

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

3/9/2023 9:15 AM

Project Name

Buffington Carriage House

CDR230015

Applicant

Taylor Meyer

970-498-2964

taylor@vfla.com

Planner: Arlo Schumann

Engineer: John Gerwel

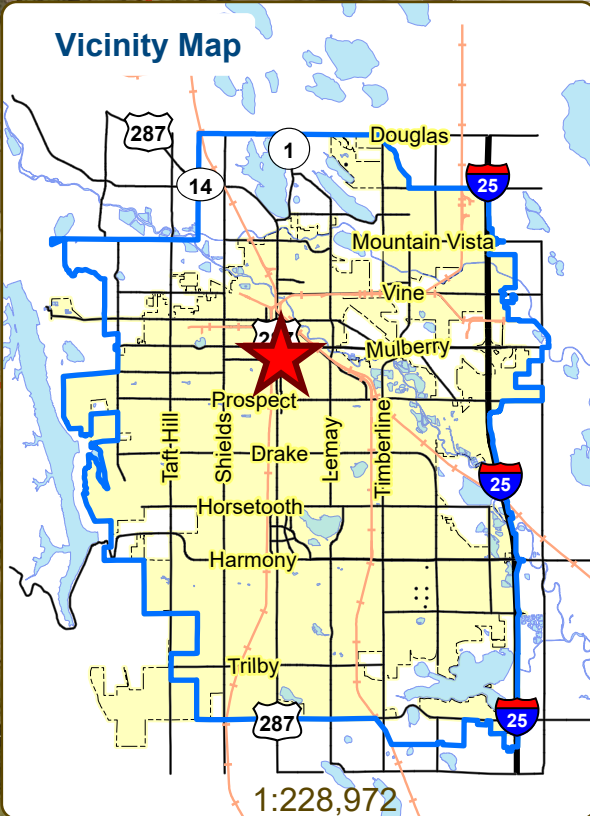
DRC: Tenae Beane

Description

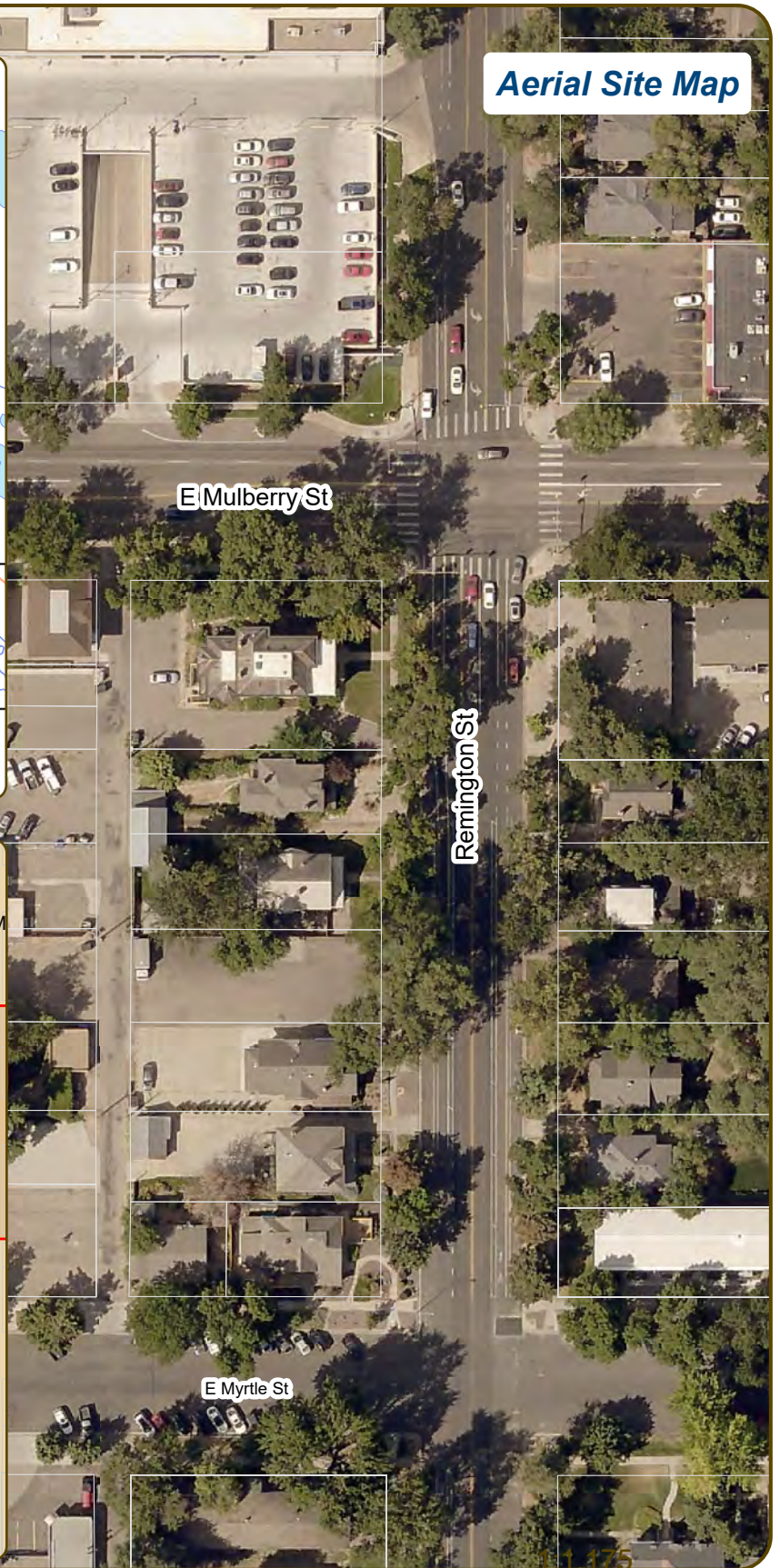
This is a request for approval of a subdivision and carriage house at 509/515 Remington St. (parcels # 9713209005, 9713209006). The applicant proposes to demolish the existing 180sf lean-to. Add 312sf garage and a 276 carport to the side of the existing 558 accessory structure to become a carriage house. The accessory structure currently straddles the property line between 509 and 515 Remington, so are proposing to redraw the property lines around the structure. Access for the carriage house is taken from the alley to the west. The site is approximately 0.03 miles south of E Mulberry St. and approximately 0.04 miles east of S College Ave. The property is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and the project would be subject to Administrative (Type 1) Review.

Buffington Carriage House Single Family Dwelling Unit

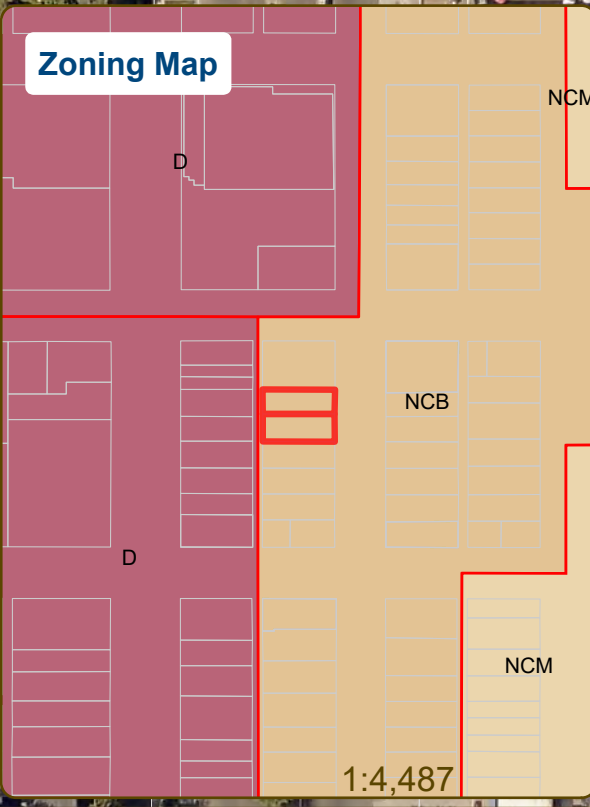
Vicinity Map



Aerial Site Map



Zoning Map





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?

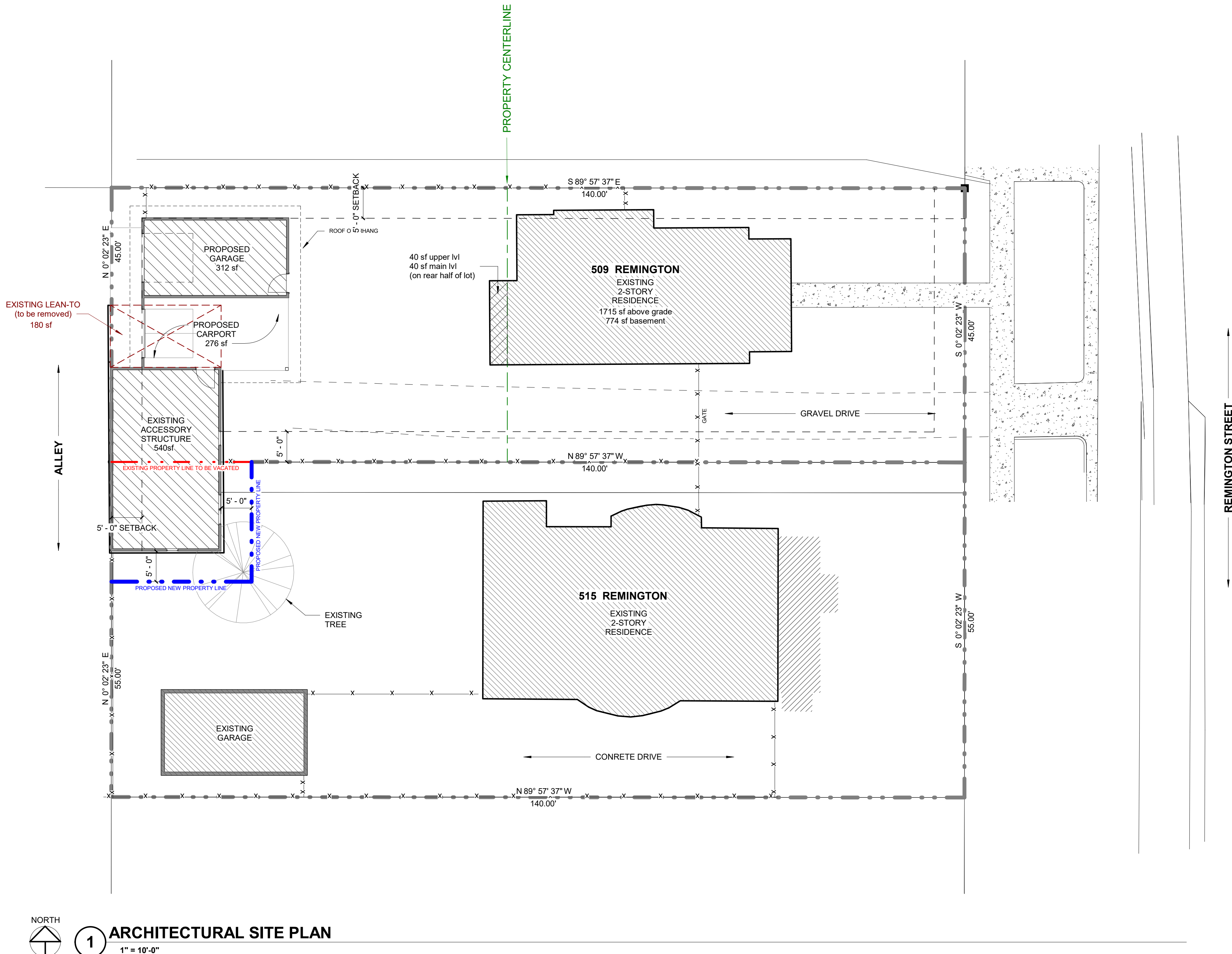
G:\2023\23-02 Buffington Carriage House\5 Revit\Buffington Carriage House - OPTION 2.rvt

2/2/2023 9:24:42 AM

LAND USE CODE INFO:
LOT AREA: 6300 sf (currently) 6750 sf (after new property lines)
ZONE DISTRICT: NCB - NEIGHBORHOOD CONSERVATION BUFFER DISTRICT
EXISTING RESIDENCE: 1715 sf ABOVE GRADE
EXISTING ACCESSORY STRUCTURE: 558 sf
EXISTING TOTAL FLOOR AREA: 2273 sf

ALLOWABLE FLOOR AREA ON THE REAR HALF OF THE LOT: 33% OF 3375 sf = **1,113 sf**
PROPOSED ON THE REAR HALF OF THE LOT = **1,268 sf**
80 sf EXISTING RESIDENCE
540 sf EXISTING ACCESSORY STRUCTURE - MAIN LEVEL
60 sf EXISTING ACCESSORY STRUCTURE - UPPER LEVEL (ceiling height above 7.5')
276 sf PROPOSED NEW CARPORT
312 sf PROPOSED NEW GARAGE

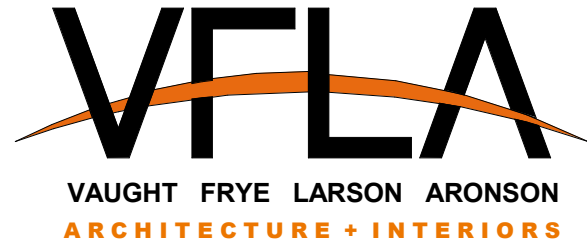
ALLOWABLE FLOOR AREA FOR A RESIDENCE LOCATED BEHIND A PRINCIPLE BUILDING: 1000 sf
(including basement and upper level with ceiling height greater than 7.5')
(building footprint shall not exceed 600 sf)



PROJECT NUMBER: 2023-02

BUFFINGTON CARRIAGE HOUSE

509 REMINGTON STREET
FORT COLLIN, CO 80524



Strength in design. Strength in partnership.
Strength in community.

419 Canyon Ave Suite 200, Fort Collins, Colorado 80521
970.224.1191 | www.VFLA.com

IN ASSOCIATION WITH:

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

PLUMBING ENGINEER:

ELECTRICAL ENGINEER:

SCHEMATIC DESIGN 02-02-2023

SHEET ISSUANCES

DESCRIPTION	DATE

REVISIONS

No.	Description	Date

DRAWN BY: TM

CHECKED BY: TM

SEAL:

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY

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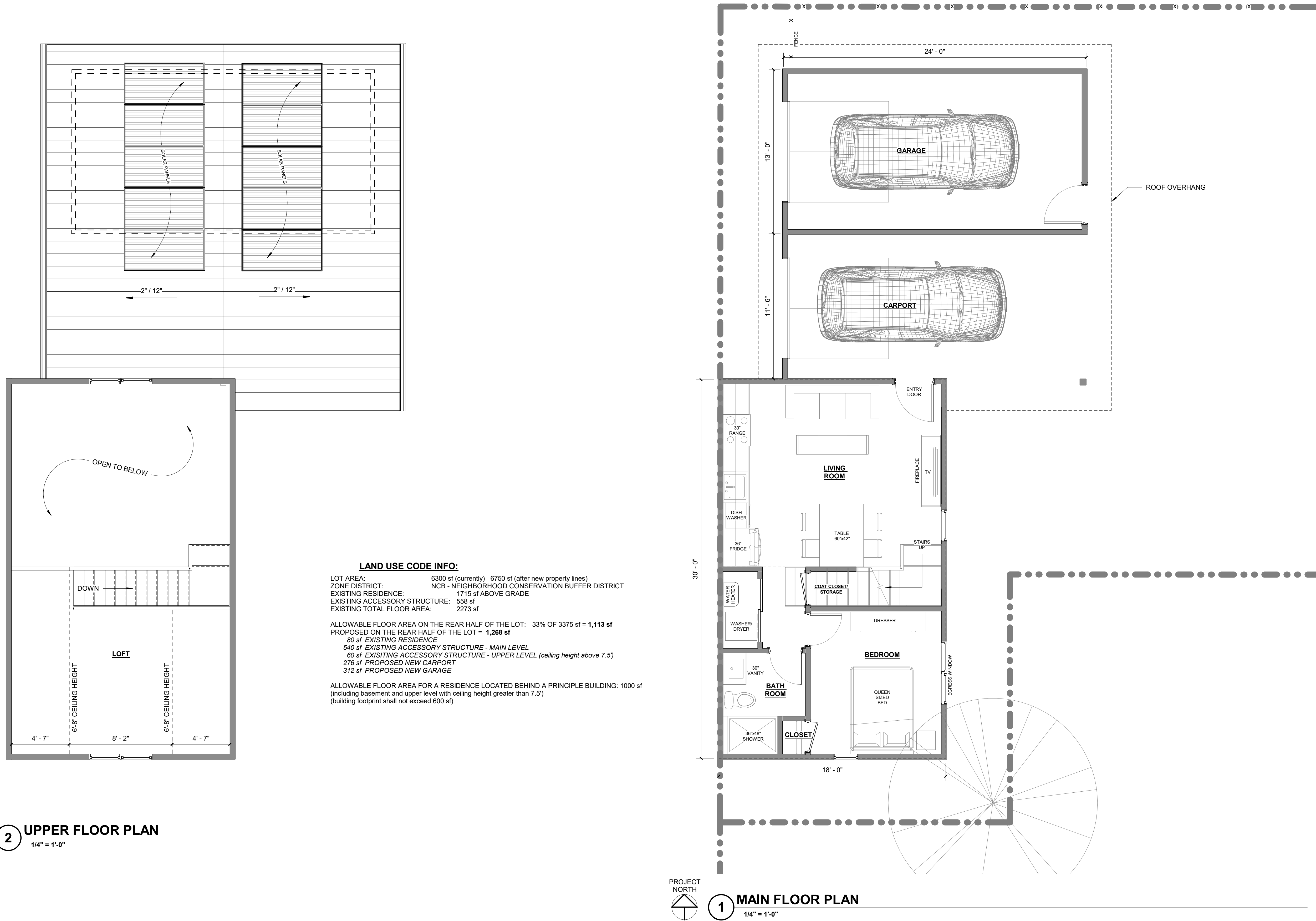
ARCHITECTURAL SITE PLAN

DRAWING NUMBER:

A0.1

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FLOOR PLANS

DRAWING NUMBER:

A1.1

IMPROVEMENT SURVEY PLAT

Of the North 45 feet of Lot 6, Block 125, City of Fort Collins, County of Larimer, State of Colorado,
Situate in the Northwest Quarter of Section 13, Township 7 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

The North 45 feet of Lot 6, Block 125, City of Fort Collins, County of Larimer, State of Colorado.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of Lots 3, 4, 5 & 6, Block 125, City of Fort Collins, as bearing South 00°02'23" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 200.00 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

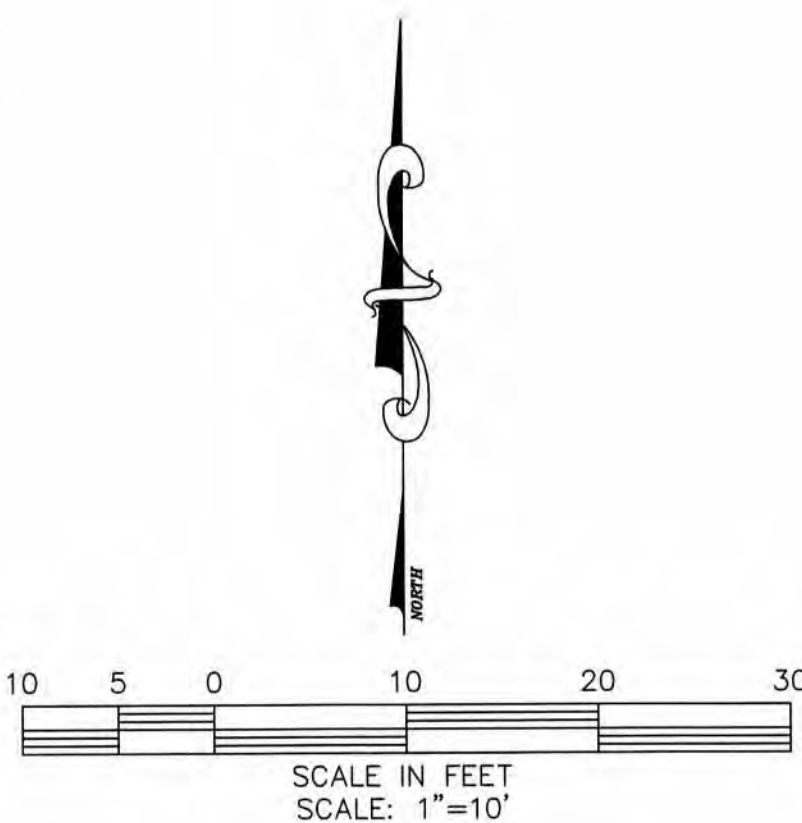
At the request of our client, recorded rights-of-way and easements were not researched and recorded and apparent rights-of-way and easements are not shown hereon. (38-51-106 C.R.S. 1994)

SURVEYOR'S STATEMENT

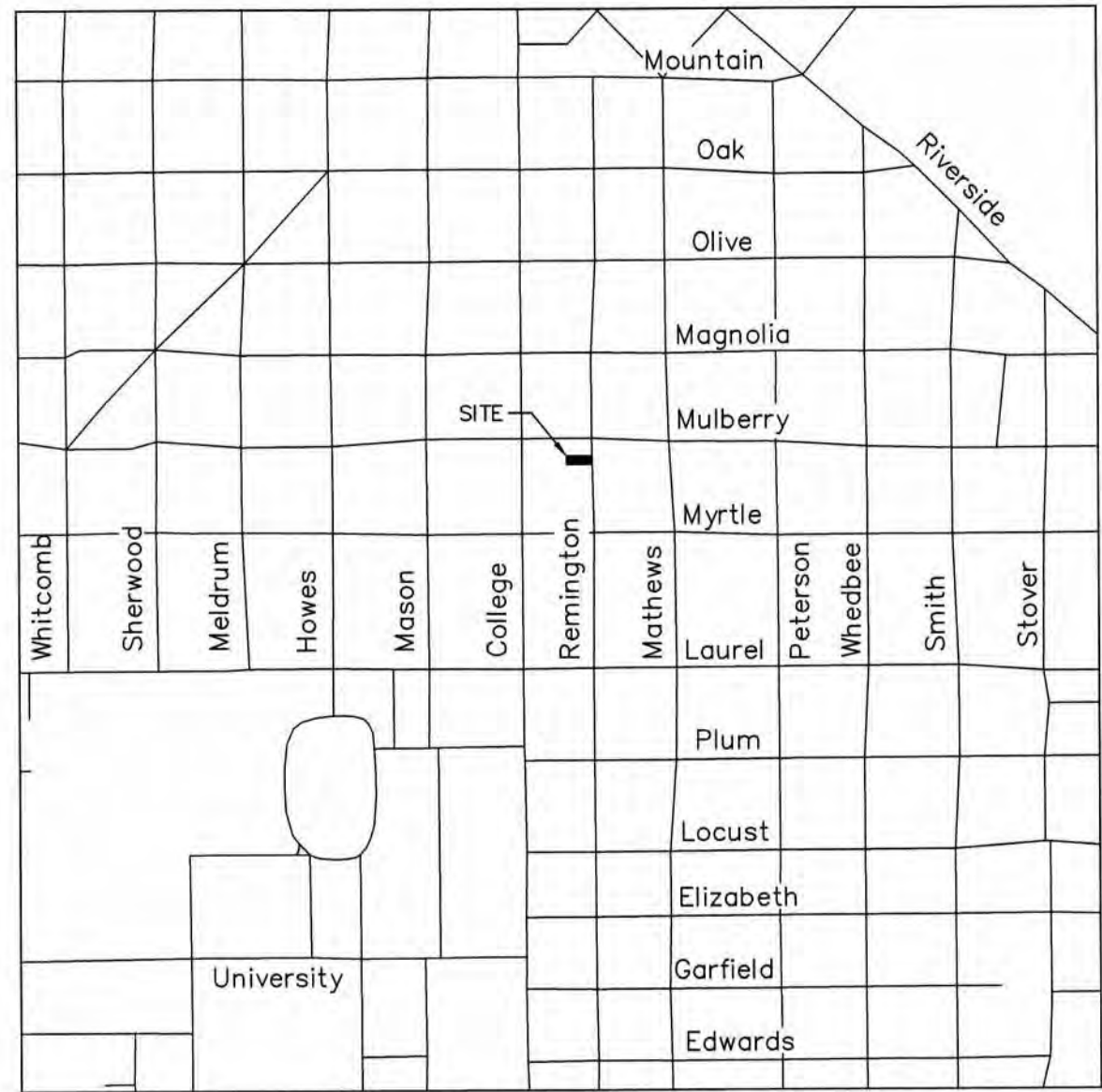
I, Christopher A. DePaulis, a Colorado Licensed Professional Land Surveyor, do hereby state that this Land Survey Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon was found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.



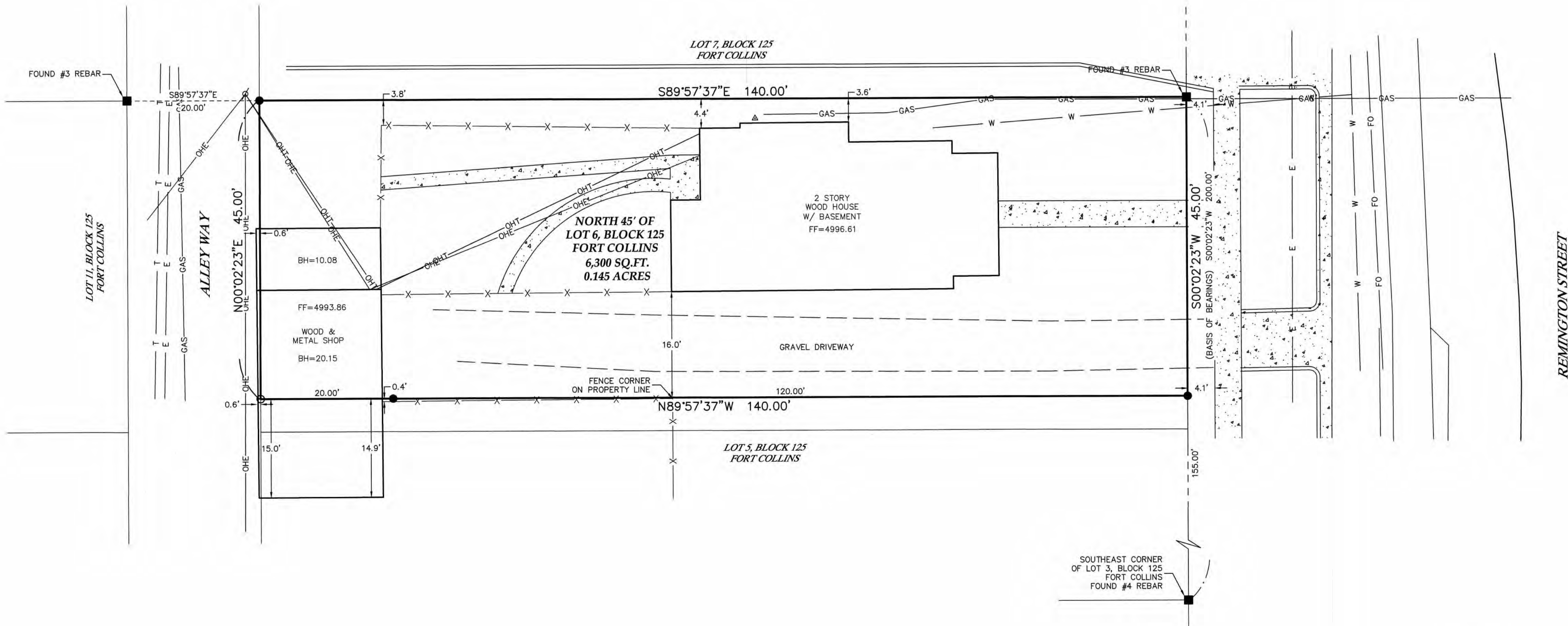
Christopher A. DePaulis — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105



LEGEND	
— — — — —	EDGE OF GRAVEL ROAD
— X — X —	FENCE LINE
— FO —	FIBER OPTIC LINE
— GAS —	GAS LINE
— W —	WATER LINE
— OHE —	OVERHEAD POWER LINE
— OHT —	OVERHEAD TELEPHONE LINE
— E —	UNDERGROUND POWER LINE
— T —	UNDERGROUND TELEPHONE LINE
— — — — —	RIGHT-OF-WAY LINE
— — — — —	PROPERTY LINE
Ø	POWER POLE
▲	GAS METER
■	FOUND MONUMENT AS DESCRIBED
●	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38105
○	CALCULATED POSITION



VICINITY MAP
SCALE: 1"=2000'



DATE: 8/18/2020
FILE NAME: 20200382ISP
SCALE: 1"=10'
DRAWN BY: CSK
CHECKED BY: CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:

IMPROVEMENT SURVEY PLAT
FOR
KEVIN BUFFINGTON
509 REMINGTON STREET
FORT COLLINS, CO 80521

PROJECT #: 20200382

IMPROVEMENT SURVEY PLAT

Of Lot 5 and the South 5 feet of Lot 6, Block 125, City of Fort Collins, County of Larimer, State of Colorado,
Situate in the Northwest Quarter of Section 13, Township 7 North, Range 69 West of the 6th P.M.,
City of Fort Collins, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lot 5 and the South 5 feet of Lot 6, Block 125, City of Fort Collins, County of Larimer, State of Colorado.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of Lots 3, 4, 5 & 6, Block 125, City of Fort Collins, as bearing South 00°02'23" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 200.00 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105

NOTICE

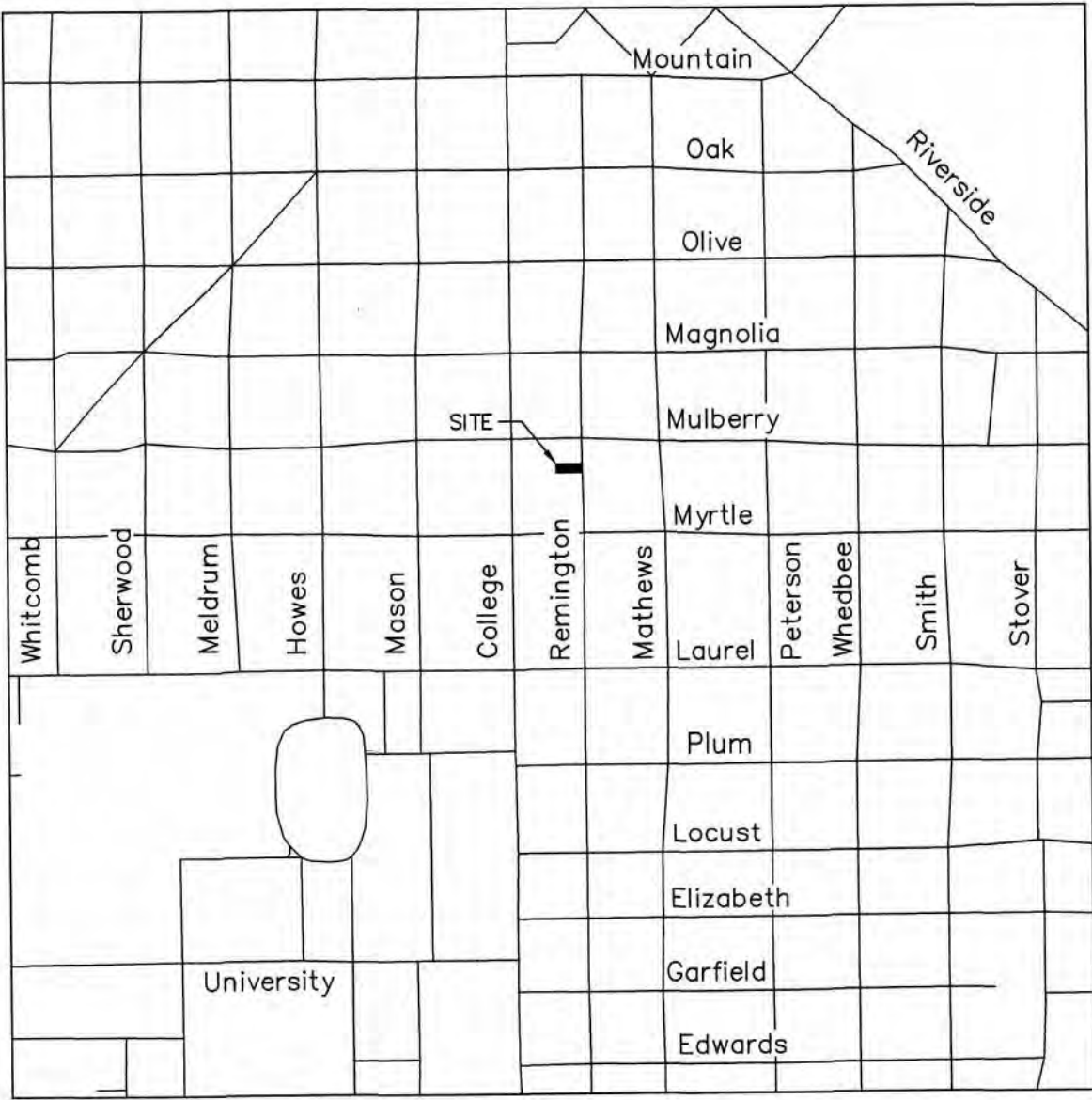
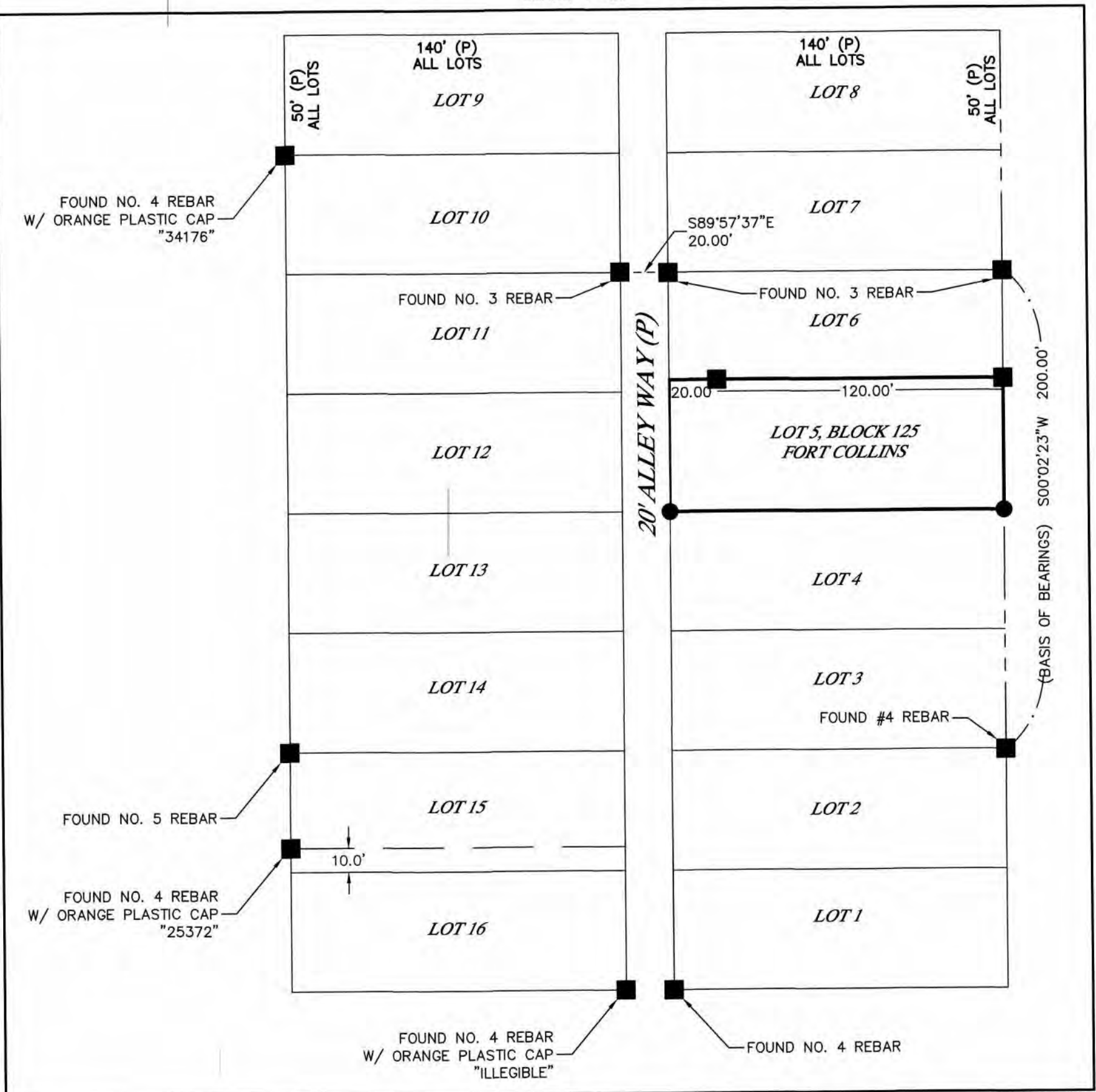
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TITLE COMMITMENT NOTE

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CONTROL DIAGRAM

SCALE: 1"=50'

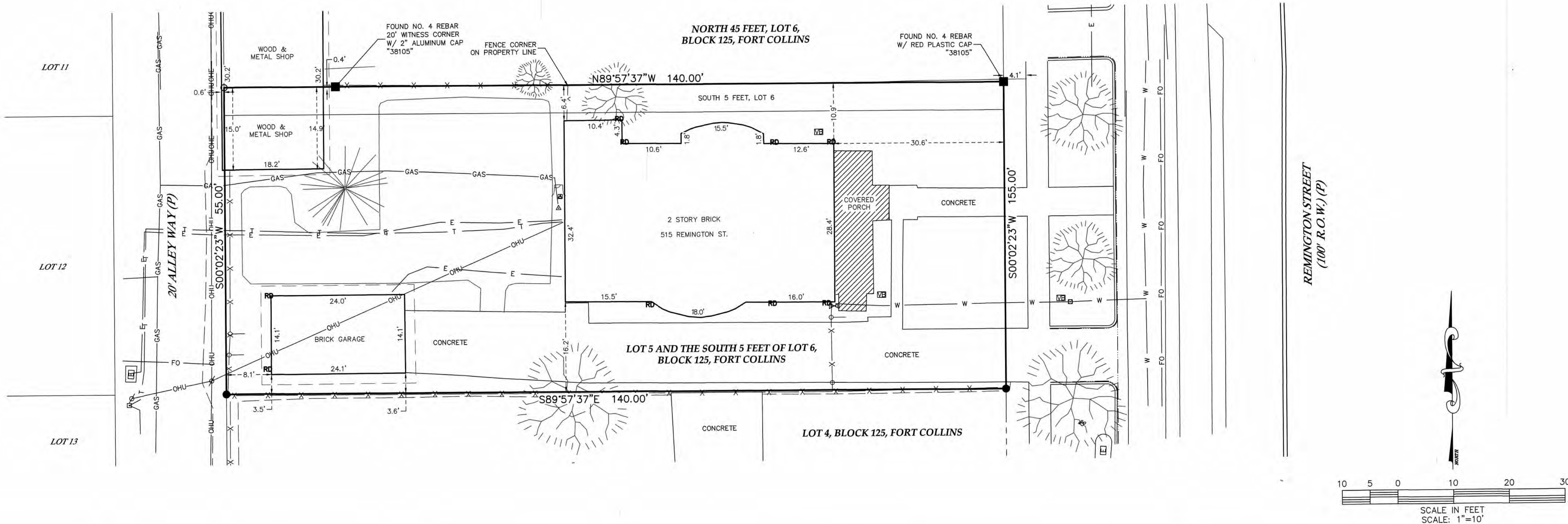


VICINITY MAP

SCALE: 1"=2000'

LEGEND

AS PER THE PLAT OF 'MAP OF THE TOWN OF FORT COLLINS' (DATED 01/16/1873 AT BOOK RE1 PG 48)	⬤ POWER POLE
--- EDGE OF GRAVEL ROAD	⬤ GAS METER
-X-X- FENCE LINE	■ FOUND MONUMENT AS DESCRIBED
FO FIBER OPTIC LINE	● SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38105
GAS GAS LINE	○ CALCULATED POSITION
W WATER LINE	⬤ ROOF DRAIN
OHE OVERHEAD POWER LINE	⬤ IRRIGATION VALVE BOX
OHT OVERHEAD TELEPHONE LINE	⬤ PINE TREE
E UNDERGROUND POWER LINE	⬤ DECIDUOUS TREE
T UNDERGROUND TELEPHONE LINE	⬤ WATER METER
--- RIGHT-OF-WAY LINE	⬤ WATER SHUTOFF
--- PROPERTY LINE	⬤ ELECTRIC VAULT
⬤ ELECTRIC METER	
⬤ GAS METER	



DATE:	8/9/2021
FILE NAME:	20210427-ISP
SCALE:	1"=10'
DRAWN BY:	ERH
CHECKED BY:	CAD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@Kingsurveyors.com



DATE:	
REVISIONS:	

IMPROVEMENT SURVEY PLAT
FOR
CAROLINE TUTTLE
515 REMINGTON STREET
FORT COLLINS, CO 80521

PROJECT #:
20210427