

Conceptual Review Agenda

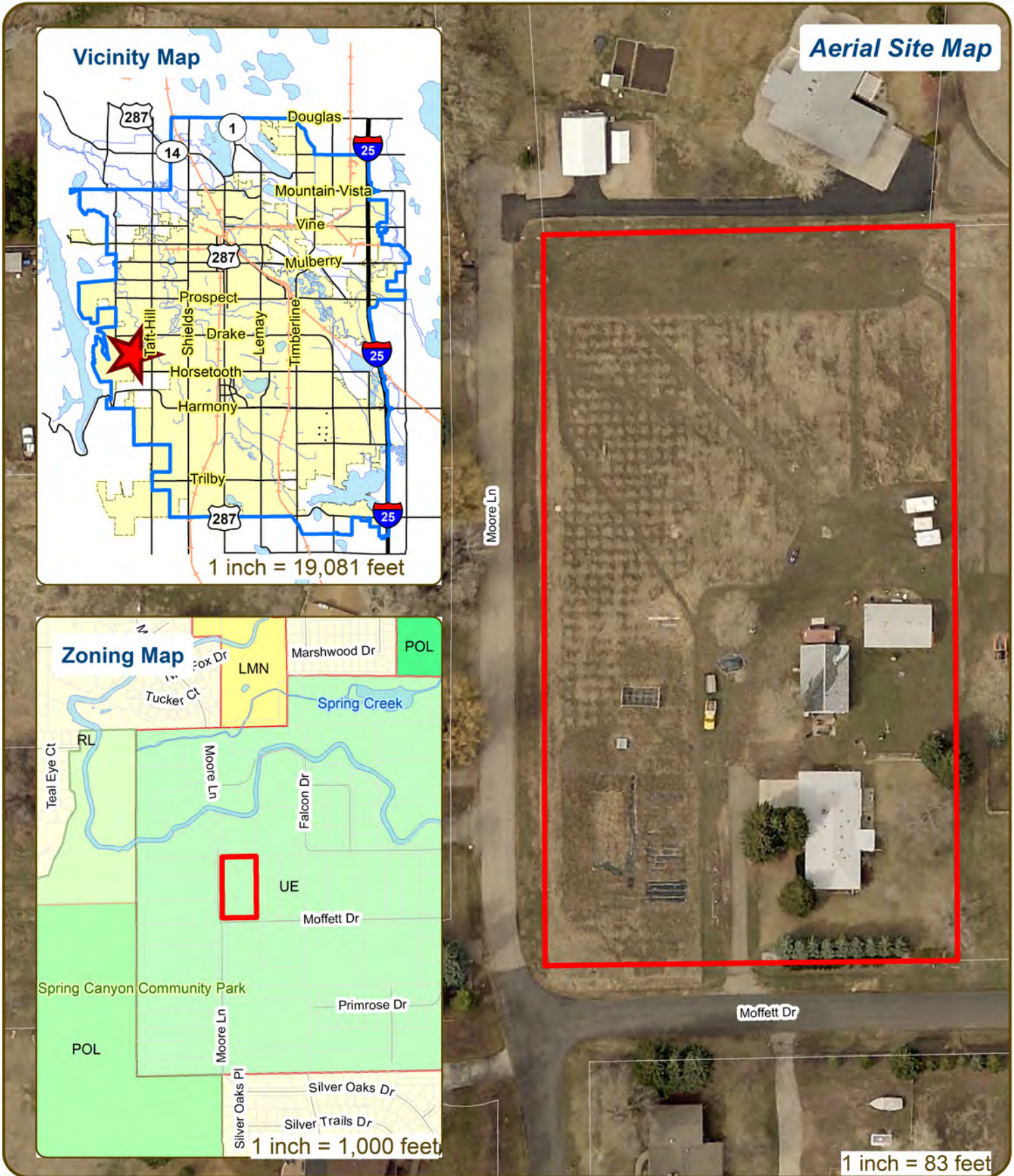
Schedule for 04/08/21

Meetings hosted via Zoom Web Conferencing

Thursday, April 8, 2021

| Time | Project Name | Applicant Info | Project Description | |
|-------|--|--|---|--|
| 9:15 | 2408 Moffett Dr Single-Family Detached Subdivision CDR210027 | Tom Dugan 970-566-4714 tom@pinecrestllc.net | This is a request to subdivide an existing parcel with a single-family detached dwelling to create a second lot for a new single-family detached dwelling at 2408 Moffett Dr (parcel # 9728108019). The new lots will be approximately 1.5 and 1.3 acres in size. Proposed access to the newly created lot will be from Moore Ln to the west. The site is directly north of Moffett Dr and approximately .25 miles west of S Taft Hill Rd. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review. | Planner: Will Lindsey Engineer: Marc Virata DRC: Todd Sullivan |
| 10:15 | 901 E Laurel St Carriage House CDR210028 | Lloyd Angell 970-219-4914 leaangell@yahoo.com | This is a request to build a carriage house at 901 E Laurel St (parcel # 9713117026). The proposal contemplates either constructing a separate carriage house dwelling or attaching the dwelling space to the existing garage. Access is taken from Laurel St to the north. The site is directly south of E Laurel St and approximately .5 miles west of Riverside Ave. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review. | Planner: Kai Kleer Engineer: Dave Betley DRC: Brandy Bethurem Harras |
| 11:15 | 629 S Howes St Multi-Family CDR210029 | Kristin Turner 970-532-5891 kristin@tbgroup.us | This is a request for the development of multi-family dwellings at the site addressed 629 S Howes St (parcel #: 9714112902). Future access will be taken from S Howes Street, and the alleyway to the west. The proposal includes 16 multi-family dwelling units. 18 parking spaces are proposed to satisfy the minimum parking requirement. The site is located directly west of S Howes Street, and approximately 225 feet north of W Laurel Street. The site is within the Campus North sub-district of the Downtown (D) zone district and is subject to an Administrative (Type 1) Review. PLEASE NOTE: Previous submittals for this project can be found under PDR200010 and CDR190029. | Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane |

2408 Moffett Dr Single-Family Detached Subdivision



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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)

Tom Dugan; Consultant

Business Name (if applicable) PineCrest Planning & Design LLC

Your Mailing Address 4225 Westshore Way; Ft. Collins, CO 80525

Phone Number 970.566.4714 Email Address tom@pinecrestllc.net

Site Address or Description (parcel # if no address) 2408 Moffett Drive; Parcel Number 9728108019

Description of Proposal (attach additional sheets if necessary) Subdivide existing property into 2 single family lots, one being 1.5 ac. and the other 1.3 acres. Existing home is on a septic system and the owner would like to know if the new home could also be on septic or would it require connection to a sanitary sewer system and what other public improvements would be required.

Proposed Use Single Family Residential (2 lots total) Existing Use Single Family Residential (one existing residence)

Total Building Square Footage S.F. Number of Stories Lot Dimensions 262' x 468'; 2.8 ac.

Age of any Existing Structures House - 1964, gargage and other outbuildings - unknown

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 N/A S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

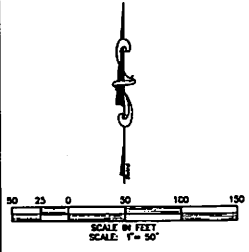
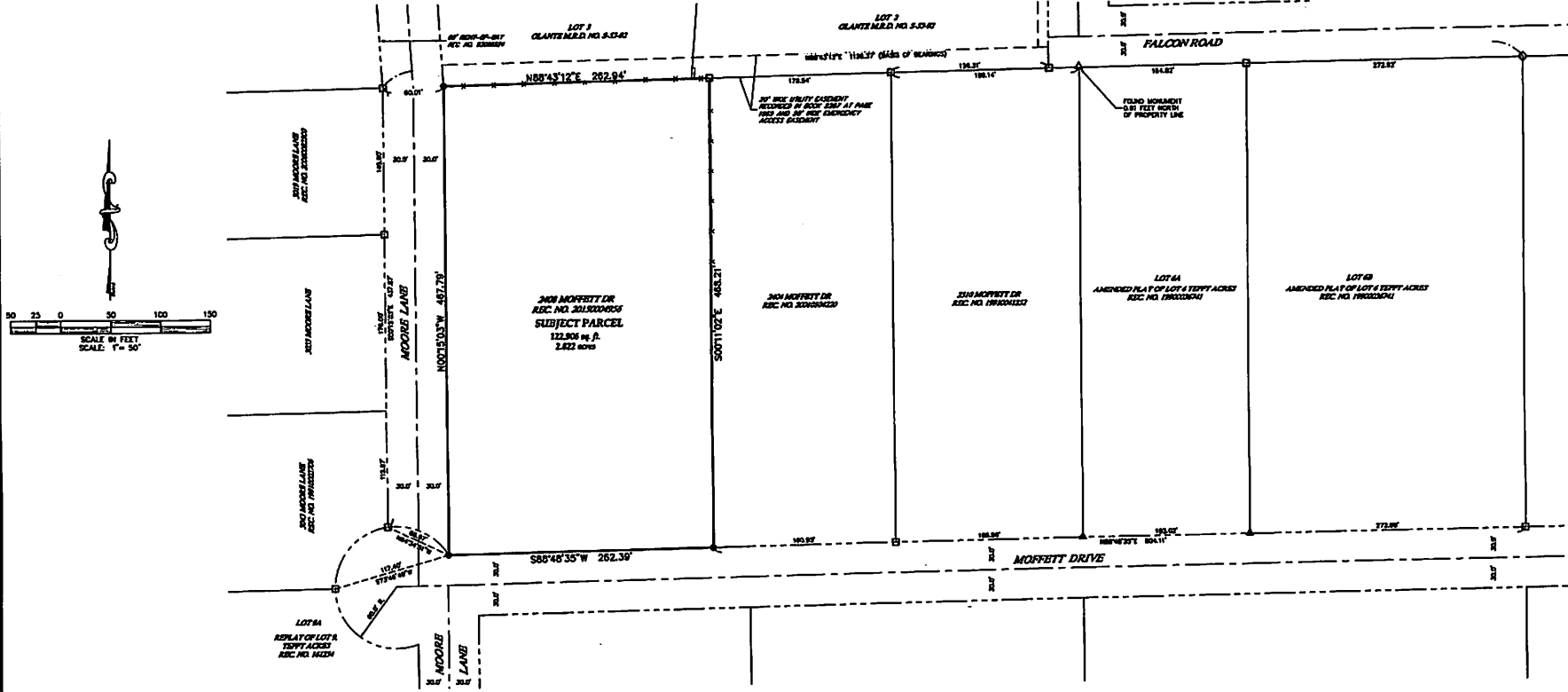
Suggested items for the Sketch Plan:

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?

LAND SURVEY PLAT

Situate in the East One-Half of Section 28, Township 7 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

DATE: 5-17-2017
FILE NAME: 20170278-LSP
SCALE: 1"=50'
DRAWN BY: MR
CHECKED BY: SP



KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@kingsurveyors.com



| DATE | REVISIONS |
|------|-----------|
| | |
| | |
| | |
| | |

LAND SURVEY PLAT FOR JOHN A. ROGERS AND RODNEY J. ROGERS 2408 MOFFETT DRIVE FORT COLLINS, COLORADO 80526

PROJECT # 20170278

COURTYL DESCRIPTION
The West 363 feet of Lot 6, 1/4th Acre, recorded Sect. 28, 1961 as description number 204124 of the records of Larimer County, Clerk and Recorder, located in the East One-Half of Section 28, Township 7 North, Range 69 West of the 6th Principal Meridian, County of Larimer, State of Colorado.
Data parcel containing 2.822 acres more or less.

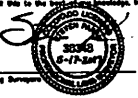
BASE OF MEASUREMENT AND LINEAL LIMITS
According to the plat of Lot 6, 1/4th Acre, between the Westerly Right-of-Way of Moore Lane and the Northern corner of Lot 5B, Amended Plat of Lot 8 1/4th Acre as bearing S07°17'12"E, 242.00 feet, as shown being a true bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1123.27 feet with all other bearings contained herein meeting therein.
The linear dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTE
According to Colorado law, no third, successive or final action based upon any defect in this survey shall arise more than ten years after the first discovery and defect, in no event more than twelve years upon any defect in this survey as commenced more than ten years from the date of the completion of this survey. (C.R.S. 12-10-102, C.R.S. 2012)

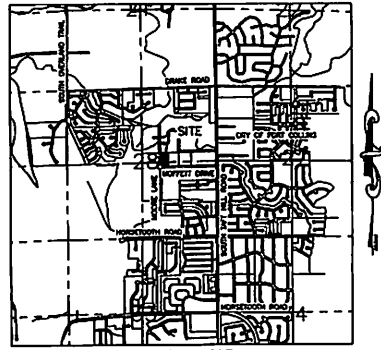
FILE COMMENTARY
As the result of our client's requested right-of-way and easements were not recorded and only those easements that were recorded during research to determine the property boundary are shown herein. (28-1-108 C.R.S. 1994)

SURVEYOR'S NOTE
The boundary line of the Subject Parcel (Ordinary ROW line of Moffett Drive) was determined by an extension of the line determined by existing monuments. There was determined by previous.
The boundary line of the Subject Parcel was determined by an approval 80' Right of Way of Moore Lane. I was unable to obtain a document that established a Right of Way or Easement to this area but the deeds for the above parcels at 2423, 2424 & 2079 Moore Lane create a 80' gap between the Subject Parcel and their relative County owned lines. I used the line determined by the existing monuments and offset this 80' for the boundary line of the Subject Parcel.

SURVEYOR'S STATEMENT
I, Steven Potts, a Colorado Licensed Professional Land Surveyor, do hereby state that this Land Survey Plat was prepared from an actual survey under my personal supervision and that the measurements as indicated herein are true and correct, and that this surveying plat is an accurate representation thereof, of the facts as they were known to me at the time of the completion of this survey.



Steven Potts - On Behalf of King Surveyors
Colorado Licensed Professional Land Surveyor 26238



VICINITY MAP
1" = 5000'

LEGEND

| | |
|---|---|
| --- CHECKED LINE | □ FOUND #4 NEAR |
| - - - RIGHT-OF-WAY LINE | ◇ FOUND #5 NEAR |
| — BOUNDARY LINE | ◆ FOUND #3 NEAR |
| ← FENCE LINE | ▲ FOUND #4 NEAR WITH |
| | SCOURED RECORD |
| | LS 23259 |
| * ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED * | ● SET 24" OF #4 REBAR WITH A RED PLASTIC CAP EMPLOYED IN LS 26248 |

Untitled Map

Write a description for your map.

Legend

📍 Moore Ln

Moore Ln

SINGLE FAMILY

362.94'

LOT 2
1.5 AC

468.21'

SINGLE FAMILY

FAMILY

MOORE LANE

467.71'

LOT 1
1.3 AC

262.31'

MOFFETT DR.

SINGLE FAMILY

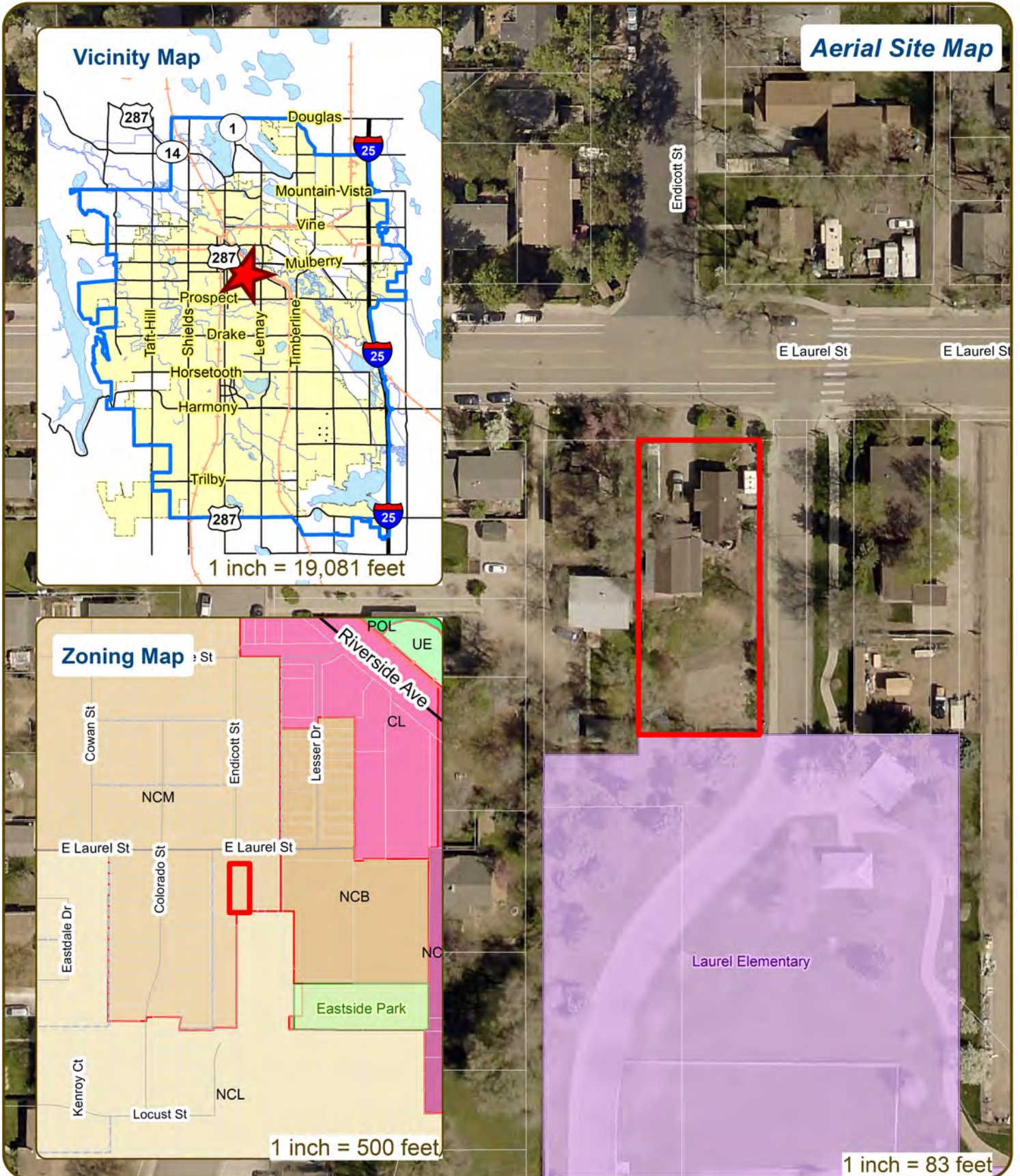
Google Earth

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300 ft



901 E Laurel St Carriage House



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

Lloyd Angell Owner

Business Name (if applicable) _____

Your Mailing Address 901 East Laurel Street 80524

Phone Number 9702194914 Email Address _____

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

901 East Laurel Street

Description of Proposal (attach additional sheets if necessary) Four options: 1) conversion of existing garage to legal dwelling unit and extension of overhang to south, 2) addition of legal dwelling unit (30 x 12) attached to south side of existing garage, 3) addition of legal dwelling unit detached from garage, 4) flex office space: 30x12, SE corner of lot

Proposed Use legal dwelling unit Existing Use garage/flex space

Total Building Square Footage 640 x 3 S.F. Number of Stories _____ Lot Dimensions 80 x 200

Age of any Existing Structures main house: 1945, garage 2013

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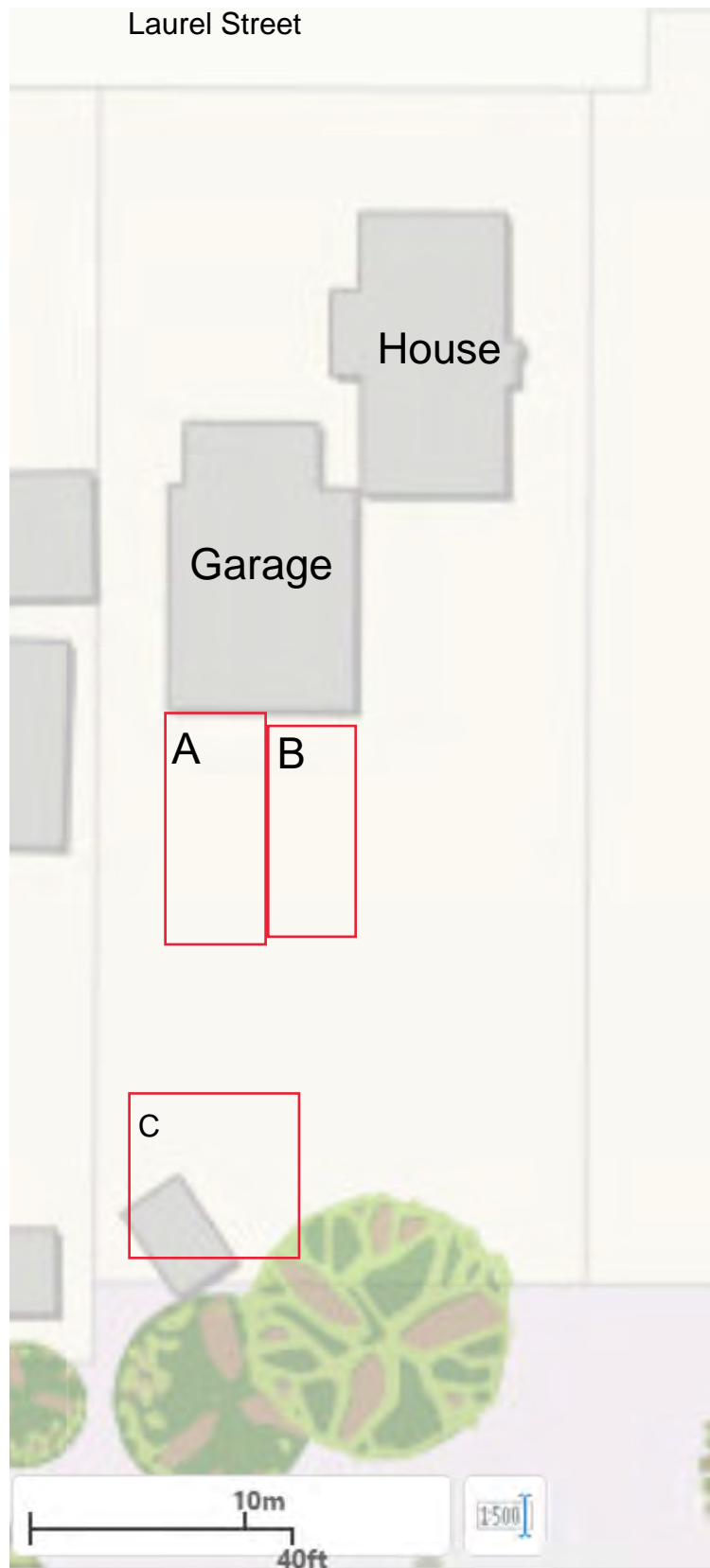
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Increase in Impervious Area 360 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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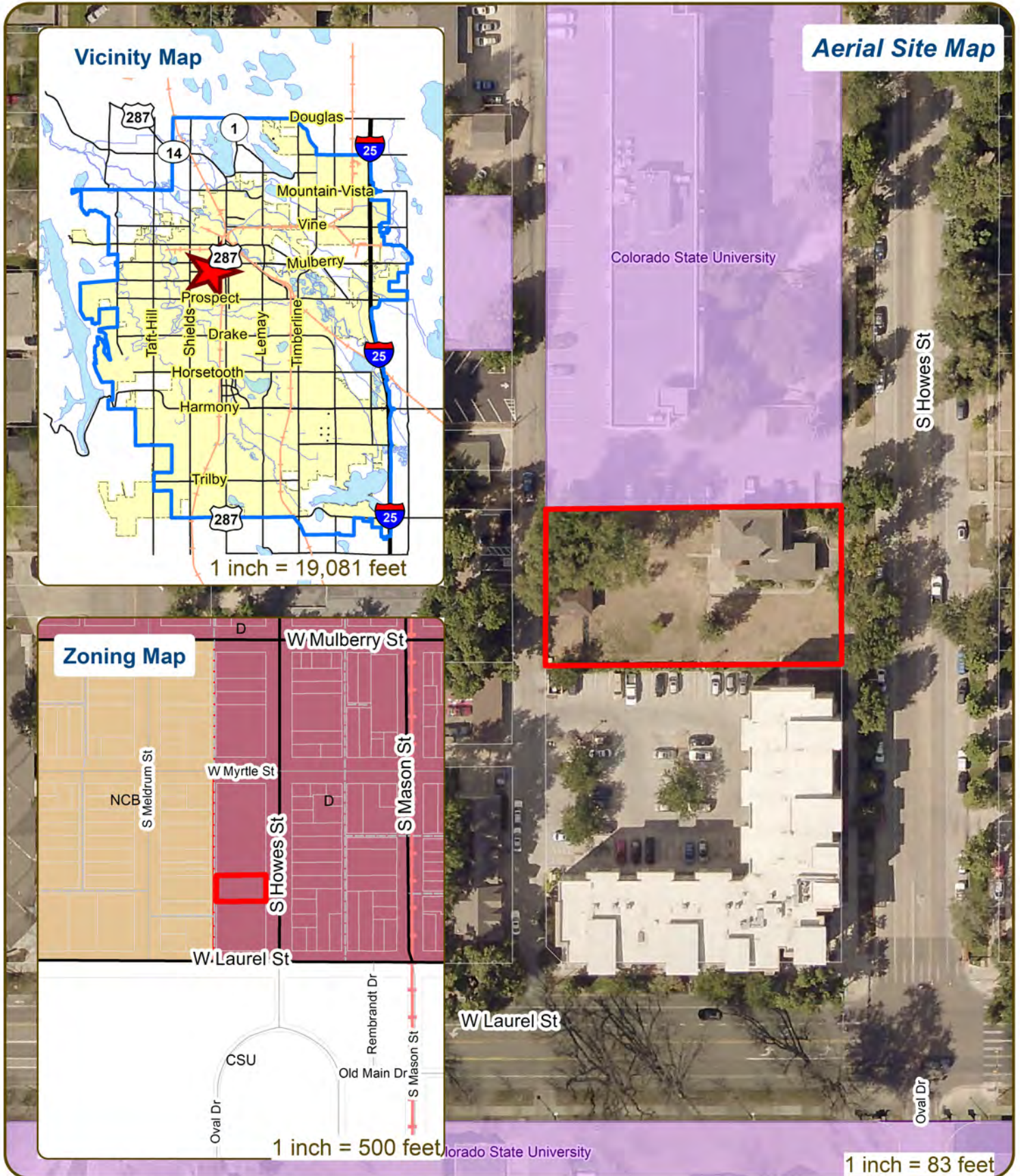


North

Options proposed:

- 1) Existing garage to legal dwelling unit, roofline of garage extended 12 feet south for covered porch
- 2) Legal dwelling unit (box A) attached to existing garage roof line (30 x 12 ft) with covered porch to east (box B)
- 3) OR same structure, detached from garage
- 4) Flex/office space 22 x 20 in SE corner of lot with gas and electric service (box C)

629 S Howes St Multi-Family Dwellings



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

Kristin Turner -dConsultant, Blake Carlson - Owner

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain Avenue Berthoud CO 80513

Phone Number 970.532.5891 Email Address kristin@tbgroup.us

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

629 Howes

Description of Proposal (attach additional sheets if necessary) This is a proposal to build one multifamily building on the 629 Howes property.

There is an existing building with historical designation which will remain. A common area will be located between the existing and proposed building. This development is proposed as a single lot development.

Proposed Use Residential Existing Use Residential

Total Building Square Footage 11,700 S.F. Number of Stories 2 Lot Dimensions approx 100'x190'

Age of any Existing Structures House 1905/Addition to house 1955

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.

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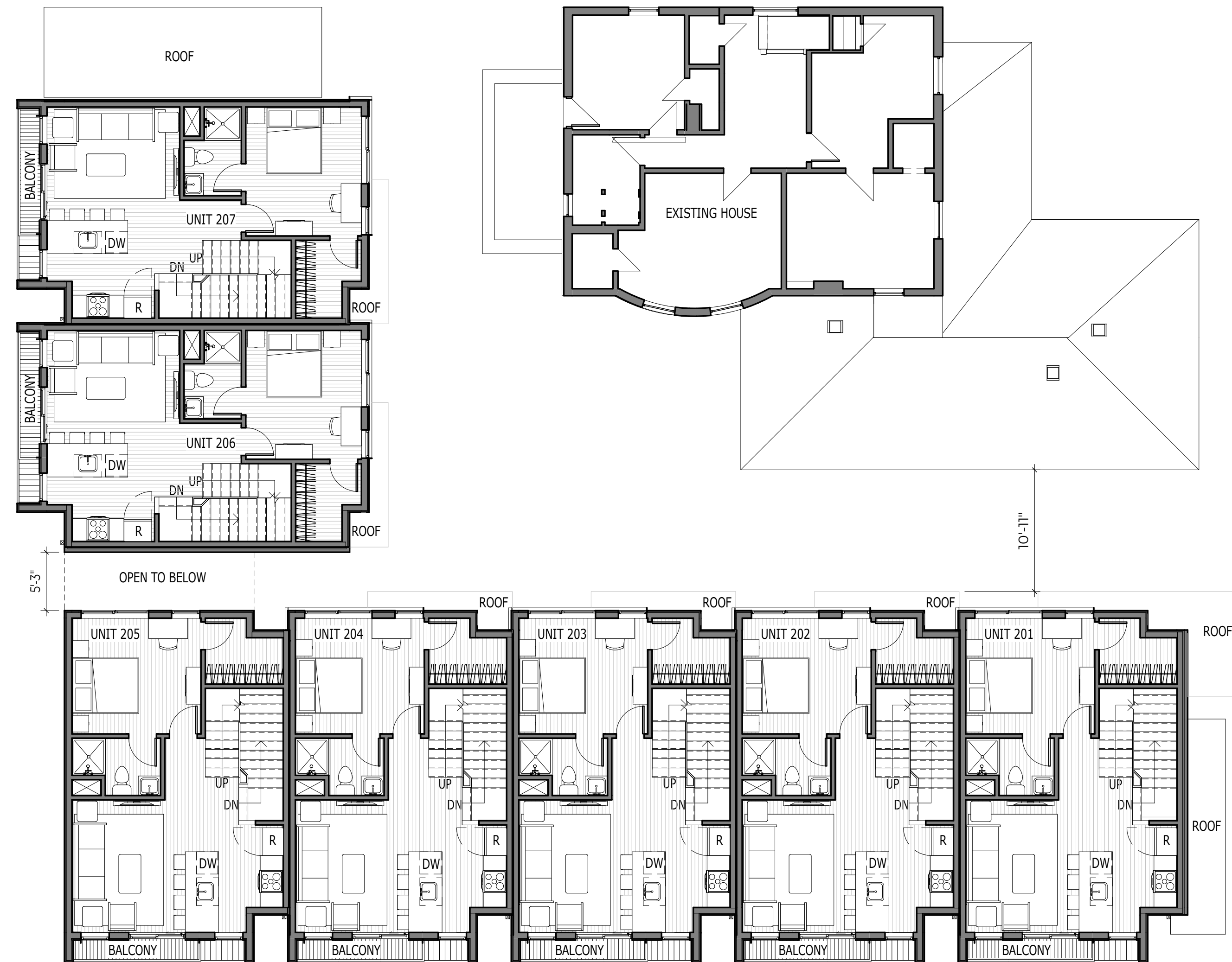
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| Name | Level | Area |
|---------------------------|----------------|------------------|
| BIKE STORAGE | GROUND | 191 SF |
| STUDIO 101 | GROUND | 504 SF |
| STUDIO 102 | GROUND | 439 SF |
| STUDIO 103 | GROUND | 439 SF |
| STUDIO 104 | GROUND | 439 SF |
| STUDIO 105 | GROUND | 439 SF |
| STUDIO 106 | GROUND | 439 SF |
| STUDIO 107 | GROUND | 439 SF |
| THREE BEDROOMS 201 | GROUND | 63 SF |
| THREE BEDROOMS 201 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 201 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| THREE BEDROOMS 202 | GROUND | 63 SF |
| THREE BEDROOMS 202 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 202 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| THREE BEDROOMS 203 | GROUND | 63 SF |
| THREE BEDROOMS 203 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 203 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| THREE BEDROOMS 204 | GROUND | 63 SF |
| THREE BEDROOMS 204 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 204 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| THREE BEDROOMS 205 | GROUND | 63 SF |
| THREE BEDROOMS 205 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 205 | LEVEL 3 | 617 SF |
| | | 1253 SF |
| THREE BEDROOMS 206 | GROUND | 63 SF |
| THREE BEDROOMS 206 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 206 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| THREE BEDROOMS 207 | GROUND | 63 SF |
| THREE BEDROOMS 207 | LEVEL 2 | 574 SF |
| THREE BEDROOMS 207 | LEVEL 3 | 550 SF |
| | | 1187 SF |
| Grand Total | | 11,700 SF |

2 AREA SUMMARY
1" = 1'-0"



1 OVERALL LEVEL 2 PLAN
1/8" = 1'-0"

PROGRESS SET -
NOT FOR
CONSTRUCTION



401 LINDEN STREET, Suite 2-221
FORT COLLINS, CO, 80524
T - 970.430.5220
www.auworkshop.co
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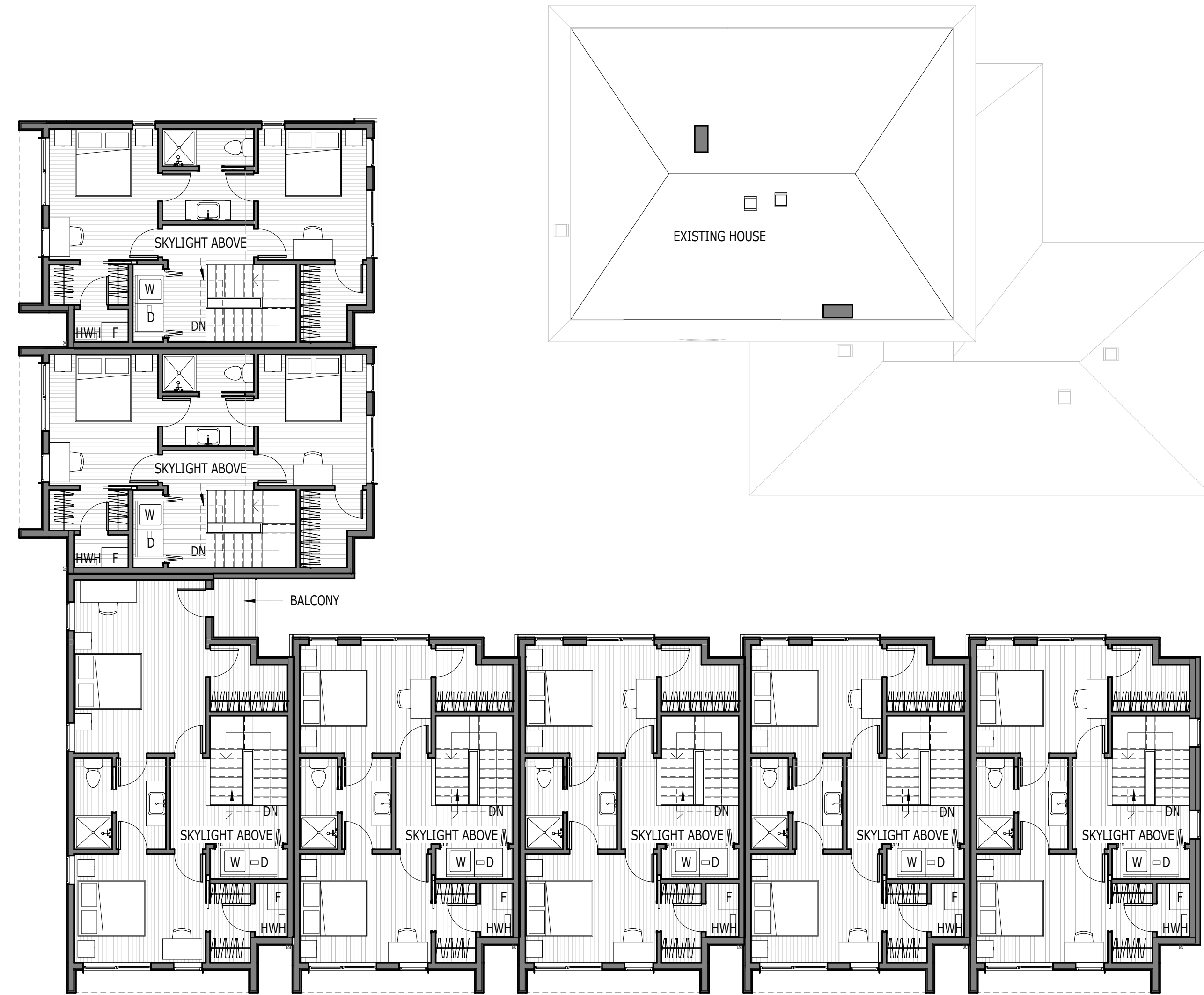
629 HOWES
ST VRAIN LAND
HOLDINGS

629 S. HOWES
STREET
FORT COLLINS, CO
80521

PROJECT #: 1904
ISSUE DATE: 02/19/2021

OVERALL SECOND
FLOOR PLAN

A102
SCHEMATIC
DESIGN



1 OVERALL LEVEL 3 PLAN
 1/8" = 1'-0"

PROGRESS SET -
 NOT FOR
 CONSTRUCTION



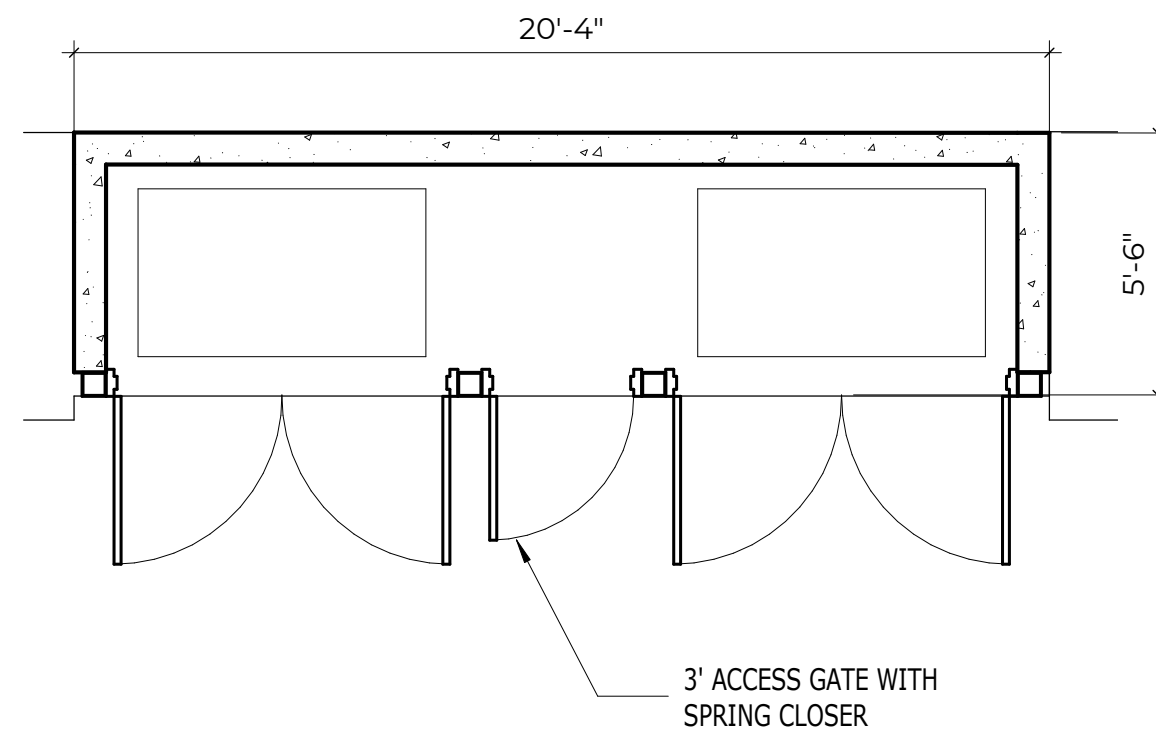
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 ST VRAIN LAND
 HOLDINGS
 629 S. HOWES
 STREET
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 80521

PROJECT #: 1904
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OVERALL THIRD FLOOR
 PLAN

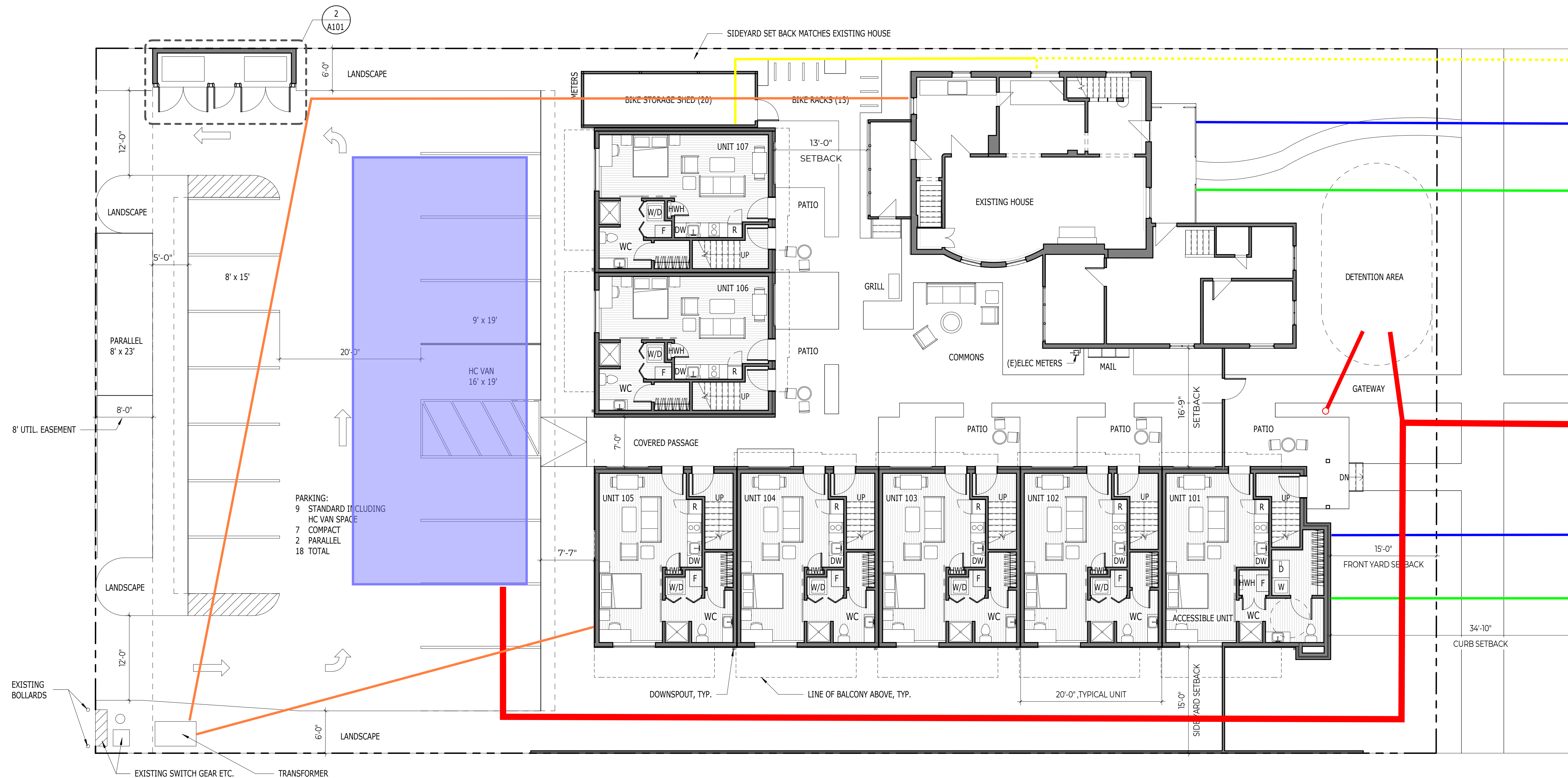
A103
 SCHEMATIC
 DESIGN



2 GROUND FLOOR PLAN-TRASH ENCLOSURE
1/4" = 1'-0"

| | UNITS | BEDROOM NUMBER | REQ. CAR PKG/UNIT | REQ. BIKE PARKING BY TYPE | TOTAL PROVIDED CAR PARKING | TOTAL PROVIDED BIKE PARKING |
|-------------------|-----------|----------------|-------------------|---------------------------|----------------------------|---------------------------------------|
| STUDIO | 6 | 6 | 0.75 | 4.5 | | |
| ACCESSIBLE STUDIO | 1 | 1 | 0.75 | 0.75 | | |
| 3 BEDROOM | 7 | 21 | 1.25 | 8.75 | | |
| EXISTING 2 BR | 1 | 2 | 1 | 1 | | |
| EXISTING 3 BR | 1 | 1 | 1.25 | 1.25 | | |
| TOTALS | 16 | 33 | 16.25 | 16.25 | 18 | 33 (1 PER BR, 60% REQ. INDOOR) |

3 BIKE AND CAR PARKING REQUIREMENTS
1 1/2" = 1'-0"



1 OVERALL GROUND FLOOR PLAN
1/8" = 1'-0"

PROGRESS SET -
NOT FOR
CONSTRUCTION

auworkshop
ARCHITECTS + URBANISTS
www.auworkshop.co

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629 S. HOWES STREET
FORT COLLINS, CO 80521

PROJECT #: 1904
ISSUE DATE: 02/19/2021

OVERALL GROUND FLOOR PLAN
A101
SCHEMATIC DESIGN