

Conceptual Review Agenda

Schedule for 12/10/20

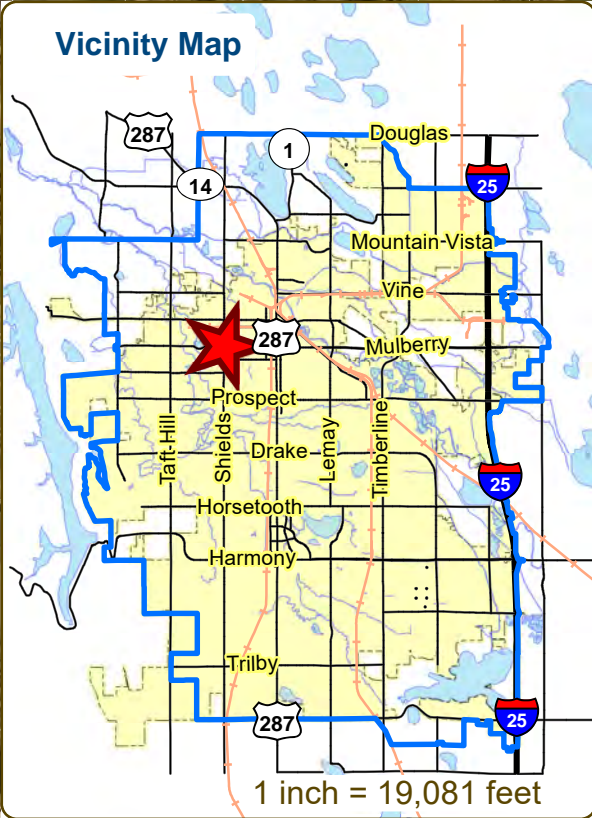
Meetings hosted via Zoom Web Conferencing

Thursday, December 10, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	508 Gordon St Carriage House CDR200092	Aubrey Carson 970-481-3366 carsondesign@comcast.net	This is a request to construct a carriage house at 508 Gordon St (parcel # 9711333012). The proposed carriage house will be approximately 568 square feet. Two parking spaces total are proposed for the carriage house. Future access will be taken from Gordon Street to the west and the alleyway to the south. The project is located in the Neighborhood Conservation Low Density (NCL) zone district and is subject to an Administrative (Type 1) review.	Planner: Will Lindsey Engineer: TBD DRC: Todd Sullivan
10:15	Future East Community Park CDR200093	Suzanne Bassinger 970-420-0932 sbassinger@fcgov.com	This is a request to develop an approximately 60 acre park (parcel # 8728200903) designated by the City of Fort Collins as a Future East Community Park. Future access will be taken from E Drake Rd and William Neal Parkway to the west. The project is located approximately 600 feet east of Ziegler Rd, and approximately .25 miles southeast of E. Drake Rd. The property is currently outside of City limits, but within the Growth Management Area. Once annexed, the project shall be subject to review by the Planning and Zoning Board, per Land Use Code Division 2.17 – City Projects.	Planner: Clark Mapes Engineer: TBD DRC: Tenae Beane
11:15	I-25 & E County Rd 48 Rezone CDR200094	P.A. Koscielski 719-377-0244 dse.pak7@gmail.com	This is a request to rezone the area at the northeast corner of the I-25 and E County Rd 48 interchange (parcel #8703000014) to a Mixed-Use zone district (i.e. LMN, MMN, HMN). Future access will be taken from E County Rd 40 directly to the south. The project is located in the Industrial (I) and Urban Estate (UE) zone districts and is subject to a City Council with Planning and Zoning Board Recommendation (Type 2) review.	Planner: Jason Holland Engineer: TBD DRC: Brandy Bethurem Harras

508 Gordon St Carriage House

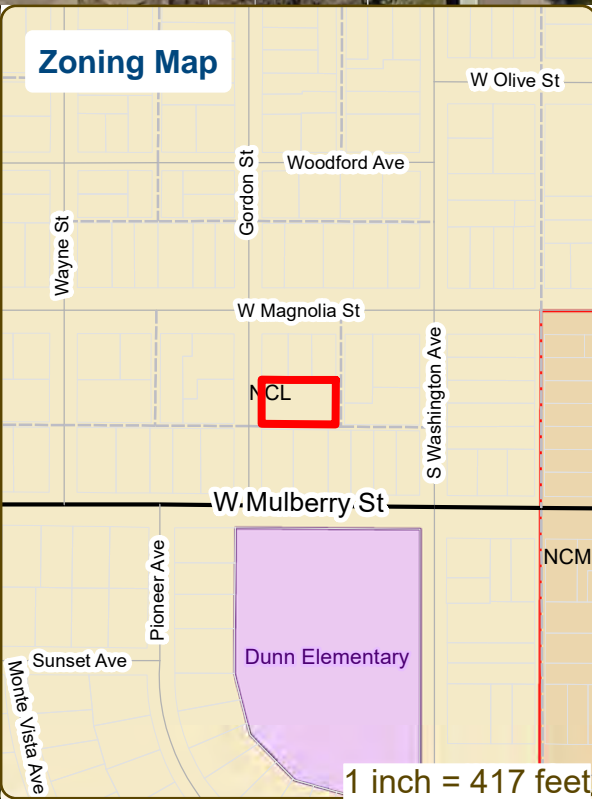
Vicinity Map



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)

Aubrey Carson, Consultant

Business Name (if applicable) Carson Design Studio

Your Mailing Address 413 Cormorant Court Fort Collins CO 80525

Phone Number 970 481 3366 Email Address carsondesign@comcast.net

Site Address or Description (parcel # if no address) 508 Gordon St, FORT COLLINS, CO 80521

Description of Proposal (attach additional sheets if necessary) Carriage House

Proposed Use Guest Suite #/or Rental Existing Use NA

Total Building Square Footage 598 S.F. Number of Stories 1.5 Lot Dimensions 95' x 162'

Age of any Existing Structures NA

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.

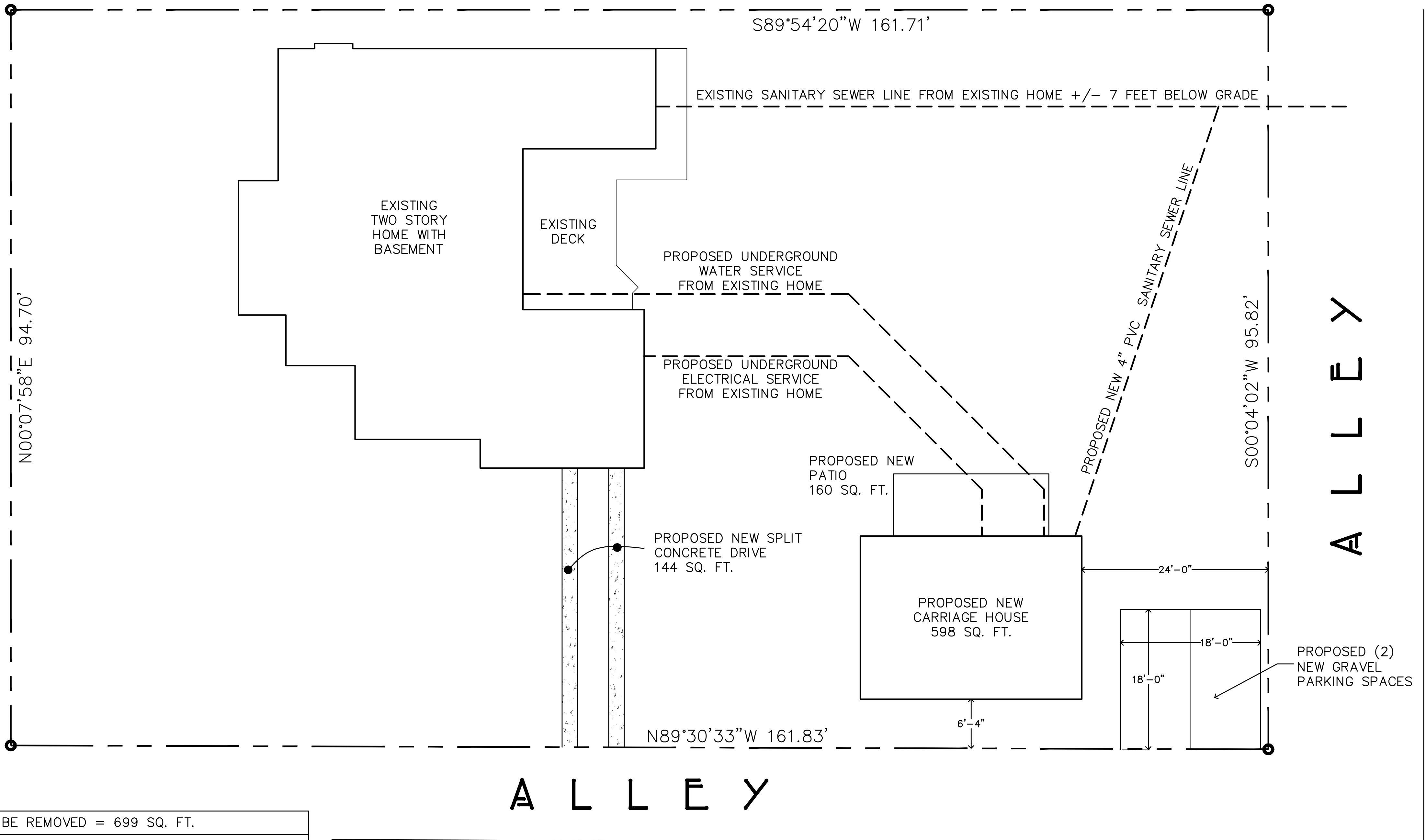
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it?

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

Increase in Impervious Area 203 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

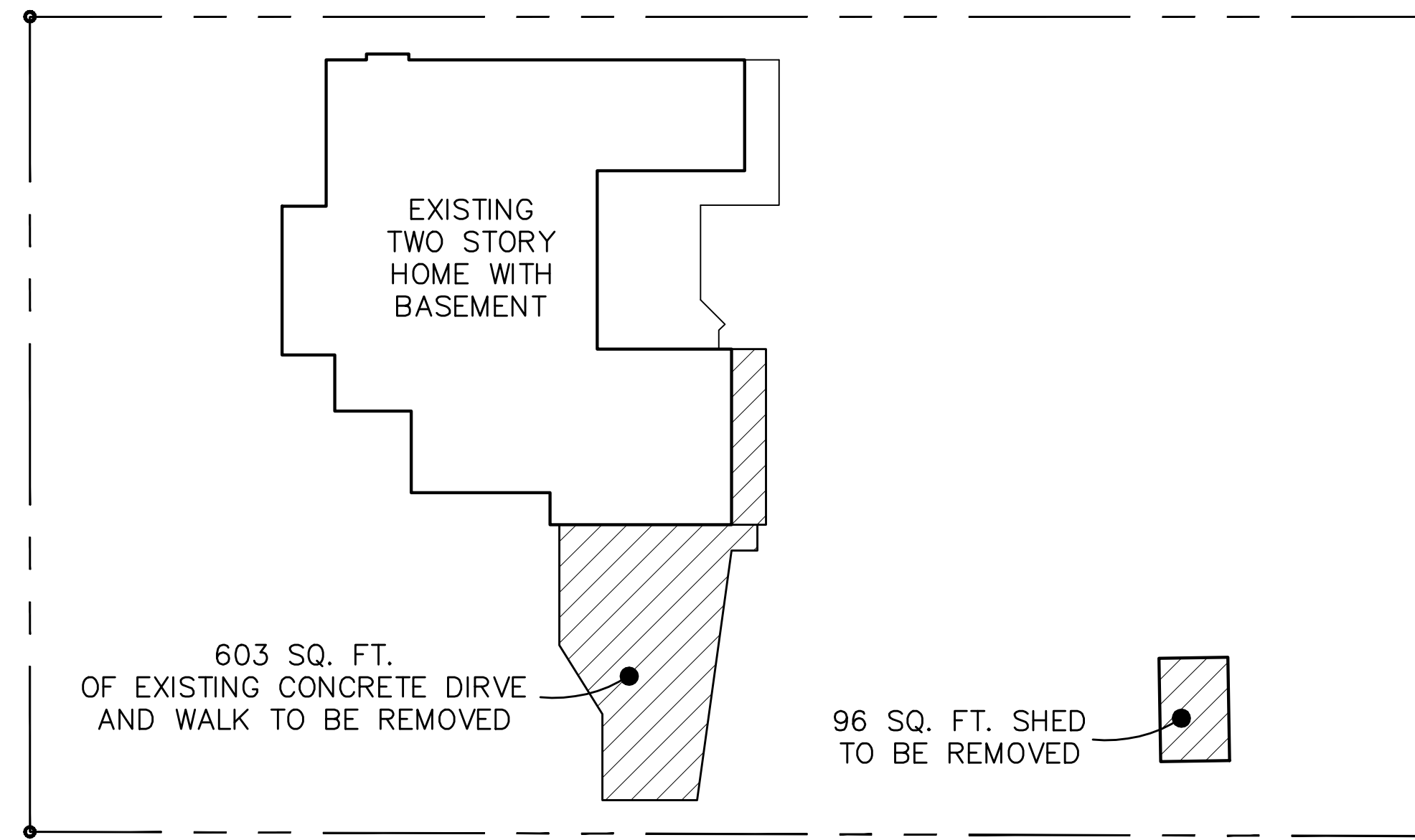
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

GORDON ST.



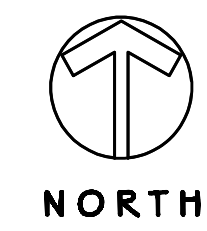
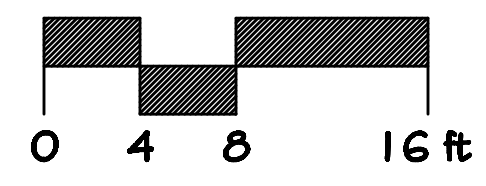
ALLEY

TOTAL AREA OF IMPERVISE AREA TO BE REMOVED = 699 SQ. FT.
TOTAL AREA OF IMPERVISE AREA TO BE ADDED BACK = 902 SQ. FT.
NET NEW IMPERVISE AREA = 203 SQ. FT.



② IMPERVIOUS AREA DIGRAM
Scale 1/16" = 1'-0"

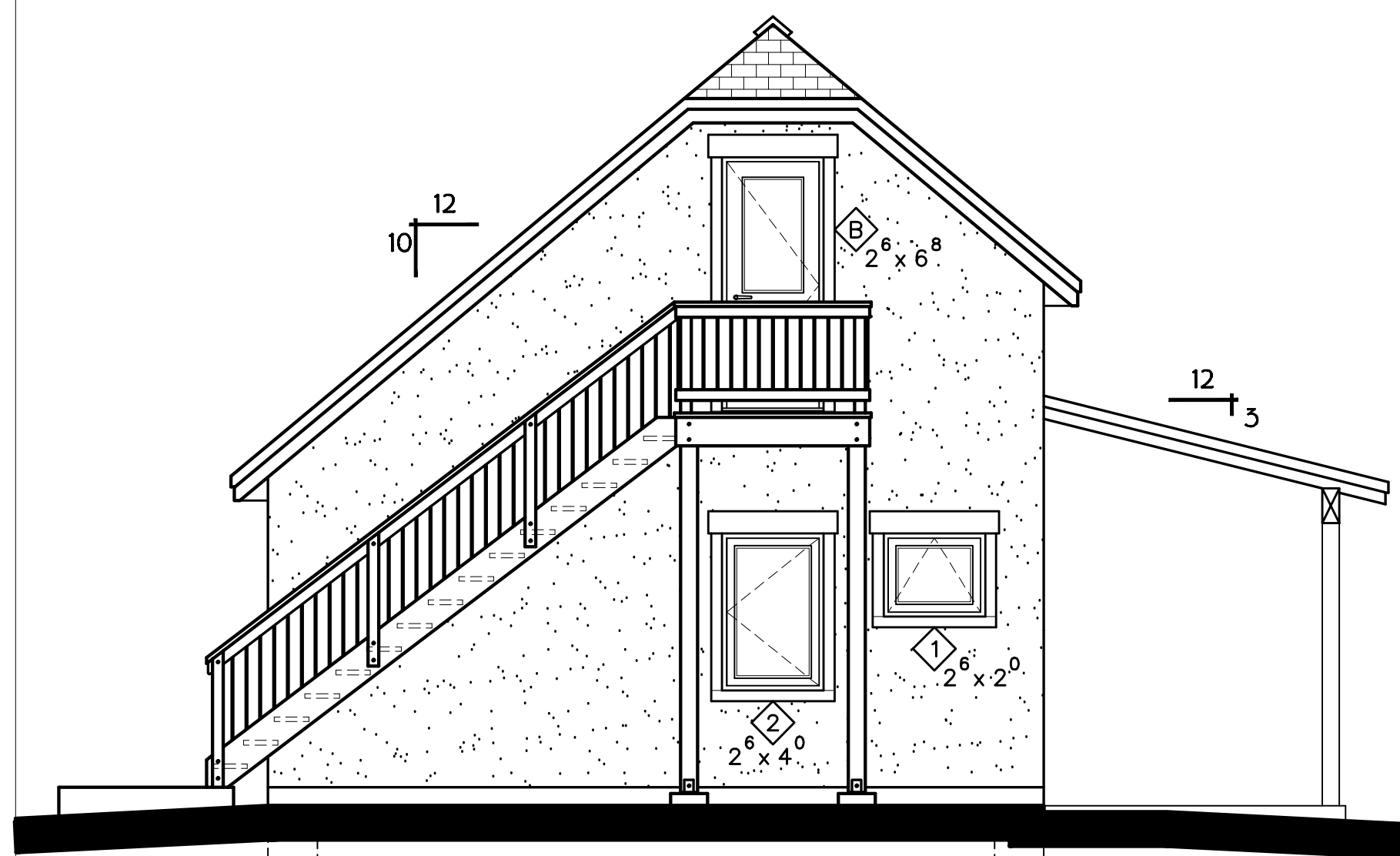
① SITE PLAN
Scale 1/8" = 1'-0"



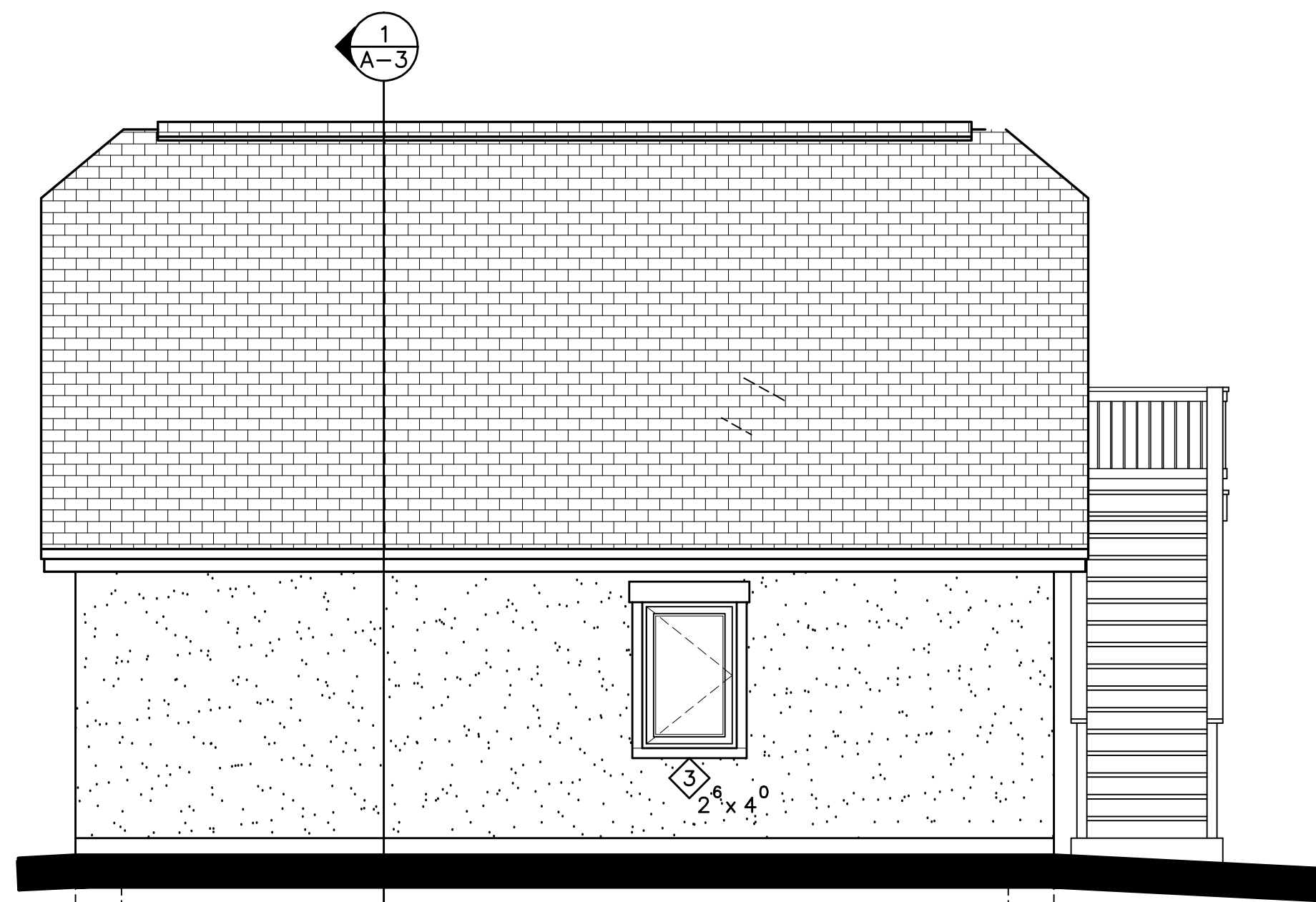
DRAWING INDEX

- A-1 SITE PLAN
- A-2 PLANS & ELEVATIONS
- A-3 BUILDING SECTION

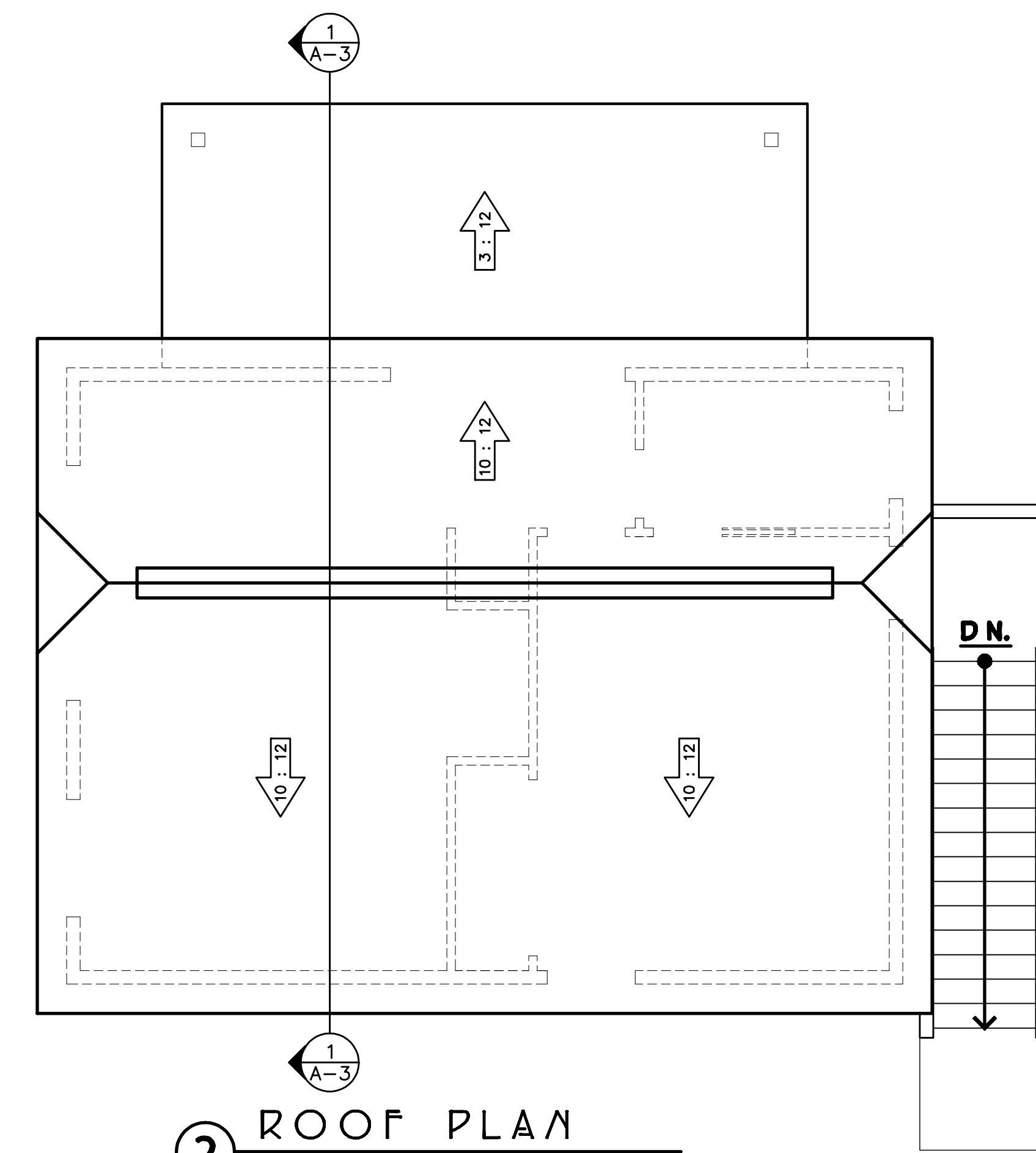
<p>PROJECT CARRIAGE HOUSE 508 GORDON STREET FORT COLLINS, CO 80521</p>	<p>CROWN ENGINEERING, LLC * REYES SARMIENTO, P.E. 524 STOVER STREET FORT COLLINS, COLORADO 80524 Ph: (970) 498-9537 C: (970) 691-4239</p>	<p>Aubrey Carson (970) 481-3366 carsona@carsondesign.com A-E Architect Fort Collins, CO 80525</p>	<p>CARSON design studio llc</p>	<p><small>COPYRIGHT NOTIFICATION: THIS DOCUMENT INCLUDING THE IDEAS AND DESIGNS INCORPORATED WITHIN ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN AN AGREEMENT WITH CARSON DESIGN STUDIO LLC. NO OTHER USE DISSEMINATION OR DUPLICATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF CARSON DESIGN STUDIO LLC. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY RESERVED.</small></p>
<p>PROJECT NO. DATE 11-12-2020 DRAWN BY CHECKED BY REVISIONS</p>	<p>A-1</p>			



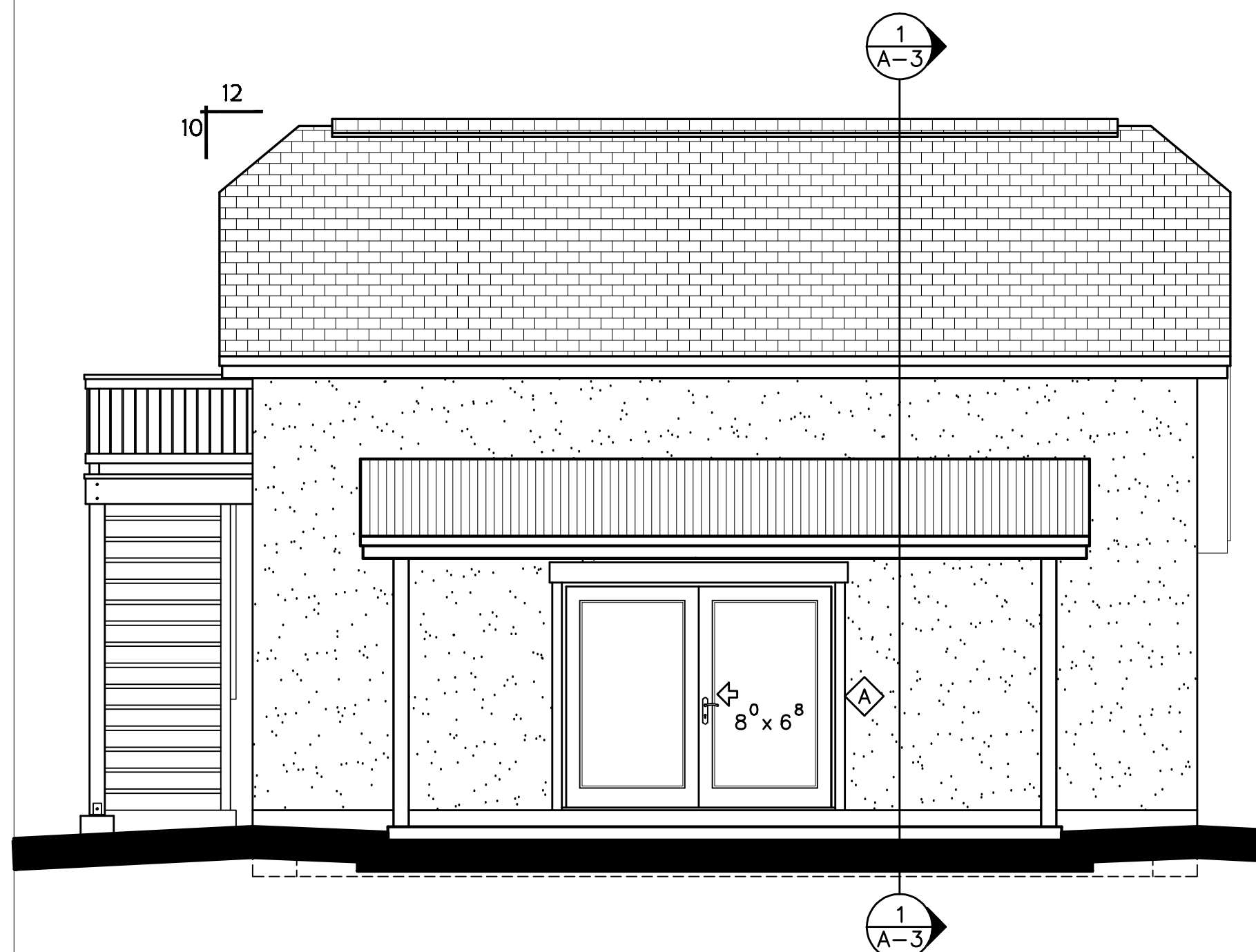
5 EAST ELEVATION
Scale 1/4" = 1'-0"



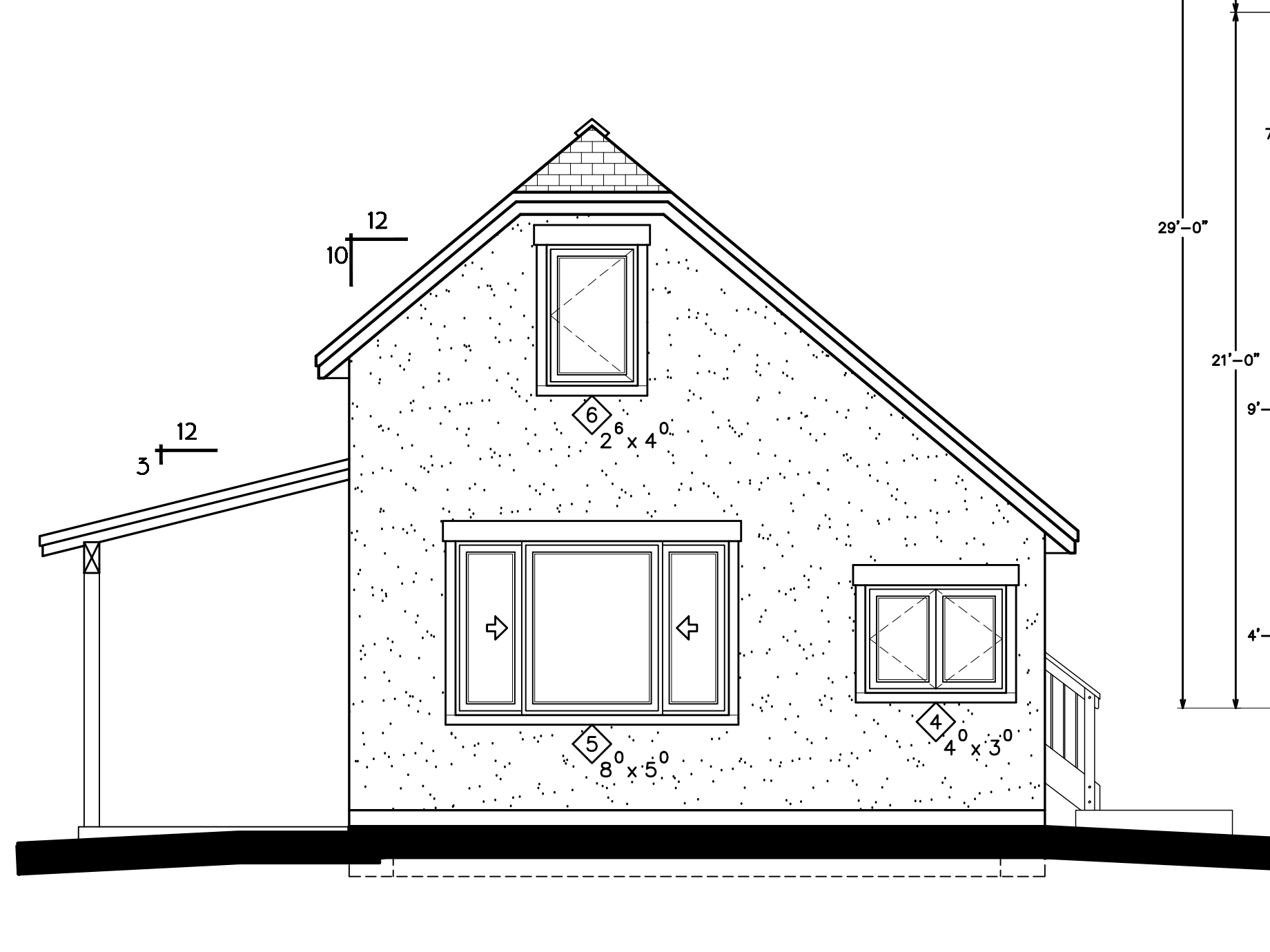
6 SOUTH ELEVATION
Scale 1/4" = 1'-0"



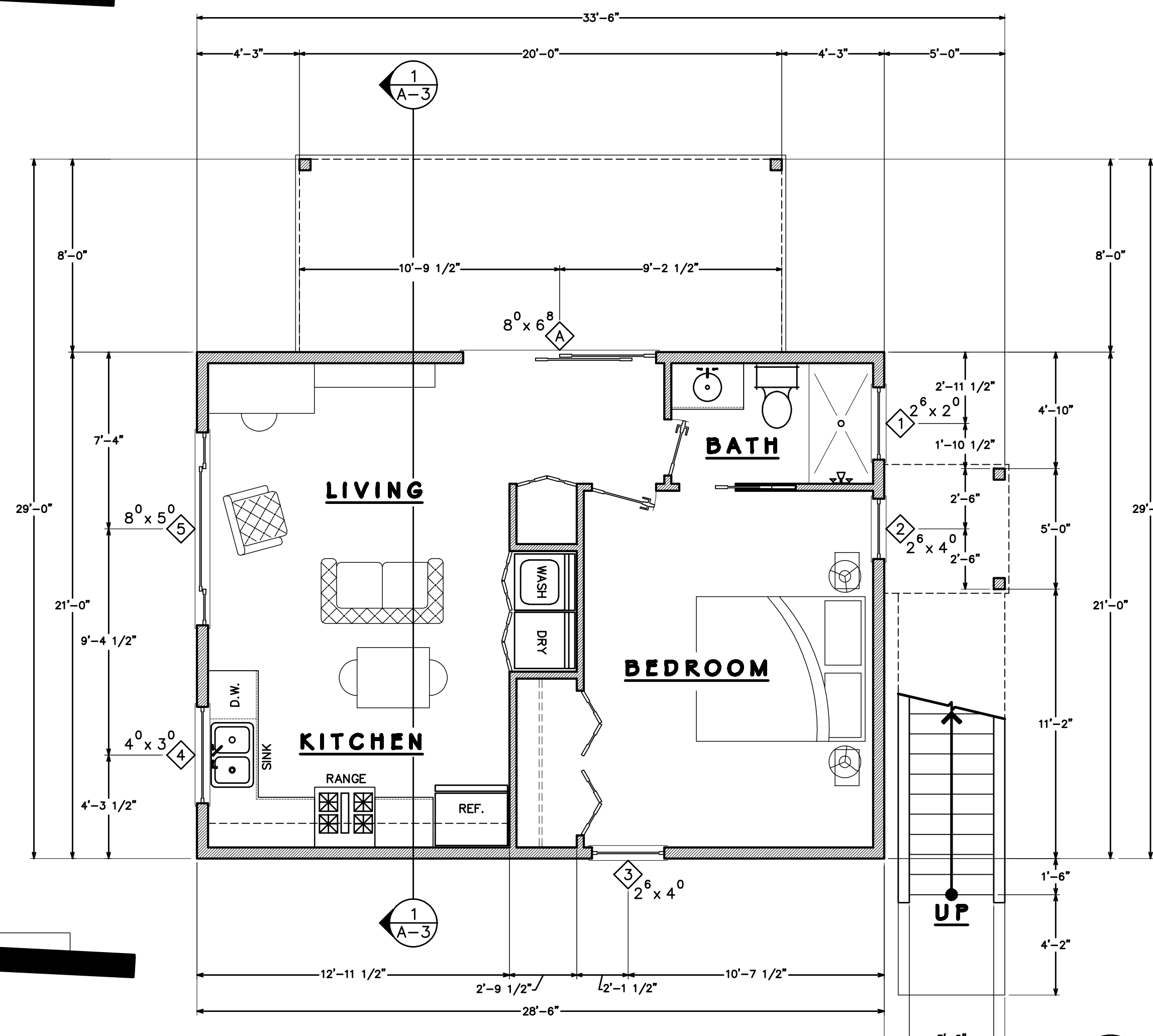
2 ROOF PLAN
Scale 1/4" = 1'-0"



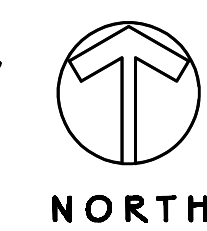
3 NORTH ELEVATION
Scale 1/4" = 1'-0"



4 WEST ELEVATION
Scale 1/4" = 1'-0"



1 FLOOR PLAN
Scale 1/4" = 1'-0" 598 S.F.



PROJECT
CARRIAGE HOUSE
508 GORDON STREET
FORT COLLINS, CO 80521

CROWN ENGINEERING, LLC *
REYES SARMIENTO, P.E.
524 STOVER STREET
FORT COLLINS, COLORADO 80524
Ph: (970) 498-9537
C: (970) 691-4239

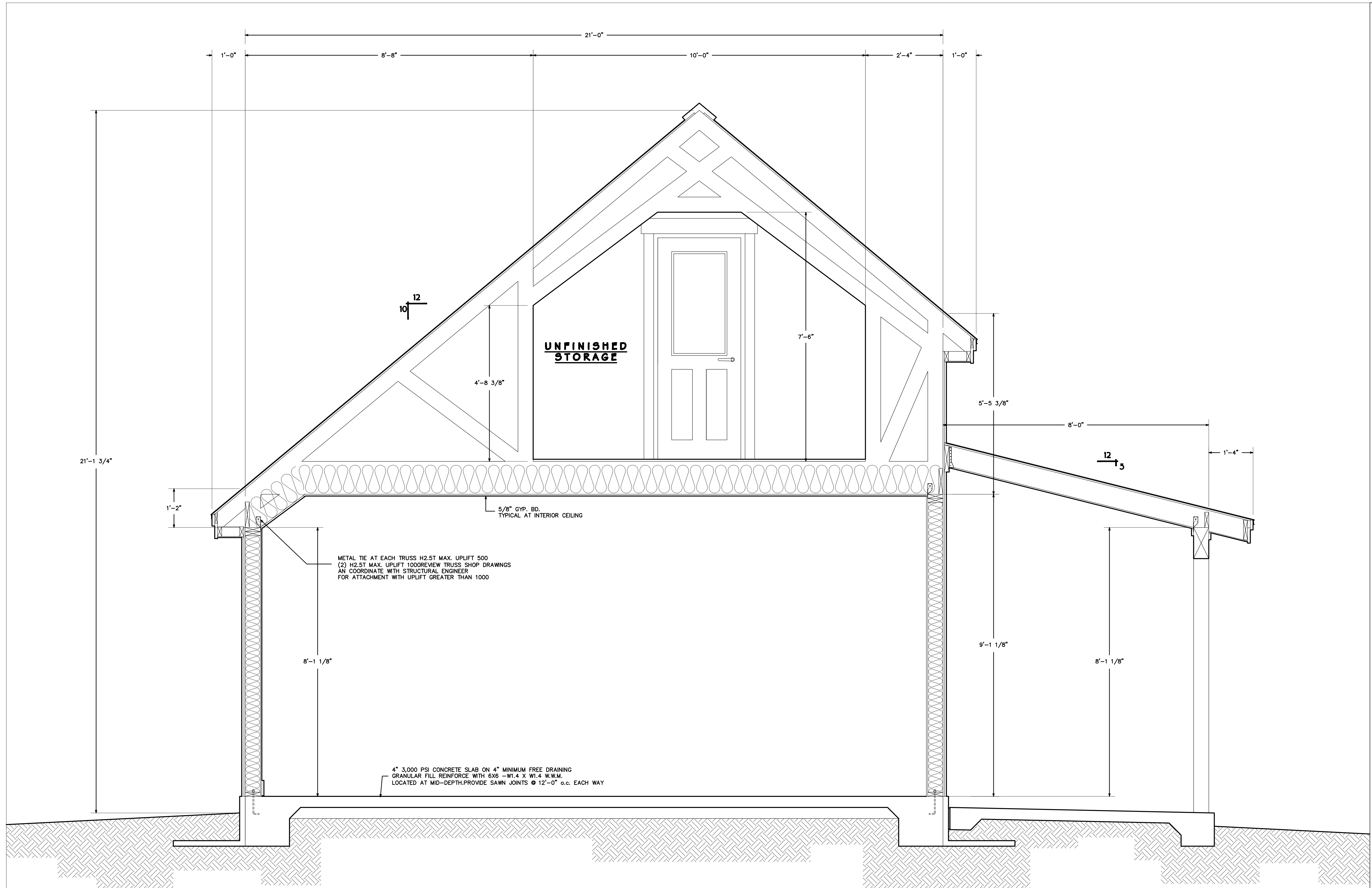
Aubrey Carson
(970) 481-3366
carsona@crowne.com
A/E/C
Fort Collins, CO 80525

CARSON
design studio llc

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PROJECT NO. _____
DATE 11-12-2020
DRAWN BY AC
CHECKED BY AC
REVISIONS _____

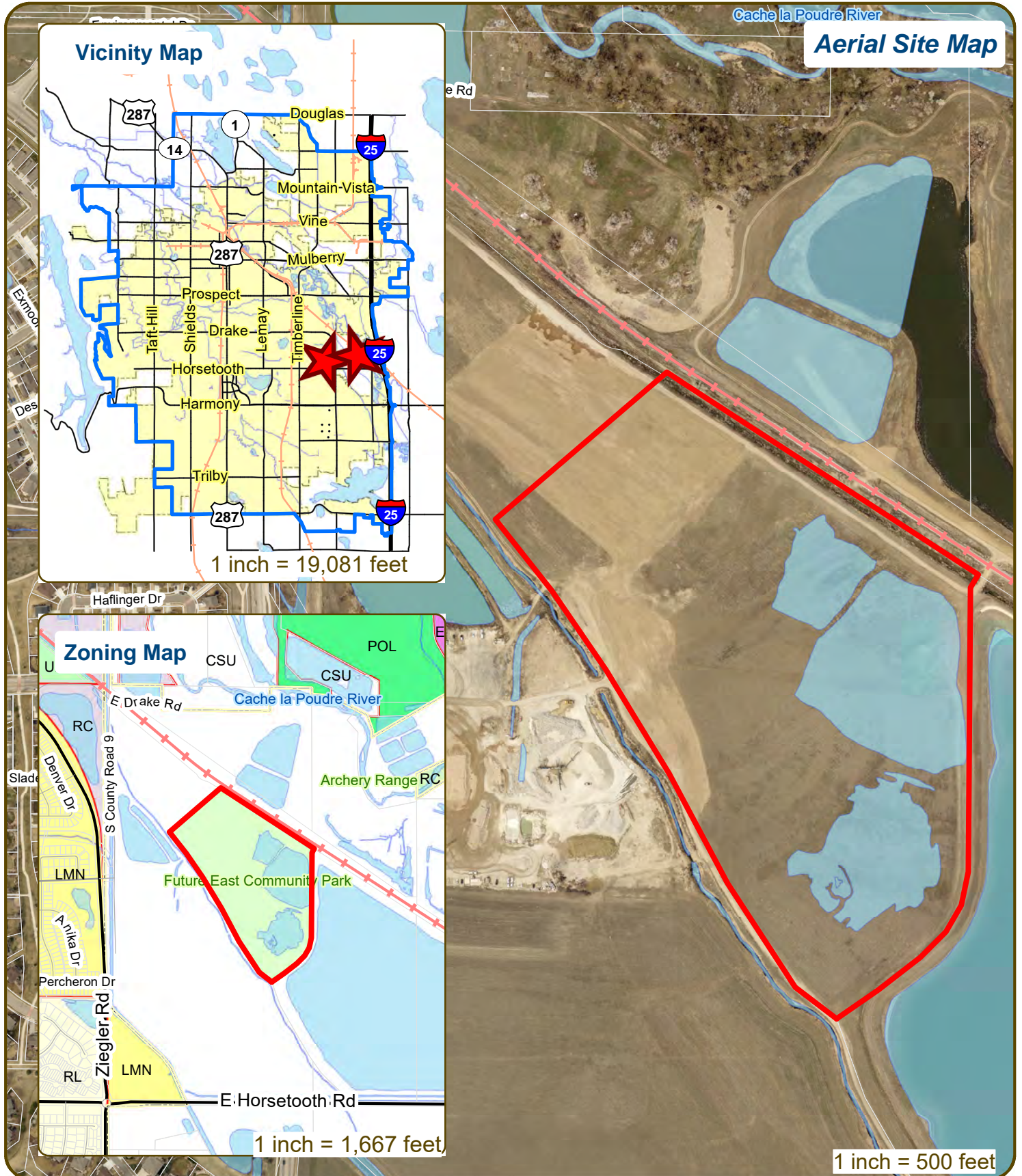
A-2



1 BUILDING SECTION
 Scale 3/4" = 1'-0"

PROJECT NO. DATE DRAWN BY CHECKED BY REVISIONS	CARRIAGE HOUSE 508 GORDON STREET FORT COLLINS, CO 80521
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Future East Community Park



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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? _____

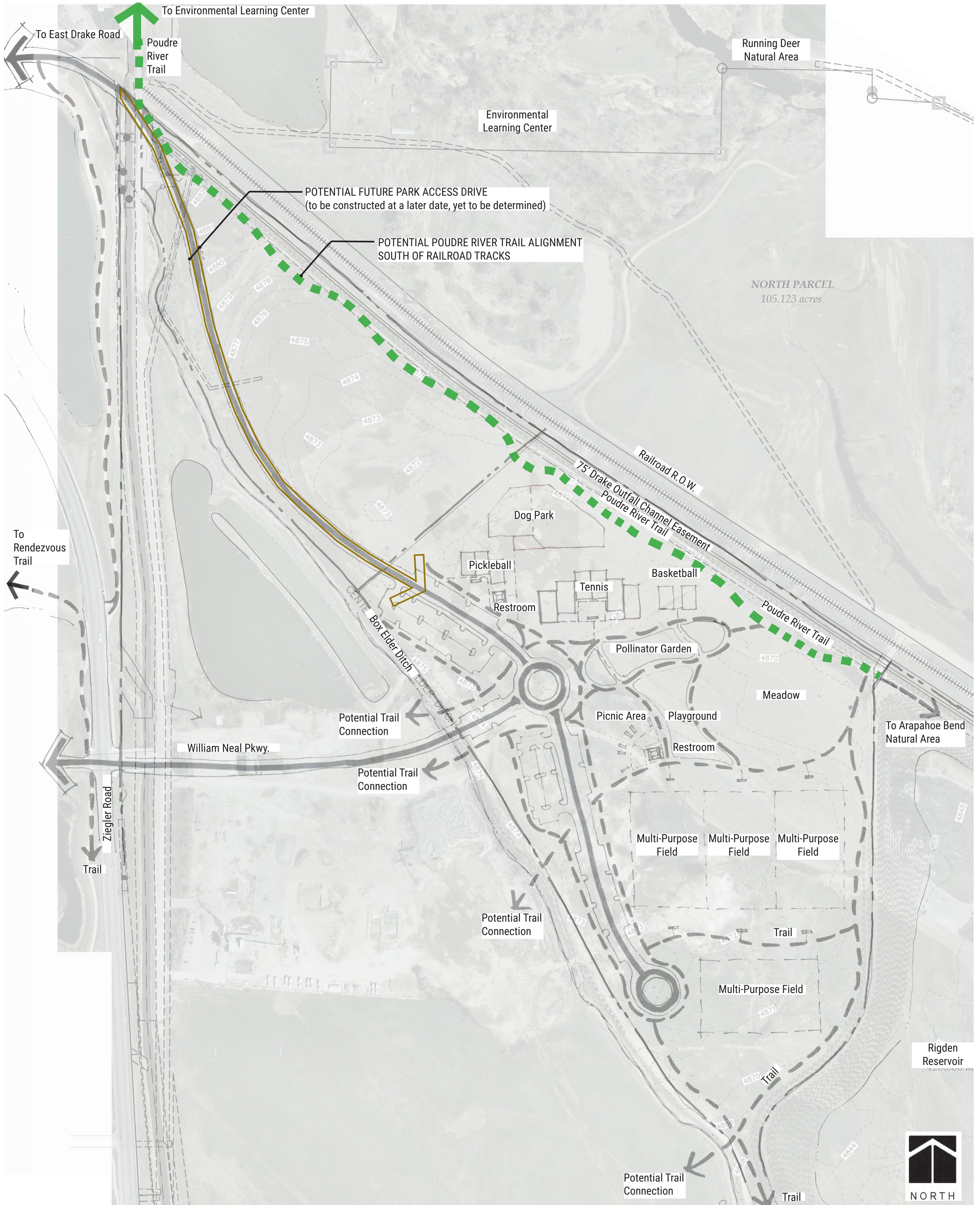
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Increase in Impervious Area _____ S.F.

(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?



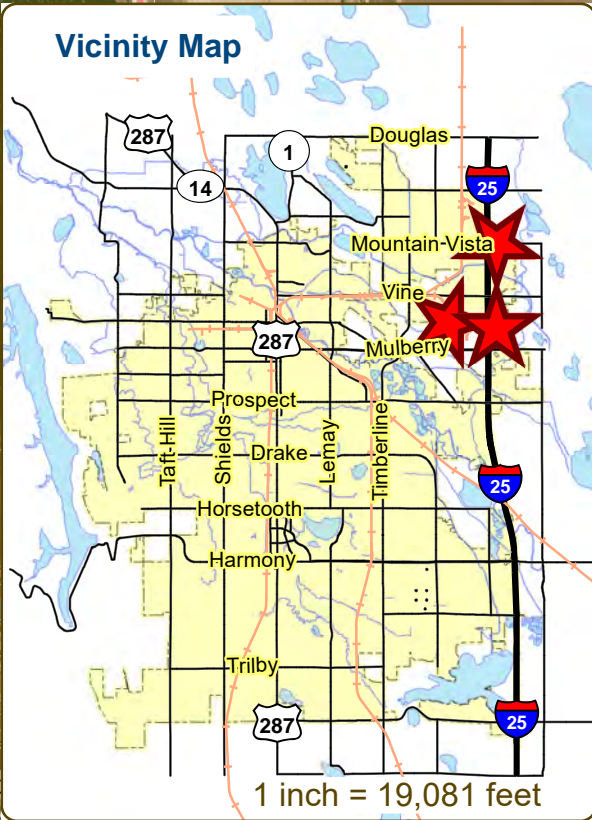
East Community Park Concept Plan - Option 1

Date of Preparation: December 05, 2019



I-25 & E County Rd 48 Rezone

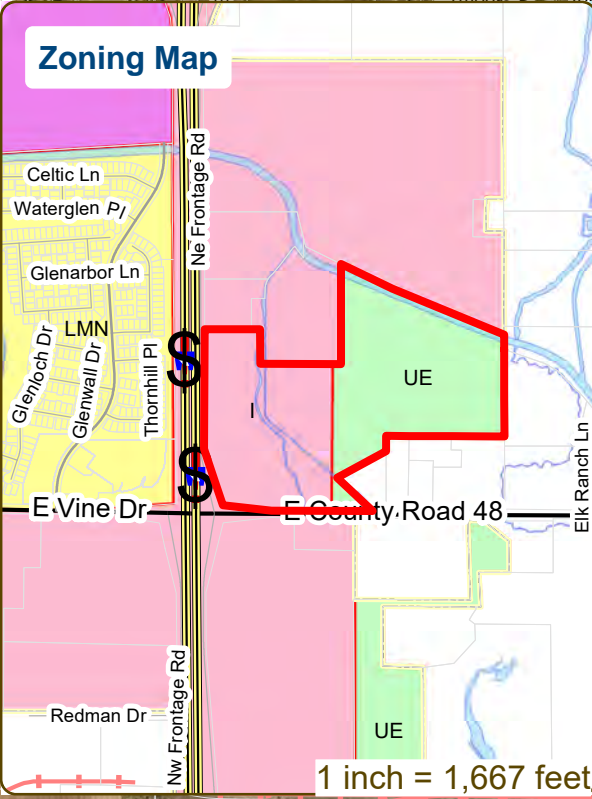
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 833 feet

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P.A.Koscielski-Consultant

Business Name (if applicable) **Dakota Springs Engineering**

Your Mailing Address **31 N. Tejon St. #500 Colorado Springs, Colorado 80903**

Phone Number **719-377-0244** Email Address **dse.pak7@gmail.com**

Site Address or Description (parcel # if no address) **8703000014**

Description of Proposal (attach additional sheets if necessary) **Potential re-zone mix use Preliminary & Final Entitlement**

Proposed Use **Mix Use** Existing Use **Vacant-Industrial / Residential**

Total Building Square Footage **N/A** S.F. Number of Stories _____ Lot 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>

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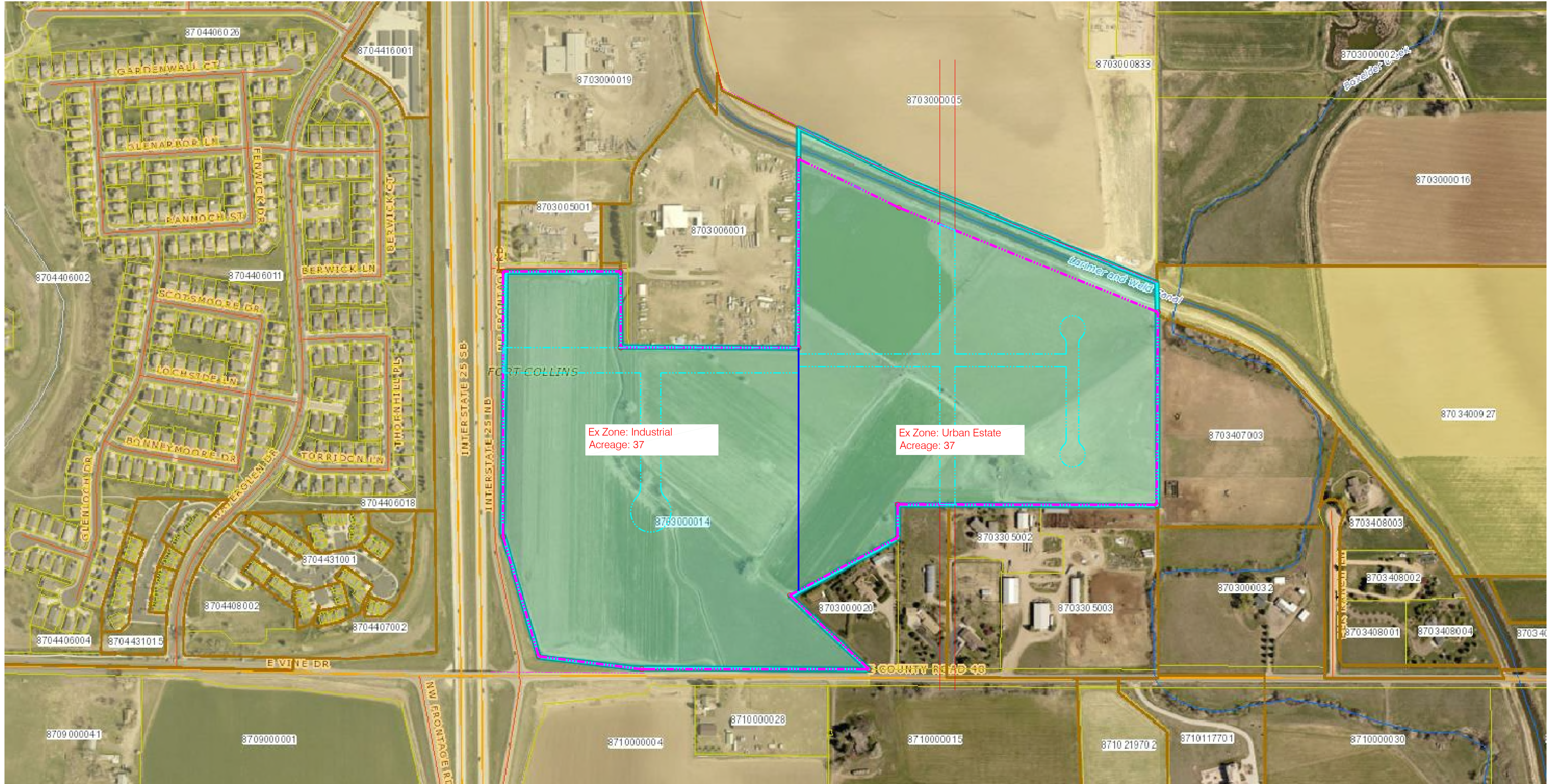
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? **Minor**

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

Increase in Impervious Area **Unknown @ this time** 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?





NE T07E LN PL

3704106001

3704406026

8704416001

GARDENWAY CT

SUENARDOR LN

RANNOCH ST

FENWICK DR

BERWICK LN

BERWICK CT

SCOTSMOORE DR

LOCHSIDE LN

RONNEYMOORE DR

TORRIDON LN

THORNHILLS PL

FIGIN CT

3704406002

GUENIGAN DR

3704408002

3704431001

3704407002

3704406004

3704431015

E VINEYOR

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09 NE

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NW FRONTAGE RD

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NW

8710000015

10

871019702

8710117701

8710000030

8710000001

FORT COLLINS

INTERSTATE 25 SB

INTERSTATE 25 NB

MEADOWCREEK LN

8703005001

8703006001

T07N R68W

SW

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8703305003

3 COUNTY ROAD 43

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3703408003

3703408002

3703408001

3703408004

3703000011

3703409001

Fort Collins East Water Canal

Boxelder Creek

8703000001 NE

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