Conceptual Review Agenda

Schedule for 05/19/22

Meetings hosted via Zoom Web Conferencing

Thursday, May 19, 2022

Time 9:15	Project Name 1005 E laurel St - Multifamily	Applicant Info Jack Rohr 303-842-1869 jrohr@resoluteinv.com	Project Description		
			This is a request for the development of 50 multi- family units at 1005 E Laurel St. (Parcel #	Planner: Clark Mapes	
			9713100039). The applicant is requesting to build 50 3-story for rent townhomes, on a single lot and not individually platted. Access is taken from E Laurel St to the NW. The site is approximately 0.11 miles south of Riverside Ave and 0.12 miles west of S Lemay Ave. The property is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and is subject to Administrative (Type 1) Review.	Engineer: John Gerwel	
	CDR220040			DRC: Todd Sullivan	

1005 E Laurel St. #9713100039 Multifamily



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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. <u>Complete applications and sketch</u> <u>plans</u> 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 <u>currentplanning@fcgov.com</u>. 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)

Business Name (if applicable)								
Your Mailing Address								
Phone Number	Email Address							
Site Address or Description (parcel # if no address)								
Description of Proposal (attach addi	tional 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 Well If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.						
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?						
Info available on FC Maps: http://giswe	ab.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.						
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)						
wetlands, large trees, wildlife, canals, in	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location:	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will						

change?





1005 LAUREL TOWNHOMES

Resolute Investments

CONCEPTUAL SITE PLAN - OPTION A

NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SEC.13, T .7N., R.69W., FOUND 3.25" BRASS CAP STAMPED PLS 20123	ENDICOTT STREET			RIVERSIDE AVENUE
BEARING AND DISTANCE FROM THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER TO THE CALCULATED POSITION OF THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13 IS AS FOLLOWS: N90°00'00"E 1349.83'		E LAUREL STREET	SITE	



PARCEL I:

A PORTION OF THE SE1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. , COUNTY OF LARIMER, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 674.3 FEET EAST AND 475 FEET SOUTH OF THE NW CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P. THENCE NORTH 475 FEET; THENCE WEST 249.5 FEET TO THE EAST EDGE OF LESSER DRIVE; THENCE SOUTH 475 FEET; THENC EAST 249.5 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED IN DEED RECORDED DECEMBER 24, 1998, AT RECEPTION NO. 98113211.

VICINITY MAP

Scale: 1"≈250'

PARCEL II: TRACT A:

A TRACT OF LAND SITUATE IN THE SE1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M. CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE NORTH LINE OF THE SE1/4 OF SAID NE1/4 AS BEARING EAST AND WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THEREOF IS CONTAINED Use: Shopping Buenteres which begin at a point which bears east 424.80 FEET from the NW corner of the set from the NW corner of the set of the 45.00 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A TRACT OF LAND SITUATE IN THE SE1/4 OF THE NE1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE .69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE EAST LINE OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 13 AS BEARING N 00 S 25' 00" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO AND WHICH BEGINS AT A POINT ON THE WEST LINE OF LOT "C", RIVERSIDE SHOPPING CENTER SUBDIVISION WHICH BEARS S01°06'42" W, A DISTANCE OF 22.07 FEET AND AGAIN S 00°35'36" W, A DISTANCE OF 27.92 FEET AND AGAIN S 00°35'36" W, A DISTANCE OF 160.00 FEET AND AGAIN N 89°27'24" W, A DISTANCE OF 1.70 FEET FROM THE NW CORNER OF SAID LOT "C"; AND RUN THENCE ALONG THE WEST LINE OF SAID LOT "C" S 00°29'54" W, A DISTANCE OF 315.01 FEET; THENCE N 89°39'00" W, A DISTANCE OF 28.55 FEET; THENCE N 00°21'00" E, A DISTANCE OF 475.00 FEET; THENCE S 89°39'00" E, A DISTANCE OF 30.05 FEET; THENCE S 00°35'36" W, A DISTANCE OF 159.99 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION BY BARGAIN AND SALE DEED RECORDED DECEMBER 23, 2015 AT RECEPTION NO. 20150086327, IN THE RECORDS OF LARIMER COUNTY CLERK AND RECORDER.

LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR WITH PLASTIC CAP STAMPED LS 5028

FOUND REBAR WITH PLASTIC CAP STAMPED WLS PLS 37963

SET REBAR WITH PLASTIC CAP STAMPED WLS PLS 37963



FOUND #5 REBAR NO CAP





SURVEYOR'S STATEMENT

TO: HERITAGE TITLE COMPANY, INC., RESOLUTE INVESTMENTS, INC., A COLORADO CORPORATION AND D & N HOUSKA FAMILY LLC, A COLORADO LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,3,4, 8 AND 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 30, 2021. DATE OF PLAT OR MAP: DECEMBER 16, 2021.



CHAD R. WASHBURN COLORADO LICENSED PROFESSIONAL LAND SURVEYOR 37963 FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC. 970.232.9645







Building 1 East Side



South Side



West Side



North Side



Building 2 West Side



North Side



South Side



East Side



Building 3 West Side



North Side



East Side



South Side



Building 4 West Side



North Side



South Side



East Side

