

Conceptual Review Agenda

Schedule for 12/17/20

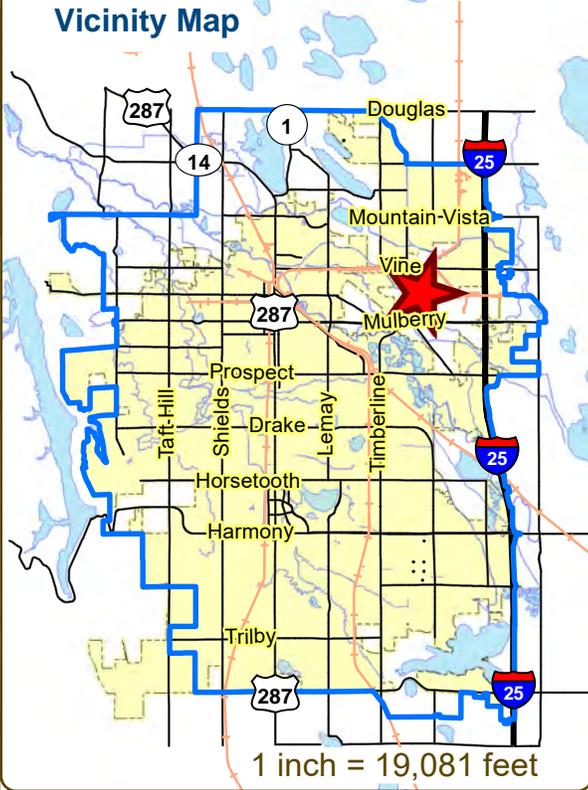
Meetings hosted via Zoom Web Conferencing

Thursday, December 17, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	3003 Crusader St Extra Occupancy CDR200095	Jonathan Dycks 720-512-9140 jonathandycks@gmail.com	This is a request to permit an extra occupancy rental house use within an existing single-family dwelling at 3003 Crusader St (parcel #8708160001). The proposal is for five occupants total including the property owner. Access is taken from Crusader St to the north. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Todd Sullivan
10:15	636 Castle Ridge Ct Group Home CDR200096	Eric Shenk 970-779-1759 ceric.shenk@gmail.com	This is a request to convert an existing single-family dwelling located at 636 Castle Ridge Ct (parcel #9601408002) into a group home. The proposed facility would be 16 bedrooms total, with a focus on residential assisted living for retirement age tenants. Access will be taken from Castle Ridge Ct to the southwest. The property is located approximately .4 miles west of S Lemay Ave. The property is within the Low Density Residential (RL) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Brandy Bethurem Harras
11:15	4345 Corbett Dr Replat CDR200097	Erina Ford 800-520-1010 eford@millmanland.com	This is a request to replat the property addressed 4345 Corbett Dr (parcel #8732407014) to create two lots, referred to in the proposal as Lots 14A and 14B. Access is taken from Corbett Dr directly to the east. The property is located in the Harmony Corridor (HC) zone district and is subject to a Basic Development Review (BDR) process.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane

3003 Crusader St Extra Occupancy

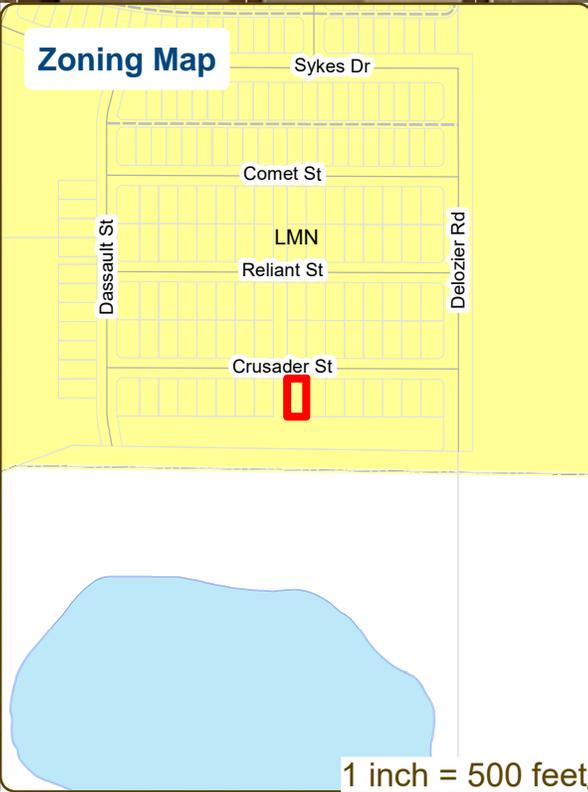
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 42 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) Owner: Jonathan Dycks

Business Name (if applicable)

Your Mailing Address 3003 Crusader St. Fort Collins, CO, 80524

Phone Number 720-512-9140 Email Address jonathandycks@gmail.com

Site Address or Description (parcel # if no address) 3003 Crusader St. Fort Collins, CO, 80524

Description of Proposal (attach additional sheets if necessary) Proposal and application for Fort Collins extra occupancy rental home. The home is new construction and resides within zoning section LMN.

Proposed Use Owner Occupied Rental Home Existing Use Owner Occupied Single Family Home

Total Building Square Footage 4975 S.F. Number of Stories 2 Lot Dimensions Plot Plan Attached

Age of any Existing Structures 2 Years Old

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 what risk level?

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

Increase in Impervious Area N/A 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?



EMK CONSULTANTS, INC.
ENGINEERING & SURVEYING

LAND DEVELOPMENT SERVICES AND SOLUTIONS
www.EMKC.com

7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520

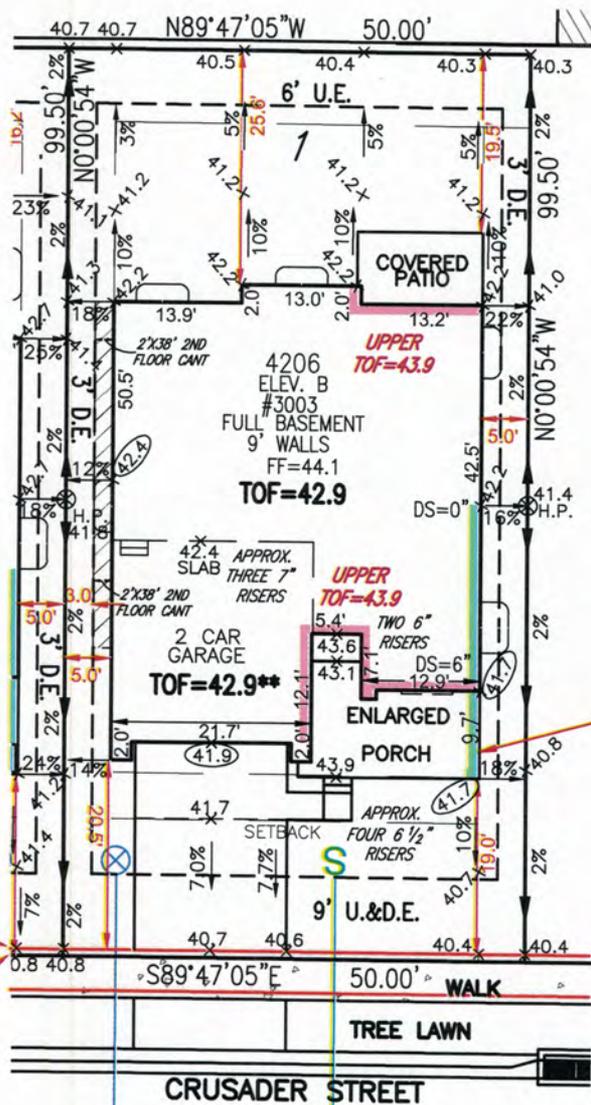


PLOT PLAN
MOSAIC

JOB NO.: 12945
DRAWN BY: GWR
DATE: 05/03/2018

LOT 2

TRACT Z



****NOTE:**
WALK AS-BUILT LOCATION

****NOTE:**
WALK DESIGNED LOCATION

****NOTE:**
STEP GRADE ALONG THIS WALL LINE TO ACHIEVE FINISHED GRADE SHOWN. THIS MAY AFFECT FOUNDATION DESIGN.

LEGEND

- ELEVATION x00.0
- SWALE
- EASEMENT
- SETBACK
- WATER SERVICE W
- SEWER SERVICE S
- FIRE HYDRANT
- RET. WALL

NOTE: UPPER T.O.F AT RECESSED FLOOR JOIST W/12" REDWOOD FURRING STRIP

LOT AREA: 4,975 SQUARE FEET

NOTES

1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. THIS DOCUMENT REPRESENTS A PROPOSED BUILDING LAYOUT FOR APPROVAL BY ZONING AND BUILDING AUTHORITIES. ANY OTHER INFORMATION SHOWN IS INCLUDED BY THE CLIENT'S REQUEST AND IS

U.E.=UTILITY EASEMENT
D.E.=DRAINAGE EASEMENT
U.D.E.=UTILITY & DRAINAGE EASEMENT

****NOTE:**
DROP GARAGE FLOOR AN ADDITIONAL 4"(12" TOTAL)

636 Castle Ridge Ct Group Home

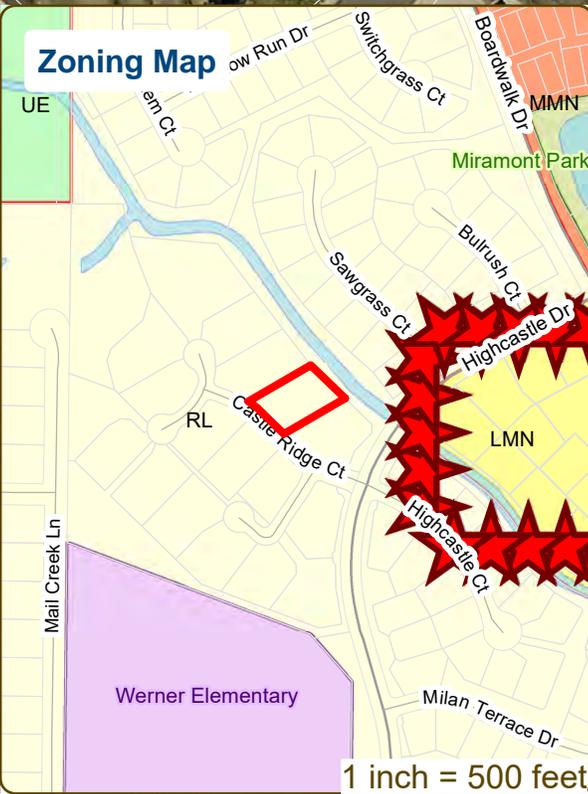
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

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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) Eric Shenk 970 779 1759 Owner
Xioma Diaz- 970 412 9314 Owner

Business Name (if applicable) Peacock Care Homes

Your Mailing Address 709 Keenesburg Ct Ft Collins CO 80525

Phone Number _____ **Email Address** eric.shenk@gmail.com / xioma339@yahoo.com

Site Address or Description (parcel # if no address) 636 Castle Ridge Court, Fort Collins, CO, 80525

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

Proposed Use Residential Assisted Living Home **Existing Use** Single Family Home

Total Building Square Footage 8202 **S.F. Number of Stories** 1+basement **Lot Dimensions** 22226 sq/ft

Age of any Existing Structures 18 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? _____

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

Increase in Impervious Area Possible 550 sq/ft addition 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?

Proposal: Conversion of the standing single-family home at 636 Castle Ridge Court, Fort Collins to a 16-bed residential assisted living (RAL) home.

Project: An aging population coupled with evolving consumer preference for more “home-like“ assisted living options is driving demand for new concepts in retirement living. The property at 636 Castle Ridge Court represents a unique opportunity in the City of Fort Collins and the State of Colorado to provide a state-of-the-art home-based assisted living option for seniors with and without memory care needs.

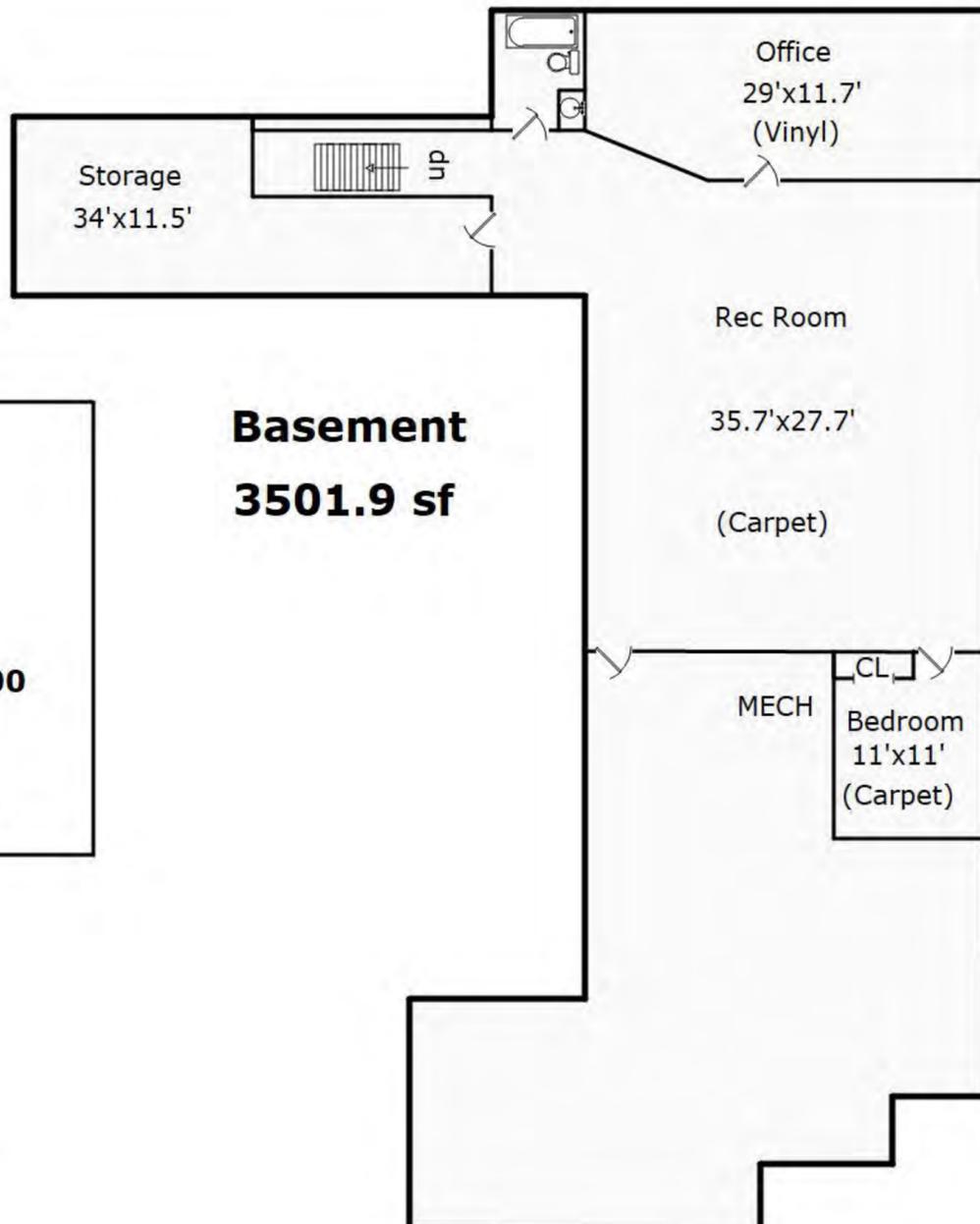
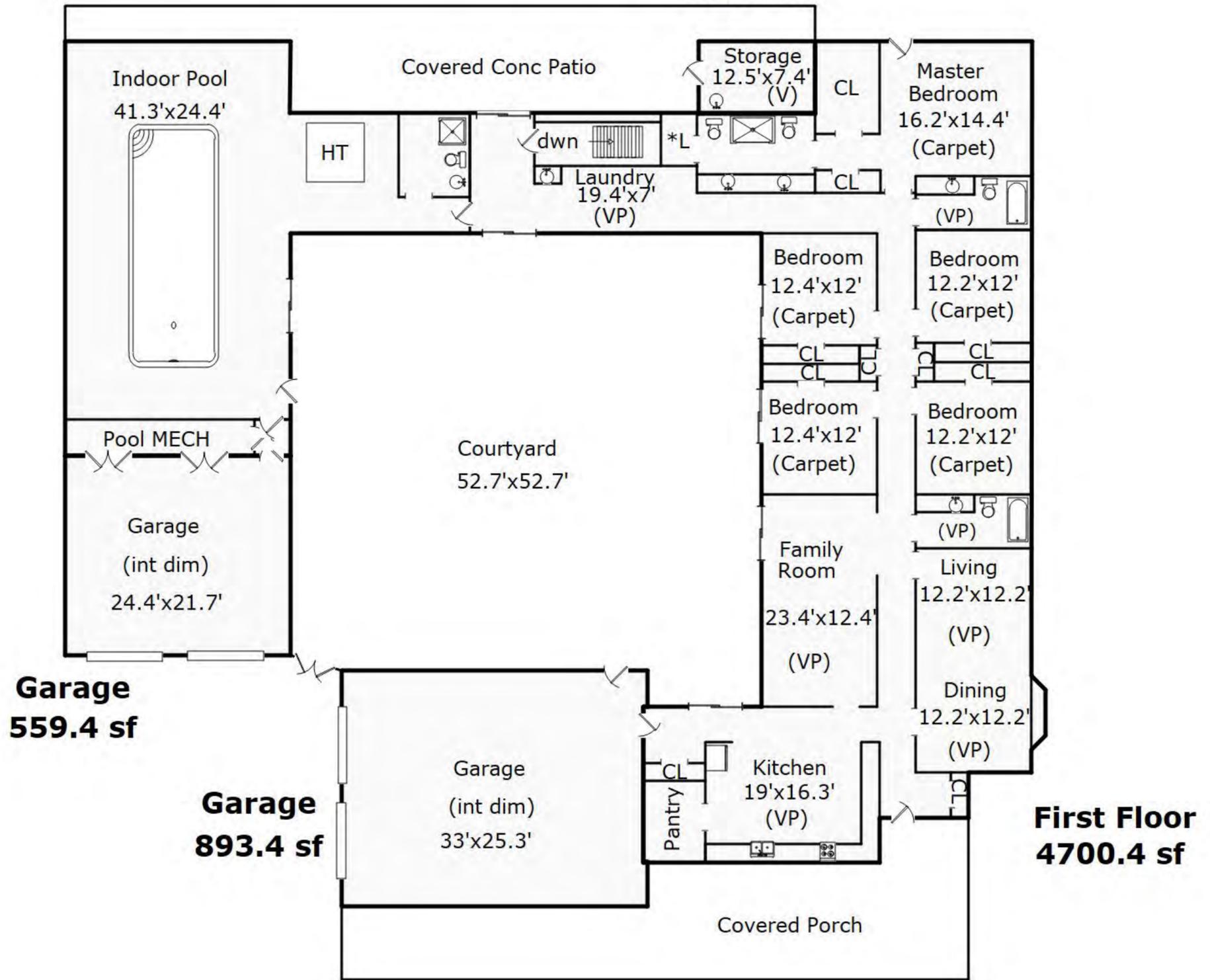
This project will require varying degrees of renovation throughout the interior of the house. There are no plans, however, for exterior additions. The only planned modification of the exterior house would be the addition of windows for client rooms. For the purposes of memory care this home will need controlled access at all doors as well as video monitoring of all hallways and common areas. The central courtyard will provide controlled outdoor access for all clients.

As an RAL home this project would fall under the licensing prevue of the Colorado Department of Public Health and Environment. In addition to local building codes this project would have to comply with the 2018 Facility Guidelines Institute ***Guidelines for Design and Construction of Residential Health, Care, and Support Facilities.***

Informal community outreach has been had with surrounding property owners regarding the conversion of this property to a RAL home. No objections were raised in these talks to the general development principle being outlined in this proposal.

Thank you for you time and expertise in reviewing the project.

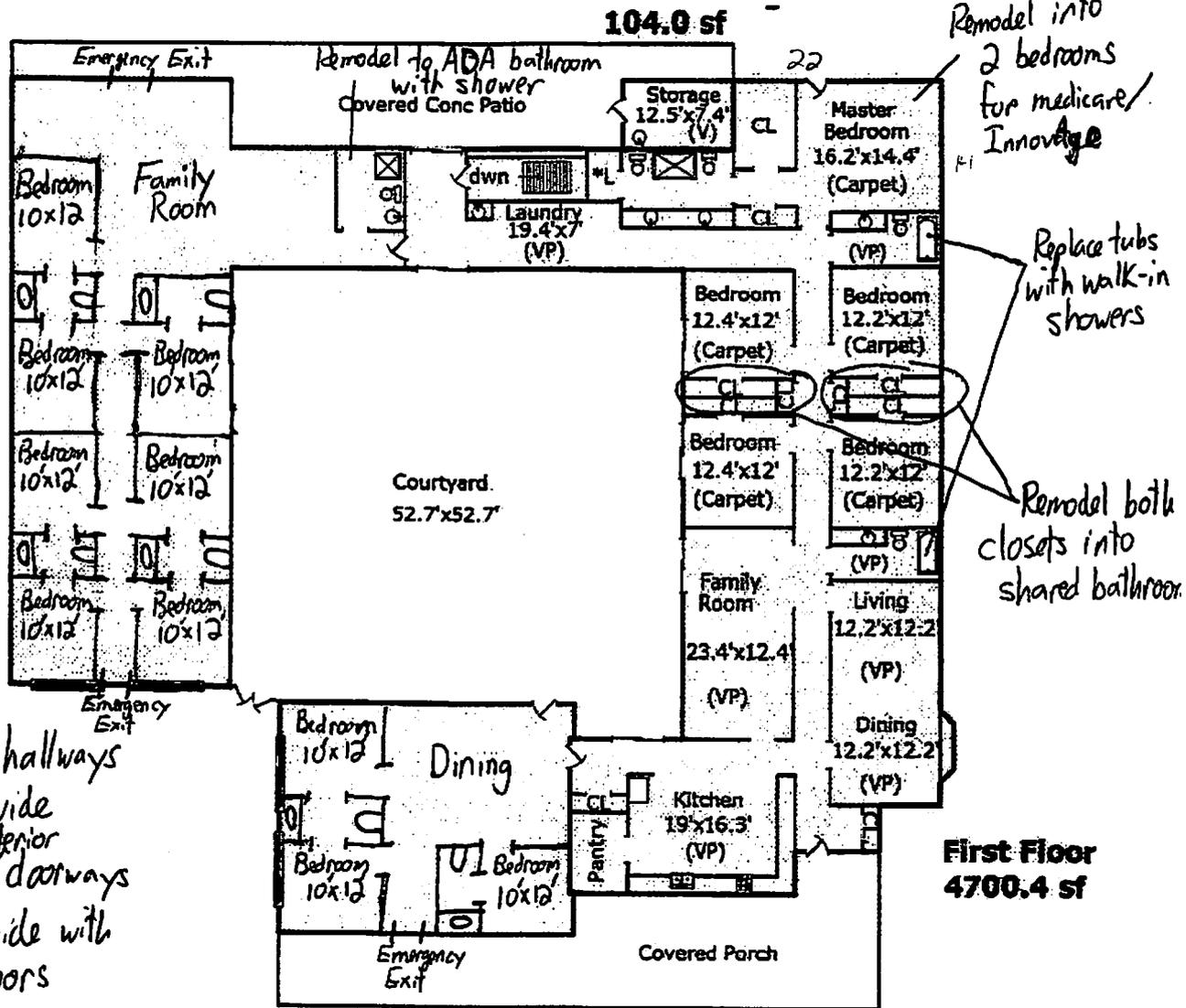
**Finished Storage
104.0 sf**



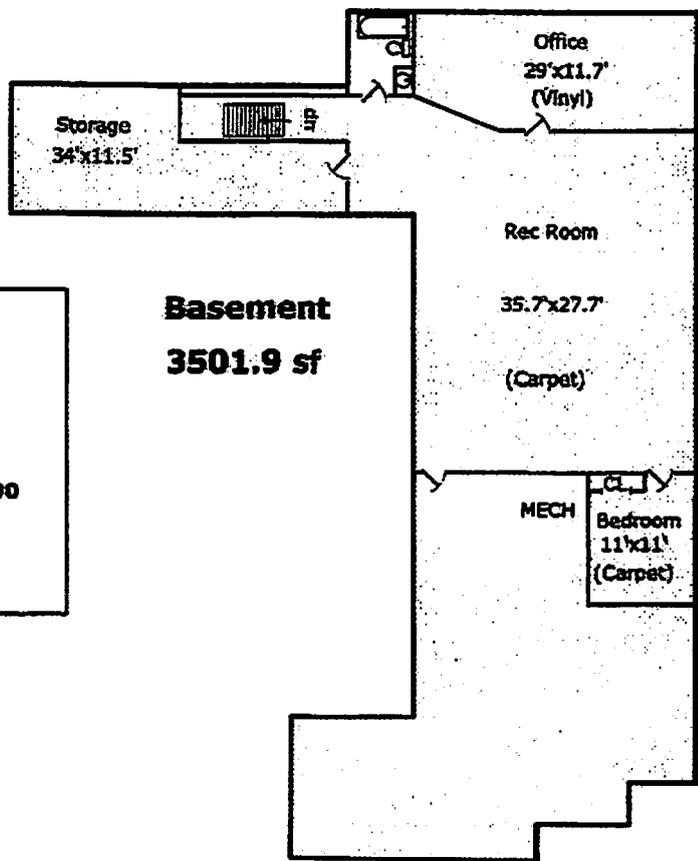
**636 Castle Ridge Ct
Ft Collins, CO**

Total Sq Ft: 8202
Total Finished Sq Ft: 6572
Finished W/out Basement: 4700
Basement Sq Ft: 3502
Basement Finish: 53%
Finished Storage Sq Ft: 104

9/3/2020
 Agent: Janelle McGill
 Scope of Work is on our website
www.appraisaldimensions.com



All 1st floor hallways are 46" wide
 All 1st floor interior doorways are 36" wide with pocket doors

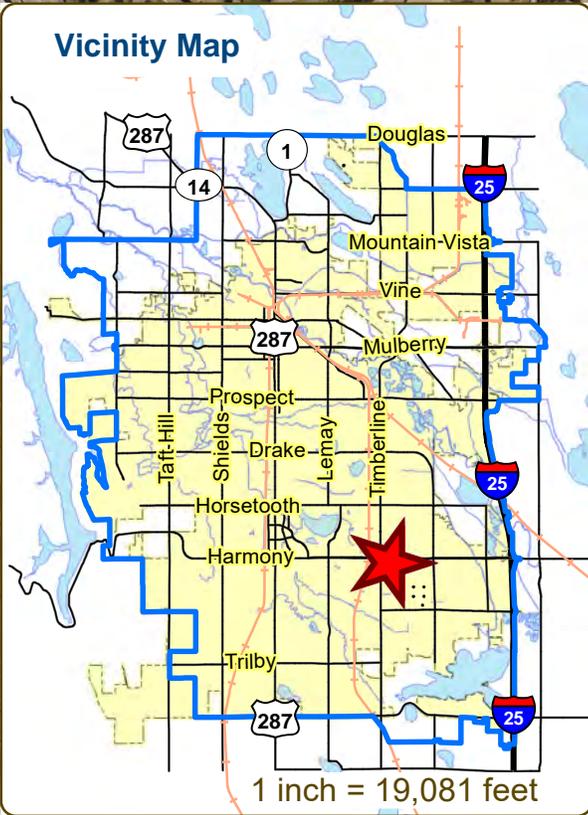


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Finished W/out Basement: 4700
Basement Sq Ft: 3502
Basement Finish: 53%
Finished Storage Sq Ft: 104

4345 Corbett Dr Minor Subdivision

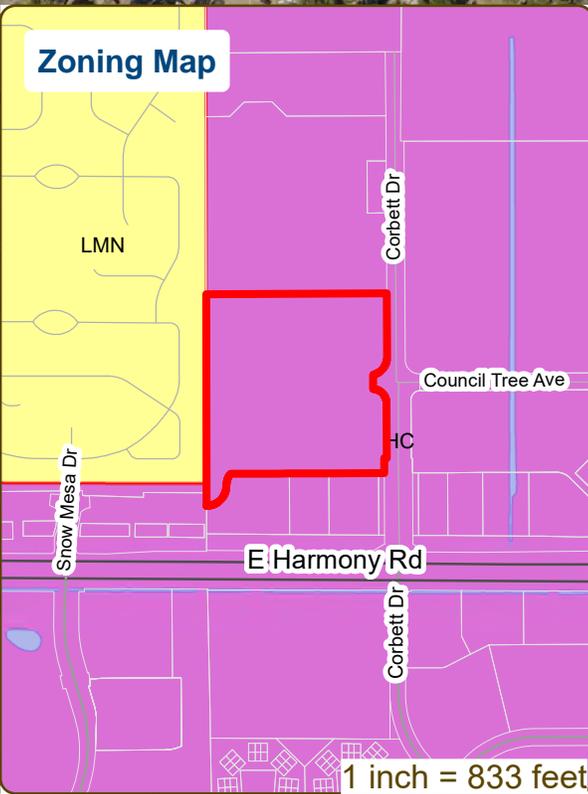
Vicinity Map



Aerial Site Map



Zoning Map



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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? _____

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?

Proposed Replat

of Lot 14 in the Final Plat of Front Range Village
 recorded in Reception No. 20070016146
 Part of the Southeast Quarter, Section 32
 Township 7 North, Range 68 West, 6th Principal Meridian
 City of Ft. Collins
 Larimer County, Colorado



millman
 National Land Services

Transforming the Industry
 Surveying
 Zoning
 Environmental
 Real Support - Title Review
 Millman Surveying, Inc.
 Corporate Headquarters
 4111 Bradley Circle NW
 Canton, OH 44718
 Phone: 800-520-1010
 Fax: 330-342-0834
 www.millmanland.com
 landsurveyors@millmanland.com

Replat

Part of the
 Southeast Quarter
 Section 32
 Township 7 North
 Range 68 West
 6th Principal Meridian

4345 Corbett Drive
 City of Ft. Collins
 County of Larimer
 State of Colorado



NORTH

GRAPHIC SCALE

0 100 200
 1 INCH = 100 FT.

CERTIFICATION:

This map correctly represents a survey made under my direction during the Month of September, 2020. Monuments were found or set as shown and are sufficient to enable the survey to be retraced.

By: _____
 Timothy L. Fish, PLS
 Colorado Professional Land Surveyor No. PLS-0038524
 For and on behalf of Millman Surveying, Inc.

**PRELIMINARY
 FOR REVIEW ONLY**

Surveyor's Seal

Sheet No. **1** of **1**

MSI Project No. 47912
 PC: EF
 PM: BH Drafter: JCV

REVISION HISTORY		
BY:	DATE:	COMMENT:

LINE	BEARING	DISTANCE
L1	S 00°39'30" W	13.03'
L2	S 89°20'30" E	12.06'
L3	S 00°11'02" W	16.26'
L4	N 89°48'58" W	0.61'
L5	S 00°04'54" W	19.90'
L6	S 89°43'11" E	1.99'
L7	S 00°16'49" W	10.24'
L8	N 89°43'11" W	1.97'
L9	S 00°04'43" E	20.44'
L10	N 89°48'28" E	1.96'
L11	S 00°37'54" E	5.83'
L12	N 89°43'11" W	2.07'
L13	S 00°16'49" W	36.52'
L14	N 89°43'11" W	11.96'
L15	S 00°16'49" W	17.95'
L16	N 00°26'12" W	15.98'
L17	S 89°59'58" W	0.61'
L18	N 01°05'35" E	2.50'
L19	S 88°54'25" E	0.71'
L20	N 00°42'37" E	51.57'
L21	N 89°34'25" E	19.63'
L22	N 00°25'35" W	39.64'
L23	S 89°50'55" E	28.25'
L24	N 00°09'05" E	10.02'
L31	N 89°43'11" W	0.80'
L32	N 00°23'29" E	2.58'
L33	N 89°53'06" E	0.66'
L34	N 00°06'54" W	17.43'

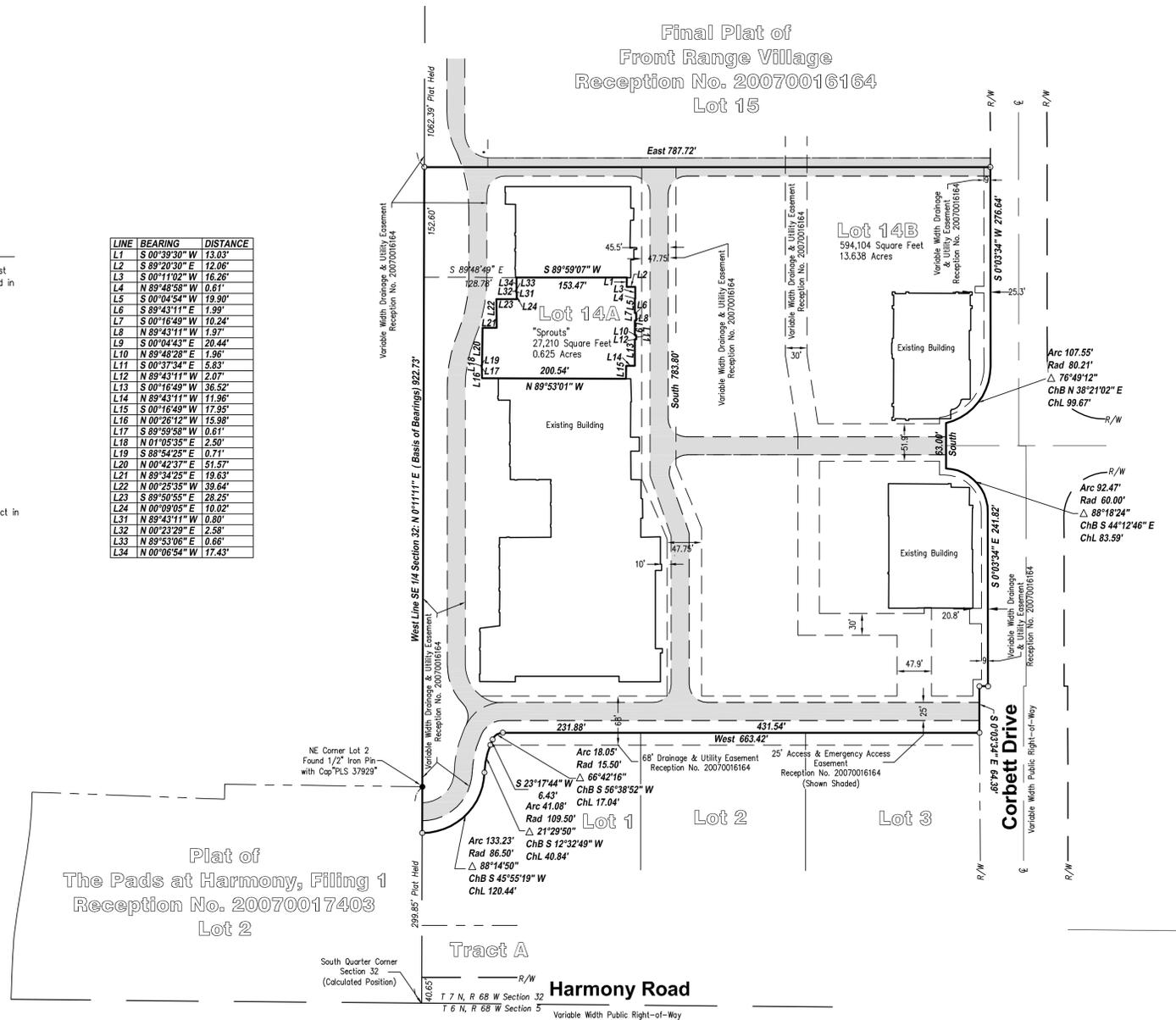
BASIS OF BEARING:

The basis for all bearings shown herein is the West line of the Southeast Quarter of Section 32 shown as bearing N 0°11'11" E on the Plat recorded in Reception No. 20070016164 in the records of Larimer County, Colorado.

TOTAL LAND AREA:

621,314 Square Feet
 14.263 Acres

Notice: according to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.



SYMBOL LEGEND

R/W	- Right-of-Way
P/L	- Adjoiner Property Line
€	- Centerline
●	- Monumentation Found as Noted
○	- 5/8" Iron Pin w/Cop Set
	Stamped "FISH PLS 38524"

**Plat of
 The Pads at Harmony, Filing 1
 Reception No. 20070017403
 Lot 2**

NE Corner Lot 2
 Found 1/2" Iron Pin
 with Cop PLS 37929"

South Quarter Corner
 Section 32
 (Calculated Position)

Harmony Road

Variable Width Public Right-of-Way