

Conceptual Review Agenda

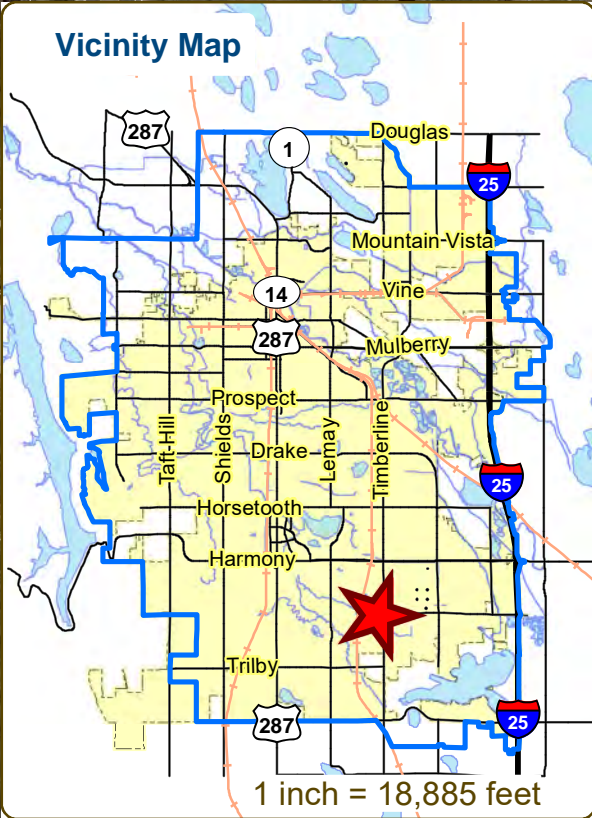
Schedule for 09/06/18
281 Conference Room A

Thursday, September 6, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	2200 Kechter Rd CDR180064 RESCHEDULED	Adam Meyer (720) 468-2235 adamdmeyer@gmail.com	This is a request to construct a second single-family residence at 2200 Kechter Rd (parcel #8605300014). There is an existing manufactured house and outbuilding on the property that would remain. The site is accessed from the south off Kechter Rd. The 2.46 acre property is zoned Urban Estate and is subject to Administrative (Type 1) review.	Planner	Clark Mapes
				DRC	Brandy BH
10:15	1115 W Mountain Ave CDR180065	Heidi Shuff (970) 231-1040 heidishuff@gmail.com	This is a request to convert an existing garage into a carriage house at 1115 West Mountain Avenue (parcel #9710418003). The proposal indicates that it will remove and replace the existing staircase, increase the height of the second story, install additional windows, and add dormers. Access to the carriage house will be taken from the existing alley. The project is located on a 14,250 SF lot within the Neighborhood Conservation, Low Density (NCL) zone district and is subject to an Administrative (Type 1) review.	Planner	Pete Wray
				DRC	Brandy BH
11:00	1002 Buckingham St CDR180066	Jon Fitzpatrick (303) 506-7792 jfitzpatrick@microgridenergy.com	This is a request to install a large-scale solar energy system at 1002 Buckingham Street (parcel number 9712156002). The proposal indicates the installation to include a large-scale solar installation on part of a 15-acre site. The solar system would generate 2.44 megawatts of electricity. The project is within the Industrial (I) zone district and is subject to an Administrative (Type 1) review.	Planner	Kai Kleer
				DRC	Todd Sullivan

2200 Kechter Rd Single-Family Residence

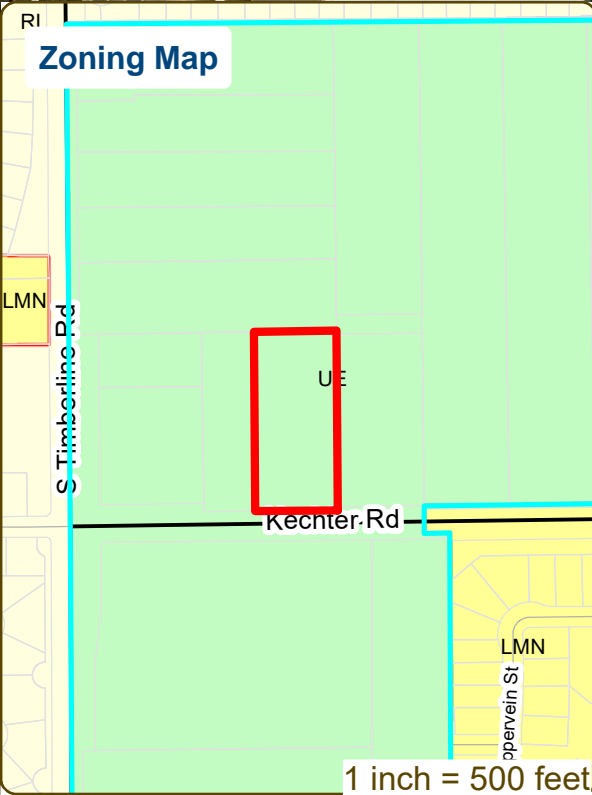
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.

BOLDDED 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) _____

ADAM Meyer - UNDER CONTRACT - OWNER ^{Future}

Business Name (if applicable) _____

Your Mailing Address 2503 Rock Creek Drive, Fort Collins, CO 80528

Phone Number 720.468.2235 Email Address ADAMMEYER@GMAIL.COM

Site Address or Description (parcel # if no address) 2200 Kechter Road, Fort Collins CO 80528

Description of Proposal (attach additional sheets if necessary) Looking to build A HOME AT The back of the lot (NORTH). JUST WANTED TO CHAT ABOUT Requirements / options.

Proposed Use primary Residence Existing Use NONE

Total Building Square Footage ~ 3000 S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures MANUFACTURED home 1979 / out Buildings 1999

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

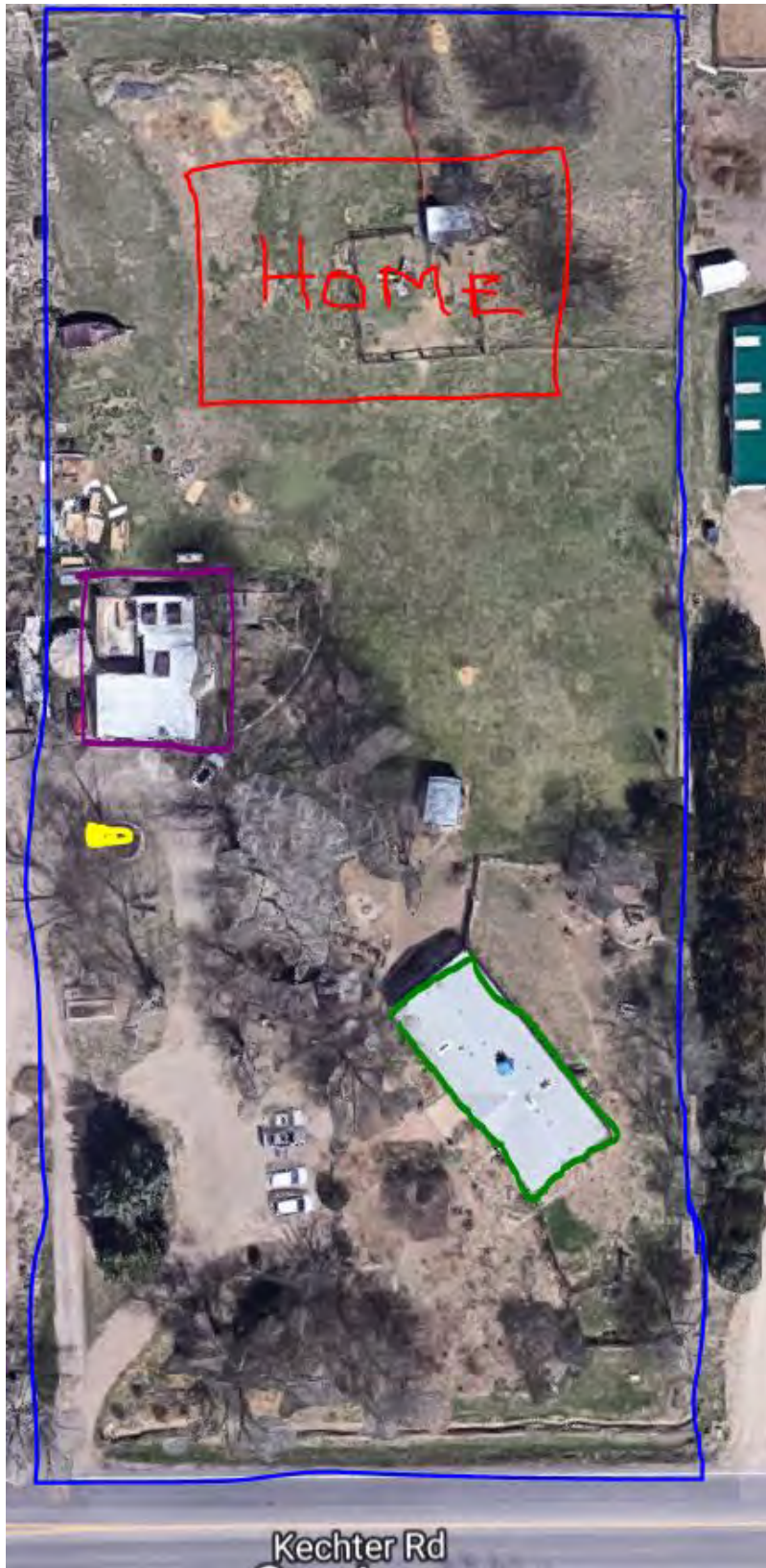
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level? _____

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

Increase in Impervious Area ~ 3,000 sqft 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?



Kechter Rd

RED: FUTURE HOME

BLUE: APPROXIMATE LOT LINES

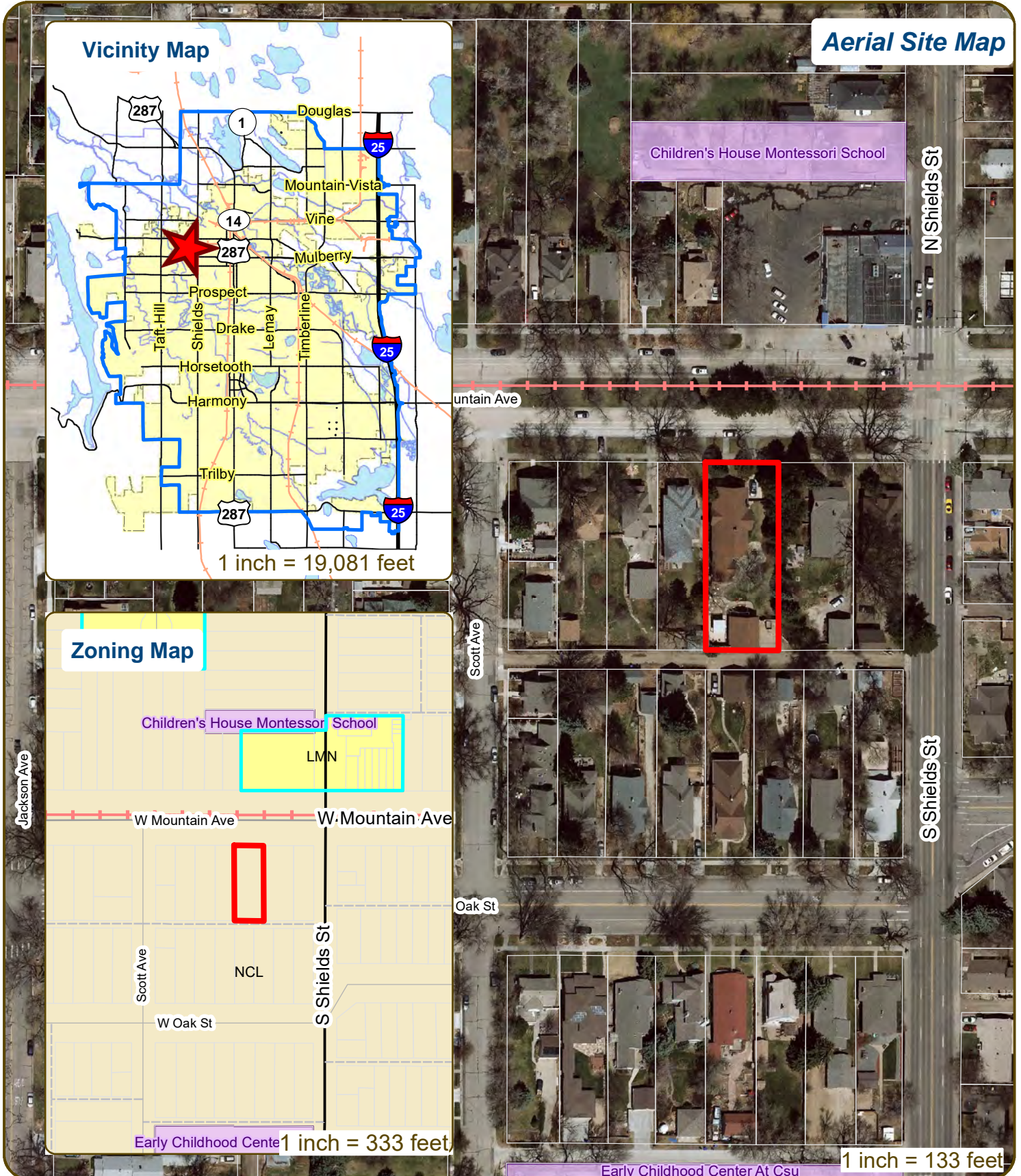
PURPLE: EXISTING OUTBUILDING

GREEN: EXISTING MANUFACTURED HOME

YELLOW: ELECTRIC METERS (2 FOR PROPERTY) ON A POLE

1115 W Mountain Ave

7 Uff]U Y <ci gY



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 12:00pm, 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) _____

Heidi Shuff- Project Architect

Business Name (if applicable) Studio S Architecture

Your Mailing Address 715 W. Mountain Avenue, Fort Collins CO 80521

Phone Number 970-231-1040 Email Address heidishuff@gmail.com

Site Address or Description (parcel # if no address) Matt and Stefanie Haines Residence

1115 W. Mountain Avenue, Fort Collins 80521

Description of Proposal (attach additional sheets if necessary) see attached

Proposed Use Carriage house w/ garage below Existing Use Garage with storage above

Total Building Square Footage 1,000 S.F. Number of Stories 2 Lot Dimensions 75' x 190'

Age of any Existing Structures 1923

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? [X] Yes [] No If yes, then what risk level? Moderate (house only)

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?

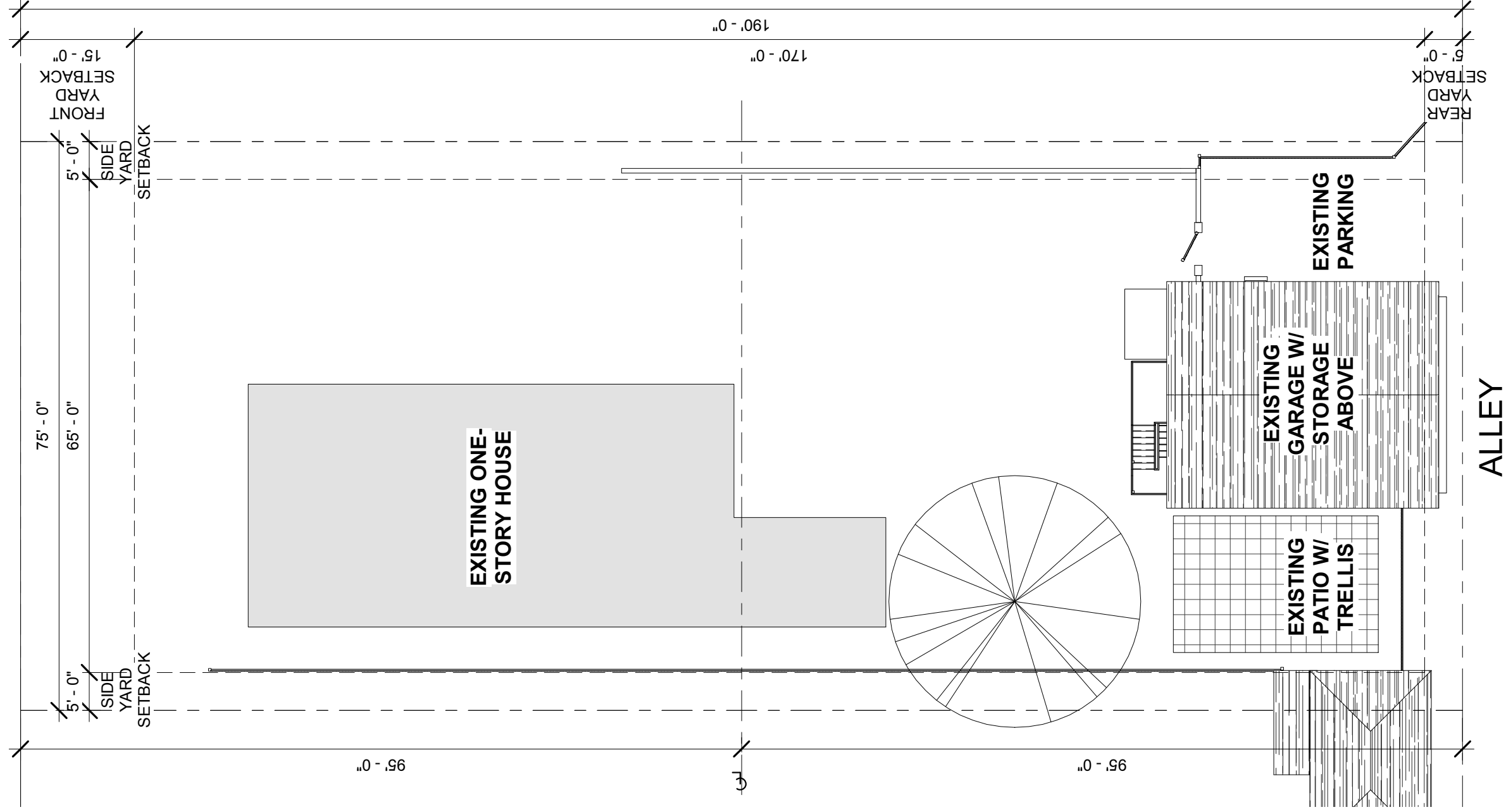
1115 W. Mountain Avenue
Proposed Carriage House

Description of Proposal:

Convert the existing upper level storage space of the existing 832 SF detached garage off the alley into living space, including:

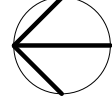
- Removing and replacing the existing north-facing exterior stair with a new exterior stair (likely on the east side of the garage)
- Removing and replacing the existing roof structure with a new (higher) roof with dormers for natural light and added ceiling height
- Adding windows to the upper level living space for egress and natural light

W. MOUNTAIN AVENUE



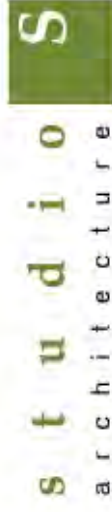
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



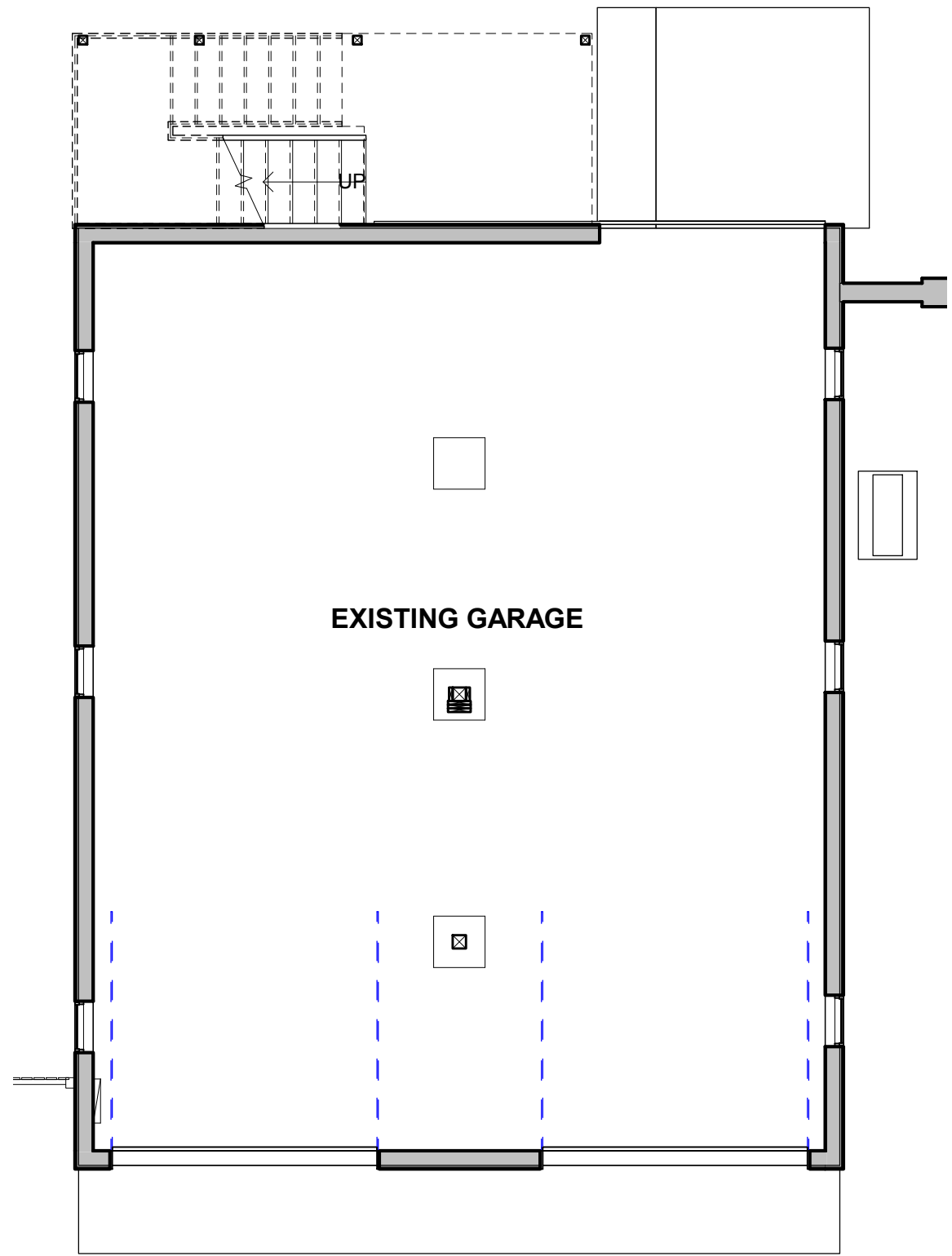
EXISTING CONDITIONS

HAINES RESIDENCE
1115 W. Mountain Avenue
Fort Collins, Colorado

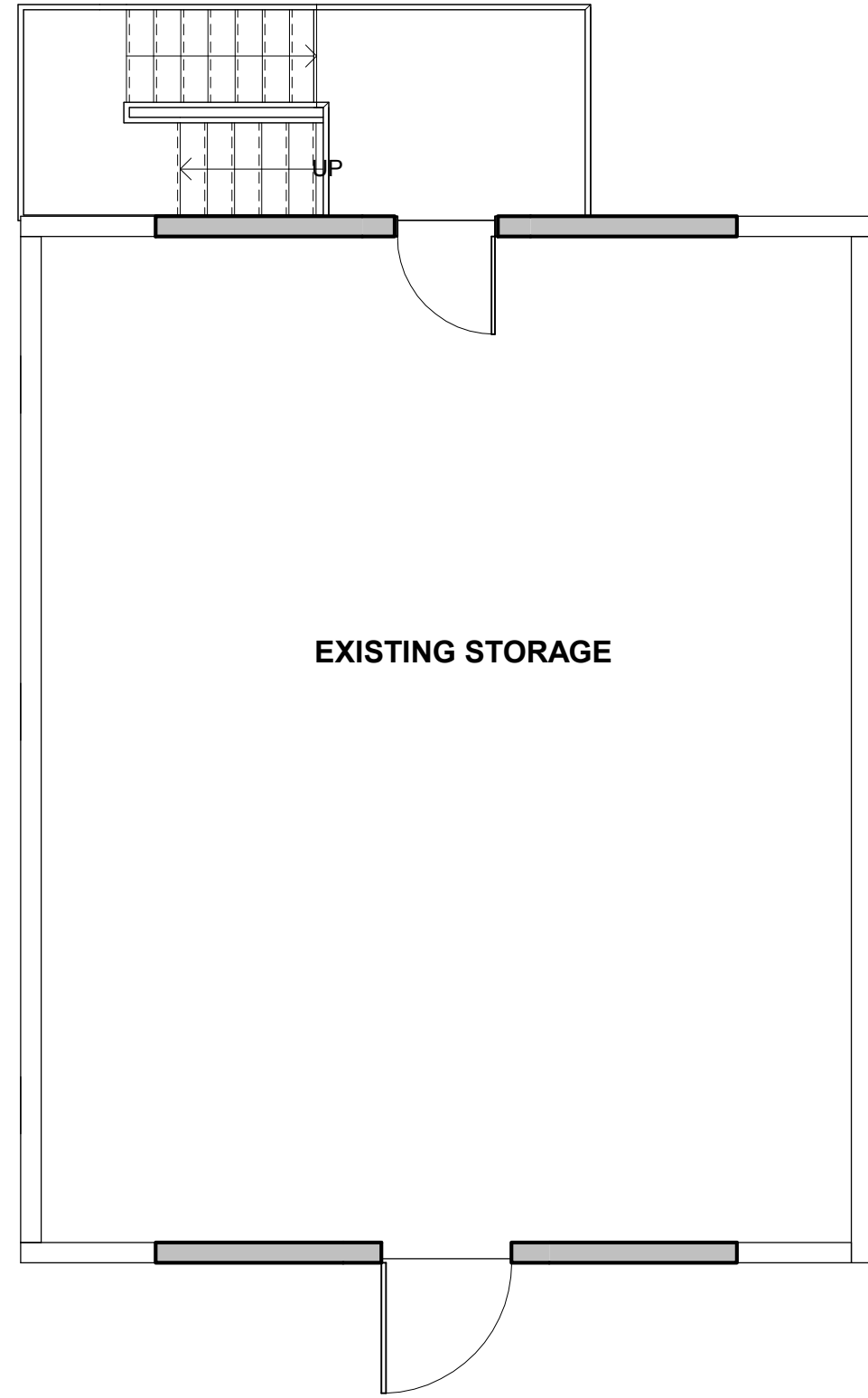
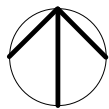


715 west mountain avenue
fort collins, colorado 80521

phone: 970.231.1040
e-mail: heidshuff@gmail.com



1
A2
EXISTING GARAGE PLAN
SCALE: 3/16" = 1'-0"



2
A2
EXISTING SECOND FLOOR
SCALE: 3/16" = 1'-0"

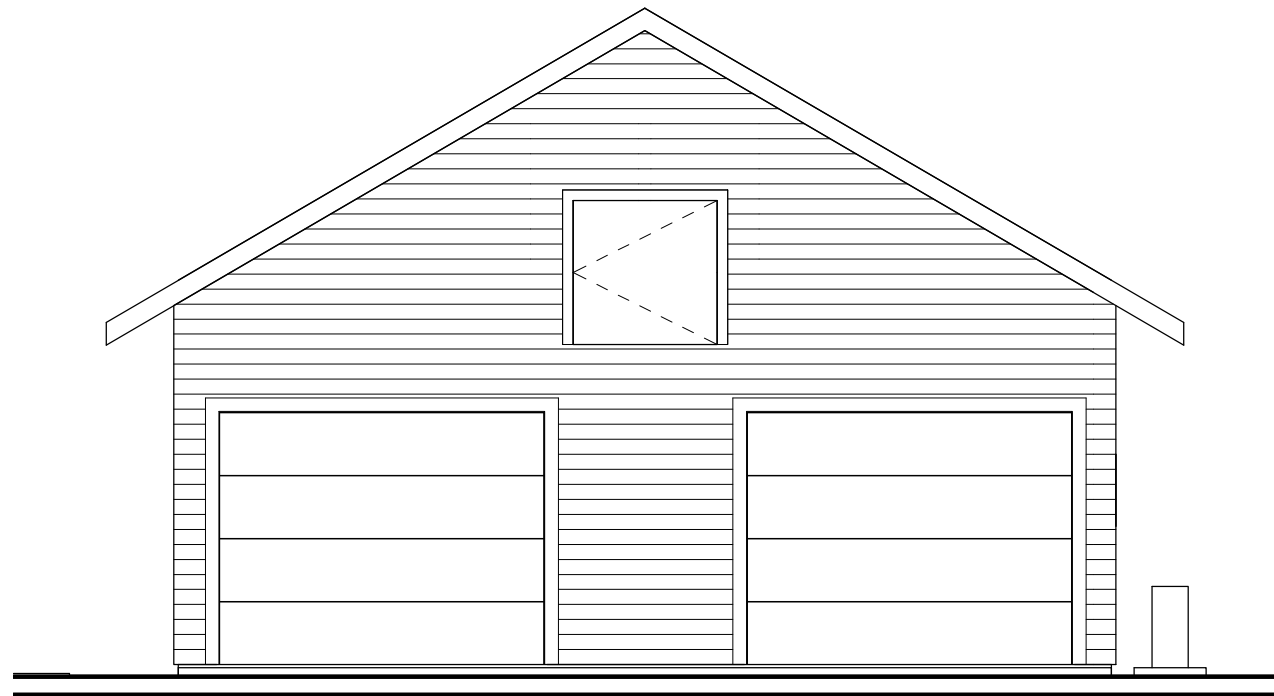


EXISTING CONDITIONS

8.21.18

HAINES RESIDENCE
1115 W. Mountain Avenue
Fort Collins, Colorado

studio
architecture
phone: 970.231.1040
e-mail: heldishuff@gmail.com
715 west mountain avenue
fort collins, colorado 80521



1
A3
EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2
A3
EXISTING WEST ELEVATION
SCALE: 3/16" = 1'-0"



3
A3
EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4
A3
EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

EXISTING CONDITIONS

8.21.18

HAINES RESIDENCE
1115 W. Mountain Avenue
Fort Collins, Colorado

W. MOUNTAIN AVENUE

Property Address: 1115 W. Mountain Ave.
Property Owners: Matt & Stephanie Haines
Parcel No.: 9710418003
Legal Description: LOT 4 AND W 1/2 OF LOT 3,
 BLK 1, SCOTT-SHERWOOD,
 FTC
Zoning District: NCL
Subdivision: 1164 - SCOTT SHERWOOD
Neighborhood: 19715

Setbacks:
 Front Yard- 15 Feet
 Rear Yard- 5 Feet (to alley)
 Side Yard- 5 Feet

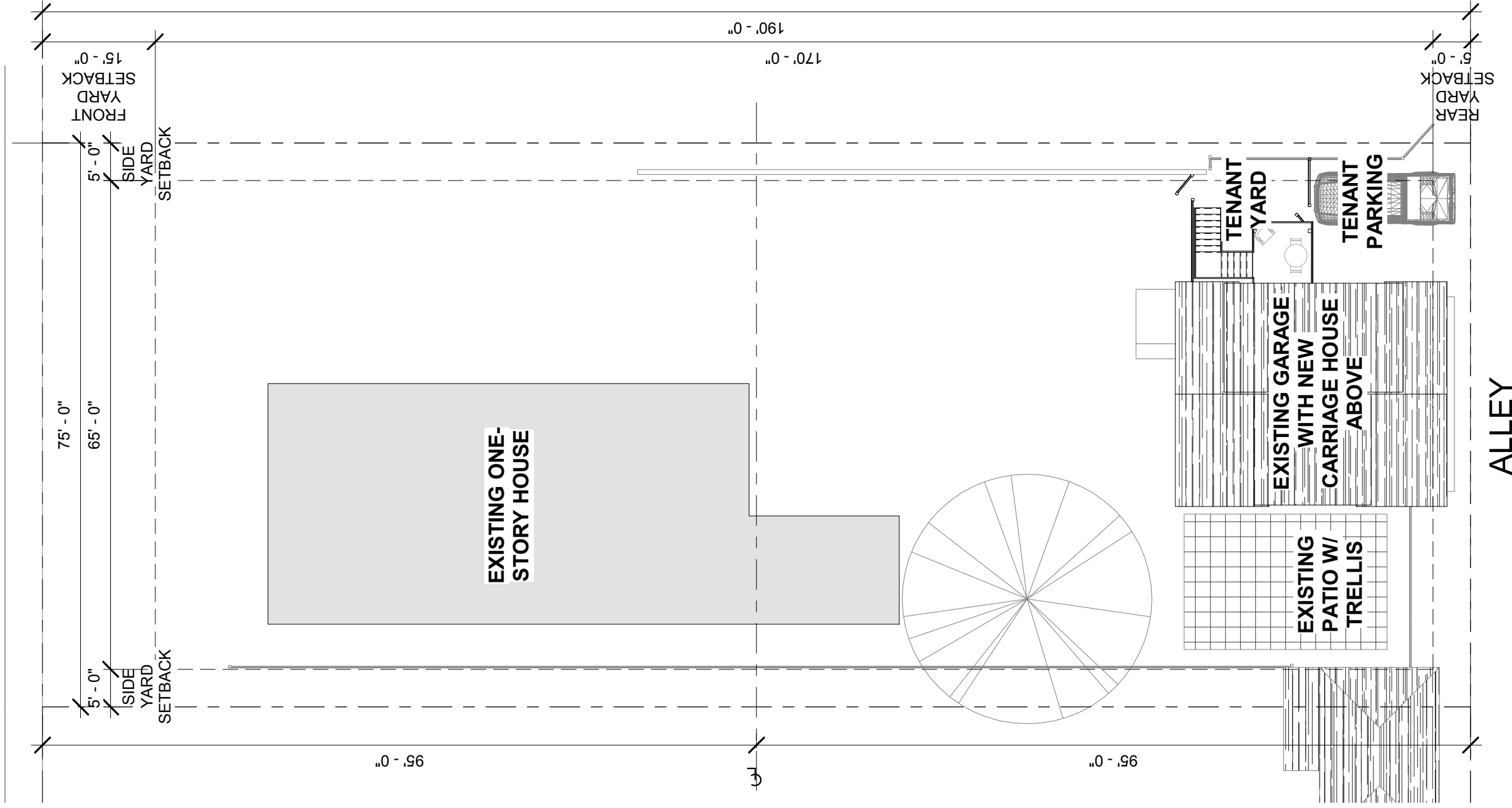
Lot Size: 14,250 SF (per County Assessor)
 Approx. 75' wide x 190' deep

Floor Area Ratio:
 .30 + 250 SF
 .30 (14,250) + 250 SF
 =4,525 SF

Proposed Floor Area:
 Existing First Floor: 2,096 SF
 Existing Garage: 832 SF
 Carriage House: 168 SF
 Total: 3,096 SF

Allowable Floor Area on Rear 50% of lot:
 7,125 SF * .25 = 1,781 SF

Proposed Floor Area on Rear 50% of lot:
 Existing First Floor: approx. 280 SF
 Existing Garage: 832 SF
 Carriage House: 168 SF
 Total: 1,280 SF



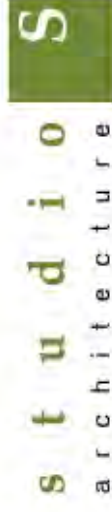
PROPOSED SITE PLAN

A4 SCALE: 1/16" = 1'-0"

SCHEMATIC DESIGN


8.21.18

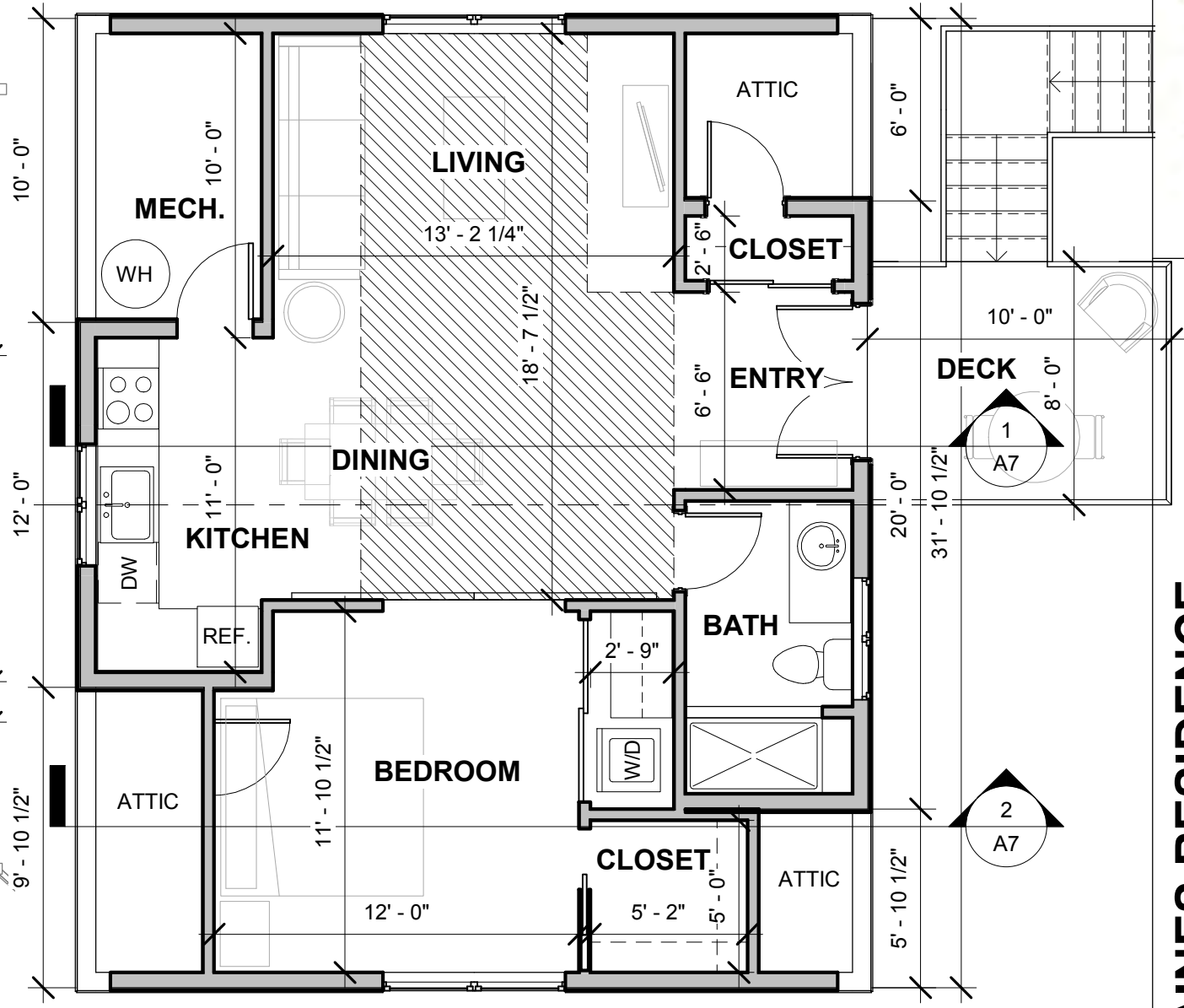
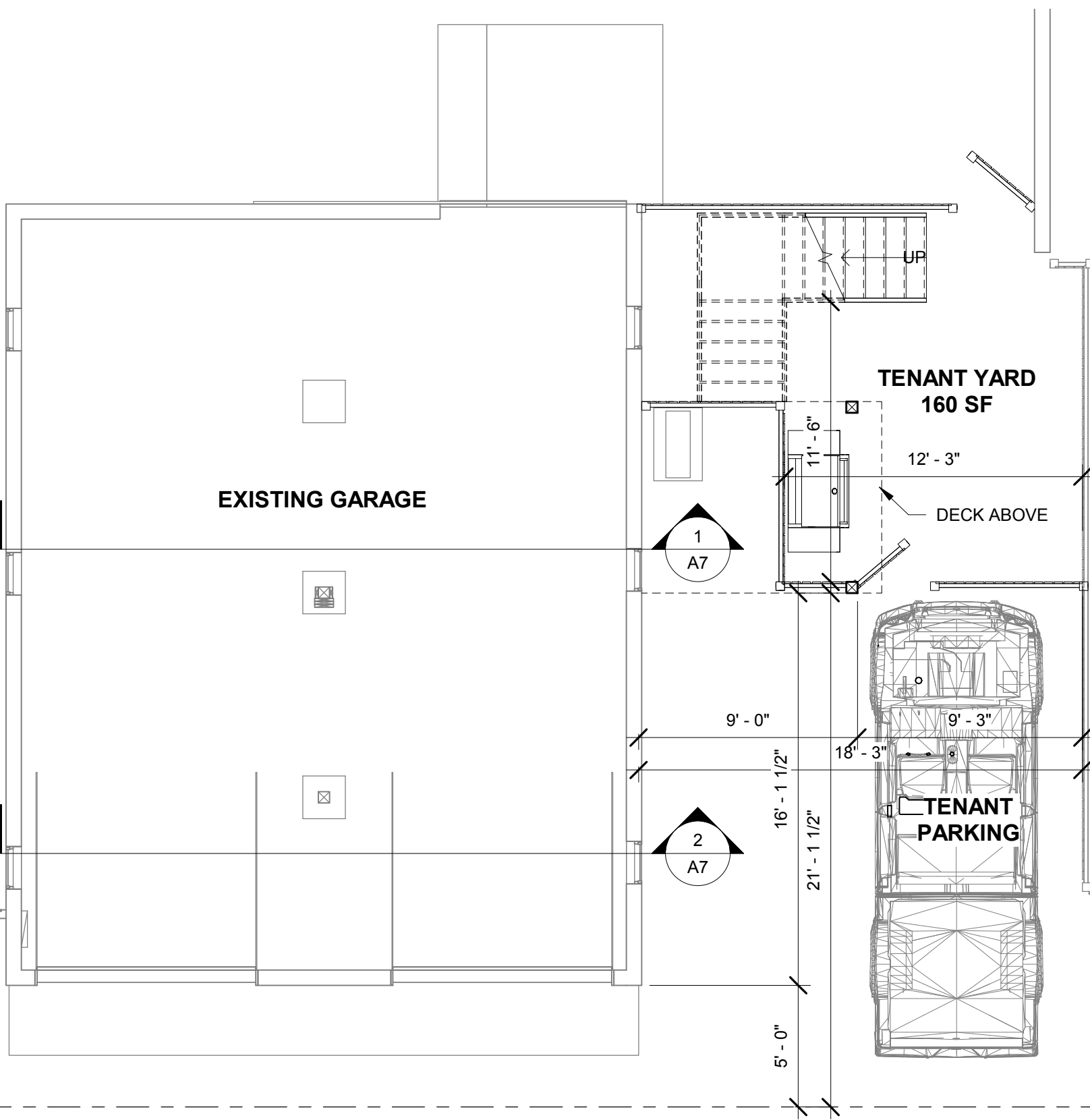
HAINES RESIDENCE
 1115 W. Mountain Avenue
 Fort Collins, Colorado



715 west mountain avenue
 fort collins, colorado 80521

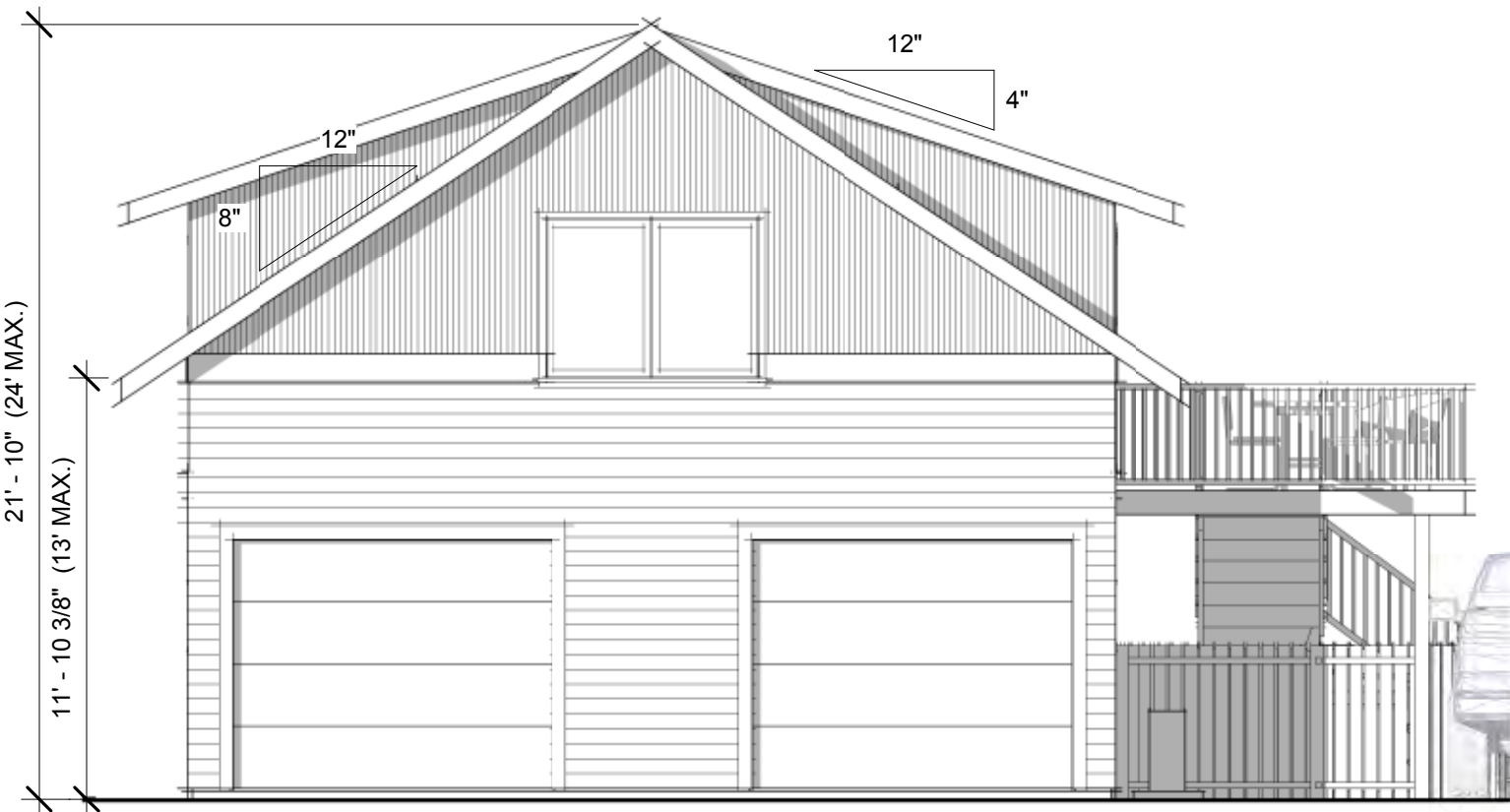
phone: 970.231.1040
 e-mail: heidshuff@gmail.com

 HATCH INDICATES AREA WITH A CEILING HEIGHT OF 7'-6" OR HIGHER= 168 SF



1 A5 **PROPOSED GARAGE PLAN**
SCALE: 3/16" = 1'-0"

2 A5 **PROPOSED SECOND FLOOR PLAN**
SCALE: 3/16" = 1'-0"



1
A6 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2
A6 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



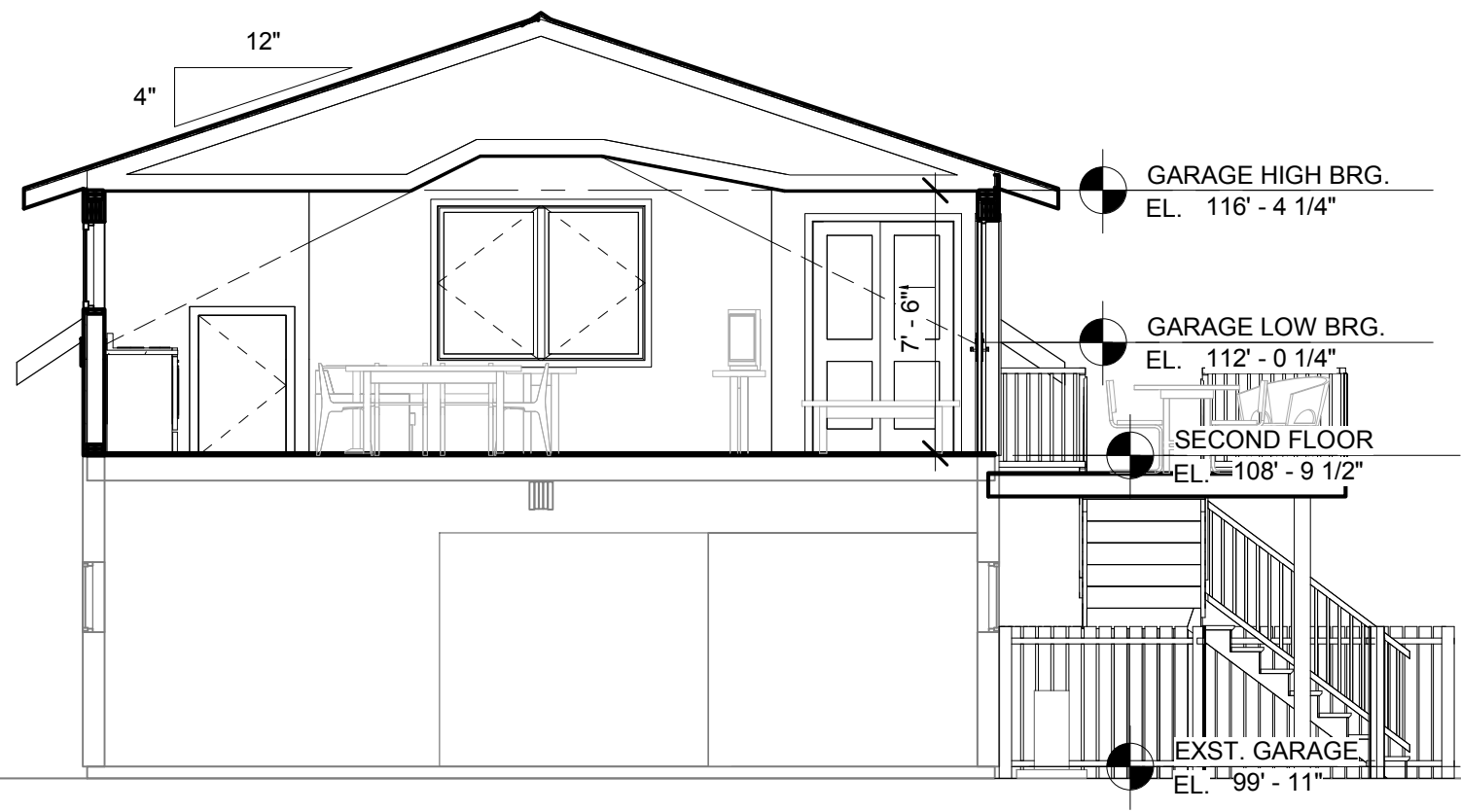
3
A6 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



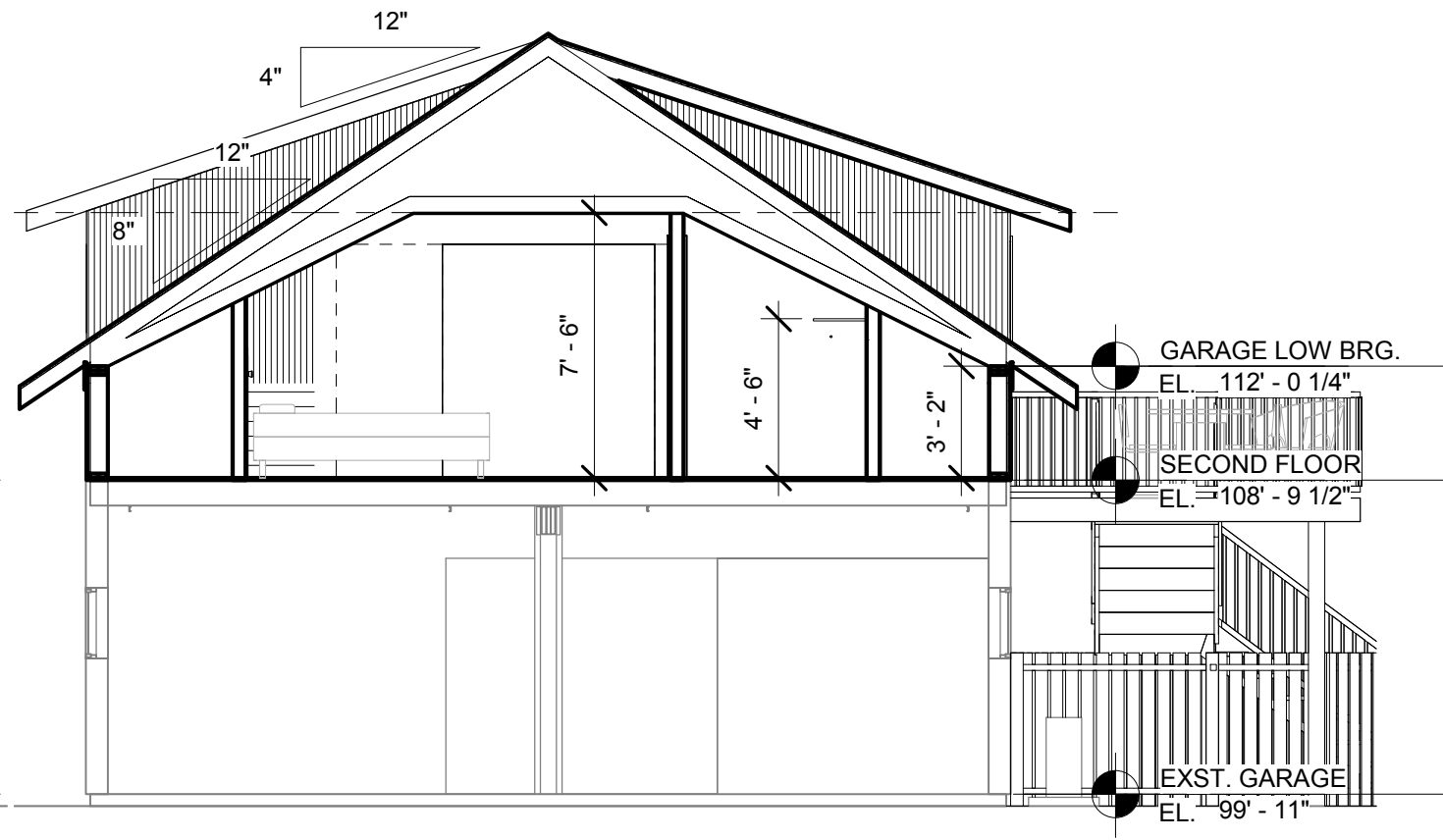
4
A6 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

8.21.18



1 EAST-WEST SECTION 1
A7 SCALE: 3/16" = 1'-0"



2 EAST-WEST SECTION 2
A7 SCALE: 3/16" = 1'-0"

HAINES RESIDENCE
1115 W. Mountain Avenue
Fort Collins, Colorado



2
AB
3D VIEW- NORTHEAST
SCALE:



3
AB
3D VIEW- NORTHWEST
SCALE:



4
AB
3D VIEW- SOUTHEAST
SCALE:



1
AB
3D VIEW- SOUTHWEST
SCALE:



**1115 W. Mountain Avenue
Garage North Elevation**



**1115 W. Mountain Avenue
Garage East Elevation**



**1115 W. Mountain Avenue
Garage South Elevation**



**1115 W. Mountain Avenue
Garage Southwest Elevation**



**1115 W. Mountain Avenue
Garage West Elevation**



**1115 W. Mountain Avenue
Garage Northwest Elevation**



**1115 W. Mountain Avenue
Garage Typical Window**



**1115 W. Mountain Avenue
Garage Typical Window**



**1115 W. Mountain Avenue
North (street) Elevation**



**1115 W. Mountain Avenue
Northeast Elevation**



**1115 W. Mountain Avenue
Southeast Elevation**



**1115 W. Mountain Avenue
South Elevation**



**1115 W. Mountain Avenue
Southwest Elevation**



**1115 W. Mountain Avenue
Northwest Elevation**

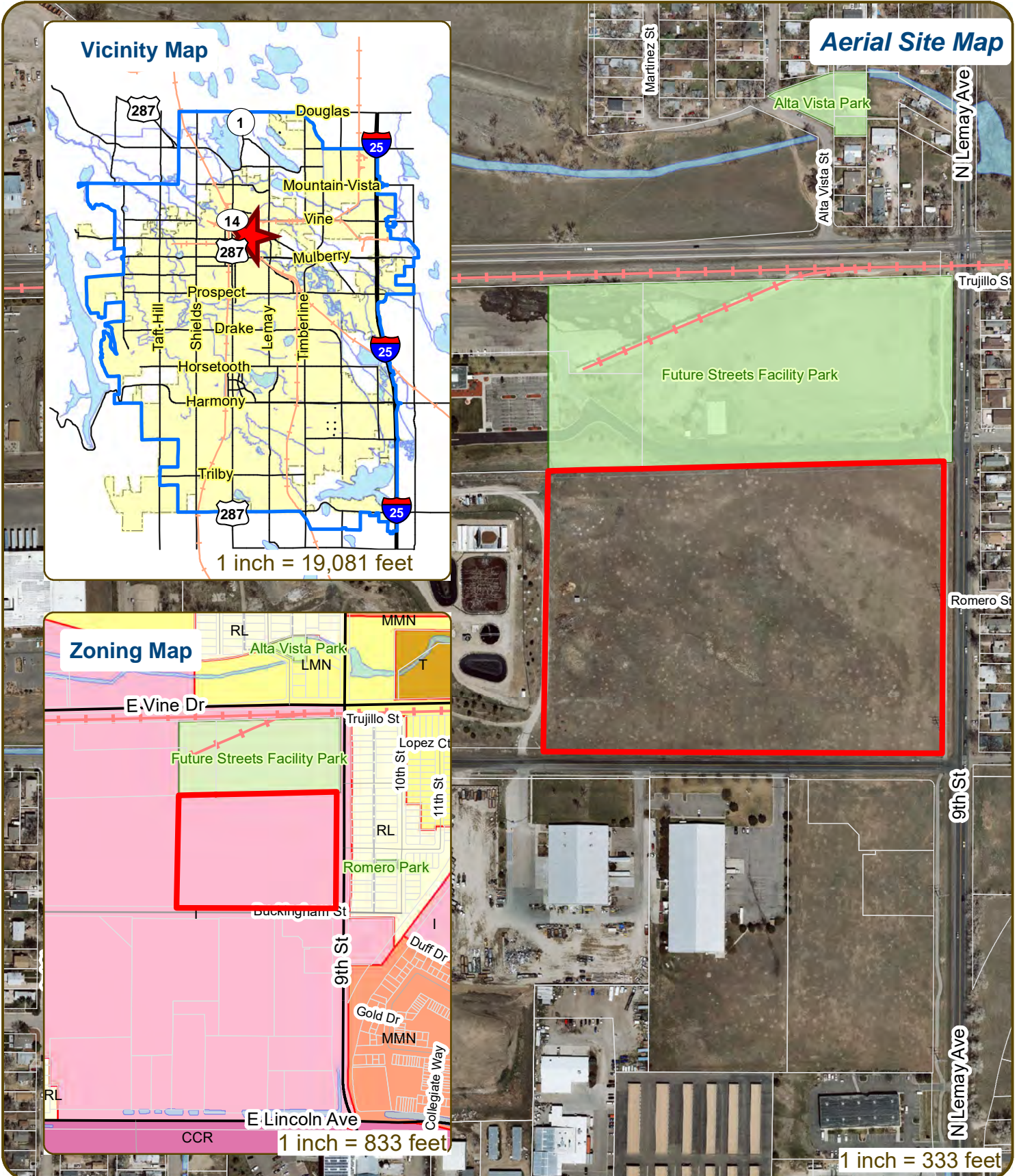


**1105 W. Mountain Avenue
North (street) Elevation**



**1119 W. Mountain Avenue
North (street) Elevation**

1002 Buckingham St Large-scale Solar Installation



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 12:00pm, 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) _____

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 what risk level? _____

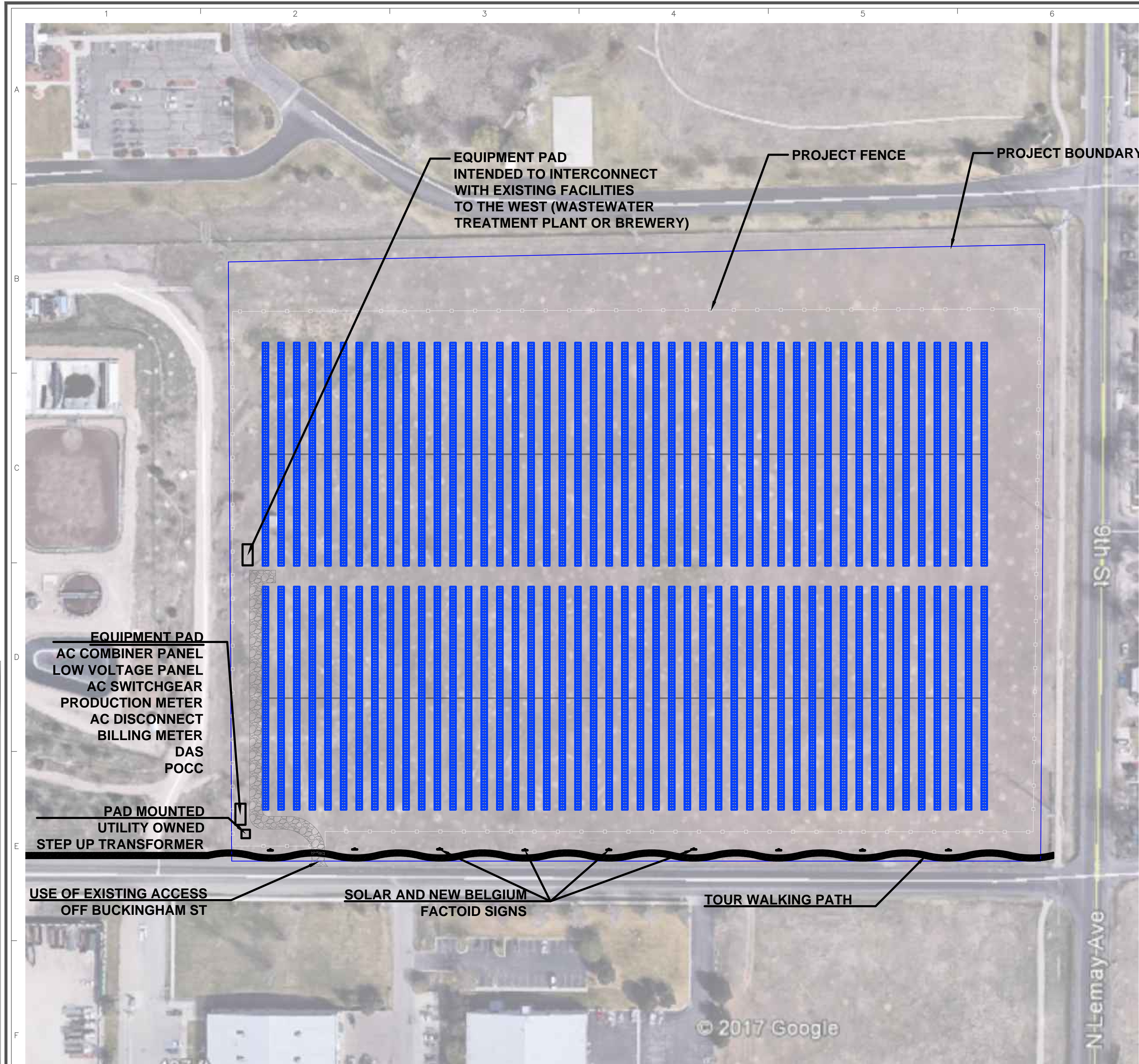
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodptains.

Increase in Impervious Area _____ S.F.

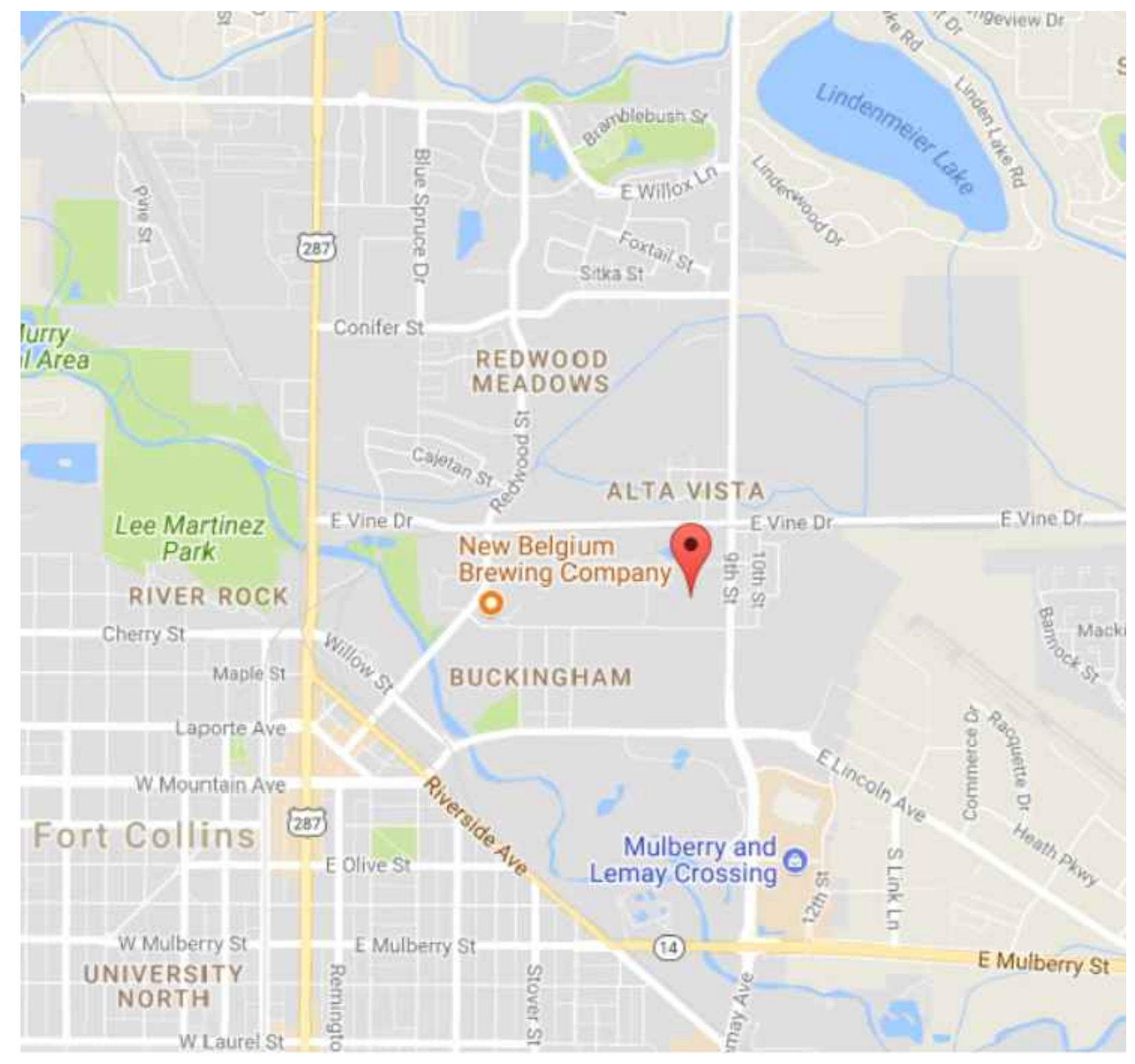
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



SYSTEM SPECIFICATIONS	
SOLAR MODULE	7520 - CANADIAN SOLAR CS6U-325P - 325 WATT
	3760 - SOLAREEDGE P700 OPTIMIZERS
INVERTER	56 - SOLAREEDGE SE33.3KW-US 33.3KW INVERTERS
MOUNTING SYSTEM	4 - ATI V3.0 SINGLE AXIS TRACKERS
SYSTEM SIZE	2.444MWdc 1.865MWac
LAND SIZE	15.6 ACRES PROJECT AREA 13.9 ACRES FENCED AREA



VICINITY MAP



NO	DRWN	DATE	REVISION	PRELIM. DESIGN	CHKD DATE	APPROV DATE
0	DW	8.8.17				

Microgrid Energy
 AECOM
 1000 STREET
 ST. LOUIS, MO 63101
 www.microgridenergy.com

NEW BELGIUM BREWERY
 1002 BUCKINGHAM ST
 FORT COLLINS, CO 80524

DATE: 02/17/17

PROJ. NO.: TBA

SITE EXHIBIT

SOLAR ARRAY WORK PLAN

DRAWING NUMBER:	X-1
SHEET NUMBER:	
REVISION:	0

PROPOSAL EXHIBIT

SCALE
 3/16" = 1'-0"

1

© 2017 Google