

Conceptual Review Agenda

Schedule for 08/05/21

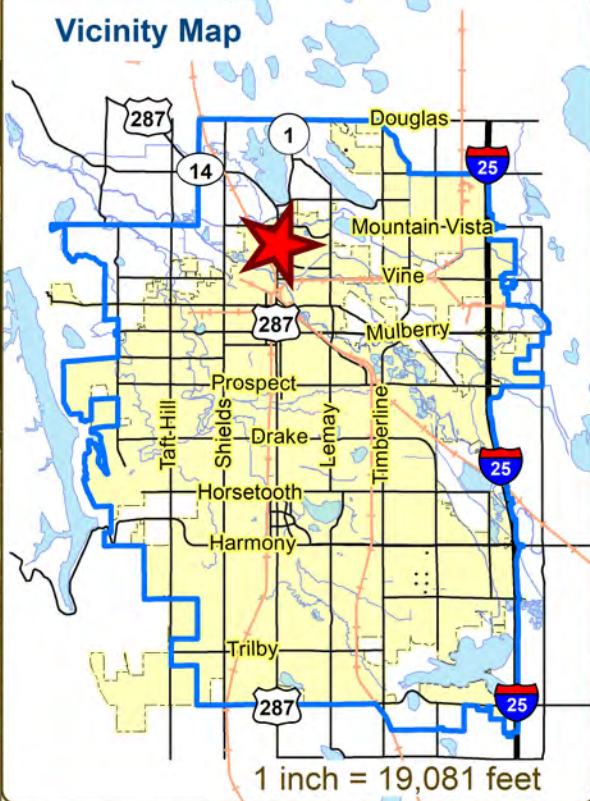
Meetings hosted via Zoom Web Conferencing

Thursday, August 5, 2021

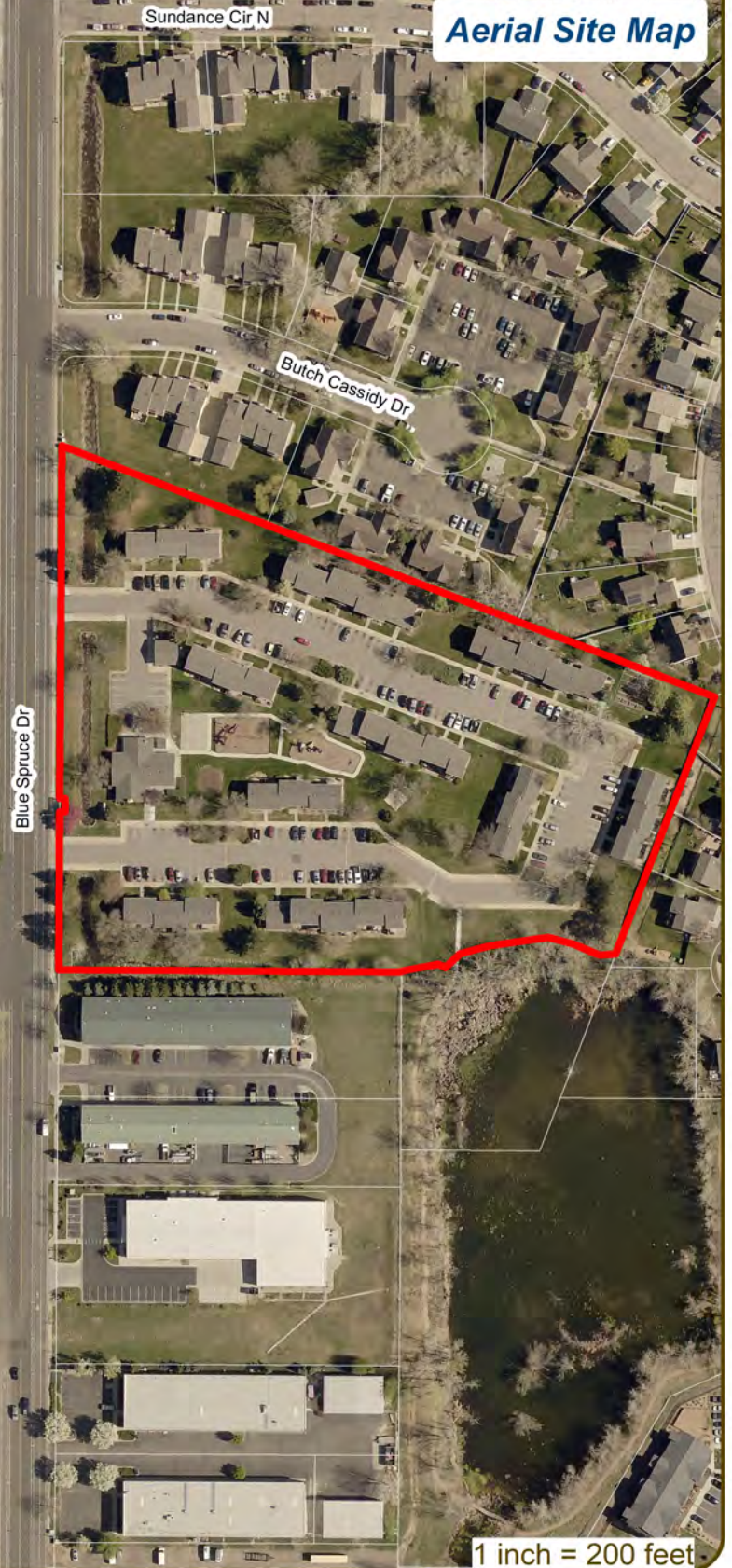
| Time | Project Name | Applicant Info | Project Description | |
|-------|--|--|--|--|
| 10:15 | 1550 Blue Spruce Dr Clubhouse Expansion CDR210061 | Kyle Mead 970-433-4094 kyle@shopworksarc.com | This is a request to make site plan improvements to the Coachlight Plaza Apartments located at 1550 Blue Spruce Dr (parcel # 9701233001). The proposal includes façade improvements to existing buildings, a 2,000 sf expansion of the clubhouse structure, updates to landscaping, sidewalks, and parking areas (see project narrative for more details). The proposal does not include an increase in the number of dwelling units on the site. Access to the site is taken from Blue Spruce Rd directly to the west. The site is approximately .25 miles east of N College Ave and .13 miles south of E Willox Ln. The properties are within the Medium Mixed-Use Neighborhood (MMN) zone district and the proposed site plan changes are subject to a Minor Amendment (MA) Review. | Planner: Rob Bianchetto Engineer: Sophie Buckingham DRC: Tenae Beane |

1550 Blue Spruce Dr Clubhouse Expansion MA

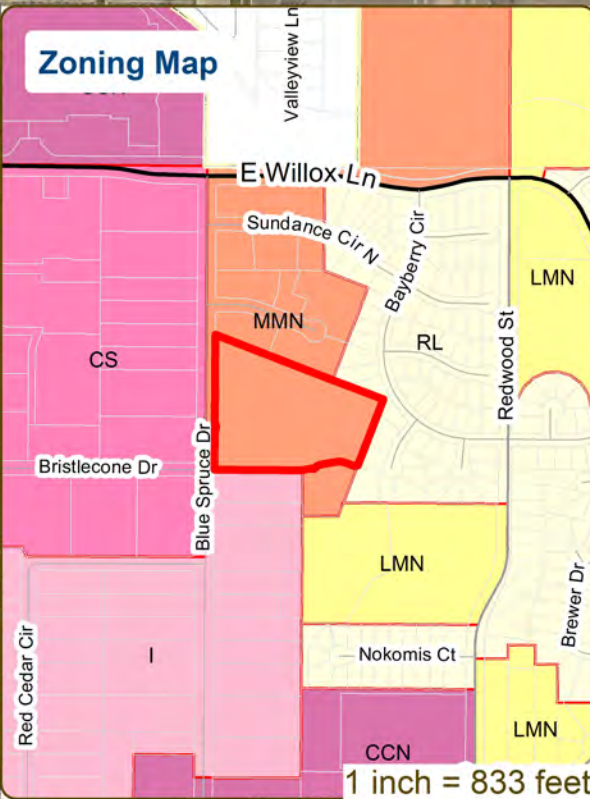
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. **Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date.** Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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) Kyle Mead Kyle@shopworksarc.com-

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?



Neighbor To Neighbor Coachlight Plaza Renovation 1550 Blue Spruce Drive Concept Review Narrative

Neighbor to Neighbor would like to renovate and expand its clubhouse and update the facades of its apartment buildings at their 1550 Blue Spruce facility. In addition, they would like to update the amenity areas and freshen up the landscaping. Amenity updates include seating and picnic areas as well as new walks through the central courtyard. Neighbor to Neighbor would also like to add secure covered bike parking throughout the site.

The planting beds will be analyzed and updated with new plant material and mulch where appropriate. New fencing is also proposed to increase security.

Lastly, a small dog park is proposed in the south east corner of the site.

The new impervious area will be greater than 1,000 s.f. and hopefully less than 10,000 s.f.. Is there a threshold to remain under in order to keep the existing detention volume.



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

6

5

4

3

2

1

REV:

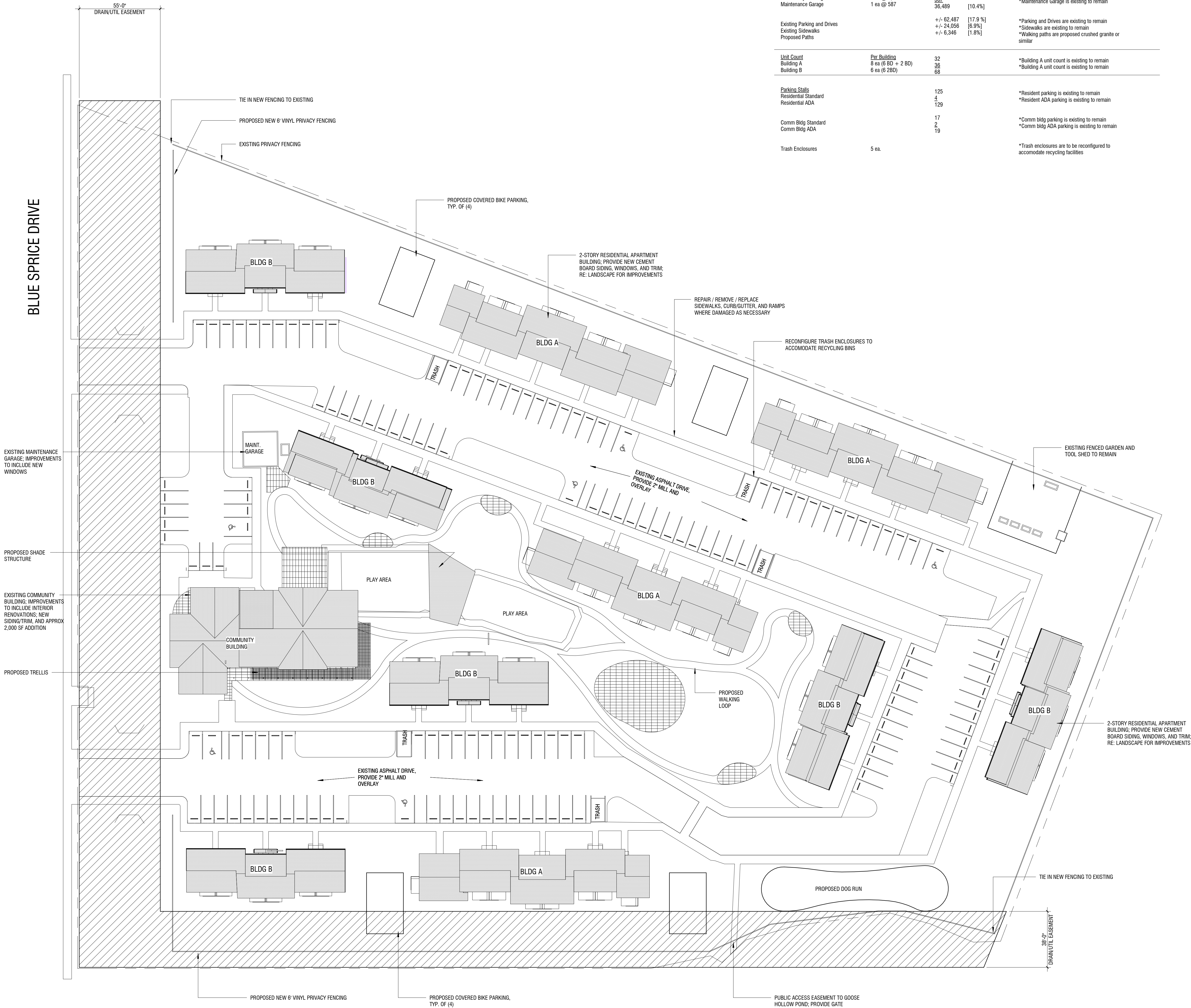
DRAWN: KM
REVIEWED: KM
DATE: ISSUE DATE
PROJECT #: 21011
FILE:
SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SCALE: As Indicated

NO.

A1.00

| | | TOTAL | | |
|-----------------------------|--------------------|----------------------|--|--|
| Site Area | | 7.98 SC (347,911 SF) | Notes | |
| Building Coverage | | 15,192 | | |
| Building A | 4 ea @ 3,798 | 14,970 | *Building A footprint is existing to remain | |
| Building B | 6 ea @ 2,495 | 6,327 | *Building A footprint is existing to remain | |
| Community Building | 1 ea @ 6,327 | 6,327 | *Comm Bldg footprint is with +/- 2,000 sf addition | |
| Maintenance Garage | 1 ea @ 587 | 587 | *Maintenance Garage is existing to remain | |
| | | 36,489 | [10.4%] | |
| Existing Parking and Drives | | +/- 62,487 | [17.9 %] | |
| Existing Sidewalks | | +/- 24,056 | [6.9%] | |
| Proposed Paths | | +/- 6,346 | [1.8%] | |
| Unit Count | | 32 | *Building A unit count is existing to remain | |
| Building A | 8 ea (6 BD + 2 BD) | 36 | *Building A unit count is existing to remain | |
| Building B | 6 ea (6 BD) | 66 | | |
| Parking Stalls | | 125 | *Resident parking is existing to remain | |
| Residential Standard | | 4 | *Resident ADA parking is existing to remain | |
| Residential ADA | | 129 | | |
| Comm Bldg Standard | | 17 | *Comm bldg parking is existing to remain | |
| Comm Bldg ADA | | 2 | *Comm bldg ADA parking is existing to remain | |
| Trash Enclosures | | 5 ea. | *Trash enclosures are to be reconfigured to accommodate recycling facilities | |





SKIDMORE
OWINGS
MERRILL

KCI
KIRCH Construction Inc.

MCG
MEDICAL CONSULTING GROUP

NEIGHBOR
TO NEIGHBOR

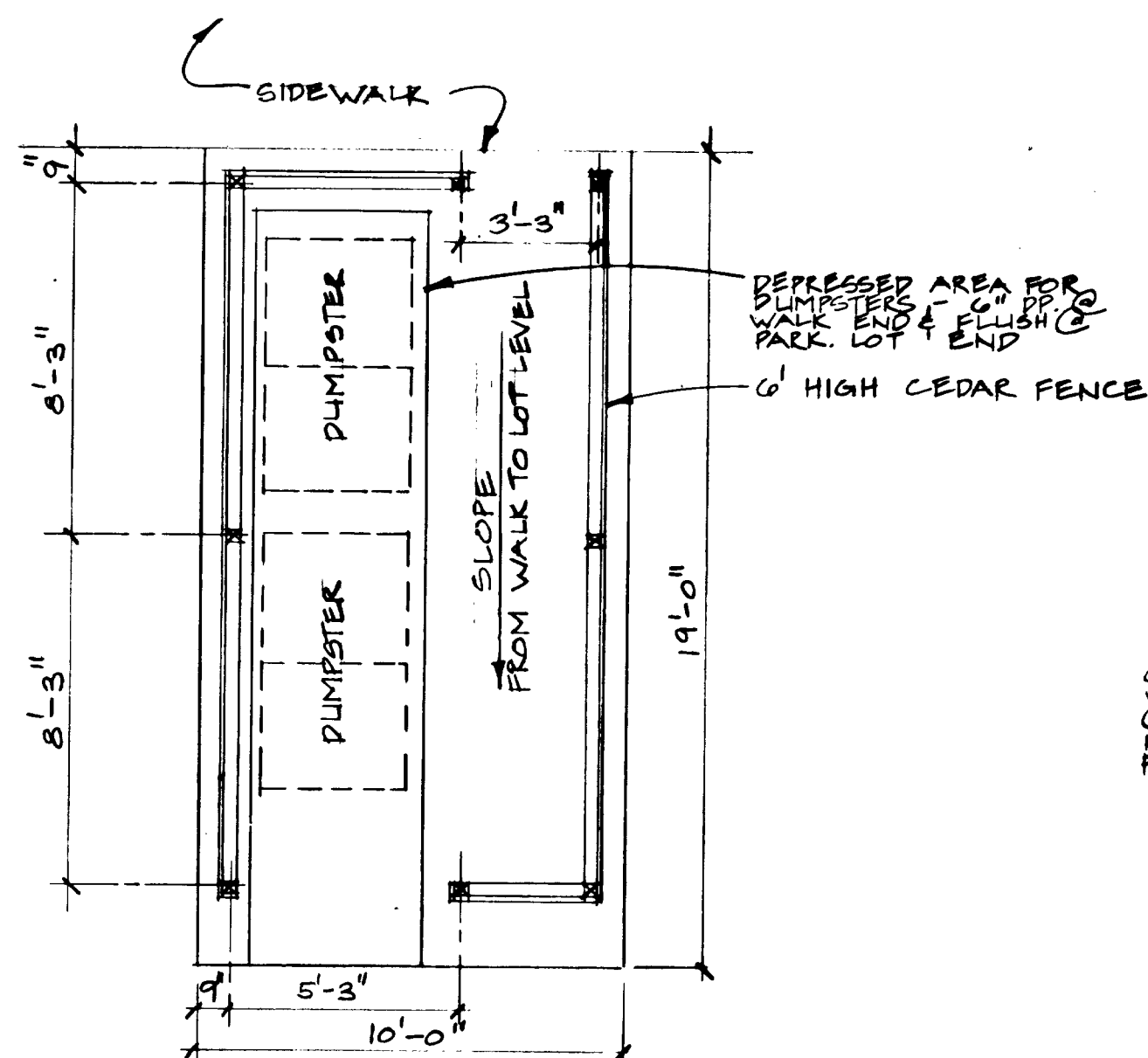


EXISTING CONDITION



Unit Building Elevation





TYP. TRASH ENCLOSURE

DETAIL

1/4" = 1'-0"

LAND USE:

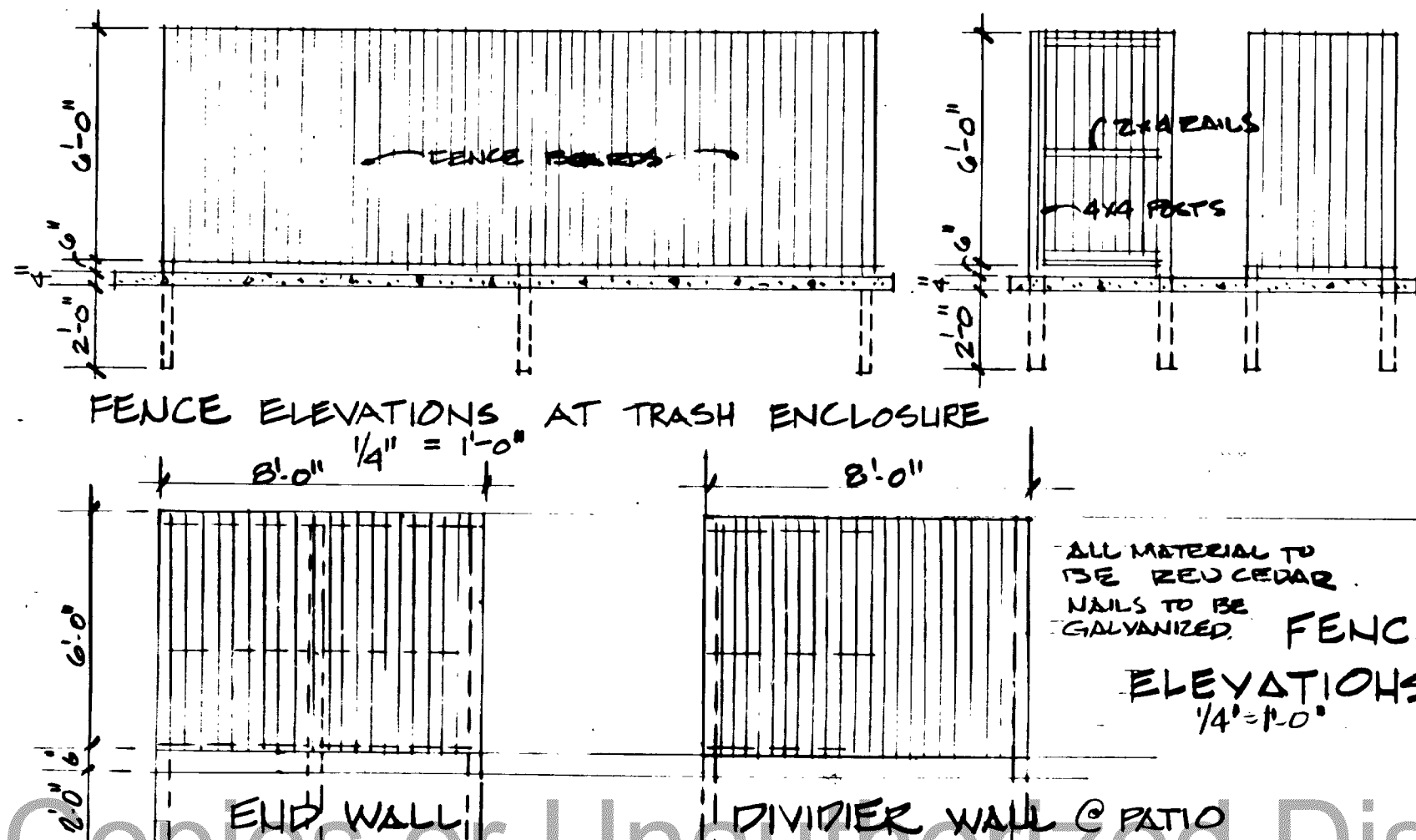
| | | |
|-----------------------------------|--|----------------|
| A. TOTAL LAND AREA: | 351,094 Sq.Ft. | 8.06 ACRES |
| B. TOTAL DENSITY: | 68 UNITS | 8.4 UNITS/ACRE |
| C. TOTAL BUILDING FOOTPRINT: | 68 UNITS & 33,424 Sq.Ft. CLUBHOUSE (10%) | |
| 56x408 PER 2 BEDROOM | = 22,848 Sq.Ft. | |
| 8x494 PER 3 BEDROOM | = 3,952 Sq.Ft. | |
| 4x756 PER 1 BEDROOM | = 3,024 Sq.Ft. | |
| 1 - CLUBHOUSE | = 3,194 Sq.Ft. | |
| D. TOTAL BUILDING ENVELOPES: | 68 UNITS & 52,880 Sq.Ft. CLUBHOUSE (15.1%) | |
| 4 - 40 Ft. x 155 Ft. | = 24,800 Sq.Ft. | |
| 6 - 40 Ft. x 102 Ft. | = 24,480 Sq.Ft. | |
| 1 - CLUBHOUSE | = 3,194 Sq.Ft. | |
| E. TOTAL BUILDING SQUARE FOOTAGE: | 68 UNITS & 60,528 Sq.Ft. CLUBHOUSE | |
| 56x816 Sq.Ft. PER 2 BEDROOM | = 45,696 Sq.Ft. | |
| 8x1026 Sq.Ft. PER 3 BEDROOM | = 8,208 Sq.Ft. | |
| 4x756 Sq.Ft. PER 1 BEDROOM | = 3,024 Sq.Ft. | |
| 1 - CLUBHOUSE | = 3,194 Sq.Ft. | |
| F. TOTAL OPEN SPACE: | 220,677 Sq.Ft. (62.8%) | |
| COMMON OPEN | = 27,290 Sq.Ft. (7.8%) | |
| ACTIVE OPEN | = 193,387 Sq.Ft. (55%) | |
| G. TOTAL DRIVES AND PARKING: | 77,537 Sq.Ft. (22.1%) | |
| H. TOTAL PARKING SPACES: | 129 REQUIRED 148 PROVIDED | |

NOTE:

COORDINATE LOCATIONS FOR UNDERGROUND TELEPHONE LINES & RESID. CONDUITS W/ MOUNTAIN BELL TELEPHONE CO.
COORDINATE GAS SERVICE MAIN PIPING W/ LOCAL GAS CO.

FINISH GRADING SHALL PROVIDE SLOPE AWAY FROM BUILDINGS AT MINIMUM OF 6" WITHIN FIRST 10'.

PARKING LOT TO BE STRIPED AS NOTED W/ 4" WIDE ASPHALT PAINT STRIPES.



NORTH 220.00'

ELLIE STRIKE DRIVE

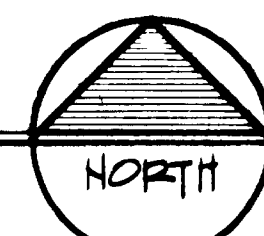
DRIVEWAY

BRISTLECONE DR.

NORTH 220.00'

Site Plan

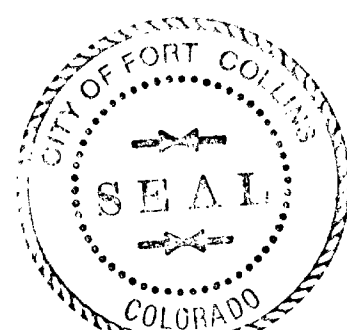
SCALE: 1/8" = 40.00'



GENERAL NOTES:

1. ALL PARKING LOT BOUNDS TO RECEIVE CONC. CURBSING AS PER DETAILS (SEE SH. 1 OF 4)
2. ALL SIDEWALKS TO BE 6'-0" WIDE.
3. ALL H.C. UNITS ENTRIES TO BE RAMPED.
4. ALL CONNECTING TYPE SIDEWALKS AND H.C. RAMPERS SHALL NOT SLOPE MORE THAN 1:20 PER 20'-0".
5. ELEVATIONS AT ALL BLDG. CORNERS MUST BE 6" LOWER THAN FIN. FLOOR ELEVATIONS
6. PROVIDE (2) 19"x32" H.E.R.P. CULVERTS OR GREATER UNDER BOTH ENTRIES W/ 10' CONC. HEADWALLS.
7. * INDICATES LOCATION OF SOILS INVESTIGATION TEST BORE (SEE SOILS REPORT.)

* NOTE: CURB SECTION DETAIL MAY BE MODIFIED SLIGHTLY PROVIDED BY CURB MACHINE, ARCHITECTS APPROVAL.



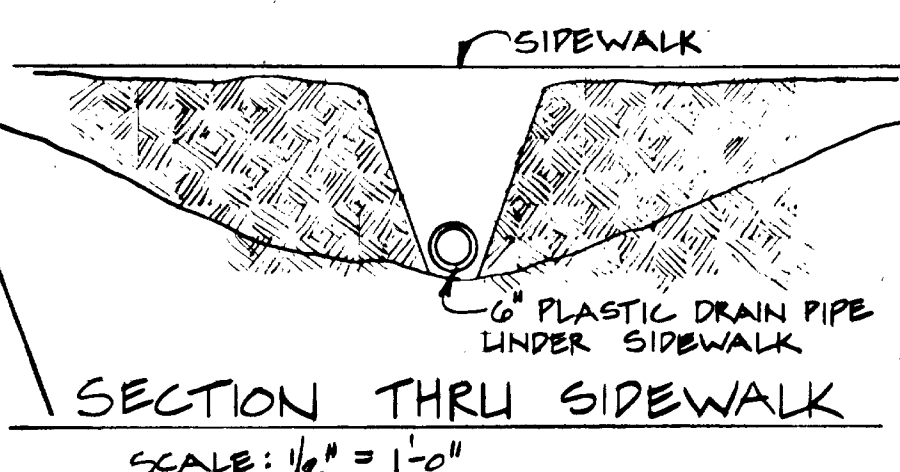
THE UNDERSIGNED, BEING THE LAWFUL OWNER OF THE PROPERTY DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

John M. Grant (SIGNED)
February 24, 1982 (DATED)

THIS SITE PLAN IS IN ACCORDANCE WITH ALL ADMINISTRATIVE CHANGES APPROVED TO DATE.

Caroline Chiores (2-24-82)
(PLANNER)

NOTE: SEE ELEC. DRWG. E2 FOR LIGHT FIXTURE SCHEDULE.



ZONED RMP (NOT PLATTED)

keith titus

6-15-81

architect
428 NORTH CLEVELAND AVENUE • LOVELAND, COLORADO 80503 • (303) 666-0606

COACHLIGHT PLAZA
APARTMENTS

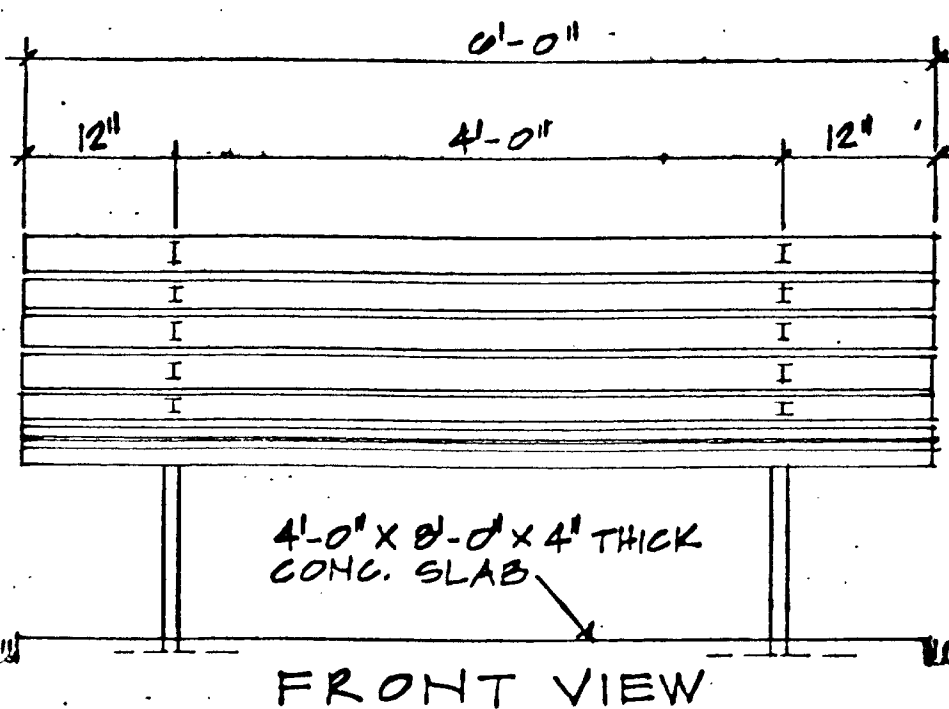
SHEET 1

OF 12

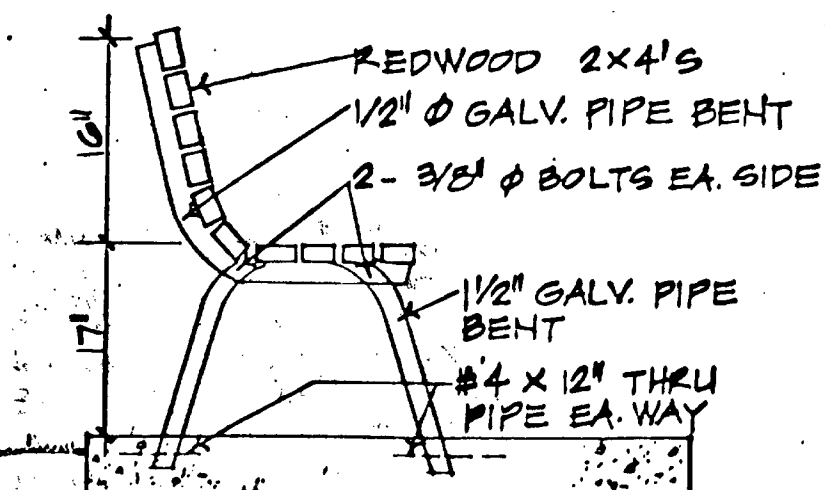
C-49 1147

LANDSCAPE PLAN FOR OPEN SPACES

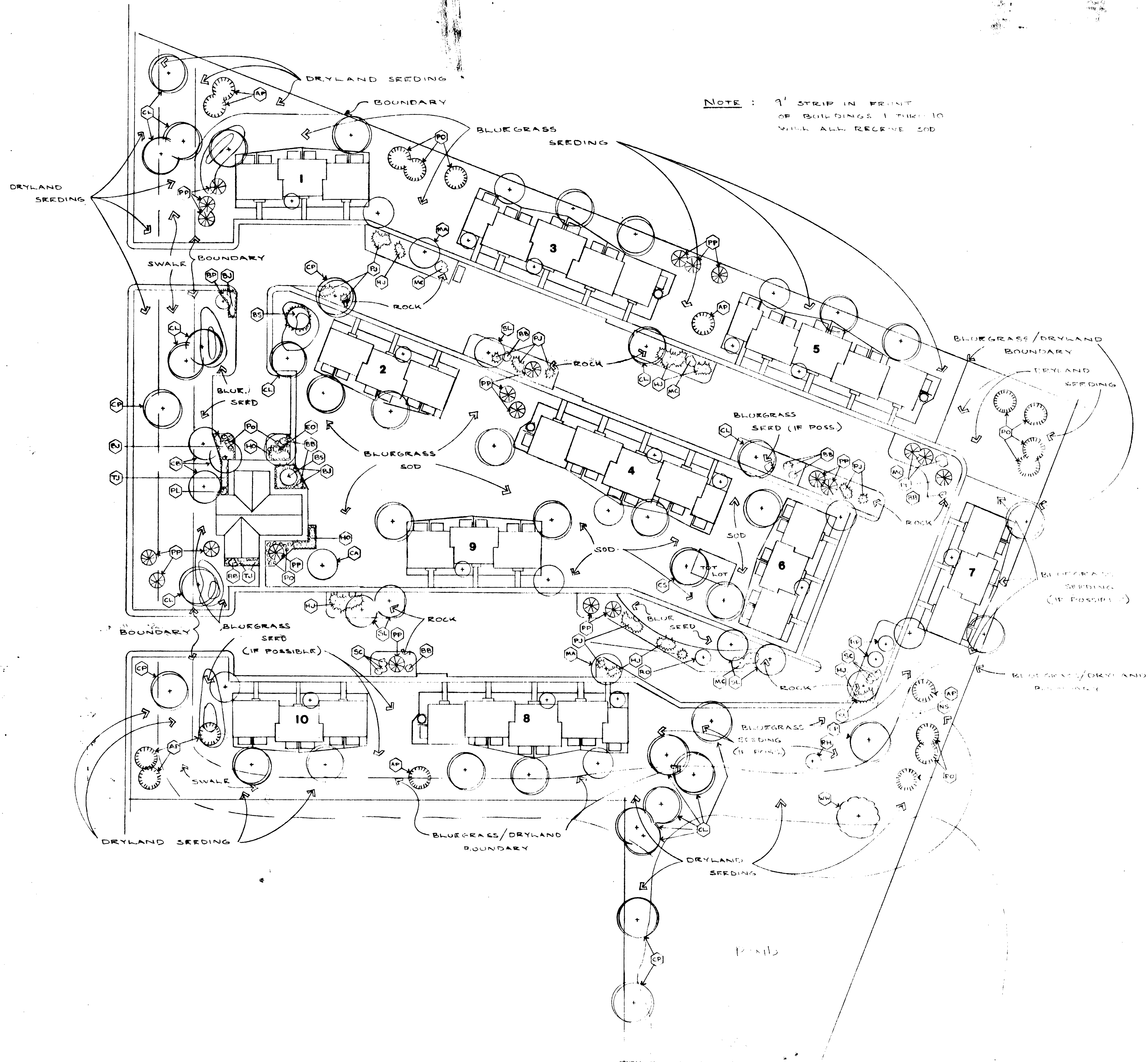
| CODE | # | PLANT NAME | SIZE |
|------|----|---------------------------------|--------------|
| CP | 6 | PLAINS COTTONWOOD | 1 3/4" CONT. |
| CL | 15 | LANCELEAF COTTONWOOD | 1 3/4" CONT. |
| SL | 6 | SKYLINE LOCUST | 1 3/4" CONT. |
| MA | 2 | MARSHALL SEEDLESS ASH | 1 3/4" CONT. |
| | | FRAXINUS PENNSYLVANICA | |
| | | LANCEOLATA 'MARSHALL' | |
| CA | 1 | WESTERN CATALPA | 1 3/4" BB |
| CB | 3 | CATAKOA SPECIOSA | 1 3/4" BB |
| EO | 1 | CUTLEAF WEEPING BIRCH | 1 3/4" BB |
| | | BETULA PENDULA 'GRACILIS' | |
| WM | 1 | ENGLISH OAK | 1 3/4" BB |
| | | QUERCUS ROBUR | |
| BS | 2 | WEeping WILLOW | 2" BB |
| | | SALIX ALBA 'TRISTIS' | |
| PO | 10 | COLORADO BLUE SPRUCE | 6" 2' BB |
| | | PICEA PUNGENS GLAUCA | |
| AP | 8 | PONDEROSA PINE | 6' BB |
| | | PINUS PONDEROSA | |
| PP | 21 | AUSTRIAN PINE | 6' BB |
| | | PINUS NIGRA | |
| RH | 1 | PINON PINE | 6' BB |
| | | PINUS CEMBROIDES EDULIS | |
| BP | 3 | RUSSIAN HAWTHORN | 6" 1' BB |
| | | CRATAEGUS AMBIGUA | |
| RO | 1 | BRADFORD PEAR | 1 1/2" CONT. |
| | | PYRUS CALLERYANA 'BRADFORD' | |
| MC | 5 | RUSSIAN OLIVE | 1 1/2" CONT. |
| | | ELAEGNUS ANGUSTIFOLIA | |
| SC | 6 | MULTIFLORA COTONEASTER | 5 GAL. |
| | | COTONEASTER MULTIFLORA | |
| BB | 6 | SPREADING COTONEASTER | 5 GAL. |
| | | COTONEASTER DIVARICATA | |
| PL | 1 | BURNING BUSH | 5 GAL. |
| | | EUONYMUS ALATUS | |
| PO | 54 | PURPLELEAF PLUM | 5 GAL. |
| | | PRUNUS CISTENA | |
| NS | 5 | POTENTILLA 'KAY DYKES' | 1 GAL. |
| | | POTENTILLA 'KATHERINE DYKES' | |
| HJ | 21 | NATIVE SUMAC | 1 GAL. |
| | | RHUS GLABRA CISMONTANA | |
| TJ | 11 | HETZI JUNIPER | 5 GAL. |
| | | JUNIPERUS CHINENSIS 'HETZI' | |
| PJ | 12 | TAMI JUNIPER | 5 GAL. |
| | | JUNIPERUS SABINA TAMARISCIFOLIA | |
| BJ | 23 | PFITZER JUNIPER | 5 GAL. |
| | | JUNIPERUS CHINENSIS PFITZERIANA | |
| HO | 10 | BROADMOOR JUNIPER | 5 GAL. |
| | | JUNIPERUS SABINA 'BROADMOOR' | |
| | | HOLBERT JUNIPER | 5 GAL. |
| | | JUNIPERUS CHINENSIS 'HOLBERT' | |



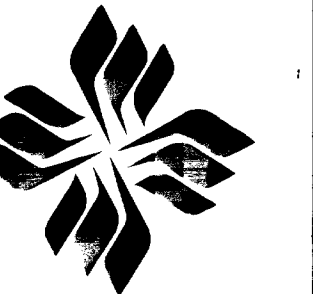
2X4'S BOLTED TO PIPE
W/ 1/2" GALV. CARRIAGE
BOLTS. USE LOCK NUTS.



SIDE VIEW
PARK BENCH DETAIL
3/4" = 1'-0"



WJM
associates
Architects and Planners
1071 Lemay Avenue
Fort Collins, CO 80524
970-226-8824



CONCOURSE PLAZA APARTMENTS

FT. COLLINS

COLORADO

| | |
|-----------|-----------|
| DATE: | 25 FEB 02 |
| REVISIONS | |

drawn by

LAURENCE RAN

| | |
|-----------------|------|
| SHEET: | 1 |
| OF: | 2 |
| PROJECT NUMBER: | 2074 |