

Conceptual Review Agenda

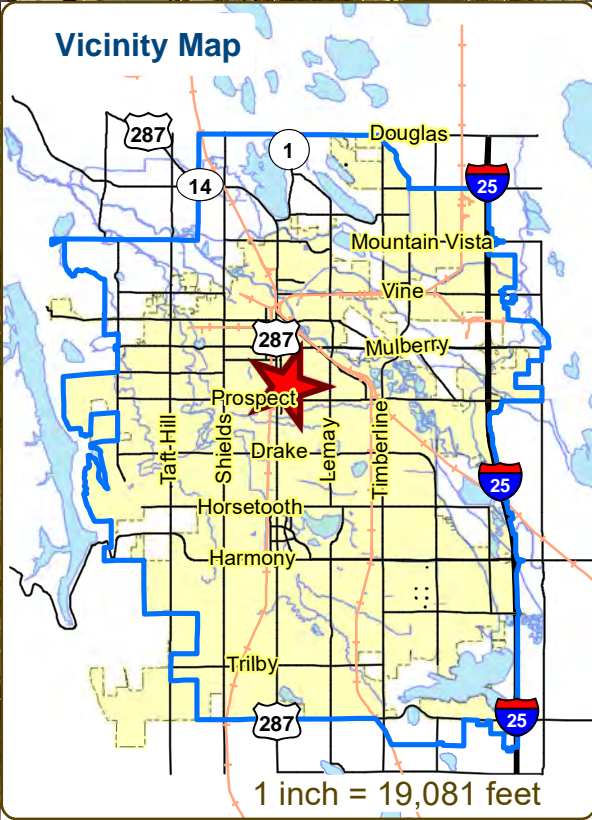
Schedule for 11/21/19
281 Conference Room A

Thursday, November 21, 2019

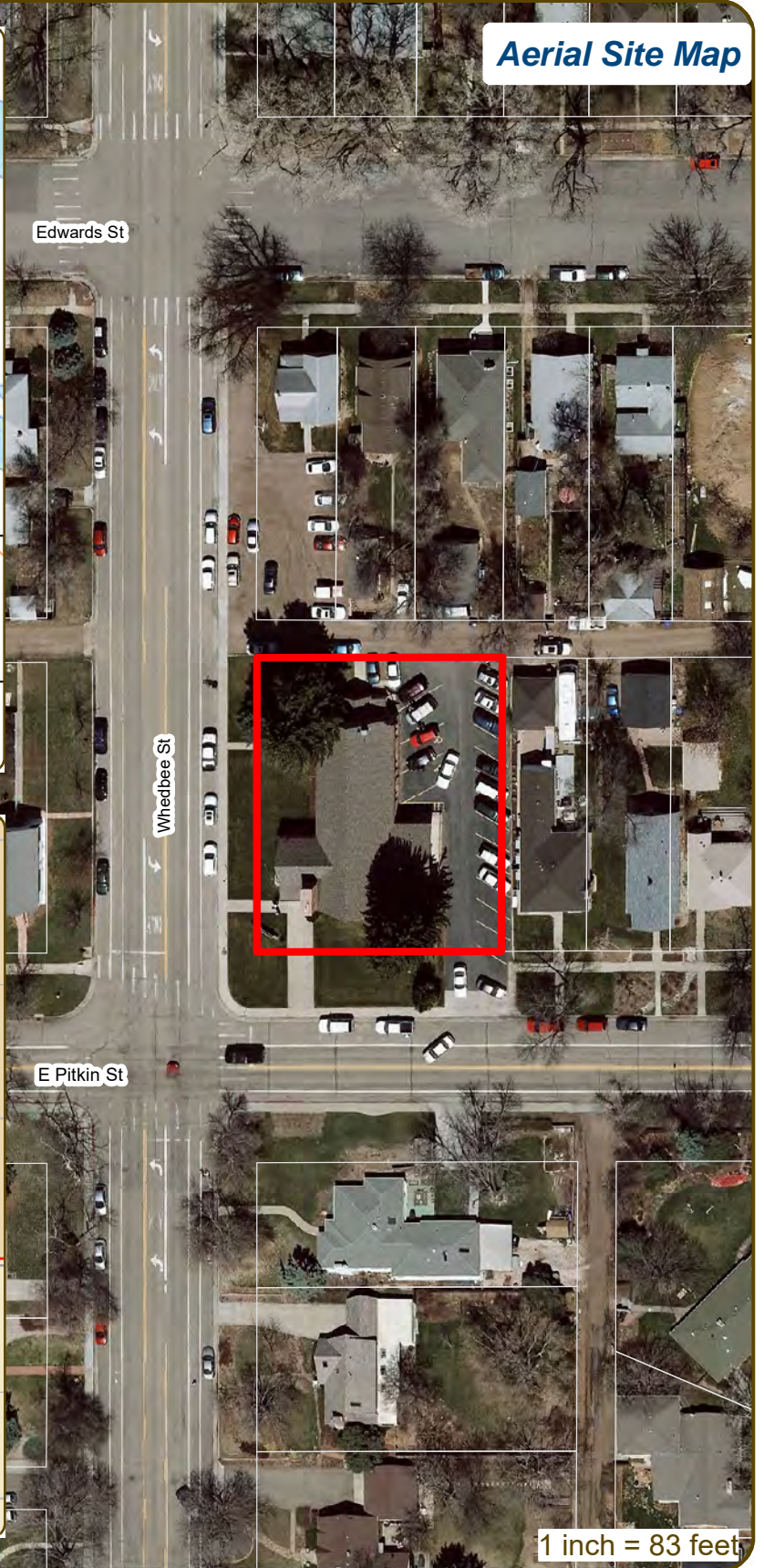
Time	Project Name	Applicant Info	Project Description	
10:15	502 Pitkin Street CDR190094	Russ Lee 970-224-5828 Russ.lee@ripleydesigninc.com	This is a request to add the respite care use to the existing office and place of worship at 502 E. Pitkin Street (parcel #9713318911). The site currently has 18 off-street parking spaces. Access is taken from Pitkin Street to the south and a rear alley to the north. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Basic Development Review.	Planner: Pete Wray Engineer: Katie Andrews DRC: Brandy BH
11:00	College and Trilby Subdivision CDR190095	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to develop a subdivision with single-family attached and detached dwellings at 6301 S. College Avenue (parcel #9611400003). Proposed access will be taken from Mars Drive to the north and W. Trilby Road to the south. The property is within the General Commercial (CG) zone district and may be subject to the Addition of Permitted Use or Rezoning process.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan

502 Pitkin Street

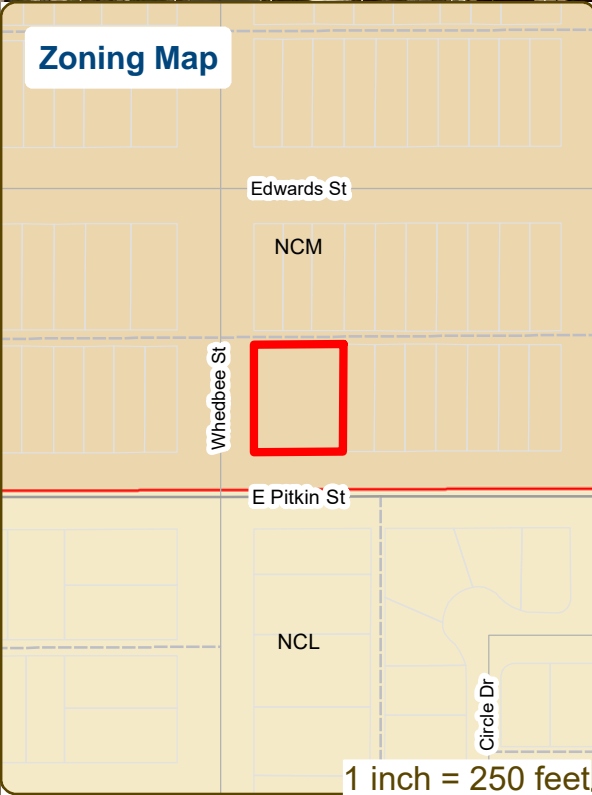
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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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) Lance Light-Servants Heart applicant: Russell Lee-Ripley Design Consultant

Business Name (if applicable) Ripley Design Consultant

Your Mailing Address 419 Canyon Suite 200 Fort Collins, Co. 80524

Phone Number 970.224.5828 Email Address russ.lee@ripleydesigninc.com

Site Address or Description (parcel # if no address) 502 East Pitkin St. Fort Collins

Description of Proposal (attach additional sheets if necessary) See attached narrative

Proposed Use Addition of a respite care room Existing Use Non-profit office and church

Total Building Square Footage 7940 S.F. Number of Stories 1 Lot Dimensions Approx 140'x120'

Age of any Existing Structures 57 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 what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 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?

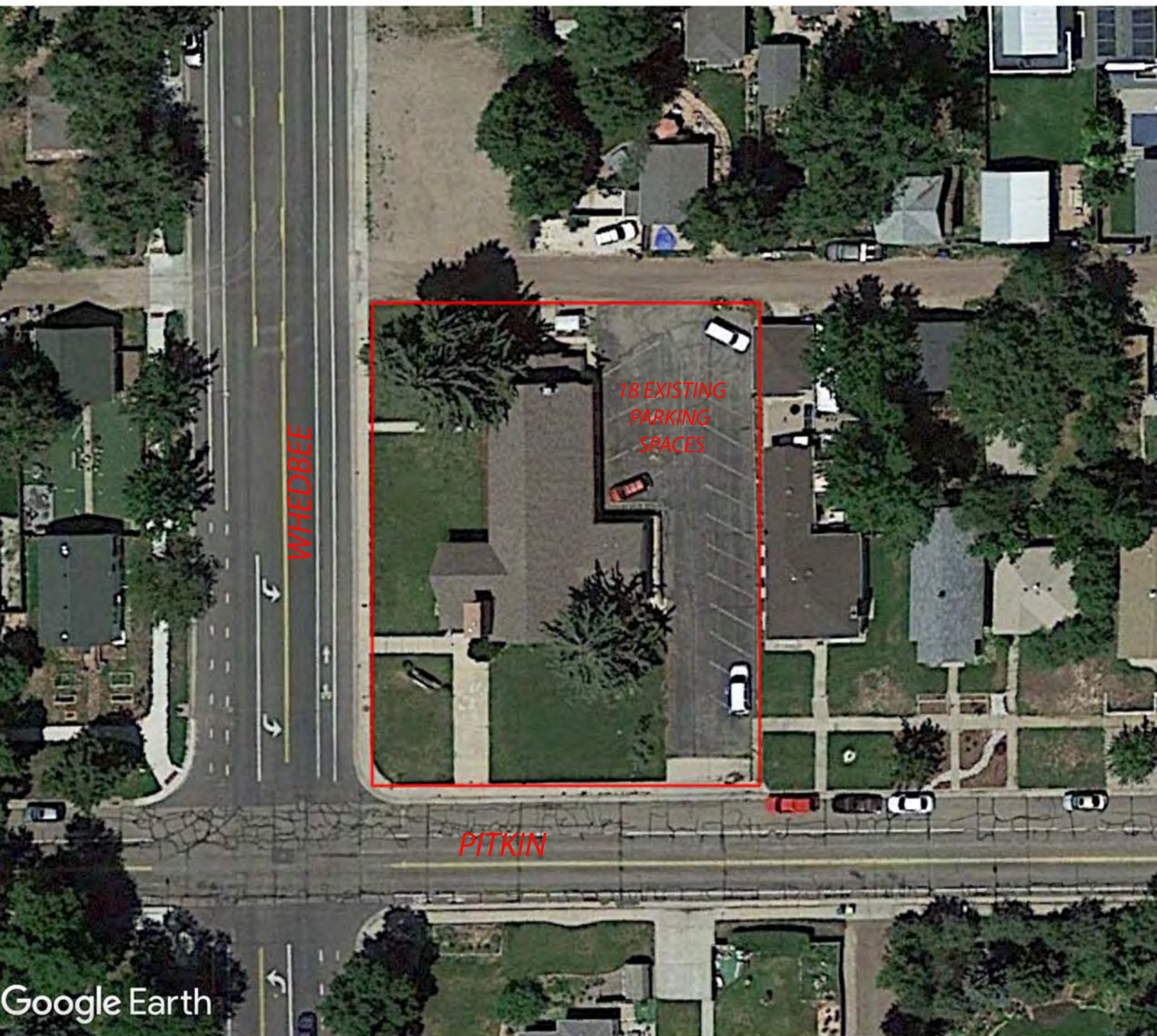
The Servants Heart Concept Review

Respite/Hospice room

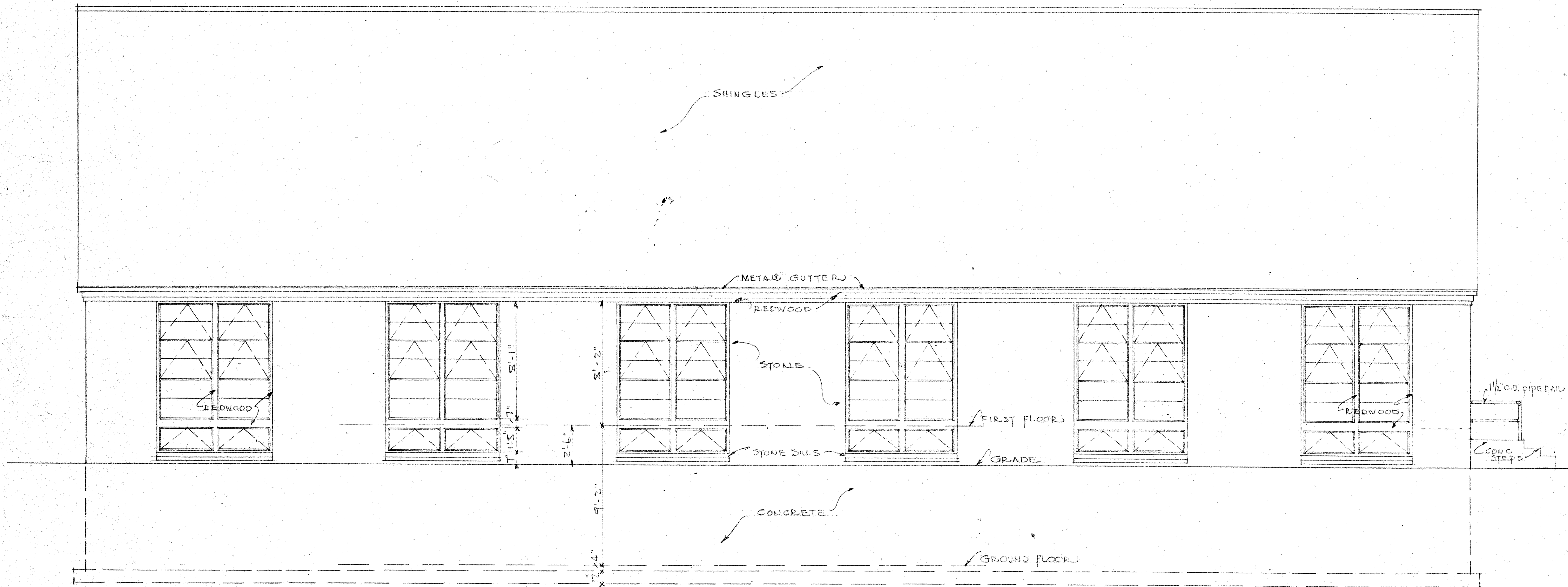
The Servant's Heart is a non-profit center. It occupies the building at 502 East Pitkin. The current use is an office for the Servants Heart staff. It leases the church space on Sundays to a church congregation.

Servants Heart is submitting a concept review for the addition of a respite care use. The Servants Heart will provide a single room for adults for respite/hospice care that is temporary, nonresidential and Doctor recommended. Service and care for this room will be by others.

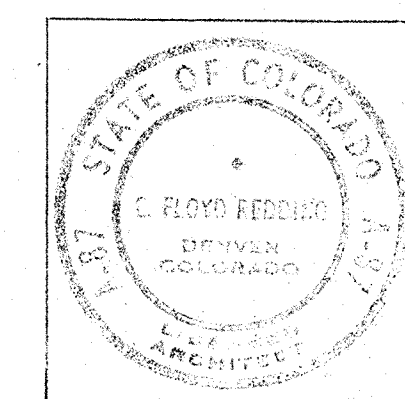
The changes to the architecture will be limited to interior changes and upgrading the window in the proposed respite care room.



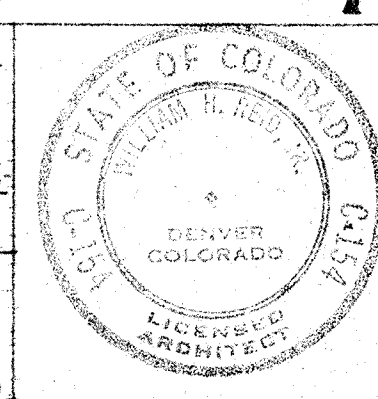
SERVANTS HEART 502 EAST PITKIN

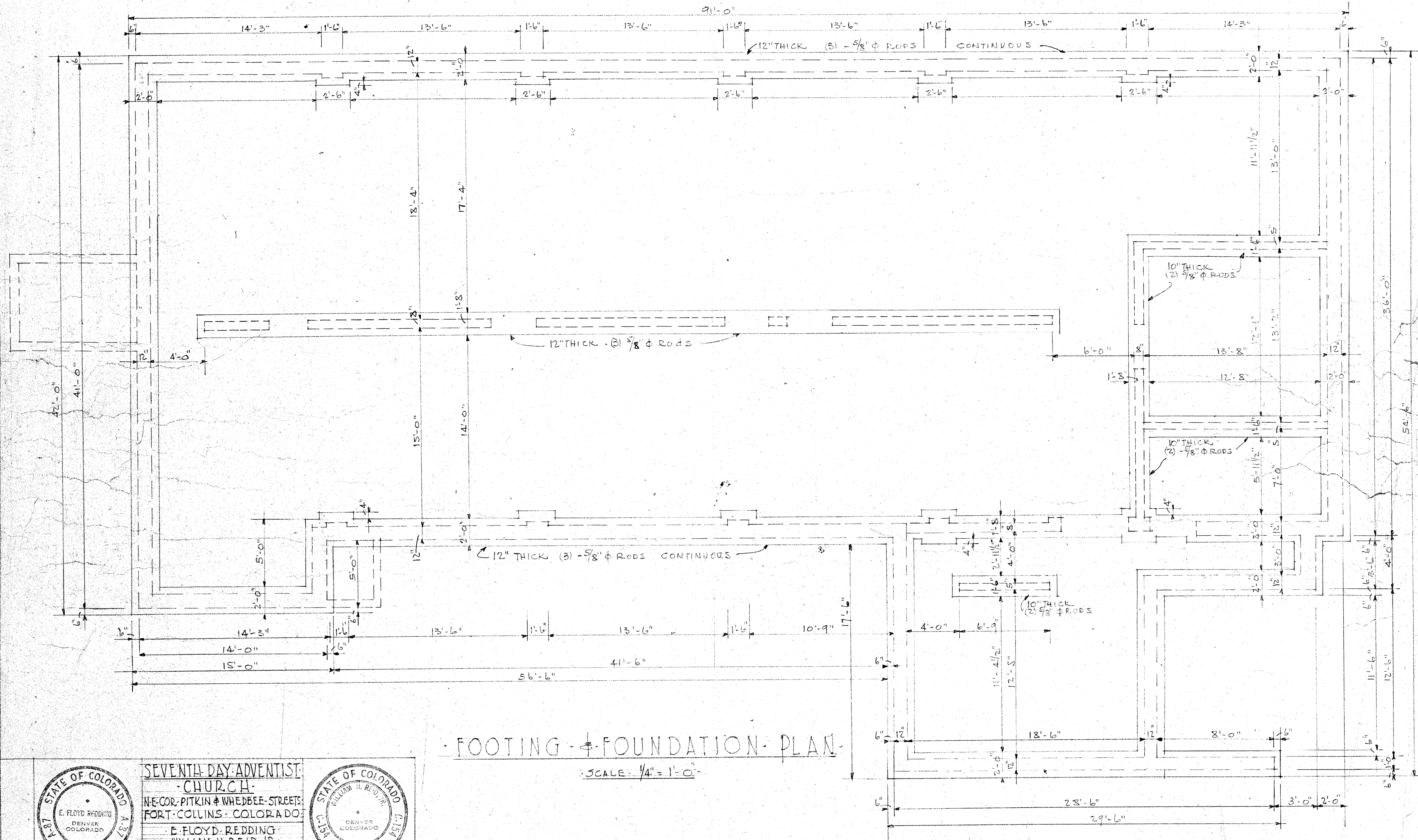


EAST ELEVATION
 SCALE - 1/4" = 1'-0"



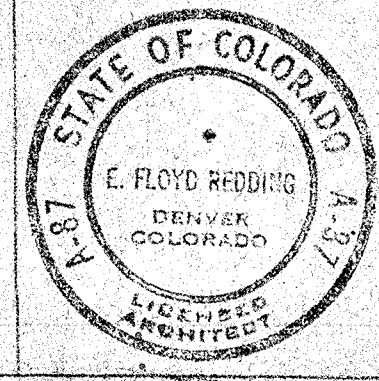
SEVENTH-DAY-ADVENTIST
 CHURCH
 NE-COR. PITKIN & WHEBEE STREETS
 FORT COLLINS - COLORADO
 E. FLOYD REDDING
 WILLIAM H. REID, JR.
 ARCHITECTS
 7970 WEST 10TH AVE - DENVER - 15 COLO



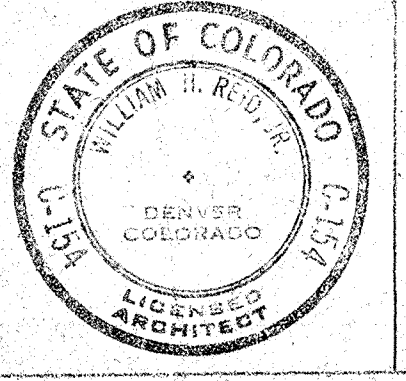


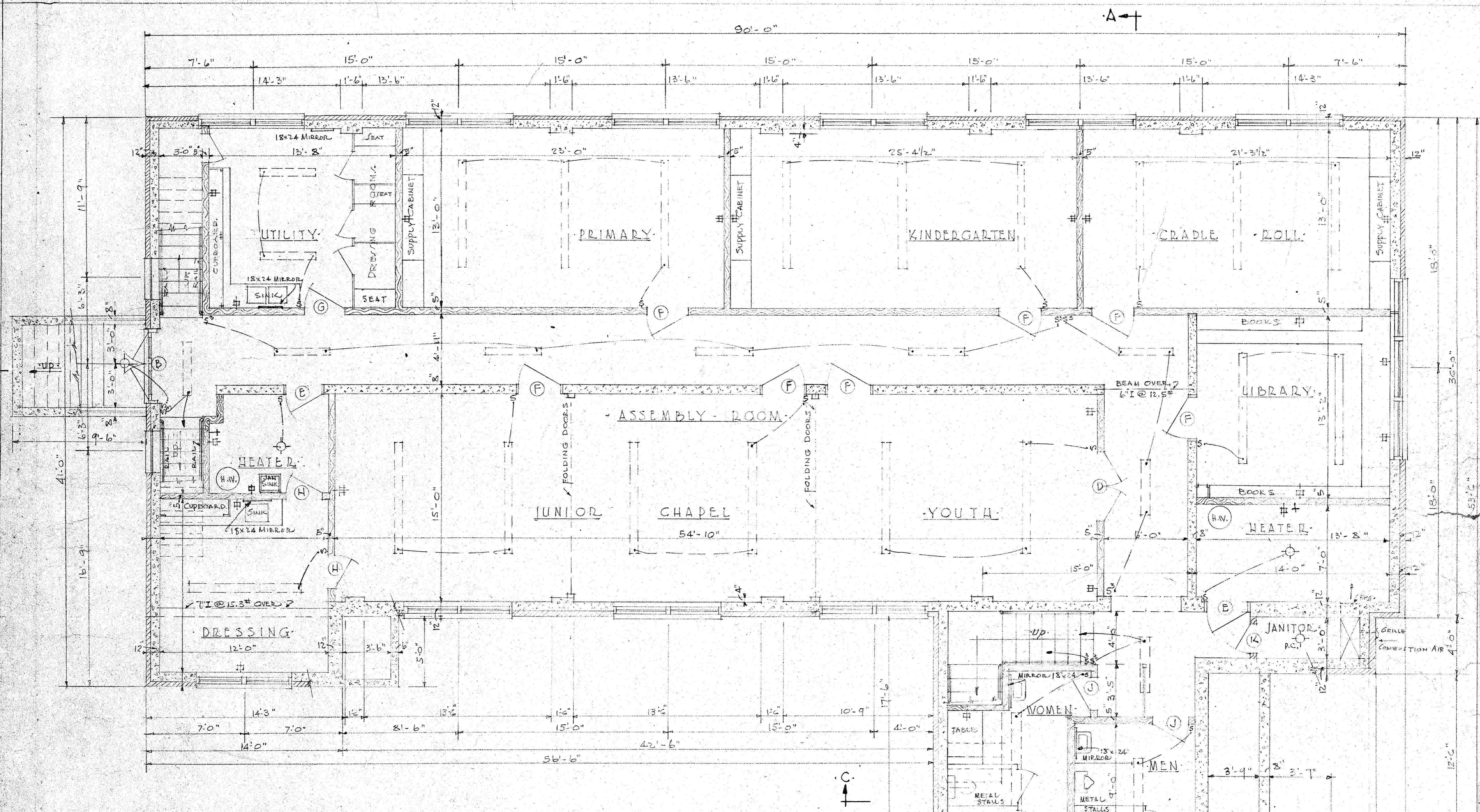
FOOTING & FOUNDATION PLAN

SCALE = 1/4" = 1'-0"

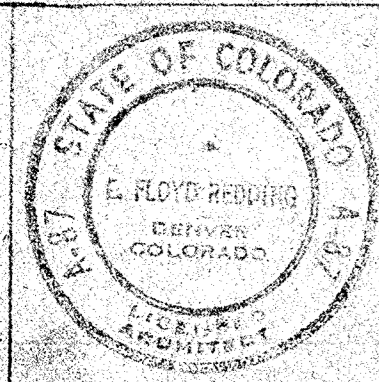


SEVENTH-DAY ADVENTIST
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 N.E. COR. PITKIN & WHEDEE STREETS
 FORT COLLINS, COLORADO
 E. FLOYD REDDING
 WILLIAM H. REID, JR.
 ARCHITECTS
 1970 WEST 104th AVE DENVER 15, COLO

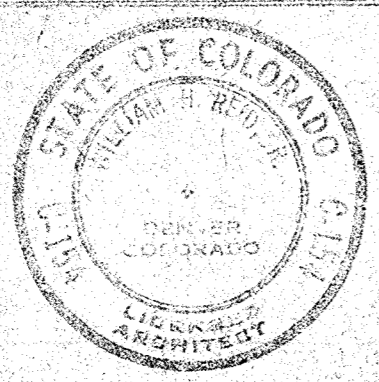


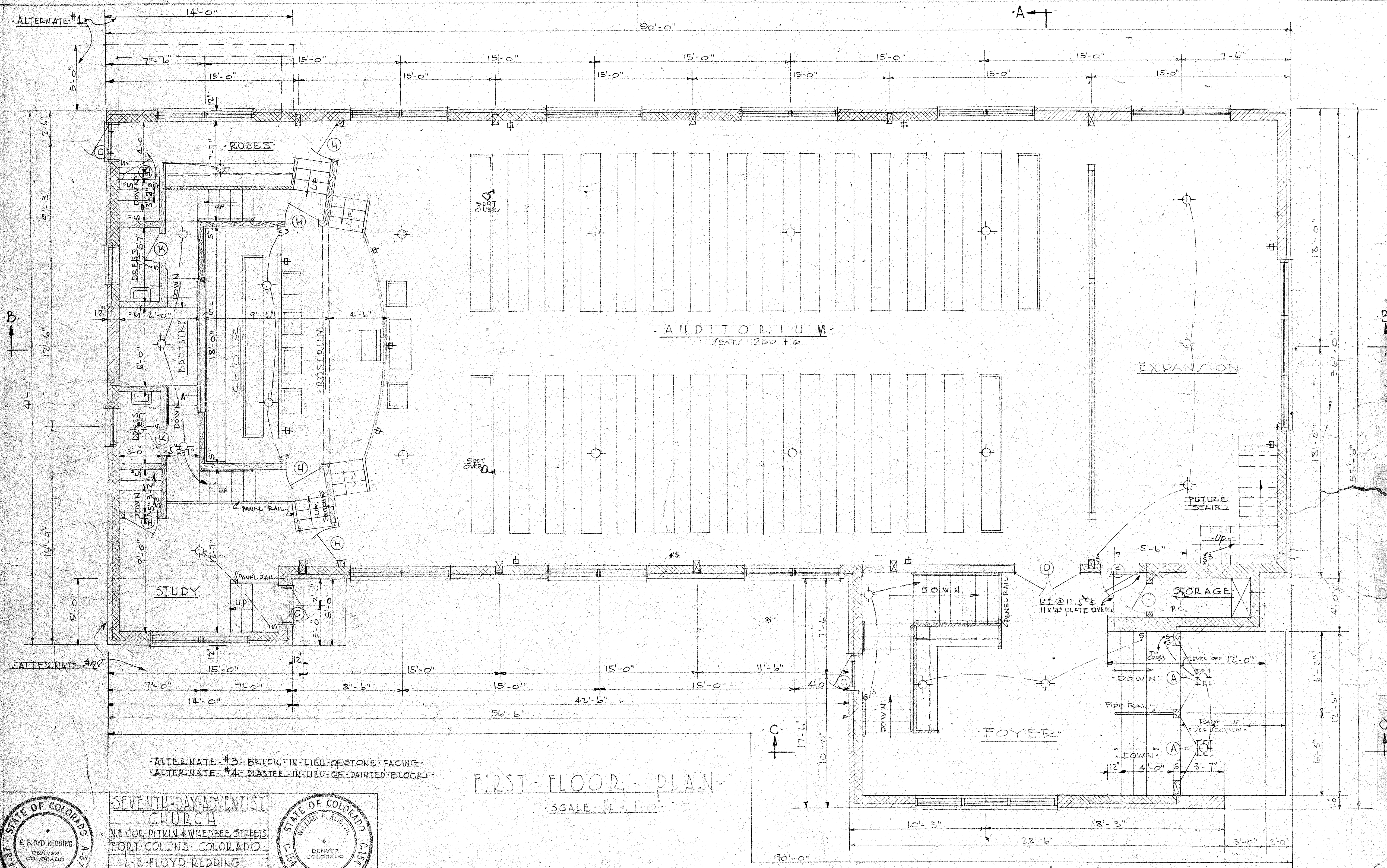


BASEMENT-FLOOR-PLAN.
 SCALE - 1/4" = 1'-0"



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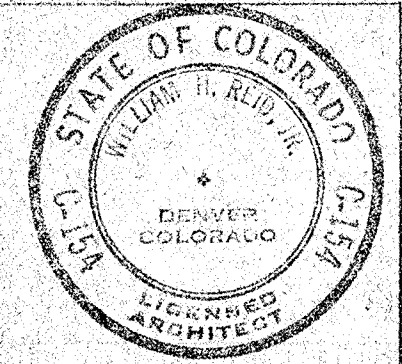


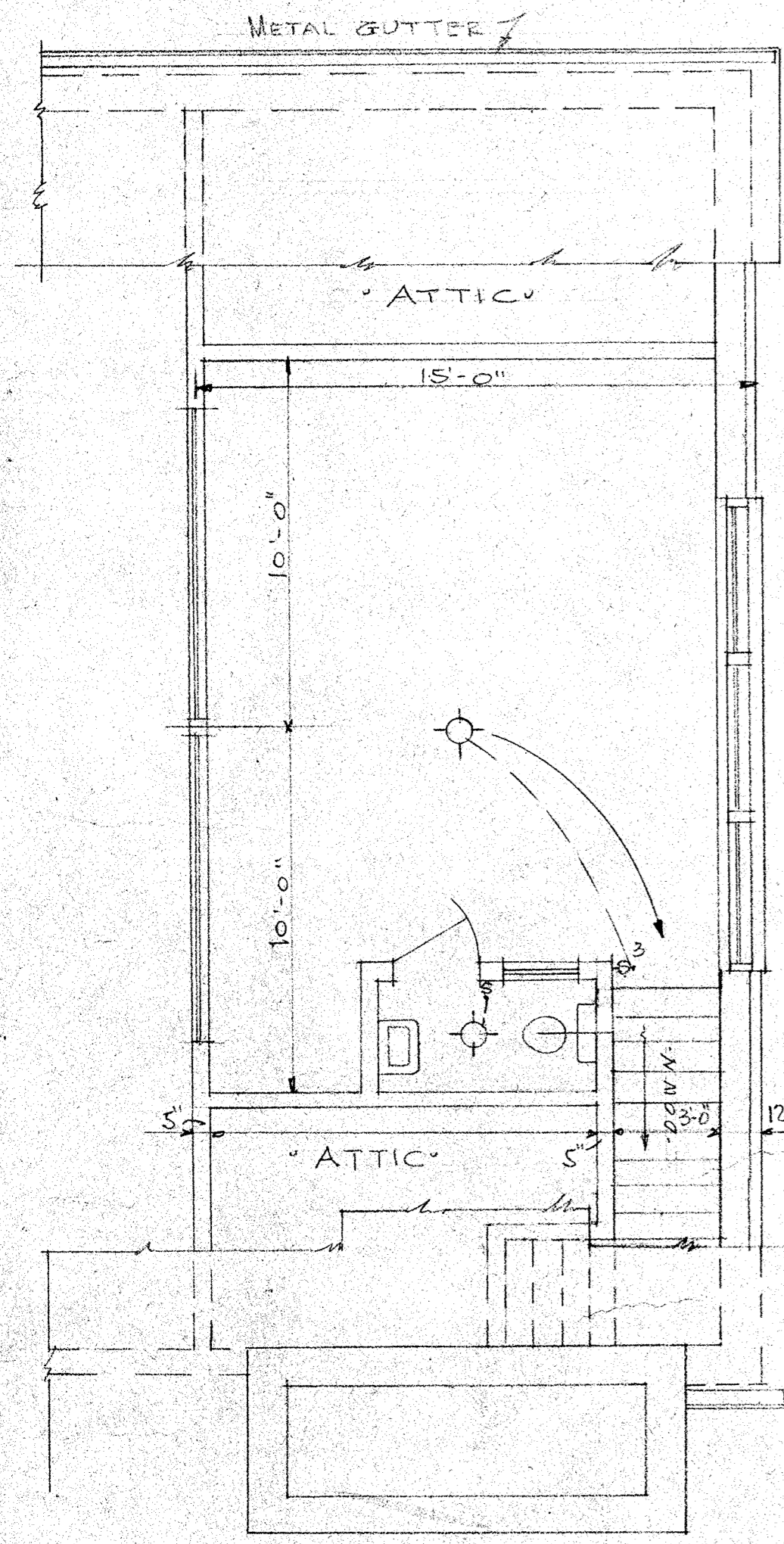
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

ALTERNATE #3 - BRICK IN LIEU OF STONE FACING
ALTERNATE #4 - PLASTER IN LIEU OF PAINTED BLOCK

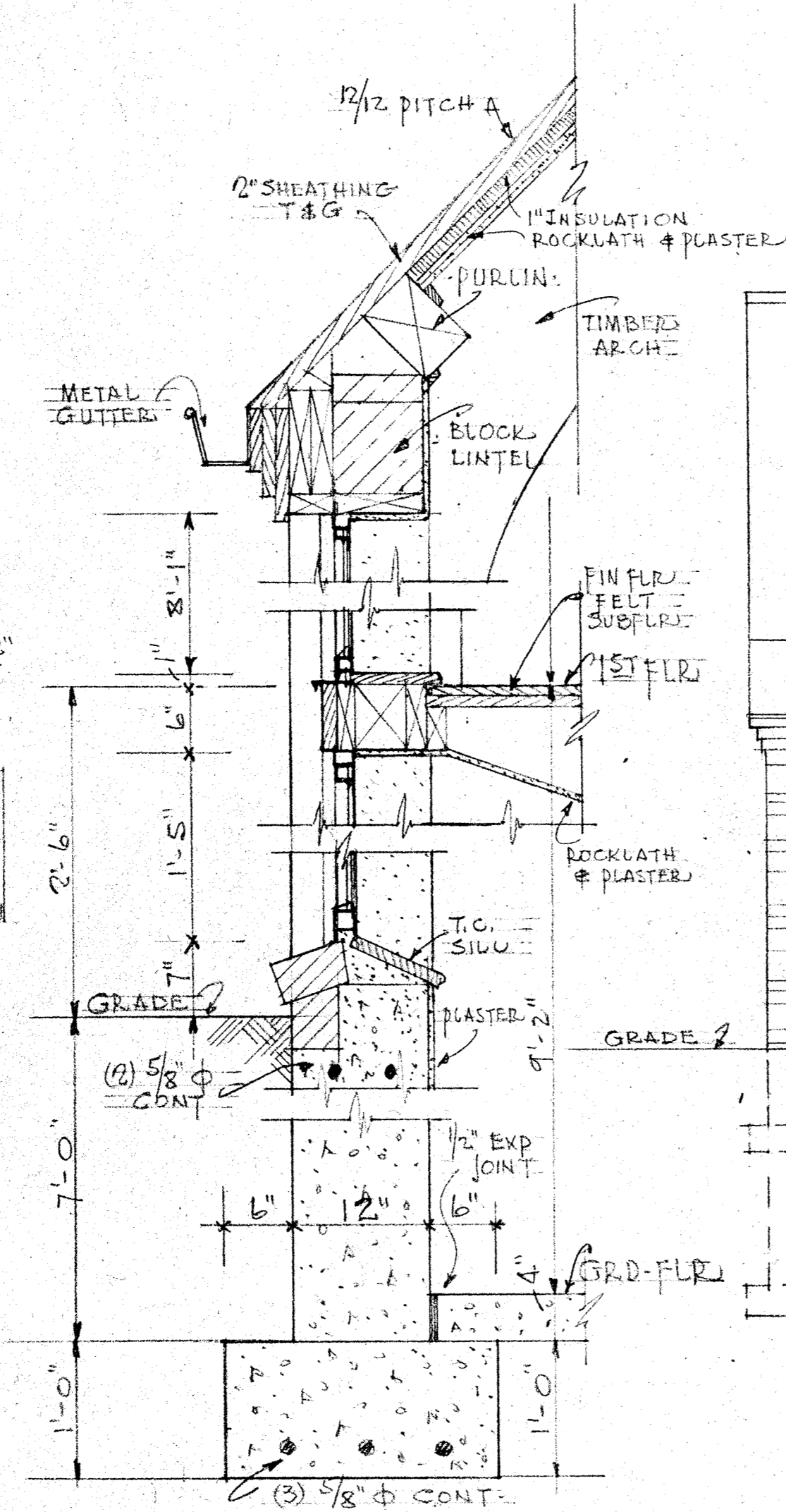


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E. FLOYD REDDING
WILLIAM H. REID, JR.
ARCHITECTS
710 WEST 10TH AVE. DENVER, 15, COLO.

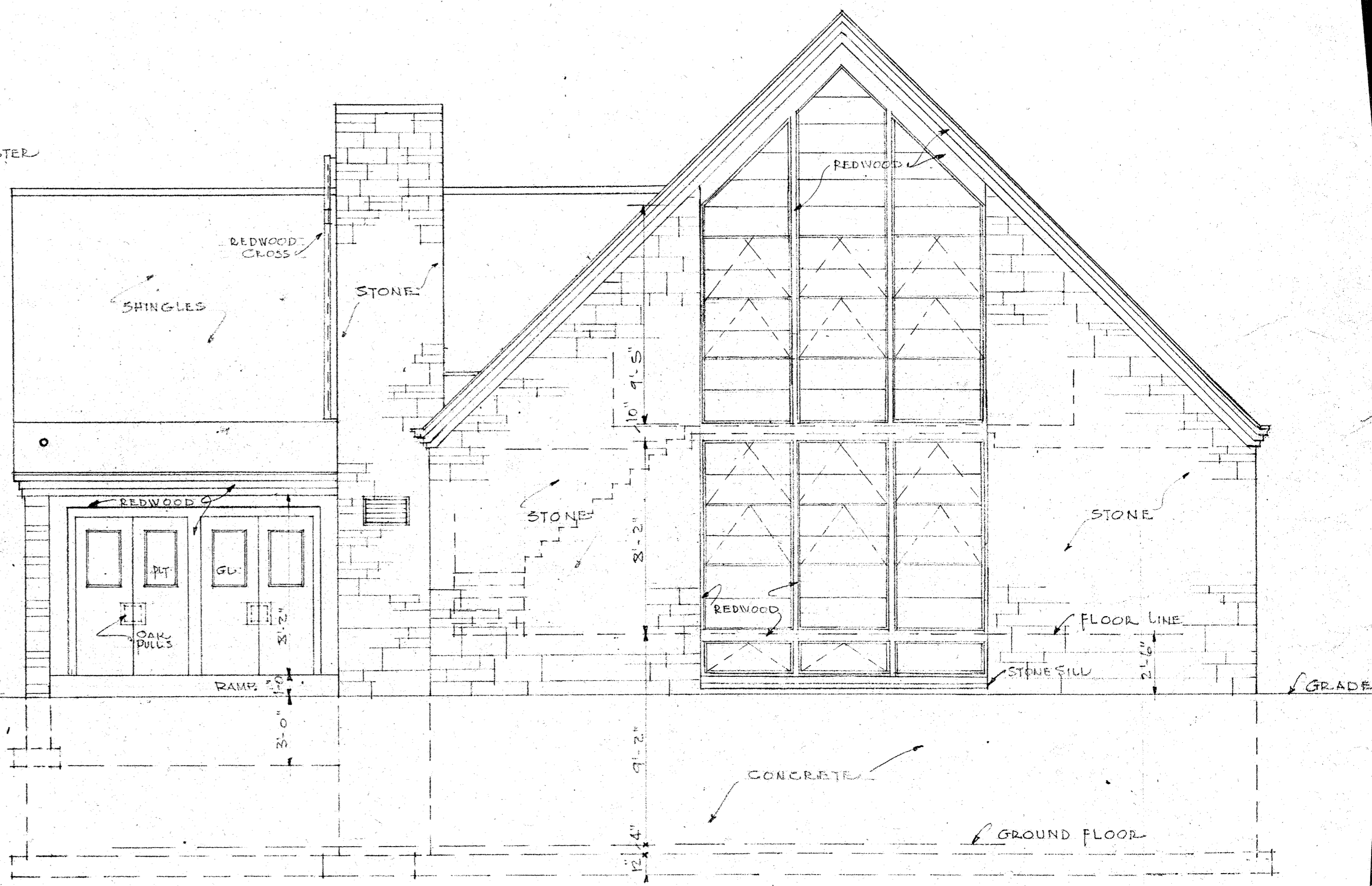




FUTURE MOTHER'S ROOM
SCALE 1/4" = 1'-0"

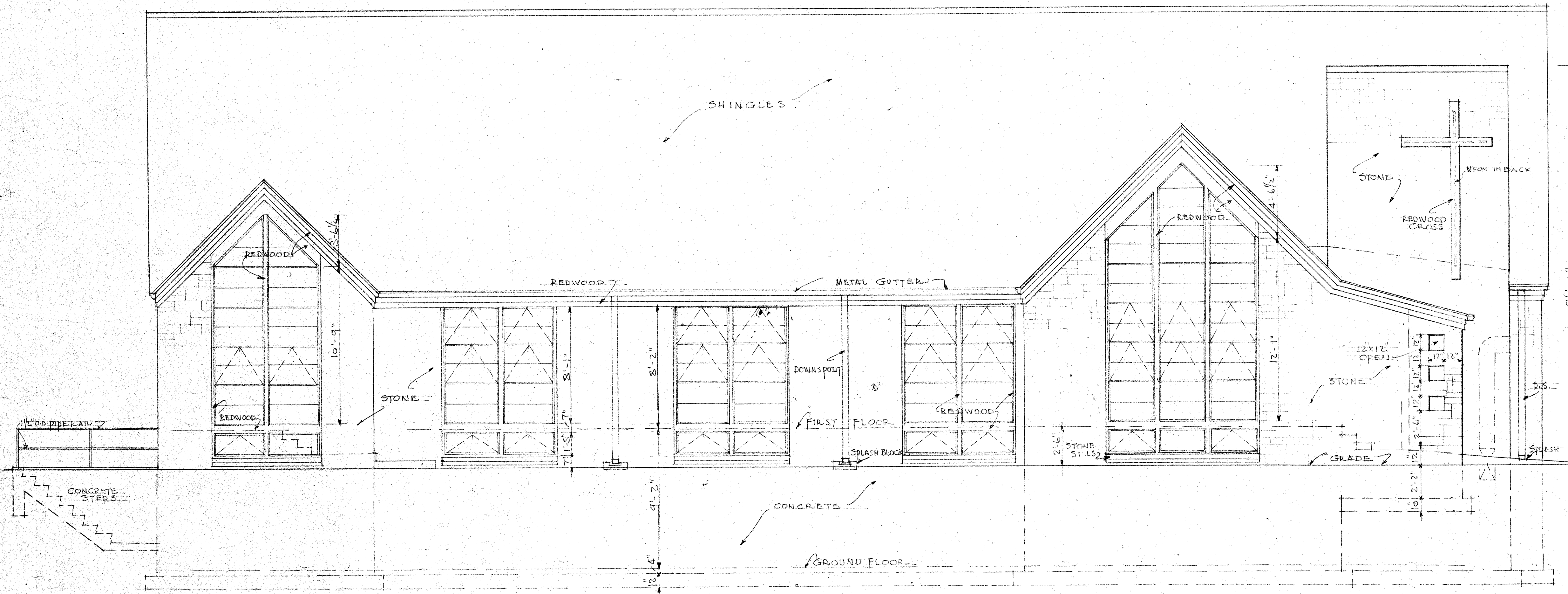


WALL DETAIL
SCALE 1" = 1'-0"

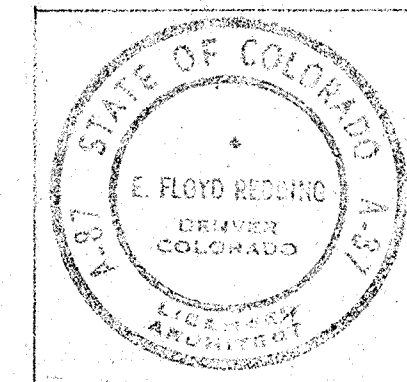


FRONT ELEVATION
SCALE 1/4" = 1'-0"

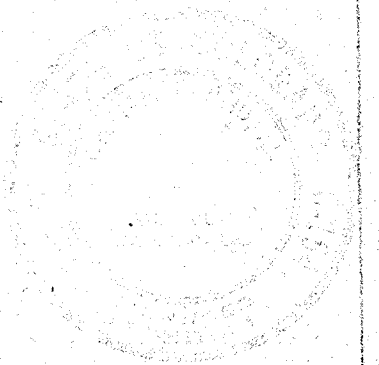
	SEVENTH-DAY-ADVENTIST CHURCH	
	NE. COR. PITKIN & WHEELER STREETS FORT COLLINS - COLORADO E. FLOYD REDDING DENVER, COLORADO WILLIAM H. REID, JR. ARCHITECTS 1790 W. 10TH AVE. - DENVER - 15 - COLO.	

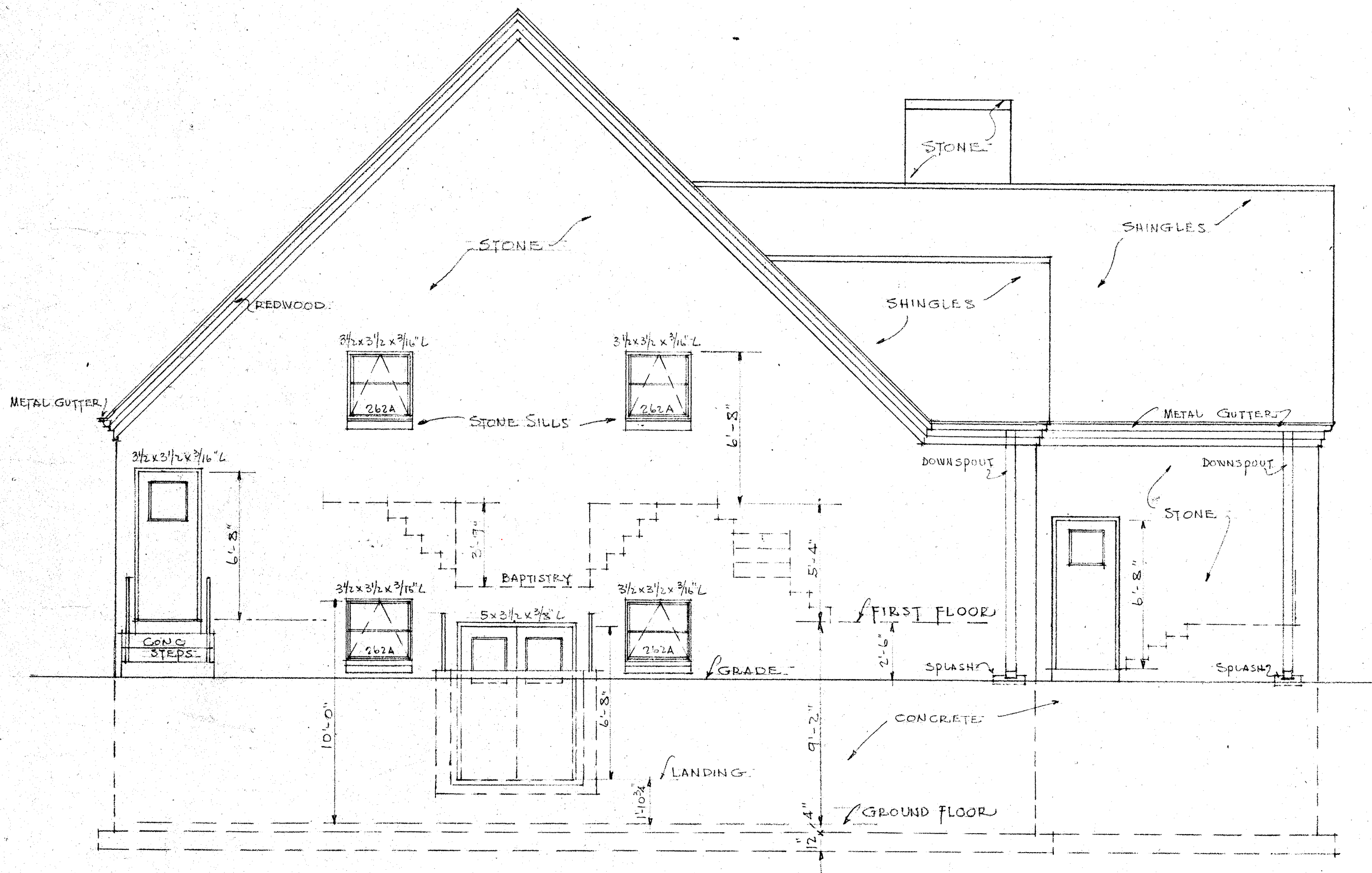


WEST - ELEVATION -
 SCALE - 1/4" = 1'-0"



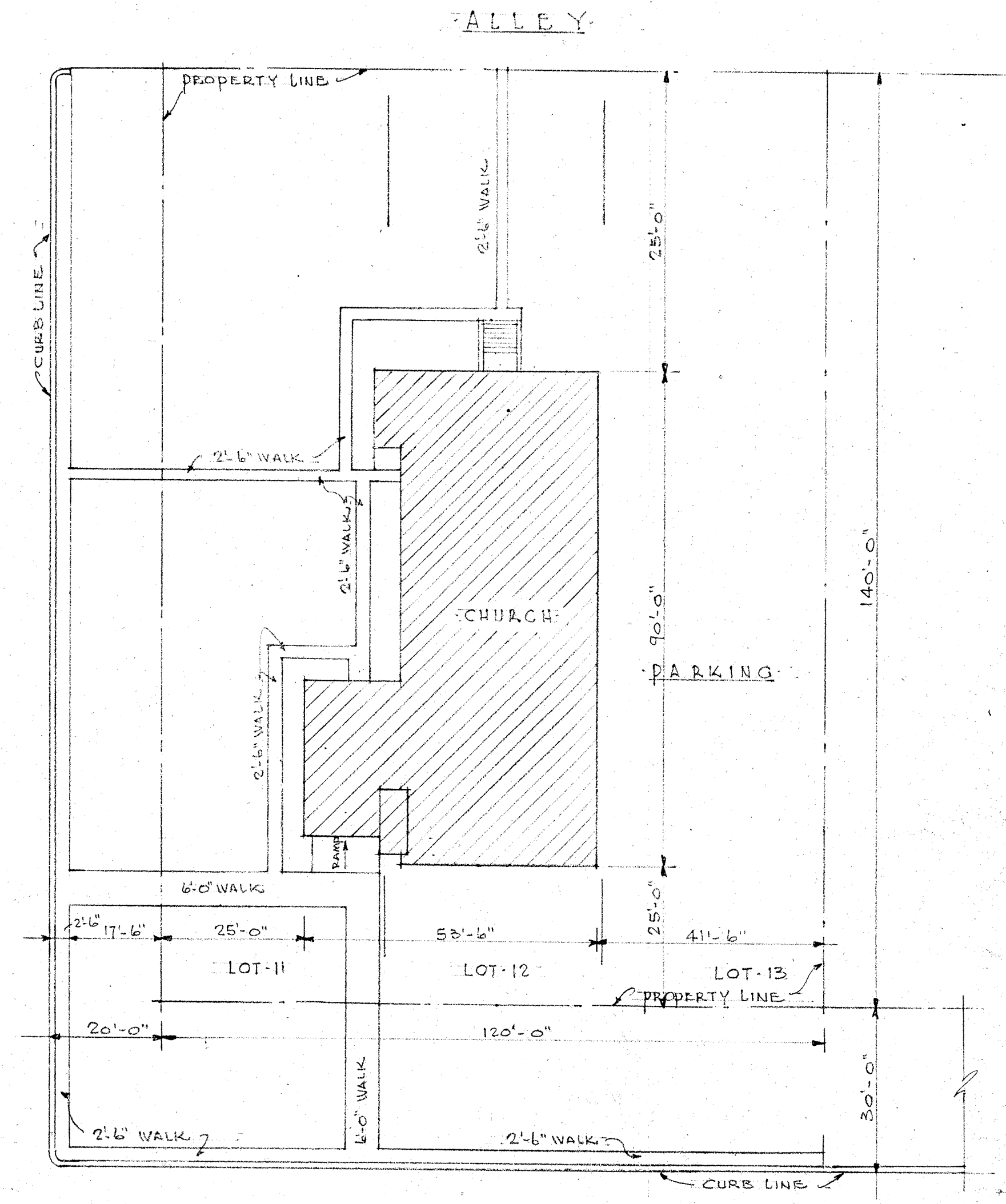
SEVENTH DAY ADVENTIST
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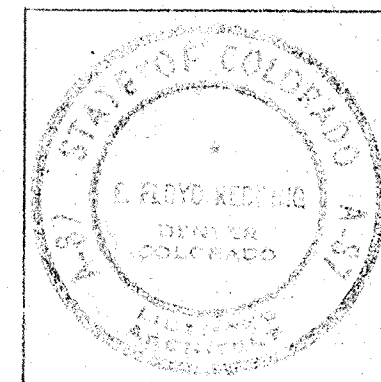
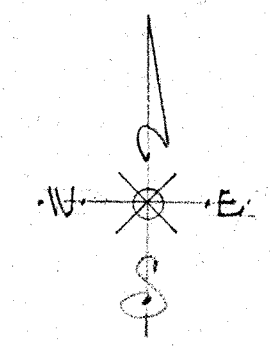
REAR - ELEVATION -
 SCALE - 1/4" = 1'-0"

WHEDBEE STREET



PITKIN STREET

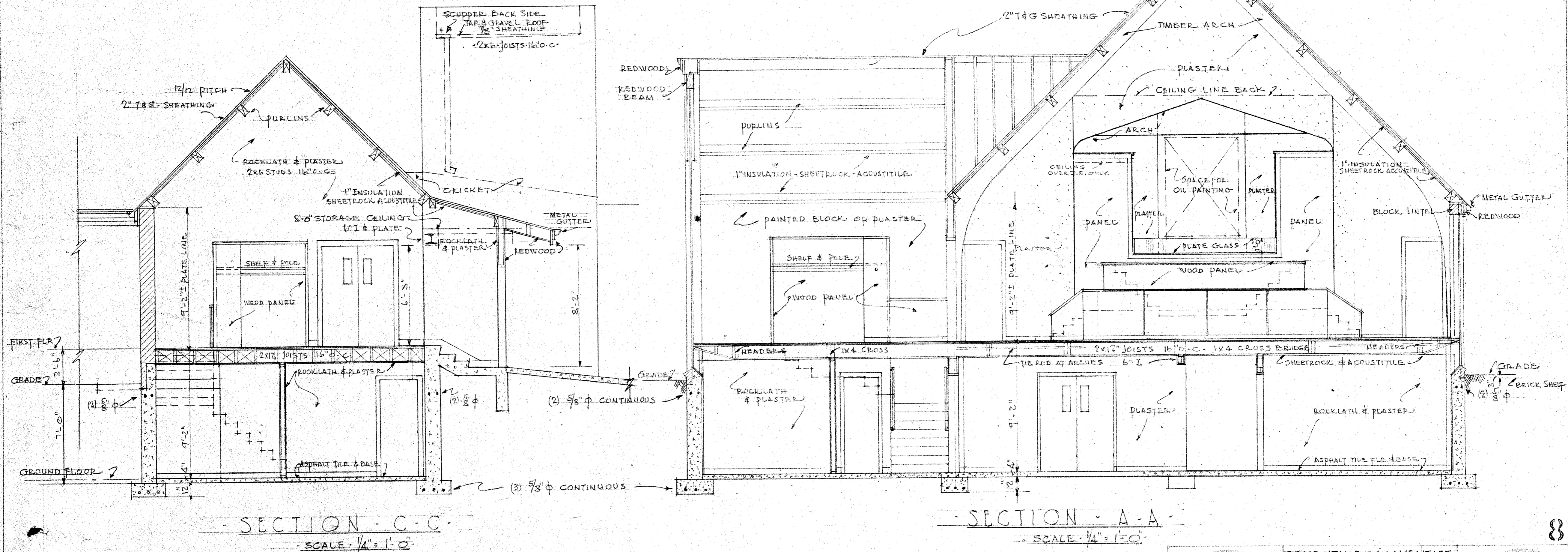
PLOT PLAN
 SCALE - 1" = 20'-0"



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 E FLOYD REDDING
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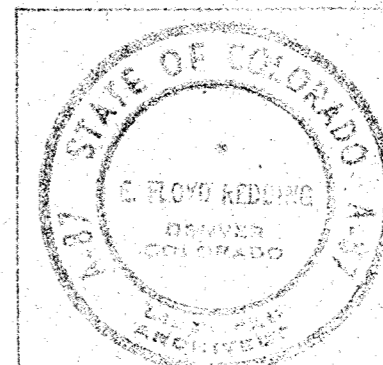
ROOM - FINISH - SCHEDULE							
ROOM	FLOOR	BASE	WAINSCOT	WALLS	CEILING	TRIM	REMARKS
FOYER	OAK	MAHOG	PAINT	PT'D BLOCK	ACOUST TILE	MAHOGANY	
STORAGE	DO	PINE	NONE	DO	PLASTER	PINE	
ADDITORIUM	DO	MAHOG	DO	DO	ACOUST TILE	MAHOGANY	
CHOIR	DO	DO	MAHOGANY	PLASTER	PLASTER	DO	
STUDY	DO	PINE	PAINT	PT'D BLOCK	ACOUST TILE	PINE	
ROBES	DO	DO	DO	DO	DO	DO	
DRESS	LINOLEUM	LINOLEUM	NONE	PLASTER	PLASTER	DO	
BAPTISTRY	METAL	NONE	METAL	DO	DO	DO	
CORRIDOR	ASPH TILE	ASPH TILE	PAINT	PLASTER	ACOUST TILE	MET BURNISH	
YOUTH	DO	DO	DO	DO	DO	DO	
JUNIOR CHAPEL	DO	DO	DO	DO	DO	DO	
PRIMARY	DO	DO	DO	DO	DO	DO	
KINDERGARTEN	DO	DO	DO	DO	DO	DO	
CRADLE ROLL	DO	DO	DO	DO	DO	DO	
LIBRARY	DO	DO	DO	DO	DO	DO	
DRESSING	DO	DO	DO	DO	DO	DO	
UTILITY	DO	DO	DO	DO	DO	DO	
MEN	DO	DO	DO	DO	PLASTER	DO	
WOMEN	DO	DO	DO	DO	DO	DO	
JANITOR	DO	DO	NONE	DO	DO	DO	
HEATER	CEMENT	NONE	DO	DO	DO GYP DO	DO	

DOOR - SCHEDULE			
MARK	SIZE	THICK	DESIGN
A	(2) 2'6" x 7'	1 3/4"	SEE ELEV
B	(2) 2'6" x 7'	1 3/4"	DO
C	2'8" x 6"	1 3/8"	DO
D	(2) 2'6" x 8"	1 3/8"	F.P. VISION PAN.
E	30" x 6"	1 3/8"	F.P. BOT LOUVER
F	30" x 6"	1 3/8"	F.P. VISION PAN.
G	30" x 6"	1 3/8"	FLUSH PANEL
H	2'6" x 8"	1 3/8"	DO
J	2'6" x 8"	1 3/8"	DO
K	2'6" x 8"	1 3/8"	DO

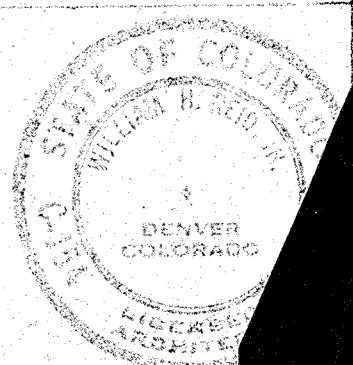


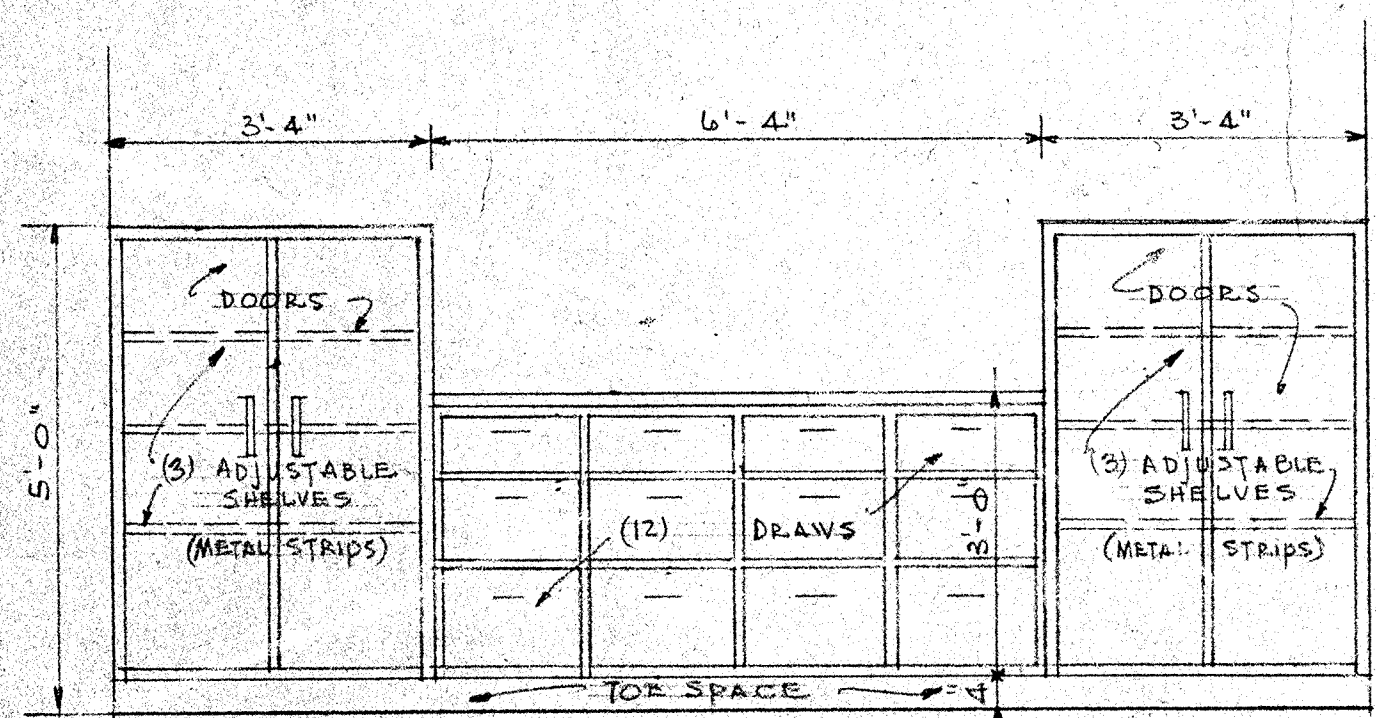
SECTION - C - C
SCALE - 1/4" = 1'-0"

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



SEVENTH-DAY-ADVENTIST CHURCH
NE-COR. PITKIN & WHEDEBEE STREETS
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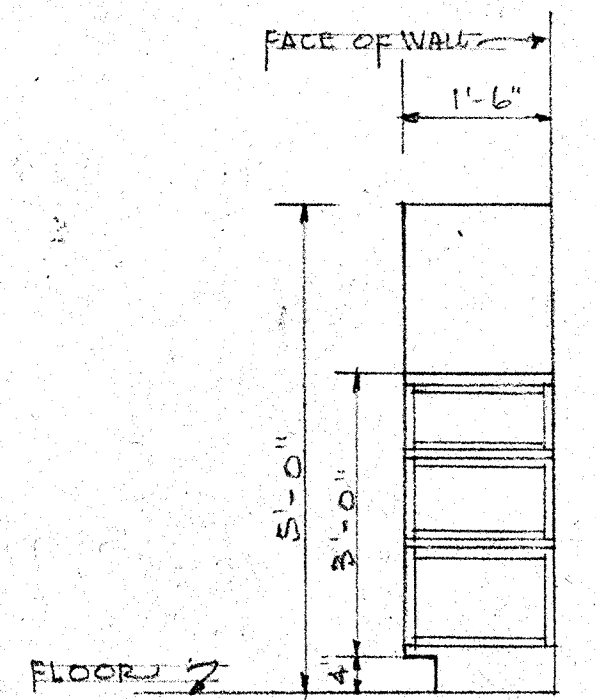




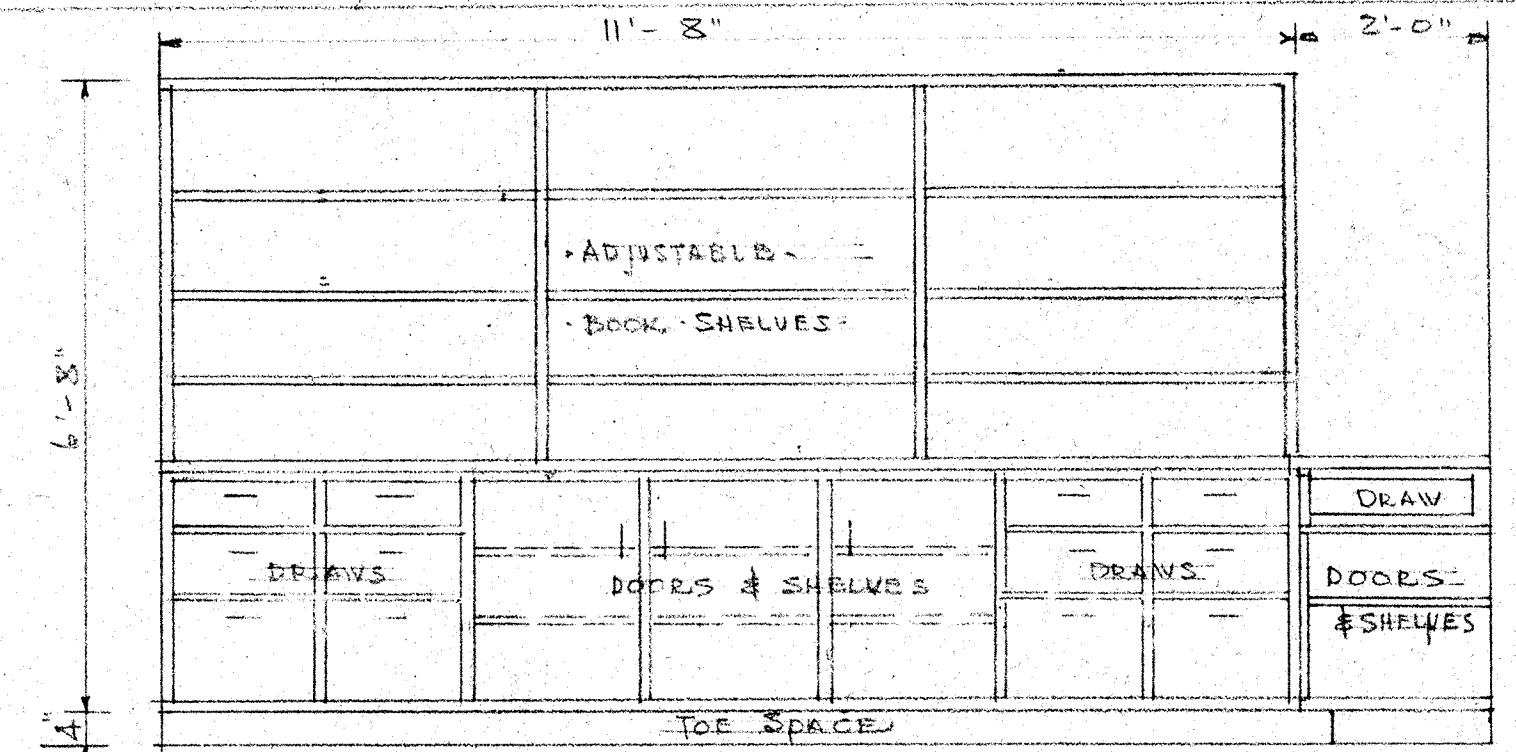
ELEVATION

SUPPLY CABINET

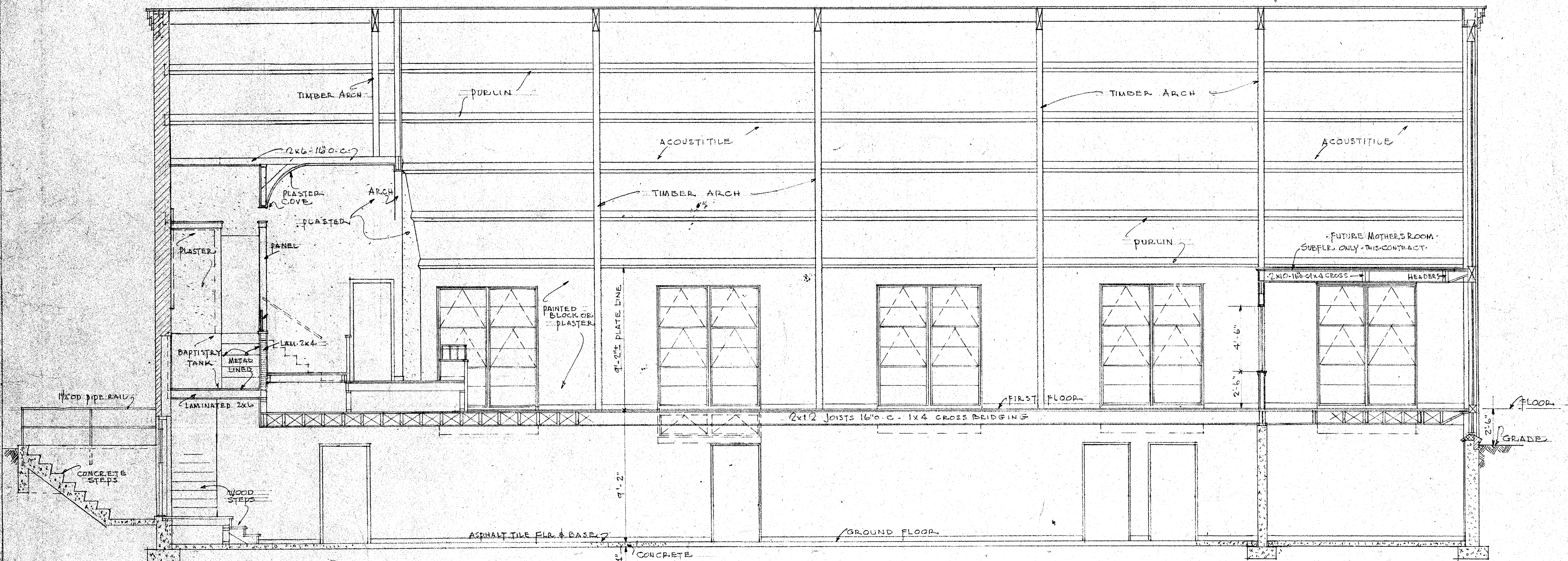
SCALE - 1/2" = 1'-0"



SECTION

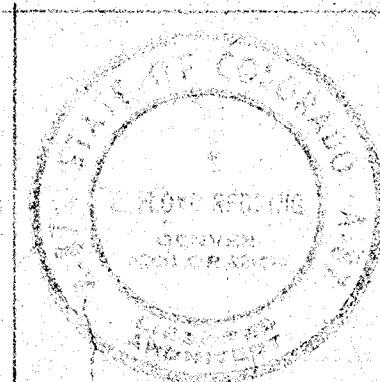


LIBRARY SHELVES & COUNTER



SECTION - B-B

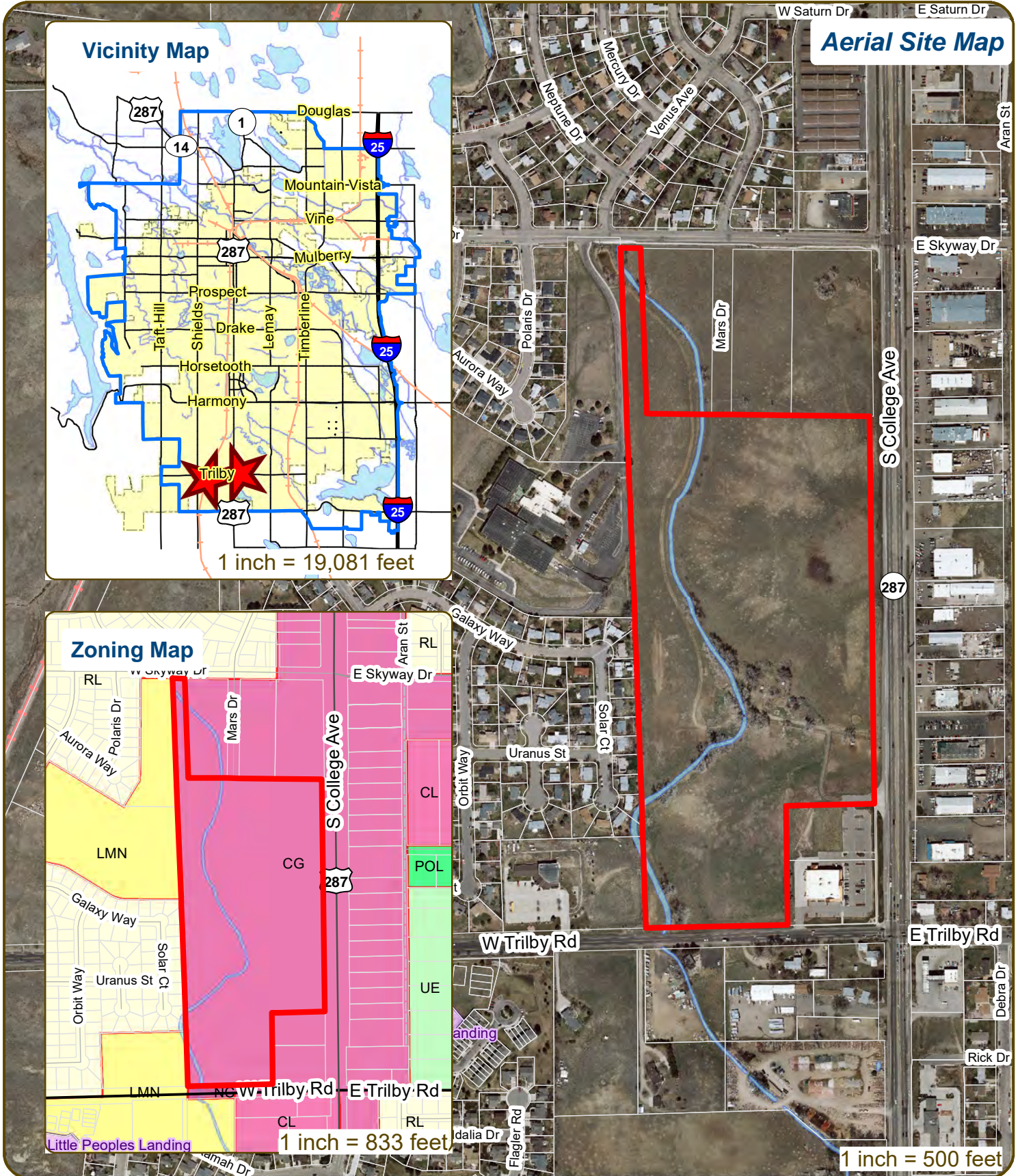
SCALE - 1/4" = 1'-0"



SEVENTH-DAY-ADVENTIST-
CHURCH
NE-COR-PITKIN & WHEDEE-STREETS
FORT-COLLINS-COLORADO
-E-FLOYD-REDDING-
-WILLIAM-H-REID-JR-
ARCHITECTS
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College and Trilby Subdivision



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CONCEPTUAL REVIEW:
APPLICATION

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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) _____

Consultant: Ryan McBreen

Business Name (if applicable) Norris Design

Your Mailing Address 244 N. College Ave #130

Phone Number 970.409.3414 Email Address rmcbreen@norris-design.com

Site Address or Description (parcel # if no address) 6301 S. College Ave

Description of Proposal (attach additional sheets if necessary) Please see attached letter and concept plan.

Proposed Use Residential/Commercial Existing Use Undeveloped

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 ~50% 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?

November 5, 2019

City of Fort Collins
281 N. College Avenue
Fort Collins, CO 80524

Re: 6301 S. College Ave. – Concept Review Narrative

To Whom it May Concern,

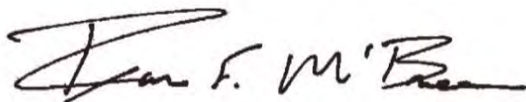
It is our pleasure to submit these Concept Review materials to the City of Fort Collins for this property located near the intersection of S. College Avenue and Trilby Road. In addition to this letter you will find the required Concept Review Application and Concept Plan for your consideration.

The project is proposing for Mars Drive to be extended south from its current dead-end point to Trilby Road, consistent with the Fort Collins transportation plan. Generally speaking, to the west of the Mars Drive extension, approximately 121 single-family attached (paired) and single-family detached homes are proposed along with a 50' trail corridor/ditch easement along the western property boundary. The idea is that lower intensity uses in this area will be more compatible with the existing uses located adjacent to the property. To the east of Mars Drive, and adjacent to S. College Avenue are parcels slated for future development consistent with the underlying, existing General-Commercial zoning. In addition to the typical discussion items at the Concept Review meeting, we would like to specifically discuss/address the following:

- The concept plan presented shows single-family detached (SFD) residential uses which are not permitted under the current zoning. Will the City be supportive of allowing this additional use, and if so which direction with the zoning would they recommend (i.e. PUD Overlay or straight rezoning)? We would like to keep the permitted uses and the General - Commercial zoning currently for the property directly adjacent to S. College Avenue while adjusting to allow for SFD on the western portion of the property.
- The Mars Drive connection to E. Trilby Road and it's alignment. Is there a window in either direction (east-west) of where it is shown connecting on our concept that it can shift? What is the minimum spacing or alignment that the City is looking for or will accept? We know the City has many issues with the College and Trilby intersection and adding an intersection at this location will cause further scrutiny in this area.
- The Mars Drive extension causes an inefficient bisection of the property, with Mars Drive being designated a collector, what type of side road connections would the City consider? (i.e. alley's, loop lanes like we have shown, etc.) With Mars Drive being such a small collector, likely not handling collector level traffic volumes, we'd like to discuss alternative opportunities there. Perhaps design as an unloaded local road dependent on future traffic studies?
- Per previous discussions with other prospective developers of this property the City is requiring additional detention on the site, are the requirements/needs fully understood at this time?
- What improvements, if any, will be the responsibility of the developer along S. College Ave. and E. Trilby Road? Are there any off-site improvements that the developer of this property should be aware of?

Thank you for the opportunity to meet with you and discuss this new project.

Sincerely,
Norris Design



Ryan F. McBreen
Principal



Lot Summary: 45 Lots (50' x 100')
 76 Paired Home Units (25' x 80')
 121 Total Units

