

Conceptual Review Agenda

Schedule for 07/09/20

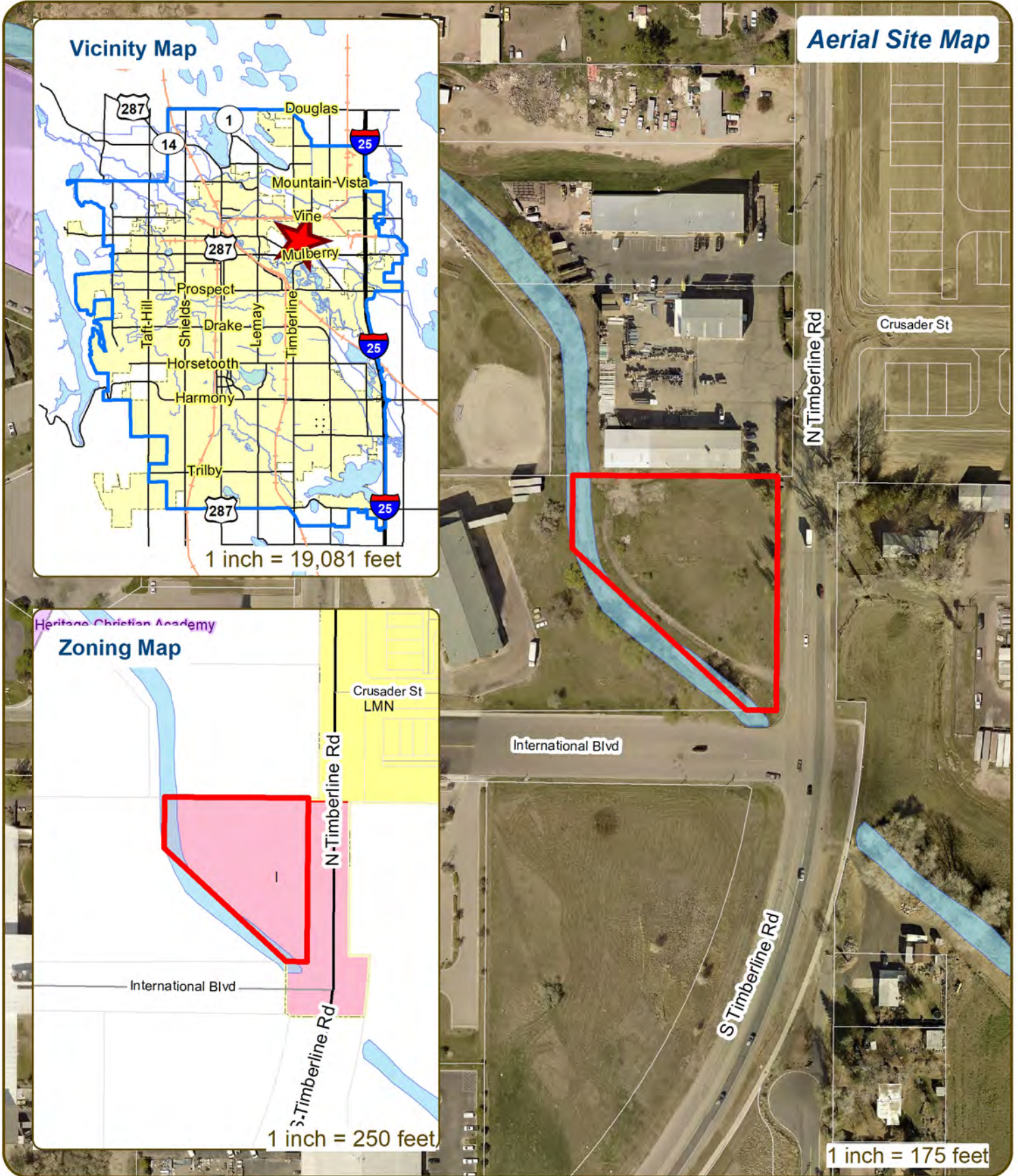
Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join for your specific Agenda Item

Thursday, July 09, 2020

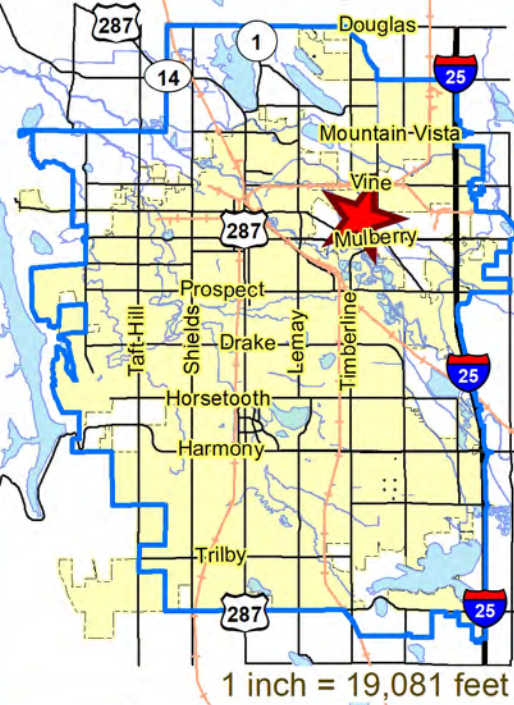
Time	Project Name	Applicant Info	Project Description	
10:15	Timberline Industrial APU CDR200050	Steve Steinbicker 970-207-0424 Steve@ArchitectrueWestLLC.com	This is a request for a coffee shop drive-thru with other mixed-use commercial/industrial uses at the northwest corner of N. Timberline Rd. and International Blvd. (parcel #8708310001). Access is taken from N. Timberline Rd. to the east. The property is within the Industrial (I) zone district and is subject to the Addition of Permitted Use process.	Planner: Pete Wray Engineer: Marc Virata DRC: Tenae Beane
11:15	3227 Chase Dr Extra Occupancy CDR200051	John Gover 970-481-9304 john.r.gover@gmail.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house for six occupants at 3227 Chase Dr. (parcel #8729460339). Access is taken from Chase Dr to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan

Timberline Industrial Addition of Permitted Use

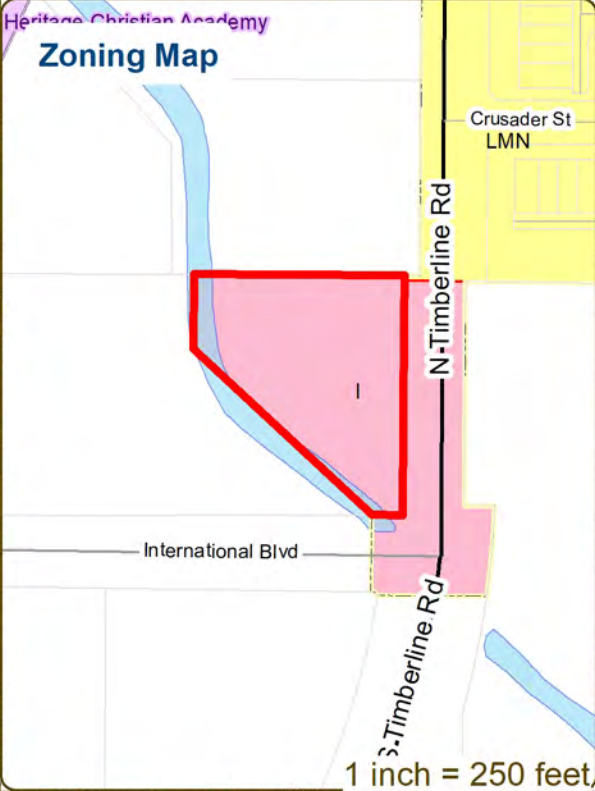


Aerial Site Map

Vicinity Map



Zoning Map



1 inch = 175 feet

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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.

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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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? _____

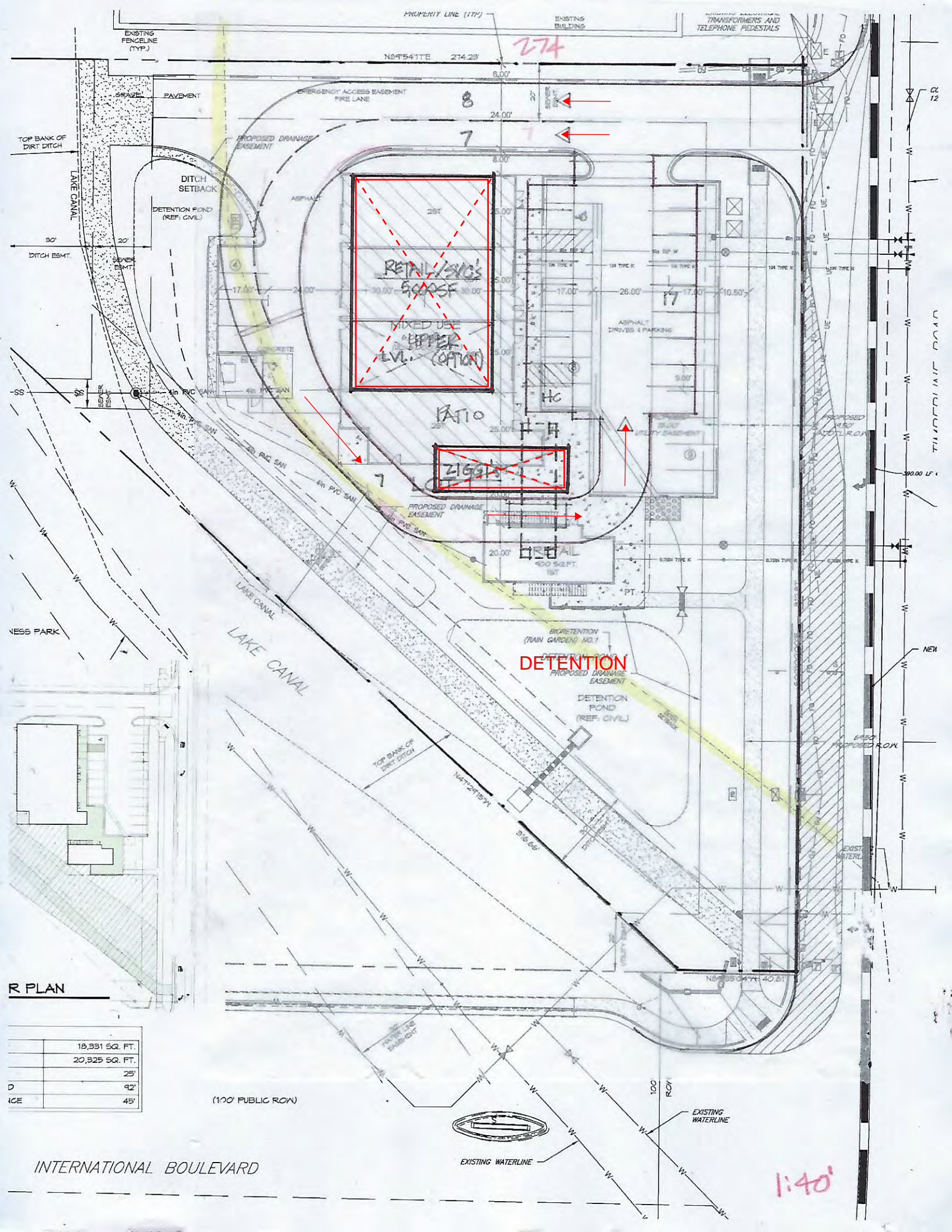
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?



PROPERTY LINE (17P)

274

N89°54'11"E 274.25'

8

7

~~RETAIL/SIG'S SCOOP~~
MIXED USE OF HIPPER E.V.L. (OPTION)

RATIO
~~ZIGG~~

DETECTION
PROPOSED DRAINAGE EASEMENT

DETECTION POND (REF. CIVIL)

EXISTING FENCELINE (TYP.)

TOP BANK OF DIRT DITCH

LAKESIDE CANAL

PAVEMENT

DITCH SETBACK

DETECTION POND (REF. CIVIL)

ASPHALT

EMERGENCY ACCESS EASEMENT FIRE LANE

SEWER EASMT.

4" PVC SAN

4" PVC SAN

4" PVC SAN

4" PVC SAN

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4" PVC SAN

R PLAN

	18,331 SQ. FT.
	20,325 SQ. FT.
	25'
D	42'
ICE	45'

(100' PUBLIC ROW)



EXISTING WATERLINE

EXISTING WATERLINE

INTERNATIONAL BOULEVARD

1:40'

TERRAZZO CANAL

NEW

EXIST. WATERLINE

6450' PROPOSED ROW

300.00 LF

100' ROW

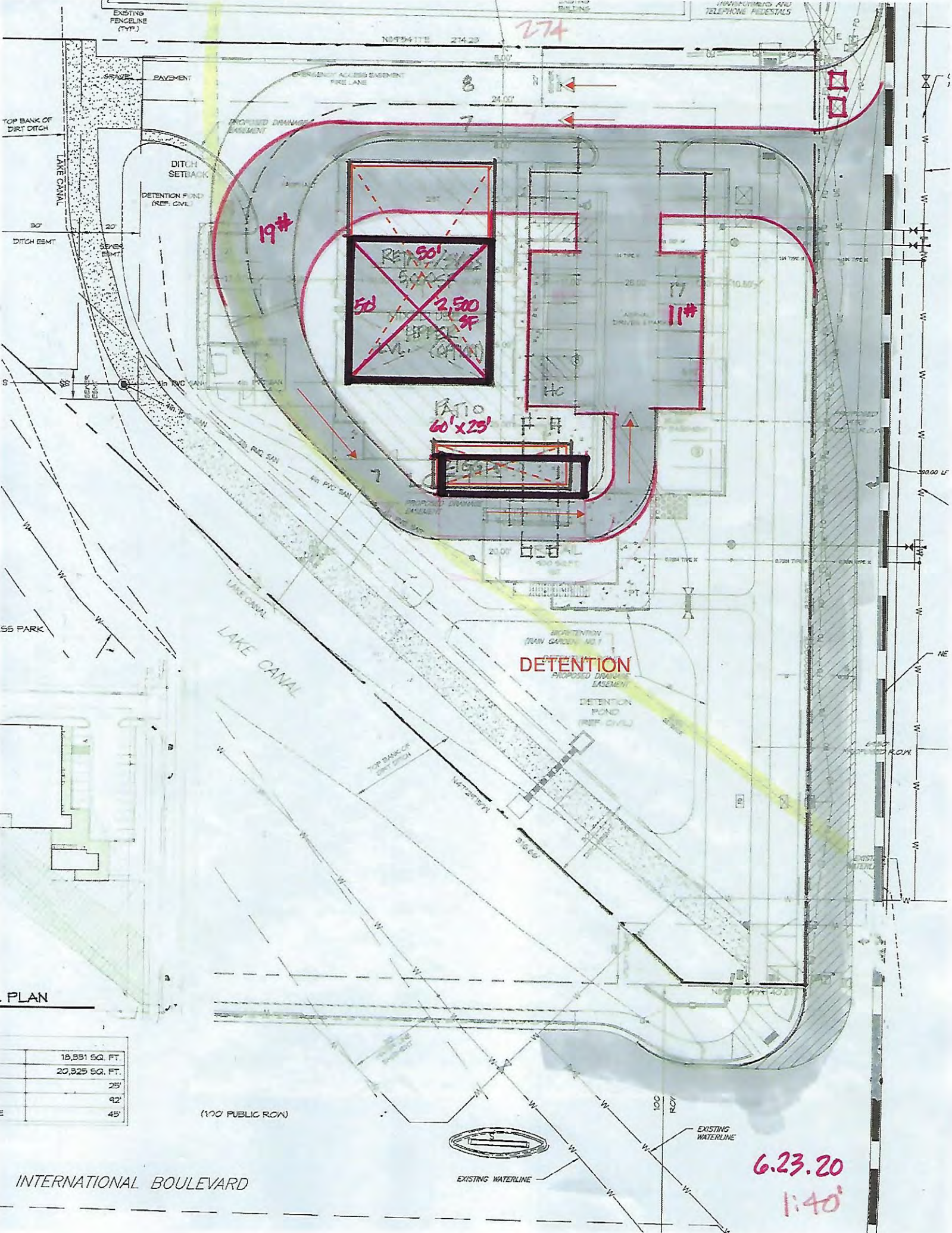
EXISTING WATERLINE

EXISTING WATERLINE

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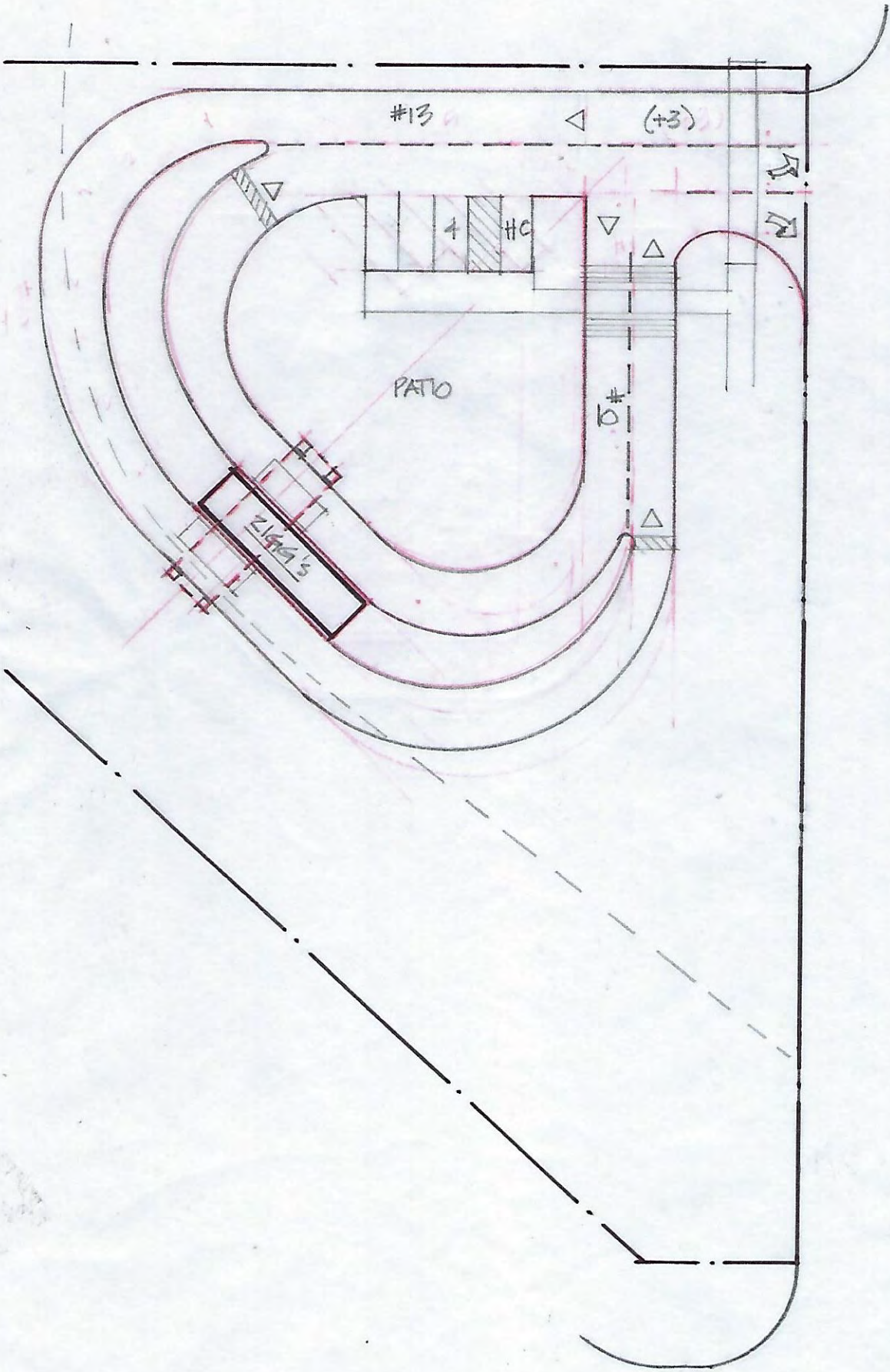
EXISTING WATERLINE

EXISTING WATERLINE



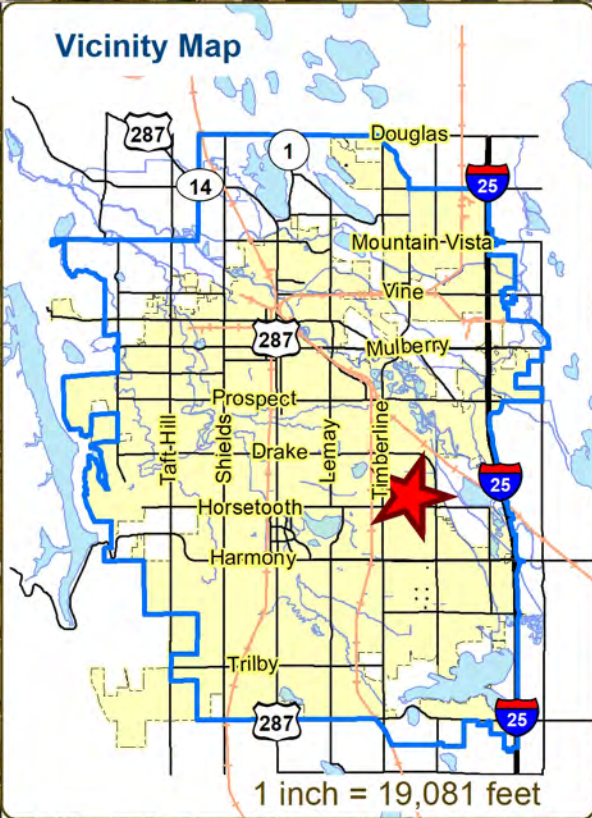
PLAN

19,331 SQ. FT.
20,325 SQ. FT.
25'
42'
45'

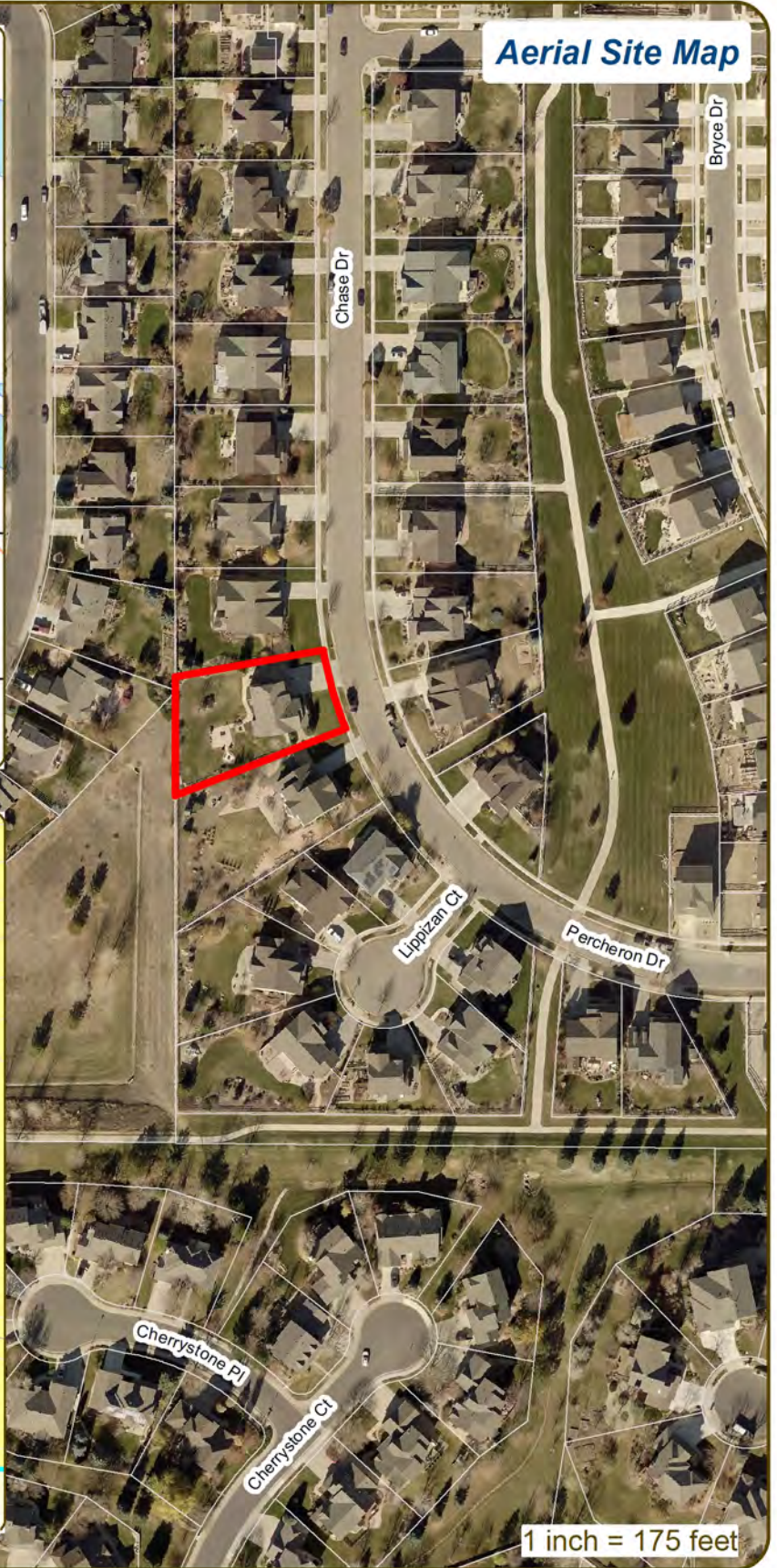


3227 Chase Drive Extra Occupancy Rental

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) John Gover (owner)

Business Name (if applicable) N/A

Your Mailing Address 3227 Chase Drive ; Fort Collins, CO 80525

Phone Number 970 481 9304 Email Address john.r.gover@gmail.com

Site Address or Description (parcel # if no address) 3227 Chase Drive

Description of Proposal (attach additional sheets if necessary) A 6 occupant extra occupancy rental (See the attached proposal_description.pdf)

Proposed Use Extra Occupancy Rental Existing Use Single-Family Residence

Total Building Square Footage 4487 (5567) S.F. Number of Stories 3 Lot Dimensions 118x151x82x184

Age of any Existing Structures 14 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 ■ No If yes, then at what risk is it?

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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?

proposal_description

Monday, June 22, 2020 1:37 PM

Proposal

My proposal is to designate 3227 Chase Drive as an 6-person extra occupancy rental. I'd like the ability to house 6 "occupants", whether tenants or the owner.

Property Location, Legal Description, Boundaries

- Address: 3227 Chase Drive ; Fort Collins CO 80525
- Legal Description: Lot 339, Rigden Farm 6th, FTC 20040051421
- Parcel number: 8729460339
- Prop Tax Schedule: 1630370
- Area: .37 acres Dimensions 118ft x 151ft x 82ft x 184 ft)
- Attached Lot Photos:
 - **3227 Chase Dr - Google Maps.pdf ; ariel.pdf ; lot.jpg ; lot_photo.jpg**

Requirements (my understanding)

Having read, as well as I can, the land use code, https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DIV4.5LODEMIENEDIN and "Extra occupancy rental house regulations" <https://www.fcgov.com/building/pdf/extraoccupancybinder2.pdf?1508340355>. I understand that, minimally, the follow requirements exist. (Other requirements may be called out in the conceptual review?)

The square footage and parking requirements are based on number and type of occupant.

1. 5 tenants + owner -or-
 2. 6 tenants
- Min - 350 sq ft habitual space per border + 400 for owner
 - 5 + owner = 2150 sq. ft.
 - 6 borders = 2100 sq. ft.
 - .75 per border + 1 owner
 - 5+owner = 3.75 + 1 = 4.75
 - 6 borders = 4.5
 - Both rounding up to 5.

The square footage and parking requirements are more stringent for #1 above. I'd like explicit approval for "6 occupants", regardless if a tenant or owner, which could change overtime. I believe this requires: > 2150 sq. ft of habital space and 5 parking spaces.

The "Extra Occupancy Rental House Regulations" pdf linked above has a section "Rental Housing Minimum Requirements", which includes requirements for exterior general, interior general, light, ventilation, occupancy general, plumbing facilities, mechanical facilities, electrical facilities, and fire safety requirements. The property in it's current state meets these requirements. This home is only 14 years old, and complies with all codes that existed in 2006 when it was completed.

In, summary I do not believe any changes are required to the property.

Overview of Facilities

The proposed extra occupancy home will be divided into 5 "suites". Each suite will provide a private bedroom, bathroom, office space, on-site storage, and on-site parking. Suite A is designed to be occupied by either a single or a couple. The remaining 4 suites are for single occupants. The following table and attached floorplan sketches describe the five private suites.

Suite Description Table

Name	Max Occupants	Bedroom	Bathroom	Office	Parking
A	2	2nd level - West	Full bath attached	Bonus Room attached	Left Garage
B	1	2nd level - East	Full bath attached	Large 2nd level loft	Center Garage
C	1	2nd level - SE	3/4 bath basement	Large basement office	Right Garage
D	1	2nd level - NE	Full bath adjacent	Main (former dining)	North Driveway
E	1	Main Level	3/4 bath main level	Main level (former parlour area)	South Driveway

Floor Plan w/ suite designations

The room configurations can be see in the included "**floorplan_suitedesignations.pdf**"

There are also the following shared spaces and resources:

Community (Shared) Spaces

- Kitchen.
- Main floor family room
- Dining area off kitchen

- Basement Theater
- Basement Recreation Room
- Entire Backyard (.37 acre lot) including patio (w/bbq and smoker)

Other Shared Resources

- Two refrigerator-freezers with designated divisions.
- Pantry and Kitchen Cabinets will be explicitly designated.
- Laundry Room has shared washer/dry, with storage explicitly designated.
- Two water heaters (100 gallon total capacity)

Habitable Living Space and Parking

- **Living Space Square Footage - 4487.3 square feet, requirement is 2150 sq. ft.**
 - The square footage information is from the attached "**appraisal_dimensions.pdf**" (Note: The appraisal_dimensions.pdf was completed prior to the basement finish.)
 - Second Floor: 1889.3
 - First Floor: 1387.0
 - Basement: 1387.0 total (Unfinished Storage = 16ft x 11ft = 176 sq. ft.)
 - **Total Finished (Livable) Square Footage: 1889.3 + 1387 + 1387 - 176 = 4487.3**
 - Garage: 904
 - Total "building" Sq. Ft.(including garage and unfinished basement space): 5567
 - Basement finish
 - Permit can be seen on citizen portal.
 - Permit B0803092
 - Basement finish w/theatre, office, rec room, 3/4 bath, unfinished storage.
 - <https://accela-aca.fcgov.com/CitizenAccess/Default.aspx>
- **Parking - 5 spaces exist on site (Requirement is 4.75 rounded to 5)**
 - The current configuration of the home allows for parking 10 vehicles (4 garaged and 6 on the driveway)
 - **5 vehicles can park off-street**, with ingress/egress, without using tandem spaces in the garage or on the driveway,
 - Please see "**chase_parking.pdf**", Driveway dimensions are: 27'9"x43'4"x27'10"x42'11"
 - Videos (Google Doc Share)
 - "Parking Video 1":off street parking locations
 - <https://drive.google.com/file/d/1Q1dIsh3JBzXDbaMWzZ90JN03x-vlM2M/view?usp=sharing>
 - "**Parking Video 2": ingress and egress demo with 5 vehicles, oversized (1/2 ton pickups)**"
 - <https://drive.google.com/file/d/1icYDp6Yi9yldnzmslABvzn1qE70mjl2i/view?usp=sharing>
 - "Parking Video 3": off street parking locations filled spaces.
 - <https://drive.google.com/file/d/1x-20vURtSfYdtWJly5uhn7LagMK-nqlh/view?usp=sharing>
 - Photo
 - parking photo1:
 - **driveway_length.jpg**
 - Physically designating the parking spaces in the driveway.
 - The west edges of the two driveway spaces will be delineated with an ~6inx1.5in painted line or a decorative stake.
 - The sidewalk marks the east edge being the start

No changes

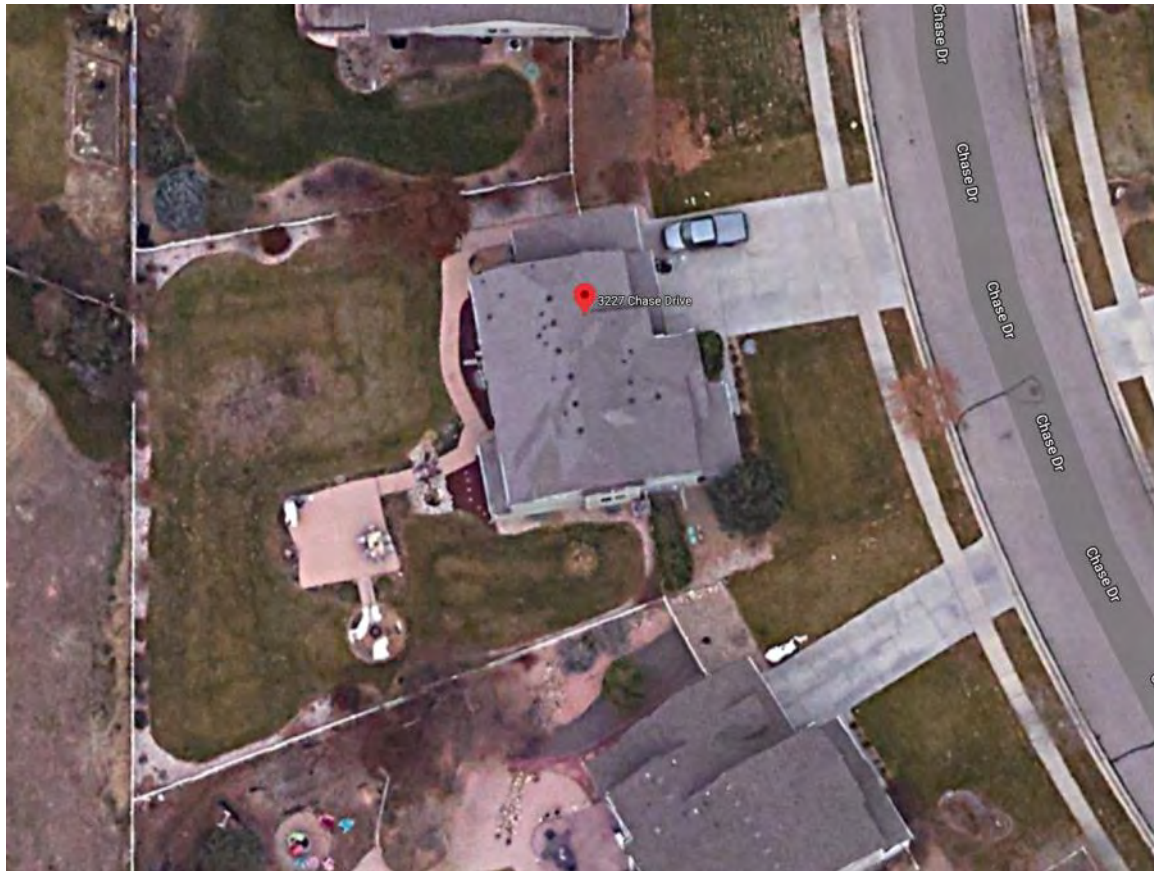
Utility Lines, Site Drainage, Landscaping, Parking Areas, etc all remain as existing.

Surrounding existing land and building uses.

The neighborhood is LMN. There are other 4 other extra occupancy units located 3 blocks to the north. 3 on Anneliese Way and 1 on Chase Drive. Besides traditional single family homes there are in the neighborhood various duplexes or triplex, many which were constructed by Habitat for Humanity. Here's a link to the other extra occupancy rental uses in the neighborhood. <https://www.fcgov.com/neighborhoodservices/files/approved-extra-occupancy-housing.pdf?1552071594>

aerial

Monday, June 22, 2020 6:27 PM





Map data ©2020, Map data ©2020 20 ft



3227 Chase Dr

Fort Collins, CO 80525



Directions



Save



Nearby



Send to your phone



Share

Photos



151.30

8729460339

3227

183.67

Total: 82.42

151.30

SE

8729460339

3227

183.67

8729460338

COLLINS

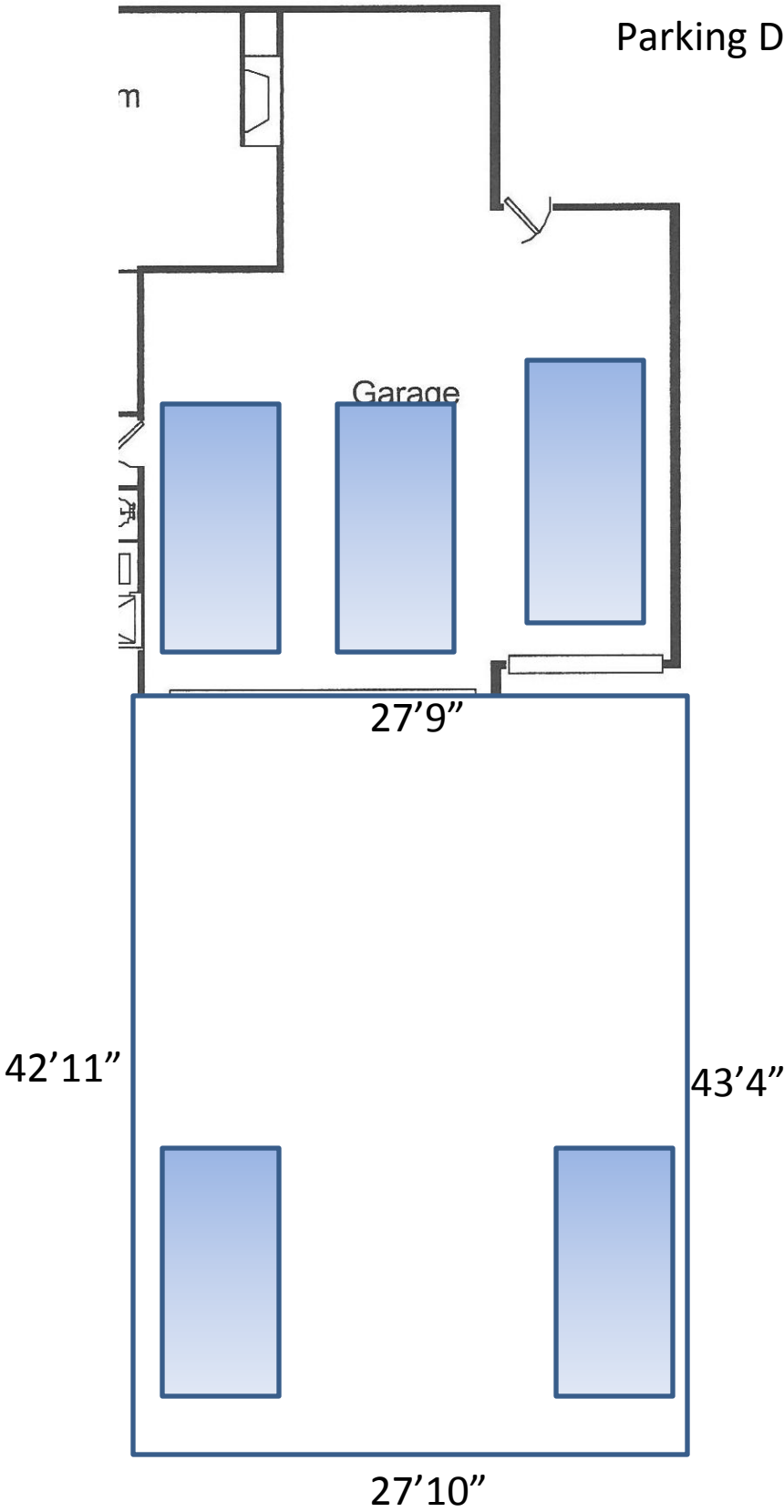
29

118.84

CM

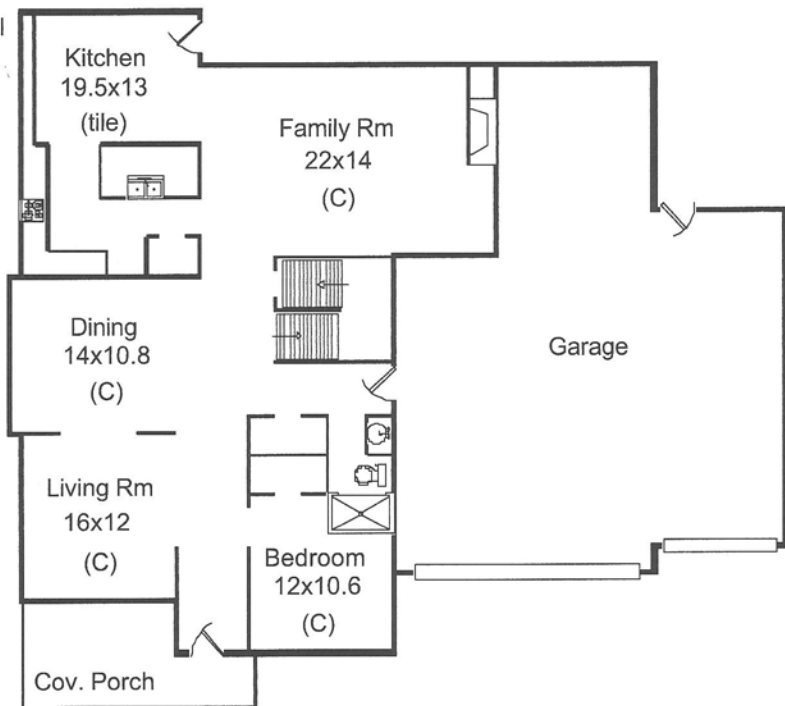


Parking Diagram

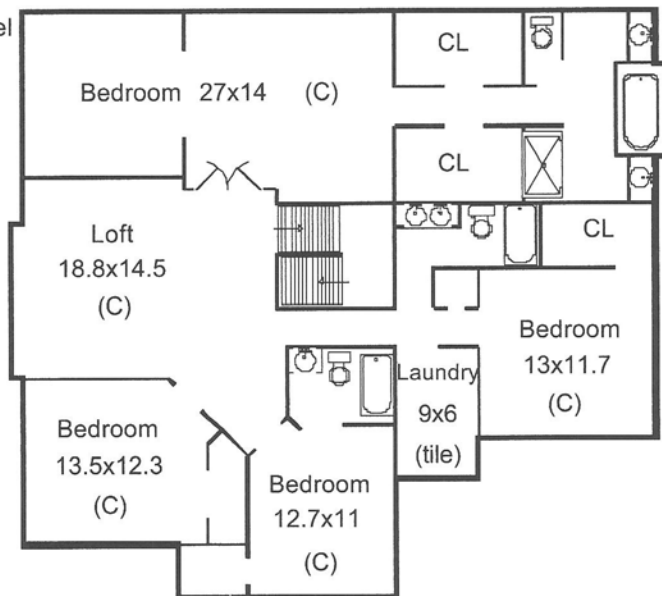




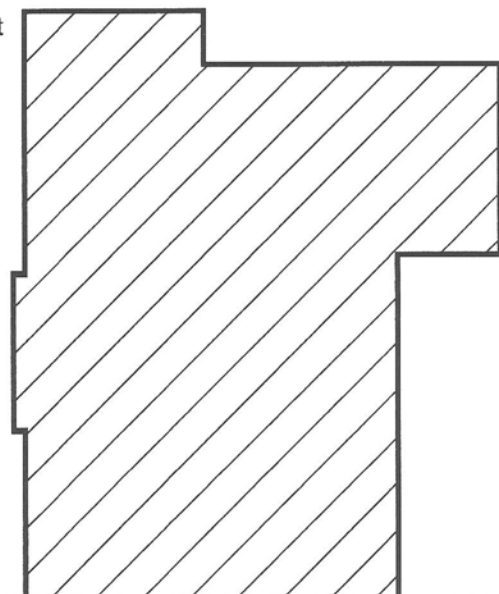
First Level



Second Level



Basement



Total SF: 4663
Total Finished SF: 3276
Finished w/o Basement: 3276
Basement SF: 1387
Basement Finished: 0%

*Scope of work is defined and included with this sketch

Appraisal Dimensions, LLC
www.appraisaldimensions.com
Cathy Miles, Certified Residential Appraiser
Billy Miles, Registered Appraiser
4-4-2008

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1387.0	1387.0
GLA2	Second Floor	1889.3	1889.3
BSMT	Basement	1387.0	1387.0
GAR	Garage	904.2	904.2
Net LIVABLE Area		(Rounded)	3276

LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
1.0 x	11.8	11.8
14.5 x	24.3	352.4
16.5 x	30.0	495.0
1.8 x	4.0	7.2
11.7 x	44.5	520.6
Second Floor		
1.0 x	11.8	11.8
1.0 x	7.0	7.0
16.5 x	44.5	734.3
6.3 x	35.5	223.7
11.7 x	40.5	473.9
13.5 x	32.5	438.8
11 Items	(Rounded)	3276

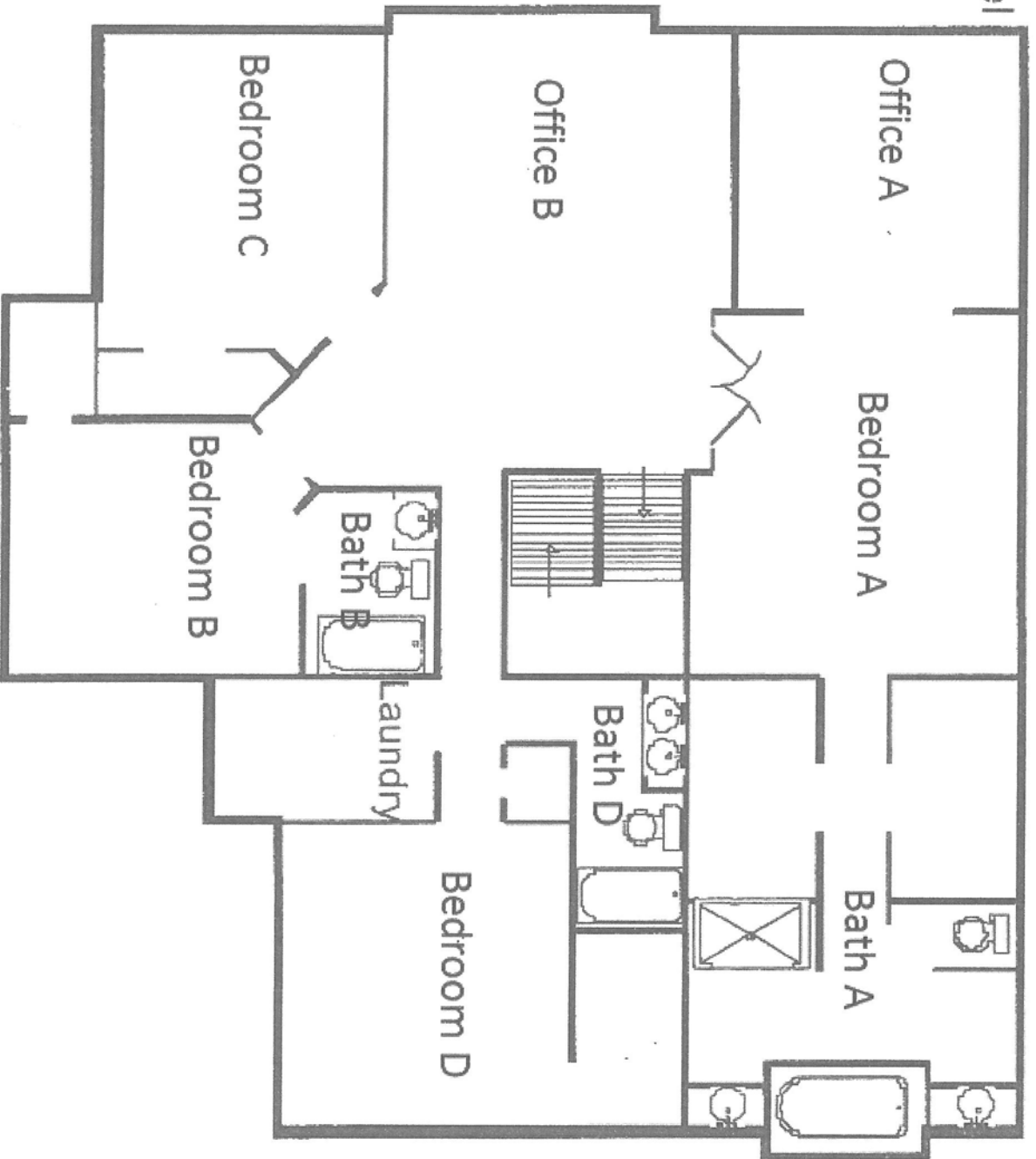
Garage	GAR
19.8 x 24.0 =	475.2
12.0 x 14.5 =	174.0
10.0 x 25.5 =	255.0
Area total (Rounded) = 904	

First Floor	GLA1
1.0 x 11.8 =	11.8
14.5 x 24.3 =	352.4
16.5 x 30.0 =	495.0
1.8 x 4.0 =	7.2
11.7 x 44.5 =	520.7
Area total (Rounded) = 1387	

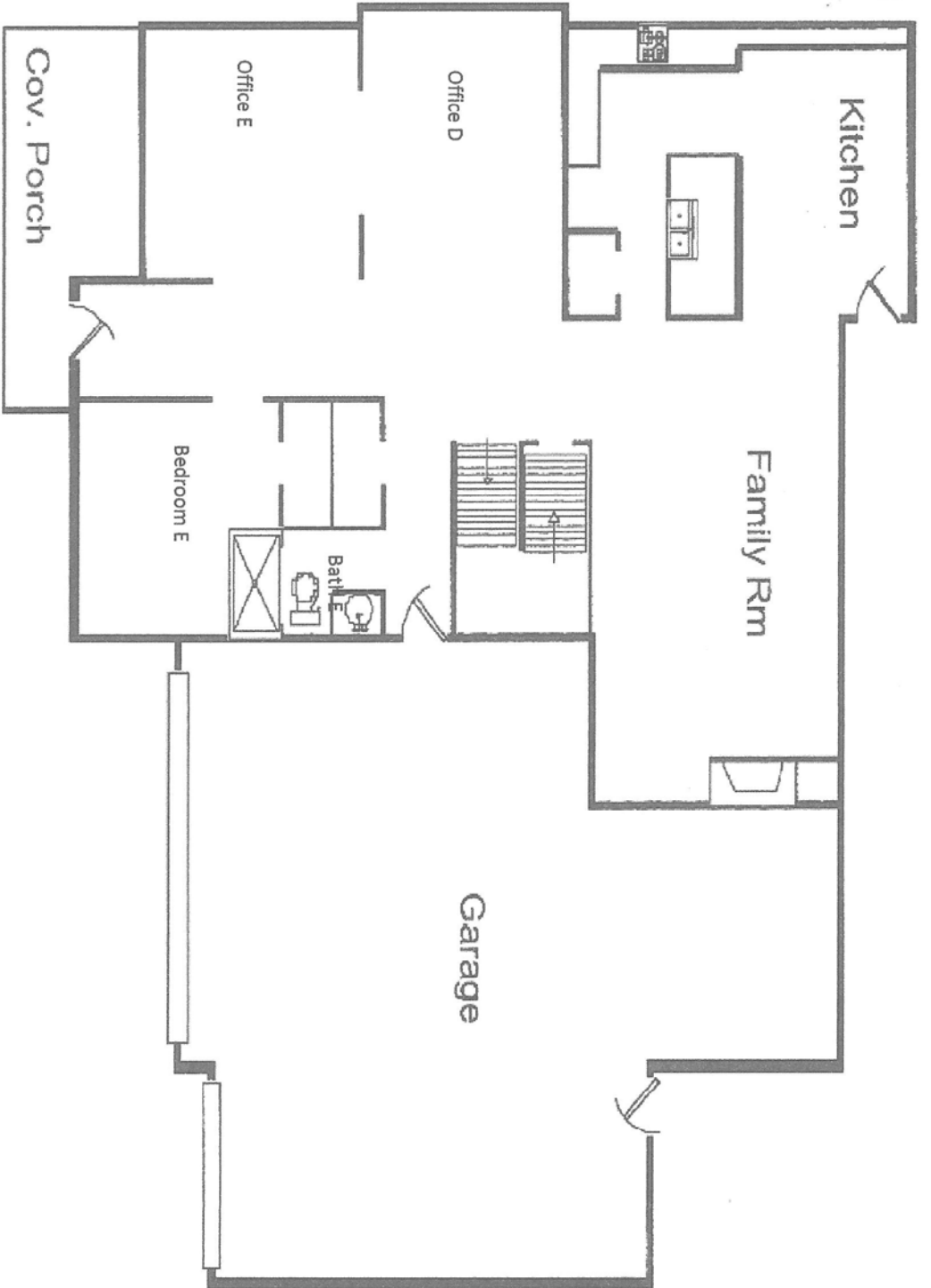
Second Floor	GLA2
1.0 x 11.8 =	11.8
1.0 x 7.0 =	7.0
16.5 x 44.5 =	734.3
6.3 x 35.5 =	223.6
11.7 x 40.5 =	473.9
13.5 x 32.5 =	438.7
Area total (Rounded) = 1889	

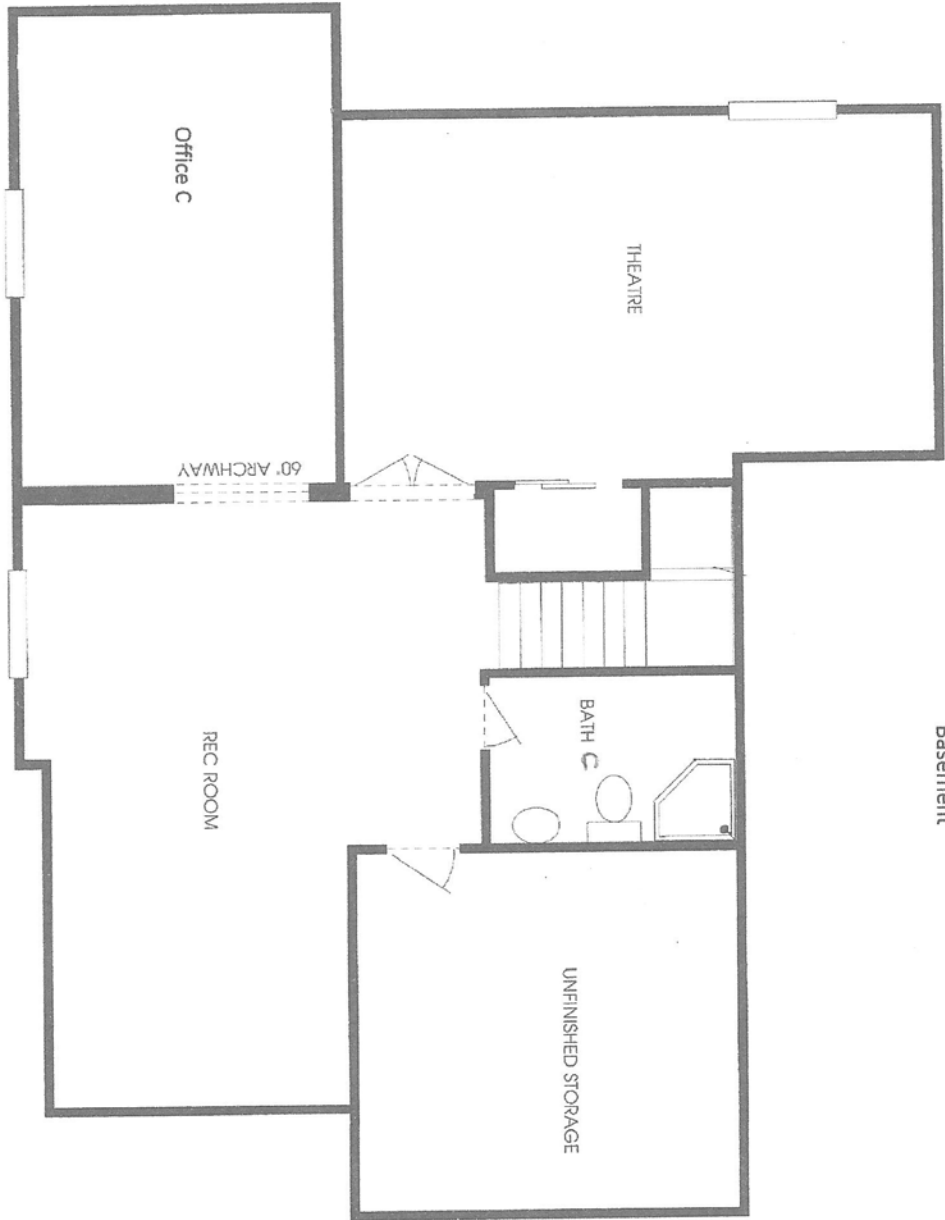
Basement	BSMT
1.0 x 11.8 =	11.8
16.5 x 44.5 =	734.3
7.8 x 14.5 =	113.1
11.7 x 40.5 =	473.9
4.0 x 13.5 =	54.0
Area total (Rounded) = 1387	

Second Level



First Level





Basement