



613 S. MELDRUM

Modifications of Standards Request

613



THEN
JANUARY 2019



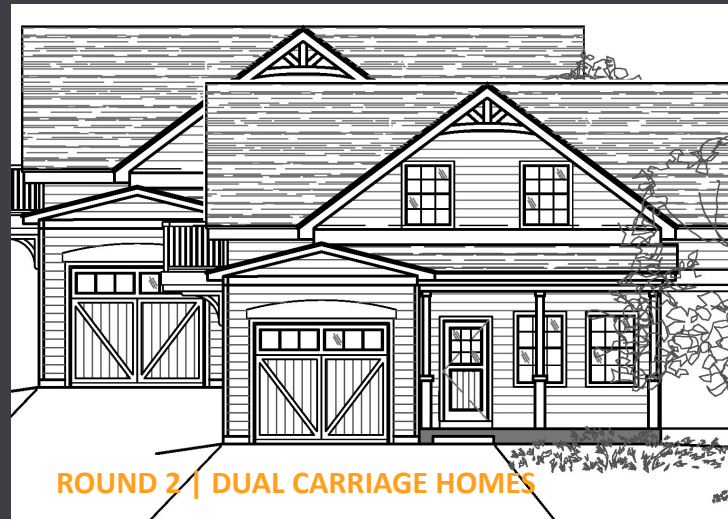
NOW
MAY 2020

CURRENT | ENHANCED CARRIAGE HOUSE



Reaching
the decision
to request a
Modification of Use
was a journey.

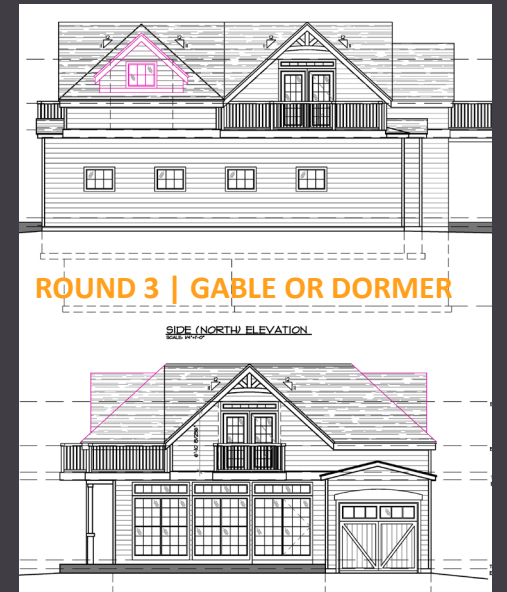
THE WHY
HOW DID
WE GET HERE?



ROUND 2 | DUAL CARRIAGE HOMES



ROUND 1 | DUPLEX



ROUND 3 | GABLE OR DORMER

SIDE (NORTH) ELEVATION

613

NEIGHBORHOOD
CHARACTER AREA
SURROUNDING CONTEXT/BLOCK
ADJACENT PROPERTIES
LAND USE CODE

WE ARE UNIQUE

ZONE DISTRICTS
HISTORIC BOUNDARIES



WHAT
SERVES
GREATER
GOOD



SITE CONTEXT

Rockwell Hall North

City of Fort Collins

613 S Meldrum St

“The subject property is in the Old Town Neighborhoods subarea plan of Fort Collins...”

- Development Review Staff Report, p. 1

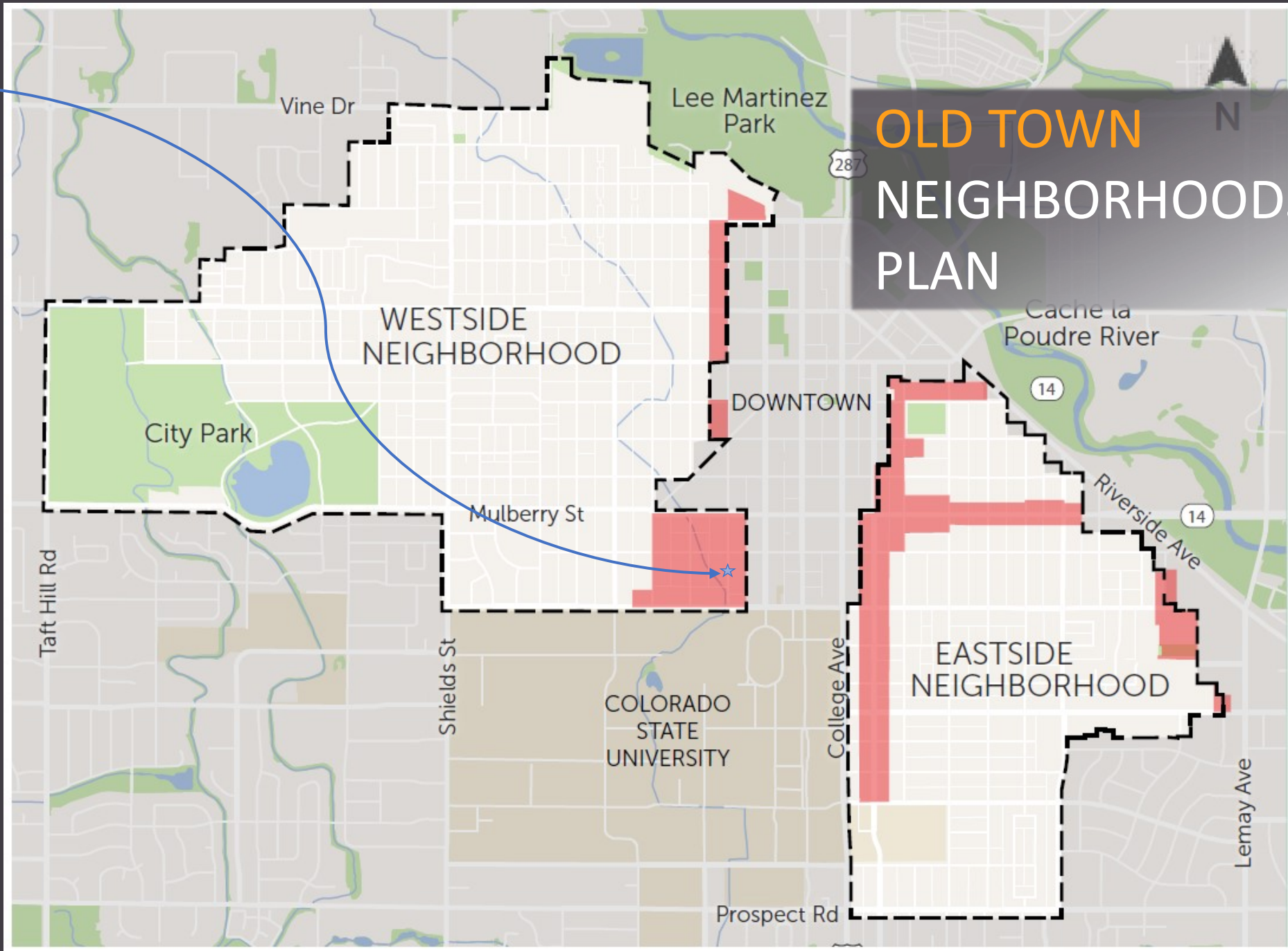
“The Old Town Neighborhoods Plan (Plan) is a combined update of the Eastside and Westside Neighborhood Plans developed in the 1980s, and provides a renewed vision and policy guidance for the two neighborhoods..”

- The Fort Collins Old Town Neighborhood Plan, p. 7
- Adopted Feb. 21, 2017

Ammons Hall

Lattin-day
Saint Institutes

Colorado State University
Human Resources



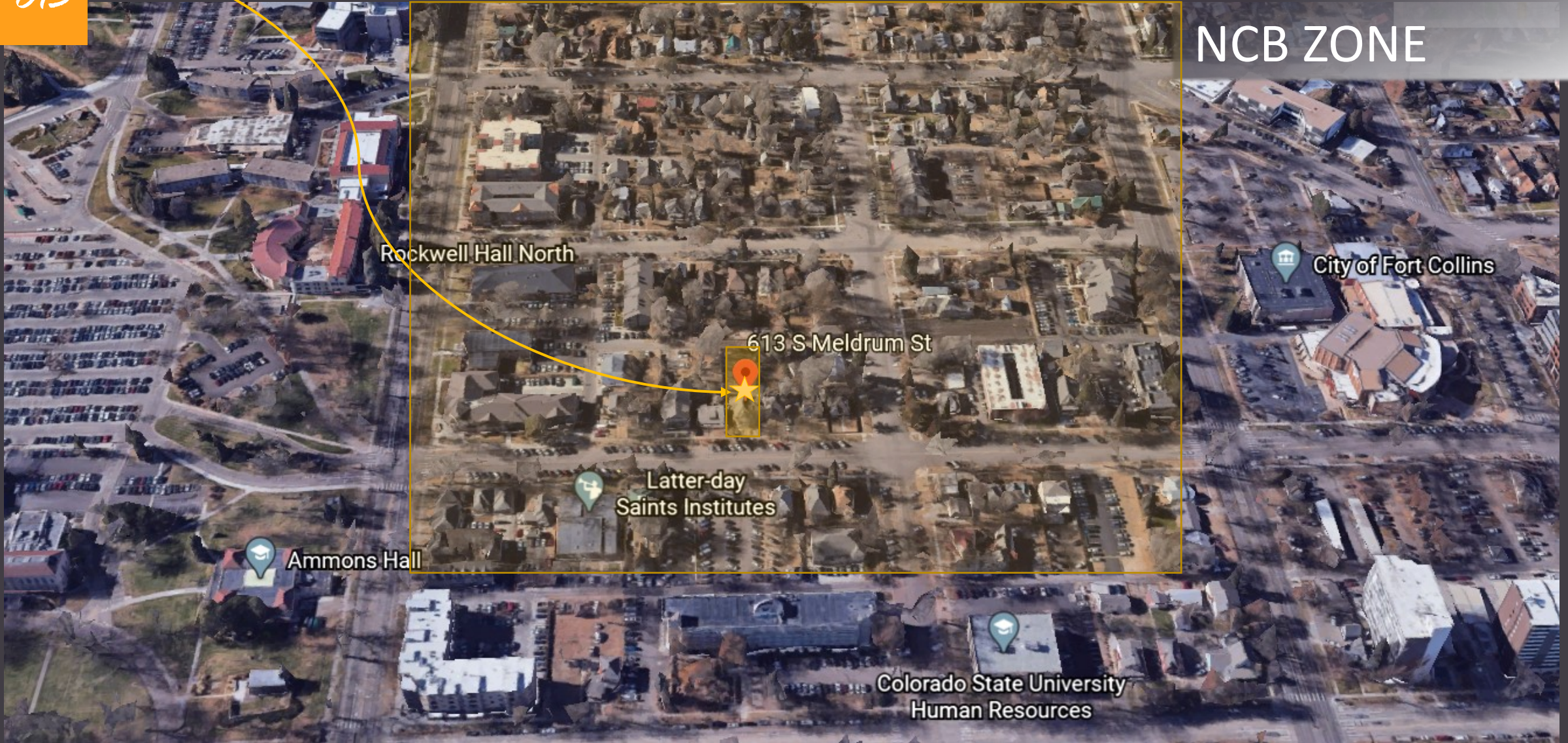
OLD TOWN NEIGHBORHOODS PLAN

Image credit:
City of Fort Collins
OTNP Plan

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SITE CONTEXT

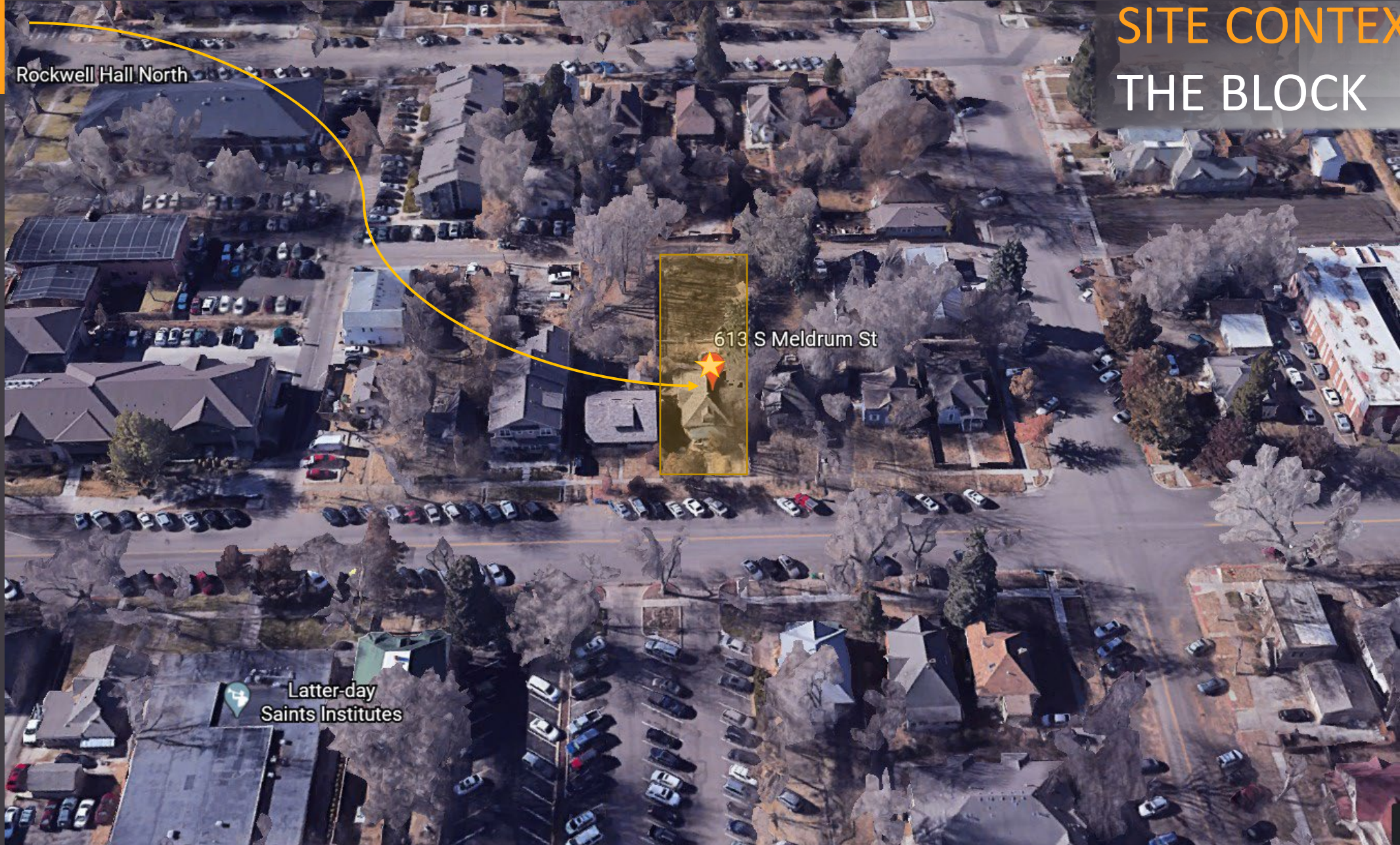
NCB ZONE



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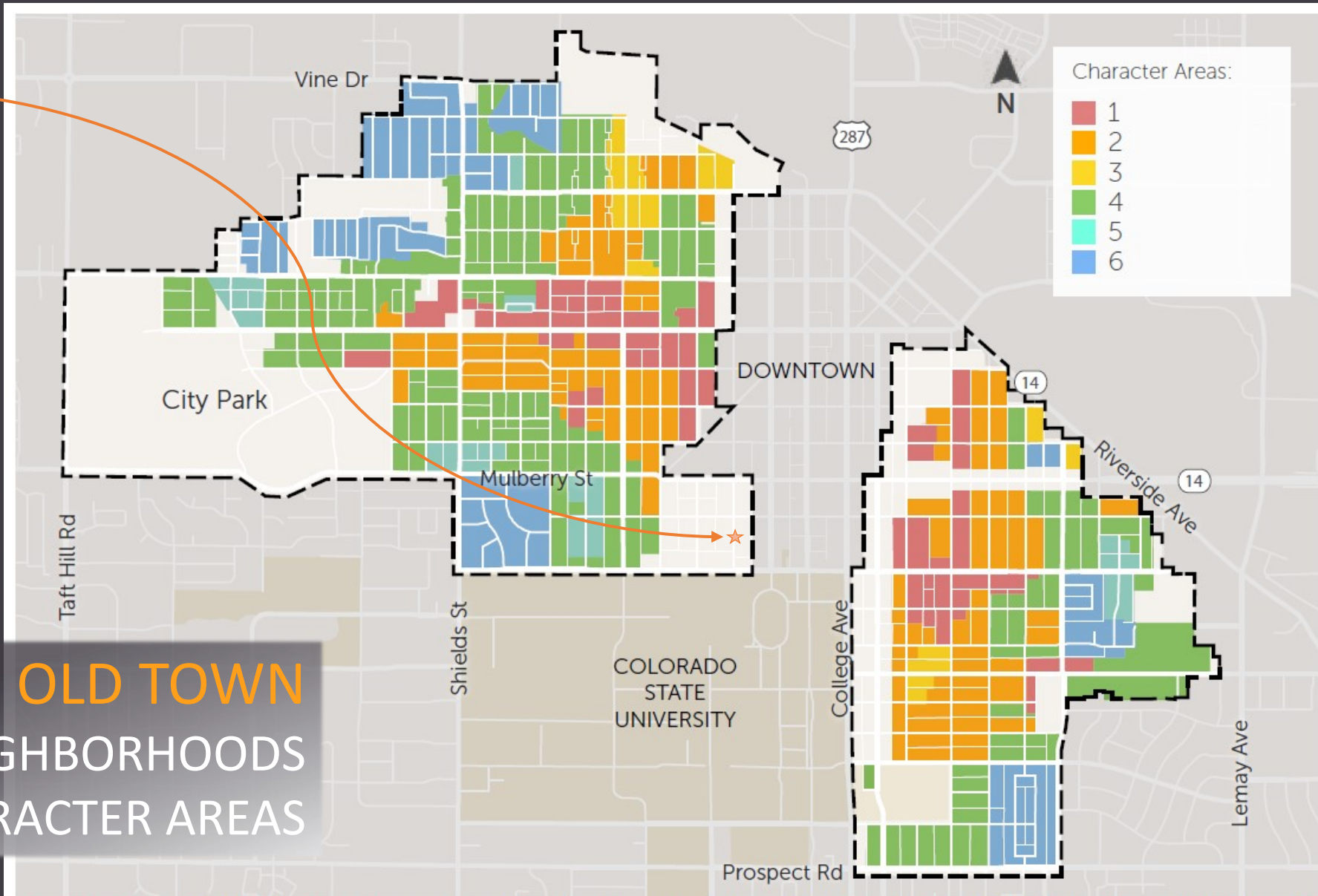
Rockwell Hall North

SITE CONTEXT THE BLOCK



613 S Meldrum St

Latter-day
Saints Institutes



OLD TOWN NEIGHBORHOODS CHARACTER AREAS

The 2013 Eastside Westside Character Study identified six distinct character areas comprising the NCL and NCM zone districts of the Old Town Neighborhoods. Character districts were determined based on building age, size and height, as well as lot size, lot coverage and floor area ratio. Additional information about the neighborhood character districts can be found in the Old Town Neighborhoods Design Guidelines, available for download on the Old Town Neighborhoods Plan webpage: www.fcgov.com/otnp

TIMELINE OF NEIGHBORHOOD PLANNING EFFORTS & ZONING CHANGES

Eastside
Neighborhood
Plan 1986

New
Conservation
Zoning Districts 1991

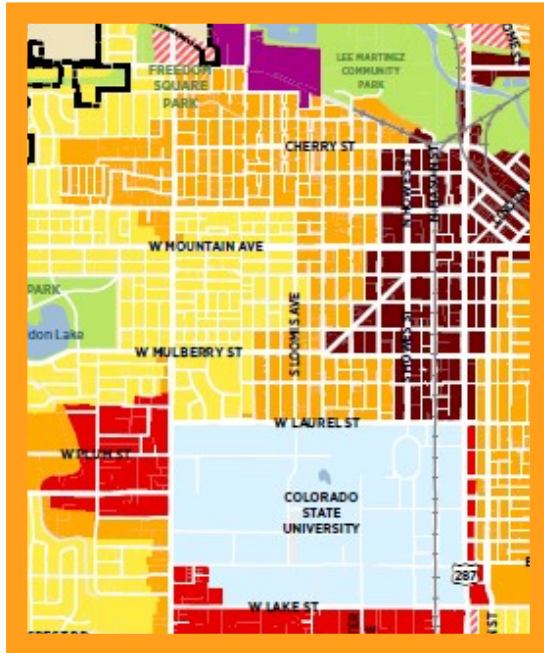
Carriage
House
Standards 2004

Old Town
Neighborhoods
Plan & Design
Guidelines 2017

1989 Westside
Neighborhood
Plan

1996 Eastside
Westside
Design Guidelines

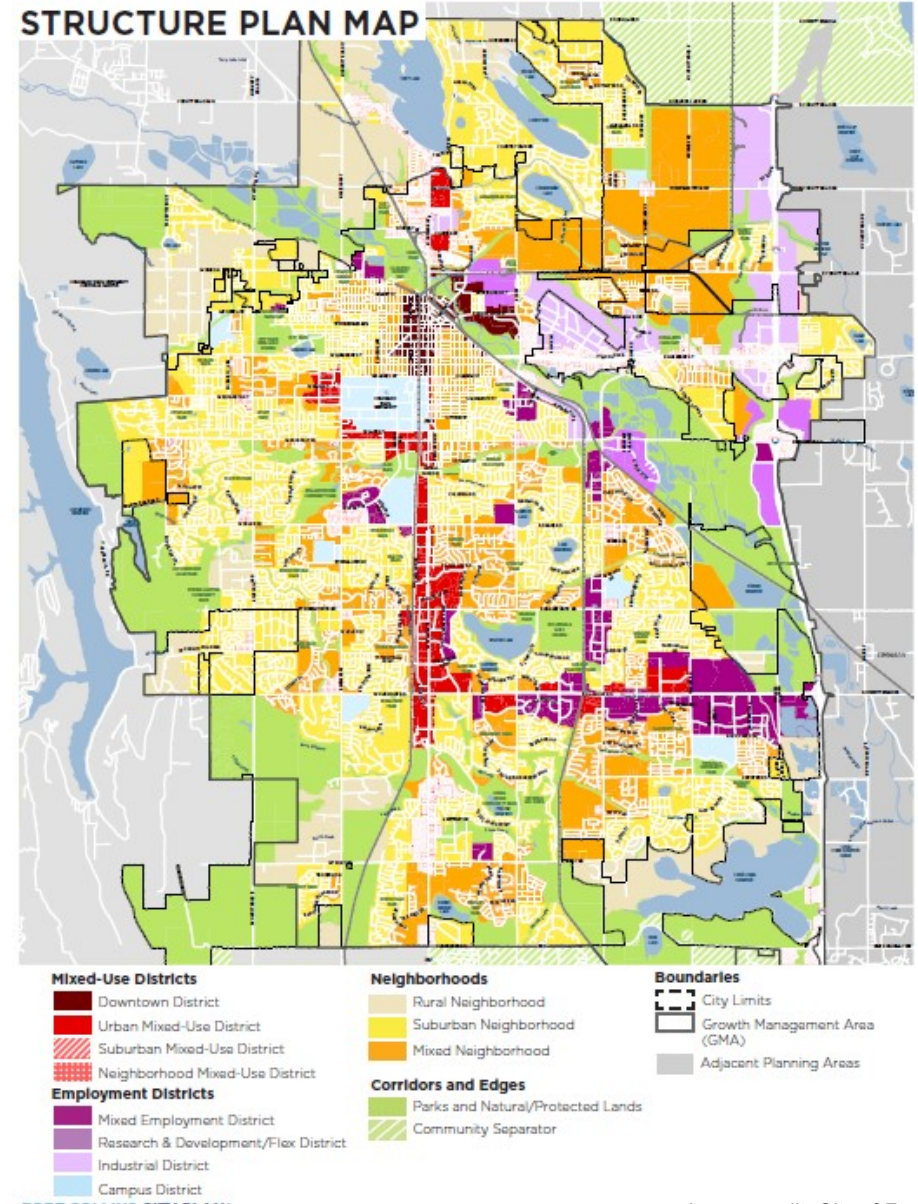
2013 Eastside Westside
Character Study
& Design
Standards



NCB

A PLACE WITHOUT
REAL PLACEMAKING...

OR IS IT?



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515 S. Meldrum | Primary with Carriage and Garage
1,724 sf primary + 1,400 sf carriage + 352 sf garage

SITE CONTEXT OUR NEIGHBORHOOD



617 S. Sherwood | Stucco Duplex Add-on
3,338 sf



627 S. Sherwood | Primary with Duplex
842 sf primary + 1,524 sf secondary



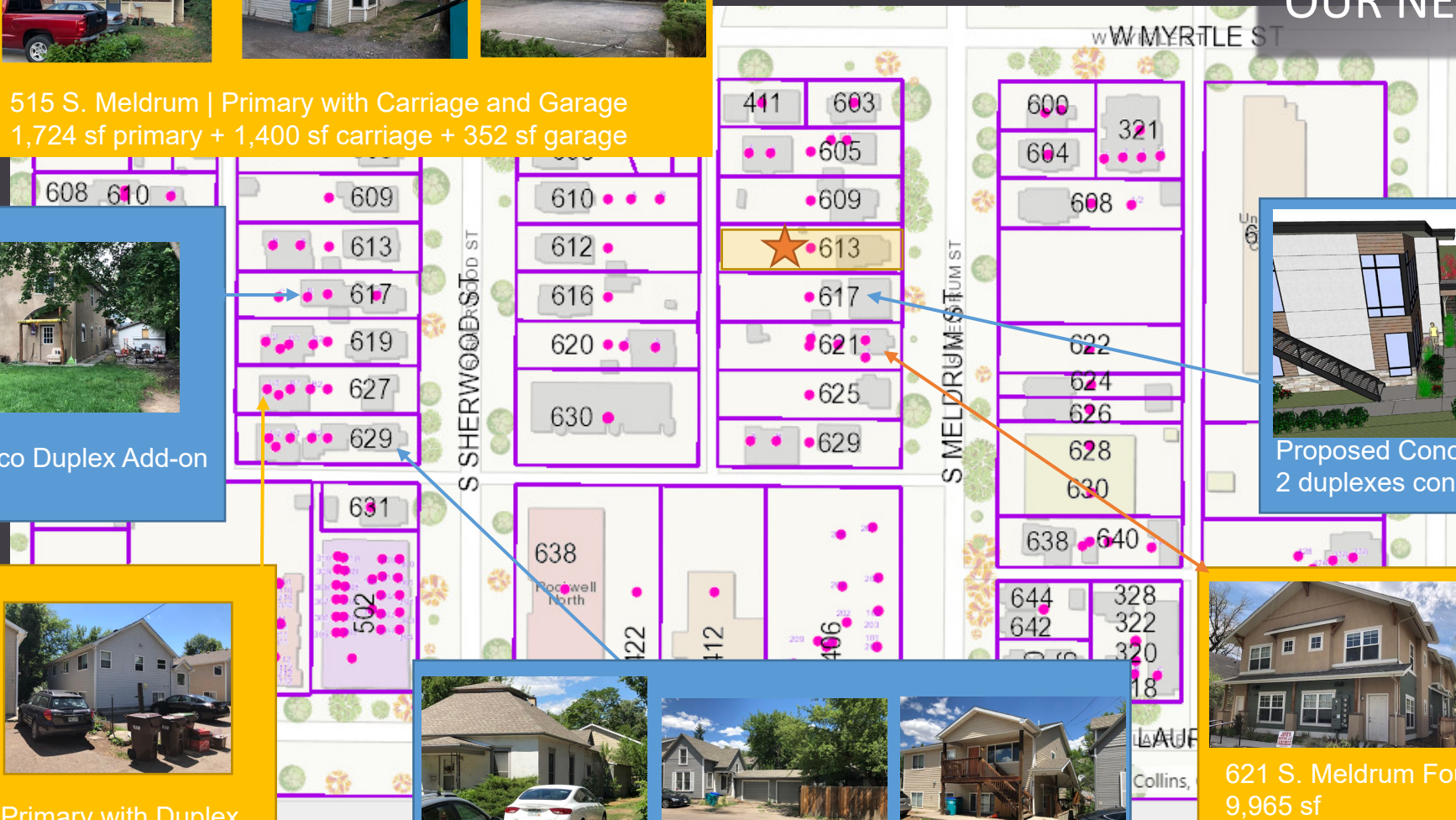
629 S. Sherwood | Primary with Addition and Sep. Unit
888 sf primary + 834 sf addition + 2,584 sf separate



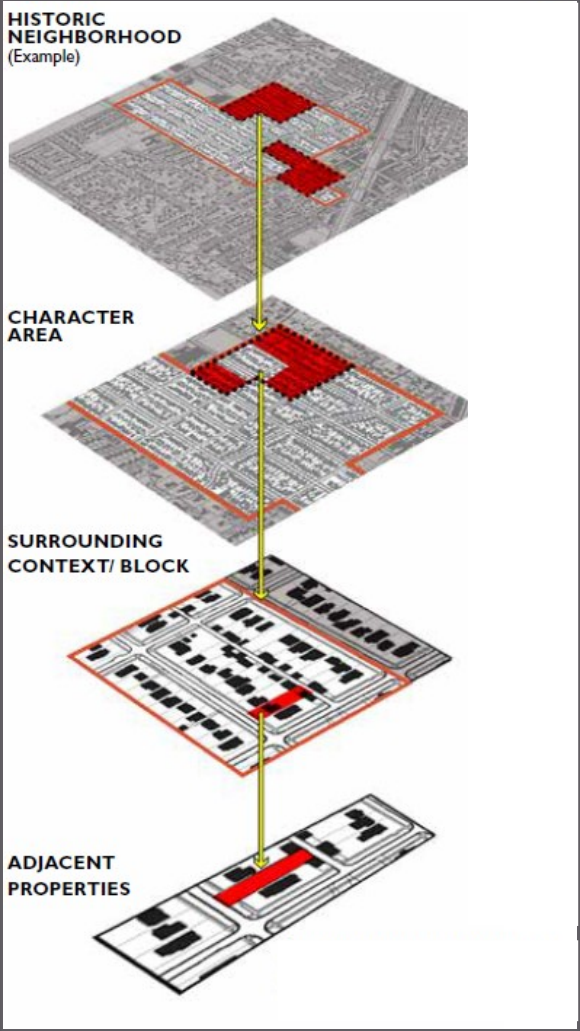
Proposed Concept for 617 S. Meldrum
2 duplexes connected by a patio roof



621 S. Meldrum Fourplex
9,965 sf



LEVELS OF CONTEXT



OTNP VISION STRUCTURE

Neighborhood Character
& Compatibility

Land Use & Transition Areas

Sustainability

Circulation & Mobility



Unique

- Diversity of Building Styles
- Historic Context
- Compatible Design
- Single-Family Character
- Landscaping and Tree Canopy



Livable

- Anticipate and Manage Change
- Smooth Transitions
- Neighborhood Identity
- Social Interaction
- High Quality of Life



Connected

- Enhanced Arterial Corridors
- Improved Connectivity
- Safe Travel Environment
- Walkability and Bikeability
- Grid Street Pattern



Sustainable

- Variety of Housing Choices
- Socioeconomic Diversity
- Connected Open Space Network
- Environmental Stewardship
- Adequate Infrastructure

LISTENING TO OUR COMMUNITY

CELEBRATING AND ENHANCING
THE QUALITIES THAT MAKE
THE NEIGHBORHOODS UNIQUE

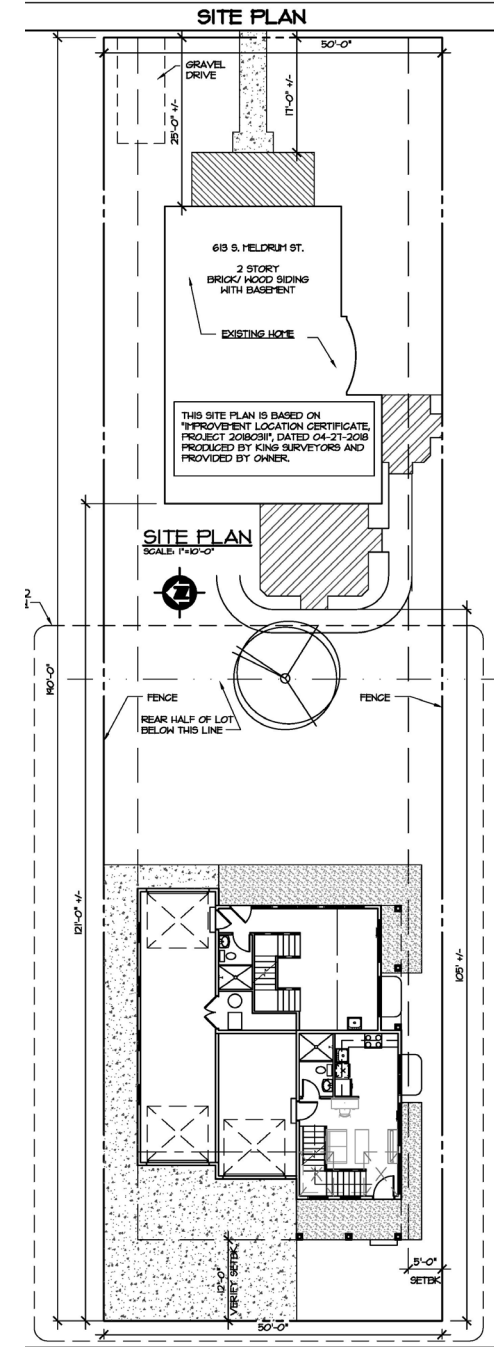


PREFFERED OPTION

AS PROPOSED IN MODIFICATION REQUEST

AREA CALCULATIONS:

SECOND FLOOR AREA = 1138 SQ. FT. INCL. STAIRS / APPROXIMATELY: 620 SQ. FT. ABOVE 7'-6" HT. / 510 SQ. FT. BELOW 7'-6"
 FIRST FLOOR AREA = 1578 SQ. FT. (848 SQ. FT. LIVING SPACE / 730 SQ. FT. GARAGE)
 BASEMENT = 848 SQ. FT.



OF ALL
POSSIBLE
OPTIONS

PROPOSED ENHANCED
CARRIAGE HOUSE IS
EQUAL OR BETTER
&
BEST INTERESTS OF
PUBLIC GOOD

1



ADDITION TO PRIMARY HOME

2

DEVELOP TWO CARRIAGE HOMES,
CARRIAGE HOME & ADU, or
CARRIAGE HOME, ADU & SHED

3



DEVELOP DUPLEX

4

DEMOLISH EXISTING STRUCTURE,
DEVELOP NEW

PLAN B – DUEL CARRIAGE HOMES

PERMITTED IN CURRENT L.U.C.

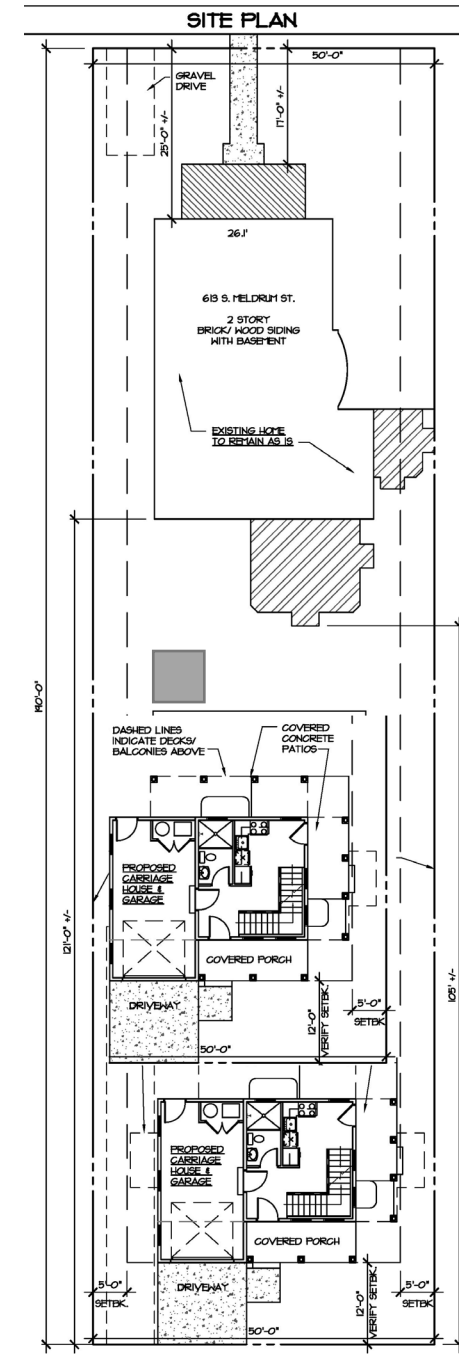
AREA CALCULATIONS:

SECOND FLOOR AREA = 630 SQ. FT. INCL. STAIRS (318 SQ. FT. ABOVE 7'-6" HT. / 252 SQ. FT. BELOW 7'-6")

FIRST FLOOR AREA = 600 SQ. FT. (296 SQ. FT. LIVING SPACE (INCL. STAIRS) / 304 SQ. FT. GARAGE)

BASEMENT = 254 SQ. FT. (198 SQ. FT. LIVING SPACE / 56 SQ. FT. STOR. & STAIRS)

X2
+ SHED



PREFFERED OPTION

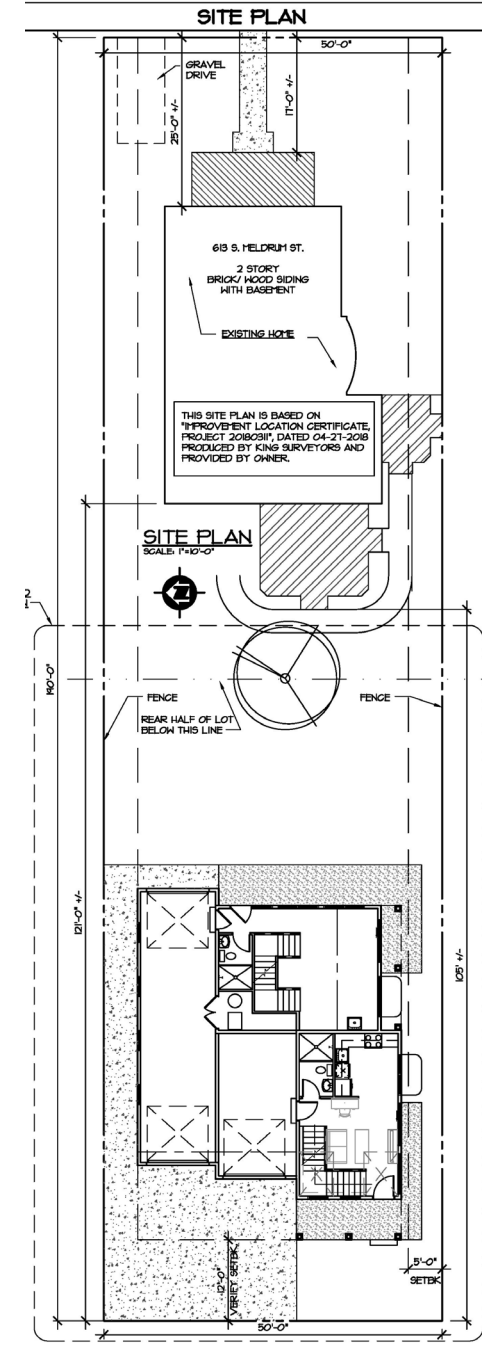
EQUALLY GOOD OR BETTER & BEST INTEREST OF PUBLIC GOOD

AREA CALCULATIONS:

SECOND FLOOR AREA = 1138 SQ. FT. INCL. STAIRS / APPROXIMATELY: 620 SQ. FT. ABOVE 7'-6" HT. / 510 SQ. FT. BELOW 7'-6"

FIRST FLOOR AREA = 1578 SQ. FT. (848 SQ. FT. LIVING SPACE / 730 SQ. FT. GARAGE)

BASEMENT = 848 SQ. FT.



THANK YOU FOR
YOUR CONSIDERATION

QUESTIONS?

