

Conceptual Review Agenda

Schedule for 05/21/20

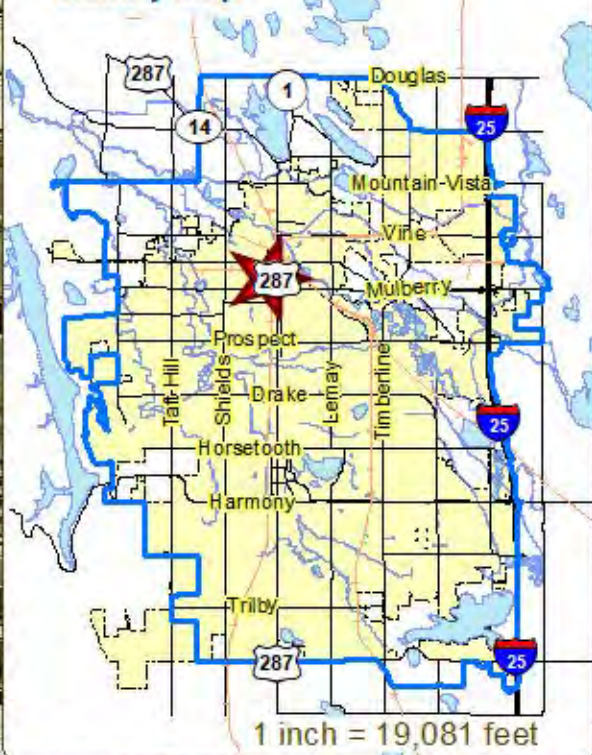
Meetings hosted via Zoom Web Conferencing

Thursday, May 21, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	140 E Oak St Multi-Family CDR200040	Katy Thompson 970-224-5828 katy.thompson@ripleydesigninc.com	This is a request to develop a 6-story mixed-use building with ground floor office and commercial spaces and affordable housing units at 140 E Oak Street (parcel # 9712318921). 78 dwelling units, and 54 off-street parking spaces are proposed for the project. Future access will be taken from Remington Street directly to the east. The property is within the Downtown (D) zone district and the Historic Core sub-district. This project is subject to a Planning & Zoning Board (Type 2) Review.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Tenae Beane
10:15	803 E Mulberry St Offices CDR200041	Rucker Hill 970-776-6865 rucker@ruckerhill.com	This is a request for a two-story rear addition totaling This is a request for a two story rear addition totaling approximately 1,900 square feet, as well as the reconfiguration of parking spaces at 803 E Mulberry Street (parcel #: 9713107001). Access is taken from Cowan Street directly to the west. The site has 4 existing parking spaces, and the proposal would add two more parking stalls. The property is within the Limited Commercial (CL) zone district and is subject to a Major Amendment (MJA) process.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Todd Sullivan
11:15	530 Cherry St Multi-Family CDR200042	Michael Jensen 970-222-8136 mike@fortcollinsre.com	This is a request to convert an existing single-family dwelling at 530 Cherry Street (parcel # 9711119009) into a multi-family dwelling with 4 units. The proposal includes 4 off-street parking spaces. Access is taken from N Whitcomb Street to the west. The site is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan

140 E Oak St Multi-Family

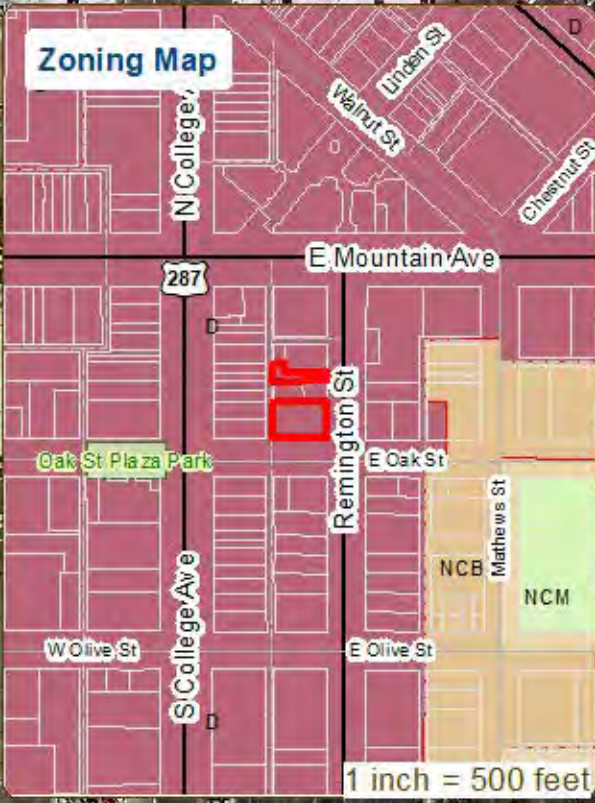
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

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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) _____

Katy Thompson, consultant

Business Name (if applicable) Ripley Design, Inc.

Your Mailing Address 419 Canyon Ave, Suite 200, Fort Collins, CO 80521

Phone Number 970-224-5828 Email Address katy.thompson@ripleydesigninc.com

Site Address or Description (parcel # if no address) 140 East Oak Street

Description of Proposal (attach additional sheets if necessary) See attached.

Proposed Use Multi-family and mixed-use Existing Use Vacant lot

Total Building Square Footage _____ S.F. Number of Stories 6 Lot Dimensions .51 acres (see ALTA for specific 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 [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 No increase. Existing site consists of asphalt and compacted gravel. _____ 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?

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
(140 EAST OAK STREET)

DESCRIPTION:

Lots 23, 24, 25, 26 and 29, and the Westerly 33 feet of Lot 30, all in Block 121 of the City of Fort Collins, County of Larimer, State of Colorado,
And
The Westerly 80 feet of Lots 27 and 28, Block 121 of the City of Fort Collins, County of Larimer, State of Colorado.

NOTES:

1) Fidelity National Title, Commitment No. 100-N0025740-00-JY, dated January 23, 2020 was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

Schedule B - Section II Exceptions:

Item 5 - Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.

Item 9 - Terms, conditions, provisions, agreements and obligations contained in the Easement for Construction and Maintenance of Power Line granted to the City of Fort Collins, Colorado, a municipal corporation as set forth below:
Recording Date: October 2, 1978.
Recording No.: Book 1895 at Page 353. As shown hereon.

Item 10 - Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 46, 1981 as set forth below:

Recording Date: August 17, 1983
Recording No.: Book 2233 at Page 473

Note: Amended by Ordinance No. 162, 1981 recorded August 17, 1983 in Book 2233 at Page 479.

Note: Amended by Ordinance No. 2, 1983 recorded August 17, 1983 in Book 2233 at Page 483.

Note: Ordinance No. 10, 2008 in connection thereto recorded January 21, 2010 at Reception No. 20100003927. Nothing plotted, documents are blank in nature, inclusive of subject property.

Item 11 - An Easement contained in Deed recorded January 9, 1997 at Reception No. 97001702. As shown hereon.

Item 12 - A Non-exclusive easement for vehicular access as evidenced by instrument recorded January 29, 1997 at Reception No. 97005864. As shown hereon.

2) FLOOD ZONE DESIGNATION: According to FIRM Panel 08069C0979H for Larimer County, dated May 2, 2012, this tract lies within an area of minimal flood hazard (Zone X).

3) Gross land area is 22,331 square feet, or 0.513 acres, more or less.

4) Vertical Bench Mark - City of Fort Collins benchmark 5-00, elevation 4978.02 (NAVD 88 datum)

5) Zoning information not provided by the client.

6) Subject property contained no buildings at time of field survey.

7) The final unit of measurement for this survey is U. S. Survey Feet.

8) The Basis of Bearings is the West right-of-way line of Remington Street as bearing South 00°19'03" West (assumed bearing), and monumented as shown on drawing.

9) The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guarantee, expressed or implied.

10) Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.

11) For easements created by separate document and shown hereon refer to record document for specific terms.

12) A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed under the surveyor's certification for their use and review.

13) Not all documents listed in title commitment are locatable or definable. Those easements that are definable by their descriptions are shown hereon. Owner, Client and others should refer to the title commitment and those documents listed herein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.

14) This survey is a draft. Monuments have not been set. Monuments will be set or upgraded prior to finalizing survey.

SURVEYOR'S CERTIFICATE:

To: Housing Catalyst; The Fort Collins, Colorado Downtown Development Authority, a body corporate and politic; and Fidelity National Title.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 11, 13, and 20 of Table A thereof. The fieldwork was completed on February 14, 2020.

Robert C. Tinsley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

DRAFT
04/07-20
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION



VICINITY MAP
1" = 2000'



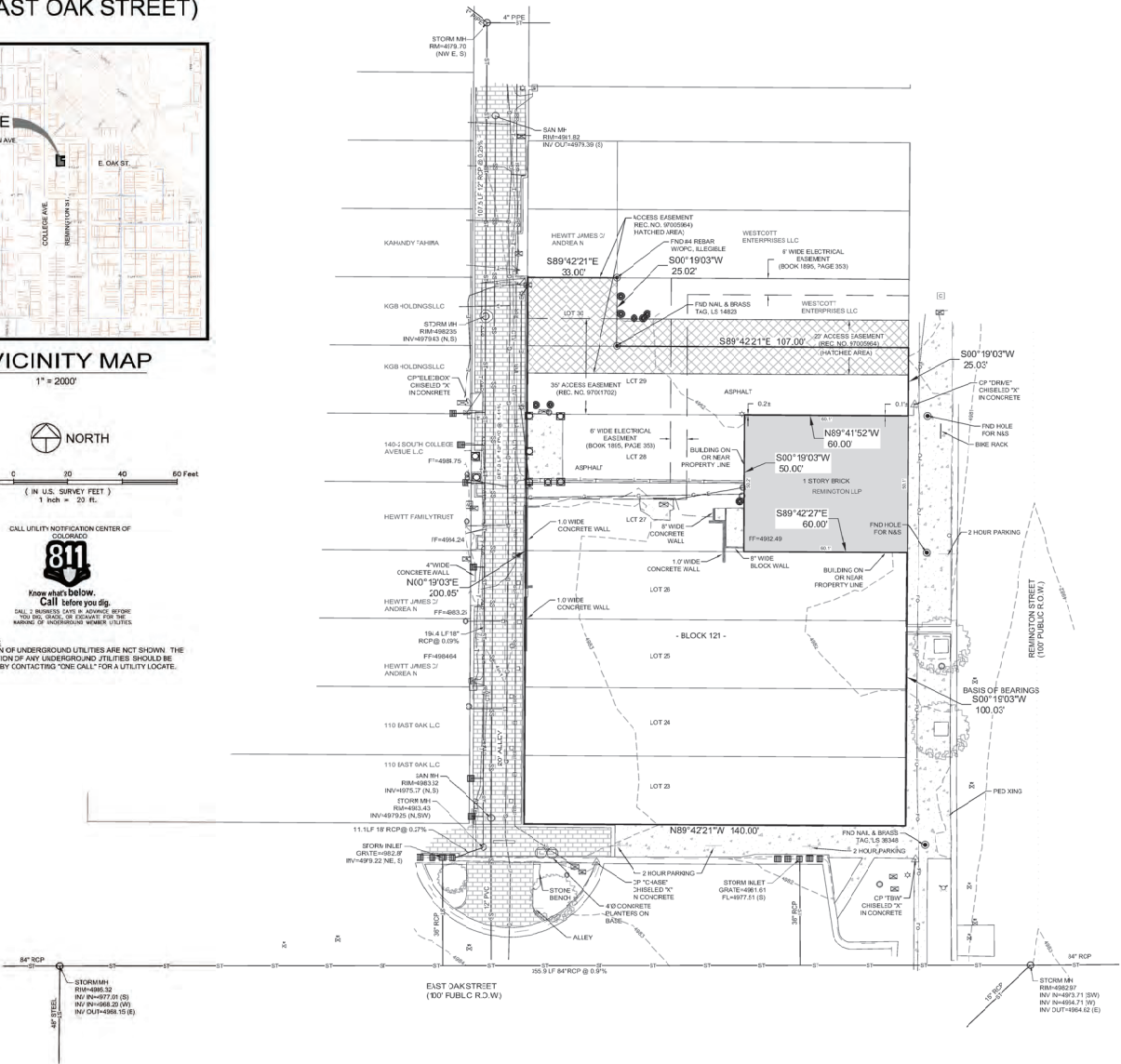
0 20 40 60 Feet
1" = 20 Feet
(IN U.S. SURVEY FEET)
1 inch = 20 feet

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.
CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE NAME OF UNDERGROUND UTILITY.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.



NOTICE:
This plat is a preliminary survey. It is not to be used for any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

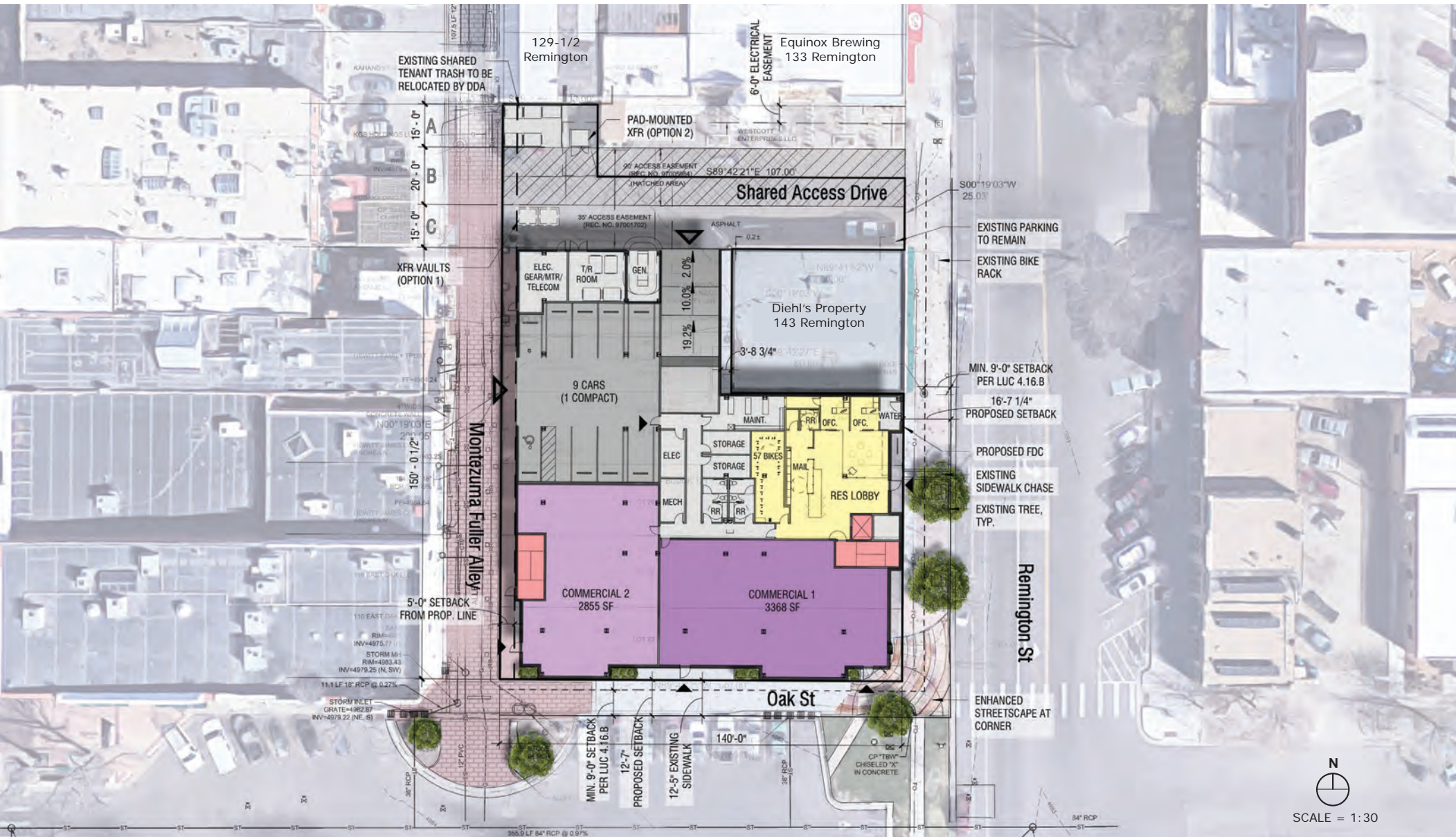
CUSTOMER:
12
TOWNSHIP:
7 N
RANGE:
69 W
Book 476, Page 244

NORTHERN ENGINEERING
NORTH
1000 10TH AVENUE, SUITE 301, FORT COLLINS, COLORADO 80502
970.232.1438
www.northerneng.com

DATE: 04/07/20
SCALE: 1" = 20'
REVIEWED BY: B. Tinsley
CLIENT: H. Catalyst
DRAWN BY: M. Strickland

ALTA/NSPS LAND TITLE SURVEY
140 EAST OAK STREET
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet



SITE PLAN

SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020



N

 SCALE = 1:30



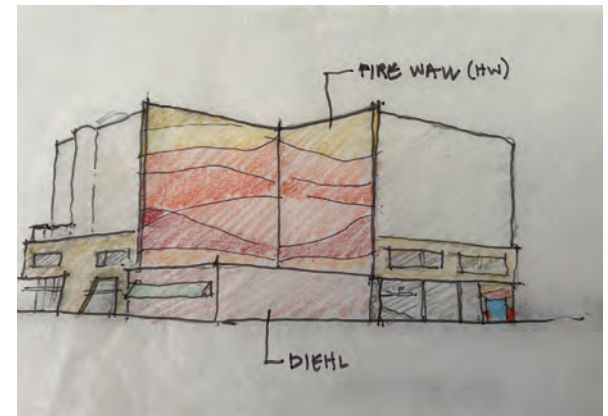
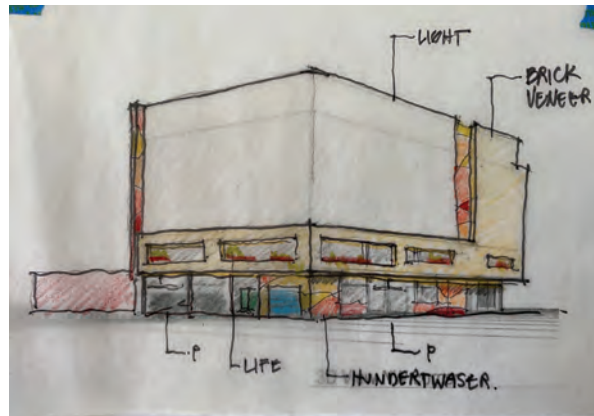
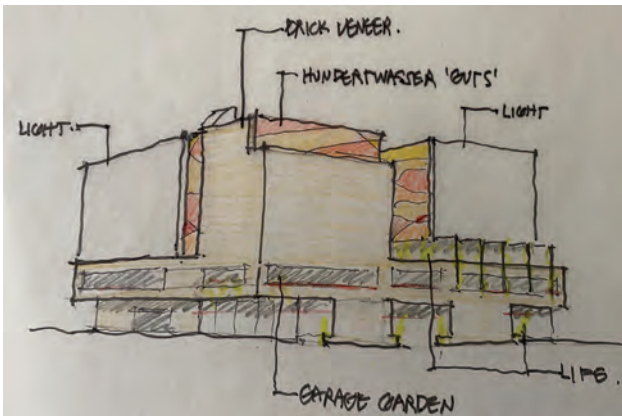
LEVEL 2 PLAN
 SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020



N
 SCALE = 1:30



LEVEL 3 PLAN
 SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020



CONCEPTUAL ARCHITECTURAL SKETCHES

SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020





9:00AM

12:00PM

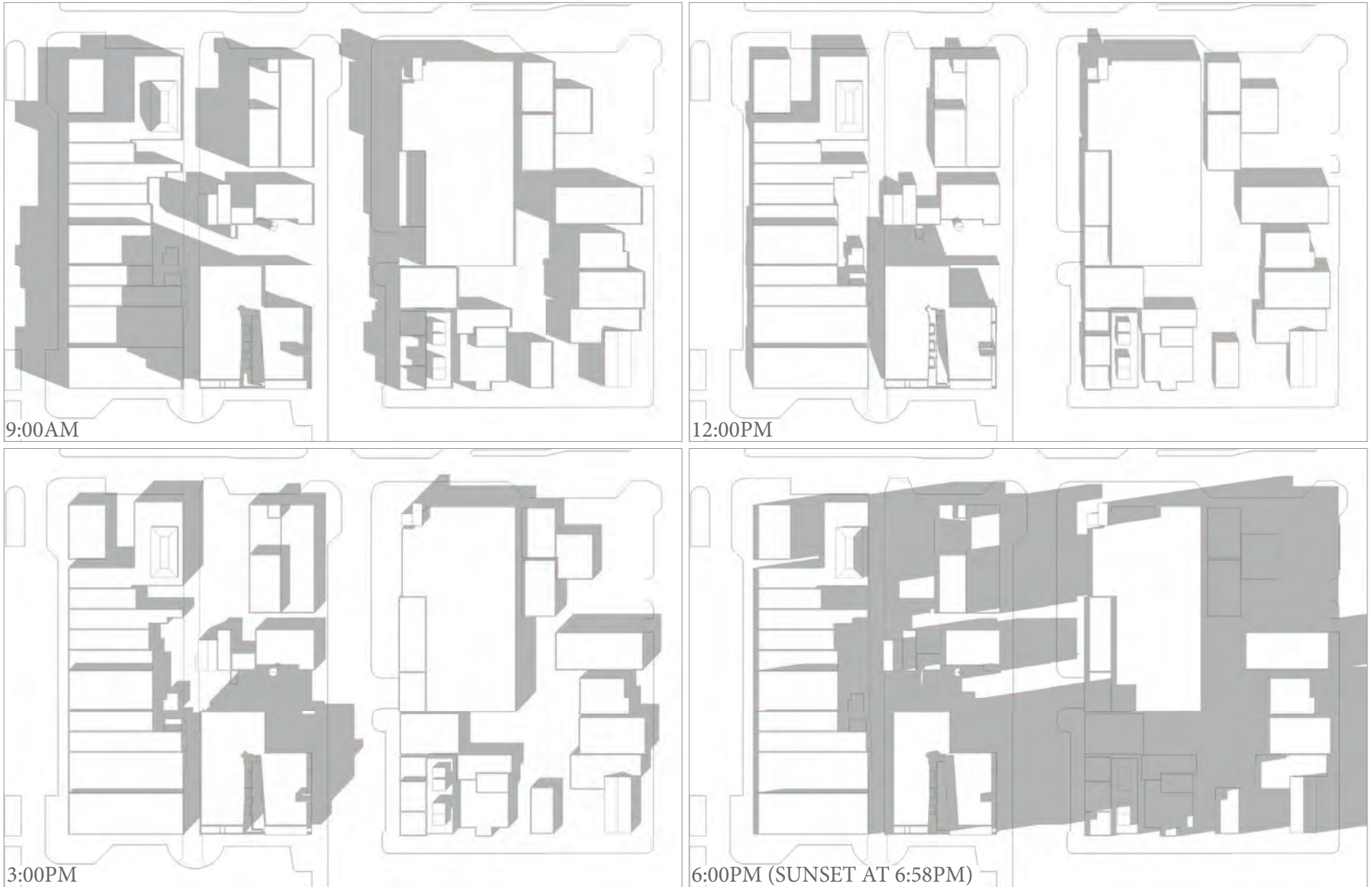
3:00PM

6:00PM (SUNSET AT 8:31PM)



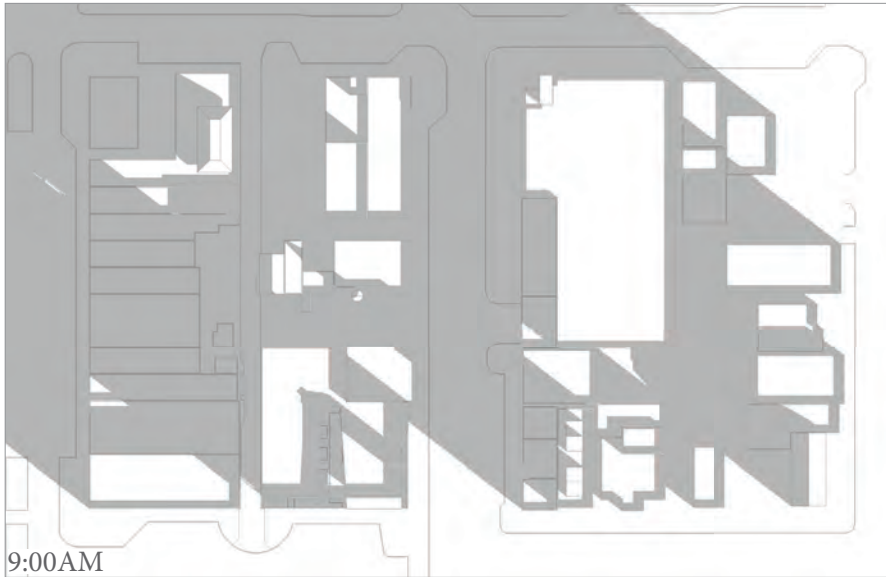
SOLAR STUDY - JUNE 20TH

SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020



SOLAR STUDY - SEPTEMBER 21ST

SPARK Multi-Family Development
 140 East Oak St. Fort Collins, CO 80524
 5/6/2020



9:00AM



12:00PM



3:00PM



6:00PM (SUNSET AT 4:39PM)



SOLAR STUDY - DECEMBER 21ST

SPARK Multi-Family Development
140 East Oak St. Fort Collins, CO 80524
5/6/2020



land planning □ landscape architecture □ urban design □ entitlement

Spark Multi-Family Development

Conceptual Review Narrative

May 7, 2020

(a) What are you proposing/use?

The project located at 140 East Oak Street includes the new construction of a single building with the ground floor used as ancillary community, office, and commercial spaces and affordable residential housing above. The affordable units would range from 30%-80% AMI, with a total average of 60% AMI.

(b) What improvements and uses currently exist on the site?

All existing buildings have been demolished and cleared, and the site is currently vacant. The building on 143 Remington St, located directly northeast of our site, is to remain. There is an existing shared trash enclosure (managed by the DDA) on site which will be relocated by the DDA prior to final plan approval. The shared trash enclosure will be relocated to the northwest corner of the site within an existing access easement. The transformer will be relocated as well. The developer is currently working with light and power on relocation options.

(c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.

The main residential entrance of the building will face Remington Street to the east, and the primary vehicular access into the 2nd level parking garage will come off of the shared access drive to the north. Placing the primary parking entrance off shared drive meets code requirements. It also maximizes the 1st level store frontage along Remington St, Oak St, and Montezuma Fuller Alley, which aligns with the context of the surrounding neighborhood. Additional parking will be located on the ground-floor and will be accessed from Montezuma Fuller Alley.

(d) Describe site design and architecture.

The architecture will consist of a 6-story structure, with residential housing located on the 3rd-6th stories. The 2nd story will contain the primary parking garage for the building, and an additional parking area will be located on the ground floor. Note that underground parking was explored; however, the specific site logistics and configuration make this option cost prohibitive.

A 3rd level terrace will be provided as any amenity space for residents and tenants of the building. We are also exploring opportunities to incorporate site furnishings, raised planters, and special paving designs into the streetscape to activate the intersection at Oak and Remington.

Thinking outside of the box for over two decades.

The design of the site and architecture will embody the enthusiasm that our team holds to provide downtown Fort Collins with a well-executed affordable housing project through the use of imaginative forms and materials. This idea will be further explored through the design process with the intent of complementing the surrounding neighborhood while sparking curiosity and imagination for what we believe will be a wonderful addition to our community.

Site and Building Metrics:

- Height: Approx. 71'
- Units: Approx. 78 (including 3 studios, 60 one beds, and 15 two-beds)
- Office/Retail: Approx. 8,000 square feet

- On-Site Parking Required: 47 Residential Parking Spaces*
+8 General Office Spaces
55 Total Parking Spaces

- On-Site Parking Provided: 54**

- Bike Parking Required: 93 Residential Parking Spaces
+2 General Office Spaces
95 Total Bike Parking Spaces (57 Enclosed/38 Fixed)

- Bike Parking Provided: 57 Enclosed (Internal to Building)
+38 Fixed (Exterior wall and ground mounted racks proposed)
95 Total Bike Parking Spaces

* The residential parking requirement uses TOD parking standards and assumes 50% of the units will be 60% AMI or less for an additional 50% parking reduction on those units which are under the 50% AMI.

**Parking requirements will be met through alternative compliance. A parking study will be completed to accompany this request.

Building Setbacks:

- Remington Street:
 - 1st floor setback from curb: 16'-7"
 - 2nd floor setback from curb: 16'-7"
- Oak Street:
 - 1st floor setback from curb: 12'-7"
 - 2nd floor setback from curb: 12'-7"
- Montezuma Fuller Alley:
 - 1st floor setback from alley (property line): 5'
 - 2nd floor setback from alley (property line): 0'
- Side and Rear Lot Lines:
 - 0'

Please refer to the conceptual building diagrams included in this submittal for additional information.

(e) How is your proposal compatible with the surrounding area?

The building and site will be designed with the surrounding neighborhood in mind in regards to building massing, height, circulation, and character. To address massing compatibility, an averaged stepback of at least 10' will occur along both Remington and Oak Streets at the 3rd level which will provide an appropriate scale transition to opposing blocks. We believe this meets the intent of the code Article 4.16(C)(3)(a): *Stepbacks may be continuous or may vary with a twenty (20) foot stepback counting towards the calculation of the required ten (10) foot average.* An additional 6th story setback is provided along Oak St at the southwest corner of the building.

Materiality will also be an important consideration to the building's compatibility with the existing neighborhood as we move further into the design process.

Additionally, we believe there is ample opportunity in the Downtown District for infill development. As these properties develop in the future, Spark's building height will become even more compatible with the surrounding neighborhood.

(f) Is water detention provided? If so, where? (show on site plan)

Detention will not be provided on site as is typical for Old Town District redevelopments.

(g) How does the site drain now (on and off site)? Will it change? If so, what will change?

The site currently drains via sheet flow to the east, and discharges into Remington Street through a sidewalk chase and into the curb. The drainage design will likely utilize the existing 30-inch storm lateral which is connected from an existing inlet on the south side of the site.

(h) What is being proposed to treat run-off?

Storm water runoff will be treated through LID planter beds located on the 3rd level terrace, and will be designed to meet the City's criteria to the maximum extent possible.

(i) How does the proposal impact natural features?

The site is located within an urban setting and will not have any impact on natural features.

(j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?

The proposed building will be fully sprinklered using a NFPA13 sprinkler system. In addition, our team has confirmed that the minimum requirements for fire flow of 1500 gpm at 20 psi are met, and can provide additional documentation upon request.

(k) Are there any unusual factors and/or characteristics present that may restrict or affect your proposal?

The proposed site and building design strive to balance Fort Collins' Land Use code requirements with the overall goals of the City Plan, particularly in the aspect of providing affordable housing and density. When comparing initial cost estimates for various building

scenarios, we've discovered that the additional cost per unit when going from 7 stories to 6 stories is approximately 10%, and going from 6 stories down to 5 stories increases the cost for each unit again by almost 18%. We look forward to the opportunity of working alongside staff to promote the City's vision while also providing a beautiful addition to our community.

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662 www.ripleydesigninc.com

803 E Mulberry St Offices

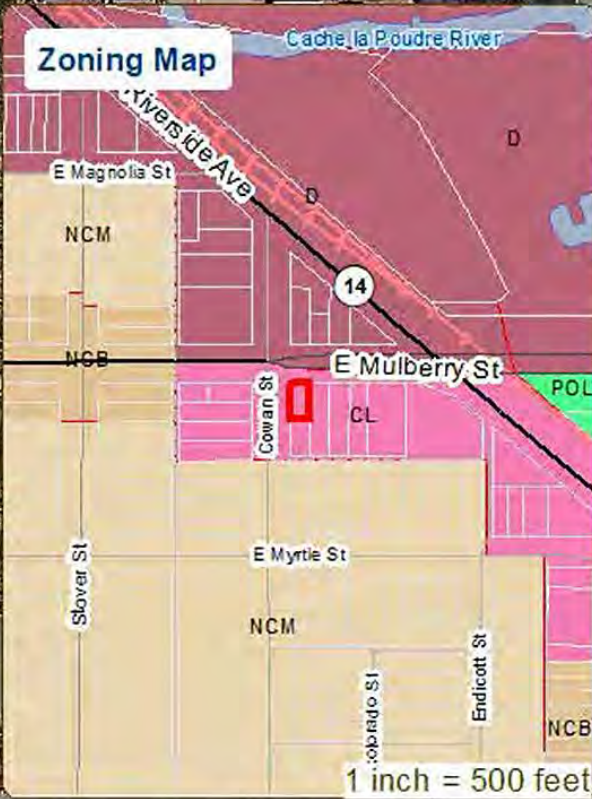
Vicinity Map



Aerial Site Map



Zoning Map



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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) Rucker Hill: Designer; Ryan Fertig: GC; Gary Emery: Owner

Business Name (if applicable) Emery Counseling
Your Mailing Address 2600 W. Prospect Rd., 80526
Phone Number 970.776.6865 Email Address rucker@ruckerhill.com
Site Address or Description (parcel # if no address) 803 E. Mulberry St, 80524

Update existing structure: electrical, insulation, windows, plumbing, roof, etc.

Description of Proposal (attach additional sheets if necessary) 2-Story rear addition(Footprint: 879 sf; Upstairs: 992 sf) providing 2 addt'l baths, 2 addt'l offices(1 for admin/1 for addt'l counselor)
Switch access of existing parking (which rarely fits more than 4 vehicles) to all pull in angled slots for 6 vehicles.

Proposed Use Same as current. Existing Use Counseling offices.
Total Building Square Footage 2,702 S.F. Number of Stories 2 Lot Dimensions 50 x 96
Age of any Existing Structures 1910

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.

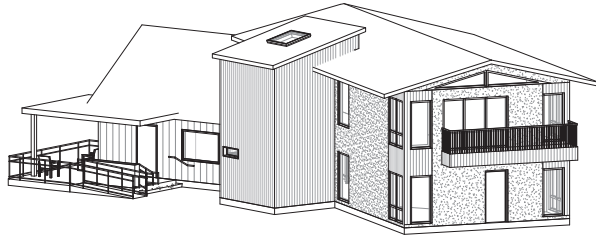
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? Little, if any risk at all.

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

Increase in Impervious Area 879 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:

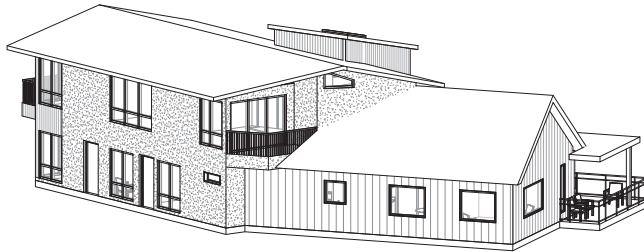
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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



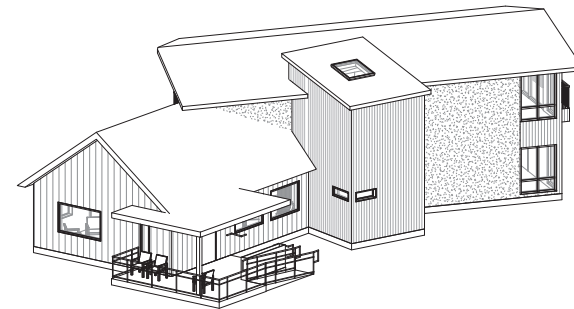
④ 3D Exterior 4



③ 3D Exterior 3



② 3D Exterior 2

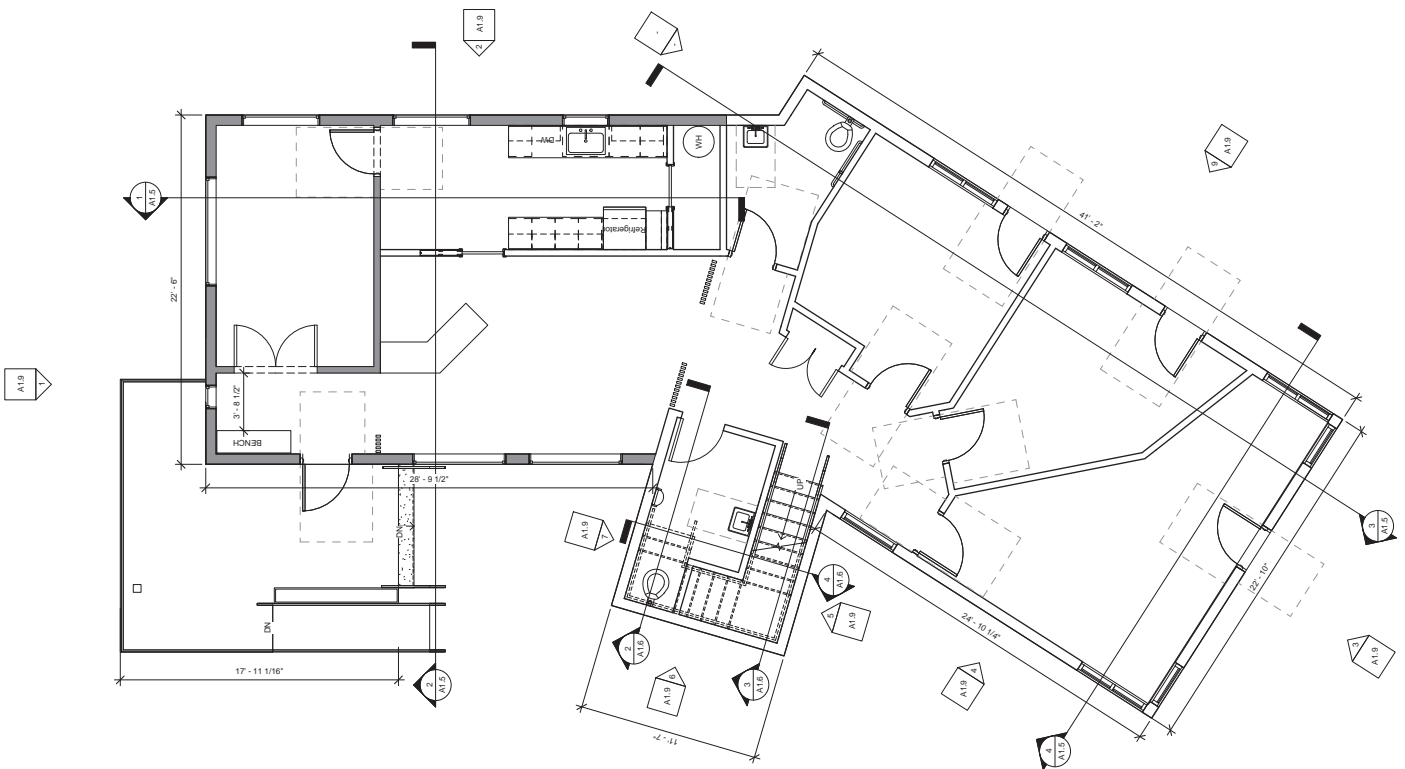


① 3D Exterior

No.	Description	Date

Emery Counseling
 803 E. Mulberry St.
 Fort Collins, CO 80524





PARTITION LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL

① Level 1
1/4" = 1'-0"

No.	Description	Date

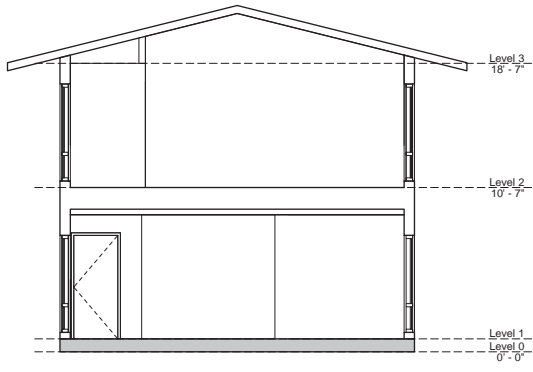
Emery Counseling
803 E. Mulberry St.
Fort Collins, CO 80524



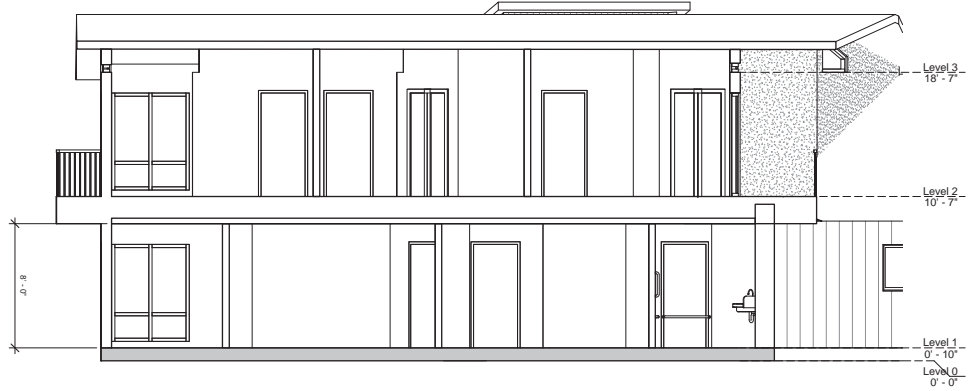
1st Level

A1.3

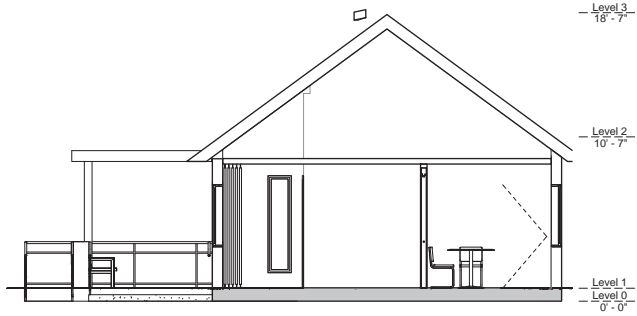
No.	Description	Date



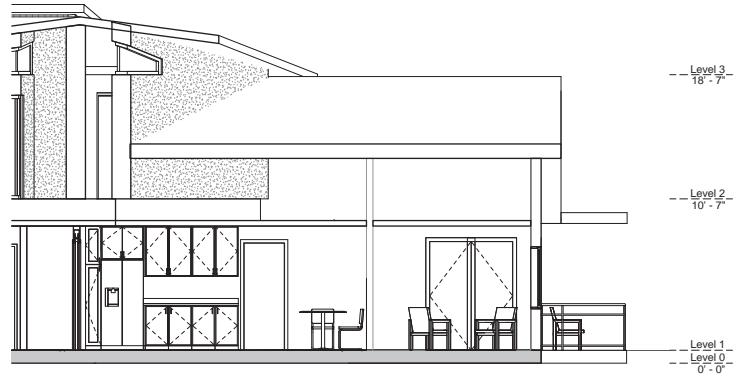
⑤ Section 5
1/4" = 1'-0"



③ Section 7
1/4" = 1'-0"



② Section 9
1/4" = 1'-0"



① Section 8
1/4" = 1'-0"

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Fort Collins, CO 80524



Building Sections

A1.5

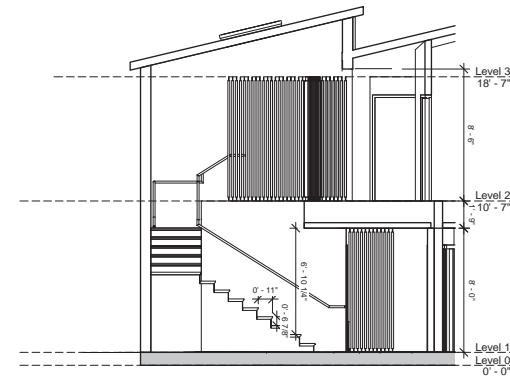
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		Date

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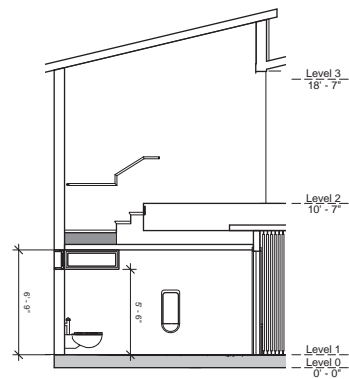


Stairs

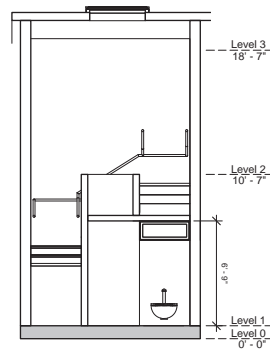
A1.6



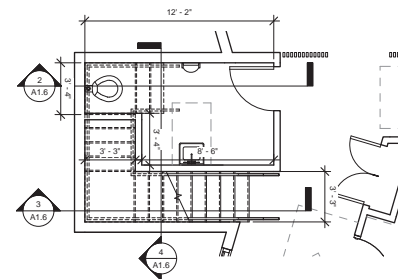
3 STAIR SECTION 3
1/4" = 1'-0"



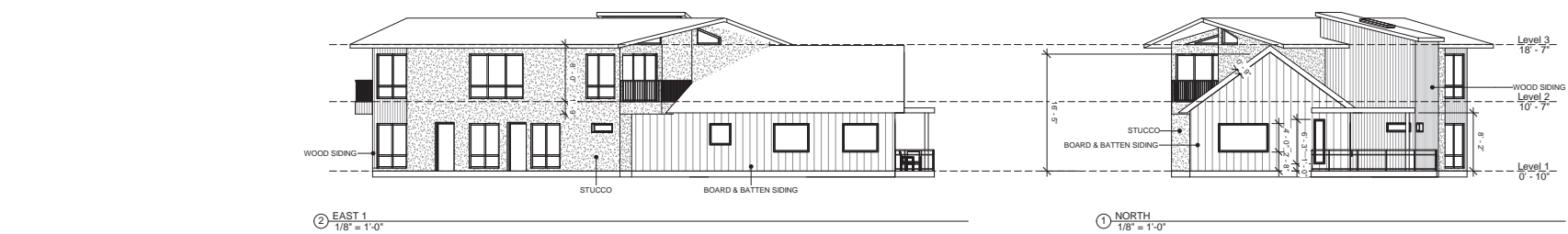
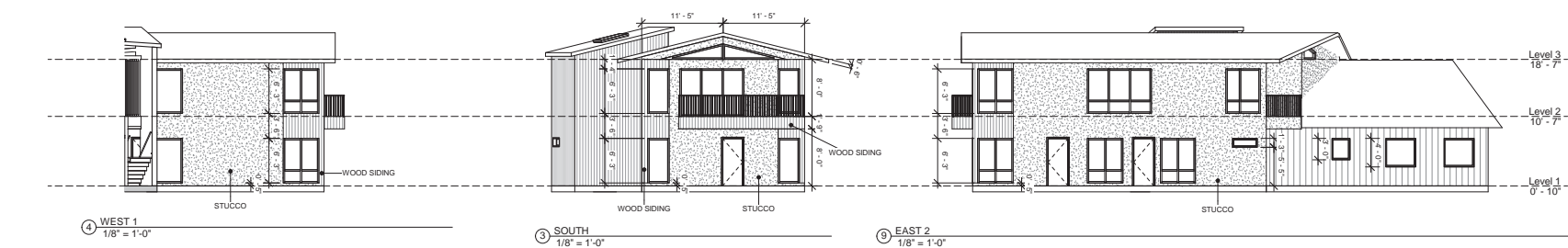
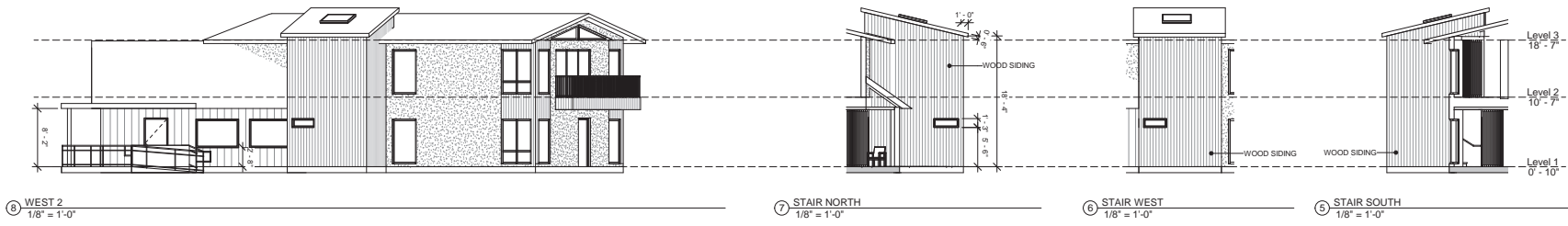
2 STAIR SECTION 2
1/4" = 1'-0"



4 STAIR SECTION 1
1/4" = 1'-0"



1 Level 1 - STAIRS
1/4" = 1'-0"



No.	Description	Date

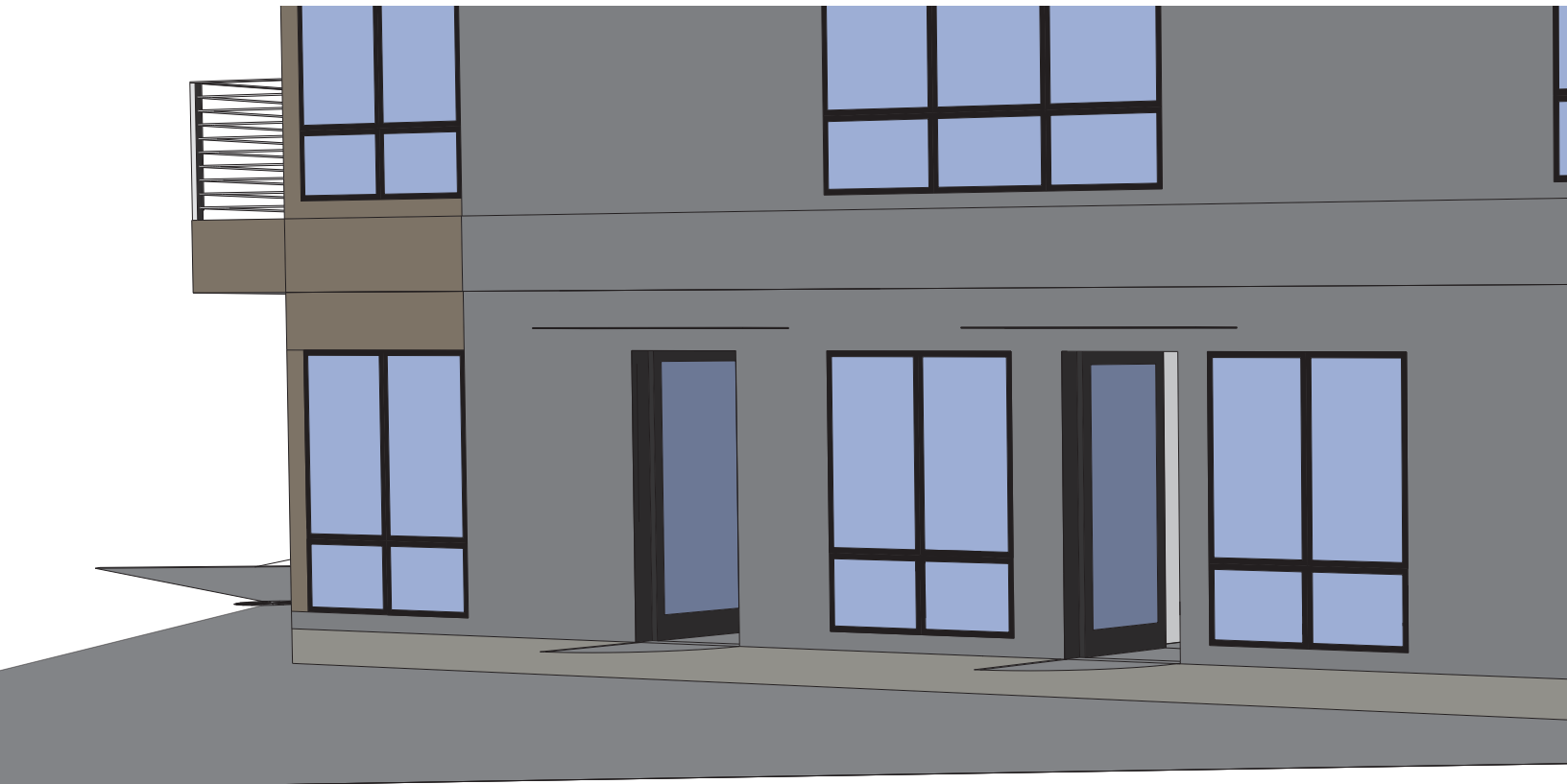
Emery Counseling
803 E. Mulberry St.
Fort Collins, CO 80524



Exterior Elevations

A1.9

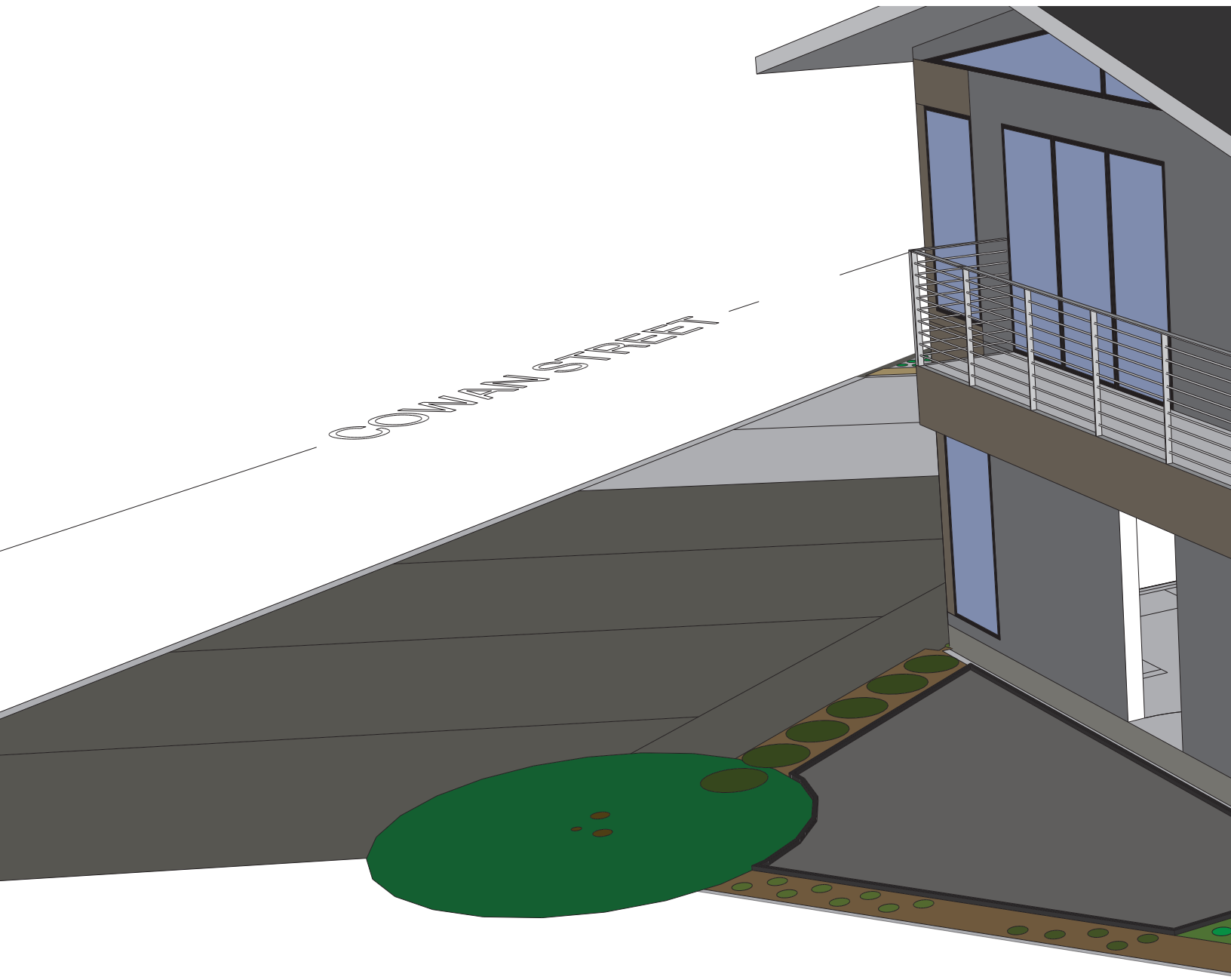






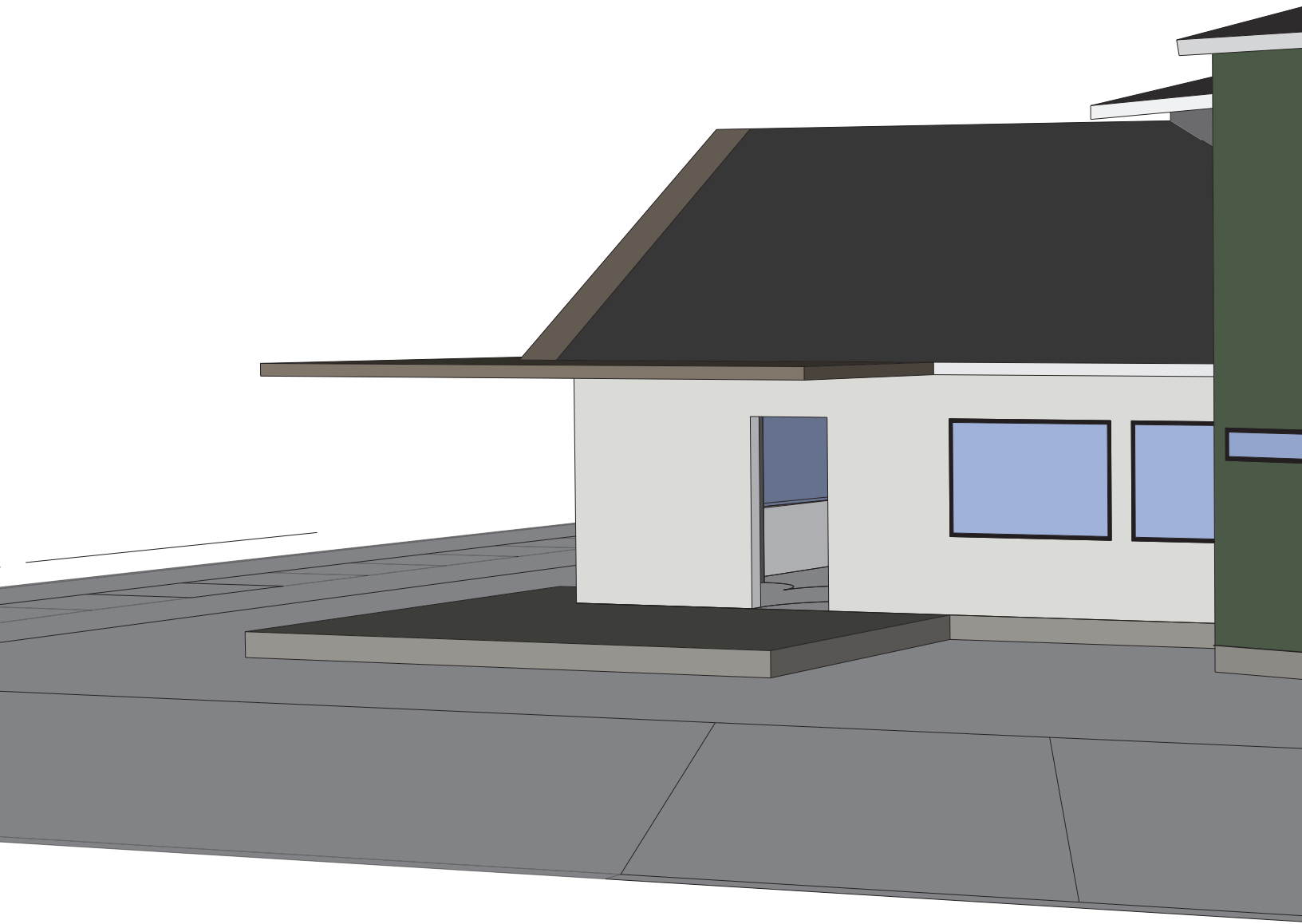
www.lbfm.com





COWAN STREET





COMMAN ST

530 Cherry St Multi-Family

Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges 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 and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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 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.

"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) Michael Jensen, Manager

Business Name (if applicable) TJM Partners, LLC

Your Mailing Address 500 E Oak Street, Fort Collins, CO 80524

Phone Number 970-222-8136 Email Address mike@fortcollinsre.com

Site Address or Description (parcel # if no address) 530 Cherry Street, Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED

Proposed Use 4 Units Existing Use Single family and NCM Zoning

Total Building Square Footage 1521 S.F. Number of Stories 1 Lot Dimensions 100' x 89.96'

Age of any Existing Structures 1910

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 25' x 25' (625 sq ft) 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?

530 Cherry Street, Fort Collins, CO 80524

Description of Proposal: Plan A – Detached Addition

This is a request to convert the existing single-family residence at 530 Cherry Street to 4 units (Parcel #97111-19-009). The existing building main level is 721 sq. ft. (basement 800 sq. ft.) and a 25' x 25' (625 sq. ft.) addition is proposed as separate space constructed on the northeast corner of the property. The lot is 9,000 square feet with frontage on Whitcomb Street.

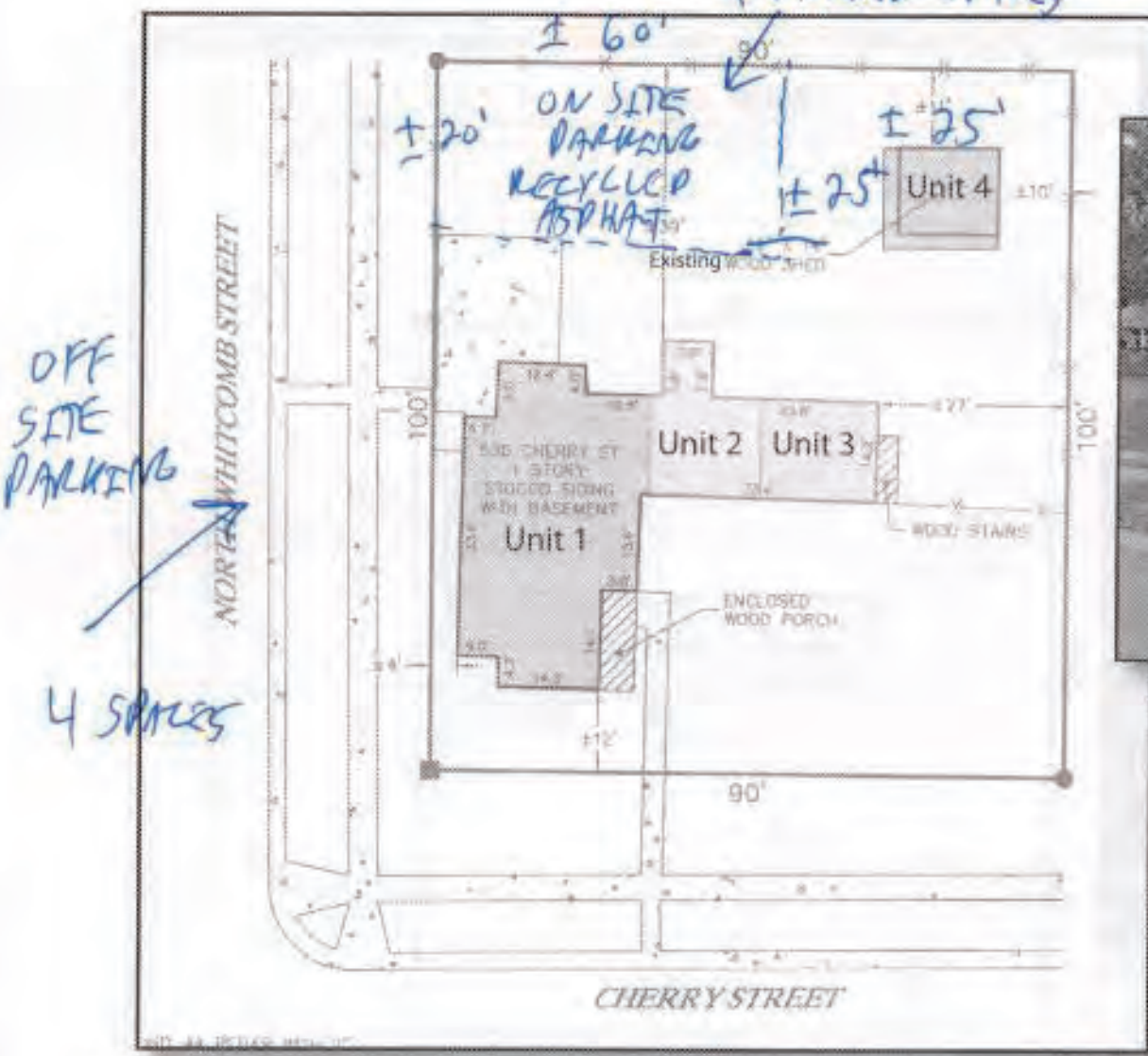
Proposed plan would include 4 parking spaces off street as well as 4 parking spaces on street. The proposed project is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning and Zoning Board Review

Description of Proposal: Plan B - Attached Addition

This is a request to convert the existing single-family residence at 530 Cherry Street to 4 units (Parcel #97111-19-009). The existing building main level is 721 sq. ft. (basement 800 sq. ft.) and a 25' x 25' (625 sq. ft.) addition is proposed east side of existing house. The lot is 9,000 square feet with frontage on Whitcomb Street. Proposed plan would include 4 parking spaces off street as well as 4 parking spaces on street. The proposed project is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning and Zoning Board Review

PLAN A IF DETACHED
IS ALLOWED

Conceptual Plan - 530 Cherry Street



Attached plan shows the conversion from a duplex (current) to a 4-unit rental plex. Exact demising walls subject to change.

4-Units

PLAN B IF ATTACHED

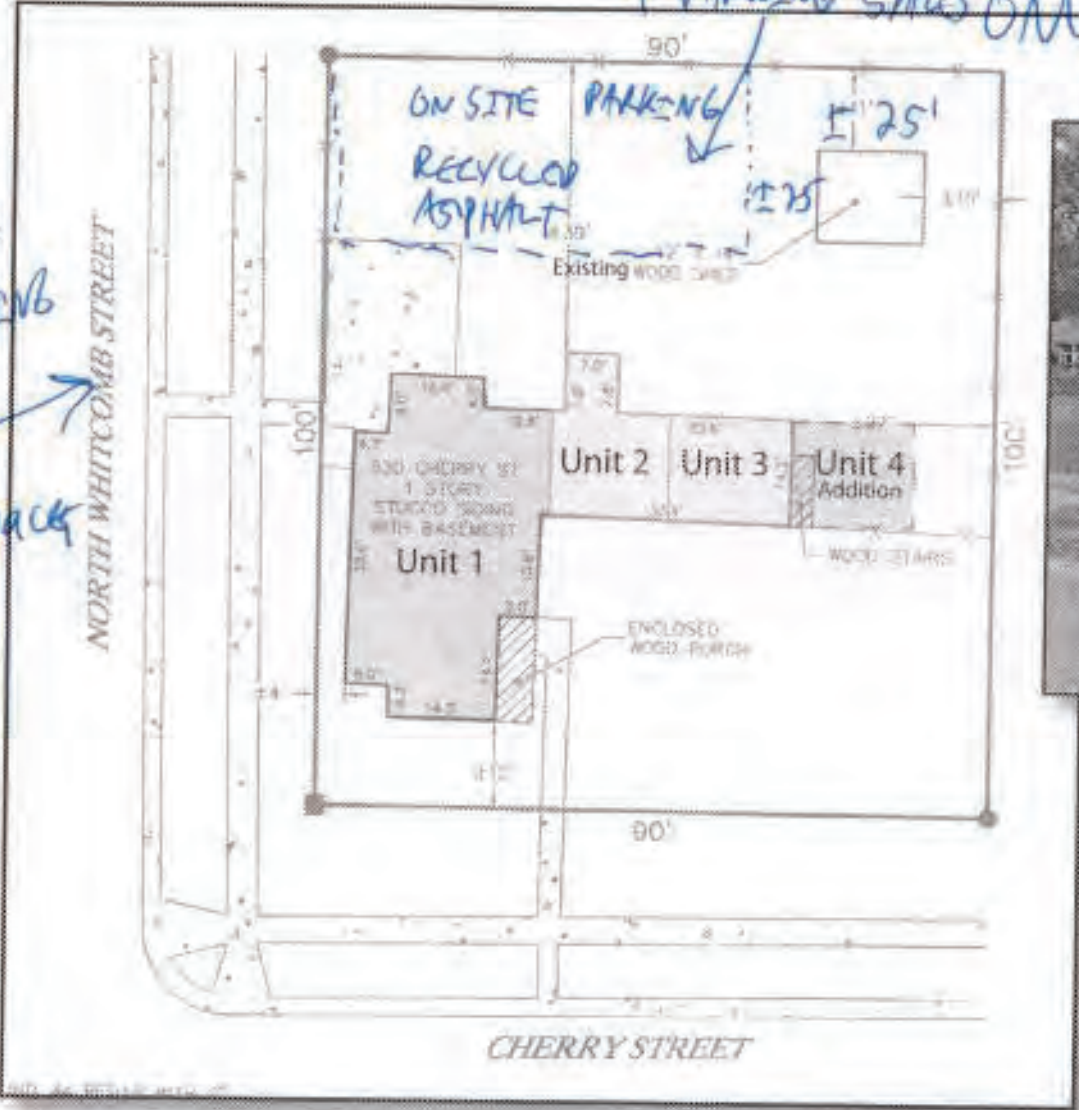
4 PARKING SPACES ONLY ALLOWED

Conceptual Plan - 530 Cherry Street

OFF SITE PARKING

4 SPACES

NORTH WHITCOMB STREET



Attached plan shows the conversion from a duplex (current) to a 4-unit rental plex. Exact demising walls subject to change.

4-Units



530 Cherry Street – West Side



530 Cherry Street – South Side



530 Cherry Street – North Side



530 Cherry Street – East Side