

Conceptual Review Agenda

Schedule for 03/11/21

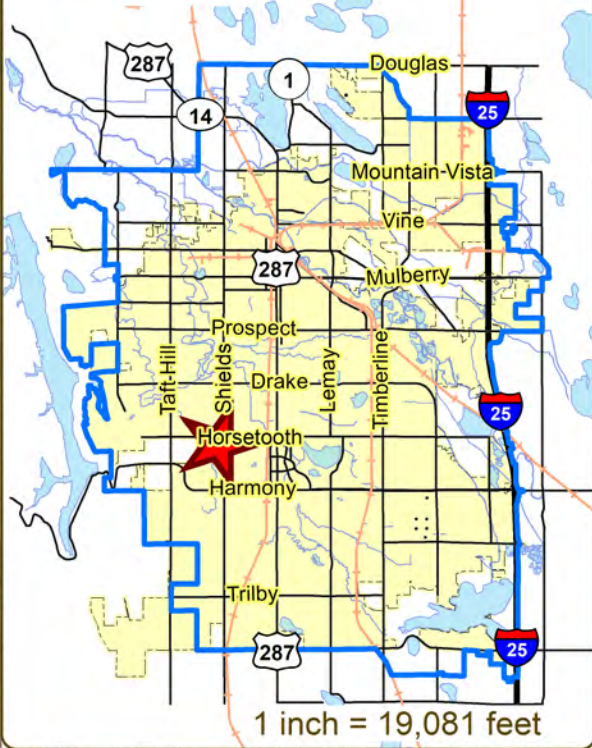
Meetings hosted via Zoom Web Conferencing

Thursday, March 11, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	1039 W Horsetooth Rd Multi-Family Dwellings CDR210018	Mark Morrison 701-590-0434 markm@schumanco.com	This is a request to develop multi-family dwellings at 1039 W Horsetooth Rd (parcel # 9735265007). The development would be a two-story building containing 20 multi-family dwelling units (16 1-bedroom units, 4 2-bedroom units). The proposal indicates that the necessary amount of parking spaces will be provided, but that the number is too be determined. Access to the site would be from Arbor Ave directly to the south and W Horsetooth Rd approximately 300 feet to the north. The site is directly north of Arbor Ave and approximately 300 feet south of W Horsetooth Rd. The site is within the Neighborhood Center (NC) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Shawna Van Zee Engineer: Marc Virata DRC: Tenae Beane
10:15	2908 S Timberline Rd Multi-Family Dwellings CDR210019	Ryan McBreen 970-409-3414 mcbreen@norris-design.com	This is a request to develop multi-family dwellings at 2908 S Timberline Rd (parcel # 8729226901; 8729225905; 8729225901; 8729225902; 8729225904). The proposed development is for 7 3-story buildings ranging from 24-36 dwelling units each with a total of 180 dwelling units total. The proposed structures would orient toward a street-like private drive that bisects the Timberline Church property. It is anticipated that a percentage of the required parking spaces would be provided on the adjacent church property. Access to the site would be from S Timberline Rd approximately 350 feet to the west, and Iowa Dr directly to the northwest. The site is approximately 350 feet east of S Timberline Dr and 300 feet south of Custer Dr. The site is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Todd Sullivan
11:15	1510 Mathews St Carriage House CDR210020	Bob & Kellen Hix 970-227-4879 khix@deloitte.com	This is a request to construct a carriage house at 1510 Mathews St (parcel # 9713333003). The proposed carriage house would include a two-car garage with a dwelling unit above and would be approximately 600 square feet. The proposed plan also indicates an intent to convert the existing attached garage of the primary dwelling unit into living space. Access will be taken from Mathews St to the west and the alleyway to the east. 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: Spencer Smith DRC: Brandy Bethurem Harras

1039 W Horsetooth Rd Multi-Family Dwellings

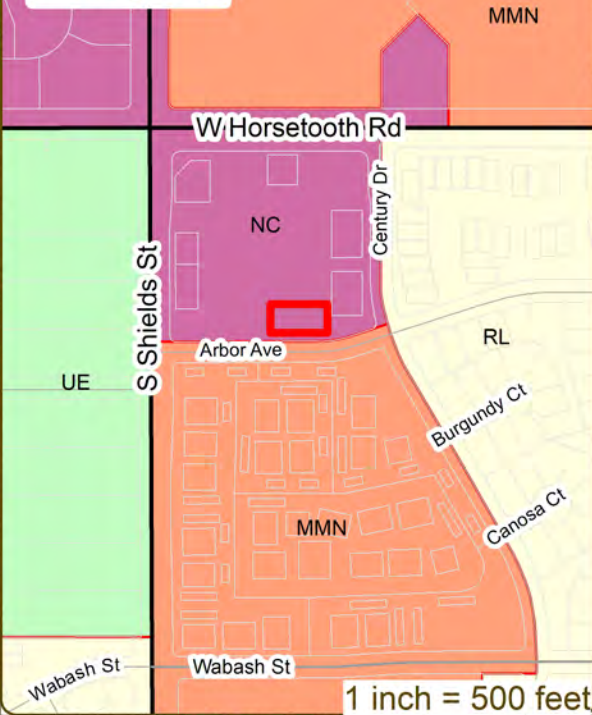
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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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.

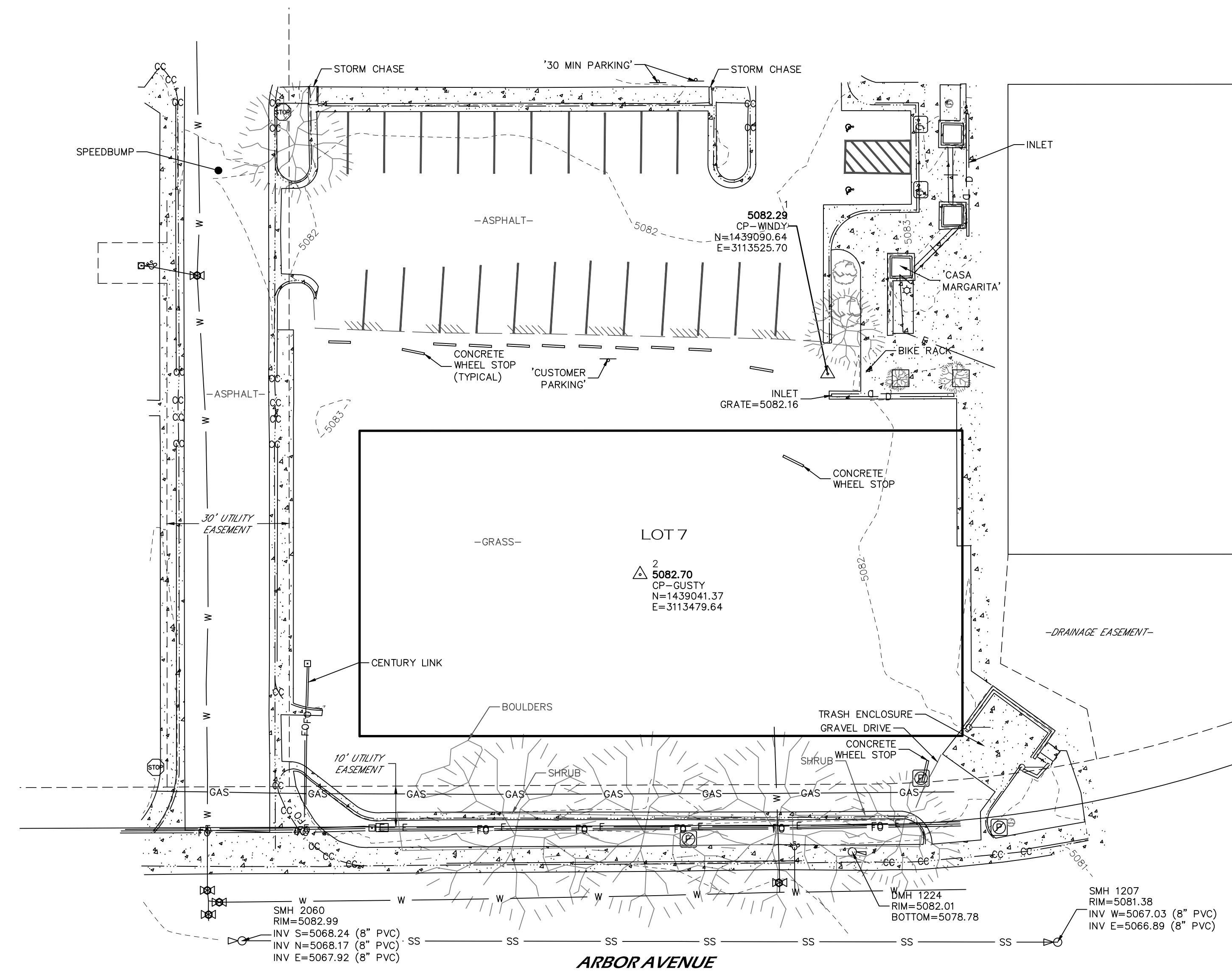
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

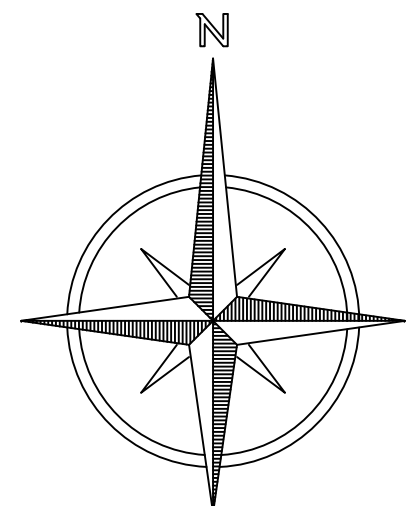
Suggested items for the Sketch Plan:

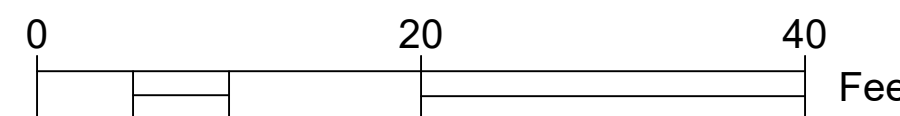
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

TOPOGRAPHIC SURVEY

1039 WEST HORSETOOTH ROAD, FORT COLLINS, CO







LEGEND

<ul style="list-style-type: none"> WATER METER WATER SHUTOFF VALVE WATER VALVE NUT WATER VALVE TELEPHONE PEDESTAL SANITARY MANHOLE DRAINAGE MANHOLE LIGHT POLE ELECTRIC VAULT DECIDUOUS TREE CONIFEROUS TREE SHRUB FENCE GATE SIGN CURB CUT 	<ul style="list-style-type: none"> BOUNDARY LINE EASEMENT LINE SECTION LINE MAJOR CONTOUR MINOR CONTOUR WATER LOCATE EDGE OF ASPHALT FIBER OPTIC LOCATE FLOW LINE GAS LOCATE EDGE OF GRAVEL ELECTRIC LOCATE SANITARY LINE ALIQUOT CORNER AS DESCRIBED FOUND MONUMENT AS DESCRIBED CONTROL POINT
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HORIZONTAL DATUM:
MODIFIED NAD83/2011 COLORADO STATE PLANE COORDINATE SYSTEM NORTH ZONE
SCALE FACTOR 1.000271224 (0.99972885)

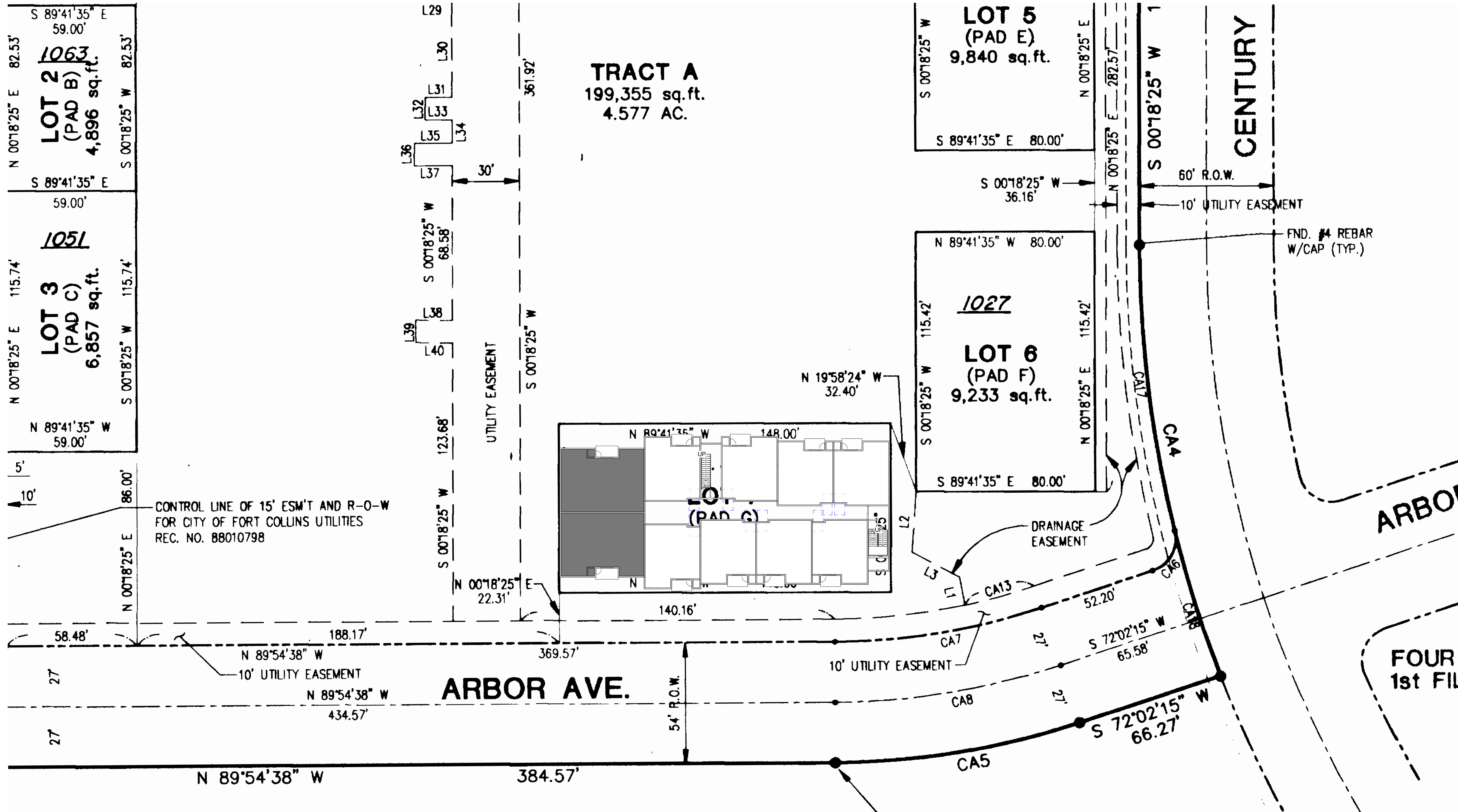
VERTICAL DATUM:
CITY OF FORT COLLINS VERTICAL BENCHMARK 8-07
ELEVATION = 5084.54 (NAVD88 VERTICAL DATUM)

- NOTES:**
1. UNDERGROUND UTILITY LOCATES PROVIDED BY PRIMO LOCATING SERVICES, LLC
 2. THIS IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. ALL LOT LINES, RIGHTS OF WAY AND EASEMENT LINES ARE TO BE CONSIDERED APPROXIMATE.
 3. ALL CONTROL SHOWN SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION OR OTHER IMPROVEMENTS.

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 HEREON. (CRS 13-80-105)



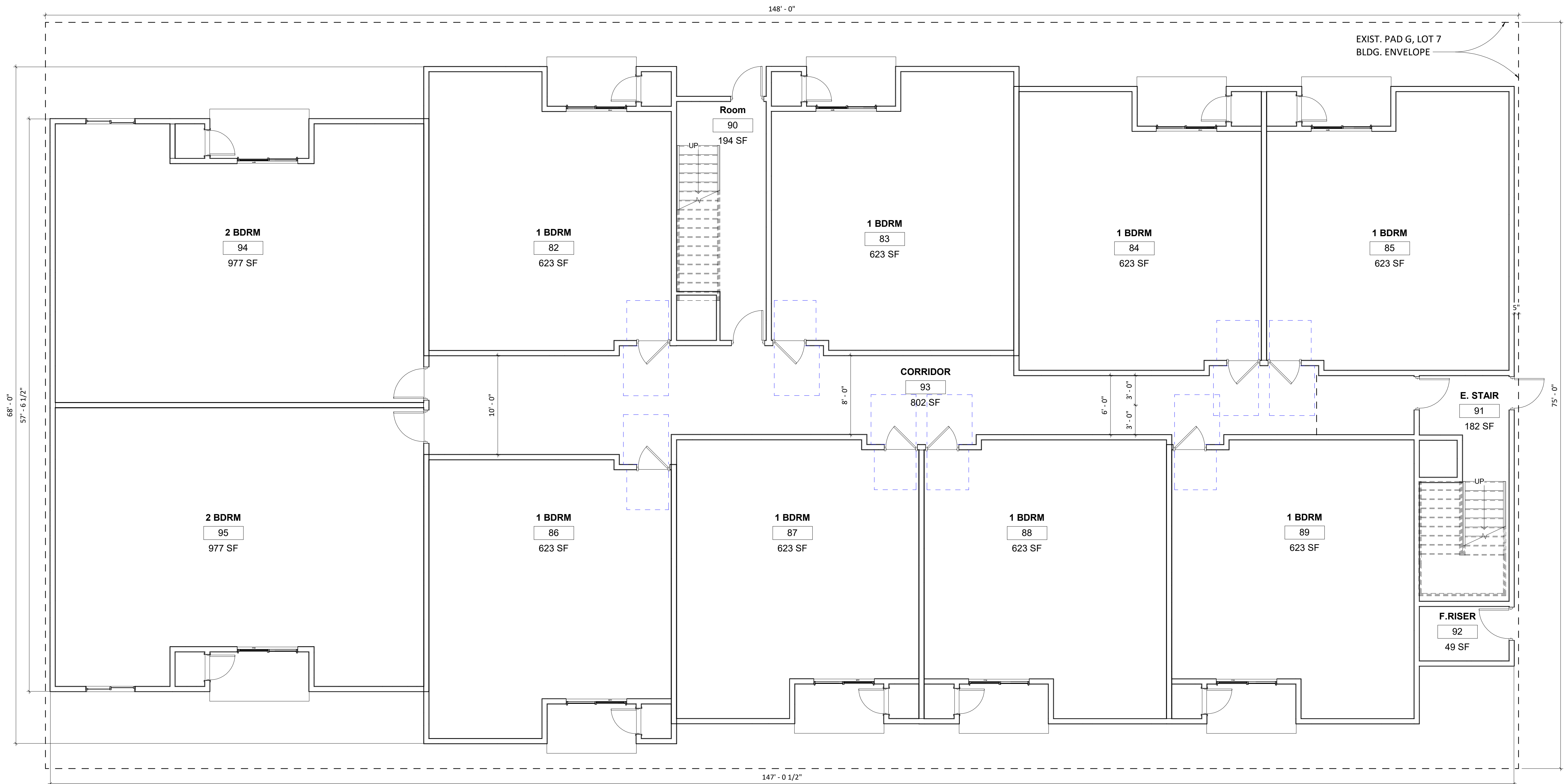
PROJECT NO: 2020408	NAME: 1039 WEST HORSETOOTH	REVISIONS:	DATE:
DATE: 1-5-2021	CLIENT: SCHUMAN		
DRAWN BY: SIP	FILE NAME: 2020408TOP		
CHECKED BY: JP	SCALE: 1" = 20'		



CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"



POUDRE PLAZA APARTMENTS
CONCEPTUAL SITE PLAN



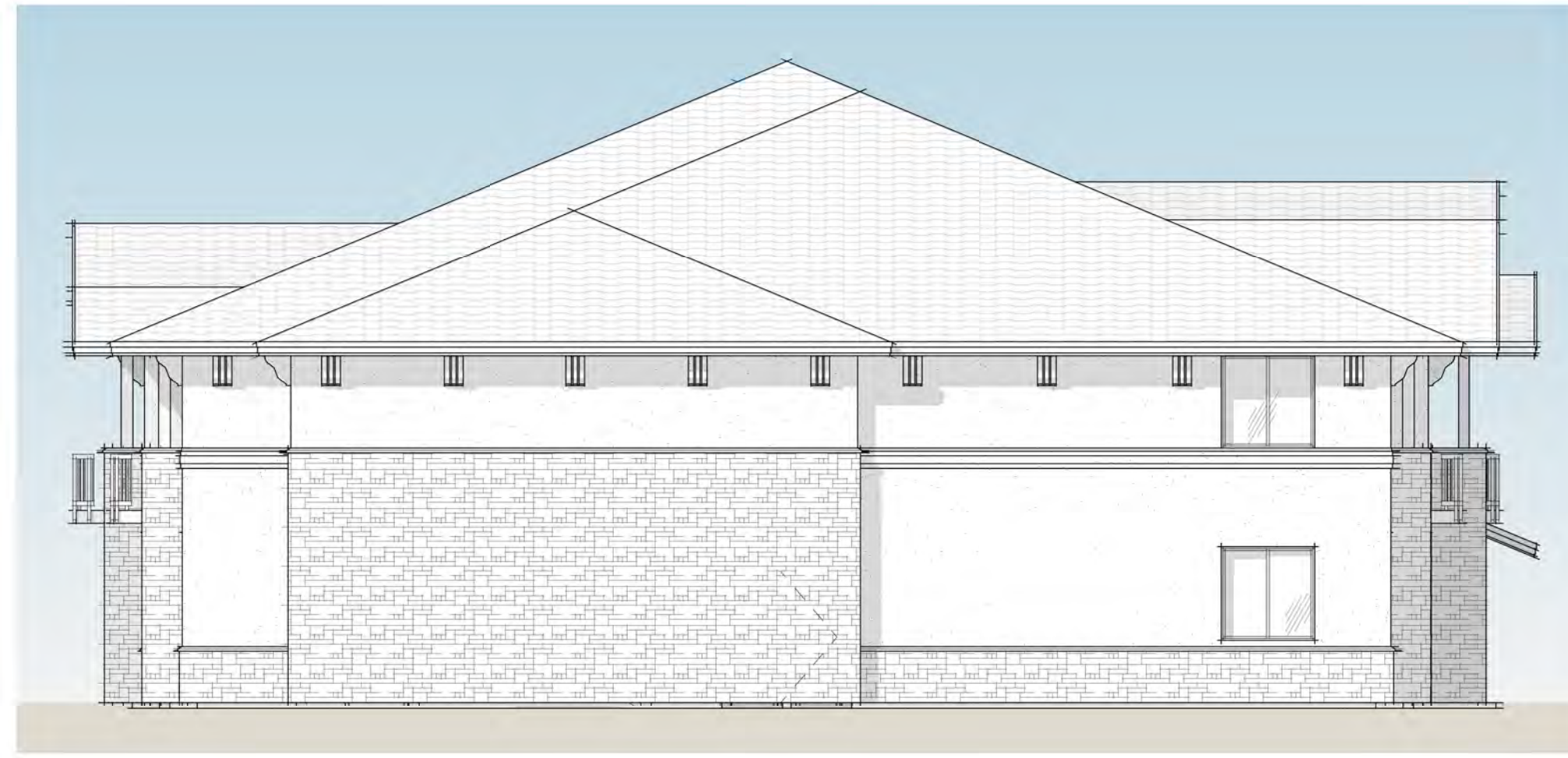
N
01 - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



POUDRE PLAZA APARTMENTS

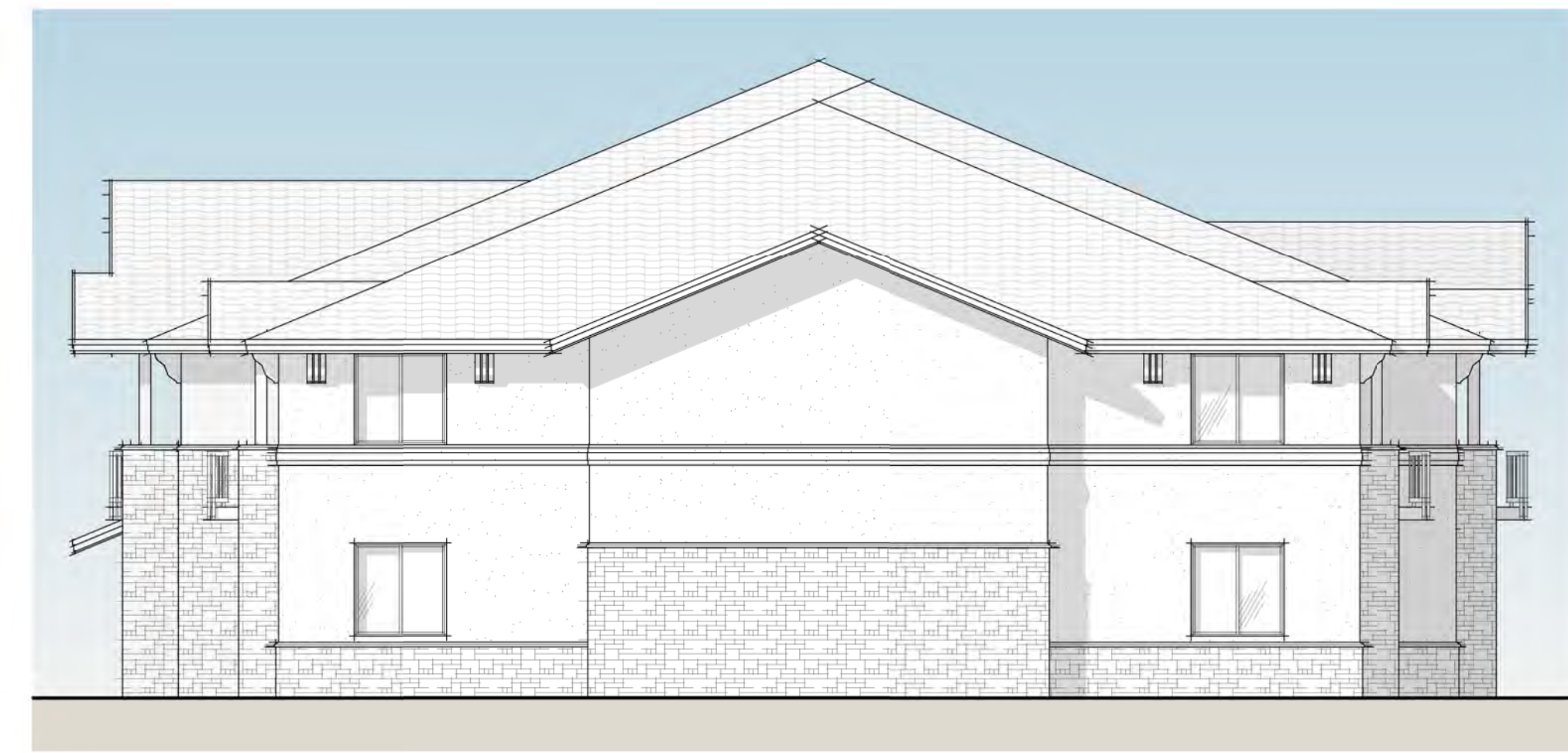
FIRST FLOOR PLAN

12/22/2020



1
A4.1 SCALE: 1/8" = 1'-0"

East Elevation



2
A4.1 SCALE: 1/8" = 1'-0"

West Elevation



4
A4.1 SCALE: 1/8" = 1'-0"

North Elevation

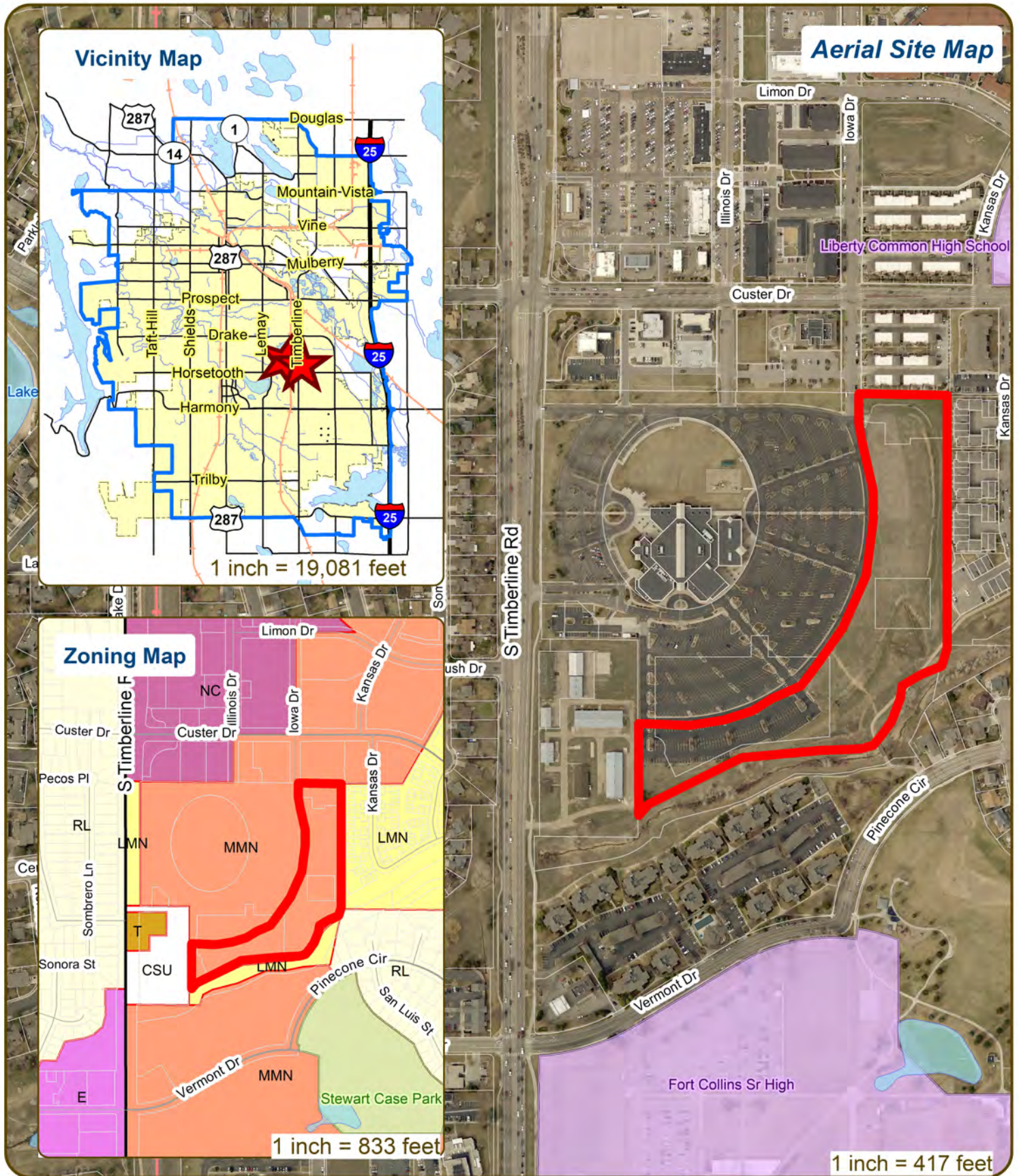


3
A4.1 SCALE: 1/8" = 1'-0"

South Elevation



2908 S Timberline Rd 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) _____

Consultant: Ryan McBreen

Business Name (if applicable) Norris Design

Your Mailing Address 244 North College Ave. #130

Phone Number 970.409.3414 Email Address rmcgreen@norris-design.com

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

2908 S Timberline Rd, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Proposed MF project adjacent to the Timberline Church

Proposed Use Multi-Family Existing Use Residential

Total Building Square Footage N/A S.F. Number of Stories 3 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

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 Est. 50% 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?

Timberline ODP & Timberline Attainable Housing – Concept Review: Overview

Timberline ODP

With overall changing conditions, the rezoning of the property, and the planned development of the attainable multi-family housing, the Owners felt it was the appropriate time to plan for future opportunities for the entire property. Included within this Concept Review package is a conceptual bubble plan showing how future redevelopment may occur on the property. Proposed is a circulation network and planning areas that will allow for development consistent with the underlying MMN zoning while also being compatible with the existing Timberline Church uses.

Timberline Attainable Housing

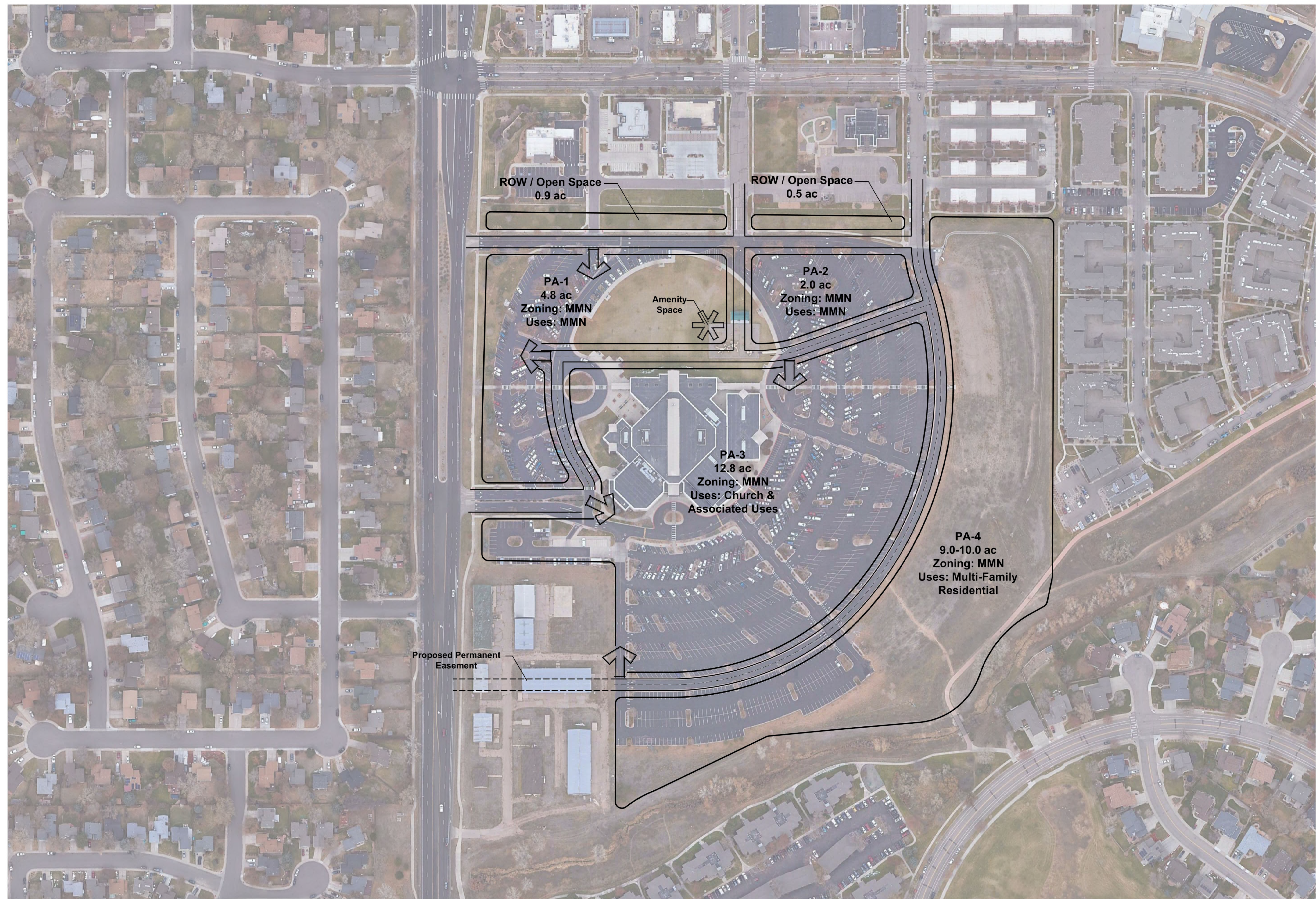
Proposed on an approximately 9.0 acre portion of the overall Timberline Church property is a 180 unit (20.0 du/ac) multi-family project that includes a mix of 1-bedroom, 2-bedroom, and 3-bedroom units. This new community is a collaborative effort between Timberline Church and Colorado State University, with Tetrad Property Group performing the development duties. It is envisioned that this project will provide workforce housing at attainable rates within Fort Collins, something the greater community needs.

- *Site Plan*
The parcel being utilized for this attainable housing is very unique in the development opportunities it presents. The concept provided takes advantage of this uniqueness to provide a high-quality, very livable community. Proposed are 7 individual, 3-story buildings ranging from 24-36 dwelling units each. These buildings are strategically oriented on the parcel to reduce the massing located adjacent to existing homes and provide view corridors. Additionally, each building is oriented adjacent to the existing arching drive that bisects the overall Timberline Church property. This drive, on the side adjacent to this community, will be updated to create a more public street feeling. This includes the addition of a landscape area/tree lawn, detached walk, and angled parking (in specific areas). Please see attached exhibit depicting different sections of this “street-like private drive.” Parking is provided at levels meeting Fort Collins standards, a portion of the anticipated guest parking is proposed to occur on the Timberline Church property, as depicted on the attached concept. Finally, connectivity to the Rendezvous Trail will be provided that will serve not just this community but the greater neighborhood as well and provide a connection to the nearby Stewart Case Park.
- *Architecture*
Included are conceptual architecture sketches to give an idea of the quality and look that is trying to be achieved with this new community. Varying facades and materials are proposed that would be in line with Fort Collins architectural standards, while simultaneously being sensitive to the fact that attainable housing is proposed and construction/development costs are an important factor.
- *Water and Sanitary Sewer:*
This community is proposing to loop water main through the site drive lanes with two points of connection to the existing main. All buildings will have independent domestic water and fire service lines tapped off the water loop. Additionally, approximately 4 new fire hydrants will be installed for building and site fire protection. Sanitary sewer is proposed in two locations, to connect with the existing church sanitary system that is routed to the northeast portion of the site. Each building will have an independent sanitary sewer service connected to the main.
- *Drainage and Storm Sewer:*

Rerouting of a small portion of storm sewer is proposed to accommodate the footprint of Building 4 but the outfall location into the existing detention pond will be maintained. Minor adjustments to the existing detention pond are anticipated. The proposed site improvements associated with the community are anticipated to result in a slight decrease in impervious area than what the existing pond was ultimately designed for, therefore it is assumed the existing pond can support the proposed development. All site runoff will be directed east towards the existing detention pond, following the drainage patterns established in the documents "Final Drainage and Erosion Control Report for the Timberline Church Phase 1 and Full Build Out" dated August 24, 1999 and "Final Drainage and Erosion Control Study for Timberline Church" dated May 9, 2007.

Specific Concept Review questions/discussion topics the development team wants to touch on:

- Street-like private drive: Proposed treatment. We believe this meets the intent of code.
- Building variation requirements: Further discussion about standards and ways to meet requirements while be sensitive to the attainable nature of the project.
- Parking: As proposed a portion of the guest parking will be required to be provided for on the Timberline Church property adjacent to this community in designated spaces.



TIMBERLINE CHURCH
 BUBBLE PLAN
 FORT COLLINS, COLORADO

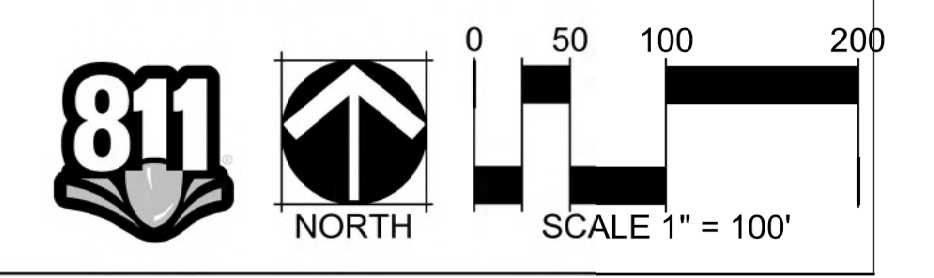
OWNER:
 TIMBERLINE CHURCH
 2908 TIMBERLINE RD
 FORT COLLINS, CO 80525

NOT FOR
 CONSTRUCTION

DATE:
 02/24/2021
DRAFT

SHEET TITLE:
 BUBBLE PLAN

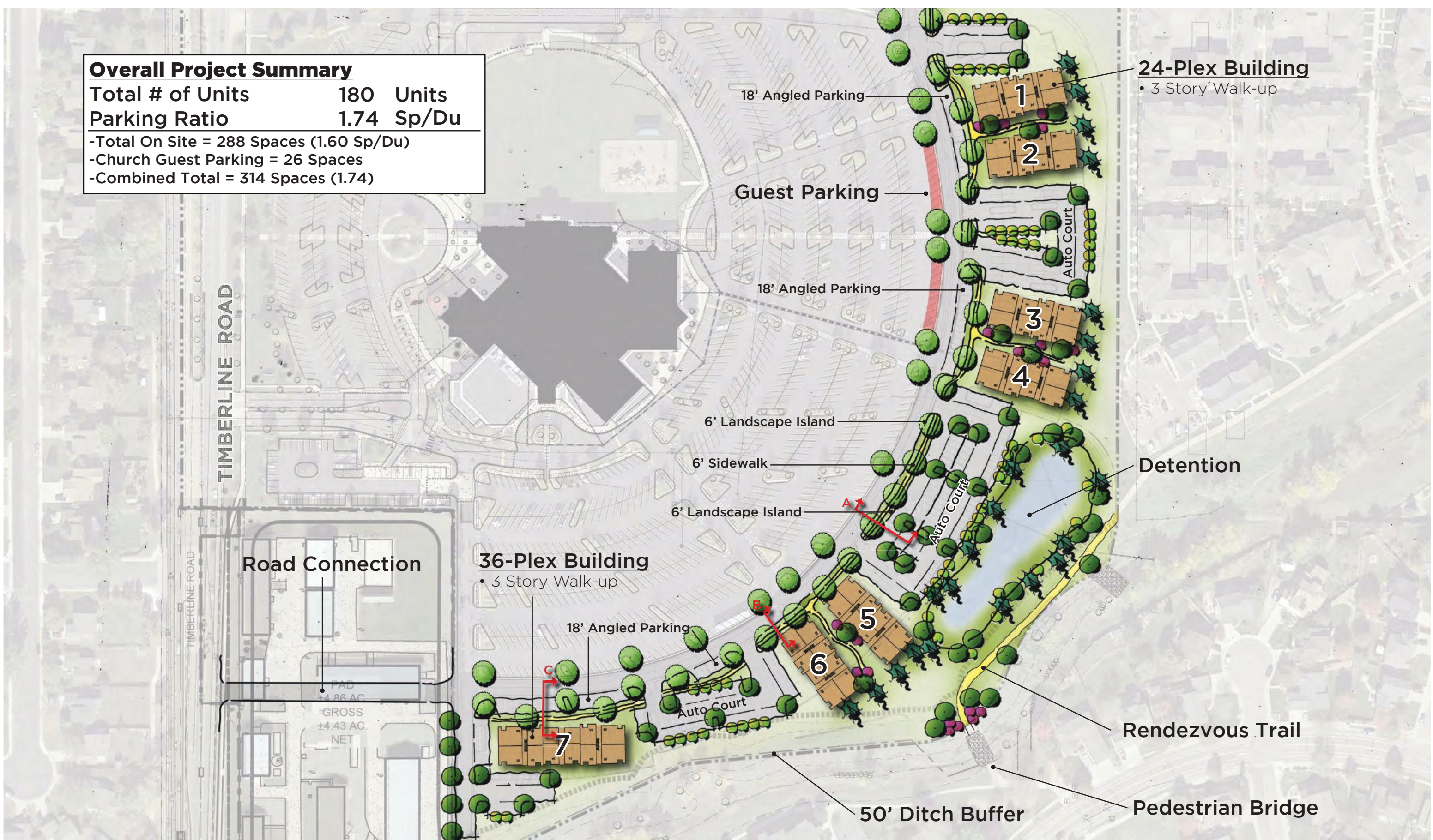
CHECKED BY:
 DRAWN BY:



Overall Project Summary

Total # of Units 180 Units
Parking Ratio 1.74 Sp/Du

- Total On Site = 288 Spaces (1.60 Sp/Du)
- Church Guest Parking = 26 Spaces
- Combined Total = 314 Spaces (1.74)



Conceptual Site Plan

TIMBERLINE ATTAINABLE HOUSING

FORT COLLINS, CO



Conceptual Utility Plan

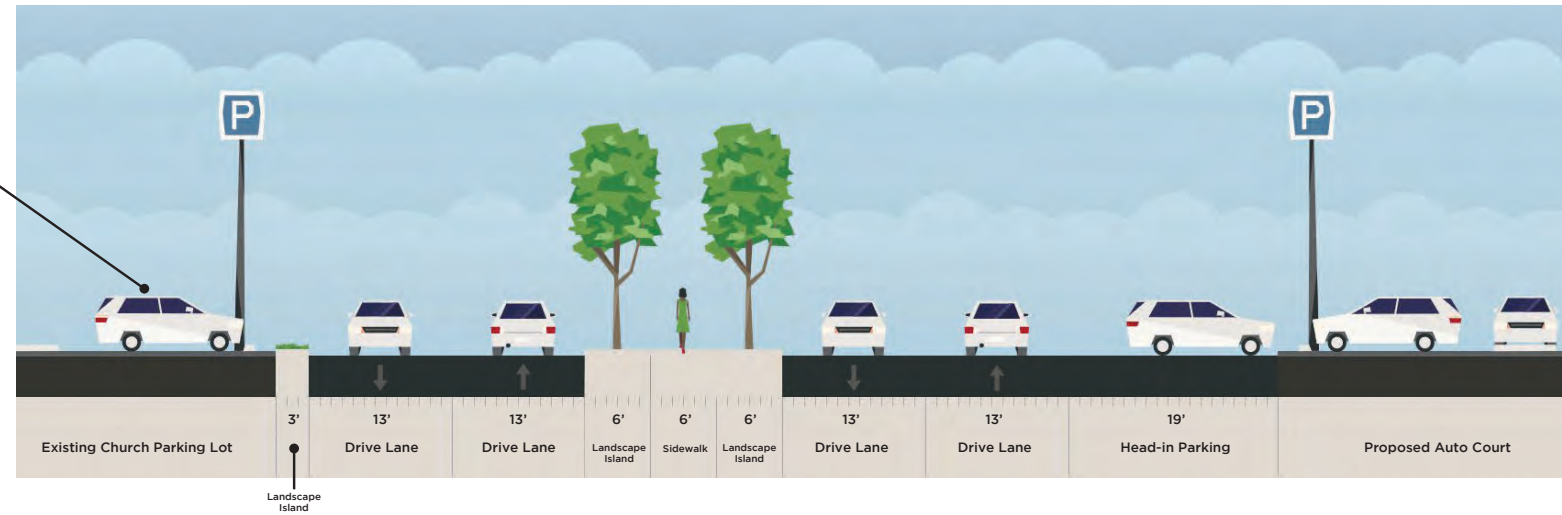
TIMBERLINE APARTMENTS

FORT COLLINS, CO

2.24.2021

Section A

Existing Church Parking Lot to remain



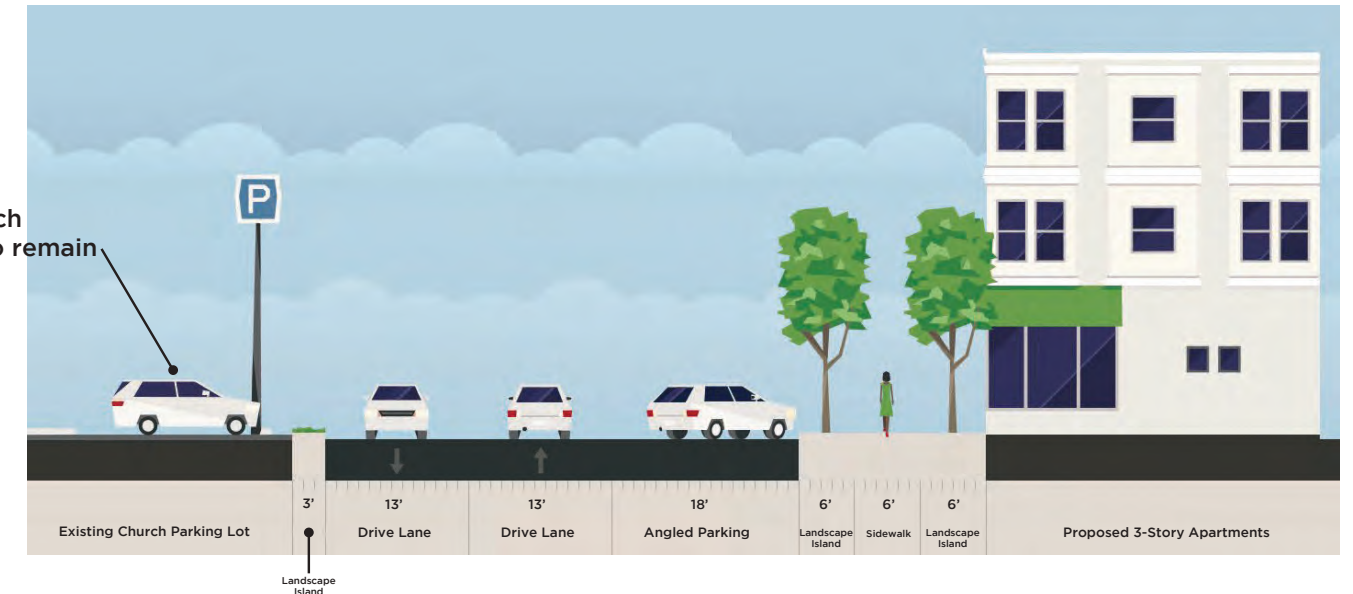
Section B

Existing Church Parking Lot to remain



Section C

Existing Church Parking Lot to remain



Conceptual Site Sections

TIMBERLINE ATTAINABLE HOUSING

FORT COLLINS, CO

2.23.2021

KA# 219063





X:\2020\220058_Timberline RFP\Internal Communication\03-SD\Submittal Sheets A.dwg, 2/23/2021 7:04:00 AM, melvind

TIMBERLINE APARTMENTS

DATE: 02.23.2021

3D VIEW

NTS

K# 220058



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X:\2020\220058_Timberline RFP\Internal Communication\03-SD\Submittal Sheets A.dwg, 2/23/2021 7:04:10 AM, melvind

TIMBERLINE APARTMENTS

DATE: 02.23.2021

3D VIEW

NTS

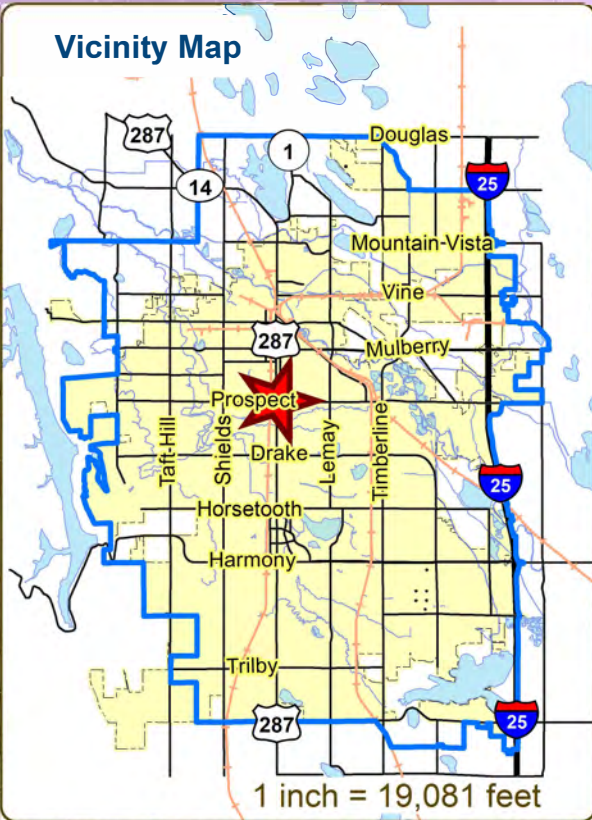
K# 220058



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1510 Mathews St Carriage House

Vicinity Map



Aerial Site Map



Zoning Map



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

Bob and Kellen Hix, Owners

Business Name (if applicable) _____

Your Mailing Address 1510 Mathews St, Fort Collins, CO 80524

Phone Number 9702274879 Email Address khix@deloitte.com; roberthix@gmail.com

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

1510 Mathews St, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Construction of a new carriage house (2-car garage with living space above) with alley access.

Proposed Use Garage / living Existing Use _____

Total Building Square Footage 600 S.F. Number of Stories 2 Lot Dimensions 15,000 sq ft

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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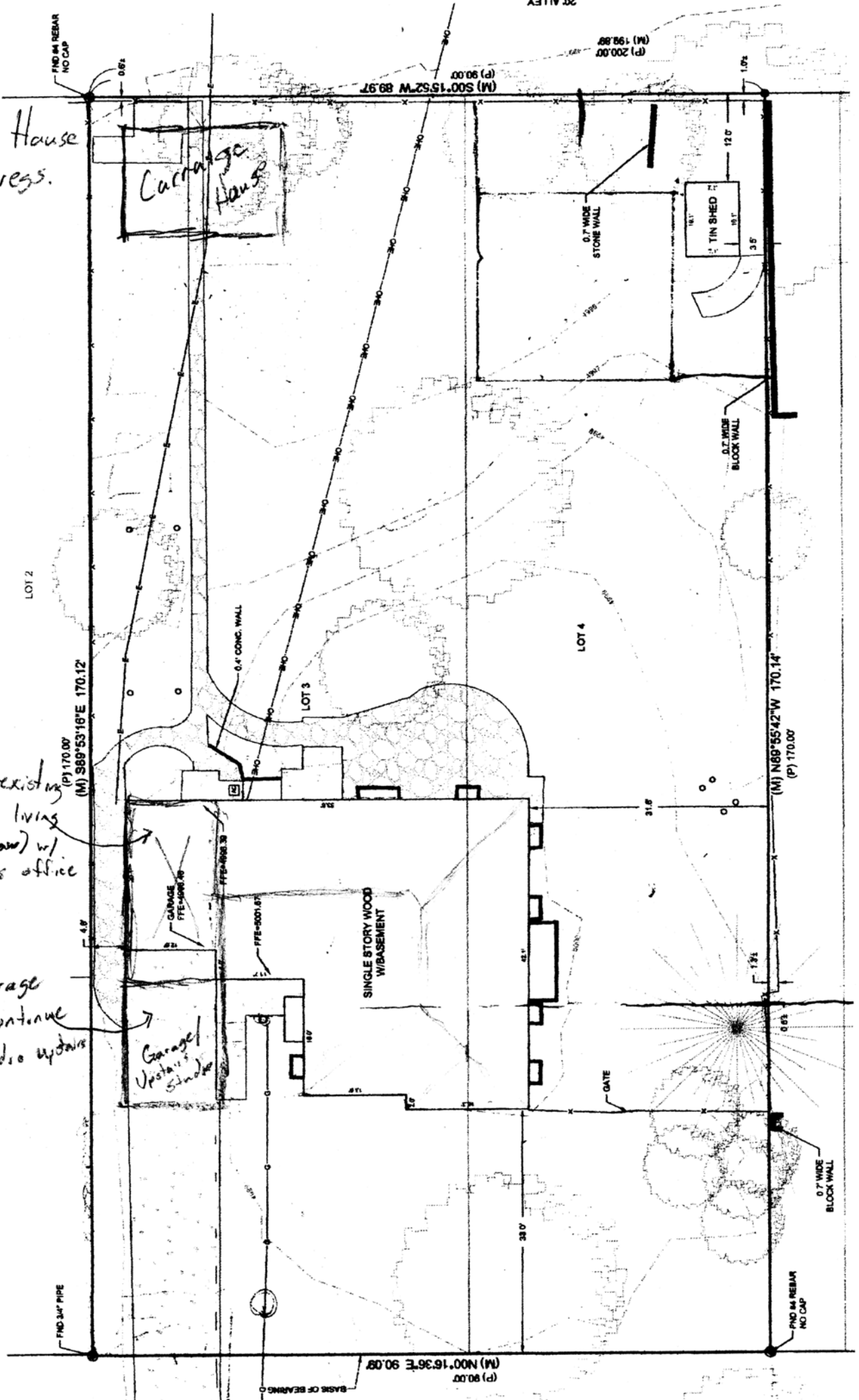
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Carriage House
per city reqs.

Convert existing
garage into living
space (in law) w/
an upstairs office

Move garage
forward & continue
office/studio upstairs



20 ALIF

(M) 199.89
(P) 200.00

(M) N00°16'36"E 90.08'
(P) 90.00'

FIND #4 REBAR
NO CAP