

Conceptual Review Agenda

Schedule for 09/22/22

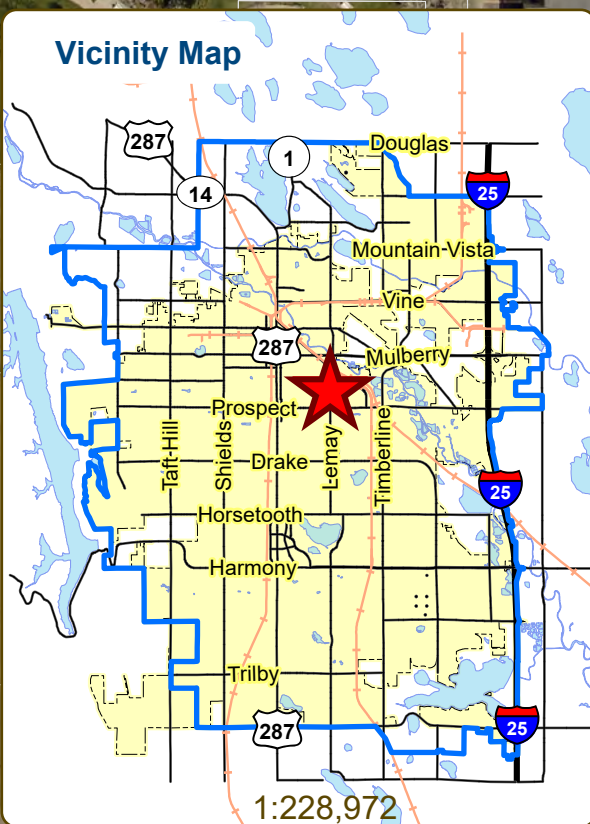
Meetings hosted via Zoom Web Conferencing

Thursday, September 22, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	Elizabeth and Lemay Townhomes CDR220073	Gary Cooper 970-412-7759 gary@vectorconstruction.us	This is a request for the development of 24 townhome residential units at 909 S Lemay Ave. (Parcel # 9713100009, 9713100012). The applicant proposes the construction of approximately 24 three-story townhome units with individual driveways and attached garages. Access will be taken from E Elizabeth St. to the south. The site is approximately 0.18 miles south of Riverside Ave. and directly west of S Lemay Ave. The site is within the Neighborhood Commercial District (N-C), Neighborhood Conservation, Buffer District (N-C-B) zone districts and will be subject to an Administrative (Type 1) Review	Planner: Clark Mapes Engineer: Dave Betley DRC: Marissa Pomerleau

Elizabeth and Lemay Townhomes Multifamily Residential

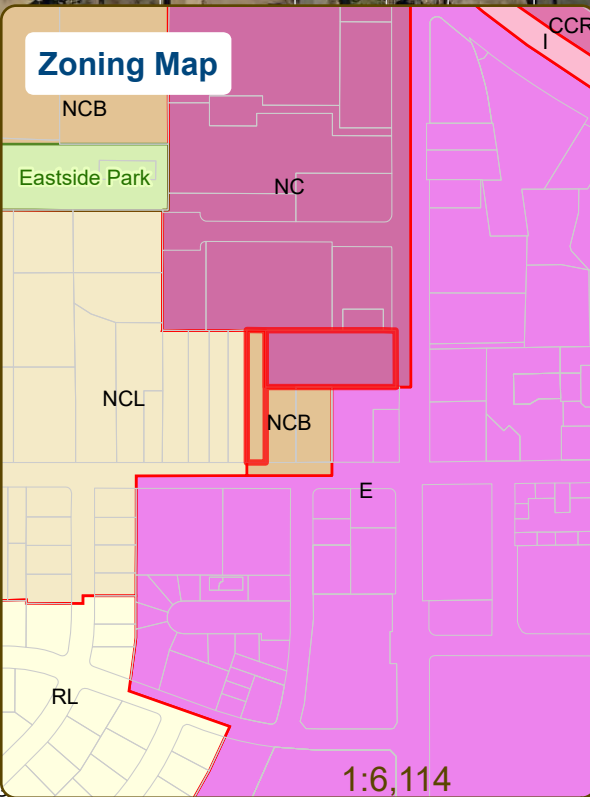
Vicinity Map



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) _____

Gary Cooper (Consultant) Vector Construction

Business Name (if applicable) Vector Development

Your Mailing Address 254 East 5th Street Loveland Co. 80537

Phone Number 970-412-7759 **Email Address** gary@vectorconstruction.us

Site Address or Description (parcel # if no address) 1004 E Elizabeth St Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Anticipated 24 units total, residential three story town-home with attached garages. See attached sheets for additional information.

Proposed Use Town-home residential **Existing Use** (NCB) & (NC)

Total Building Square Footage 1400 SQFT **S.F.** **Number of Stories** 3 **Lot Dimensions** 20foot wide 36 foot deep

Age of any Existing Structures Not applicable

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?

Fort Collins Conceptual-App Requirements

July 25, 2022

The city requires a completed instructions sheet, project narrative, conceptual plans for the proposed development, and a list of development questions you have for the city regarding the project

Questions for the City re: Pre-app:

1. There is currently a curb cut access siding onto Lemay Ave. Could we relocate it to the North/South where we would incorporate it into our Fire access lane?
2. Where would our tie-ins be for water, sewer, gas?
3. Site drainage and water retention ideas?

Product type:

We propose to construct 24 townhome three story units with individual driveways and attached garages.

Anticipated Product layout:

Main level: Garage with mechanical room and stairs going up to the Second level

Second level: Kitchen/Dining area and a Half Bath would be on one end with the living room on the opposite end. Stairs up to the third level. Balcony off the living room. Site lines are important on this level along with ceiling height. We will go with nine-foot ceiling height on this level.

Third level: We would have two- and three-bedroom options for the third level along with two additional bathrooms and separate laundry space.

Anticipated Exterior Design:

We will be reviewing the sites around our proposed site to determine the design of the buildings.

The exterior materials will all be maintenance free focused on enduring value as the theme.

Good size windows will allow for natural light throughout the upper two levels.

Roof lines will be in keeping with the overall theme and exterior design.

Anticipated Interior Materials:

Carpet, LVP and tile will be used throughout the space giving the clients warmth and practicality where needed.

All the casing and interior doors will be the most recent style to keep up with the current trends. First floor doors will be eight-foot high to keep with the nine-foot ceiling. Example: Pantry, Half Bath and Balcony doors.

Spacious kitchen layouts will be a focus with plenty of counterspace and cabinets. Pantry will be included for ease of stacking products.

Tile backsplash will be applied in the kitchen and upper bathrooms.

Garage doors will be insulated and will come with a belt drive opener to reduce noise and vibration.

Anticipated HVAC, Plumbing, Electrical Components:

High efficient Gas furnace will heat the unit. We will consider roughing in the A/C for future installation.

High efficient hot water tanks will be supplying each unit with hot water.

On demand hot water units will also be considered.

Disc lighting in the ceilings will be the preferred lighting for the three levels.

