

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

2/16/2023 9:15 AM

## Project Name

Mixed-Use Building at 220 E Oak St  
CDR230009

## Applicant

Laurie Davis  
619-200-8997  
ldavis@davisdavisarch.com

## Description

This is a request to develop a new mixed-use residential building at 220 E Oak St. (Parcel # 9712317922). The applicant proposes a new mixed-use development with 38 dwelling units, underground parking, and approximately 2,000sf of commercial space. Access would be taken from Matthews St. directly to the east and E Oak St to the south. The applicant also proposes a rezoning of a portion of the lot. The site is approximately 0.11 miles east of S College Ave. and approximately 0.06 miles south of E Mountain Ave. The site is within the Neighborhood Conservation, Buffer District (N-C-B), and Downtown District (D) Historic Core Subdistrict zone districts and will be subject to a Planning & Zoning Commission (Type 2) Review.

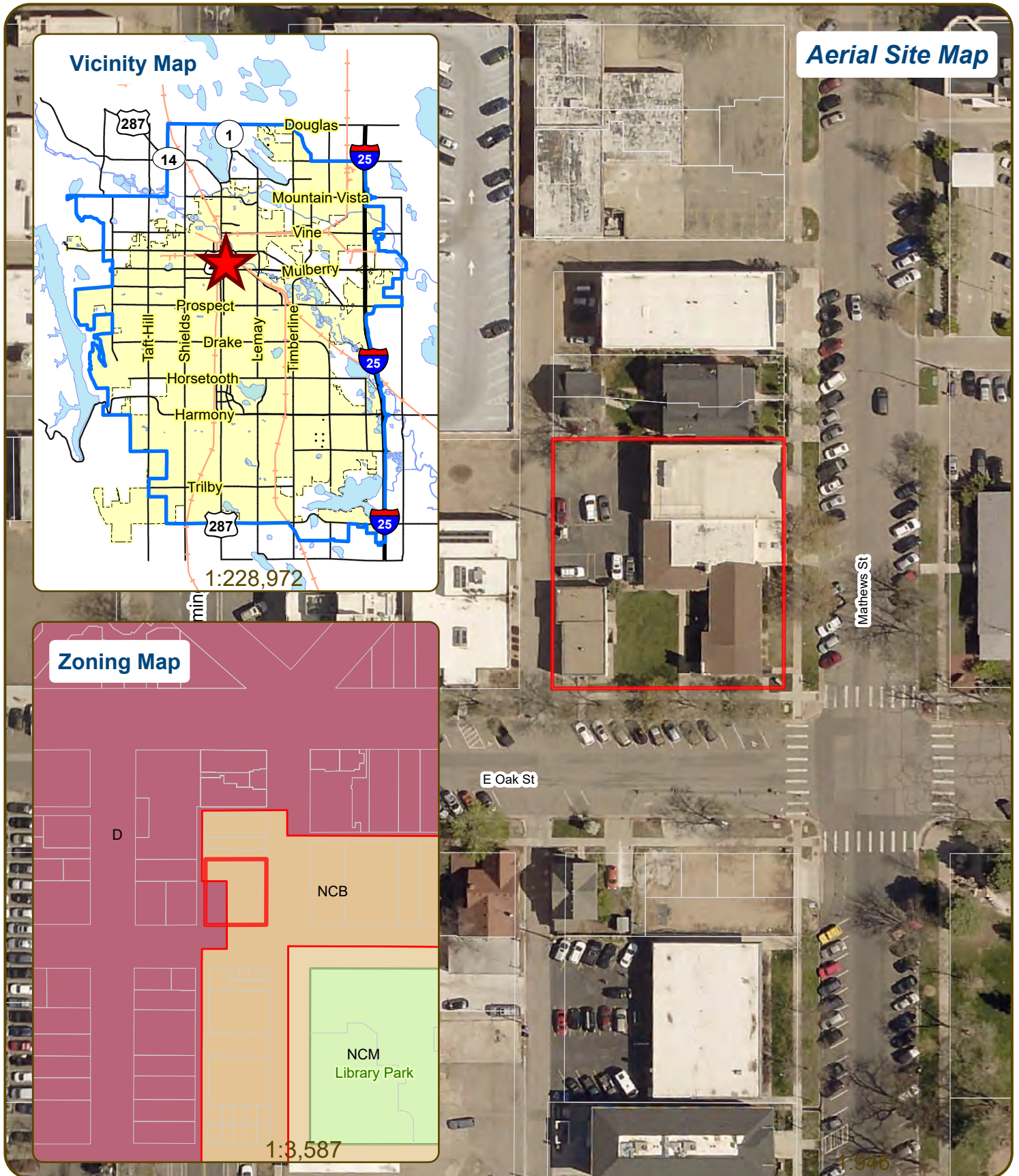
**Planner:** Arlo Schumann

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

# New Mixed Use Building at 220 E Oak St

## Mixed Use Commercial/Residential



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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](mailto: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) \_\_\_\_\_

Laurie & Robert Davis

Business Name (if applicable) Davis Davis Architects

Your Mailing Address 221 E Oak Street, Unit A, Fort Collins, CO 80524

Phone Number 970 482 1827 Email Address ldavis@davisdavisarch.com

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

220 E Oak Street, Fort Collins, CO 80524

**Description of Proposal** (attach additional sheets if necessary) See Attached

**Proposed Use** Mixed Use **Existing Use** Religious

Total Building Square Footage 38,900 S.F. Number of Stories 2-4 Lot Dimensions 140 x 150

**Age of any Existing Structures** 40-90 Has been cleared of historical significance 12/21

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 none 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?



February 1, 2023

**Conceptual Review Submittal**  
(previously submitted under LDC, OT-C Zone)CCC Development  
220 E Oak Street  
Fort Collins, CO 80524ROBERT LEWIS DAVIS, JR.  
AIA  
rdavis@davisdavisarch.comLAURIE PERRIELLO DAVIS  
AIA  
ldavis@davisdavisarch.com

To Whom it May Concern:

Please accept this application package for Conceptual Review. The proposed project is a mixed use project with 50 below grade parking spaces. The site is a corner lot of 21,000 SF with alley access. It is currently used as a church. It is irregularly divided into two zones; the Downtown Zone (5,000 SF), and the NCB Zone (16,000 SF). To make the site more regular and usable, we will propose a rezone to 2,500 SF north of the Downtown Zone, resulting in 7,500 SF in Downtown Zone and 13,500 SF in NCB Zone. This has been indicated in this conceptual review package as we plan to apply for rezoning and development permit simultaneously.

We plan to demolish the existing buildings (already cleared of historic significance in December 2021), and build three buildings around a courtyard. In the Downtown Zone, we propose to have ground floor commercial & community space, and 3 floors of residential units above. In the NCB Zone, we propose 3 stories of multifamily flats and townhomes. Total build out is proposed to be 38,900 GSF. While this density is permitted in both zones, the unit quantity proposed is over allowable in the NCB zone. We propose to show that higher unit density is in alignment with other NCB/Downtown projects in the area and better supports the City's Comprehensive Plan in too many ways to elaborate on in this conceptual review, but we will address in our PDP submittal.

Given the context of property, and the location of the existing buildings on the site, we have made some site plan assumptions for new building locations that are not in strict conformance with the **Setbacks and Rear Half** of the yard requirements in the Land Use Code for NCB. In addition, **Unit Quantity** is increased from what is allowed in the NCB. We have also made note of the **Historical** buildings adjacent to our site. It is our intent with this submittal to get feedback from staff for support for the modifications required to get this project into development. We believe these requests for modification are nominal and inconsequential, and equal to or better to the intent of the code.

**Setbacks in Downtown Zone:**

- 1) Front yard setback: 6' from back of sidewalk is **maintained**.
- 2) Rear yard setback: 5' in Downtown Zone is **maintained**. (If seen as side yard in NCB, 5' setback is also **maintained**)
- 3) Alley side yard: 5' is **maintained**.

**Setbacks in the NCB Zone:**

- 1) Front yard required setback (Mathews Street) 15': **Not maintained**. Request is for zero lot line setback.

221 E. Oak Street  
Unit A

Fort Collins, CO 80524

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*Justification: Over 50% of the buildings on this block face are at zero lot line, and the building directly across Oak Street, L'Avenir is also at zero lot line. The urban street edge is maintained across the corner.*

- 2) Rear yard setback 15': **Not Applicable** since rear yard is Downtown zone.
- 3) Street side setback 9'(Oak Street): **Partially maintained.**

*Justification: The one of the two proposed townhome buildings that front on Oak Street is set back 9' to align with the Zoric Cleaners (Historic Building West of the alley). The other is at 5' from back of sidewalk to better relate in context with the D Zone building proposed on the same site.*

- 4) Interior Side yard setback 5': **Increased to 12'** to give light to neighboring historic property, the McIntyre House.

**Bulk Plane: (applies only to the NCB Zone)**

- 1) North Façade Bulk Plane **maintained.** Building is set back from property line 12' to align with the 1:1 setback required at 28' height.

**Rear Half of the Lot: (Applies only to NCB)**

- 1) Rear half of the lot restriction is **not maintained.**

*Justification: Assuming the northwest 2,500 SF area is rezoned to the Downtown Zone, that leaves 13,500 SF "lot" in NCB. The 33% rear half restriction would allow only 4,455 SF. The townhomes that define the courtyard are proposed at 5,100 SF. This rear half restriction does not make sense in this two zoned lot and does not foster good urban design principles that buildings address the sidewalk.*

**Unit Quantity in NCB**

- 1) Allowed 24 units/acre. Using 13,500 SF as lot size in NCB, this site would be allowed 7.4 units. Proposed is **18 units/1.5 FAR.**

*Justification: Units/acre is a suburban concept that is not suitable for Old Town Downtown/NCB Zones. Density calculations in urban areas are best understood as a ratio of land area to buildable square footage. For precedence, two newer developments in this zone, L'Avenir and Library Park Townhomes have density of 2.2 FAR and 2.3 FAR, respectively. Our belief is that if we want to provide smaller, more affordable living units downtown, we shouldn't restrict unit quantity, but rely on density.*

**Historical:** We also acknowledge that there are some historical buildings in the Area of Adjacency that we will work to respect. For starters, we have two distinct properties that our site abuts or is across the alley from; the McIntyre House to the north and the Zoric Cleaners to the west. We have given more side yard setback (12' instead of the required 5') to the McIntyre House to the North, as well as reducing the north wall length of the existing church from 70' to 45'. For the Zoric cleaners, we have stepped back at the third floor 10' from the south and 5' from the west.

Thank you for your time.

Best,

  
Laurie and Robert Davis

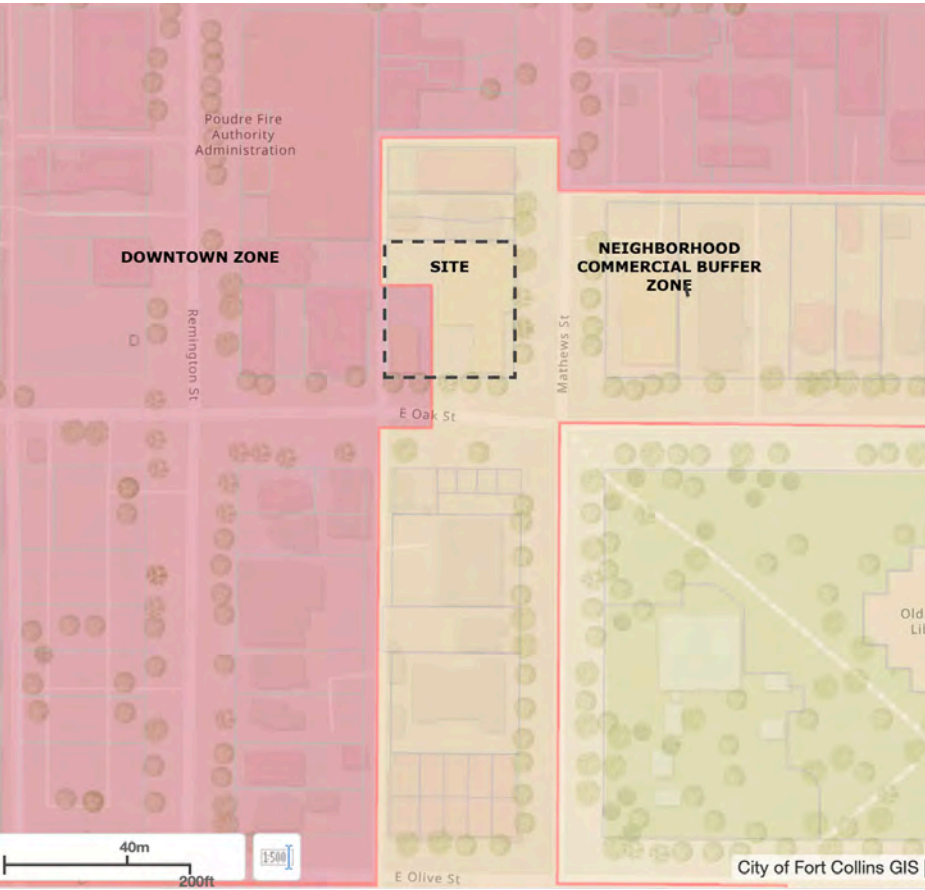




AERIAL MAP OF SITE



EXISTING OAK STREET VIEW



ZONING MAP OF SITE





CORNER OAK AND MATHEWS LOOKING WEST



LOOKING SOUTH WEST FROM MATHEWS



REAR LOT VIEW FROM ALLEY



LOOKING NORTH WEST FROM MATHEWS

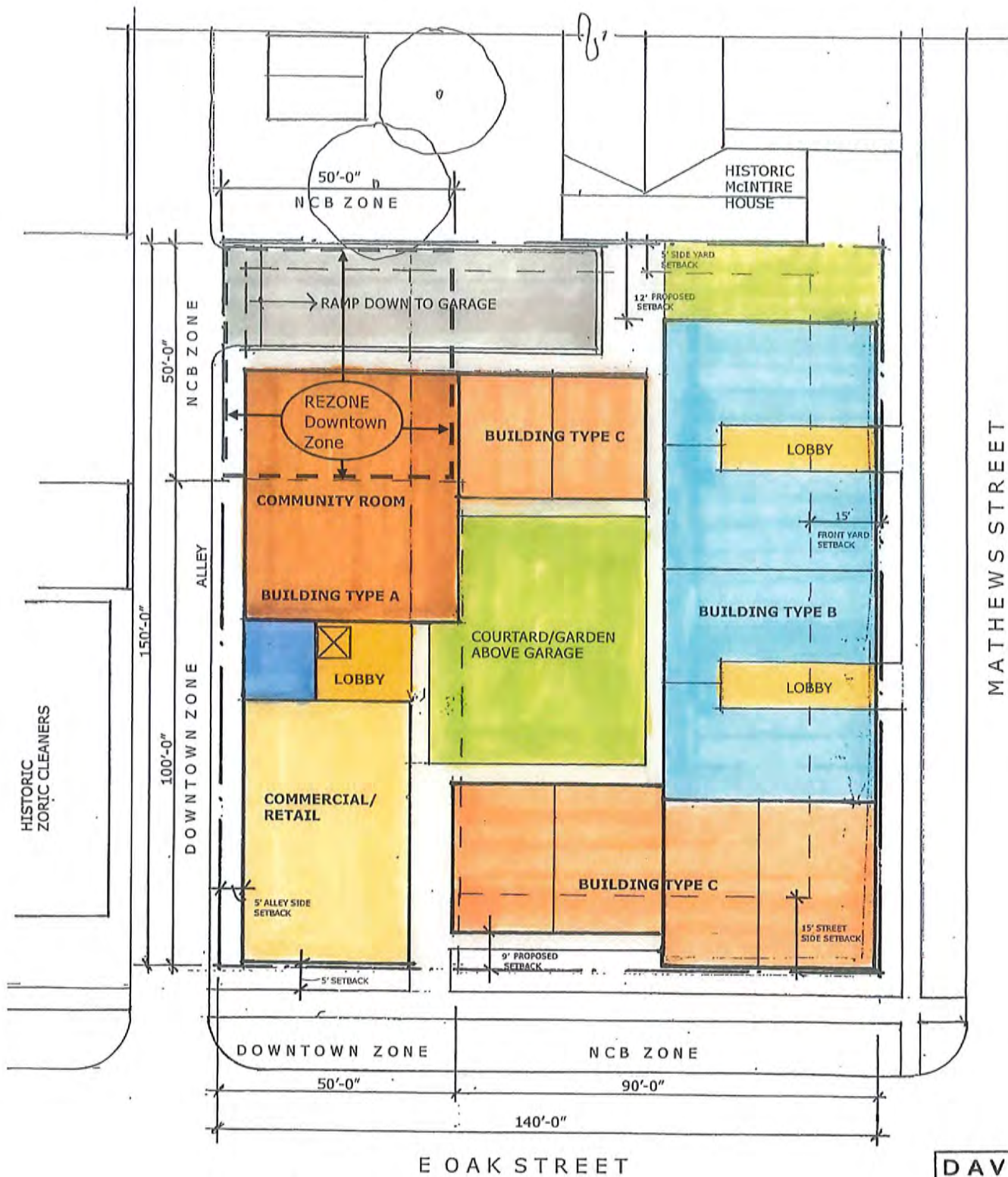


LOOKING NORTH AT ALLEY PROPERTY LINE



LOOKING EAST FROM ALLEY AT PROPERTY LINE





1  
3

**SITE PLAN**

DATE: 02.1.2023

SCALE: 1"=30'-0"



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ARCHITECTS**

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2  
3

**3RD FLOOR PLAN**

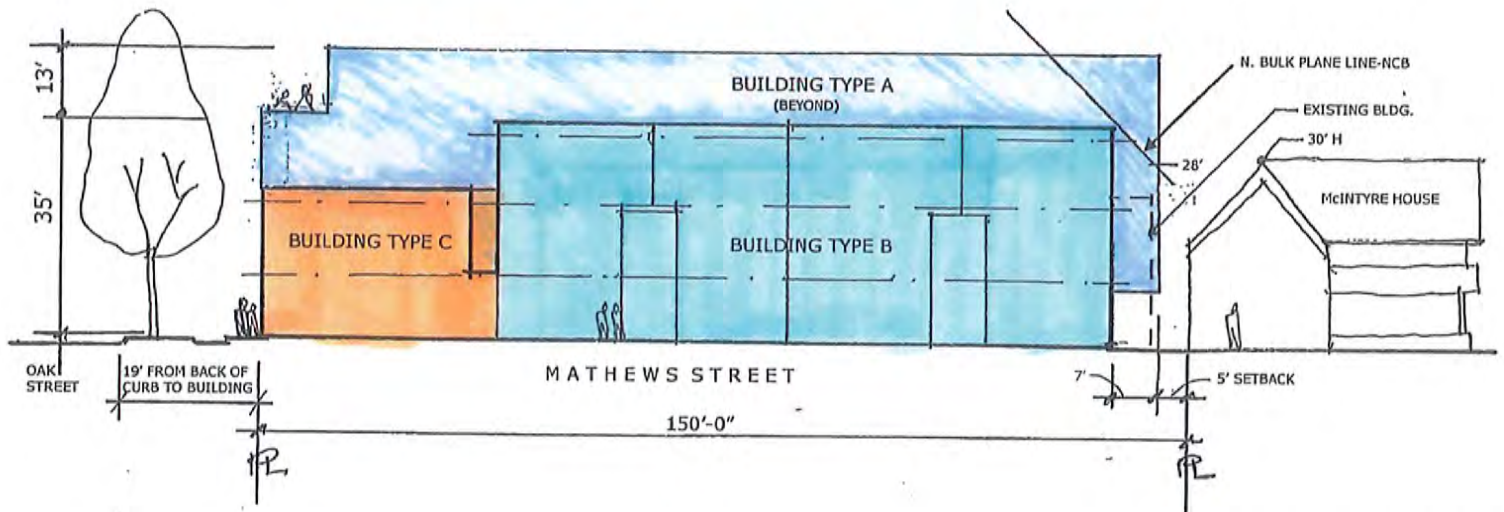
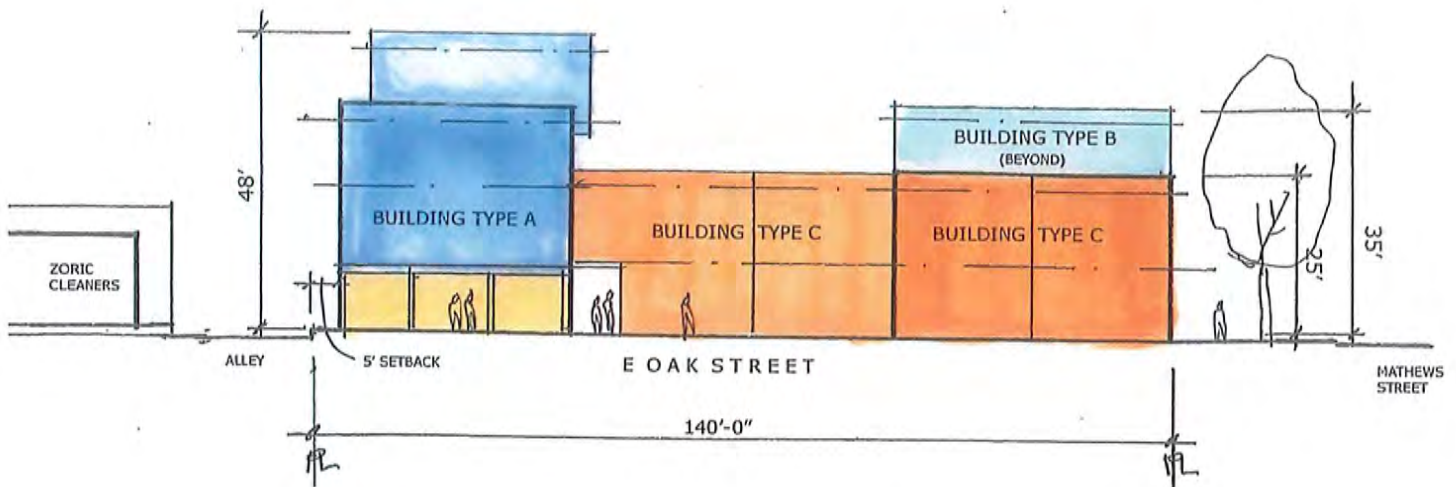
DATE: 02.1.2023  
SCALE: 1' = 30'-0"  
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3 ELEVATIONS  
3

DATE: 02.1.2023

SCALE: 1"=30'-0"



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**CCC DEVELOPMENT**

02.1.2023

	Gross SF	Stories	Commercial	Community	Residential	Units
Building Type A-Downtown Zone	18,800	4	1,925	2,250	14,910	20
Building Type B-NCB Zone	12,000	3	0	0	12,000	12
Building Type C-NCB Zone	8,100	2	0	0	8,100	6
Total	38,900		1,925	2,250	35,010	38

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