

Conceptual Review Agenda

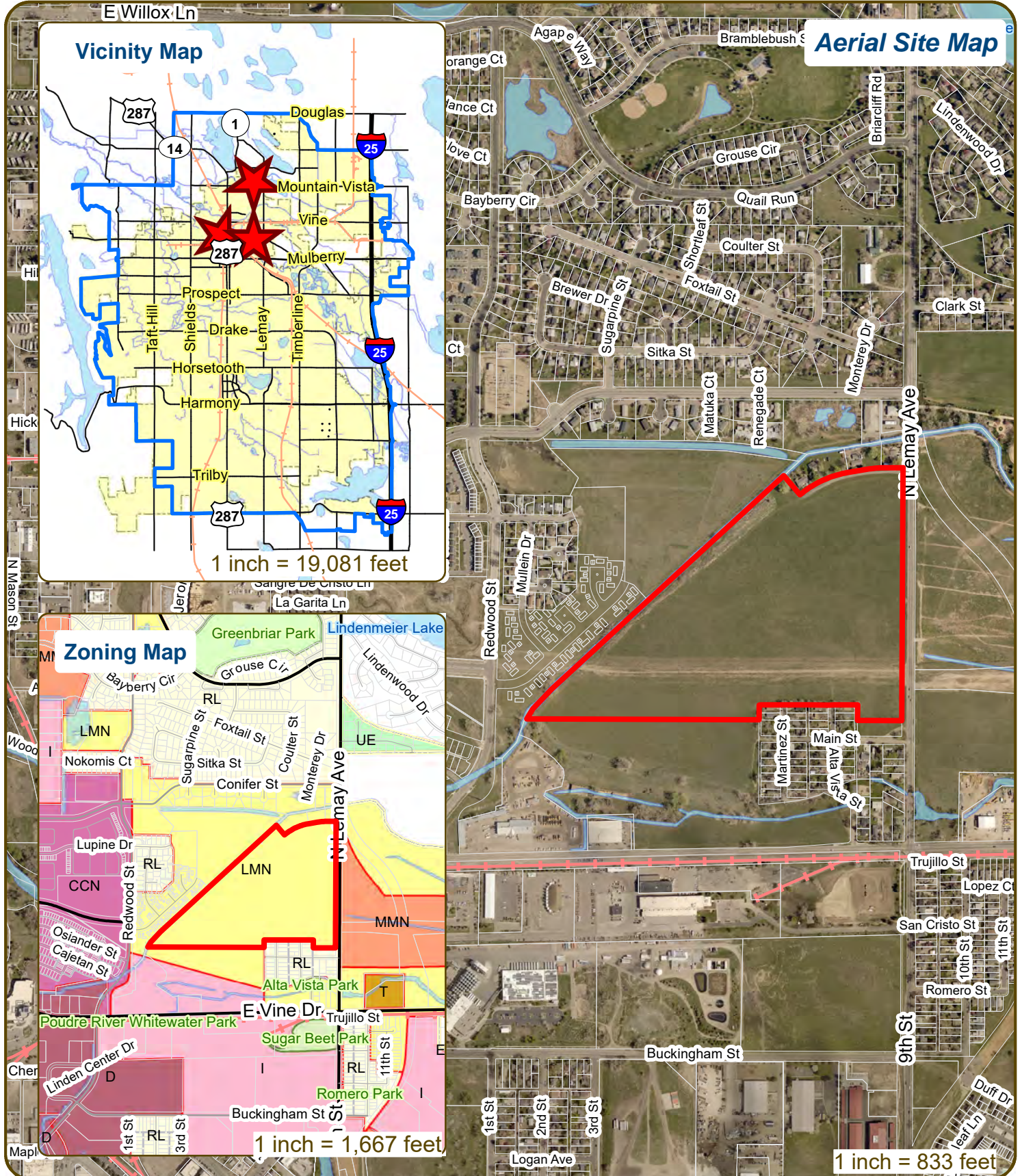
Schedule for 01/21/21

Meetings hosted via Zoom Web Conferencing

Thursday, January 21, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	Northfield Affordable Housing CDR210004	Kuhl Brown 303-830-3470 kuhl.brown@mercyhousing.org	This is a request to develop 84 affordable multifamily dwelling units on 6.5 acres of the Northfield project at the future southeast corner of Suniga Dr and Redwood St (parcel # 9701400002). The proposal includes approximately 178 vehicle parking spaces. Future access to the site will be from Suniga Rd to the north and Steely Dr to the east/west. The property is within the Low Density Mixed-Use (LMN) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Todd Sullivan
10:15	Odell North Parking Lot Expansion CDR210005	Mike McBride 970-402-0439 mike@mcbridela.com	This is a request to expand the existing parking area for Odell Brewing Company as well as construct an additional parking area on the parcel to the north (parcel # 9712100042). Future development of the parcel would potentially include townhome dwellings. The proposed parking area includes approximately 74 parking spaces. The site is north of E Lincoln Ave and would be accessed via Lincoln Ave to the south and 3rd St to the west. The site is within Downtown (D) and Industrial (I) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Tenae Beane
11:15	1142 W Prospect Rd Single-Family Detached & Attached Dwellings CDR210006	Steve Dim 970-481-4979 steve@clearperceptions.com	This is a request to develop a single-family detached dwelling, and seven single-family attached dwellings at 1142 W Prospect Rd (parcel # 9715418011). Access to the dwellings will be from W Prospect Rd to the south. The property is within the Low Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy Bethurem Harras

Suniga Dr & Redwood St Multi-Family Dwellings



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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) _____

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?

City of Fort Collins
Department of Planning and Development
Concept Level Review
Applicant: Mercy Housing
Project: TBD Northfield – Affordable

(Please Reference Ft. Collins Planning Project PDP180011: Northfield Filing 1 Expanded) Larimer County Assessor Parcel # 9701400002 – 6.5 acres TBD SEC Suniga Dr. & Redwood St.

Mercy Housing is proposing in conjunction with Land Mark Homes’s Northfield Filing 1 PDP, to acquire approximately 6.5 acres of the entire filing acreage be designated for affordable deed-restricted multifamily housing within larger development planned by Land Mark Homes. The attached site maps show the parcel under consideration.

It is anticipated that Mercy’s development is going to be a major amendment to the approved Northfield PDP.

Density: Applicant has initially spoken with Northfield PE and City of Ft Collins Planner Pete Wray. Conceptually Developer has path toward increasing the proposed multifamily units at the property to 84 units. Based on the entire Northfield Filing Density calculations, the affordable parcel would technically allow up to approximately 140 units to balance the site’s underlying zoning L-M-N. We will present the density calculations for the CRT.

Concept /Sketch Plan: Applicant has retained Ian Shuff with Alm2s Architecture to provide initial sketch plan for the site (attached) that shows basic alignment of proposed multifamily buildings. Mercy intends to provide family housing for individuals and families earning an average of below 60% Area Median Income.

Seven (7) two and three story walk-up apartments, slab on grade with two distinct building types. 12 units/building – 84 units in total. Current bedroom configuration is 22 one-bedrooms, 44 two-bedrooms and 18 three-bedrooms. Project provides 178 parking spaces (162 required by L-M-N zoning requirements) (see attached Parking Ratio calculation on attached).

Mercy anticipates the residential buildings will be closely aligned in architectural character to Land Mark Home’s stacked product north of Suniga.

There will be a on-site property staff office/leasing center and community clubhouse within a approximately 2,000 SF single story auxiliary building (shown on site plan) and playground.

Utilities / Access

The attached concept plan shows a central entrance to the property off Suniga with hammerheads and the west and east ends. Applicant and Architect are aware that for EMS/Fire – one of the hammer heads show may need to connect with Suniga for required circulation.

Applicant understands that water, sanitary and power will be located in the ROW under the new extension of Suniga to the east per the approved PDP. It will be Mercy Housing’s responsibility to bring the off-site utilities into our site for property service.

Impervious/ Storm Drainage

The site will provide on-site filtration for storm and drain into the out lot directly adjacent to the east of the property.

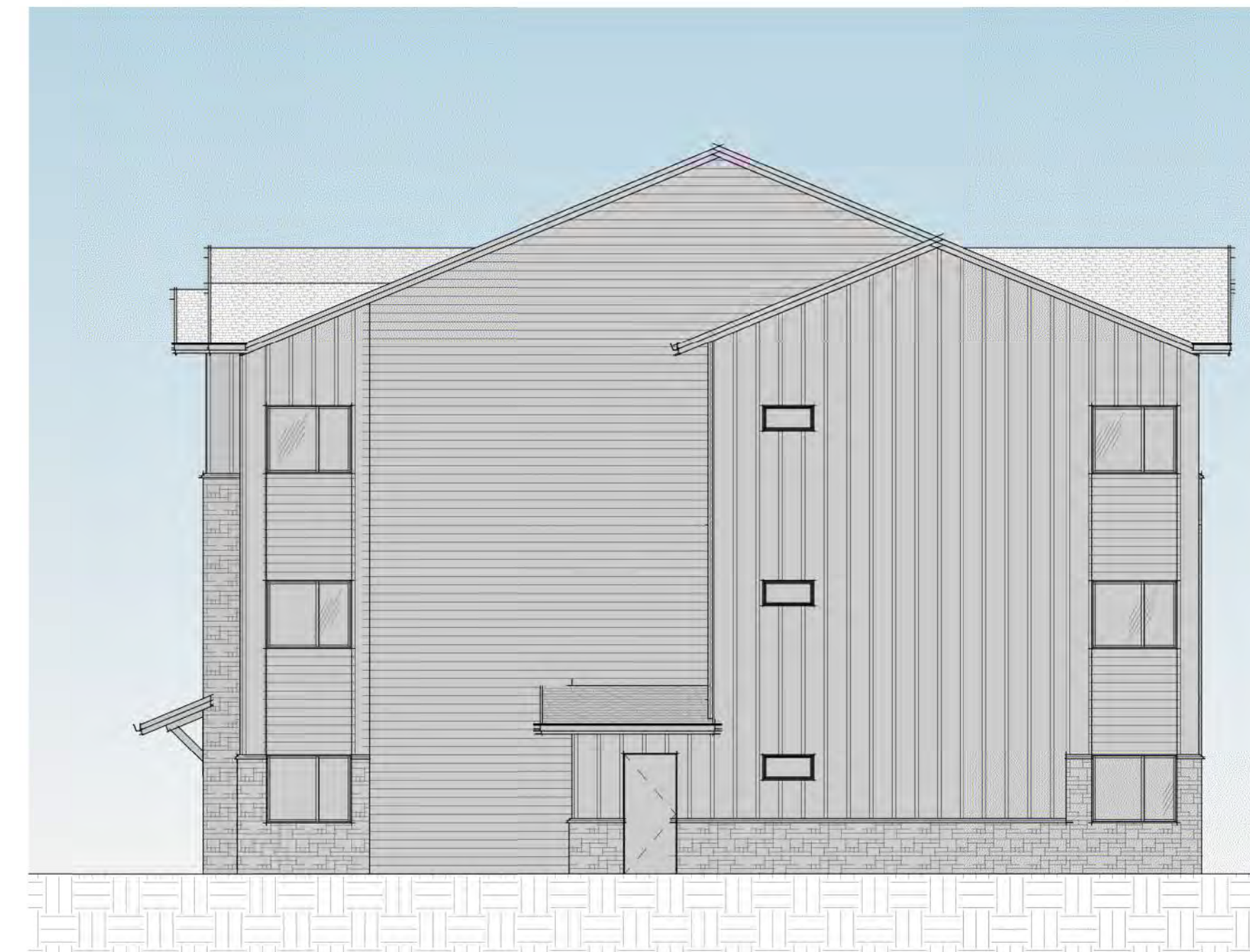


Mercy Housing
January 7, 2021



4
ELEV2 SCALE: 1/8" = 1'-0"

BACK ELEVATION



2
ELEV2 SCALE: 1/8" = 1'-0"

SIDE ELEVATION A



1
ELEV2 SCALE: 1/8" = 1'-0"

FRONT ELEVATION



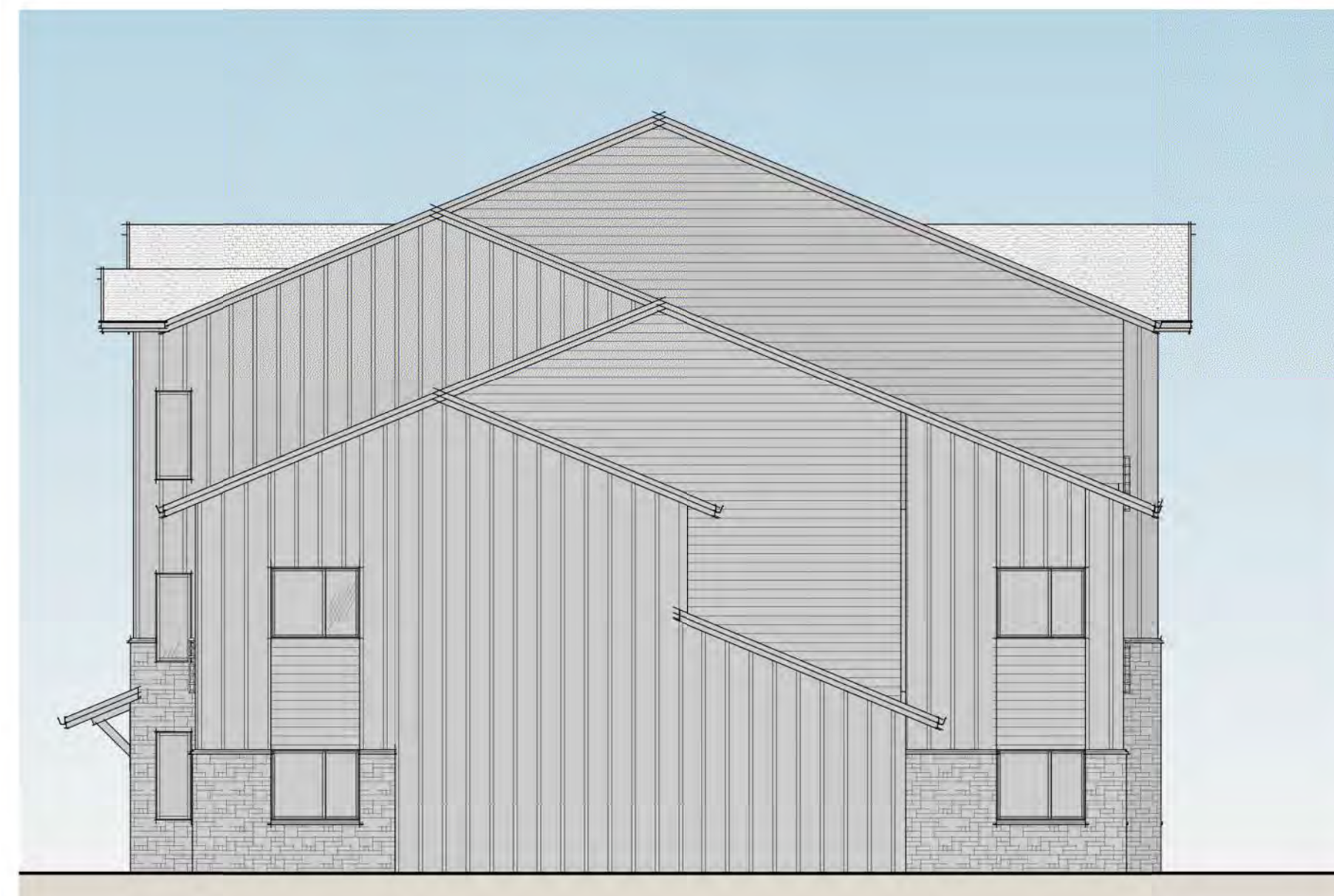
3
ELEV2 SCALE: 1/8" = 1'-0"

SIDE ELEVATION B





3
ELEV1 SCALE: 1/8" = 1'-0"
BACK ELEVATION



4
ELEV1 SCALE: 1/8" = 1'-0"
SIDE ELEVATION A



1
ELEV1 SCALE: 1/8" = 1'-0"
FRONT ELEVATION



2
ELEV1 SCALE: 1/8" = 1'-0"
SIDE ELEVATION B





4
ELEV2 SCALE: 1/8" = 1'-0"

BACK ELEVATION



2
ELEV2 SCALE: 1/8" = 1'-0"

SIDE ELEVATION A



1
ELEV2 SCALE: 1/8" = 1'-0"

FRONT ELEVATION



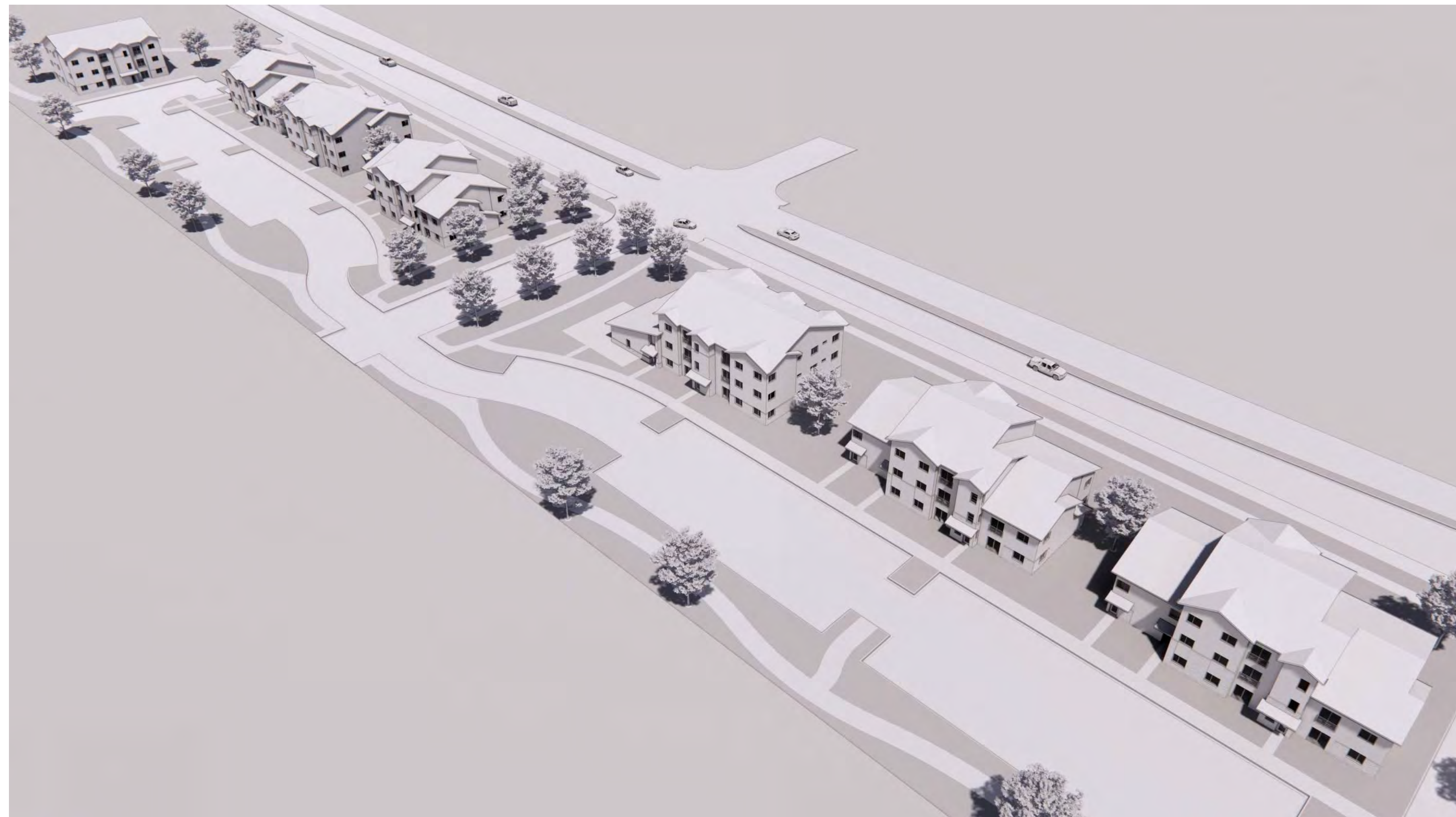
3
ELEV2 SCALE: 1/8" = 1'-0"

SIDE ELEVATION B





BIRD'S EYE VIEW LOOKING FROM THE WEST



BIRD'S EYE VIEW LOOK FROM THE EAST





VIEW LOOKING WEST ALONG SUNIGA DRIVE



VIEW LOOKING EAST ALONG SUNIGA DRIVE



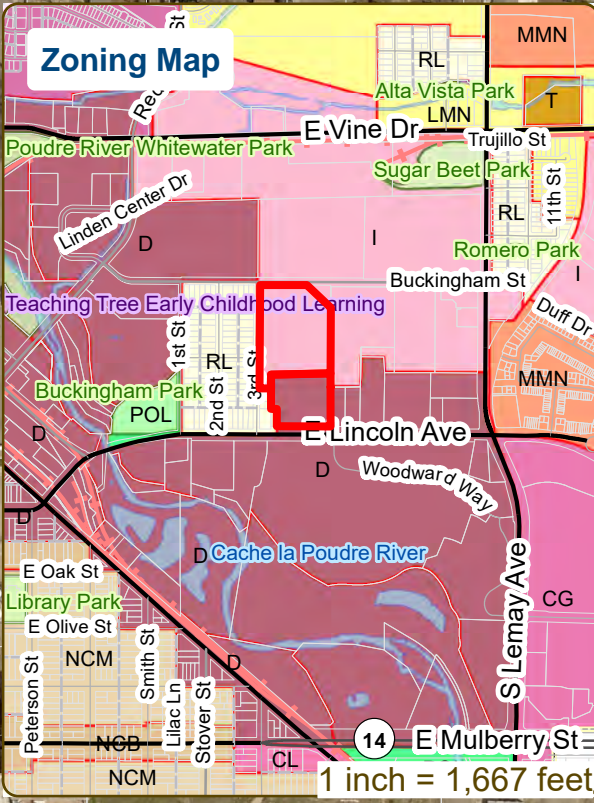
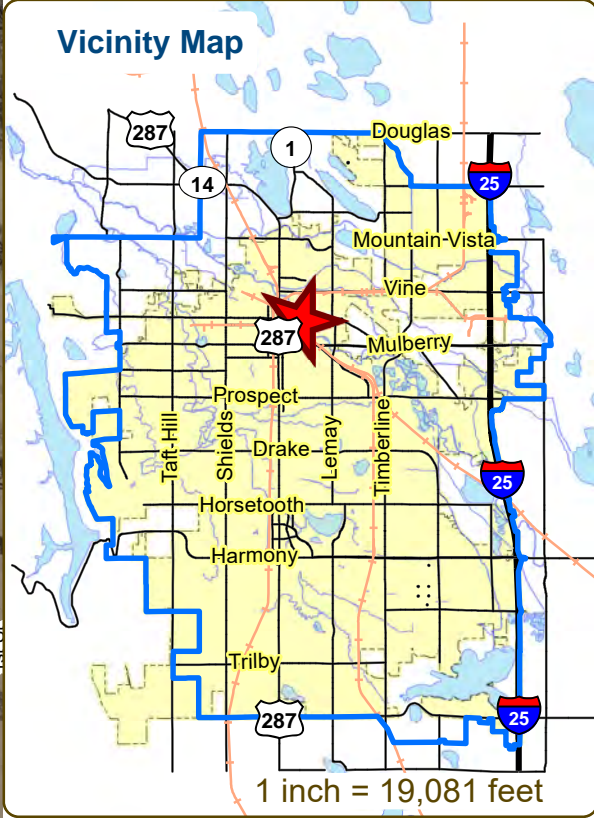
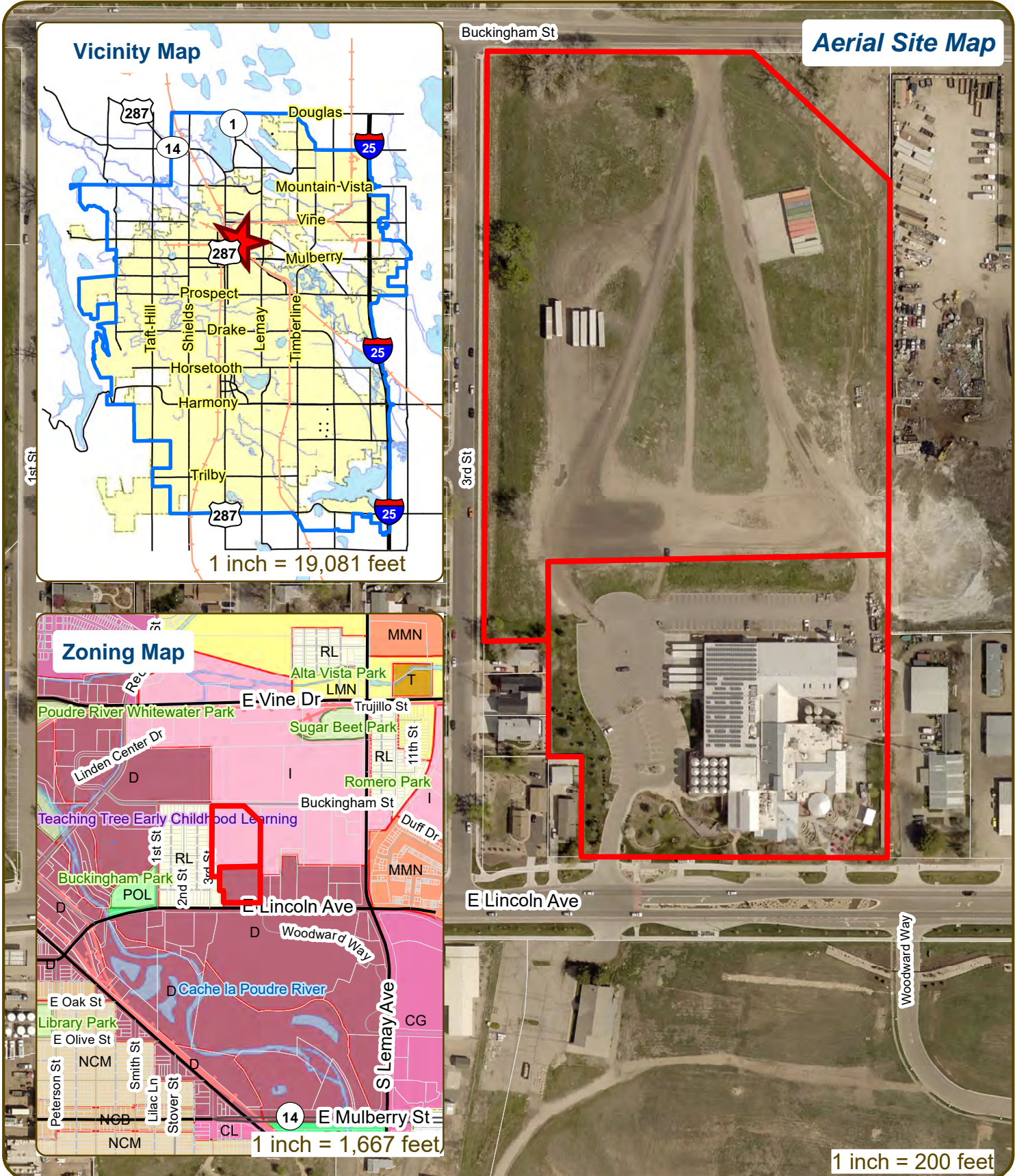
VIEW LOOKING EAST FROM PARKING



VIEW LOOKING WEST FROM PARKING



Odell North Parking Lot Expansion



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Brendan McGiveny, Owner - Mike McBride, Consultant

Business Name (if applicable) Odell Brewing Company

Your Mailing Address 2339 Spruce Creek Drive

Phone Number 970-402-0438 Email Address Mike@McBrideLA.com

Site Address or Description (parcel # if no address) 800 E Lincoln Ave

Description of Proposal (attach additional sheets if necessary) _____

Relocating the truck docks to the north side of the building. Potential expansion of beer tanks on west side.

Proposed Use Industrial Existing Use Industrial

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? _____

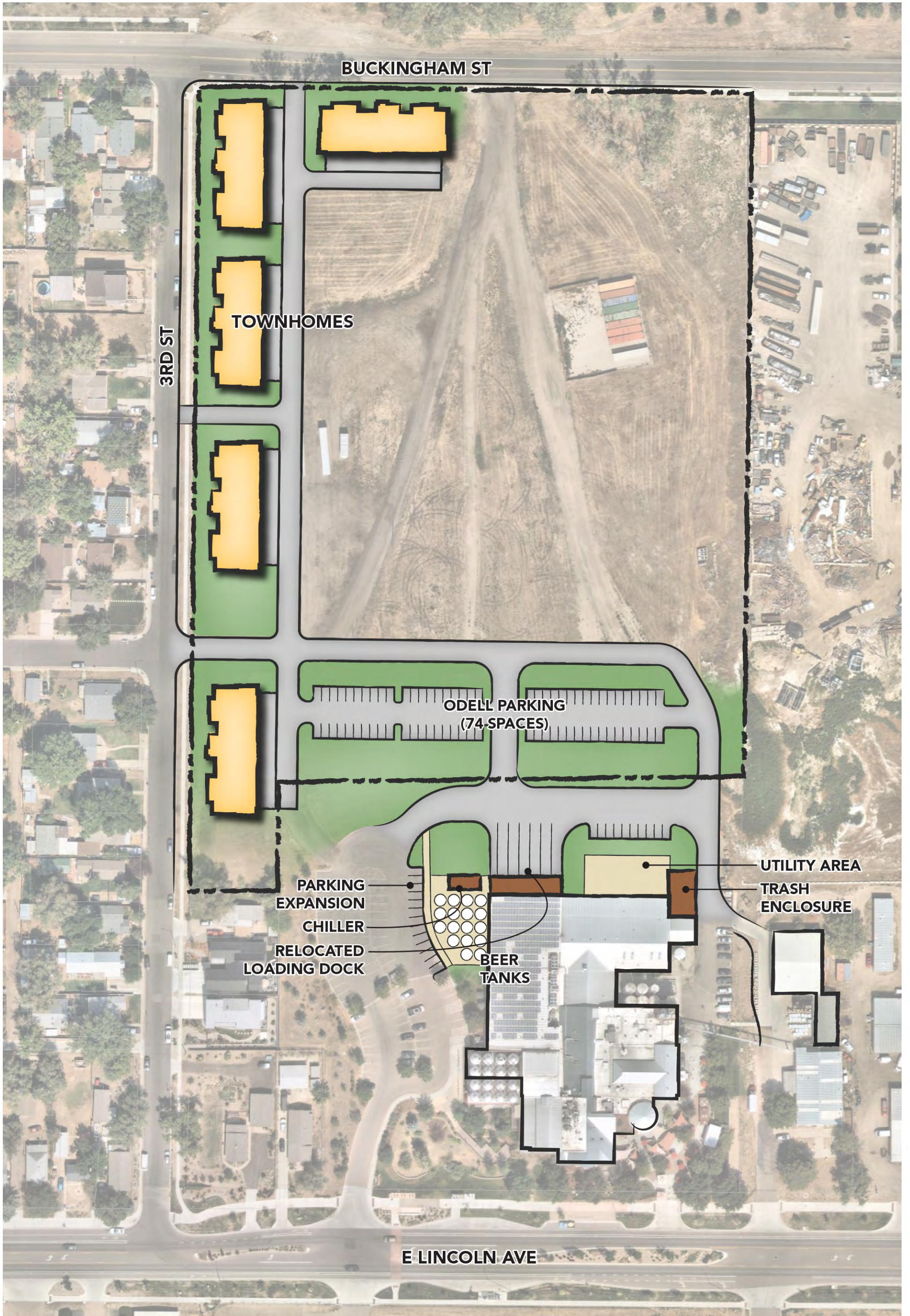
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Increase in Impervious Area 10,000 sf _____ S.F.

(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:

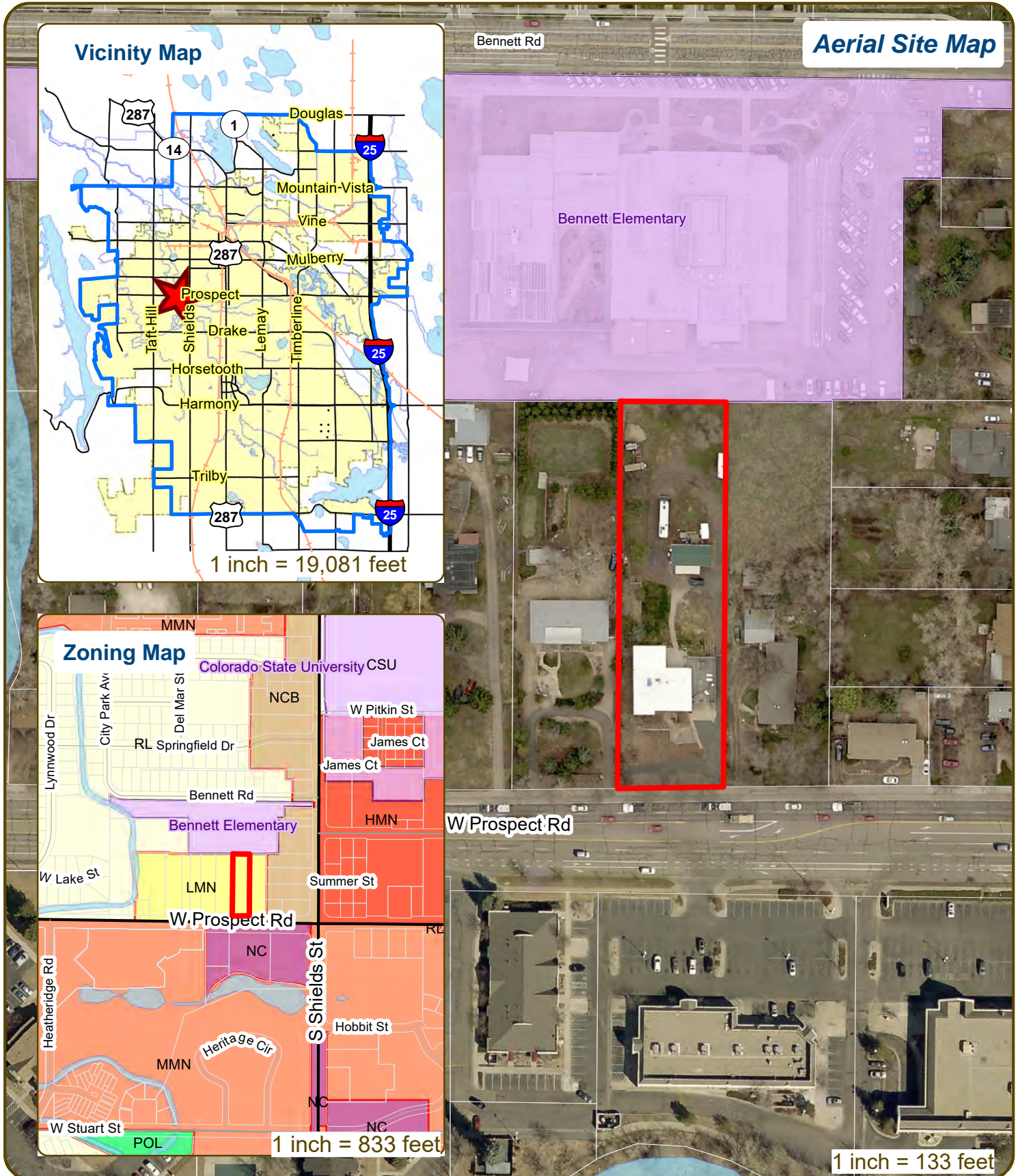
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ODELL NORTH

SITE PLAN

1142 W Prospect Rd SF Detached & Attached Dwellings



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Steve Dim - Owner

Business Name (if applicable) _____

Your Mailing Address 1142 West Prospect Road, Fort Collins, CO 80526

Phone Number 970-481-4979 Email Address steve@clearperceptions.com

Site Address or Description (parcel # if no address) 1142 West Prospect Road, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) Move location of primary residence and add residential rental units.

Proposed Use Primary residence with residential rentals Existing Use Primary residence

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions 105' x 390'

Age of any Existing Structures 1946 Main House & 2005 Outbuilding

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CONCEPTUAL REVIEW – PROPOSAL SUMMARY

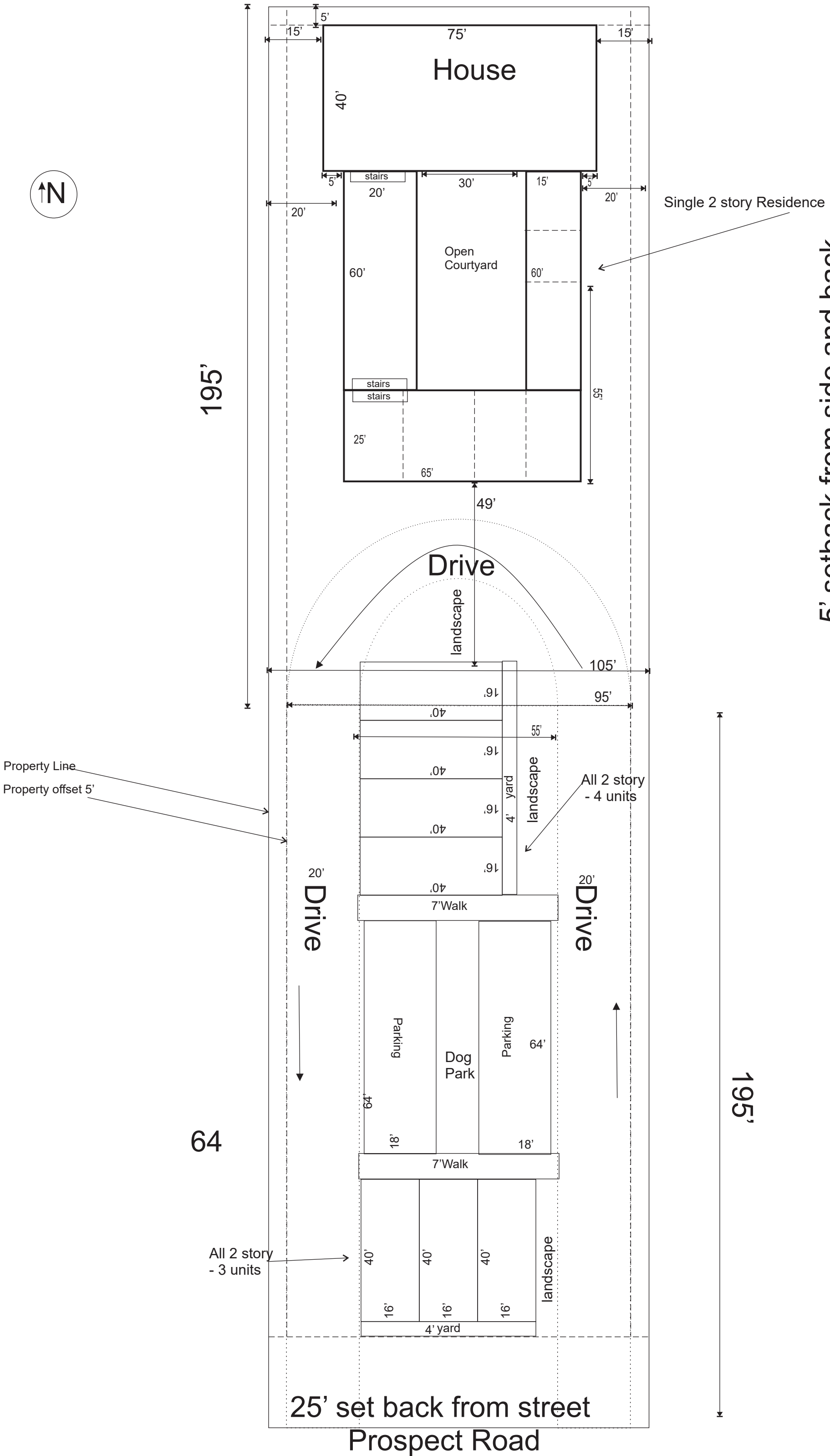
1142 W. PROSPECT ROAD

The goal of this development is to provide ourselves with a new home in our current Midtown location and to provide best use of our land by adding community housing.

We have lived at 1142 W. Prospect Rd. for 20 years now and we love our location. We feel this modification will allow us to thrive at our current location, supporting our home based business and offering housing options to the community.

This development should happen in 4 phases:

1. Build our new home on the northern end of our property
 - a. 1-2 years out
 - b. Build beginning of drive
2. Remove current Outbuilding
 - a. 1-2.5 years out
3. Build out Southern building (3 Units)
 - a. With parking area
 - b. 3-4 years out
4. Build Middle building (4 Units)
 - a. Finishing parking areas
 - b. Finish drives
 - c. 4-5 years out



5' setback from side and back

Single 2 story Residence

All 2 story - 4 units

All 2 story - 3 units

25' set back from street

Prospect Road

Larimer County Web Map



Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

1142 W Prospect Road

0.0 0 0.0 Miles



Date Prepared: 10/13/2020 9:23:14 AM

Scale
1: 1,200



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