

Conceptual Review Agenda

Schedule for 07/16/20

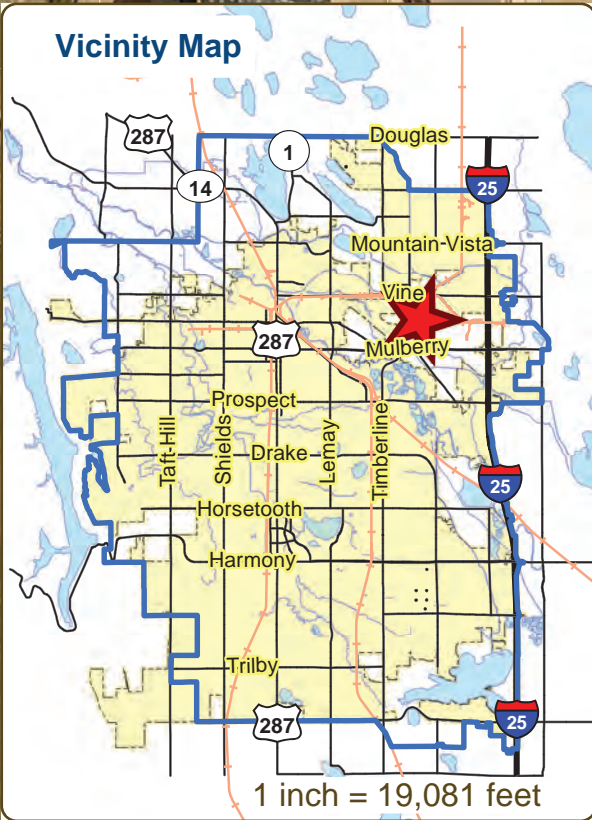
Meetings hosted via Zoom Web Conferencing

Thursday, July 16, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	2914 Crusader St Extra Occupancy CDR200052	Nick Scott 602-774-6045 nscott2045@gmail.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house for five occupants at 2914 Crusader St. (parcel #8708157014. Access is taken from Crusader St to the south. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Morgan Stroud DRC: Todd Sullivan
10:15	Stanford and Monroe Long-term Care Facility CDR200053	Stephanie Hansen 970-498-2977 stephanie@ripleydesigninc.com	This is a request to build a four-story, long-term care facility for seniors with underground parking at the southwest corner of Monroe Dr. and Stanford Rd. (parcel #9725313003). Onsite parking will be accommodated in an underground parking garage. Access is proposed from Stanford Rd. to the east and Monroe Dr. to the north. The property is within the General Commercial (CG) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane
11:15	2420 Laporte Ave Plat & Parking Lot CDR200054	M.S. 'Bo' Brown 970-222-6809 msbrown6809@gmail.com	This is a request to plat the lot at 2420 Laporte Ave (parcel #9709103914). As part of the platting process, the existing church wishes to construct a new parking lot. The parking lot will contain 63 spaces. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) zone district. This proposal will be subject to Administrative (Type I) review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan

2914 Crusader St Extra Occupancy

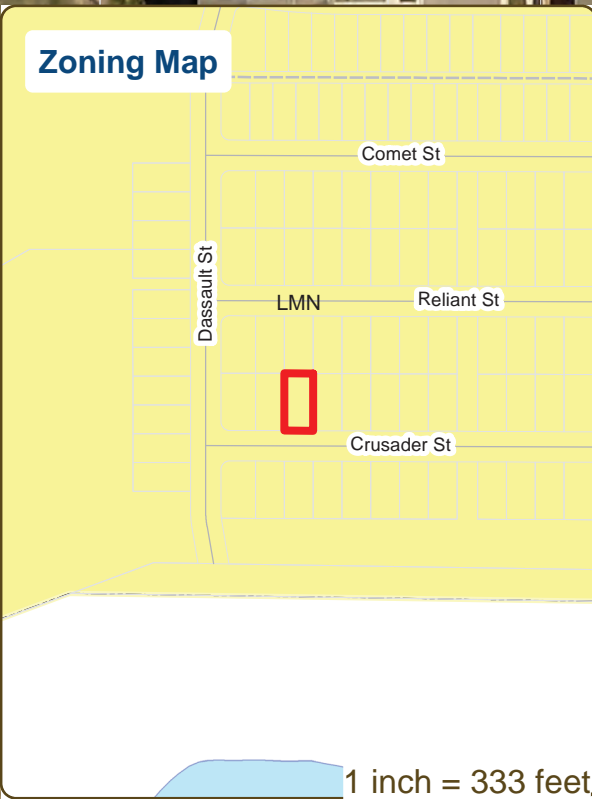
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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) _____

Nick Scott

Business Name (if applicable) _____

Your Mailing Address 2914 Crusader Street, Fort Collins, CO 80524

Phone Number 602-774-6045 Email Address nscott2045@gmail.com

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

2914 Crusader Street, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) _____

I am seeking an extra occupancy permit to expand from 3 unrelated individuals to a minimum 4

and maximum 5 unrelated occupants

Proposed Use primary home w/room sublet Existing Use primary home w/room sublet

Total Building Square Footage 3443 S.F. Number of Stories 2 Lot Dimensions unknown

Age of any Existing Structures 0 years 10 months

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.

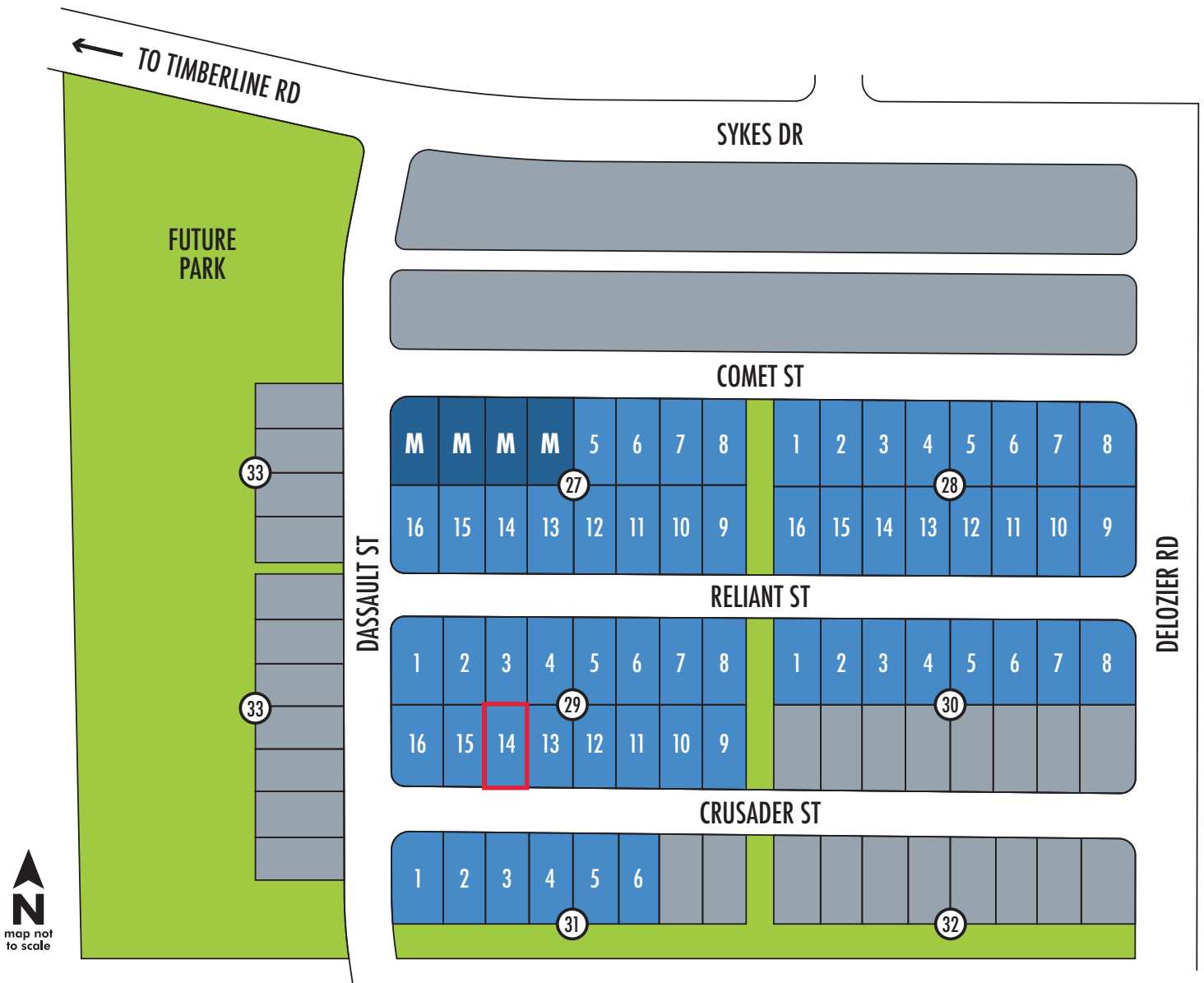
Increase in Impervious Area 0 S.F.

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

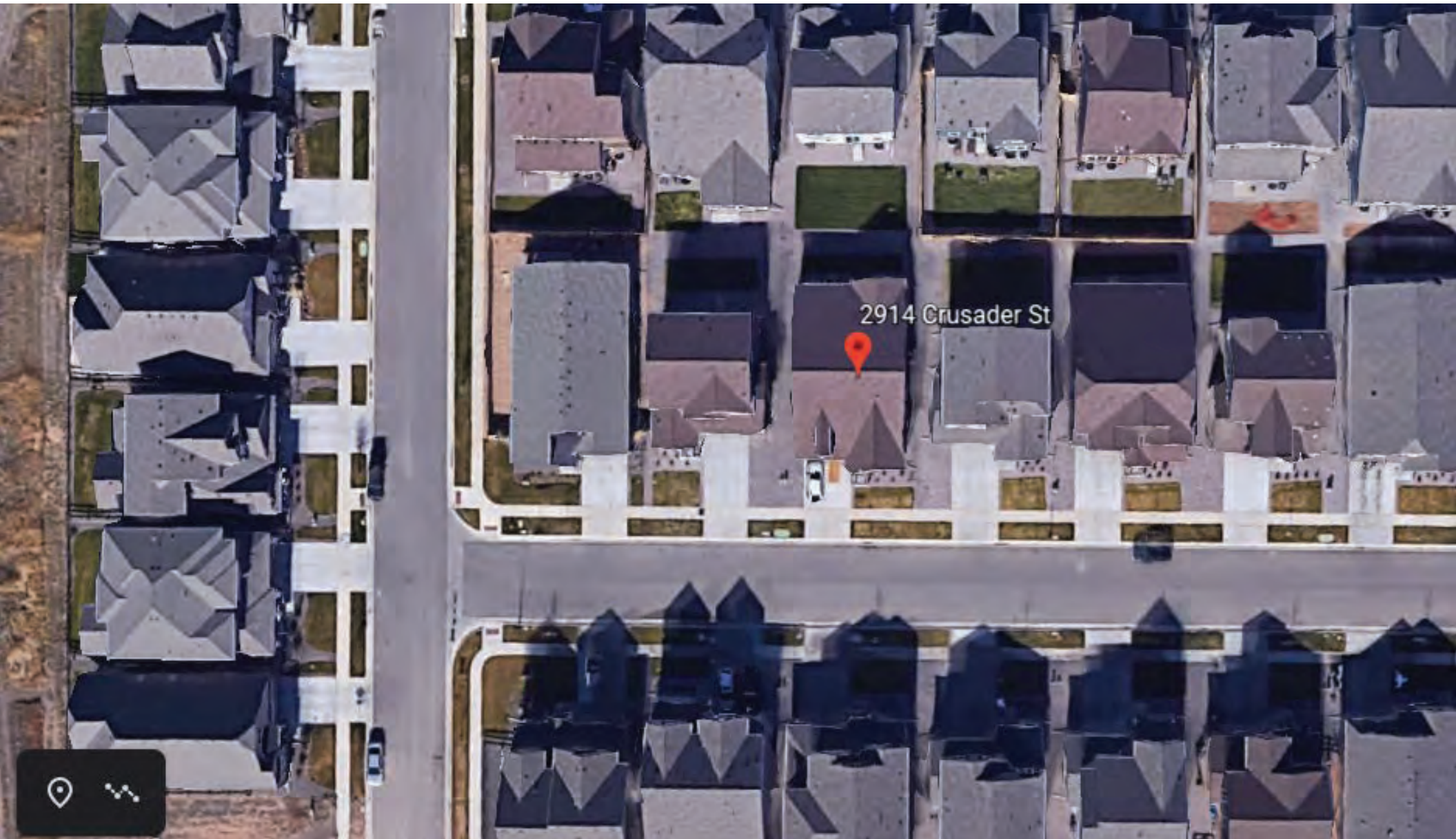
Suggested items for the Sketch Plan:

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?

Preliminary



Lot is approx. 50' x 80'



2914 Crusader St

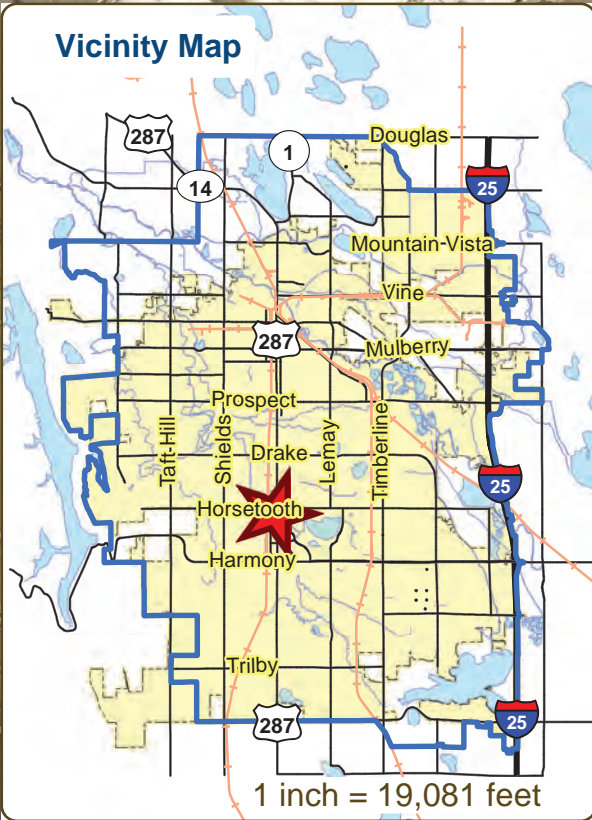


2914 Crusader St



Stanford and Monroe Long-term Care Facility

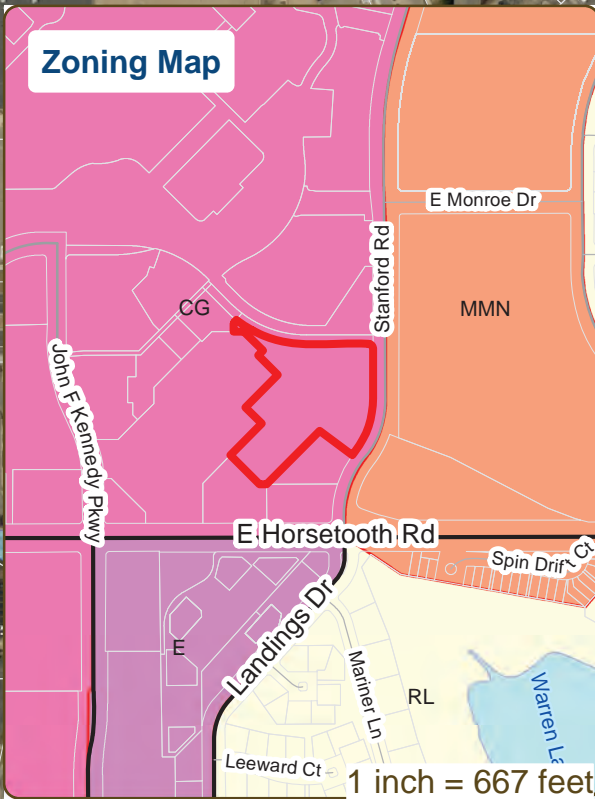
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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) _____

Stephanie Hansen - Consultant

Business Name (if applicable) Ripley Design, Inc. _____

Your Mailing Address 419 Canyon Ave. Suite 200 _____

Phone Number 498-2977 _____ Email Address stephanie@ripleydesigninc.com _____

Site Address or Description (parcel # if no address) Southwest corner of Stanford and a private drive which connects to East Monroe Dr. - parcel number 9725313003 _____

Description of Proposal (attach additional sheets if necessary) Four-story, long-term care facility for seniors with underground parking. Located on the site of a previous submittal called The Arena _____

Proposed Use Long-term care facility _____ Existing Use Vacant _____

Total Building Square Footage 188,500 _____ S.F. Number of Stories 4 _____ Lot Dimensions varies: 616 x 363 at widest _____

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? _____

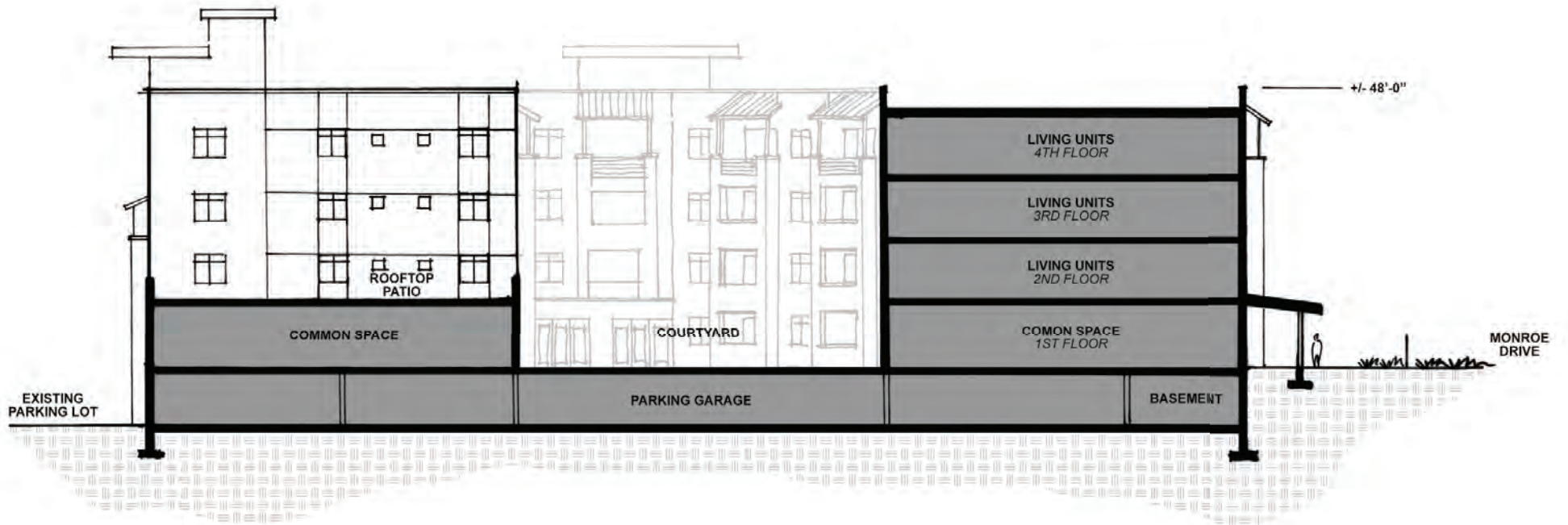
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area to be determined +/- 50,000 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?

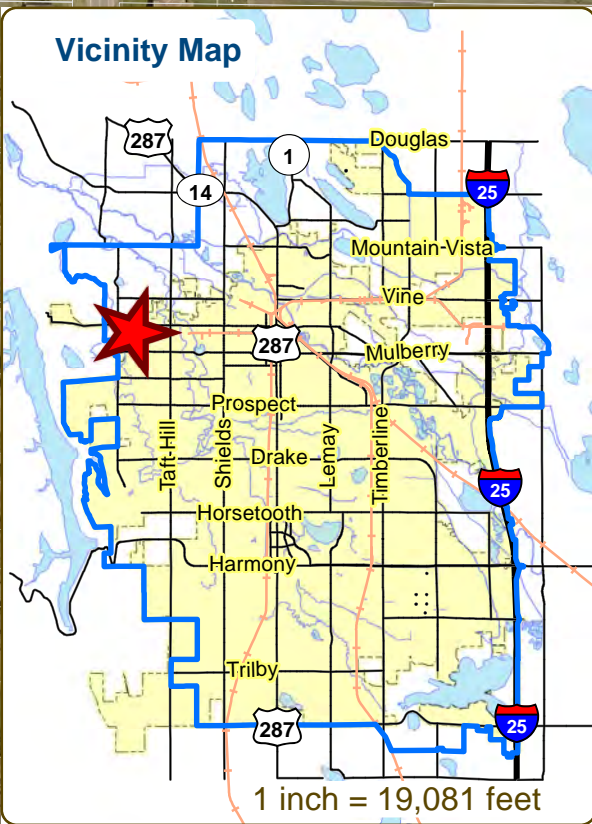




SCALE = 1:32

2420 Laporte Ave Plat & Parking Lot

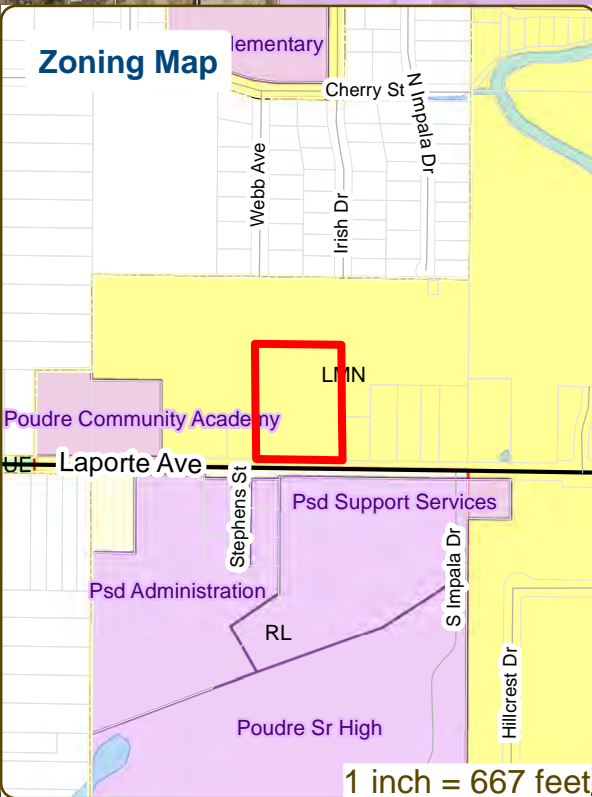
Vicinity Map



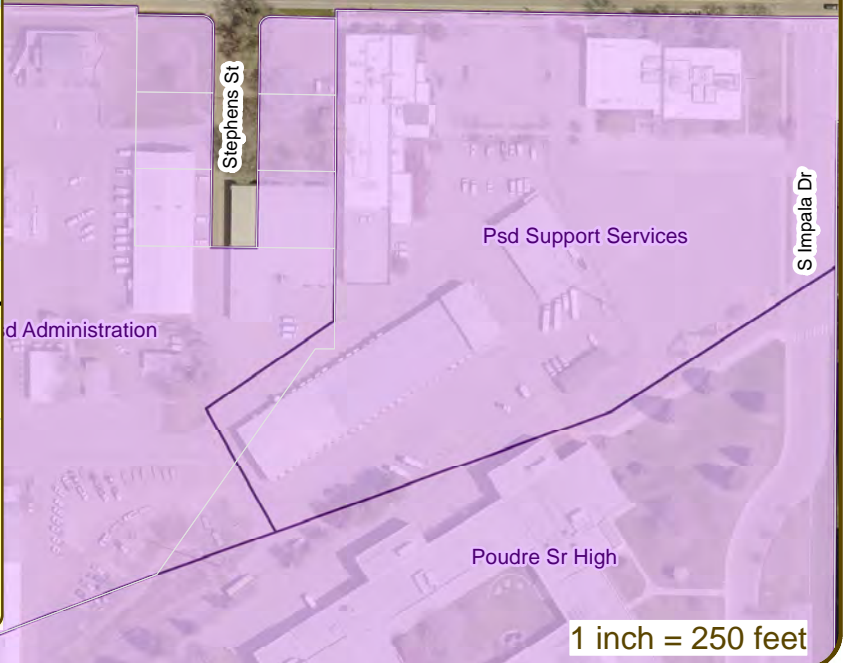
Aerial Site Map



Zoning Map



Laporte Ave



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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) 970-222-6809 CONSULTANT: M.S. "BO" BROWN BROWN CONSTRUCTION CONSULTING msbrown6809@gmail.com
OWNER: PASTOR PARK SUTTON
Business Name (if applicable) CALVARY BAPTIST TEMPLE
Your Mailing Address 2420 LAPORTE AVENUE
Phone Number 970-218-4876 Email Address PARKSUTTON@COMCAST.NET
Site Address or Description (parcel # if no address) 2420 LAPORTE AVE.

Description of Proposal (attach additional sheets if necessary) PAVING & EXISTING GRAVEL PARKING LOT

Proposed Use PARKING Existing Use PARKING

Total Building Square Footage 400+sqft S.F. Number of Stories 1 Lot Dimensions (see survey)

Age of any Existing Structures 40 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.

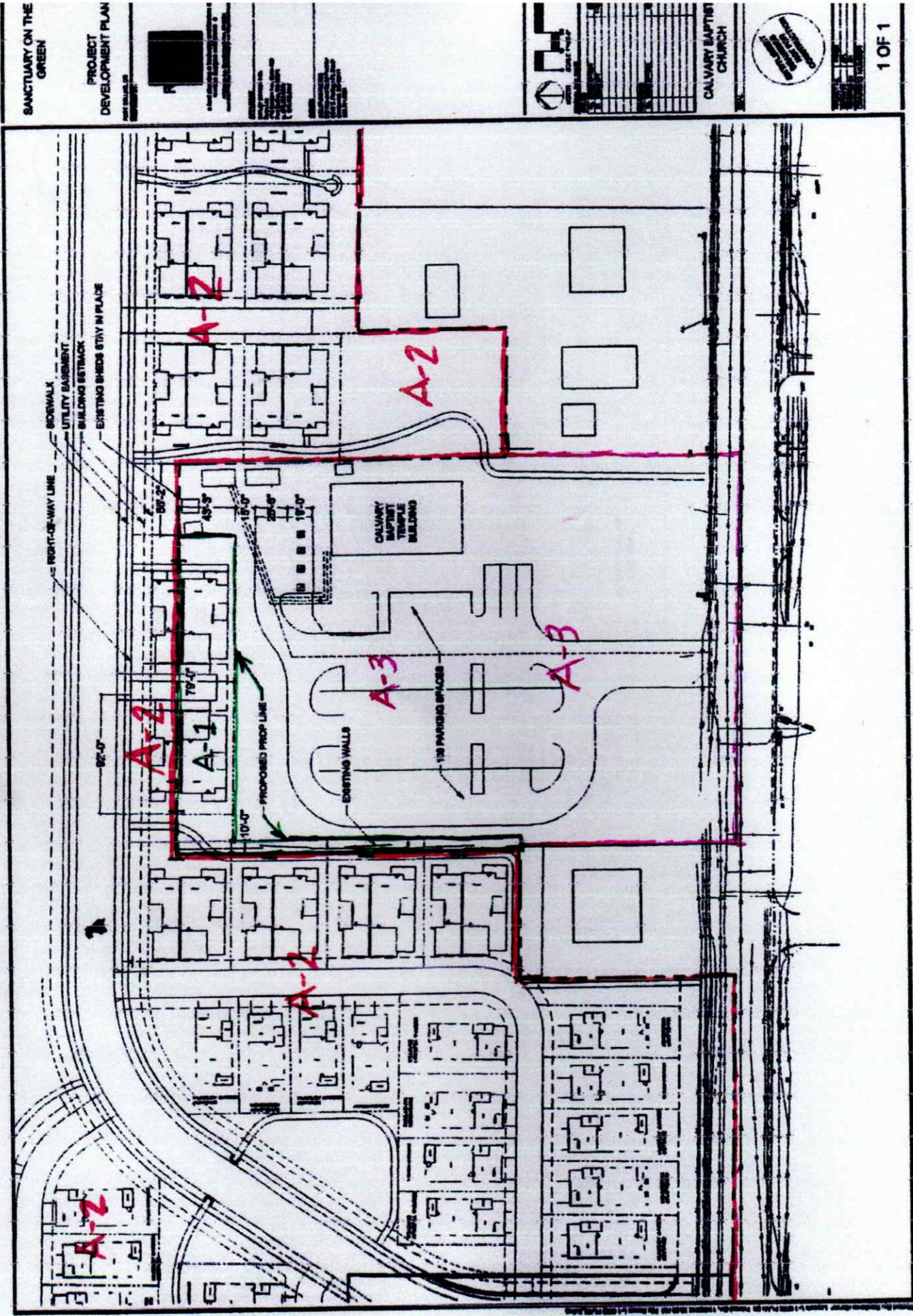
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it?

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

Increase in Impervious Area _____ 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?

EXHIBIT A.



Patterson Contract 8-19-17



EXHIBIT C-1. PROPERTY LEGAL DESCRIPTION (page 1 of 2)

DESCRIPTION:

A tract of land located in the Northeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the South Half of the Southwest Quarter of the Northeast Quarter of Section 9 as bearing South 88° 54' 24" East and with all bearings contained herein relative thereto:

That Tract of land described at Reception No. 20030035535, Larimer County Clerk and Recorder

LESS: That portion per Proposed Sanctuary Plat being more particularly described as follows:

COMMENCING at the Southeast corner of that Tract of land described at Reception No. 20030035535; thence along the East line of said Tract, North 00° 14' 58" West, 399.96 feet to the North line of said Tract; thence along said North line, North 88° 53' 31" West, 55.07 feet to the **POINT OF BEGINNING**; thence departing said North line, South 01° 06' 01" West, 43.36 feet; thence, North 88° 53' 59" West, 234.04 feet; thence, South 00° 04' 30" West, 220.60 feet; thence, North 89° 35' 01" West, 10.11 feet to the West line of said Tract; thence along said West line, North 00° 06' 16" East, 264.12 feet to the North line of said Tract; thence along said North line, South 88° 53' 31" East, 244.79 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 12,821 square feet, or 0.294 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

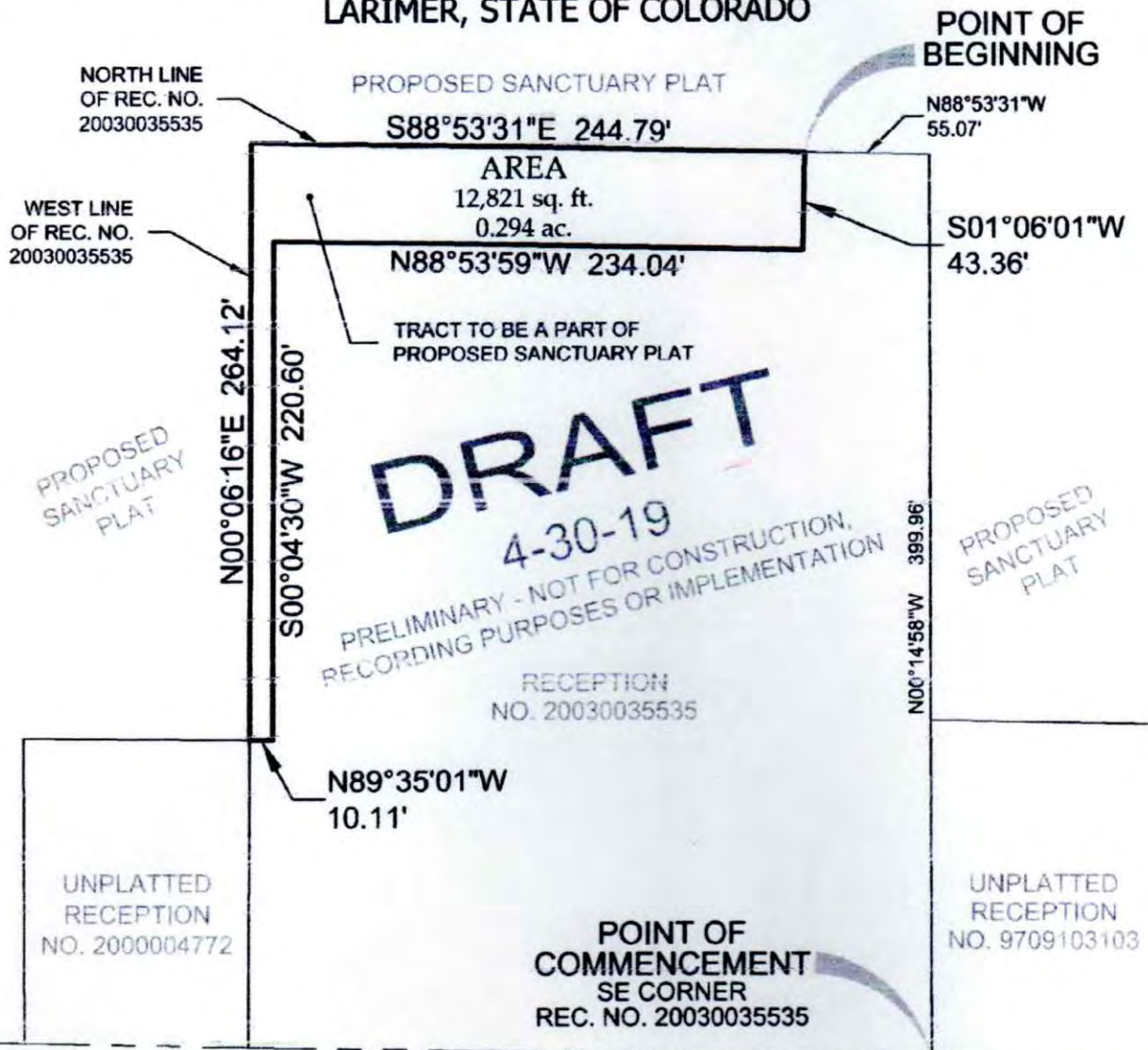
LMS

April 30, 2019

S:\Survey Jobs\1536-001\Dwg\Exhibits\1536-001 Exhibit.docx

EXHIBIT

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6th P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



DRAFT
4-30-19

PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

RECEPTION
NO. 20030035535

UNPLATTED
RECEPTION
NO. 2000004772

UNPLATTED
RECEPTION
NO. 9709103103

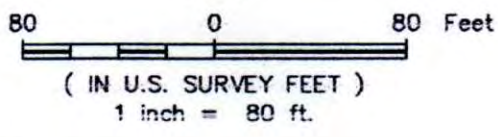
POINT OF
COMMENCEMENT
SE CORNER
REC. NO. 20030035535

LAPORTE AVENUE
(ROW VARIES)

S88°54'24"E

BASIS OF BEARINGS
SOUTH LINE OF THE SOUTH 1/4
OF THE SOUTHWEST 1/4 OF THE
NORTHEAST 1/4 SECTION 9-7-69

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



NE | **NORTHERN
ENGINEERING**

S:\Survey_Jobs\1536-001\Dwg\EXHIBIT.dwg, 4/30/2019 8:52:02 AM, 1:1