

# Conceptual Review Agenda

Schedule for 11/26/12 to 11/26/12

281 Conference Room A

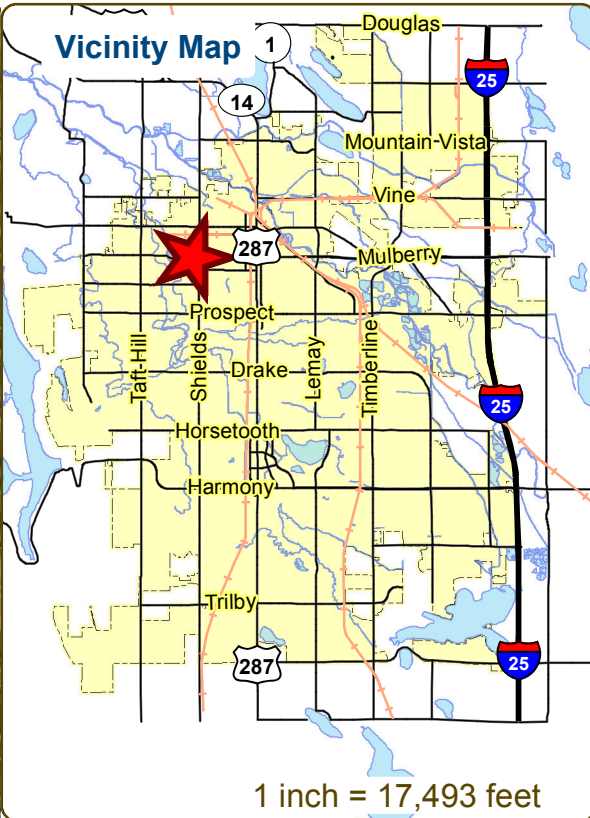
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## **Monday, November 26, 2012**

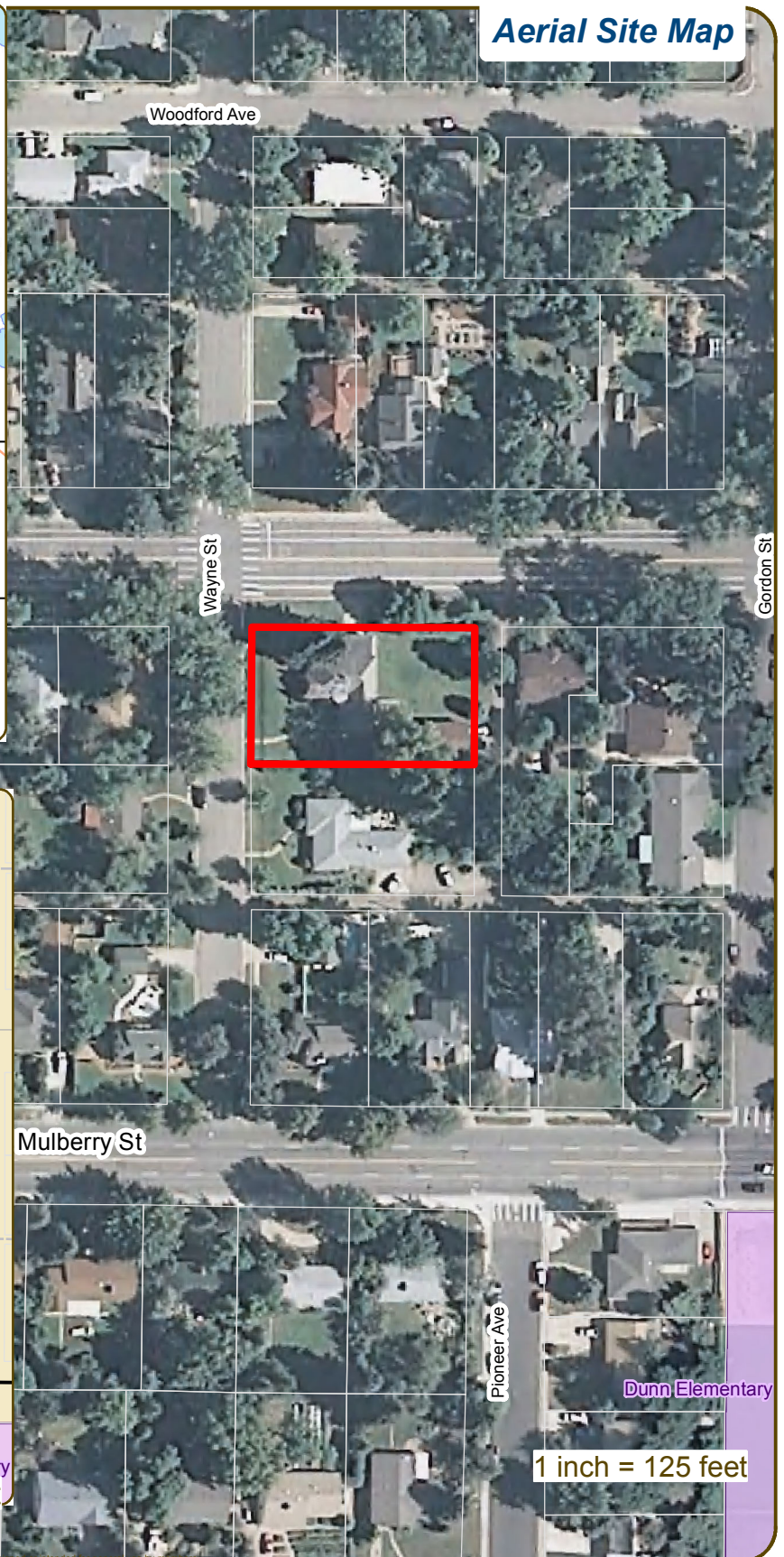
Time	Project Name	Applicant Info	Project Description	Planner
9:00	502 Wayne St Subdivision & Single Family Home	Jay D. Stoner 970-566-4891 jay@stonerco.com	This is a request to subdivide an existing 16,000 sq. ft. lot at 502 Wayne St (Parcel# 9711334018) into two lots and construct a new one story single-family home on the new eastern lot (Lot B). An existing single family home would remain on the western lot (Lot A). The site is located in the Neighborhood Conservation Low Density District (N-C-L). The subdivision and single family home are subject to administrative (Type 1) review.	Jason Holland
9:30	1800-1804 Laporte Annexation & Multifamily	Bill Eckert 970-224-5023 billeckert@webtv.net	This is a request to annex land into the City and construct a 17-unit multifamily townhome project located at 1800-1804 Laporte Avenue (Parcel #s 9710200061, 9710200010). More than 1/6 of the site has boundaries contiguous with City limits and falls within the Growth Management Area. The Structure Plan identifies the site location as Limited Commercial District (C-L) and multifamily dwellings are permitted in the zone district subject to administrative (Type 1) review.	Seth Lorson
10:15	817 Smith Street 4-Plex	Paul Ringdahl 320-763-5092 paul@ringdahllarchitects.com	This is a request for the removal of an existing 2-unit rental housing building and the construction of a 4-unit multifamily townhome at 817 Smith Street (Parcel# 9713224004). The new 4-unit building would be two stories and 4,360 square feet. Each of the 4 units would be 1,090 square feet. The site is within the Neighborhood Conservation Medium Density District (N-C-M) and permitted subject to Planning & Zoning Board (Type 2) review.	Sherry Albertson-Clark
11:00	Woodward Project Meeting			

# 502 Wayne St Subdivide & SF Home

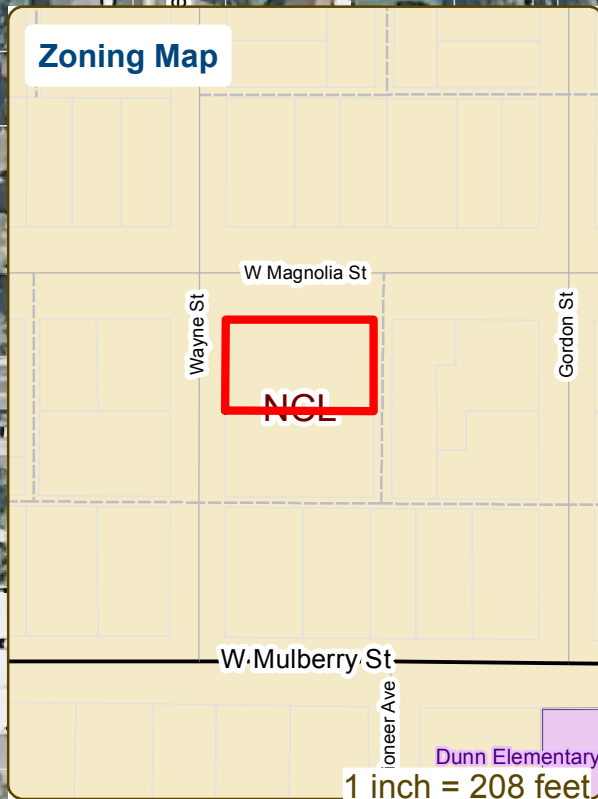
Vicinity Map



Aerial Site Map



Zoning Map





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) Jay D. Stoner  
Owner

**Business Name** (if applicable) NA

**Your Mailing Address** 840 Noriker Dr. Fort Collins, Colo 80524

**Phone Number** 970-566-4891 **Email Address** jay@stonerco.com

**Site Address or Description** (parcel # if no address) 502 Wayne Street  
Fort Collins

**Description of Proposal** (attach additional sheets if necessary) Subdivide a 16,000  
sq.ft. lot into two lots for two single  
family homes (see attached)

**Proposed Use** 2 single family homes **Existing Use** one single family home

**Total Building Square Footage** see attached **S.F.** **Number of Stories** one **Lot Dimensions** see attached

**Age of any Existing Structures** 64 year old home and 8 year old garage

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? NA

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

**Increase in Impervious Area** Approximately 1600 **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?



# IMPROVEMENT LOCATION CERTIFICATE

## Legal Description

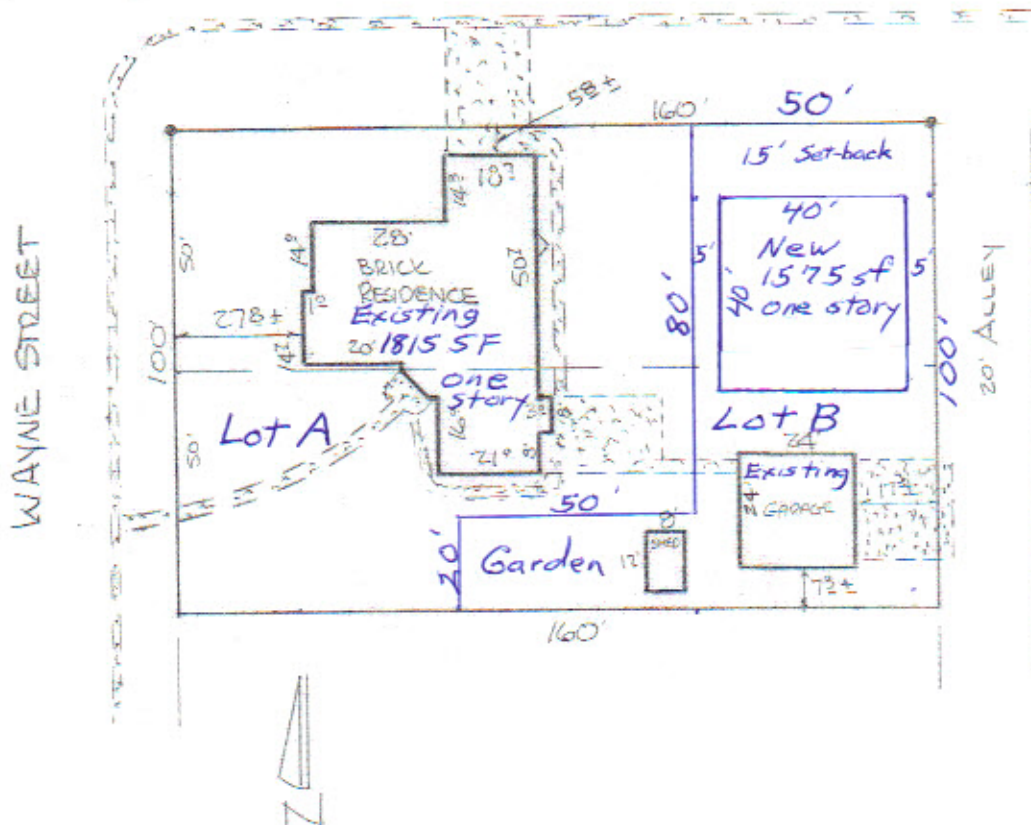
502 Wayne St.

LOTS 14 AND 15, BLOCK 5, KENWOOD HEIGHTS, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

Source: THE GROUP

Lot A = 10,000 sf.  
Lot B = 6,000 sf

MAGNOLIA STREET



### Notes:

- 1) The exact location of property lines and fence lines can only be determined by a monumented boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown hereon are obtained from recorded Plat.

David M. Poeschl LS # 17662



PURCHASER:

LENDER:

TITLE CO:

ADDRESS: 502 WAYNE STREET, FORT COLLINS

**CERTIFICATE:** I hereby certify that this Improvement Location Certificate was prepared for THE GROUP ; that it is not a Land Survey Plat or Improvement Survey Plat; and that it is not to be relied upon for the establishment of fence, building or other future improvements. I further certify that the improvements on the above-described parcel on this date 9-26-2012, except utility connections, are entirely within the boundaries of this parcel, except as shown; that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated; and that there is no apparent evidence or signs of any easement crossing or burdening any part of said Parcel, except as noted.

SCALE: 1" = 40' DRAWN: *DD*

FILE NO.: C1492

REVISED: 10-30-12 JS

LANDSTAR SURVEYING, LLC. 6127 Panoramic Dr. Loveland CO 80537 (970) 667-3294 FAX: (970) 744-2087

www.landstarllc.com



Borrower:	File No.: bl0912WayneM
Property Address: 502 Wayne Street	Case No.:
City: Fort Collins	State: CO
Lender: Agent: Berin Wachsmann	Zip: 80521

Detached Garage  
576 SF  
(located to rear of patio)

[illegible]

Basement  
954 SF

Search by Region™

## Photograph Addendum

Borrower/Client	STONER FAMILY LIMITED PARTNERSHIP				
Property Address	502 WAYNE ST				
City	FORT COLLINS	County	LAH/MEH	State	CO Zip Code 80521-2438
Lender	FIRSTIER BANK				



Front



Front



Rear



Rear



Alley

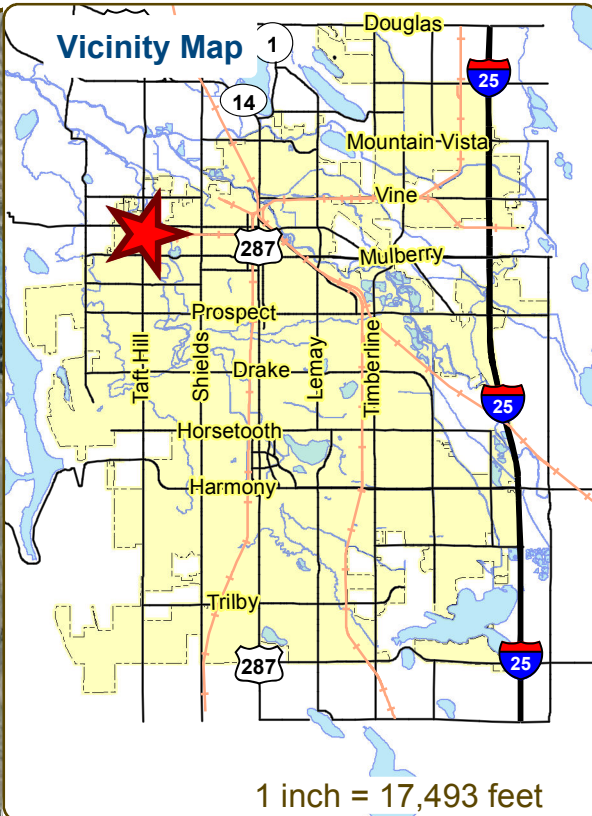


Street

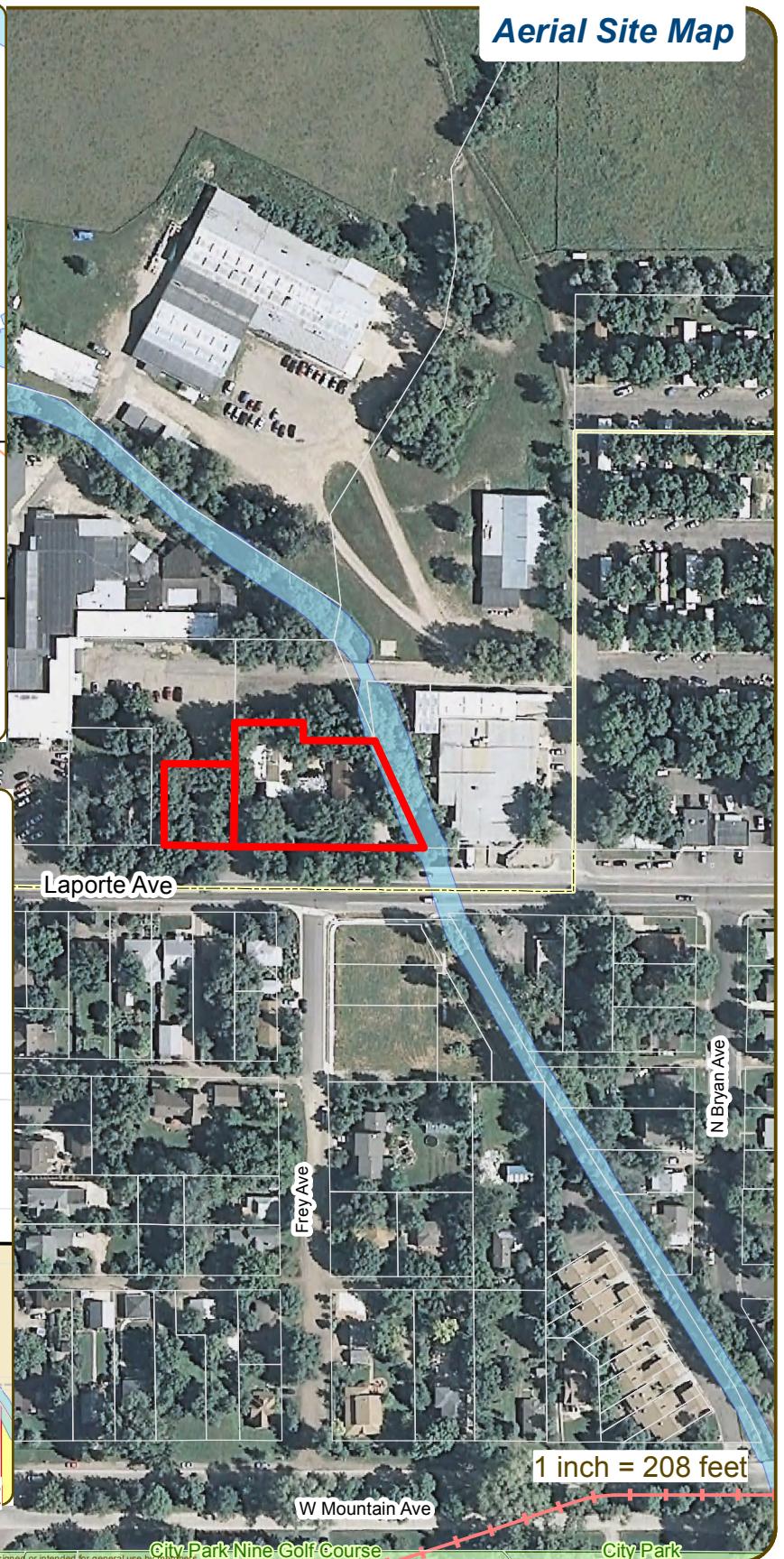


# 1800-1804 Laporte Ave Annexation & Multi-family

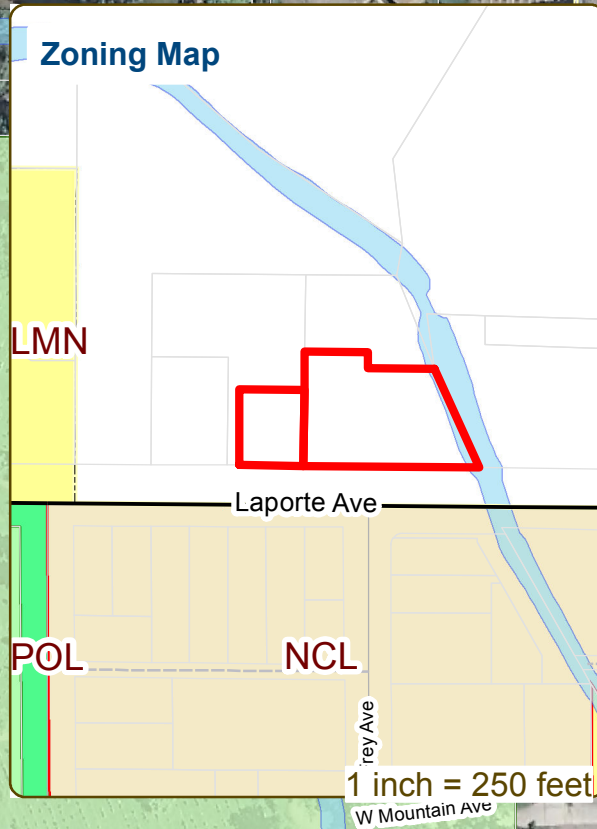
Vicinity Map



Aerial Site Map



Zoning Map



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

Bill Eckert owner

**Business Name** (if applicable) Chateau LaPorte

**Your Mailing Address** 1802 W. LaPorte ave

**Phone Number** 970 224 5023 **Email Address** bill Eckert@earthlink.net

**Site Address or Description** (parcel # if no address) 1800, 1802 + 1804 LaPorte ave

**Description of Proposal** (attach additional sheets if necessary) raze all 3

buildings + build multi story

**Proposed Use** 6 story Park Lane towers **Existing Use** 2 SFR + 1 comm bldg.

**Total Building Square Footage** \_\_\_\_\_ **S.F. Number of Stories** 2 **Lot Dimensions** \_\_\_\_\_

**Age of any Existing Structures** 1800-1994 1804 - Late 40's 1802 Late 40's

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://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

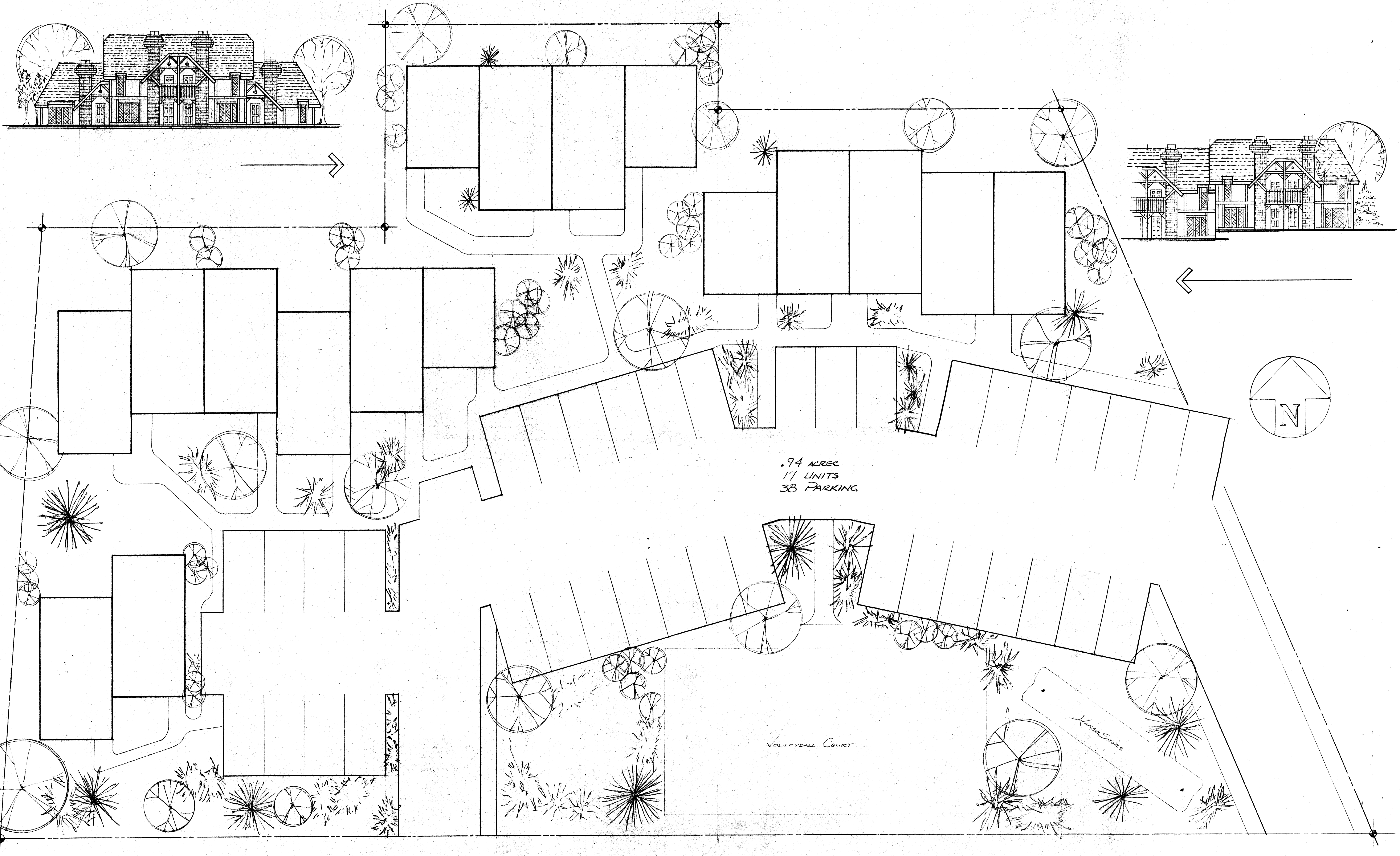
**Increase in Impervious Area** 2590 \_\_\_\_\_ **S.F.**

(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?





DESIGN BY - JOE VANSANT

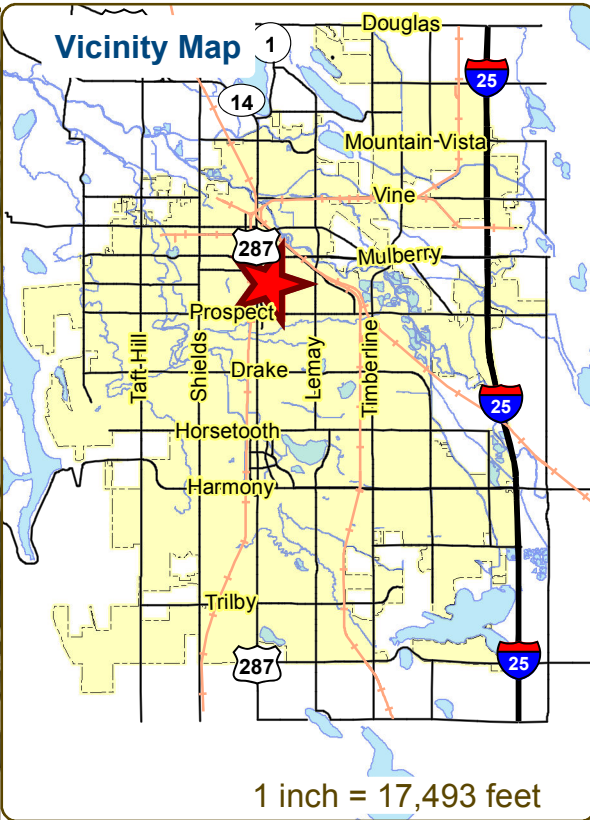
LAPORTE AVE. P.U.D.

SCALE 1" = 10'-0"

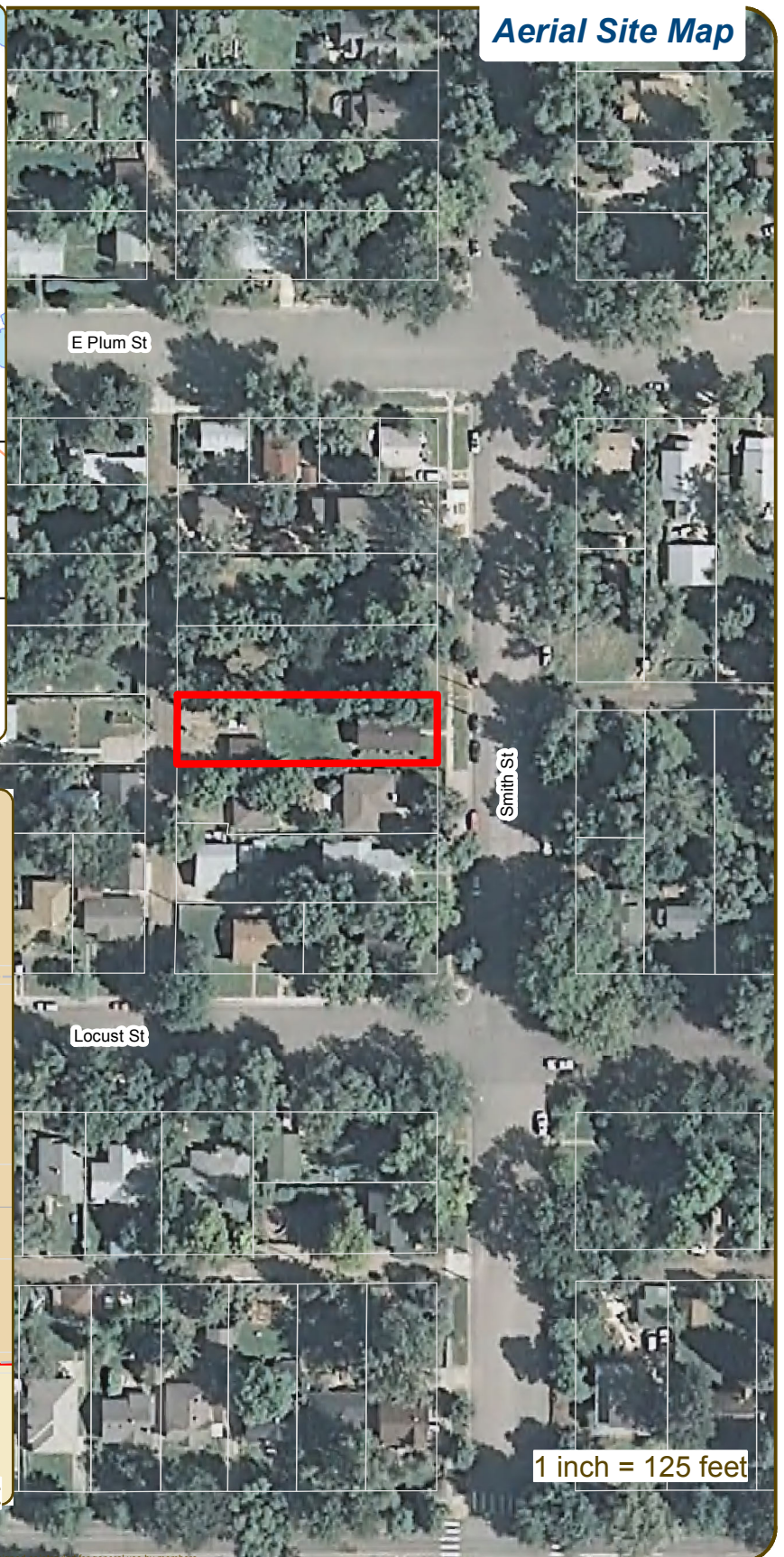


# 817 Smith St 4-Plex

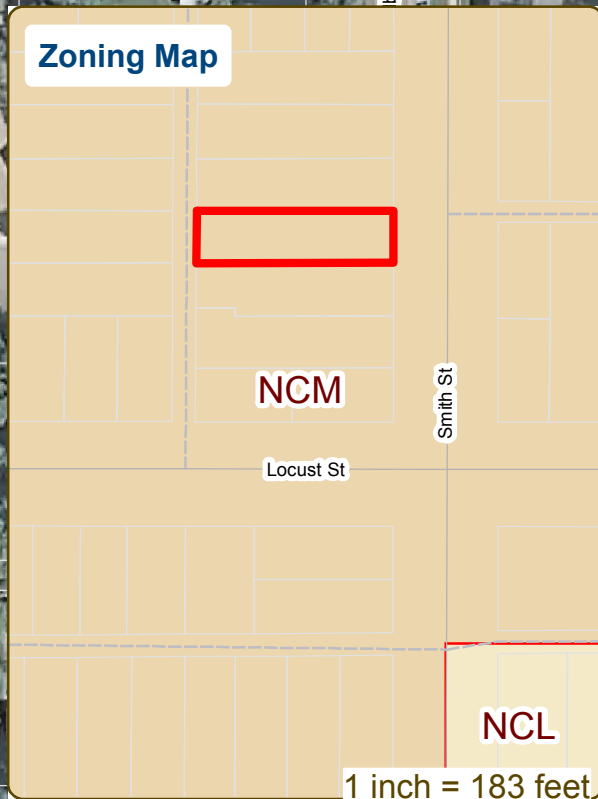
Vicinity Map



Aerial Site Map



Zoning Map





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

Paul Ringdahl

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** 1801 Transil Drive SW, Alexandria, MN 56308

**Phone Number** 320-763-5092 **Email Address** paul@ringdahllarchitects.com

**Site Address or Description** (parcel # if no address) 817 Smith Street

Parcel # 97132-24-004

**Description of Proposal** (attach additional sheets if necessary) Remove existing 2-unit rental housing and construct new 4-unit owner occupied single family housing per attached preliminary plans

**Proposed Use** owner occupied housing **Existing Use** rental housing

**Total Building Square Footage** 4,360 **S.F. Number of Stories** 2 **Lot Dimensions** 49x187

**Age of any Existing Structures** constructed in 1928

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

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**Is your property in a Flood Plain?** ☐ Yes ☒ No **If yes, then at what risk is it?** \_\_\_\_\_

Info available on FC Maps: <http://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

**Increase in Impervious Area** 3,986 SF ESTIMATE, See attached plans **S.F.**  
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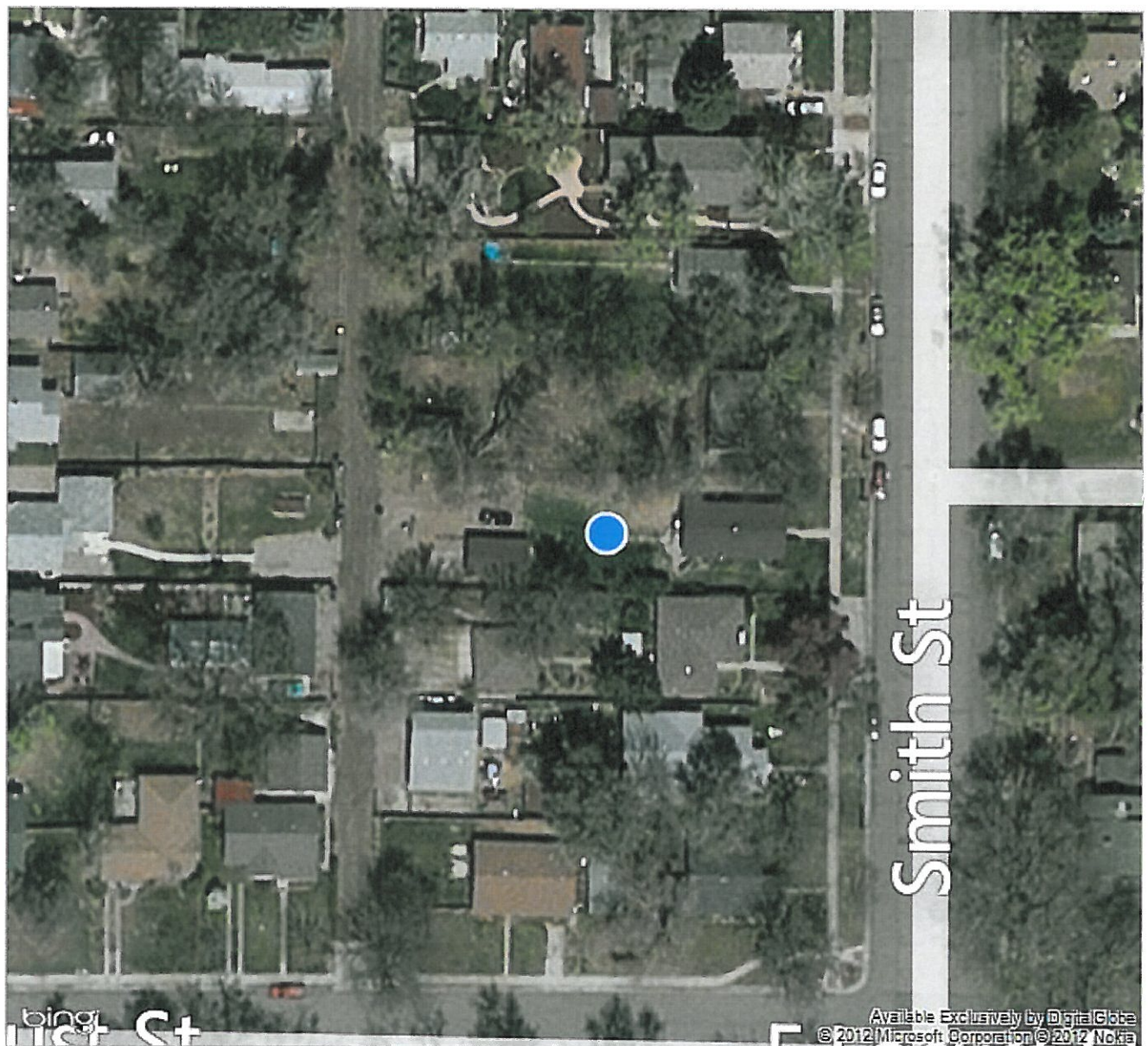
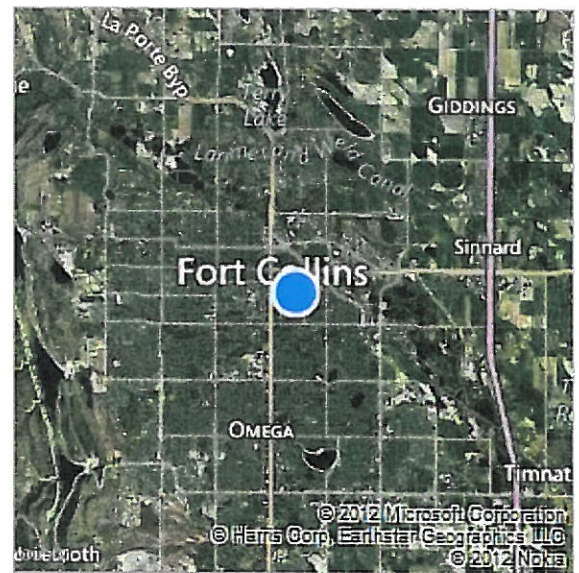


817 Smith St, Fort Collins, CO 80524

My Notes

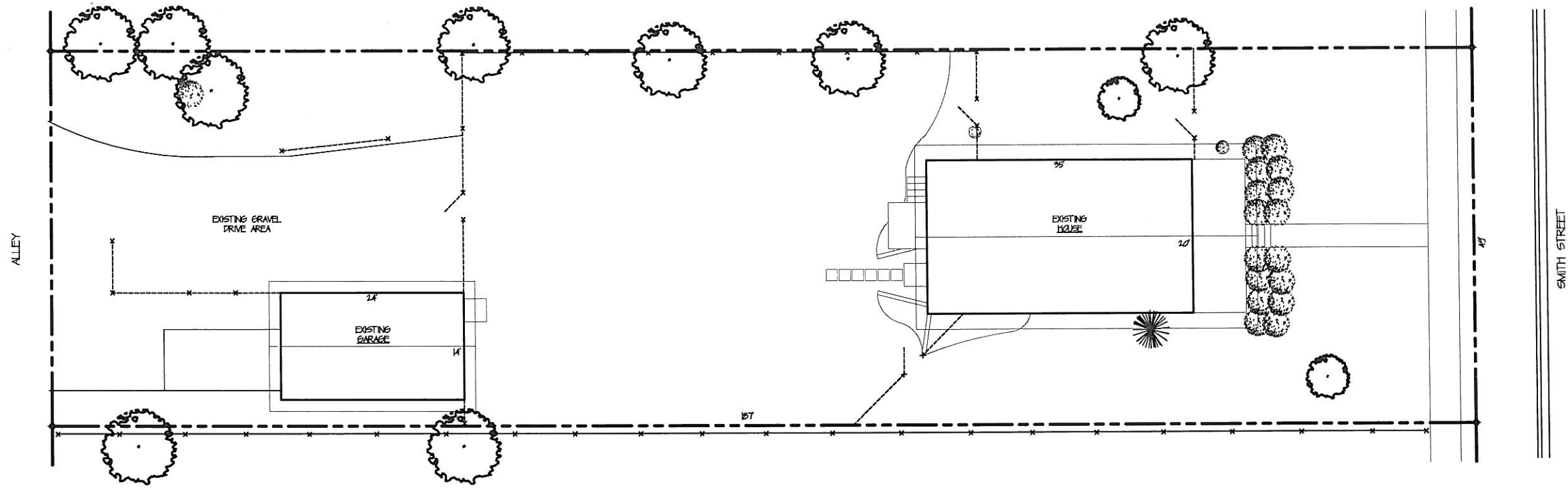


On the go? Use **m.bing.com** to find maps, directions, businesses, and more

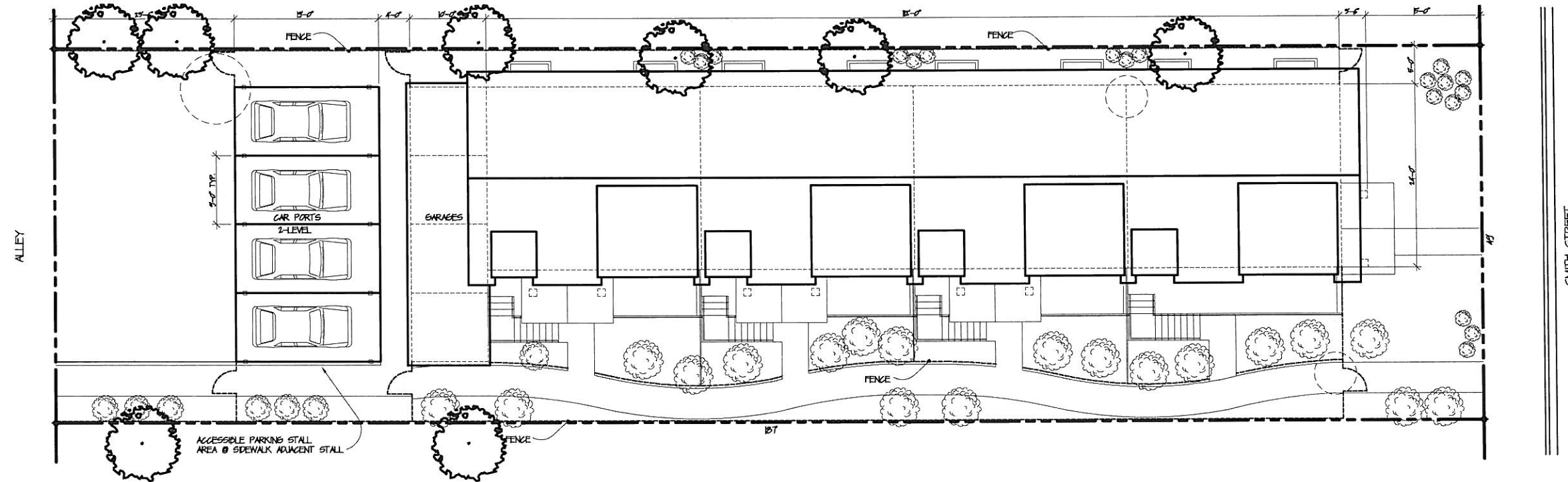




817 SMITH  
TOWNHOUSES



1  
C1  
EXISTING SITE PLAN  
1/8" = 1'-0"



2  
C1  
PROPOSED SITE PLAN  
1/8" = 1'-0"

**LOCATION**  
817 SMITH STREET  
LOT 4, BLOCK 145, OGDENS PTG.  
ASSESSOR PARCEL #3101-24-004

**CALCULATIONS**  
40'x157' = 6,280 SF LOT AREA  
3,169 SF = AREA OF ALLOWABLE AREA (1ST FLOOR + 2ND FLOOR, NOT BASEMENT, GARAGE OR CARPORT)  
4,585 SF = 1,462 SF EACH UNIT ALLOWABLE  
6,724 SF = 1,030 SF EACH UNIT ACTUAL  
1,462-1,030 = 432 SF SURPLUS ALLOWABLE AREA EACH UNIT

**PERVIOUS AREA**  
EXISTING: 3,041 SF EST.  
PROPOSED: 6,241 SF EST.  
3,200 SF PERVIOUS INCREASE

ISSUE FOR:	ISSUE DATE:
	1/15/12

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO.

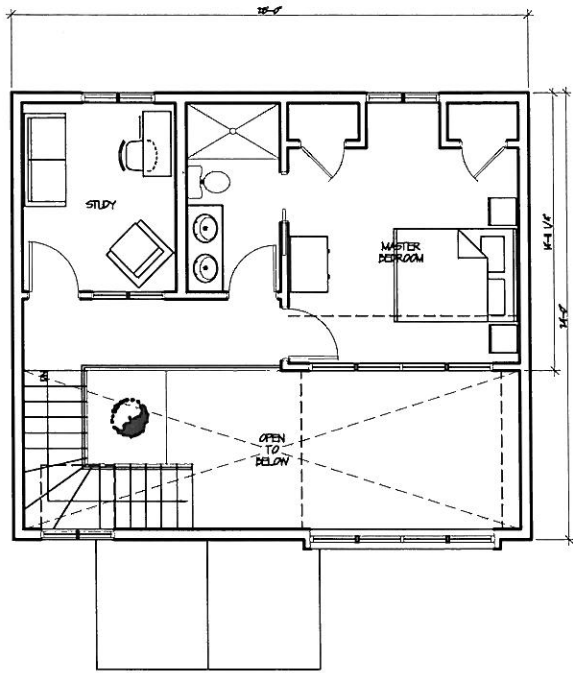
DATE: 1/15/12 REG NO: 407093

COMMISSION NO.	P1259
DRAWN BY:	CLO
CHECKED BY:	PDR
DATE:	2012

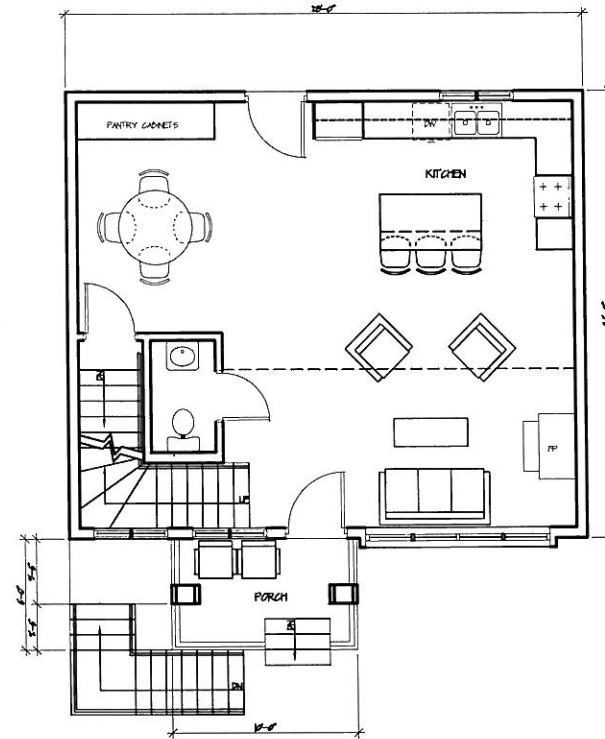
DRAWING NO.

C1

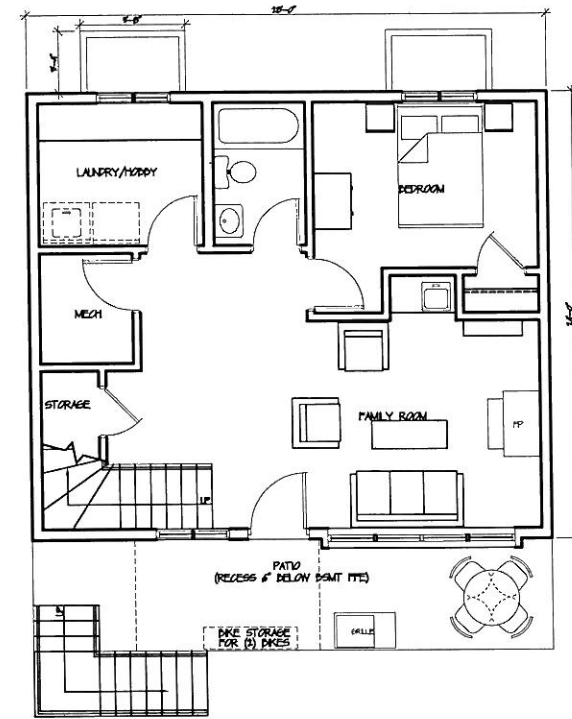
817 SMITH  
TOWNHOUSES



1 SECOND FLOOR (418 SF)  
A1 1/4" = 1'-0"



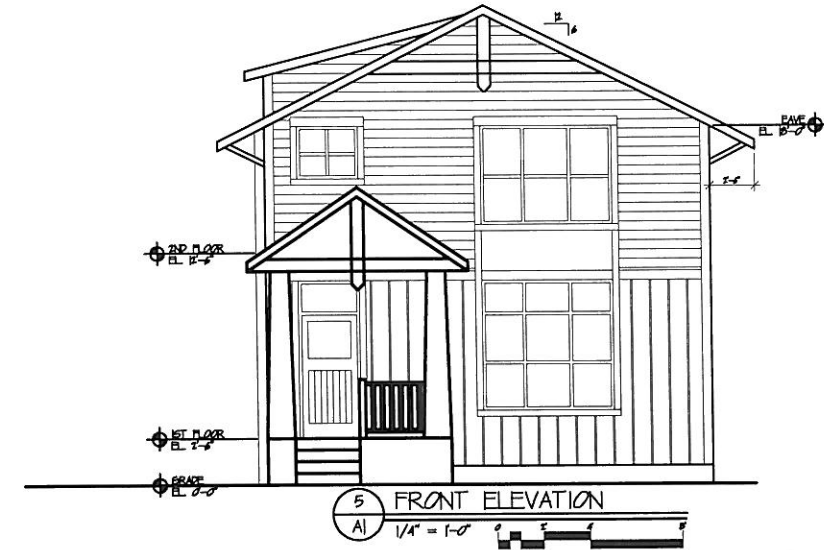
2 FIRST FLOOR (672 SF)  
A1 1/4" = 1'-0"



3 BASEMENT (672 SF)  
A1 1/4" = 1'-0"



4 SIDE ELEVATION  
A1 1/4" = 1'-0"



5 FRONT ELEVATION  
A1 1/4" = 1'-0"

ISSUE FOR	ISSUE DATE
	1/15/12

I CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF COLORADO

DATE 10/29/12 REG NO.  

COMMISSION NO.	P1259
DRAWN BY	CLO.
CHECKED BY	PDR.
DATE	2012

DRAWING NO.

A1











AUTOMATIC REVERSE  
SYSTEM  
STOP  
← →



















