

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

2/2/2023 10:15 AM

Project Name

Office to Dwelling at 811 E Elizabeth
CDR230006

Applicant

Kevin Krause
734-502-4512
kevkrause@gmail.com

Description

This is a request for a change of use to single family residential at 811 E Elizabeth St. (parcel # 9713418001). The applicant proposes to convert the existing medical office into single family residential including the construction of a garage and revision of the site and landscaping plans. Access is taken from E Elizabeth St to the north. The site is approximately 0.25 miles west of S Lemay Ave and approximately 0.48 miles north of E Prospect Rd. The property is within the Neighborhood Conservation, Low Density District (N-C-L), and the project would be subject to a Minor Amendment Review.

Planner: Katelyn Puga

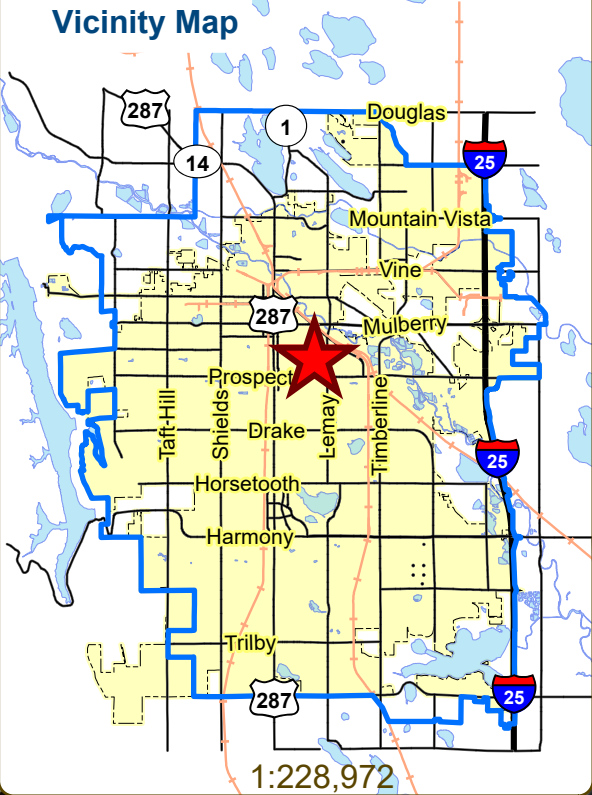
Engineer: Sophie Buckingham

DRC: Marissa Pomerleau

Office to Dwelling at 811 E Elizabeth

Change of Use

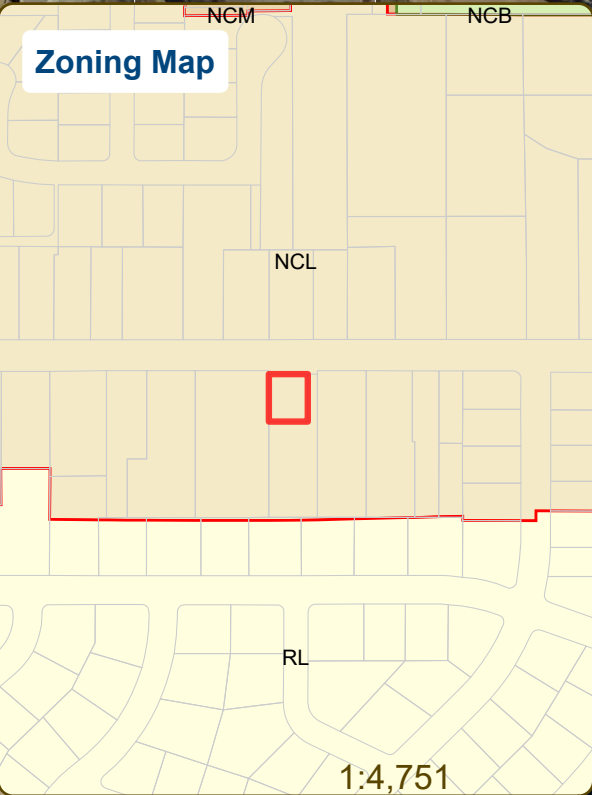
Vicinity Map



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) _____

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>.

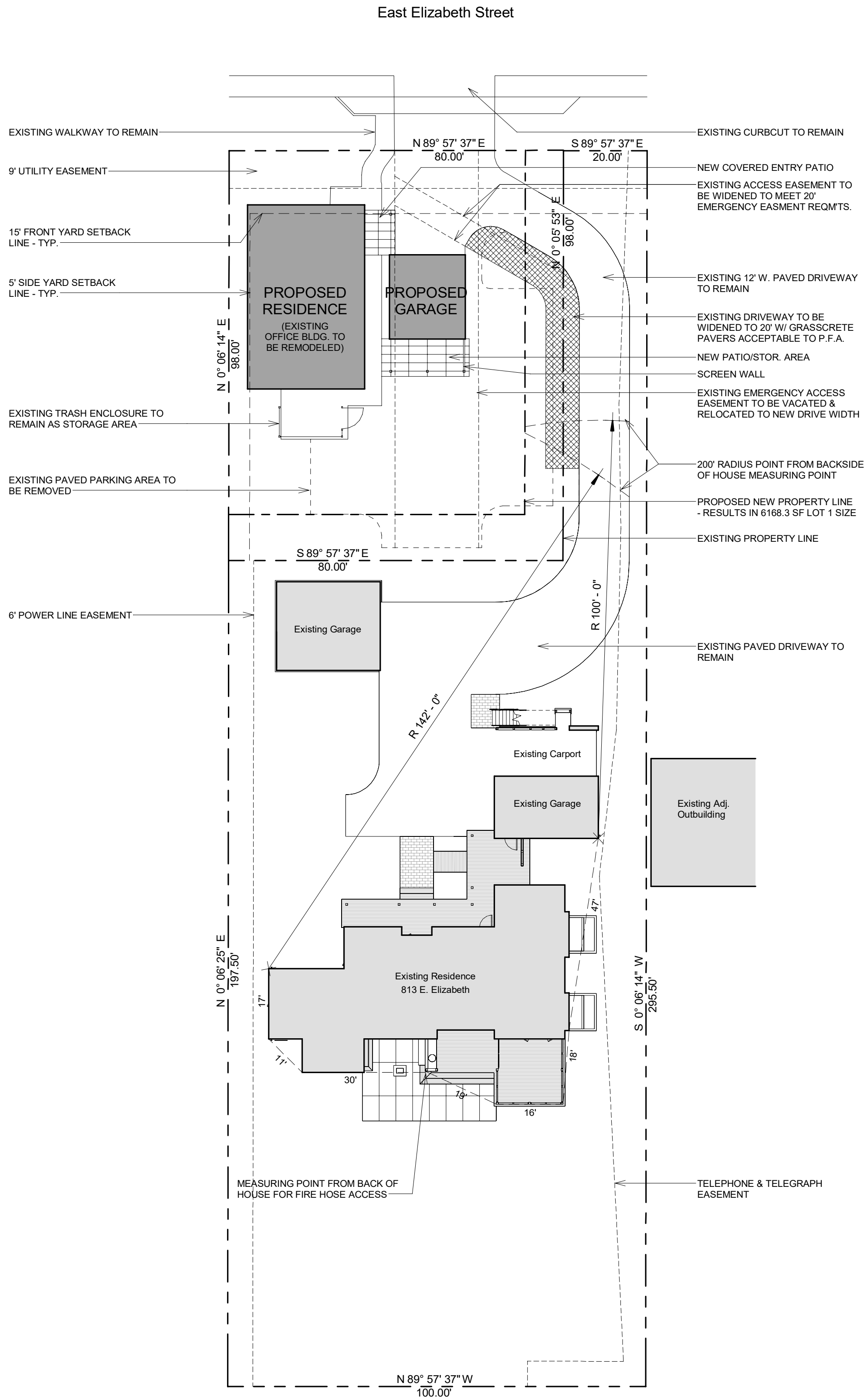
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



1 Preliminary Site Plan
1" = 20'-0"



Proposed Residence

811 E. Elizabeth | Fort Collins, Colorado

Architect

Greg D. Fisher

3070 Terry Lake Rd. | Fort Collins, CO 80524 | 90.484.8433

DRAWN BY: GDF
CURRENT ISSUE: 7/13/22

BIDDING ISSUE:
PERMIT ISSUE:
CONST. ISSUE:
REVISIONS:

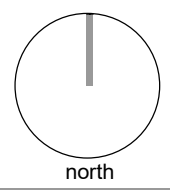
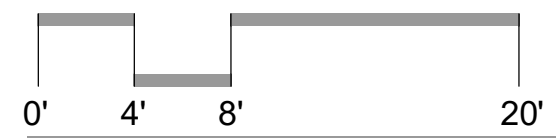
Preliminary
Site Plan

A-1

- 1 Living: 15'x16'
- 2 Office Niche
- 3 Kitchen: 12'x8'
- 4 Dining: 10'8x7'
- 5 Br. 3: 10'4x9'
- 6 Laundry
- 7 Bath
- 8 Br. 2: 10'4x9'10
- 9 Master: 10'11+x10'
- 10 Closet: 5'5x5'
- 11 Bath: 5'x10'
- 12 Garage: 18'x20' (outside)
- 13 Mech.

- a covered entry
- b covered patio/stor.
- c bench/hook niche
- d built-ins
- e new egress windows
- f optional sit-up counter
- g patio door option
- h grasscrete firetruck access
- i pantry cabinet

Note: hollow walls are
existing to remain & solid
walls are new



Narrative & Statement of Planning Objectives - Conceptual Review

Site Address: 811 E Elizabeth St

Description of Concept:

This property is one of the two parcels within the Elizabeth Subdivision which sits within the Neighborhood Conservation, Low Density District (N-C-L) in Old Town, with 813 E Elizabeth being the other parcel. The 811 parcel currently has a single story medical office building on it, which is a non-conforming use within this district. These two properties share a vehicle entrance off of E Elizabeth and the current parking lot within the 811 parcel serves as fire access for the 813 parcel.

*Refer to attached photos showing the existing conditions :
“PHOTOS SITE_811 E Elizabeth_Conceptual Review.pdf”
“PHOTOS BUILDING_811 E Elizabeth_Conceptual Review.pdf ”*

The goals of this conceptual proposal are to: 1) Improve the overall site, its character in the neighborhood, while eliminating the need for fire equipment to use 811 for access and reducing overall impervious area; 2) Move to a conforming use type within the district by renovating the existing building footprint, resulting in a single-family dwelling. The draft concept indicates a new garage structure on the north side of the lot, east of the existing building, connected by a breezeway.

Conceptual Site Plan

Refer to attachment “SITEPLAN_811 E Elizabeth_Conceptual Review.pdf” for the site plan concept.

As needed, please refer to existing project documents from the recent Elizabeth Subdivision development for e.g. Plat, Drainage Report, Utility Plan (including stormwater), etc.

As indicated, the site requires changes in order to revise the fire access route. The intention is to continue to use the same shared street entrance but to widen the driveway of 813 with grasscrete or an alternate impervious surface that meets the load requirements. Property lines will be realigned in order to contain the bulk of the access within the 813 parcel as well as the existing drywell/bioswale, to the extent possible. These features currently significantly span the property lines of the two lots. Further, this realignment will allow for possible installation of fencing at the property lines which is currently not feasible. At 6168.4 sq. ft., the area of the 811 parcel after revisions meets the district’s 6000 sq. ft. minimum (as-is area is 7840 sq. ft.).

An alternate site plan concept could consider a garage structure to the south of the existing building, but this would not allow as much impervious area to be removed on the site, and would constrain the interior from an optimal layout.

A further alternate site plan concept could be to complete the site work as indicated but to remove the existing structure, allowing for a residential structure to be built in the future.

Conceptual Building Renovation

Refer to attachment "FLOORPLAN_811 E Elizabeth_Conceptual Review.pdf" for a conceptual interior layout of the single-family residence.

The existing building is a 1232 sq. ft. single-story, slab on grade, brick structure with a EIFS/stucco exterior. It contains several medical exam rooms and offices as well as two bathrooms. The proposed renovation would result in a three bedroom, two bathroom single-family dwelling unit.

Note that in addition to achieving the energy code as feasible with the existing conditions and otherwise improving the structure, the intention is to eliminate the natural gas use and move to an all-electric home. Ideally, this would be coupled with PV solar panel array on the south facing roof of the proposed garage.

Department-Specific Considerations

Utilities

Water

- Staff confirmed existing 3/4" tap is adequate
- Requires removal of main service backflow device, which is required for commercial properties but not residential, while maintaining an exterior/irrigation backflow device
- Consideration for relocating the water meter from the interior to the exterior, below grade

Sewer/Waste Water

- Staff confirmed existing sewer line is adequate for planned renovations

Electric

- Per staff, the current service is rated up to 100A based on #4 wire
- In order to achieve 150A or 200A service, a new line needs to be pulled from a nearby vault which was installed during the construction of the 813 property
- There is conduit from the existing vault serving the building to the service entry at the building

- Either boring or trenching is required, the latter of which could save cost if coupled with other required site work
- There is also potential to intercept service at the streetlight which is also a cost reduction opportunity if it is feasible

Gas

- Anticipate removal of meter/service per electrification plan

Site

Storm Water

- Per staff, no major site changes if we are net zero or better as far as impervious surface (site has existing drywell/bioswale)

Access/Poudre Fire Authority

- Question: What surface options could be considered for approval based on the goal of minimizing impervious surface, while meeting load requirements, based on other successful developments in the area or otherwise?
- Question: May there be alternate means to satisfy the fire access requirements for 813 E Elizabeth (i.e. fire access to reach within 200' to all corners of the house via an approved route)? E.g. Additional hydrant location or otherwise?

Forestry

- If the fire access is reoriented to the widened existing driveway of 813, a maple tree planted as part of the project in 2019 will have to be removed. This particular tree has not done well and was impacted by a frost in its first season. Other landscaping improvements, trees, are anticipated for the site overall.

Neighborhood Services

- Question: Can you please confirm parking requirements and potential options to meet these requirements?

811 E Elizabeth - East view of building



811 E Elizabeth - South view of building



811 E Elizabeth - West view of building



811 E Elizabeth - North/street view of building



811 E Elizabeth - Site street view 1



811 E Elizabeth - Site street view 2



811 E Elizabeth - Parking lot view

