

Conceptual Review Agenda

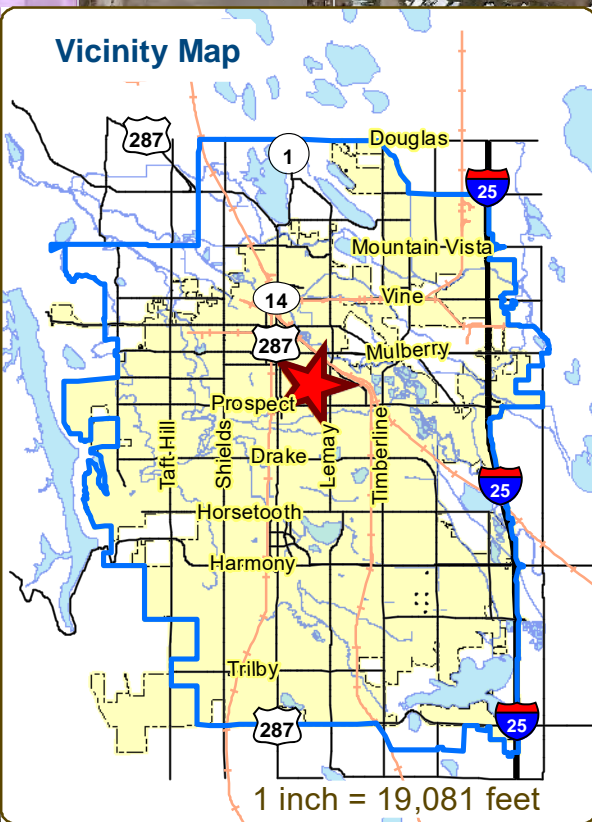
Schedule for 2/21/19
281 Conference Room A

Thursday, February 21, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	909 S Lemay Ave	Tanner Brandt 701-499-3936 tanner@paces-lodging.com	This is a request to build a cash wash on a currently vacant lot at 909 S Lemay Ave and 1004 E Elizabeth St (parcel #9713100009 and # 9713100012). Proposed access will be taken from S Lemay Ave to the east. Twelve parking spaces are provided with seven of those spaces designated as vacuum stalls. The property is within the Neighborhood Commercial (NC) and Neighborhood Conservation, Buffer (NCB) zone districts and is subject to Administrative (Type 1) Review.	Planner	Ted Shepard
	Car Wash			DRC	Todd Sullivan
	CDR190015			Engineer	Morgan Uhlman
10:15	Poehlmann	Stan Arnett 970-224-0630 stan@r4architects.com	This is a request to build a two-story duplex and two-story four-plex at 1207 and 1211 S Shields St. (parcel #9715400006 and # 9715400002). The proposed project will be built in two phases. Phase one will include the two-story duplex with new parking access from Westward Dr. Phase two will include the two-story four-plex with parking accessed through phase one, removing the existing access point from S Shields St. A total of twenty parking spaces will be provided including one designated handicap space. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Administrative (Type 1) Review.	Planner	Jason Holland
	Multi-Family			DRC	Tenae Beane
	CDR190016			Engineer	Katie Andrews
11:00	Fox Addition	David Kaplan 970-682-8363 dave@elevateddesignbuild.com	This is a request to build a second story addition to the rear portion of an existing duplex, converting the building into a triplex at 428 N Grant Ave (parcel #9711219014). Access is taken from N Grant Ave to the west and a rear alley dividing the parcel in two. A total of ten on-site parking spaces are proposed. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Clark Mapes
				DRC	Brandy BH
	CDR1900017			Engineer	Marc Virata

909 S Lemay Ave Car Wash

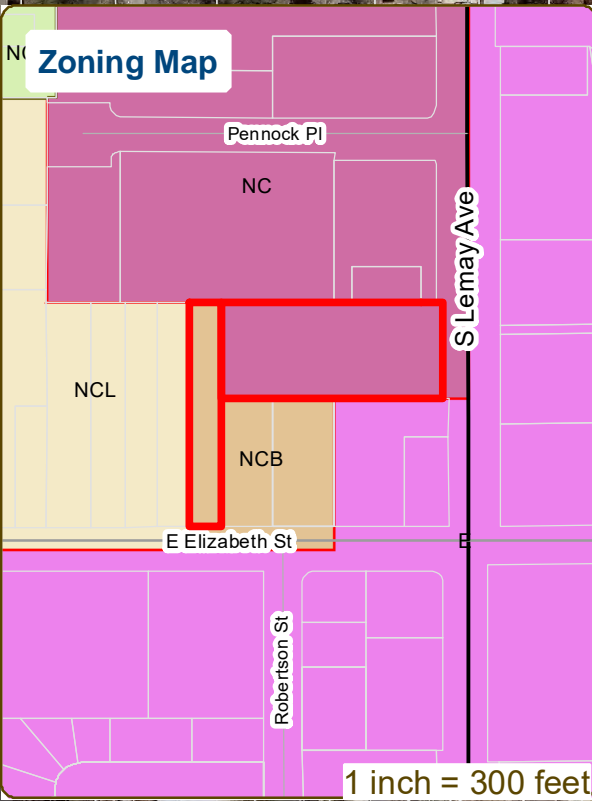
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Tanner Blandt - Paces Land Development

Nate Vollmuth - Paces Director of Development

Business Name (if applicable) Paces Lodging Corporation

Your Mailing Address 4265 45th St S Suite #200 Fargo, ND 58104

Phone Number 701-499-3936 Email Address Tanner@Paces-Lodging.com

Site Address or Description (parcel # if no address) 909 S. Lemay Ave. + 1004 E. Elizabeth St. Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Car Wash. see attached concept images

Proposed Use car wash Existing Use EMPTY LOT

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

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? _____

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?

10/14/2017

S Lemay Ave

E Elizabeth

Robertson St

Proposed storm water drainage

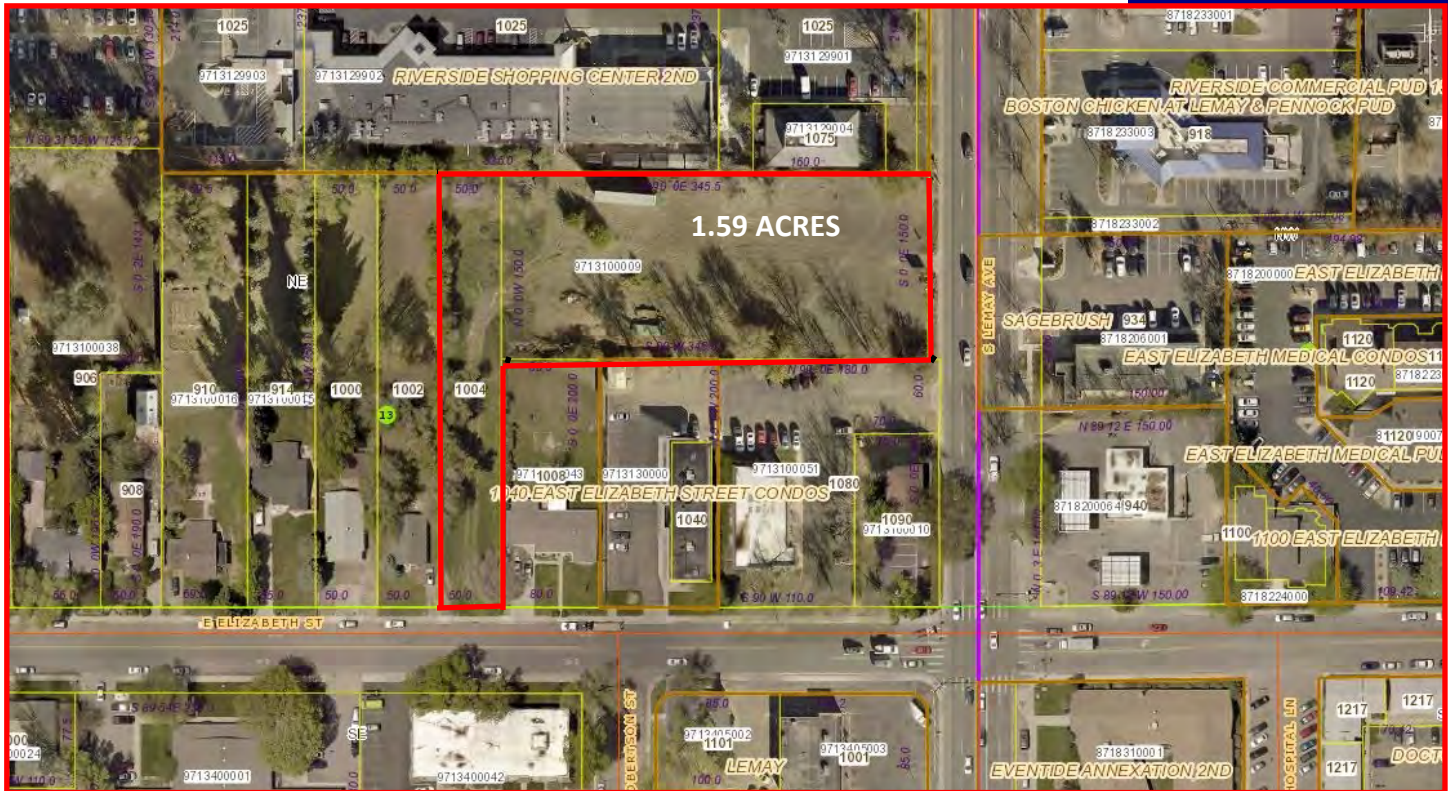


PRIME INFILL DEVELOPMENT LAND

Doberstein Lemburg
Commercial, Inc.

**909 S. LEMAY AVE. & 1004 E. ELIZABETH ST.
FORT COLLINS, COLORADO 80524**

**1.59 ACRES
\$995,000**



New to the market! Prime infill development land. Located near UC Health Center, 1 mile east of Colorado State University & Old Town & 3/4 mile south of the new Woodward campus. Fronts both Lemay Ave. and Elizabeth St., which provides excellent access for student housing or other commercial use. Majority of the property that fronts Lemay Ave. is zoned NC, while the dog-leg portion that fronts Elizabeth St. is zoned NCB. Many commercial amenities nearby and all utilities are to the property line.

RANDY MARSHALL

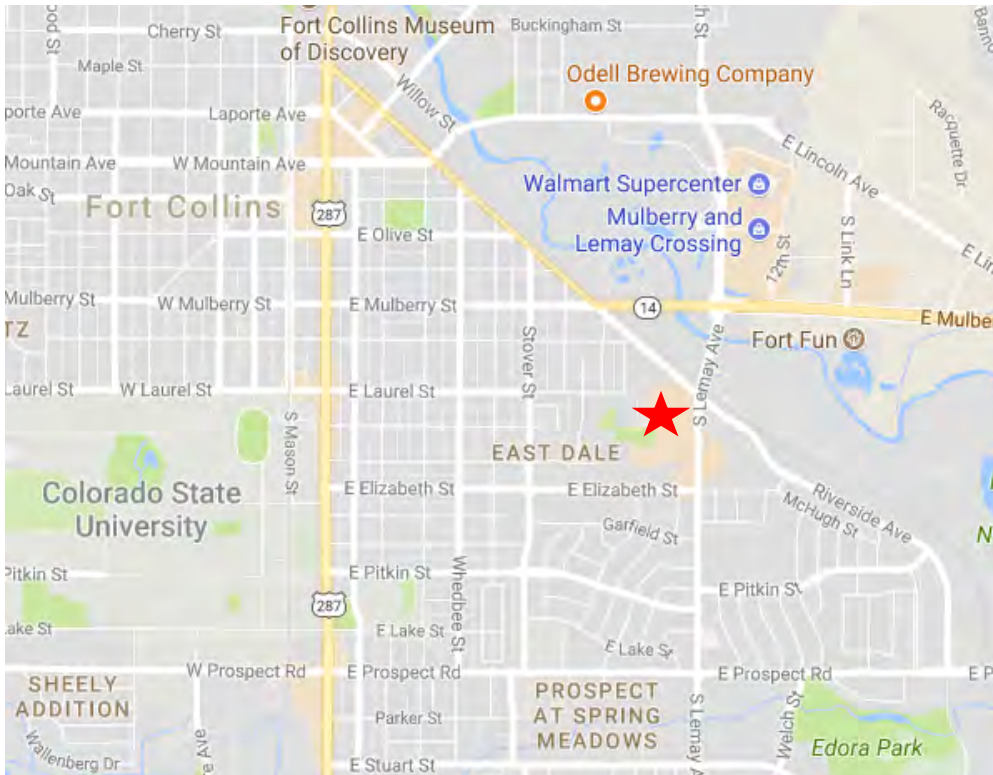
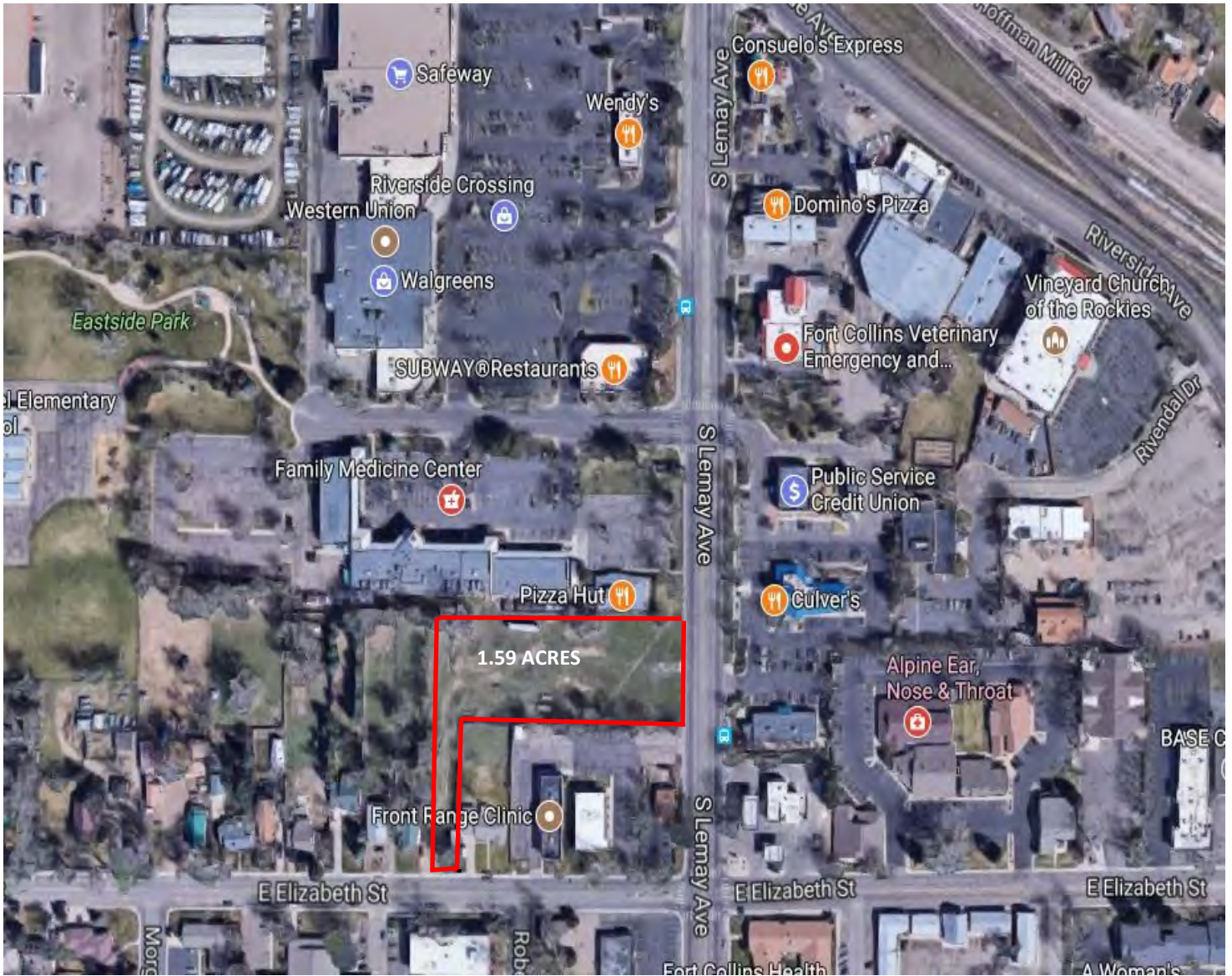
Cell: 970.691.7446
Office: 970.221.1965, ext.3
Email: randy@dlcco.com

- ◆ Rare infill site
- ◆ Near UC Health Center & Woodward
- ◆ 1 mile east of CSU & Old Town
- ◆ All utilities are to the property line
- ◆ Elizabeth St. access provides quick bicycle route to CSU
- ◆ On the bus line

1401 Riverside Avenue
Fort Collins, CO 80526

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





RANDY MARSHALL

Cell: 970.691.7446

Office: 970.221.1965, ext.3

Email: randy@dlcco.com

1401 Riverside Avenue

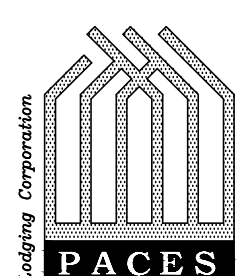
Fort Collins, CO 80526



DATE:	8-8-08
PROJECT #:	17-XXXX
DRAWN BY:	NGV
CHECKED BY:	--
REVISIONS:	
	1
	2
	3
	4
	5
	6
	7
	8

LEMAY AVENUE
 FORT COLLINS, CO
 ADDRESS LINE 1
 ADDRESS LINE 2

NOT FOR CONSTRUCTION



PACES
 Paces Corporation
 4266 48TH STREET SOUTH
 FARGO, ND 58104
 PH. (701) 281-9600
 FAX (701) 281-9601



DRG
 DESIGN RESOURCES GROUP
 PH. (701) 499-0212
 FAX (701) 281-9501

SHEET DESCRIPTION
PLAN
PLAN
PLAN
SITE PLAN

Sheet
S1.1



APPROVED KC: _____
 APPROVED TOMMY: _____

LAND SURVEY PLAT

PART OF THE NORTHEAST QUARTER OF SECTION 13 TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE WEST RIGHT-OF-WAY OF SOUTH LEMAY AVENUE AND BEING 40.00 FEET WEST AND 200.00 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND CONSIDERING THE WEST RIGHT-OF-WAY LINE OF SOUTH LEMAY AVENUE TO BEAR NORTH 00°00'00" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE, SOUTH 89°57'42" WEST A DISTANCE OF 345.52 FEET;

THENCE NORTH 00°00'33" EAST A DISTANCE OF 150.23';

THENCE NORTH 90°00'00" EAST A DISTANCE OF 345.50 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF SOUTH LEMAY AVENUE;

THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST RIGHT-OF-WAY OF SOUTH LEMAY AVENUE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.19 ACRES, MORE OR LESS.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTH RIGHT-OF-WAY OF EAST ELIZABETH STREET AND BEING 385.50' FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND CONSIDERING THE WEST LINE OF SOUTH LEMAY AVENUE TO BEAR NORTH 00°00'00" EAST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 90°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY OF EAST ELIZABETH STREET, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 50.00 FEET;

THENCE NORTH 90°00'00" EAST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00°00'33" WEST A DISTANCE OF 150.23 FEET;

THENCE SOUTH 89°57'42" EAST A DISTANCE OF 199.77 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.40 ACRES, MORE OR LESS.

NOTES:

AT CLIENTS REQUEST, RIGHTS-OF-WAY AND EASEMENTS EXCEPT THOSE SHOWN ON THIS PLAT WERE NOT RESEARCHED OR DETERMINED BY THIS SURVEY.

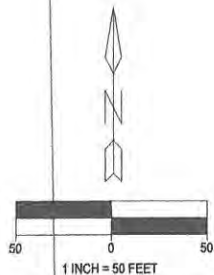
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S STATEMENT

I, ROBERT D. THOMAS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED BY ME AND THAT IT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

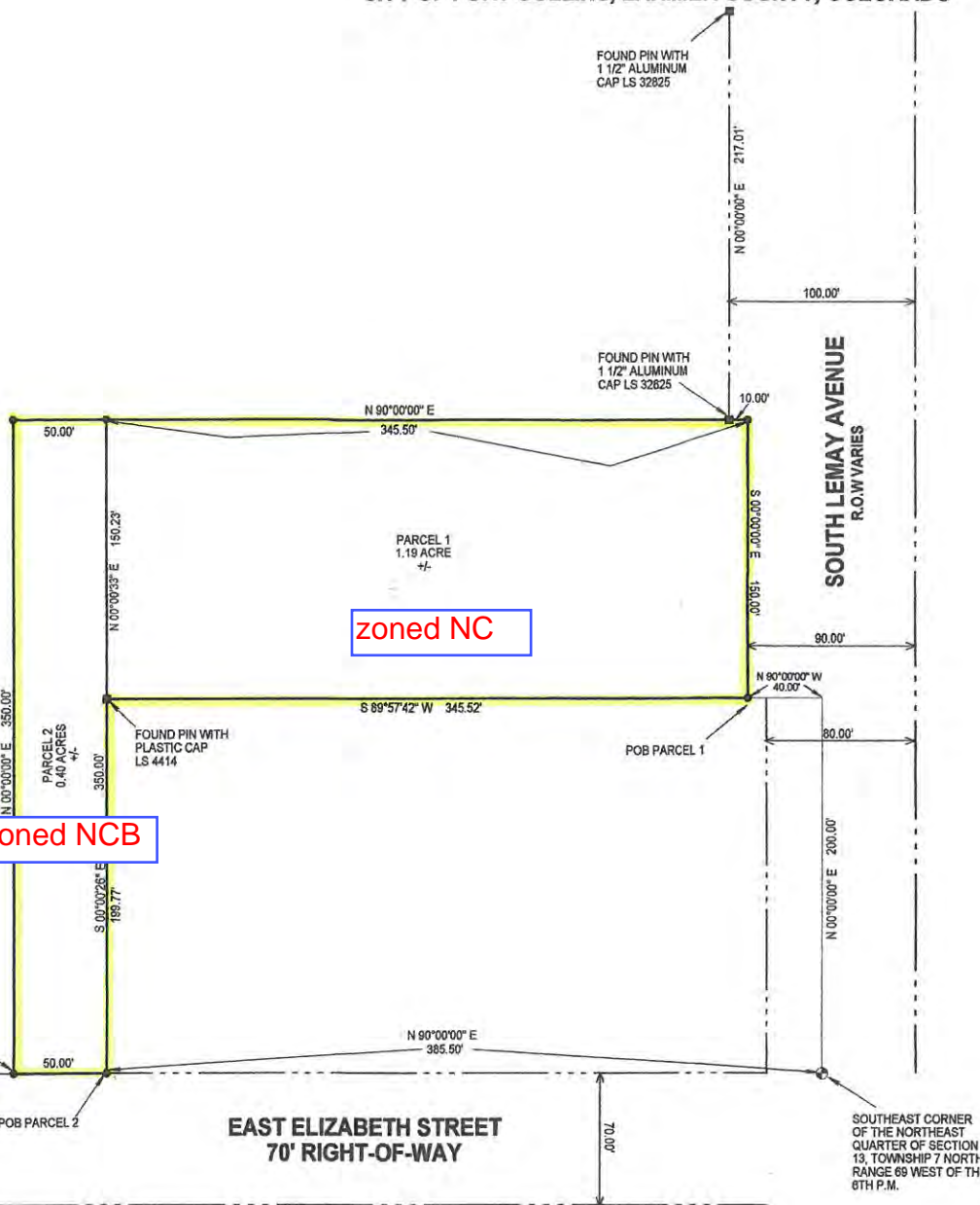
Robert D. Thomas
ROBERT D. THOMAS, P.L.S. 11398

10/21/2012
DATE



BASIS OF BEARING:

THE WEST RIGHT-OF-WAY LINE OF SOUTH LEMAY AVENUE IS ASSUMED TO BEAR NORTH 00°00'00" EAST AND IS MONUMENTED AS INDICATED.



CUSTOM EXPRESS CAR WASH

69°F

DAKTRONICS GALAXY

A large, modern sign stands on a grassy area. The top part is a black oval with the words "CUSTOM EXPRESS" in white and "CAR WASH" in large white letters. Below this is a black rectangular digital display showing "69°F" in red. The sign is mounted on a white, tapered post with a red border. Small text "DAKTRONICS" and "GALAXY" is visible above the temperature display.





CAR WASH

CUSTOM
EXPRESS





CAR WASH

CUSTOM
EXPRESS

CUSTOM
EXPRESS
CAR WASH



CAR WASH

CUSTOM
EXPRESS

CUSTOM
EXPRESS
CAR WASH

EXIT
ONLY

EXIT



CUSTOM
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CAR WASH

CUSTOM
EXPRESS

CAR WASH

CAR WASH ENT
Cashier Auto Cashier

CAR WASH



CAR WASH ENTRANCE

Cashier

Auto Cashier

Unlimited Club





CUSTOM
EXPRESS

CUSTOM
EXPRESS
CAR WASH

4422

CUSTOM
EXPRESS
CAR WASH

4682

ATTENTION

Although Our Wash Is
Extremely Safe We Are
Not Responsible For:

- Running Boards
- Wiper Blades
- Antennas
- Bug Shields
- Loose Chrome
- Any Non Factory
Installed Items

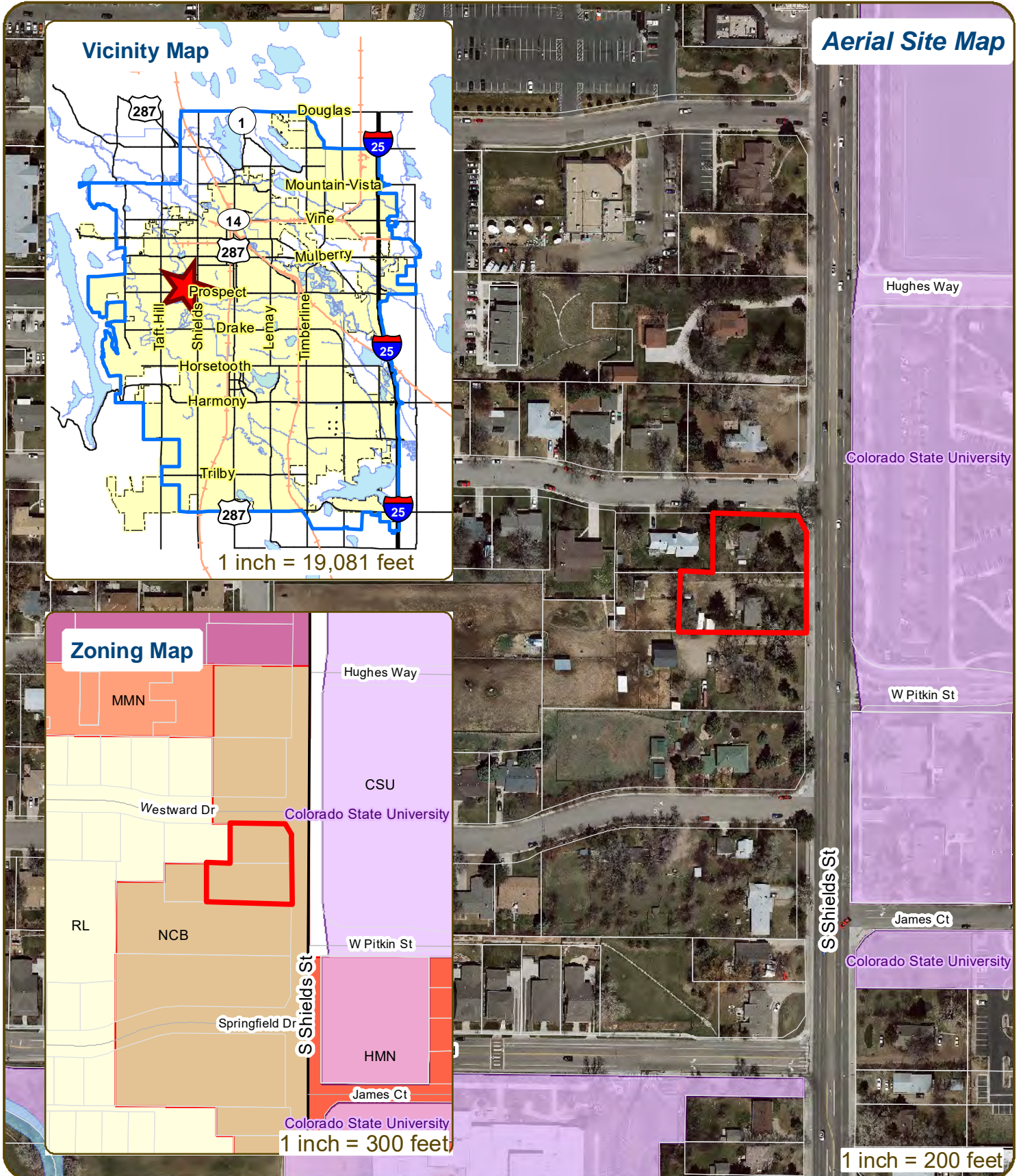




CUSTOM
EXPRESS
CAR WASH

4682

Poehlmann Multi-Family



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Stan Arnett (Consultant)

Business Name (if applicable) r4 Architects, Inc.

Your Mailing Address 226 Remington Street, Unit #3 - Fort Collins, CO 80524

Phone Number (970) 224-0630 Email Address stan@r4architects.com

Site Address or Description (parcel # if no address) 1207 & 1211 S. Shields Street

Description of Proposal (attach additional sheets if necessary) The proposed project is planned to be constructed in two phases. Phase I is a 2-story duplex with new parking access from Westward Dr. Phase II is a 2-story + basement 4-plex building with parking accessed through phase I.

Proposed Use R & R2 - Residential units Existing Use Single Family Residential

Total Building Square Footage Phase 1: 2,700 sf Phase II: 4,800 sf S.F. Number of Stories 2 Lot Dimensions Phase 1: 90x140 Phase II: 92x190

Age of any Existing Structures 1207 S. Shields (1949) & 1211 S. Shields (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? [] 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 1207 S. Shields (± 5,400 sf) & 1211 S. Shields (± 7,800 sf) 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?

Westward Drive



South Shields Street

Phase I - Duplex Structure (±2,700 sf)

- 2 Stories
- 3 Bedroom (±1,350 sf)
- 3 Bedroom (±1,350 sf)

Phase I - Parking Requirements (3.2.2)

- 6 Bike Spaces (4 shall be enclosed)
- 4 Standard Parking Spaces Min.
- 6 Standard Parking Spaces Proposed



Poehlmann Multi-Family

Site Plan - Phase I

No.	Description	Date	Project number	2019-02	ARCH-1
			Date	2/4/2019	
			Drawn by	SA	
			Checked by	MR	
				Scale	1" = 30'-0"

Westward Drive



South Shields Street

Phase II - 4-plex Structure (±4,800 sf)

- 2 Stories
- 3 Bedroom (±1,200 sf)
- 3 Bedroom (±1,200 sf)
- 3 Bedroom (±1,200 sf)
- 3 Bedroom (±1,200 sf)

Phase II - Parking Requirements (3.2.2)

- 12 Bike Spaces (8 shall be enclosed)
- 8 Standard Parking Spaces Min.
- 13 Standard Parking Spaces + 1 Handicap Spaces Proposed



Poehlmann Multi-Family

Site Plan - Phase II

No.	Description	Date	Project number	2019-02	ARCH-2
			Date	2/4/2019	
			Drawn by	SA	
			Checked by	MR	
				Scale	1" = 30'-0"



Existing North Elevation (Westward Dr.)



Existing West Elevation



Existing East Elevation (Shields Street)



Existing South Elevation



Poehlmann Multi-Family

1207 S. Shields

No.	Description	Date	Project number	2019-02	ARCH-3
			Date	2/4/2019	
			Drawn by	SA	
			Checked by		
				Scale	1" = 30'-0"



Existing North Elevation (Westward Dr.)



Existing West Elevation



Existing East Elevation (Shields Street)



Existing South Elevation



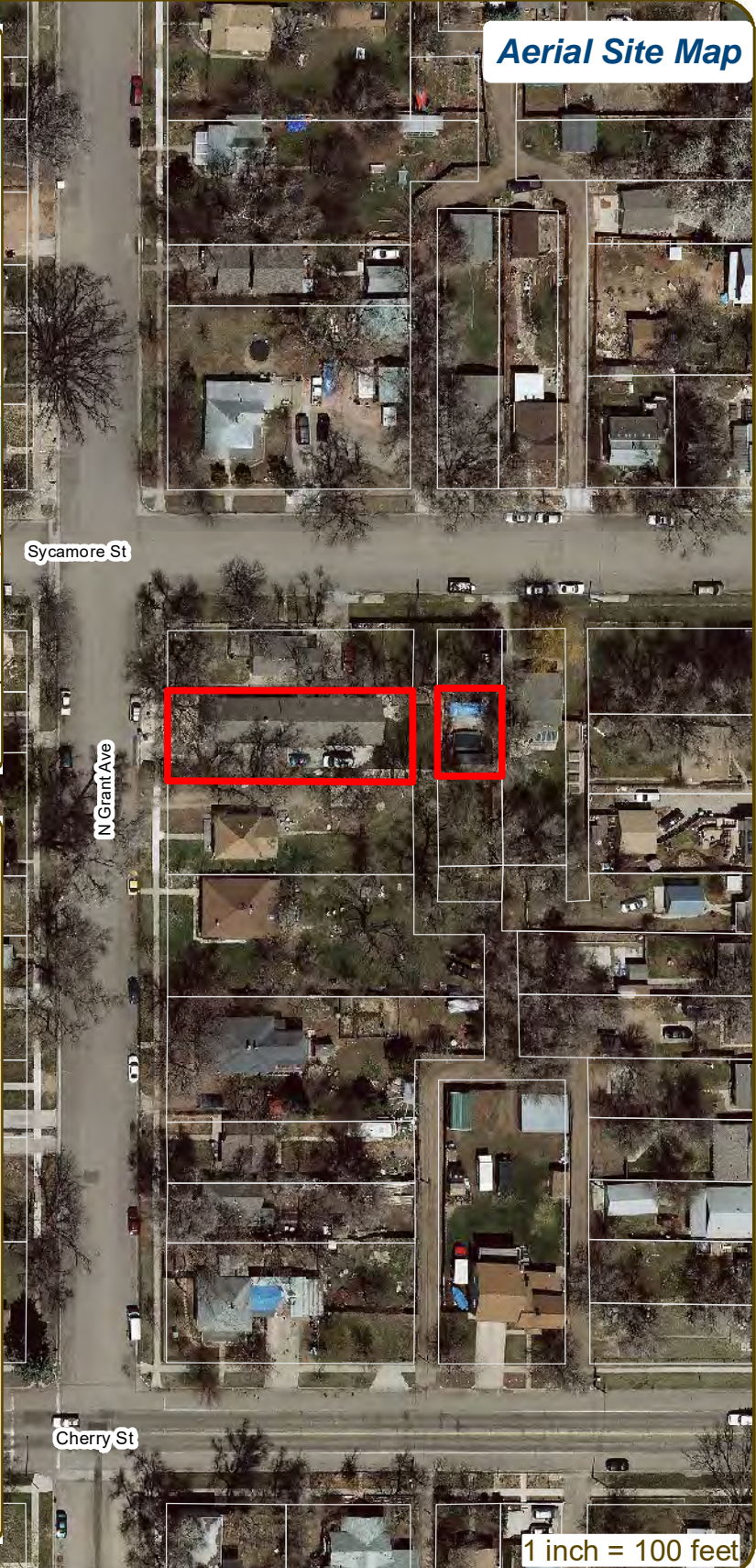
Poehlmann Multi-Family

1211 S. Shields

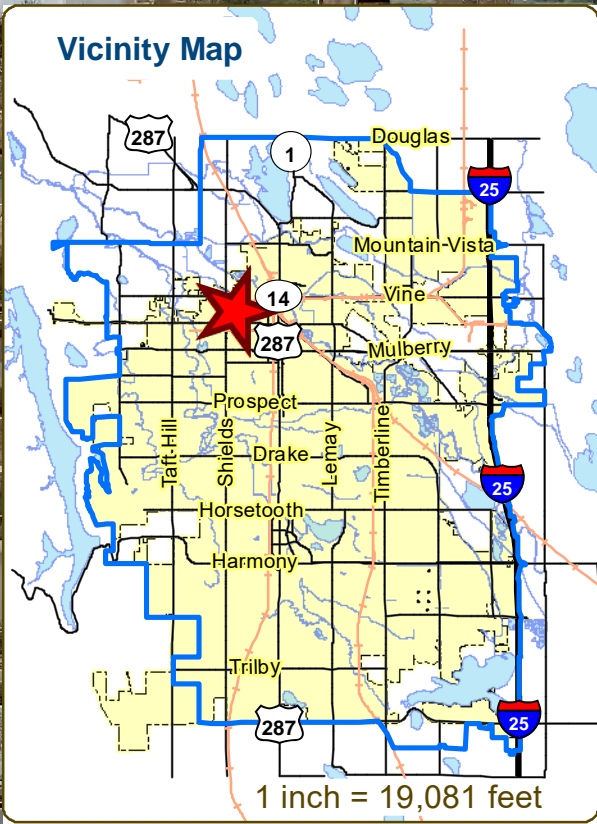
No.	Description	Date	Project number	2019-02	ARCH-4
			Date	2/4/2019	
			Drawn by	SA	
			Checked by		
				Scale	1" = 30'-0"

Fox Addition Triplex

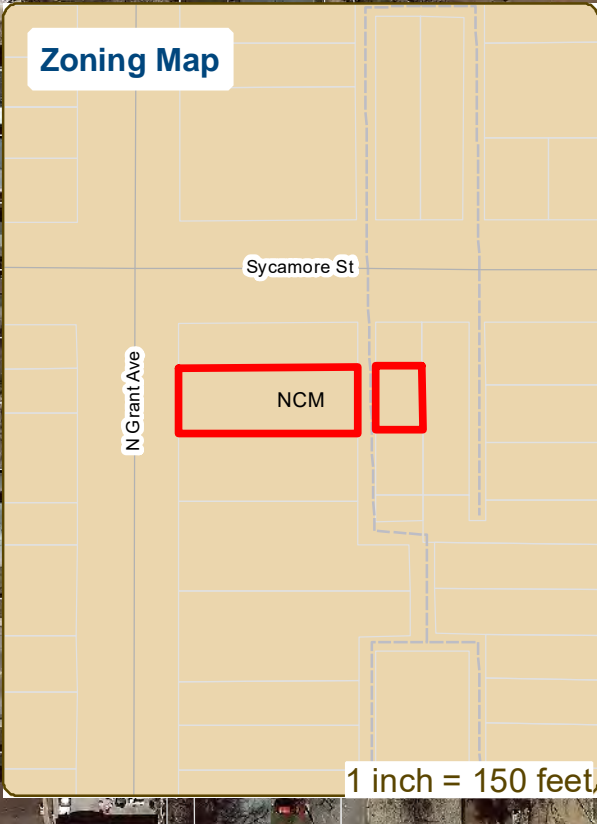
Aerial Site Map



Vicinity Map



Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

DAVID KAPLAN, DESIGNER

Business Name (if applicable) ELEVATED DESIGN BUILD

Your Mailing Address 413 LILAC LN FORT COLLINS, CO 80524

Phone Number 970-687-9363 Email Address dave@elevateddesignbuild.com

Site Address or Description (parcel # if no address) 428 N GRANT AVE

Description of Proposal (attach additional sheets if necessary) DUPLEX > TRIPLEX 2ND STOREY ADDITION TO EXISTING GARAGE

Proposed Use TRI-PLEX Existing Use DUPLEX

Total Building Square Footage 3203 S.F. Number of Stories 2 Lot Dimensions 5250' x 1910.75'

Age of any Existing Structures 7

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:

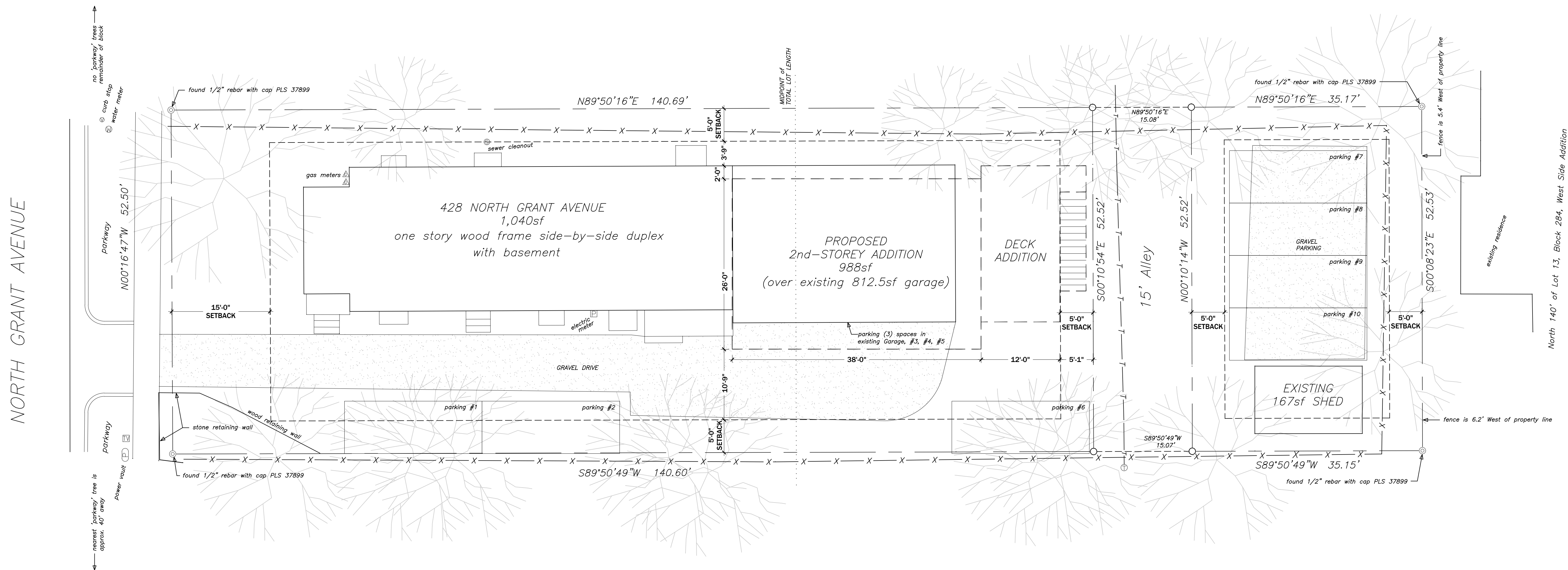
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

CONCEPTUAL REVIEW

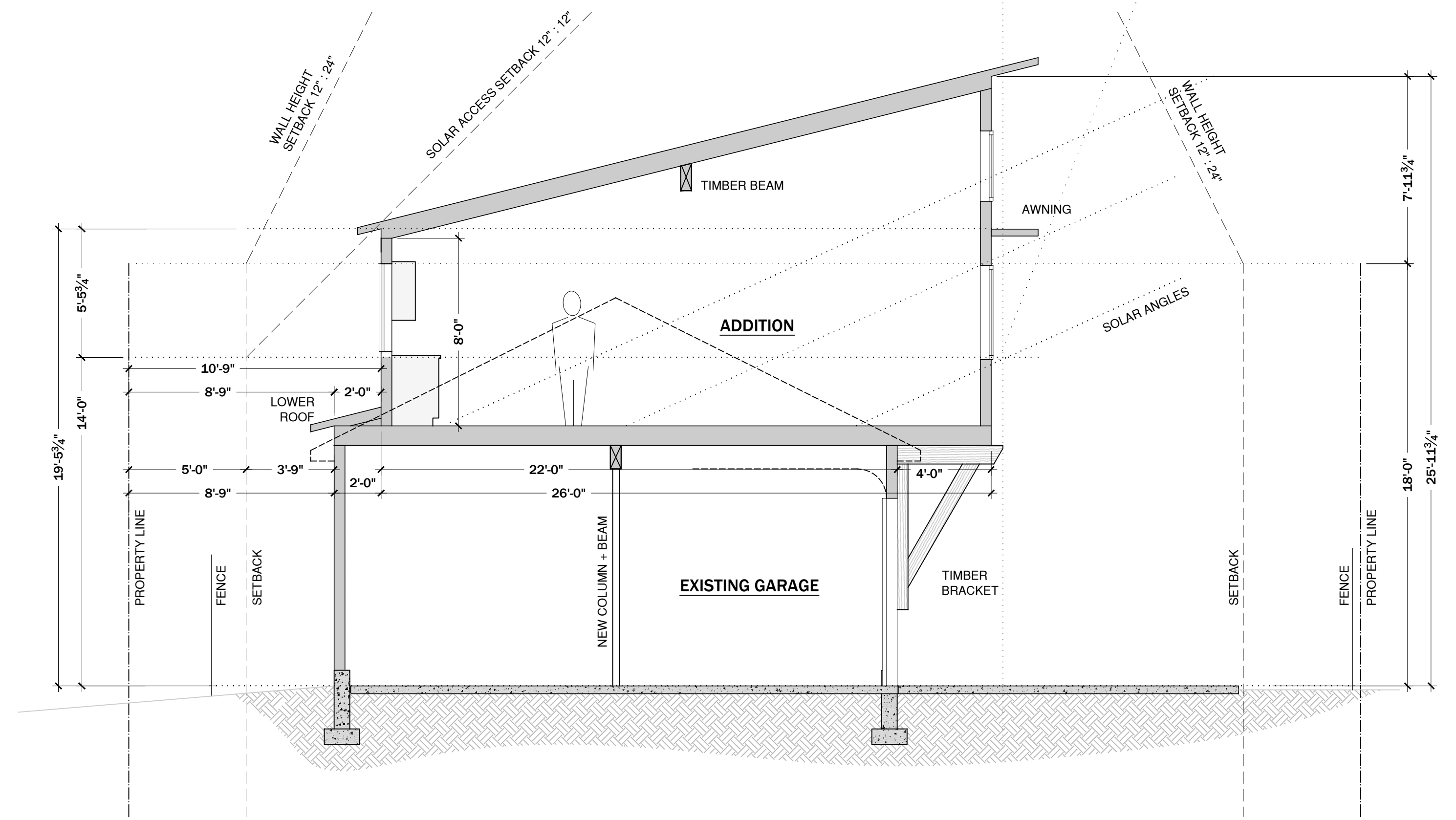
SQUARE FOOTAGE CALCULATIONS	
PER 2/1/19 MEETING w/ CITY of FORT COLLINS PLANNERS, MIDPOINT of LOT IS TAKEN FROM OVERALL LOT LENGTH INCLUDING 15' ALLEY. HOWEVER ALLEY IS NOT INCLUDED IN SF CALCULATIONS	
ALLOWABLE PER ZONING	
TOTAL LOT SF = 9,231.97sf	40% = 3,690.75sf
REAR HALF = 4,234.74sf	33% = 1,397.46sf
EXISTING STRUCTURES	
HOUSE SF = 1,400.00sf	ON REAR HALF n/a
GARAGE = 815.00sf	584.00sf
*EXISTING SHED DOES NOT COUNT TOWARDS SF CALCS.	
ALLOWABLE for ADDITION	
TOTAL LOT: 3,690.75 - 1,400 - 815 =	1,475.75sf
ON REAR HALF: 1,397.46 - 584 =	813.46sf
PROPOSED ADDITION	
TOTAL:	988.00sf
ON REAR HALF:	736.75sf

LOT 16 and the NORTH 1/2 of LOT 17. and the SOUTH 52.50' of the NORTH 87.50' of LOT 14, BLOCK 284, WEST SIDE ADDITION

SITUATE in the NORTHWEST 1/4 of SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST of the SIXTH P.M. CITY of FORT COLLINS, COUNTY of LARIMER, STATE of COLORADO



SITE PLAN
SCALE: 1/8" = 1'-0"



TYPICAL SECTION
SCALE: 1/4" = 1'-0"



ELEVATED DESIGN BUILD
413 LILAC LN
FORT COLLINS, CO 80524

PROJECT
**FOX
ADDITION**

FORT COLLINS, CO
DATE: 2/1/19

REVISION	DATE
1	
2	
3	
4	
5	
6	

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO F.O. STUD UNLESS OTHERWISE NOTED.
2. HOUSE DATUM: 'X.X' = 0'-0"

CONCEPTUAL REVIEW

SITE PLAN

SCALE: AS NOTED

ADDITION FLOOR PLAN

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

A.4

DRAWN BY: DAK