Conceptual Review Agenda

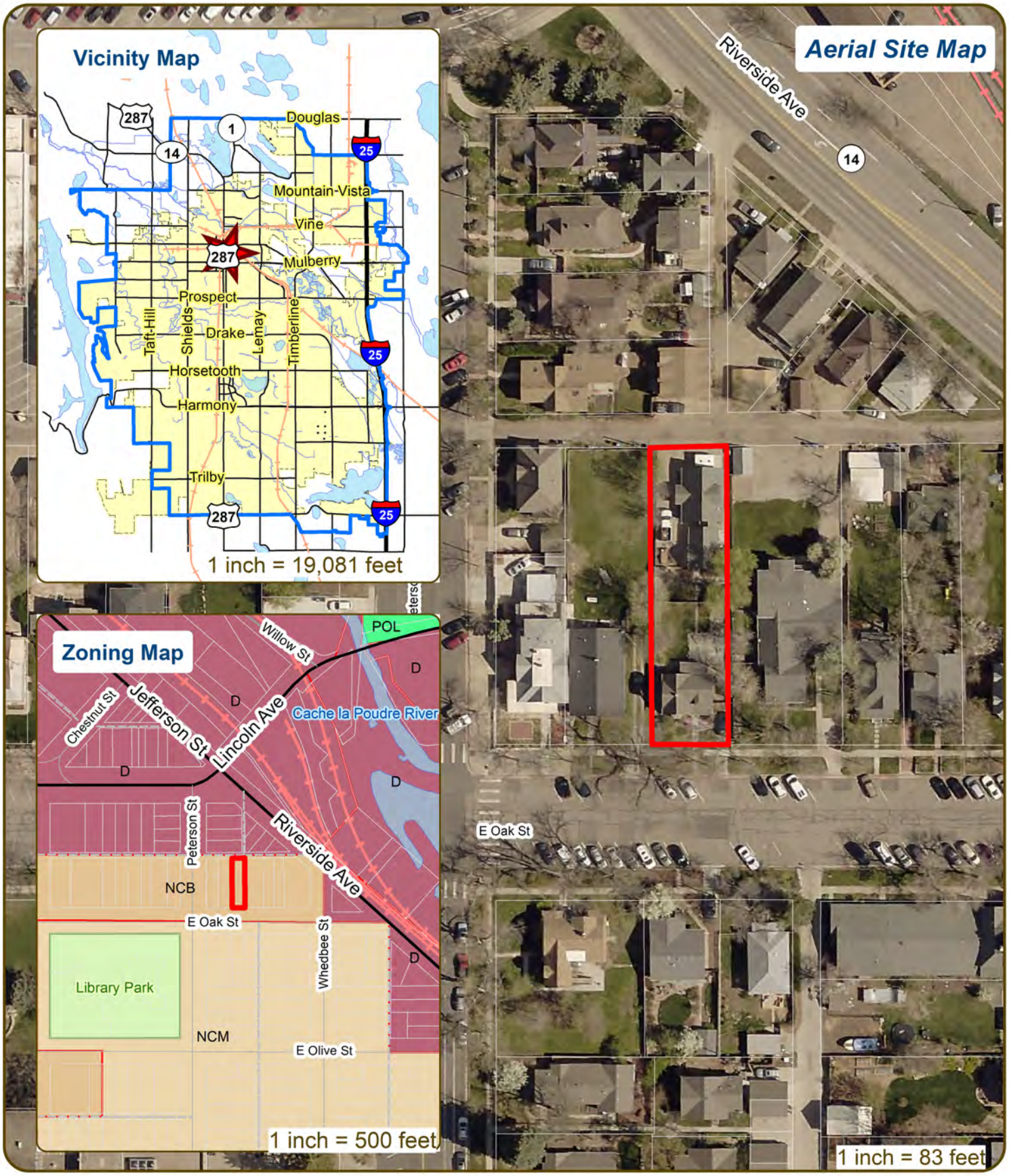
Schedule for 04/01/21

Meetings hosted via Zoom Web Conferencing

Thursday, April 1, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	**410 E Oak St Carriage House** **CDR210024**	Chris & Kelly Nolin 970-219-7330 chrisnolin@hotmail.com	This is a request to convert an existing accessory structure with habitable space into a separate single-family dwelling unit (a.k.a. carriage house) at 410 E Oak St (parcel # 9712315011). The existing accessory structure is approximately 768 square feet and is attached via an open breezeway to a two-car garage on the rear half of the lot. Access to the site would be from the alleyway to the north. The site is directly north of Oak St and approximately 250 feet west of Riverside Ave. The site is within the Neighborhood Conservation Buffer (NCB) zone district and the proposal is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Tenae Beane
10:15	**Waters Edge Parks Minor Amendment** **CDR210025**	Terence Hoaglund 970-472-9125 hoaglund@vignettestudios.com	This is a request for a redesign of the community recreation center approved with the original Waters Edge community as well as review of the two new parks located over the abandoned oil well sites (parcel # 8830422010; 8830422008; 8830422006). All three parcels are accessed via Morningstar Way directly to the north. The sites are approximately .25 to .5 miles west of Turnberry Rd and .25 miles north of Richards Lake Rd. The sites are within the Low Density Mixed-Use Neighborhood (LMN) and Urban Estate (UE) zone districts and the proposal is subject to a Minor Amendment (MA) process.	Planner: Jason Holland Engineer: Dave Betley DRC: Todd Sullivan
11:15	**2525 Worthington Cir Enclosed Mini-Storage** **CDR210026**	Kristoffer Kenton 303-770-8884 kristofferkenton@gallowayus.com	This is a request to establish and develop an enclosed mini-storage use at 2525 Worthington Cir (parcel # 9723319001) into multi-family dwelling units. The proposed building is 85,200 sf, and 3-stories in height. Additionally, there would be 2 additional drive-up storage buildings (2,500 sf and 3,300 sf respectively) that are 1-story in height. The proposed site plan shows 19 vehicle parking spaces provided on-site. Access to the site would be from Worthington Cir to the northeast. The site is approximately 150 feet east of S Shields St and 225 feet north of W Drake Rd. The site is within the Employment (E) zone district and the proposal is subject to Planning & Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

410 E Oak St
Carriage House



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Development Review Guide – STEP 2 of 8

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) Chris + Kelly Nolin

Business Name (if applicable) N/A

Your Mailing Address 410 East Oak St, Fort Collins, CO 80524

Phone Number 970-219-7330 Email Address chrisnolin@hotmail.com

Site Address or Description (parcel # if no address) 410 East Oak St, Fort Collins CO 80524

Description of Proposal (attach additional sheets if necessary) Change the status of the building at the rear of the property from Accessory Building (additional living space for the front house) to Carriage House (separate legal residence)

Proposed Use Carriage house **Existing Use** Accessory building

Total Building Square Footage _____ S.F. Number of Stories 1 1/2 Lot Dimensions _____

Age of any Existing Structures Front house = 136 years Accessory building = 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? _____

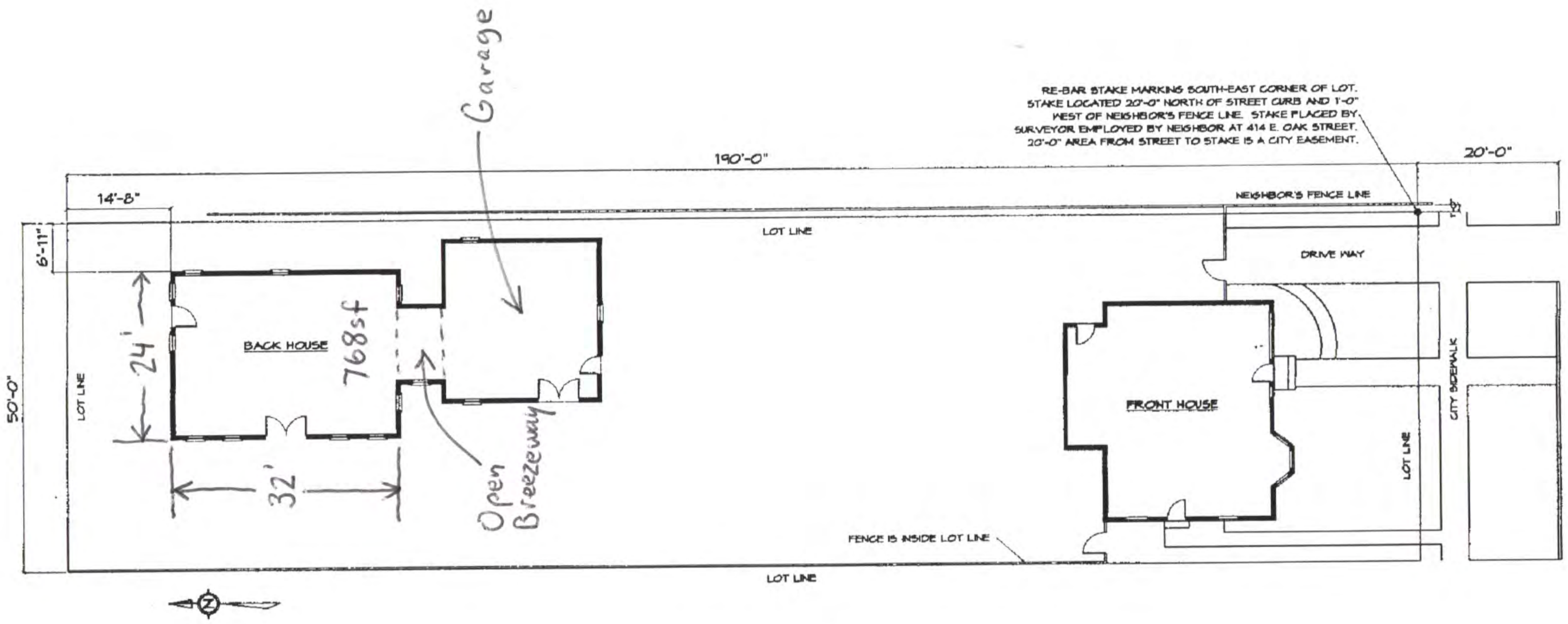
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Ø (structure already exists) 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?

NOTES:

1. LOT SIZE IS 50 FT X 190 FT (9500 SQ. FT.).



SITE PLAN

SCALE: NONE

SHEET NUMBER A6

SCALE: SEE VIEW

Oct 15, 2007

DRAWN BY: DJF

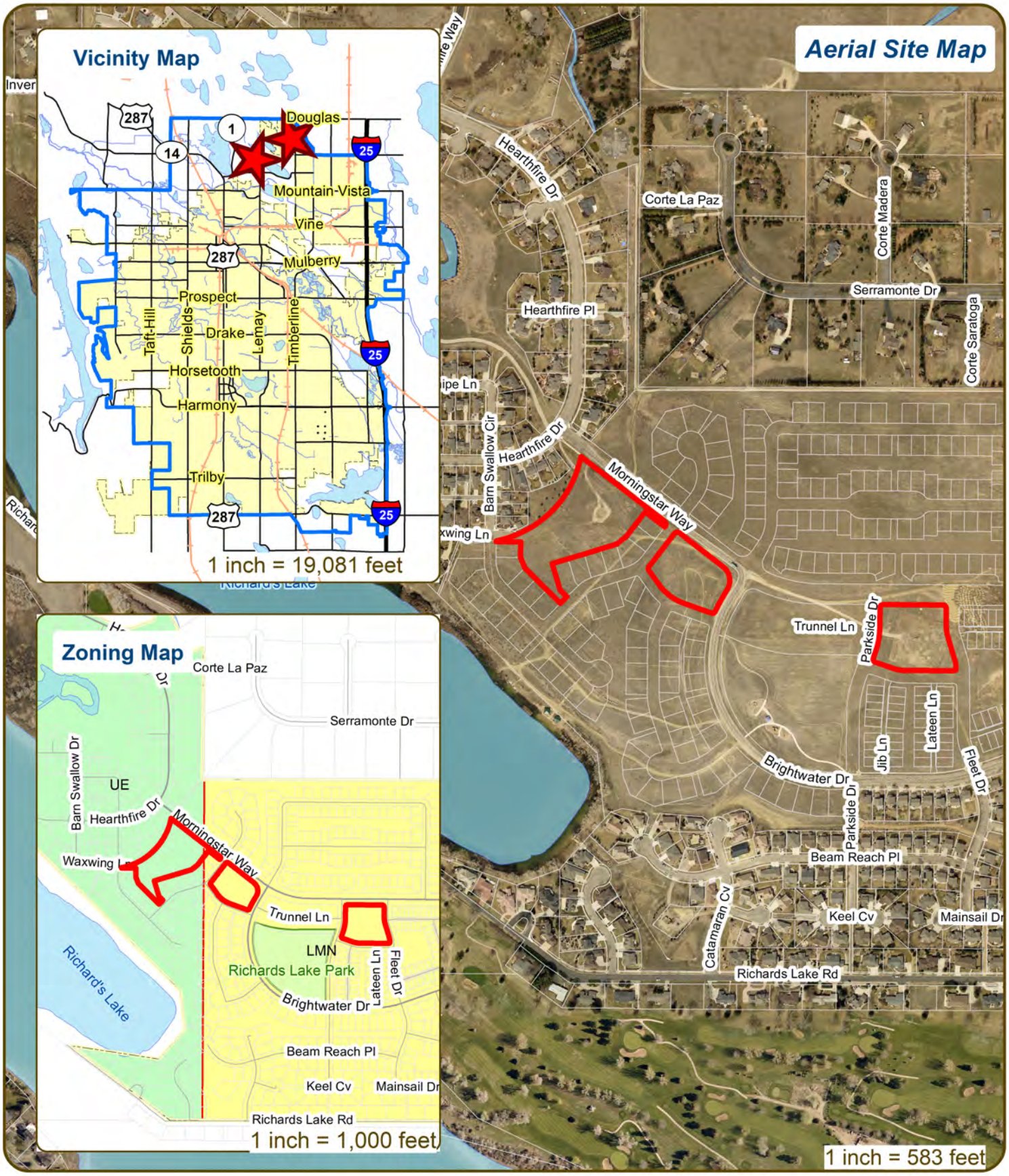
SITE PLAN

PROPERTY RENOVATION

410 E. Oak Street
Fort Collins, CO 80525

This drawing is created by the current property owner soley for the purpose of conceptualizing renovation ideas for the owner's personal use and does not represent renovation work that may or may not be approved by the City of Fort Collins.

Waters Edge Development
Parks Minor Amendment



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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) Terence Hoaglund, Consultant

Business Name (if applicable) Vignette Studios, LLC

Your Mailing Address PO Box 1889, Fort Collins, CO 80522

Phone Number 970-472-9125 Email Address hoaglund@vignettestudios.com

Site Address or Description (parcel # if no address) Waters Edge Second Filing
Turnberry Rd & Brightwater Dr.

Description of Proposal (attach additional sheets if necessary) See Attached

Proposed Use Open space parks **Existing Use** Open space

Total Building Square Footage TBD S.F. Number of Stories _____ Lot Dimensions _____

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 ☒ 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 10,000 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?

February 11, 2021

Jason Holland
City Planner
Community Planning and Development
281 North College Avenue
Fort Collins Colorado 80524

RE: Sonders (AKA Waters Edge) New Park Designs, proposed minor amendment

Dear Jason

This concept review is for a redesign of the community recreation center approved with the original Waters Edge community, as well as for two new parks where the abandoned oil wells are located.

These parks included refinements in thought for the kinds of amenities, as well as show case future renewable energy sources, that will be provided to the residents of Sonders (formerly known as Waters Edge).

These parks will include various activity areas such as paths, interpretive signage, relocated community orchards, community gardnes, sculptures, solar and wind flowers to illustrate sustainable energy alternatives. Also included will be trellised gathering areas, restrooms, and maintenance buildings.

To accommodate this, some of the existing landscape areas within Sonders will be simplified, with some plant material being relocated to these parks. This will also be included as part fo the future minor amendment in conjunction with the parks.

As part of our presentation we will give a brief overview of where we are at with the development process, as well as provide background for the name change to Sonders.

Thank you for your time spent in reviewing these plans. If you have any further questions, please feel free to contact any of the team members.

Yours Truly
Terence C. Hoaglund RLA

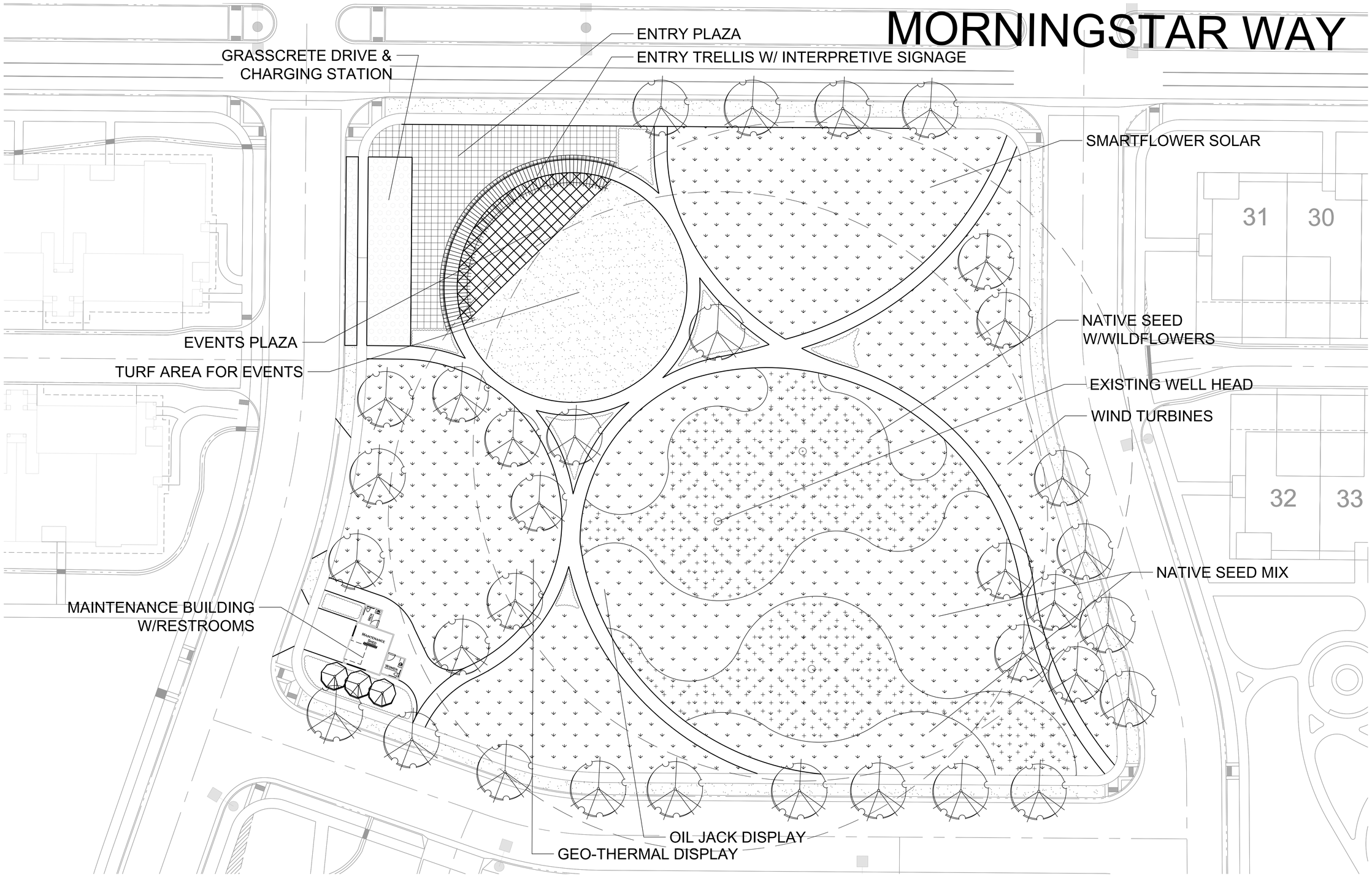
PO Box 1889
Fort Collins, CO 80524 (970) 472-9125
www.vignettestudios.com

SONDERS LEARNING CENTER

Scale: 1" = 20'-0"

0 10 20 40

DATE: 02/10/2021

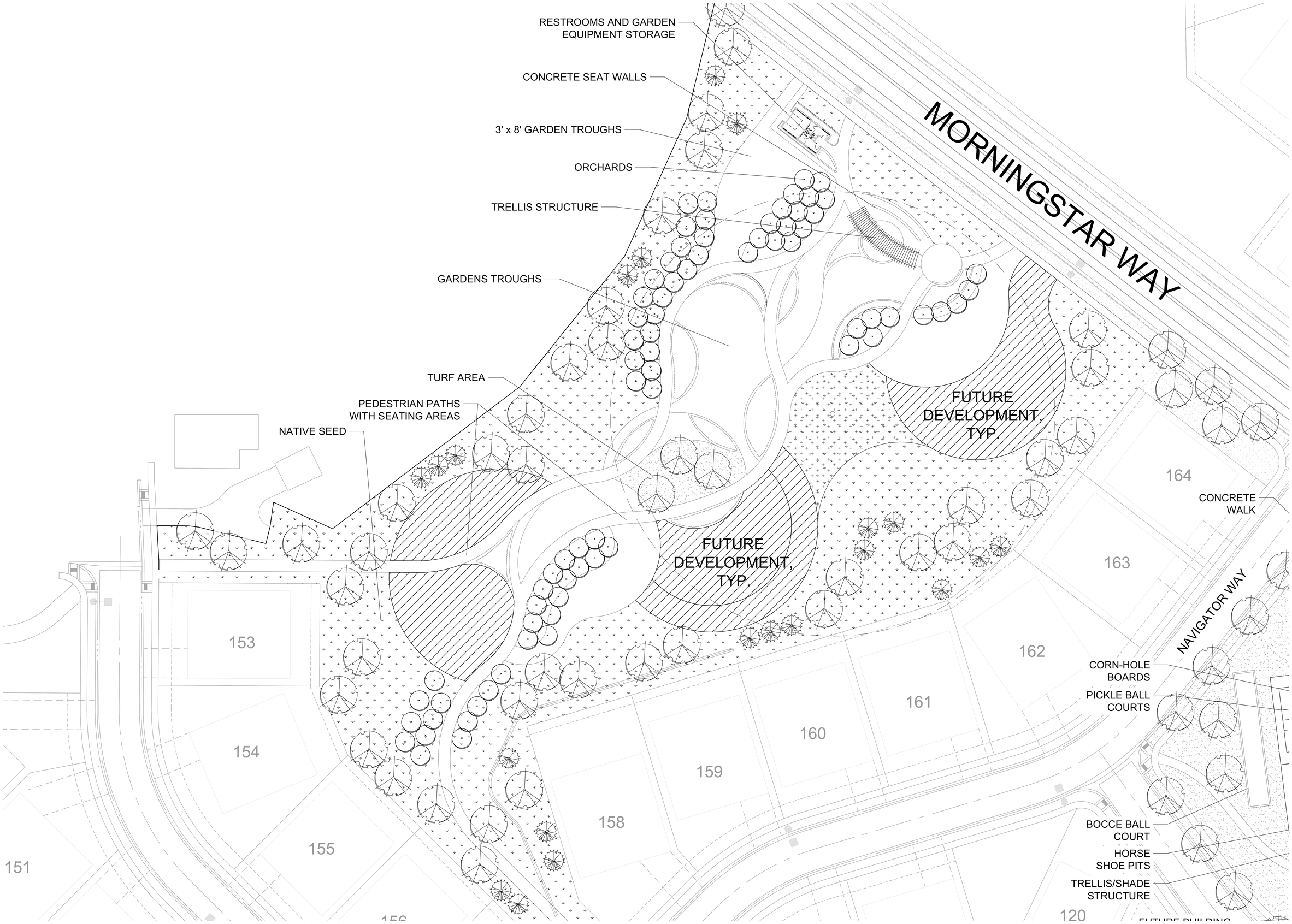


SONDERS-EVERNEW PARK

DATE: 02/11/2021

Scale: 1" = 20'-0"

0 10 20 40



SONDERS-FLOURISH PARK

DATE: 02/11/2021

Scale: 1" = 20'-0"

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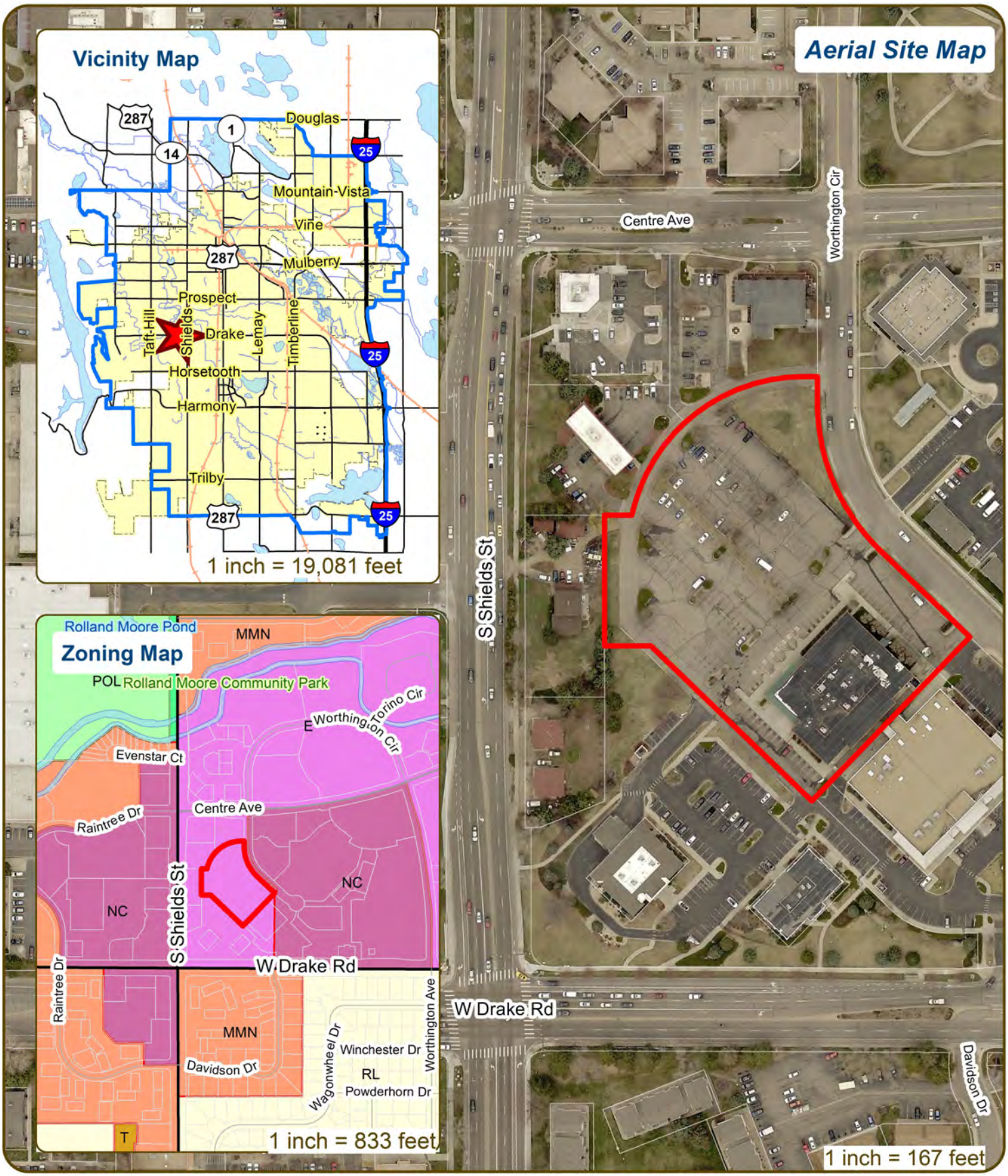
2525 Worthington Cir
Enclosed Mini-Storage



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Consultant
Kristoffer Kenton, Director of Architecture; Meghan Mearsha, Project Admin & application submitter

Business Name (if applicable) Galloway and Company

Your Mailing Address

Phone Number (303) 770-8884 Email Address kristofferkenton@gallowayus.com

Site Address or Description (parcel # if no address) 2525 Worthington Circle
Parcel no. 9723319001

Description of Proposal (attach additional sheets if necessary)
Climate controlled storage building to be built in parking lot

Proposed Use Commercial **Existing Use** Commercial/Employment

Total Building Square Footage 85,200 S.F. Number of Stories 3 Lot Dimensions

Age of any Existing Structures 1 existing movie theater to remain, 1995

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
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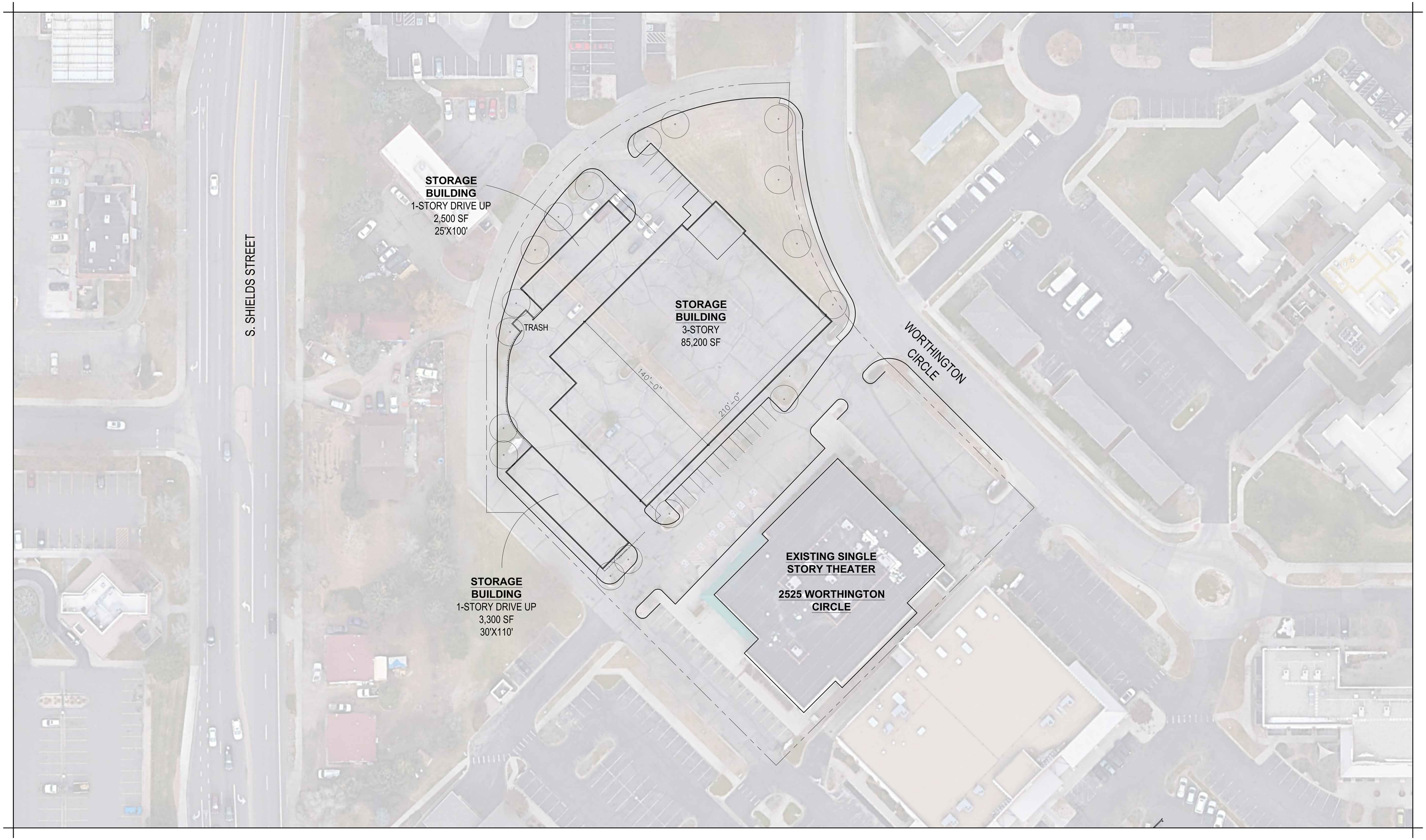

Galloway

2525 WORTHINGTON CIRCLE

CONCEPTUAL SITE PLAN 2

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01.06.2021

0' 32' 64' 160'

SCALE: 1/32" = 1'

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