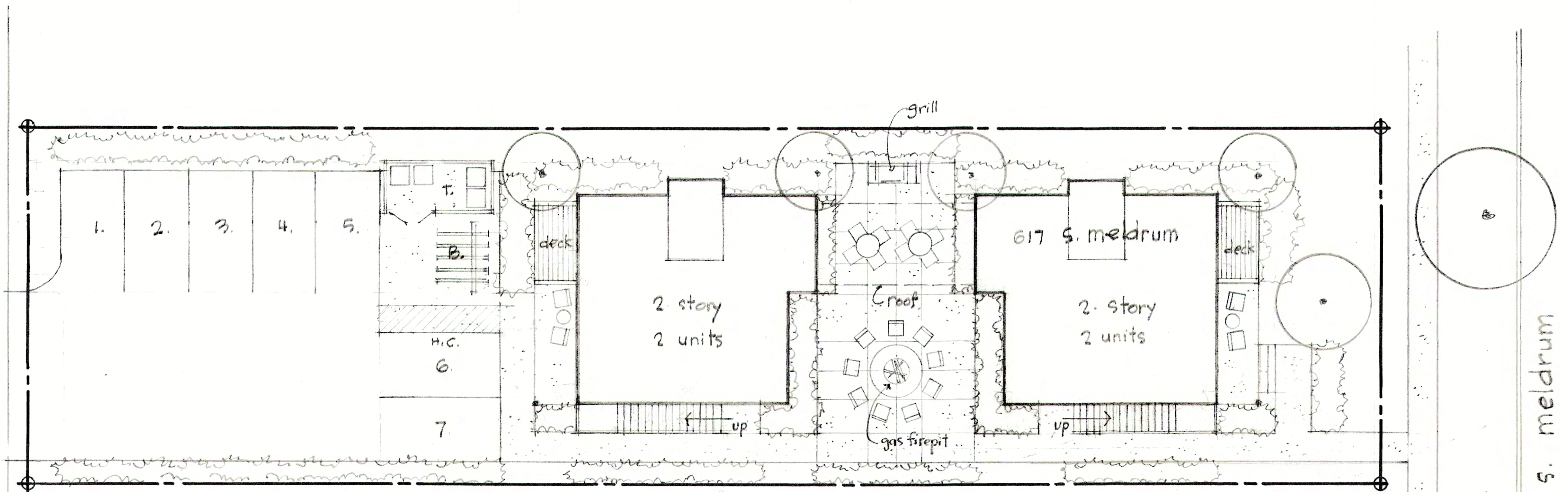
Increase in Impervious Area Approximately 2500 S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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alley

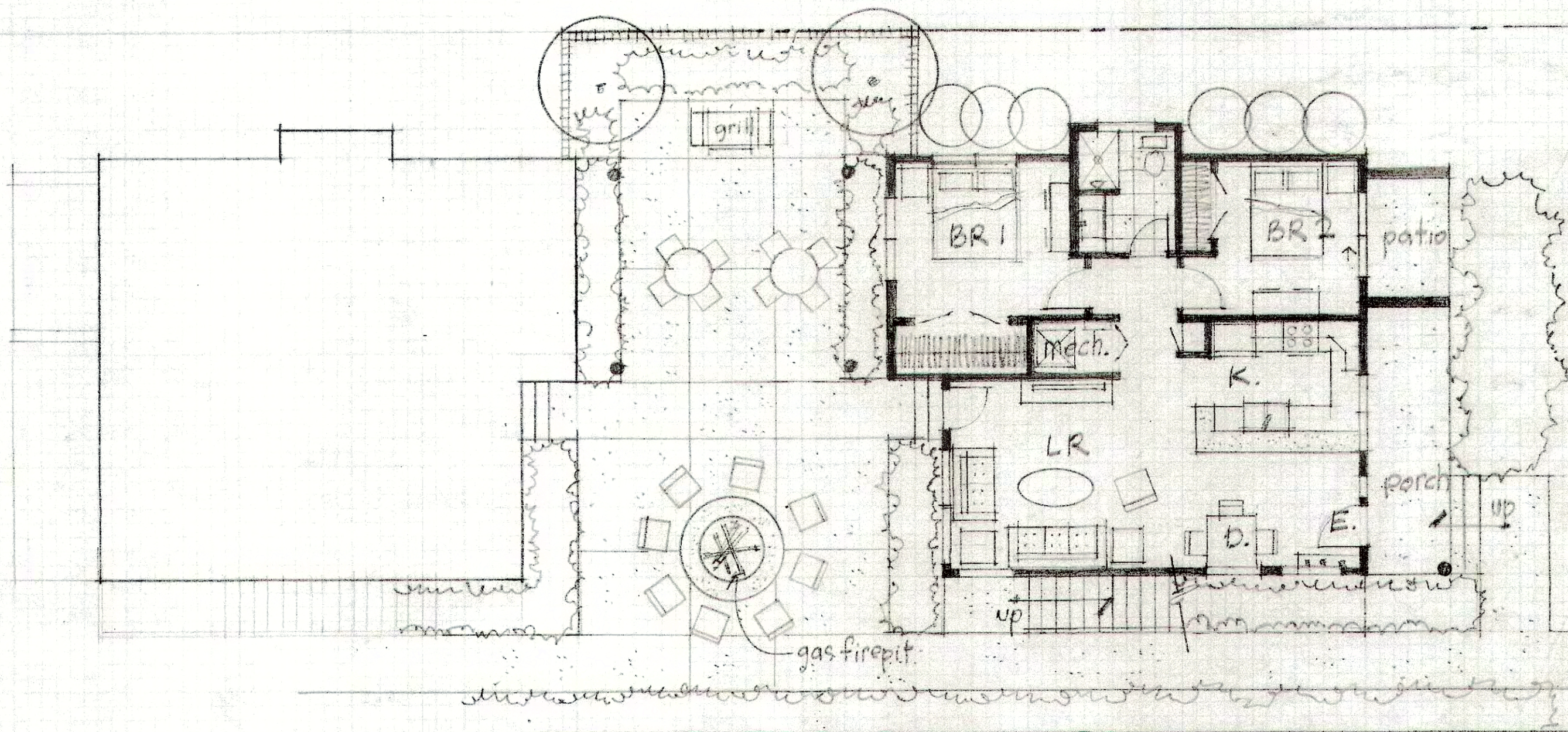


john dengler ARCHITECTS & PLANNERS ASSOCIATES, P.C.

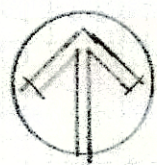
conceptual site plan 1"=10'

5.7.19





s. meldrum



conceptual floor plan 1/8"

2 BR 980 sf.  
5.14.19

617 s. meldrum

















































## John Dengler

---

**From:** Kim Morton <kimmorton@frii.com>  
**Sent:** Monday, December 31, 2018 9:30 AM  
**To:** John Dengler  
**Subject:** 617 S. Meldrum

Hi John,

I went to the city to ask about 617 S. Meldrum and here are the highlights of what I found out:

As far as the historic review, Forest had interrupted it correctly, the existing buildings on the property can be demolished, per the review. This review is good for (5) years.

### As far a zoning goes:

The property is zoned for a 1 to1 ratio of allowable square footage/ lot square footage. The lot is 9,500 square feet meaning the floor area can also be 9,500 square feet. There are restrictions on the rear 50% of the property, it can only have 33% of floor are per the lot area, which is 1,567.5 square feet.

### The set backs are:

Minimum front yard setback shall be fifteen (15) feet. Setbacks from garage doors to the backs of public walks shall not be less than twenty (20) feet.

Minimum rear yard setback shall be five (5) feet from existing alley and fifteen (15) feet in all other conditions.

Minimum side yard width shall be five (5) feet for all interior side yards. Whenever any portion of a wall or building exceeds eighteen (18) feet in height, such portion of the wall or building shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of wall or building height that exceeds eighteen (18) feet in height.

Maximum building height shall be three (3) stories, except for carriage houses and accessory buildings containing habitable space, which shall be limited to one and one-half (1½) stories.

### The following uses are permitted in the N-C-B District, subject to administrative review:

(This is a type 1 review which includes a conceptual review with the city and there will be a public meeting as well.)

Multi-family dwellings up to four (4) units which propose structural additions or exterior alterations to the existing building, or the dwellings are to be constructed on a lot or parcel which contained a structure on October 25, 1991, provided that such multi-family dwelling is located within a street-fronting principal building.

### In addition we will need to take off street parking in to account. Here is what needs to be provided per each unit:

- 4 bedroom- 3 spaces
- 3 bedroom-2 spaces
- 2 bedroom- 1.75 spaces
- 1 bedroom- 1.5 spaces

That's it.









617

617







South property photos - for reference only - not part of this development





South property photos - for reference only - not part of this development

