

Conceptual Review Agenda

Schedule for 03/04/21

Meetings hosted via Zoom Web Conferencing

Thursday, March 4, 2021

Time	Project Name	Applicant Info	Project Description	
8:15	316 E Trilby Rd Accessory Structure CDR210014	Robert Yoke 970-218-7879 huskybuildersinc@msn.com	This is a request to develop an Accessory Structure for personal storage at 316 E Trilby Rd (parcel # 9612312003). The proposed accessory structure would be 4,200 square feet (2,400 sf storage area / 1,800 sf attic) and would be located in the northeast corner of the lot. Access to structure would be from E Trilby Rd directly to the south. The site is directly north of E Trilby Rd and approximately .2 miles east of S College Ave. The site is within Urban Estate (UE) zone district and the project is subject to Planning & Zoning Board (Type 2) Review.	Planner: Kai Kleer Engineer: Marc Virata DRC: Tenae Beane
9:15	624 S Howes St Two-Family Dwelling CDR210015	Ruth Rollins 970-213-2393 ruthie.rollins@gmail.com	This is a request to develop a two-family attached dwelling at 624 S Howes St (parcel # 9714113014). The existing single-family dwelling would be demolished. The proposed two-family dwelling is approximately 2,150 square feet and two-stories in height. Access to the dwelling would be from S Howes St directly to the west and the existing alleyway directly to the east. The site is directly east of S Howes St and approximately .16 miles south of W Mulberry St. The site is within the Campus North sub-district of the Downtown (D) zone district and the project is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane
10:15	Northern Integrated Supply Project (NISP) Site Plan Advisory Review CDR210016	Stephanie Cecil 970-685-0061 scecil@northernwater.org	This is a request to install approximately 18,000 linear feet of buried water pipeline within the Fort Collins City Limits and Growth Management Area. The proposed pipeline will be approximately 32 inches in diameter and will be buried approximately 5 feet or more below grade. The proposal includes a 100-foot-wide work area for construction of the pipeline with 60 feet of that to be utilized as a permanent access easement for future maintenance of the pipeline. Infrastructure that will be within the City Limits includes the Poudre Intake Diversion Structure, located northwest of the Mulberry and Lemay intersection and portions of the Poudre Intake Pipeline. The pipeline alignment travels generally east and south from the proposed Poudre River Intake Diversion Structure and the traversed land varies between unincorporated Larimer County and City of Fort Collins. This project is subject to a Site Plan Advisory Review (SPAR).	Planner: Cameron Gloss Engineer: Dave Betley DRC: Brandy Bethurem Harras

Conceptual Review Agenda

Schedule for 03/04/21

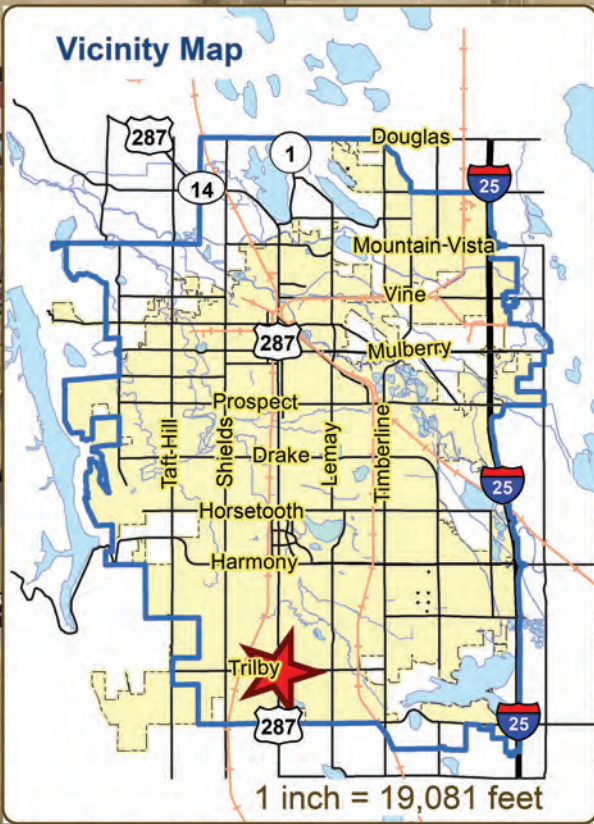
Meetings hosted via Zoom Web Conferencing

Thursday, March 4, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	728 Cherry St Minor Subdivision CDR210017	Kirk Longstein 708-646-9486 klongstein@gmail.com	This is a request to subdivide an existing single-family lot located at 728 Cherry St (parcel # 9711219025). The existing lot is 9,571 square feet, and the proposed split would create two new lots described in the project narrative as Lot A – 5,871 square feet and Lot B – 3,700 square feet. The request to create a new lot smaller than the minimum size allowed (5,000 square feet) in the zone district would require a variance request. Eventually, a 600 square foot dwelling would be constructed on the proposed Lot B. Access to the new lot would be from Cherry St directly to the south and the existing alleyway directly to the east. The site is directly north of Cherry St and approximately .23 miles north of Laporte Ave. The site is within the Neighborhood Conservation Medium-Density (NCM) zone district and the project is subject to Basic Development Review (BDR).	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan

316 E Trilby Rd Accessory Structure

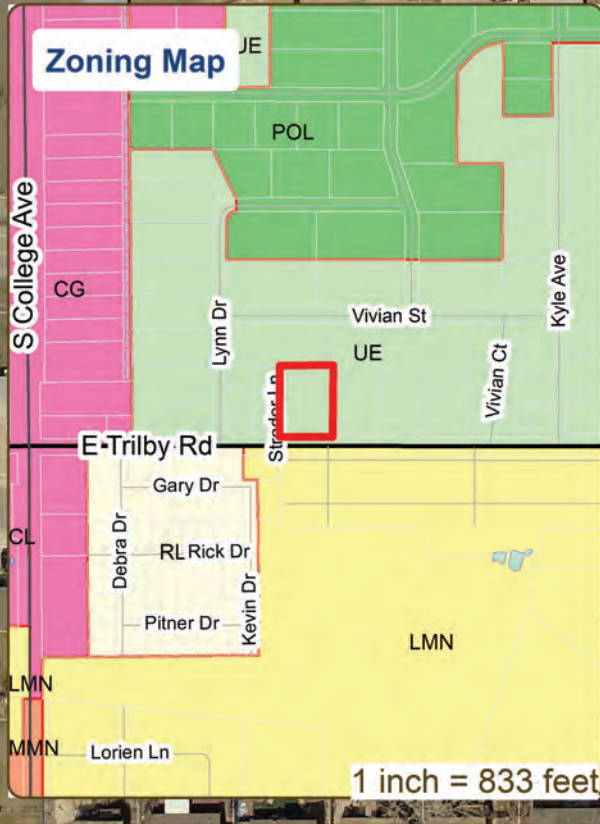
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Robert Yoke (owner)

Business Name (if applicable)

Your Mailing Address 316 E. Trilby Rd

Phone Number 970 218 7879 Email Address huskybuildersinc@msn.com

Site Address or Description (parcel # if no address) 316 E. Trilby rd

Description of Proposal (attach additional sheets if necessary) 2400 sf accessory building with 1800sf attic

Proposed Use storage Existing Use N/A

Total Building Square Footage S.F. Number of Stories 2 Lot Dimensions 310' x 231'

Age of any Existing Structures home built in 1971 garage built in 2000

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?

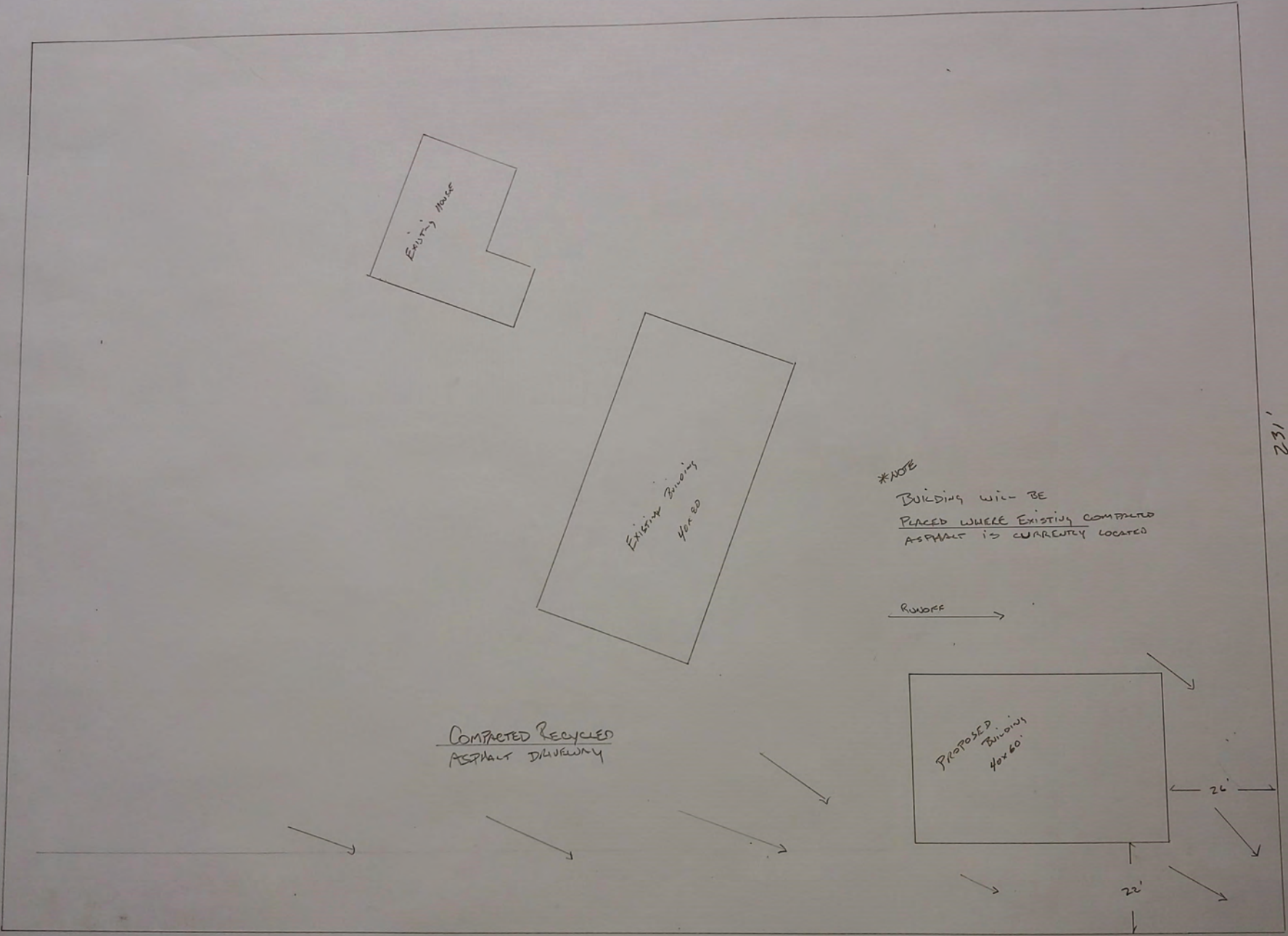
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area building to be built where existing compacted asphalt now resides 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?

THURBY Co.



Empty House

Existing Building
40x80

*NOTE
BUILDING WILL BE
PLACED WHERE EXISTING COMPACTED
ASPHALT IS CURRENTLY LOCATED

RUROFF →

COMPACTED RECYCLED
ASPHALT DRIVEWAY

PROPOSED
BUILDING
40x60

310'

152'

22'

22'



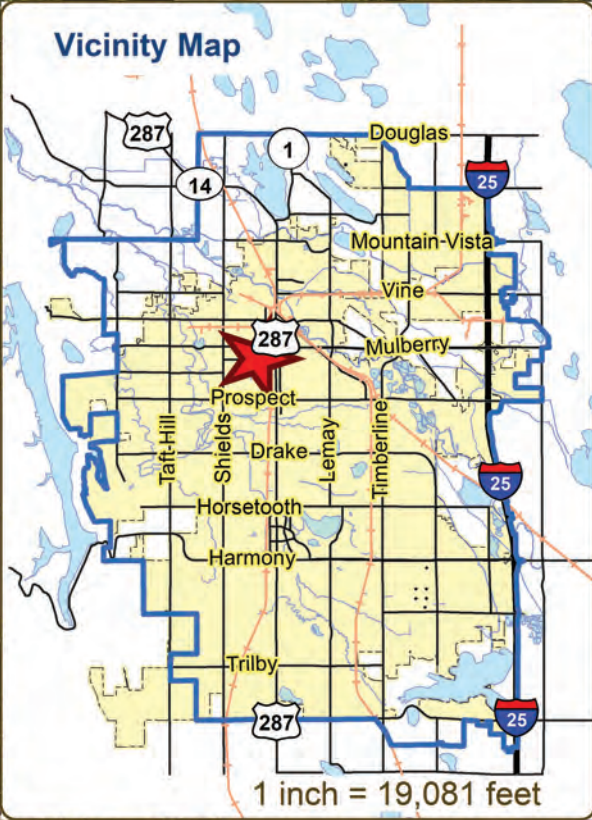






624 S Howes St Two-Family Dwelling

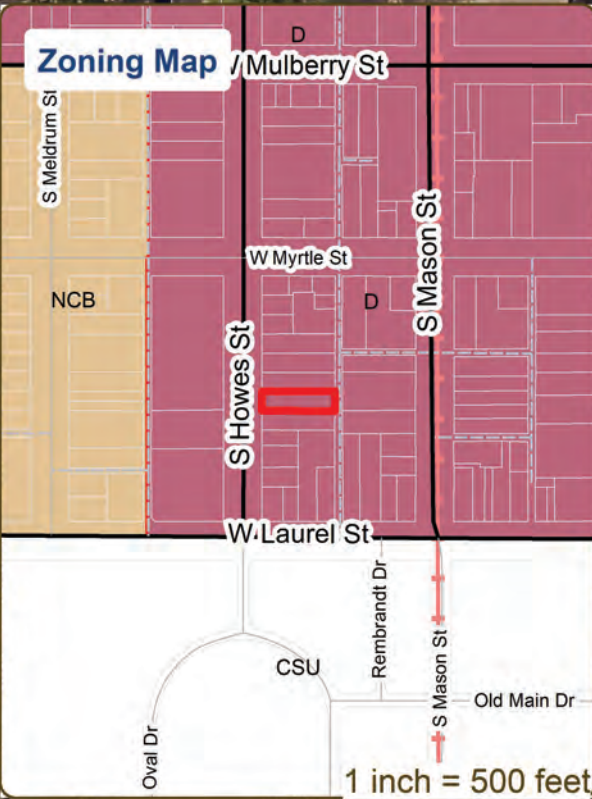
Vicinity Map



Aerial Site Map



Zoning Map / Mulberry St



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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) Ruth Rollins

Business Name (if applicable)

Your Mailing Address PO Box 1164 Fort Collins, Colorado 80522

Phone Number 970 213-2393 Email Address ruthie.rollins@gmail.com

Site Address or Description (parcel # if no address) 624 S Howes Street

Description of Proposal (attach additional sheets if necessary) Replace single family home with duplex

Proposed Use Duplex Existing Use Single Family Home

Total Building Square Footage 2,150 S.F. Number of Stories 2 Lot Dimensions Approx 50' by 190'

Age of any Existing Structures 1888

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.

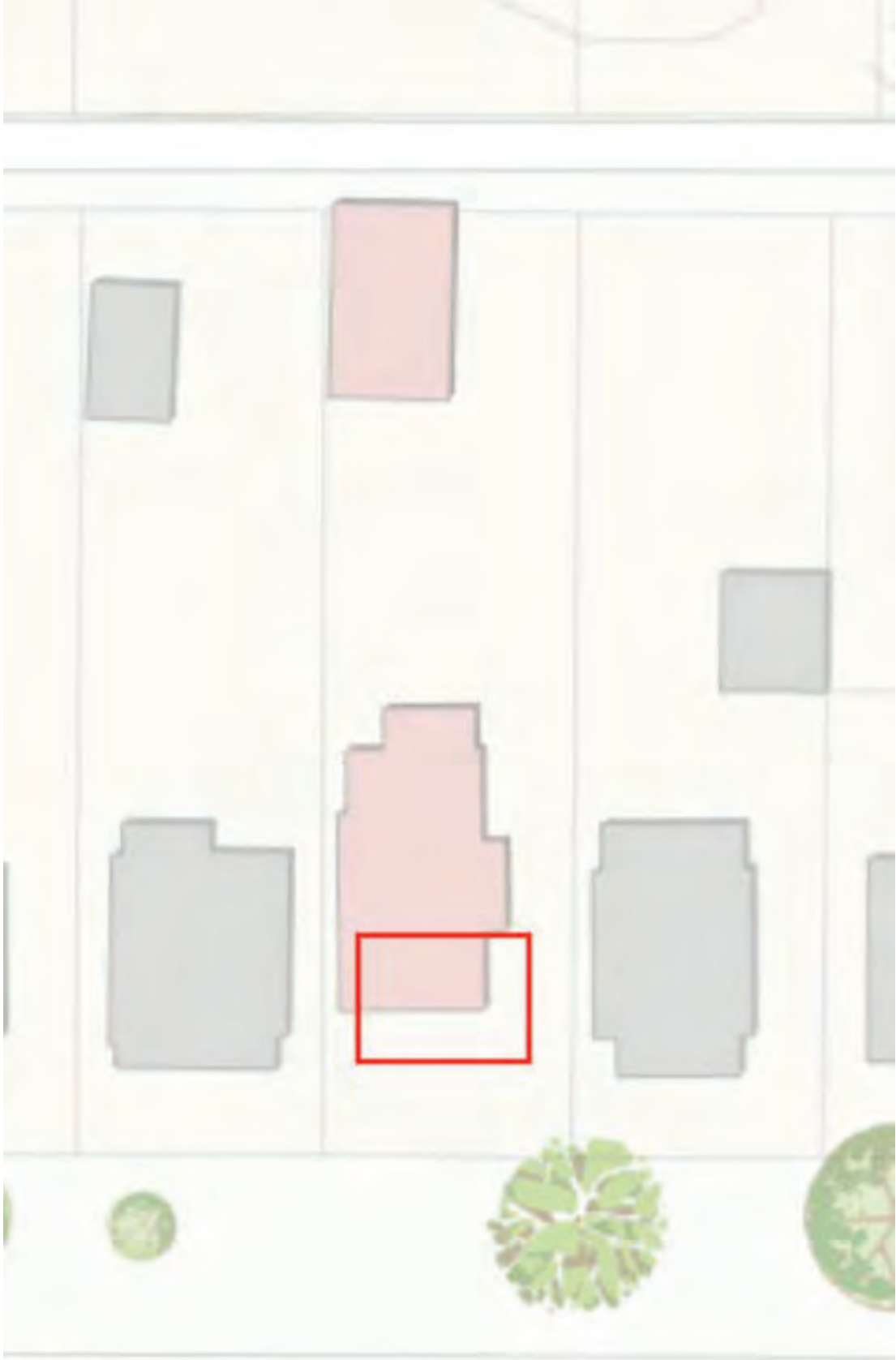
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it?

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?



OH S







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

Stephanie Cecil, P.E., Water Resources Project Engineer with Owner _____

Business Name (if applicable) Northern Integrated Supply Project Water Activity Enterprise _____

Your Mailing Address 220 Water Ave, Berthoud, CO 80513 _____

Phone Number 970-685-0061 _____ Email Address scecil@northernwater.org _____

Site Address or Description (parcel # if no address) See attached map for extents of infrastructure within City Limits. _____

From NW of Mulberry/ Lemay intersection to NE of Prospect/ I-25 intersection. _____

Description of Proposal (attach additional sheets if necessary) See attached description. _____

Proposed Use No change _____ Existing Use No change _____

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

Age of any Existing Structures No structures to be impacted. _____

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? [X] Yes [] No If yes, then at what risk is it? Various throughout diversion and pipeline alignment. _____

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

Increase in Impervious Area None _____ 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?

Northern Integrated Supply Project City of Fort Collins Infrastructure Sketch Plan





Conceptual Review Application Site Plan Advisory Review Process

Prepared for:
City of Fort Collins

Prepared by:
**Northern Integrated Supply Project
Water Activity Enterprise**

February 2021

1.0 Organization of Application Materials

The purpose of this submittal is to provide the required materials for the Conceptual Review Application for the NISP components within the City of Fort Collins (City) including a river diversion structure and buried conveyance pipelines. The following are included with this submittal:

- Proposal Description (Infrastructure within City limits associated with SPAR) – within this memorandum
- Project Background – within this memorandum
- Attachment A – Completed Conceptual Review Application
- Attachment B – Sketch Plan

2.0 Proposal Description

The SPAR for the City is associated with infrastructure located within the Fort Collins City Limits. Infrastructure that will be within the City Limits includes the Poudre Intake Diversion Structure, located northwest of the Mulberry and Lemay intersection and portions of the Poudre Intake Pipeline. The pipeline alignment travels generally east and south from the proposed Poudre River Intake Diversion Structure and the traversed land varies between unincorporated Larimer County and City of Fort Collins jurisdictions. Additional information regarding these components is included below. A map showing these facilities is included in Attachment B.

2.1. Poudre River Intake Diversion Structure

The Poudre River Intake Diversion Structure will be located upstream of the City of Fort Collins Mulberry Reclamation Plant Outfall (MRPO) and will be sized to convey up to 25 cubic feet per second (cfs) from the Poudre River into the Poudre Intake Pipeline. The diversion will be designed using a low-profile design approach such as a riffle-crest structure, as suggested by City staff, to avoid fragmentation of aquatic habitat and sediment and to promote fish passage. River-bank tie-ins will be designed to minimize disconnection between the channel and riparian zone while still being resilient to scouring flows.

Previous discussions have taken place regarding the potential of moving the diversion point downstream to the existing Timnath Inlet Diversion Structure, which would keep flows in the Poudre River for almost an additional mile and would not require the construction of a new diversion structure. This option would require the relocation of the Mulberry Water Reclamation Facility outfall to below the Timnath Inlet Diversion Structure, and agreement to relocate that outfall has not been reached to date. The relocation of the outlet would likely require a modification of the Mulberry Water Reclamation Facility discharge permit. NISP is open to

continuing discussions regarding the relocation of the outfall and the use of the Timnath Inlet Diversion Structure as the point of diversion. However, the Site Plan Advisory Review Application incorporates the new diversion structure upstream of the Mulberry Water Reclamation Facility outfall, as described in the first paragraph above, as the default diversion point in the meantime.

2.2. Poudre Intake Pipeline

The Poudre Intake Pipeline includes approximately 18,000 linear feet of buried pipeline within the City Limits. The pipeline will be approximately 32" in diameter, carry up to 25 cfs, and have a typical bury depth of 5-ft or more. NISP is anticipating an approximately 100-ft wide work area for construction of the pipeline. Approximately 60-ft of this would be utilized as a permanent easement to access the pipeline in the future, while 40-ft would be acquired temporarily and used only for the initial construction of the pipeline. This 100-ft wide corridor will be modified as needed in tight construction areas and where existing constraints and utilities limit the construction space. The pipeline will be constructed within this corridor and then the land will be reclaimed to pre-construction conditions and topography. No occupied structures will be impacted as part of this pipeline route.

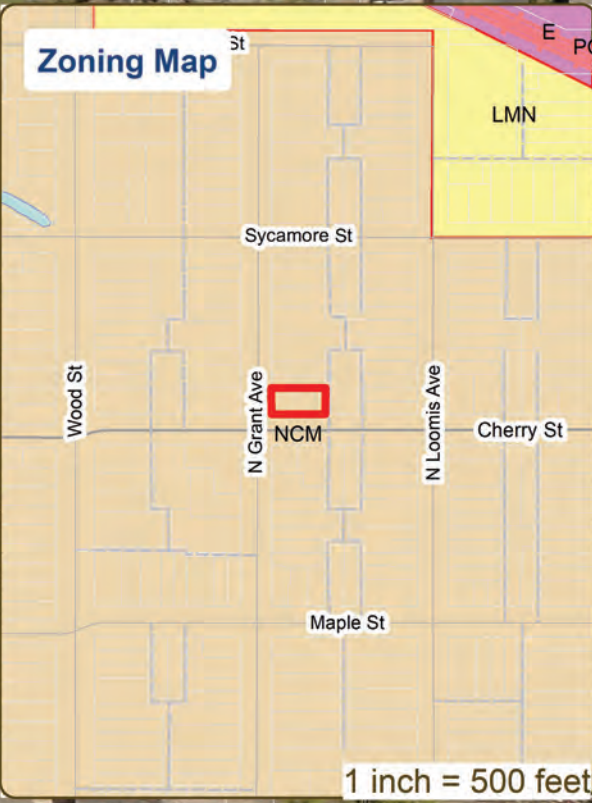
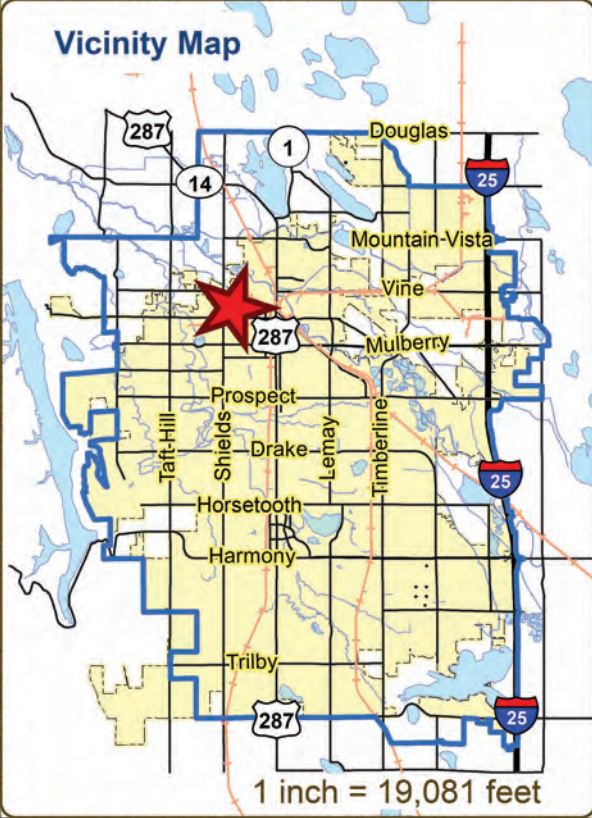
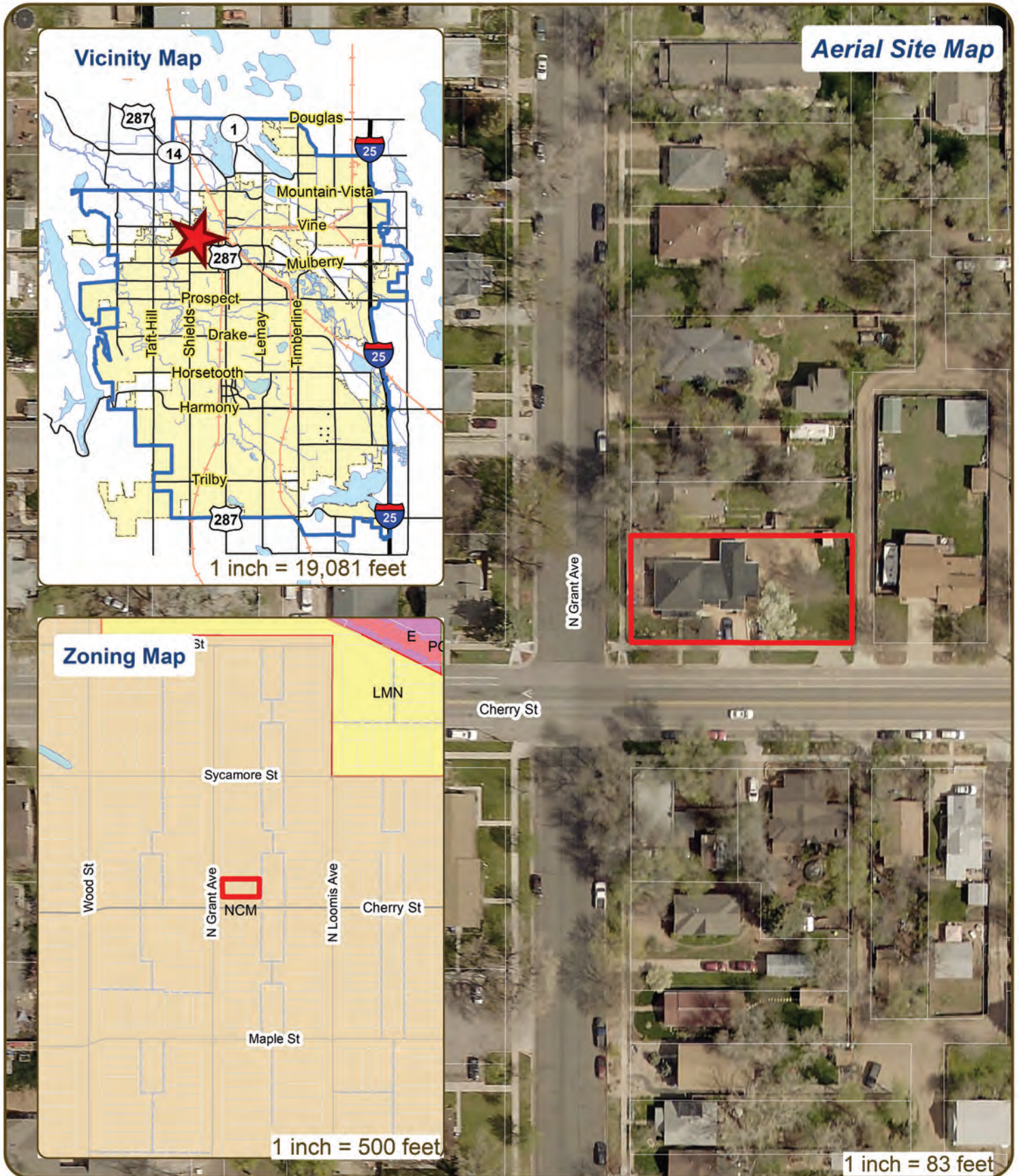
3.0 Project Background

NISP is a proposed water storage and distribution project that will supply 15 Northern Front Range water providers with 40,000 acre-feet of new, reliable water supplies. As proposed, NISP would consist of two new reservoirs; forebay reservoirs and pumping plants to deliver water from the Cache la Poudre and South Platte rivers to the reservoirs; pipelines and pump stations to deliver water for exchange with irrigation companies and to deliver water to water users; and improvements to existing canals that divert water from the Poudre River near the canyon mouth northwest of Fort Collins. NISP is a Water Activity Enterprise of Northern Water created by the Northern Water Board of Directors under the authority of Colorado statute and is formally known as the Northern Integrated Supply Project Water Activity Enterprise.

The Participants are a group of growing communities and domestic water districts located throughout Northern Water district boundaries, and include Central Weld County Water District, City of Dacono, Town of Eaton, Town of Erie, City of Evans, Town of Firestone, Fort Collins-Loveland Water District, City of Fort Lupton, City of Fort Morgan, Town of Frederick, City of Lafayette, Left Hand Water District, Morgan County Quality Water District, Town of Severance, and the Town of Windsor. The Fort-Collins Loveland Water District provides water to City of Fort Collins residents.

Additional information about NISP can be found at www.gladereservoir.org.

728 Cherry St Minor Subdivision



Aerial Site Map

N Grant Ave

Cherry St

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Kirk Longstein, Owner - Klongstein@gmail.com

Business Name (if applicable)

Your Mailing Address 728 Cherry Street Fort Collins Colorado 80521

Phone Number 708-646-9486 Email Address Klongstein@gmail.com

Site Address or Description (parcel # if no address) 9711219025

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

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
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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:

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January 15, 2021

City of Fort Collins
Planning Department
281 N. College Avenue
Fort Collins, CO 80524

RE: Conceptual Review

We are proposing a minor alteration to subdivide our existing corner lot from one 9,571 SF parcel into two separate parcels: LOT A - 5,871 SF & LOT B - 3,700 SF. The proposed minor alteration would provide a suitable development on the proposed "LOT B" for a habitable dwelling unit with a building footprint not to exceed 600 SF and a floor area ratio less than 50%. A similar example of what we are proposing is akin to the two parcels located at the NW corner of Whitcomb and Cherry: parcel numbers 9711218029 and 9711218033.

The proposal seeks a variance to Section 4.8(D)(1) of the Fort Collins Land Use Code, which states the required lot area minimum shall not be less than five thousand (5,000) square feet for a single-family dwelling. We believe that our long East-West corner lot provides a unique hardship with our front yard facing south and our house positioned at the west end of the corner lot. The existing parcel also includes two separate curb cuts along Cherry street as further evidence of the non conforming nature of the property. Additionally, the lot area does not meet the minimum land use code requirements for an *Accessory Buildings Without Habitable Space*. With the home's current corner lot orientation and the historical lot lines that run through the middle of the existing building, we are presented with a unique challenge (with the existing Land Use Code provisions) to propose a development scenario that meets the intent of City Plan Policy LIV 5.3 - LAND FOR RESIDENTIAL DEVELOPMENT *Use density requirements to maximize the use of land for residential development to positively influence housing supply and expand housing choice*.

Lastly, we believe our proposed minor alteration would not diverge from the standards of the Land Use Code except in a nominal, inconsequential way when considered in the context of the neighborhood. As an example, several parcels within NCM zoning district are below the minimum lot size requirements, including but not limited to the following: 9711216029, 9711228029, 9711218029.

Thank you for your consideration.

Kirk and Abbe Ewell Longstein
728 Cherry Street
Fort Collins, Colorado 80521

EXHIBIT: 728 Cherry St minor alteration - east end of parcel 9711219025

