

Conceptual Review Agenda

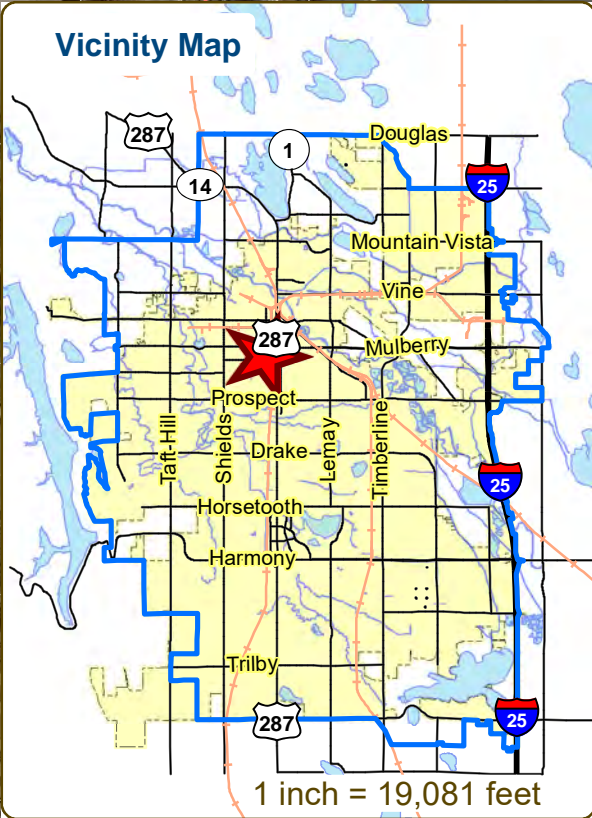
Schedule for 11/07/19
281 Conference Room A

Thursday, November 7, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	609 S. College Ave.	Clint Anders / Russ Lee 970-224-5828 clint.anders@ripleydesigninc.com	This is a request to build an addition to an existing single-family dwelling and convert the building to mixed-use including office space, studio space and temporary (less than 30 days) artist-in-residence accommodations at 609 S. College Ave. (parcel #9714114017). Four on-site parking spaces are proposed. Access is taken from S. College Avenue to the east and Dalzell Alley to the west. The property is within the Downtown (D) zone district and is subject to Basic Development Review as an extension of the Music District.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Todd Sullivan
	Mixed-Use			
	CDR190089			
10:15	101 E. Lincoln Ave. Office	Shannon Doyle 970-672-6570 sdoyle@spdarchitecture.com	This is a request to convert two buildings from storage to office at 101 E. Lincoln Ave. (parcel # 9712300035). The proposal includes 17 on-site parking spaces. Access is taken from E. Lincoln Ave. to the north. The property is within the Downtown (D) zone district and may be subject to a Minor or Major Amendment upon further review by staff.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Brandy BH
	CDR190090			

609 S. College Ave. Mixed-Use

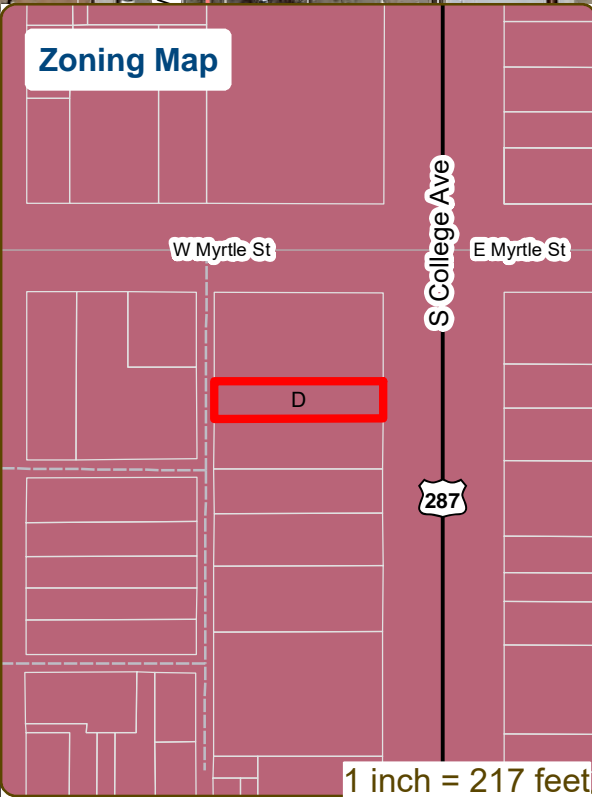
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges 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 and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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 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?



land planning ■ landscape architecture ■ urban design ■ entitlement

609 S College

Project Narrative - Conceptual Review

October 01, 2019

Introduction

The property owner would like to renovate the existing home at 609 S College Ave and build an addition of approximately 800 square feet. The proposed renovation would create studio space, overflow offices for Music District staff and employees, and temporary (less than 30 days) artists-in-residence accommodations by adding a new bathroom and turn the existing attic space into an office and bedroom. The home addition includes a storage area, stairs to the renovated attic, and a studio space.

The renovation is in accordance with Administrative Interpretation #2-18 Section 4.18 (B) of the Land Use Code regarding permitted uses at 609 South College Avenue which is contiguous to The Music District at 619 – 647 South College Avenue. The Administrative Interpretation was issued October 24, 2018. The home is within the Community Commercial District (C-C). Office spaces occupy the property to the north and the Canino's restaurant is directly south. The east side of the property fronts College Ave. and there is an alley to the west.

Site design

The proposed design includes four new parking spaces accessed from the alley. A new sidewalk would connect the parking area to the home addition. These improvements would increase total impervious surface area by approximately 2,800 sf.

Architecture

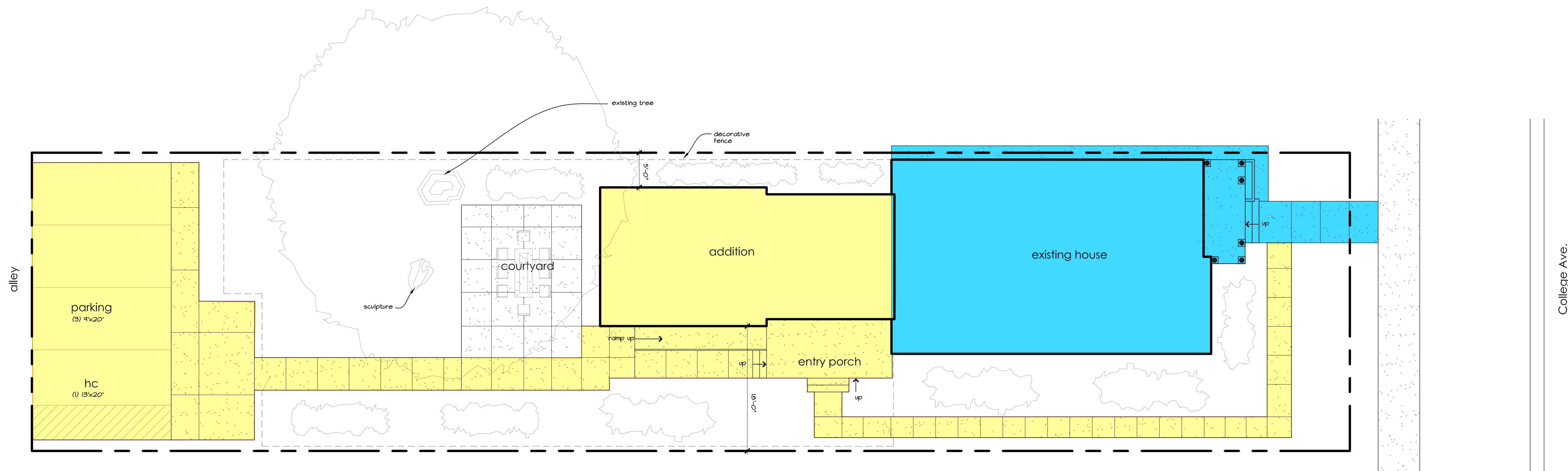
The owners and architect have had several meetings with the City's historic preservation staff and will continue that process through LPC approvals.

Questions

1. Are the existing water and sewer services ok and will any improvements or updates be required?
2. Are the existing electric facilities suitable for the new project?
3. What are the stormwater requirements that will apply to this site for detention, water quality and LID treatment?
4. Are there any offsite or adjacent improvements needed/expected as a part of this project?
5. Are there any reimbursements due for previous improvements by others?

Thinking outside of the box for over two decades.

401 W. Mountain Ave., Suite 100 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 ■
www.ripleydesigninc.com



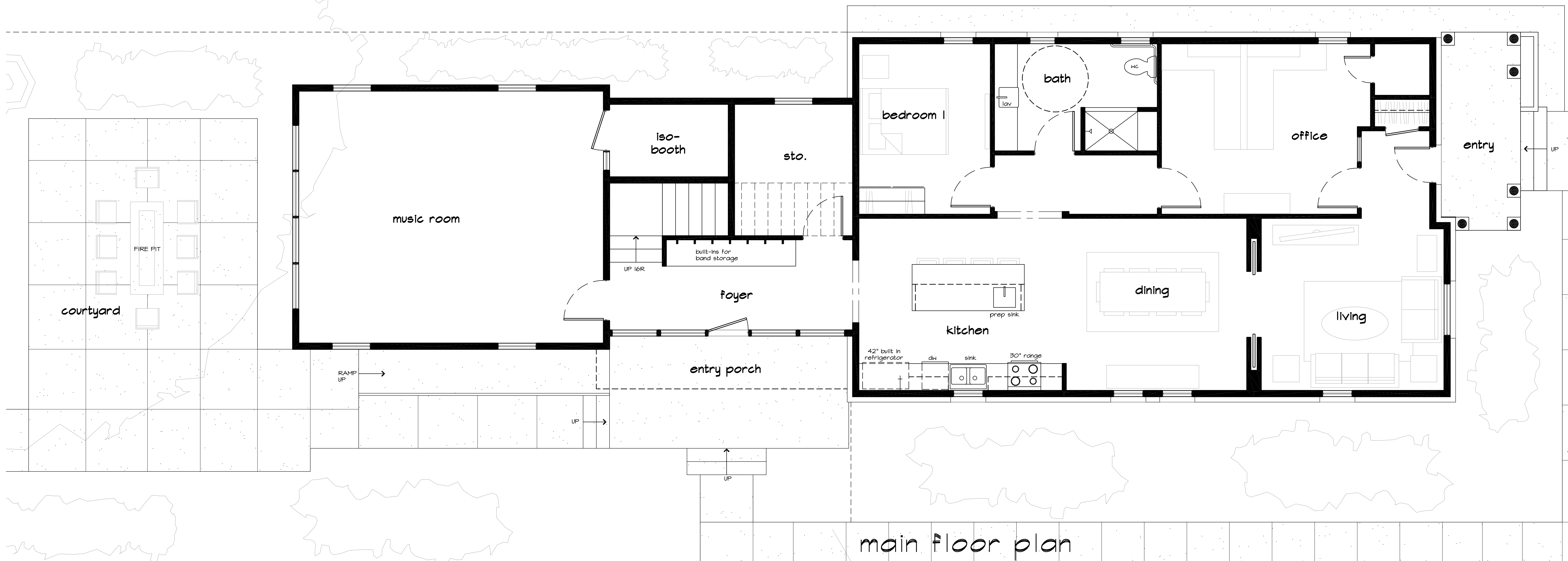
LEGEND

	EXISTING
	PROPOSED

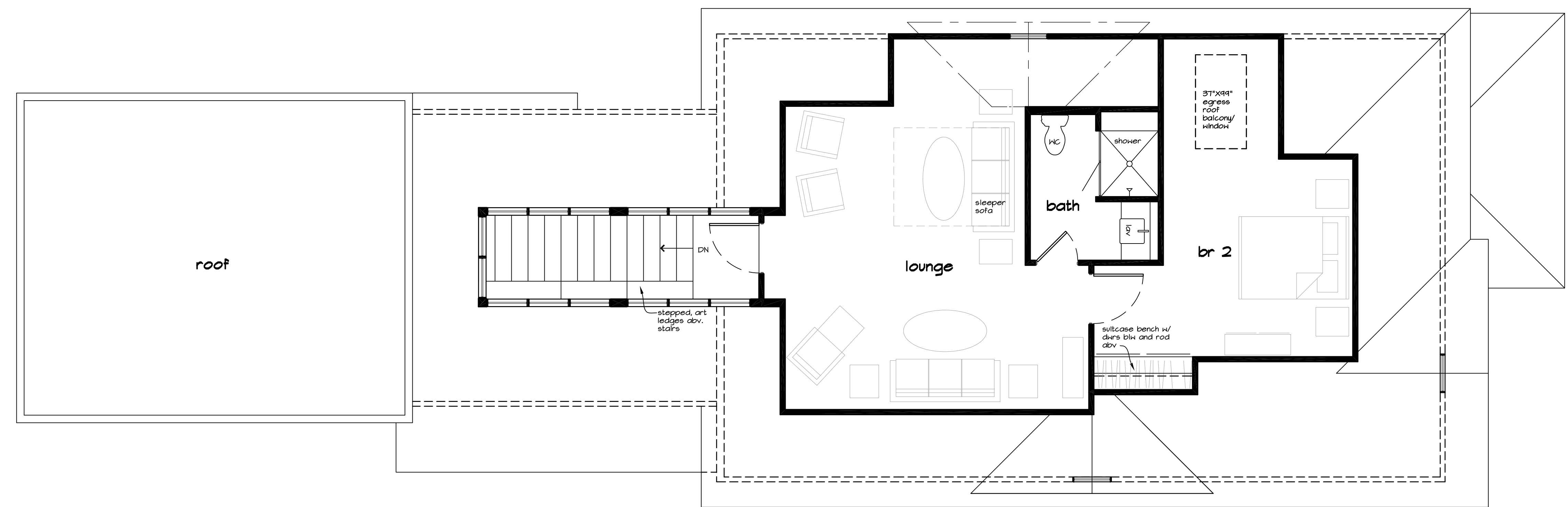
609 S. College Ave.

site plan

1/8
7.08.19
NORTH



main floor plan 1/4
 1275 s.f. remodeled existing
 811 s.f. addition



upper floor plan 1/4
 640 s.f. remodeled addition

















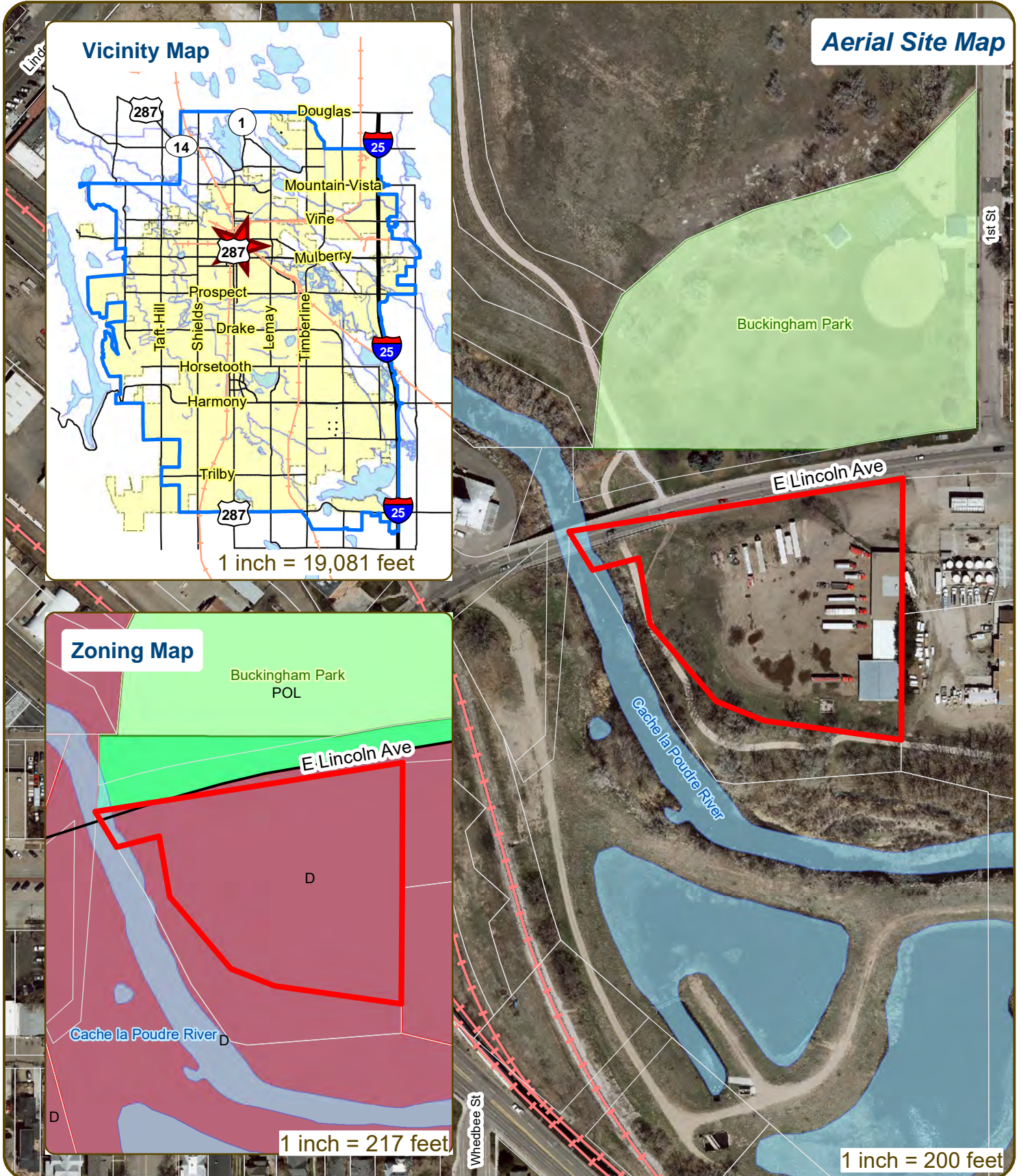








101 E. Lincoln Ave. Office



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1 Oct 2019

Current Planning
Community Development & Neighborhood Services
Fort Collins, CO

RE: 101 E. Lincoln Conceptual Review

To Whom It May Concern:

Enclosed within this submittal are the application, site photos, and drawings that will aid in the description of the proposed project. Currently there are 3 buildings, one CMU and two pre-manufactured structures, on the site that the Owners would like to breathe new life into. All buildings are within the 100' Flood Plain. Meetings with Marsha Hilmes-Robinson have already taken place and we have discussed the prior Conceptual Reviews that have been recently completed on this property. This submittal incorporates these outcomes.

The overall scope involves a Change of Use from S-1 to B on northern and southern most buildings while the middle building remains as S-1. We anticipate site improvements to accompany the scope of work; however, these have not been identified in this submittal. Each building requires its own scope as outlined below. Please use the attached drawings for further reference.

Building #1:

- Change of Use from S-1 to B
- Exterior Improvements
- Accessible entry as finished floor is roughly 4' above site.
- 2018 Code Compliance including Energy Code

Building #2:

- Per FEMA, the building needs to have 2 walls built to "separate" it from Buildings #1 and 3.
- Exterior Improvements

Building #3:

- Change of Use from S-1 to B
- Exterior Improvements
- Accessible entry as finished floor is roughly 4' above site.
- 2018 Code Compliance including Energy Code

Site:

- Provide paved parking for proposed and existing uses:
- Provide site improvements to meet design standards for the City of Fort Collins.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Doyle', is written over a light blue circular stamp.

Shannon Doyle, RA | NCARB



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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.

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Phone Number _____ Email Address _____

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West Elevation



Looking South West



East Elevation



General Notes

#	Keynote Text
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Keynotes

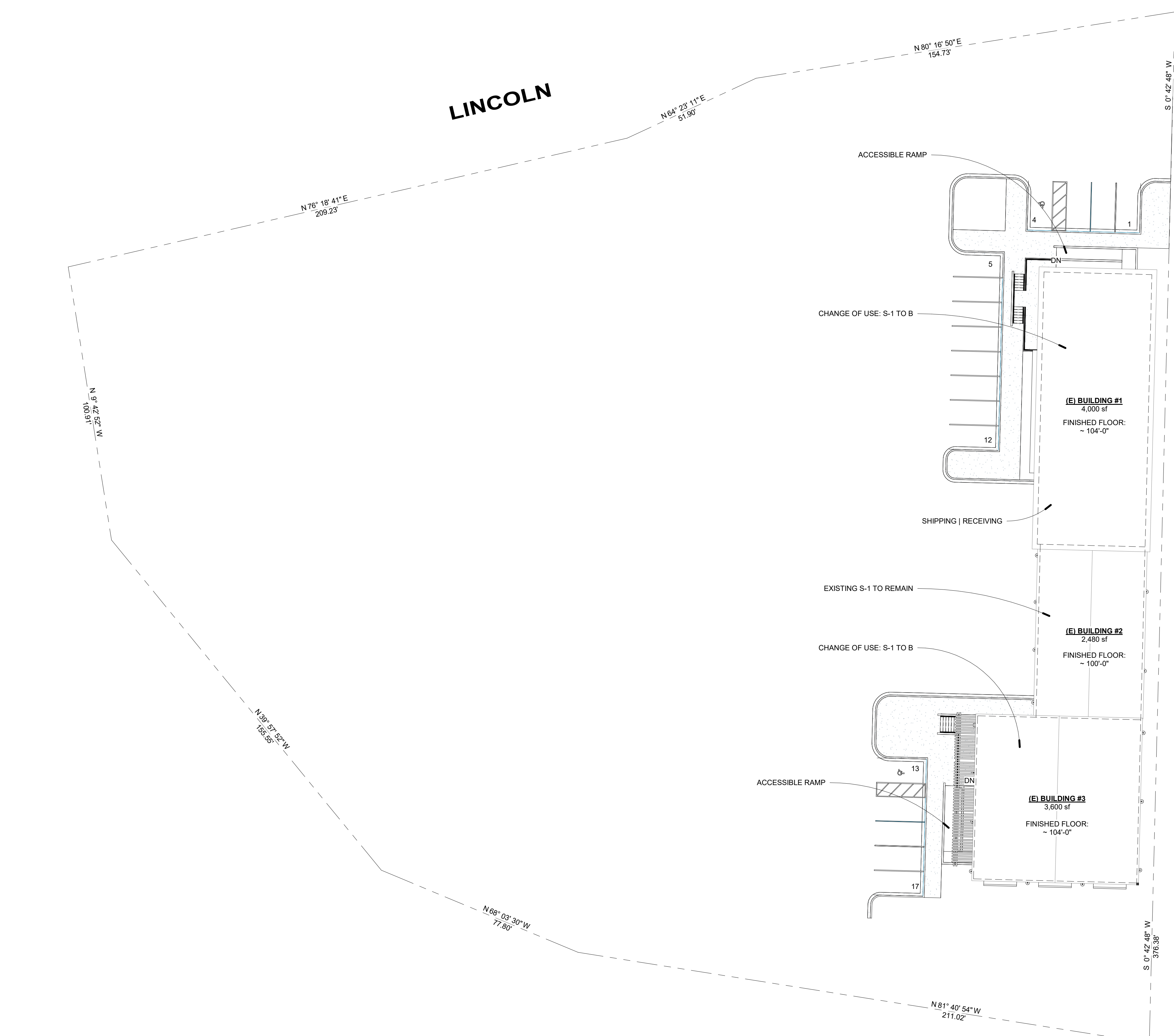
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Revision Schedule

#	Date	Desc.
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Job Number: 1819
 Drawn By: SP
 Project Issue Date: 10/1/2019
 Current Sheet Issue Date: 10/1/2019



16 Site Plan
 1" = 20'-0"



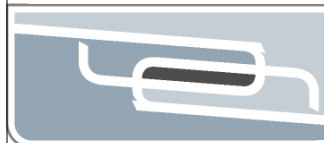
Conceptual Review

In-Situ Annex
 101 E. Lincoln
 Ft. Collins, CO

Site Plan
AS.1

General Notes

#	Keynote Text
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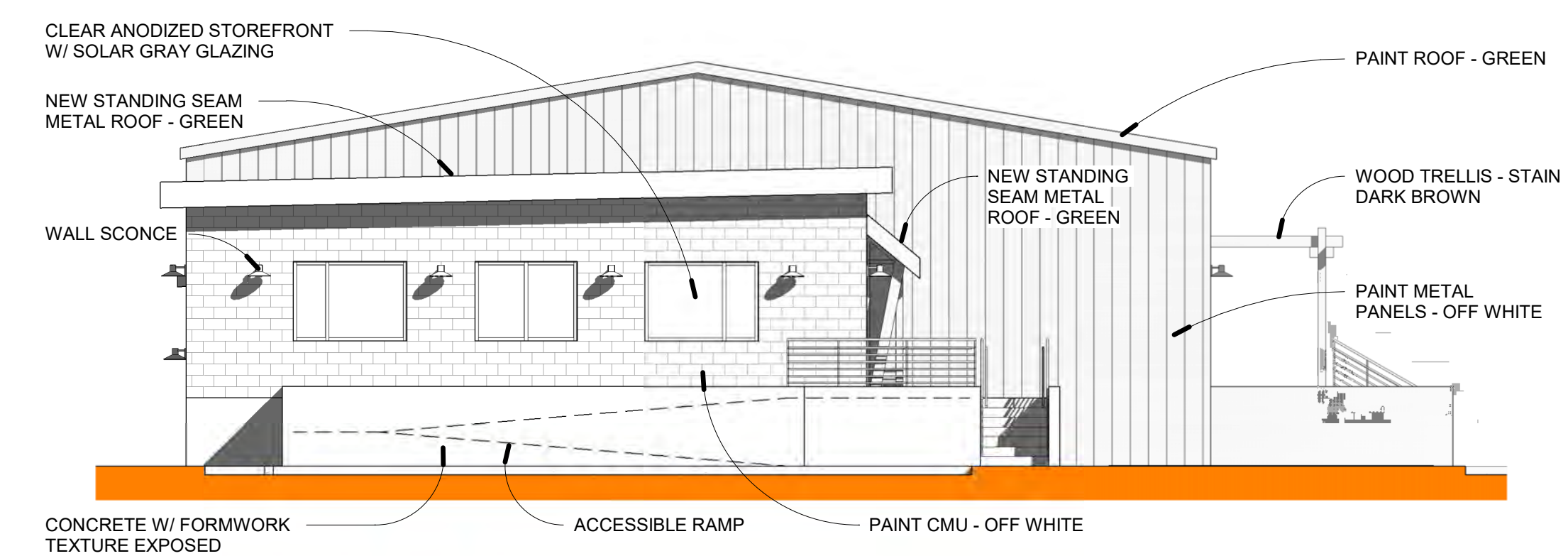


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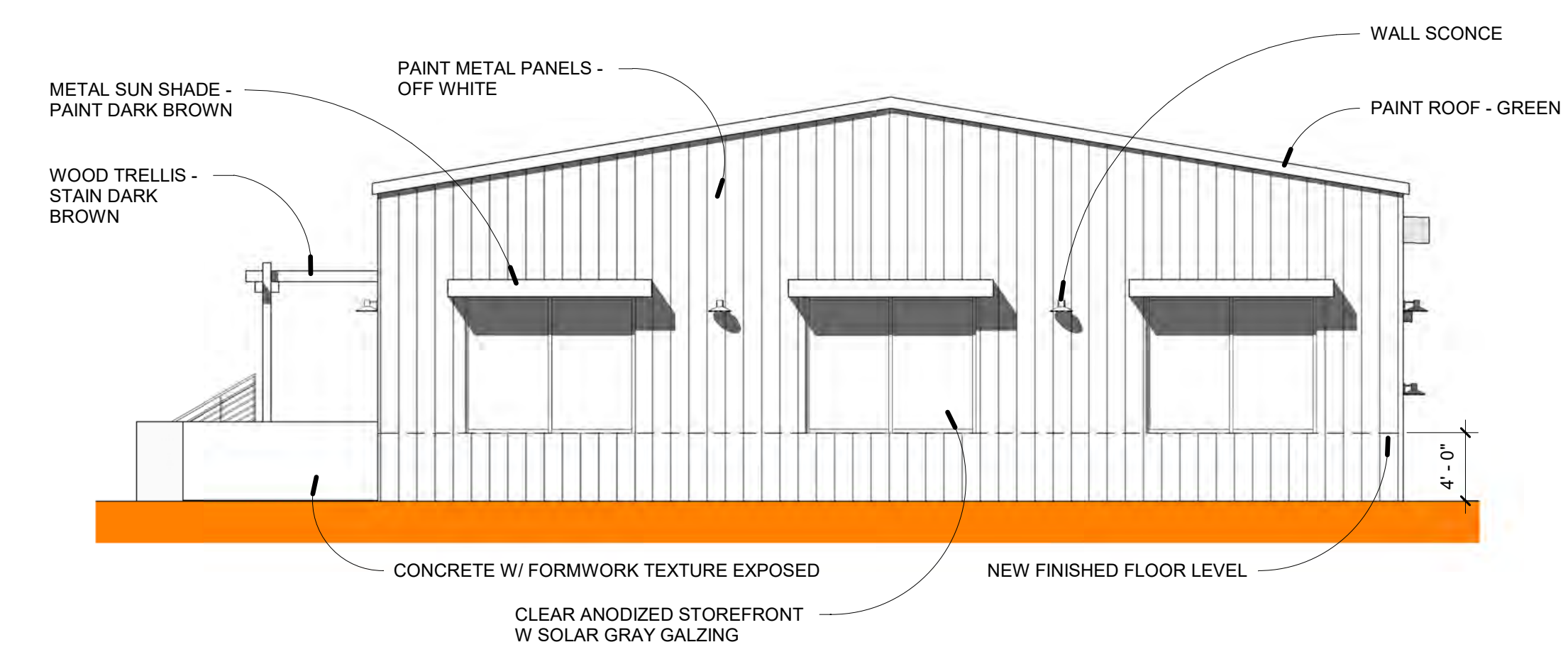
Keynotes

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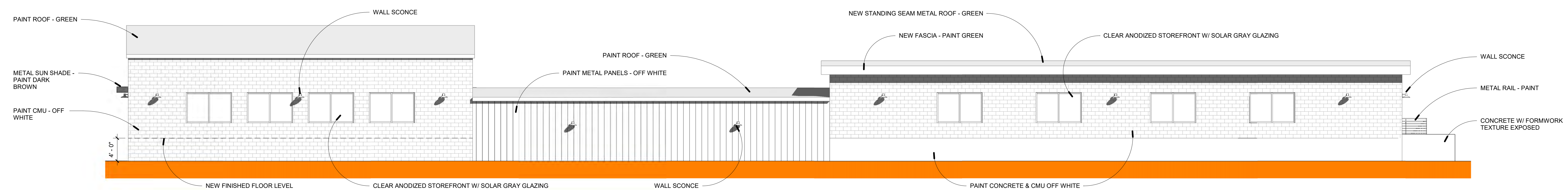
Revision Schedule		
#	Date	Desc.



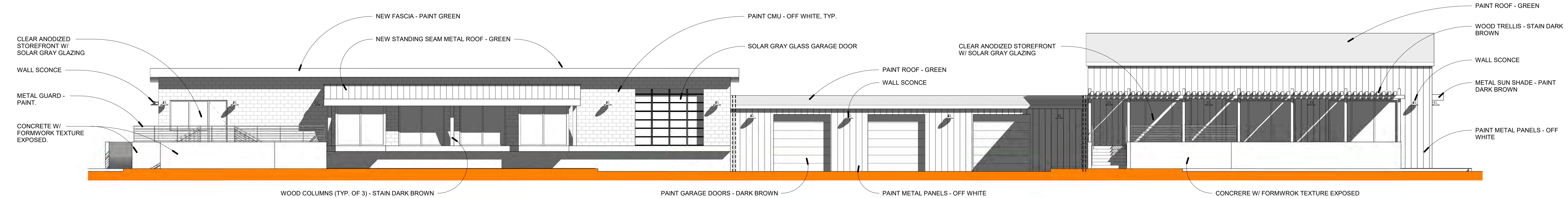
9 North Elevation
1/8" = 1'-0"



8 South Elevation
1/8" = 1'-0"



27 East Elevation
1/8" = 1'-0"



26 West Elevation
1/8" = 1'-0"

Job Number: 1809
Drawn By: JFD
Project Issue Date: 1/03/2019
Current Sheet Issue Date: 1/03/2019