

Conceptual Review Agenda

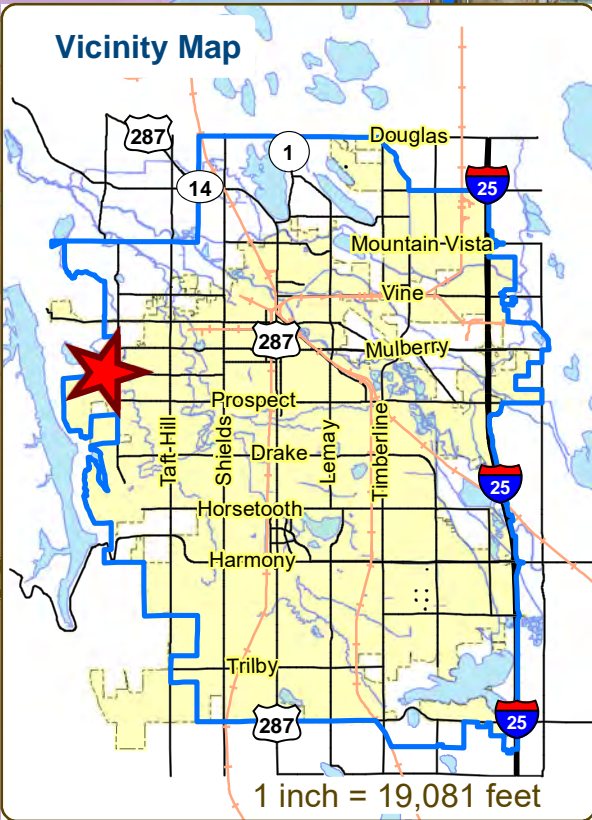
Schedule for 11/14/19
281 Conference Room A

Thursday, November 14, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	West Orchard Place CDR190091	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to develop a single-family subdivision on vacant property southwest of the Locust Grove Subdivision (parcel #9716200001, 9716200002, 9716200003, 9716270001, 9716200031, 9716200023). Access is proposed from Locust Grove Drive and Orchard Place to the east. The property is within the Low Density Residential (RL) and Low Density Mixed-Use Neighborhood (LMN) zone districts and is subject to Administrative (Type 1) Review.	Planner: Meaghan Overton Engineer: Katie Andrews DRC: Brandy BH
10:15	4235 S. Mason Street CDR190092	Donald Roy 970-581-1581 droy@blueribbonautocenter.com	This is a change of use request for an existing retail space to be converted to a vehicle repair use at 4235 S. Mason St. (parcel #9735406003). Access is taken from S. Mason St. to the east. The property is within the General Commercial (CG) zone district and may be subject to Administrative (Type 1) or Planning and Zoning Board (Type 2) Review upon further review of use by staff.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan
11:00	100 1st Street CDR190093	Lori Juszak 970-214-6667 lori@juszakrealty.com	This is a request to restore a historic general store to a retail store at 100 1st Street (parcel #9712107001). Three on site parking spaces are proposed for the retail store. Access is taken from 100 1st Street to the west. The property is within the Low Density Residential (RL) zone district and is subject to the Addition of Permitted Use (APU) process.	Planner: Jason Holland Engineer: Morgan Uhlman DRC: Tenae Beane

West Orchard Place Subdivision

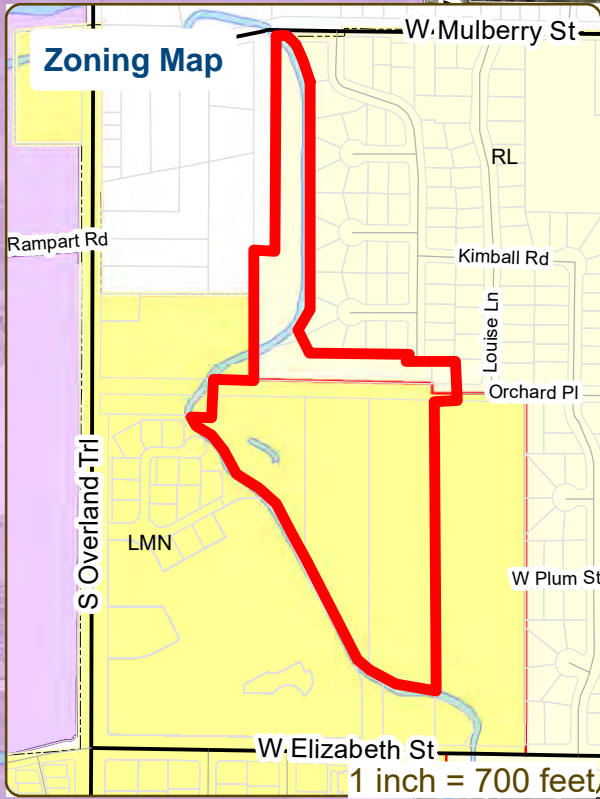
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Ken Merritt (Planning Consultant)

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 South Collage Ave, Suite 3D, Fort Collins, CO 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) _____

Parcel #9716200001, 9716200031, &9716200023

Description of Proposal (attach additional sheets if necessary) _____

West Orchard Place Concept Site Plan

Single Family Subdivision with front and alley areas garages

Proposed Use Single Family Lots Existing Use Undeveloped property

Total Building Square Footage 130,000 S.F. Number of Stories 2 Lot Dimensions 40'x90' & 60'x100'

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? X Yes No If yes, then what risk level? High Floodway

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

Increase in Impervious Area 254,000 S.F.

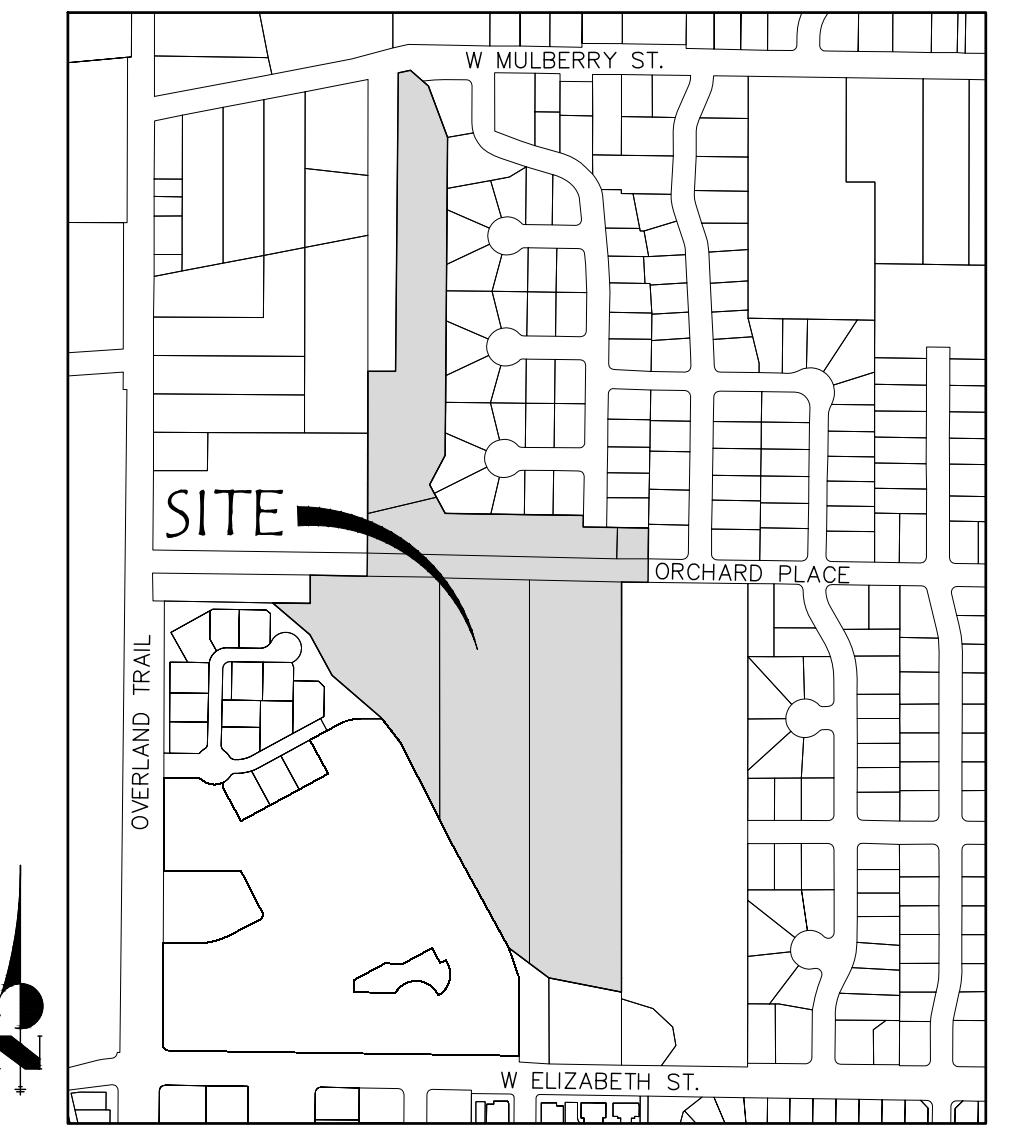
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

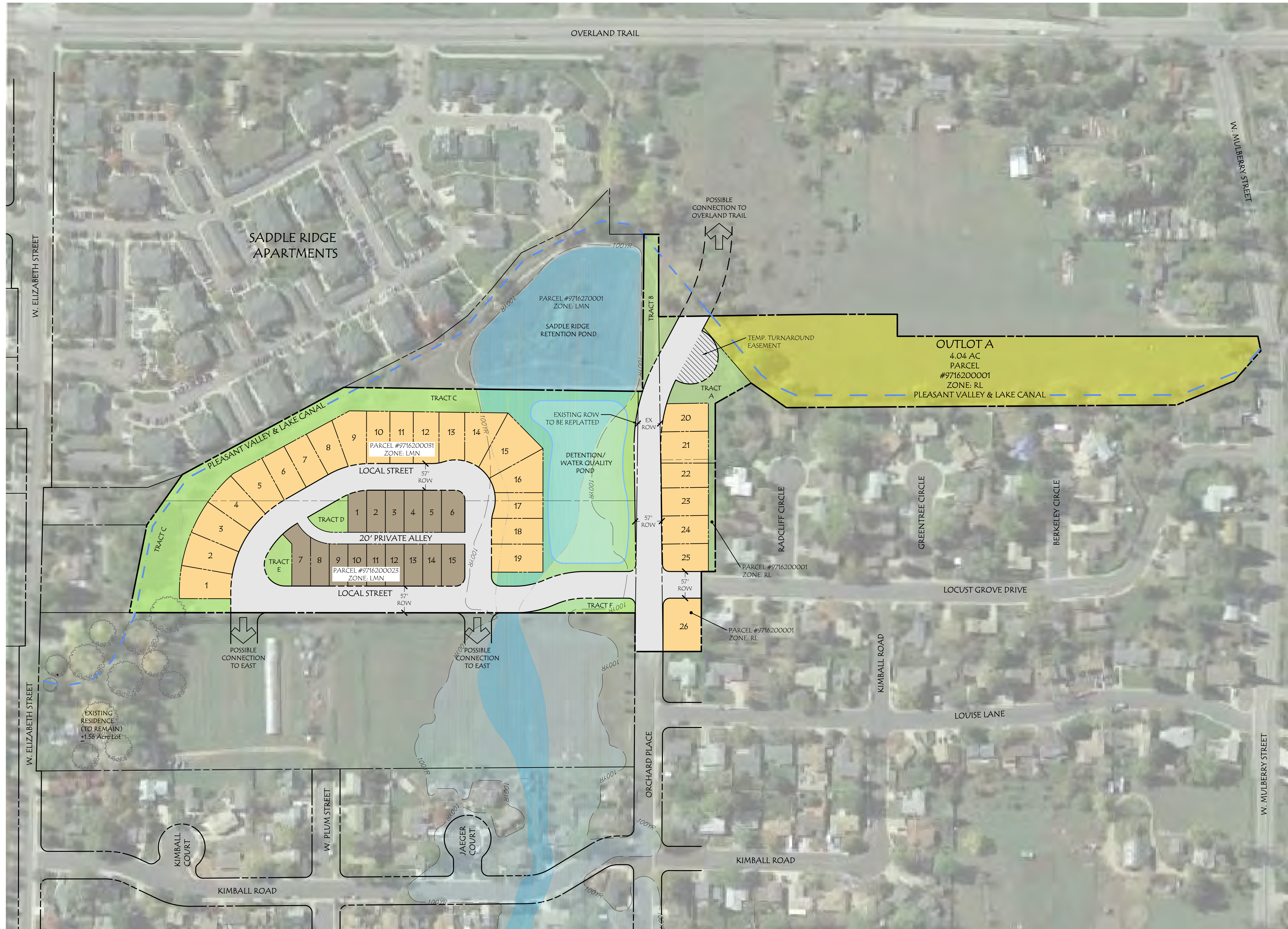
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

WEST ORCHARD PLACE CONCEPT SITE PLAN

FORT COLLINS, COLORADO



VICINITY MAP



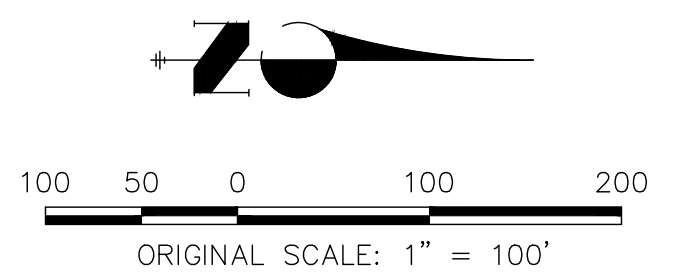
LAND USE DATA

TOTAL SITE AREA	17.32 AC
ROW / DRIVE AREA	3.71 AC
OPEN SPACE AREA	4.45 AC
LOT AREA	5.12 AC
OUTLOT A	4.04 AC

TOTAL # OF LOTS 41
 DENSITY BASED ON 17.32 AC 2.37 DU/AC

- 50'X110' FRONT ACCESS SF LOTS 26 (63%)
- 40'X90' ALLEY ACCESS SF LOTS 15 (37%)

NOTE: PROPOSED 57' PUBLIC ROW (TYP)
 (CONNECTOR LOCAL STREET)



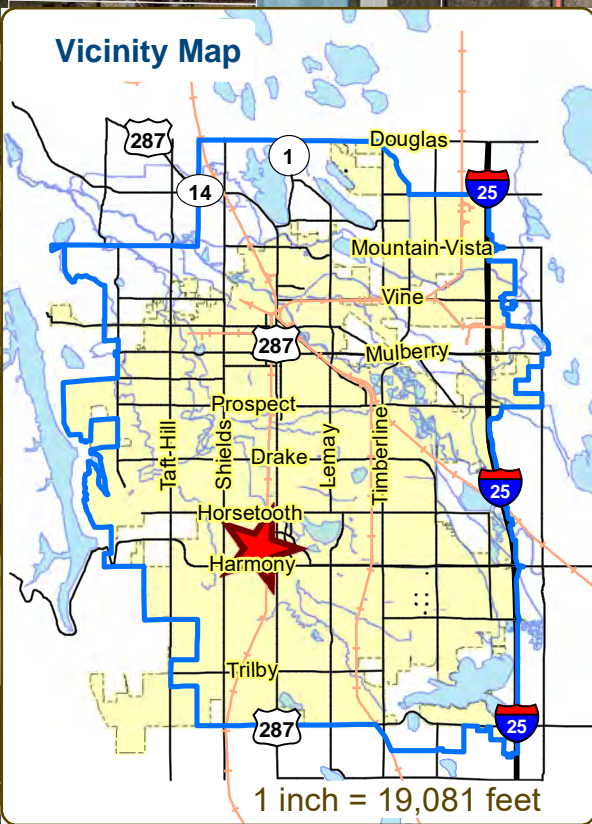
WEST ORCHARD PLACE CONCEPT SITE PLAN
 JOB NO. 39777.00
 10/01/19
 SHEET 1 OF 1



Centennial 303-740-9993 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

4235 S. Mason Street Vehicle Repair

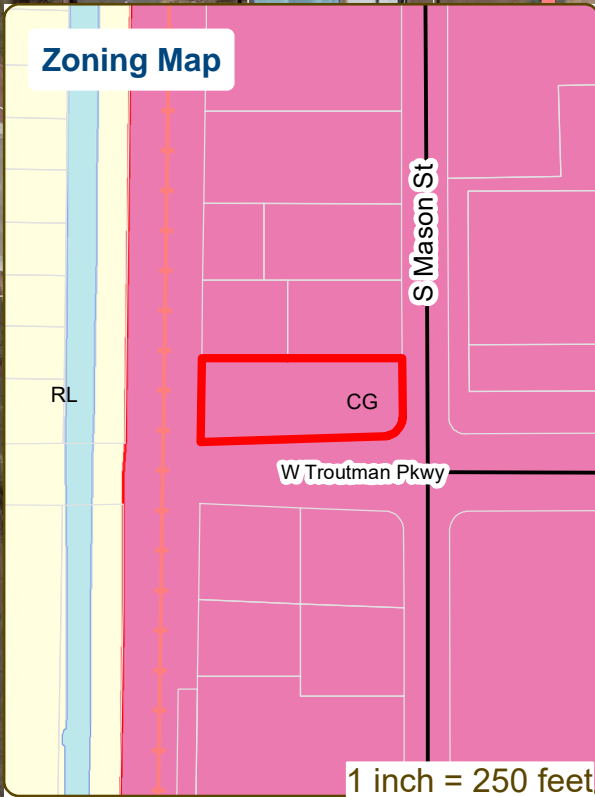
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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

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

Deborah Williamson Is the owner. Donald Roy will be the Consultant

Business Name (if applicable) Blue Ribbon Auto Center Inc.

Your Mailing Address 401 South Lincoln ave. Loveland Co, 80537

Phone Number 970-581-1581 Email Address droy@blueribbonautocenter.com

Site Address or Description (parcel # if no address) 4235 South Mason Ft. Collins

Description of Proposal (attach additional sheets if necessary) Change of use

Proposed Use Auto Repair Existing Use Vacume cleaner and sewing repair/ service

Total Building Square Footage 5000 S.F. Number of Stories 1 Lot Dimensions 19429 sqft

Age of any Existing Structures 37 years

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 at what risk is it? _____

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?



S Mason St

4235 South Mason Street

W Troutman Pkwy

W Troutman Pkwy

W Troutman Pkwy

P

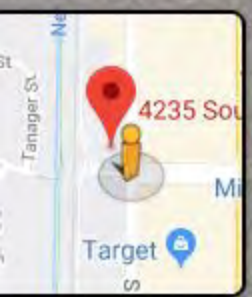
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Map



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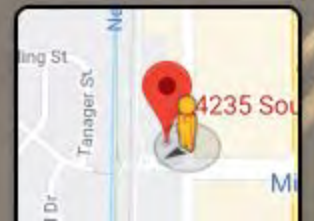
VACUUM & SERVICE CENTER
foothills VACUUM
& Service Center
FREE ESTIMATES
ASK ABOUT
TRADE INS
Miele





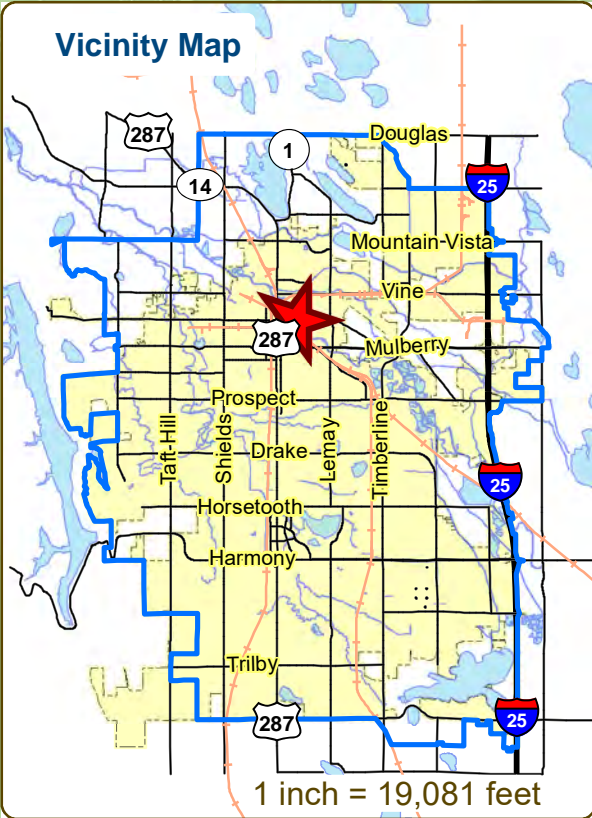
VACUUM & SEWING CENTER

S Mason St



100 1st Street Retail

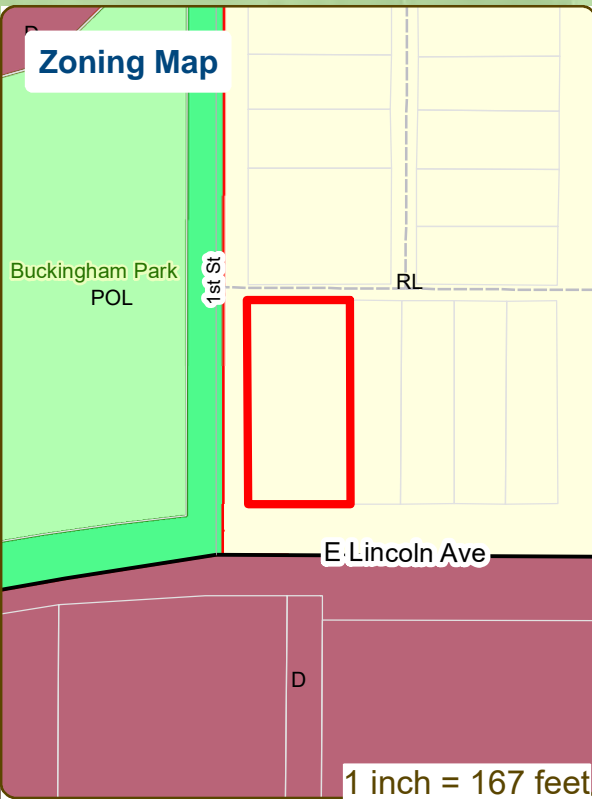
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Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Lori Juszak, owner of property and potential business

Business Name (if applicable) Juszak Realty and Buckingham General Store

Your Mailing Address 425 Towhee Street, Fort Collins, CO 80526

Phone Number 970-214-6667 Email Address lori@juszakrealty.com

Site Address or Description (parcel # if no address) 100 1st Street, Fort Collins, CO 80524, specifically the front (west) half of the general store building, or front 320 square feet fronting on 1st Street

Description of Proposal (attach additional sheets if necessary) Buckingham General Store would be a historically themed retail store selling packaged candy out of old-time barrels, tourist trinkets, etc. Hours of operation would be daytime hours 10-6, mostly weekends between Memorial Day and Labor Day.

Proposed Use retail Existing Use storage

Total Building Square Footage 640 S.F. Number of Stories 1 Lot Dimensions .36 acre

Age of any Existing Structures General store is more than 115 years old. Home on same property is 114

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 at what risk is it?

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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?

Attachment to Conceptual Review Application for 100 1st Street General Store Building

The building under conceptual review is historically landmarked through the City of Fort Collins and the State of Colorado. It is one of the few "false front" buildings still in existence in our area and served the German-Russian Sugar Beet neighborhood of Buckingham as a general store in the early 1900's when bias prevented them from being served by mainstream general stores in great Fort Collins area.

This property is located in the Federal Opportunity Zone.

The goal of this retail project is to provide an interesting and historical stop for both locals and tourists.

We will set the store up with old barrels as the stands for inexpensive pre-packaged candy and snacks, refrigerated soft drinks, water, and possibly pre-packaged ice cream. Tourist trinkets will also be offered for sale, along with local, handmade items that reflect Fort Collins's culture. Clerks working in the store will be in 1800's costumes, equipped to tell visitors about the history of the neighborhood, sugar factory, German-Russian immigrants, etc. Plaques and photos will adorn the walls highlighting the Sugar Beet era from 1900-1920 and the workers who built this area.

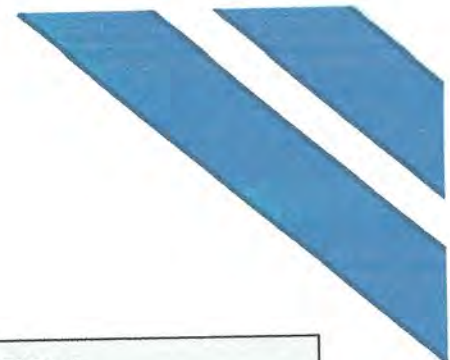
In consideration of the neighborhood, the store would open no earlier than 10 a.m. and close no later than 6 p.m. most days, with 7 p.m. being the latest for days when there are special events across the street in the park.

No alcohol nor tobacco will ever be offered there. We are setting this up to be family friendly, old-time fun, and more than anything we want something that will add to the neighborhood, not detract.

The property fronts to the west on 1st Street, across from Buckingham Park. To the north of the store there is an alley and a new home is being built across the alley. I've spoken to the property owner for that home and he also owns the existing home just north of that lot, and he is supportive of having a general store. He is the only close neighbor. To the east there is quite a bit of property before bordering on the next neighbors far back yard. To the south is East Lincoln, with a gas station across the street.

We anticipate business from the neighborhood and many baseball, Little League, softball and other sports games that are held at the park. We also feel that those visiting the Poudre Trail including hikers, cyclists, tubers, etc., will stop by for refreshments and to take in the history.

This will hopefully also become a destination venue for those interested in the history of the Sugar Beet workers and the neighborhood's reputation as the "Jungles". In addition to being the area's general store, this property was once owned by notorious bootleggers Blackie and Nellie Mason, as well as Mr. Mandeval, a local baker, and George Sauer, who used this general store building as the first-ever automobile shop in Fort Collin's history.



Design Review Small Project Application

Project Address:	100 1st Street, Fort Collins, CO 80524	
Designated Fort Collins Landmark	<input type="checkbox"/>	Listed on State Register/National Register of Historic Places <input type="checkbox"/>
Applicant Name:	Lori Juszak	
Email Address:	lori@juszakrealty.com	
Phone Number:	970-214-6667	
Owner Name:	Lori Juszak	
Owner Email Address:	lori@juszakrealty.com	
Owner Phone Number:	970-214-6667	

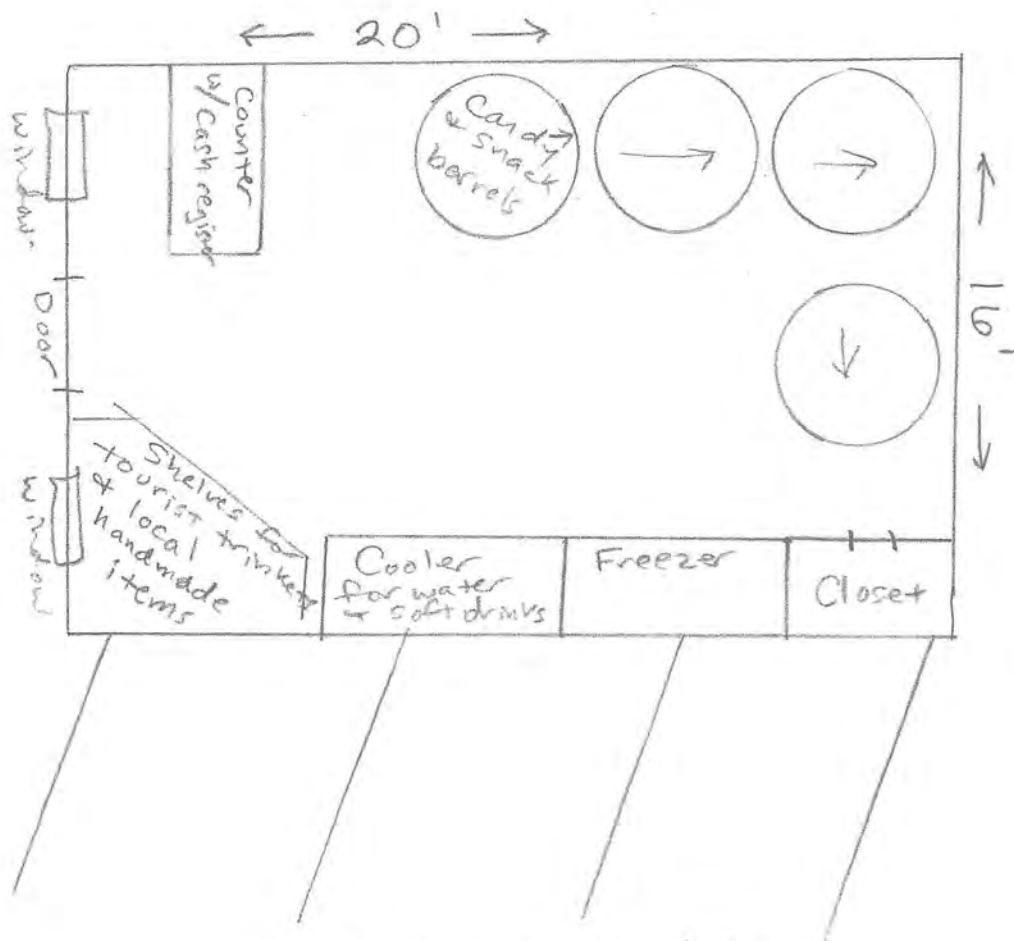
1. Applicant completes the application with a complete description, sketch, and photographs.
2. Applicant submits completed form. Any other information that describes the proposal may also be submitted.

By Email: Send to preservation@fcgov.com. Electronic submission should include PDF with the completed form ("youraddress-app.pdf"). Include address of property in subject line of email. File size should not exceed more than 25 MB combined.

In person: Development Review Center, 1st floor, 281 North College Avenue, 9:00am – 4:00pm, Monday – Friday excluding holidays.

3. Historic Preservation staff reviews the application. If approved, Historic Preservation staff will issue a Certificate of Appropriateness and email the applicant a copy of the fully approved application and certificate. Please note: some applications may require further review. Landmark staff will contact applicant when these situations arise.

Detailed description of work should include dimensions, material specifications (including color), method of installation, and details of existing conditions. Every application must include photographs of existing conditions of property.



off street parking spaces (3)

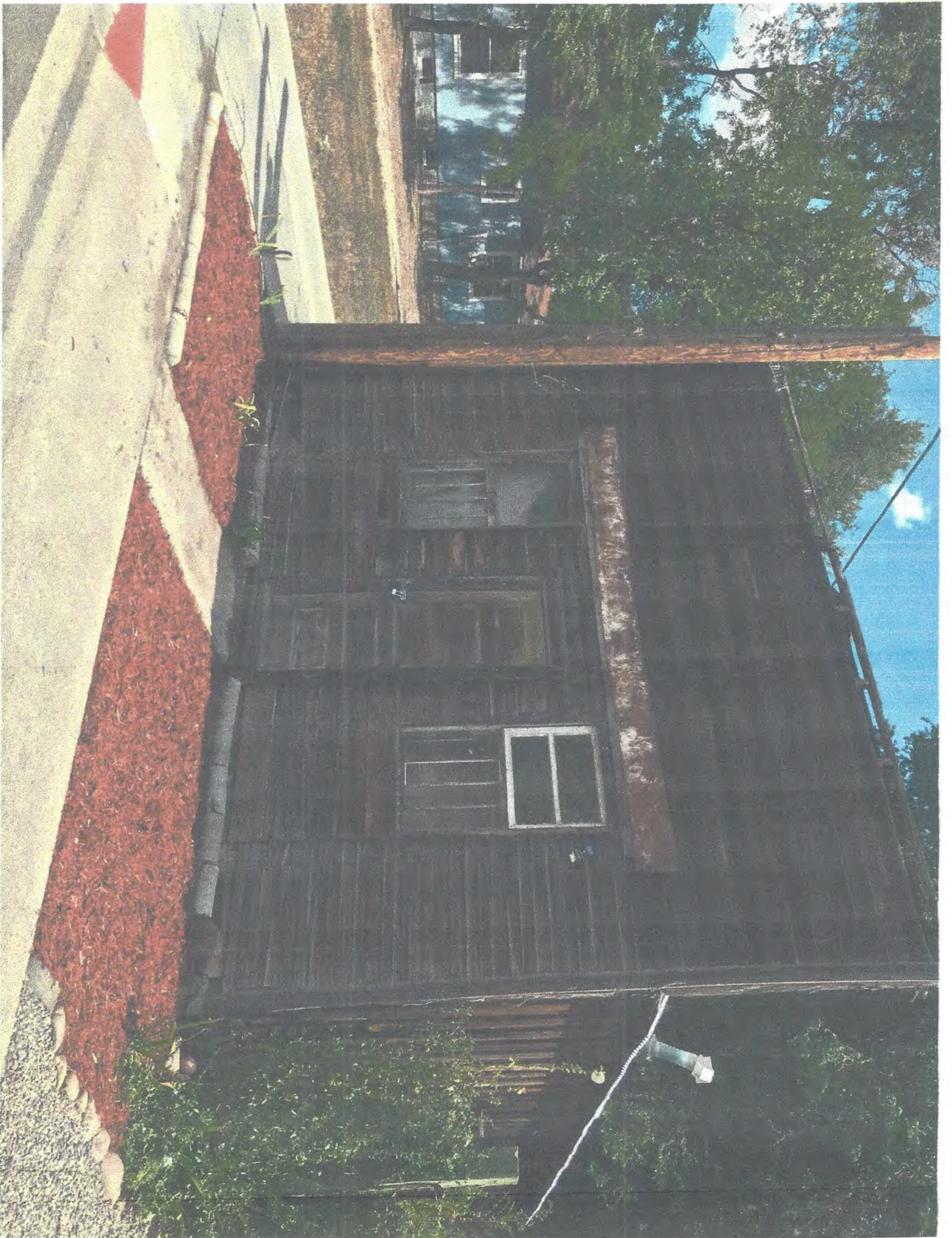
+ plenty of street parking along 1st in front of property



1ST ST

1ST ST

E LINCOLN AVE







Springdale
Limited Edition











RESERVED
PARKING


SPEED
LIMIT
25

SPEED
BUMP

100

100 1st Street
Juszak's Folly

Juszak Realty 970-214-6667
Looking for a new home? Follow me!
080-K 118



RESERVED
PARKING



SPEED
LIMIT
25

SPEED
BUMP

100

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