

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

3/16/2023 9:15 AM

Project Name

Remington B&B APU

CDR230018

Applicant

Danny Crisafulli and Trinity Bender

970-402-8006

team@crisafulliteam.com

Planner: Katelyn Puga

Engineer: John Gerwel

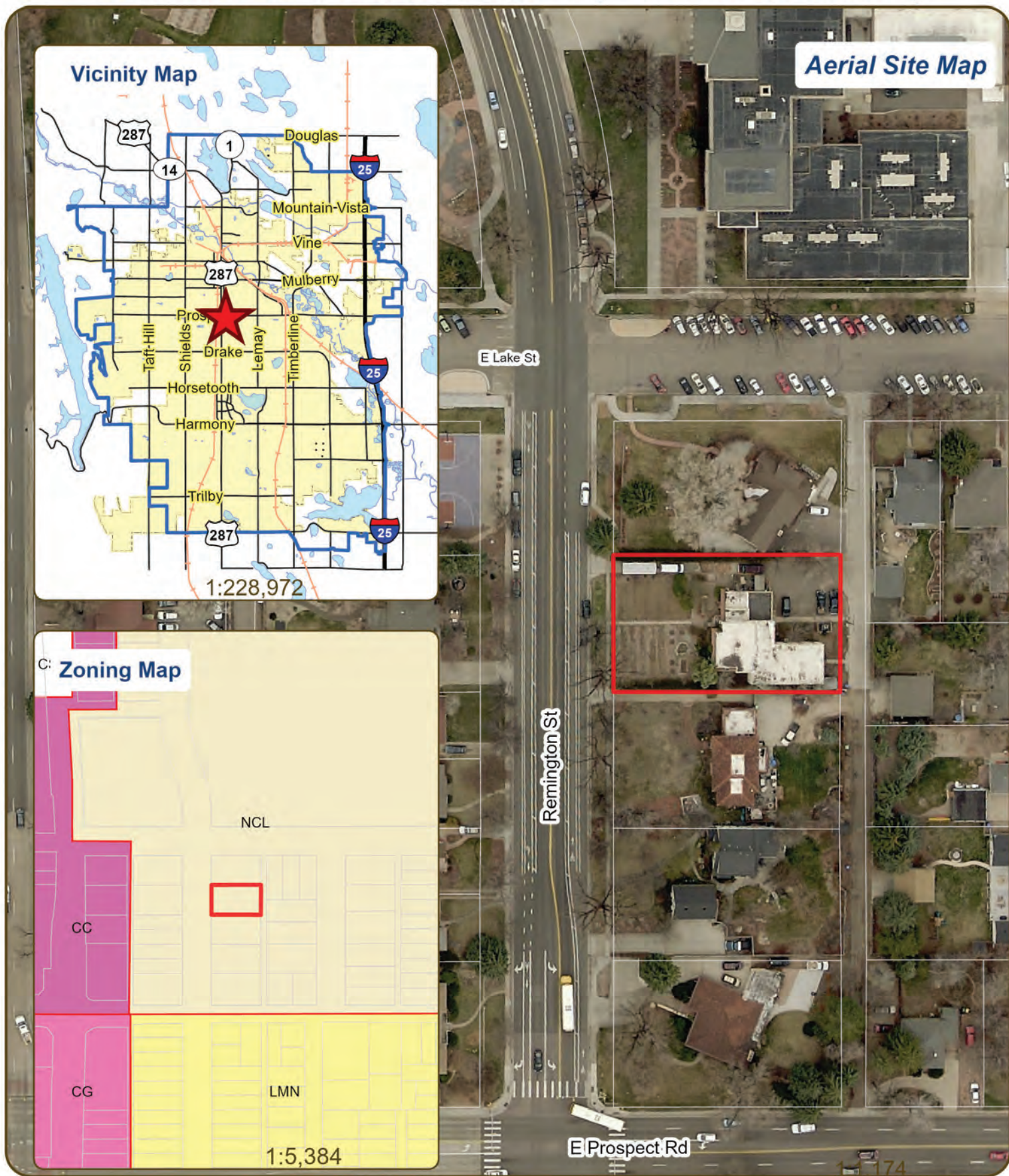
DRC: Tenae Beane

Description

This is a request to establish a Bed & Breakfast use at 1516 Remington St. (parcel # 9713332003). The applicant proposes to establish a 10-room bed & breakfast with an owner/operator suite project would include remodeling the existing 9000sf group home and revising the parking plan and landscaping. Access is taken from Remington St to the west and an alley to the east. The site is approximately 0.09 mile east of S College Ave and approximately 0.06 miles north of E Prospect Rd. The property is within the Neighborhood Conservation, Low Density District (N-C-L) zone district and the project would be subject to Addition of Permitted Use (APU) Review.

Remington B&B APU

Addition of Permitted Use (Bed & Breakfast)



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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) _____

Danny Crisafulli and Trinity Bender - Buyers of the property

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-402-8006, Email Address team@crisafulliteam.com

Site Address or Description (parcel # if no address) 1516 Remington St. Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) _____

We are hoping to get Additional Permitted Use to have this property run as a Bed & Breakfast

Proposed Use Bed & Breakfast Existing Use Group home/ fraternity house

Total Building Square Footage 8997 S.F. Number of Stories 2 Lot Dimensions roughly 170 x 100

Age of any Existing Structures 1946

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 [x] 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 potentially paving the back area for parking. Can't tell it is paved already due to snow 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?

1516 Remington Bed & Breakfast

Project Overview

1516 Remington St. was originally built as Greek Housing in 1946. Over the years, this property has operated as a sorority, fraternity, group home, child care center, and other uses along the way. The current and previous owner(s) planned to utilize the property, once again, as a fraternity house. Our vision is to turn this property into a Bed & Breakfast and to create a space that invites guests to experience the town we all love in a unique way, in one of the best locations and settings possible. Being located next to Colorado State University, walking distance to downtown, while sitting right on the trail system, the location could not be more inviting for guests. We plan to restore this home back to its stately provenance with beautiful decor, manicured grounds and gardens to complement the CSU gardens across the street. We aim to create an intimate 10 bedroom boutique Bed & Breakfast where people can not only have a delightful place to stay but also step out the door into the heart of Fort Collins.

Challenges:

Current zoning is NCL - Due to this, the current and previous owners have struggled to find the right use for the property. The demand for a 9,000 sqft single family house in our city is low. But this is the perfect setting for a Bed & Breakfast to welcome visitors to the city, guests of CSU students and faculty, prospective staff for our local businesses, and anyone else exploring the city we love.

One of the challenges is the current zoning. With the home not currently being zoned for a Bed & Breakfast, we will be seeking an Additional Permitted Use, unless previous use would justify the allowed use of a bed and breakfast.

Solution:

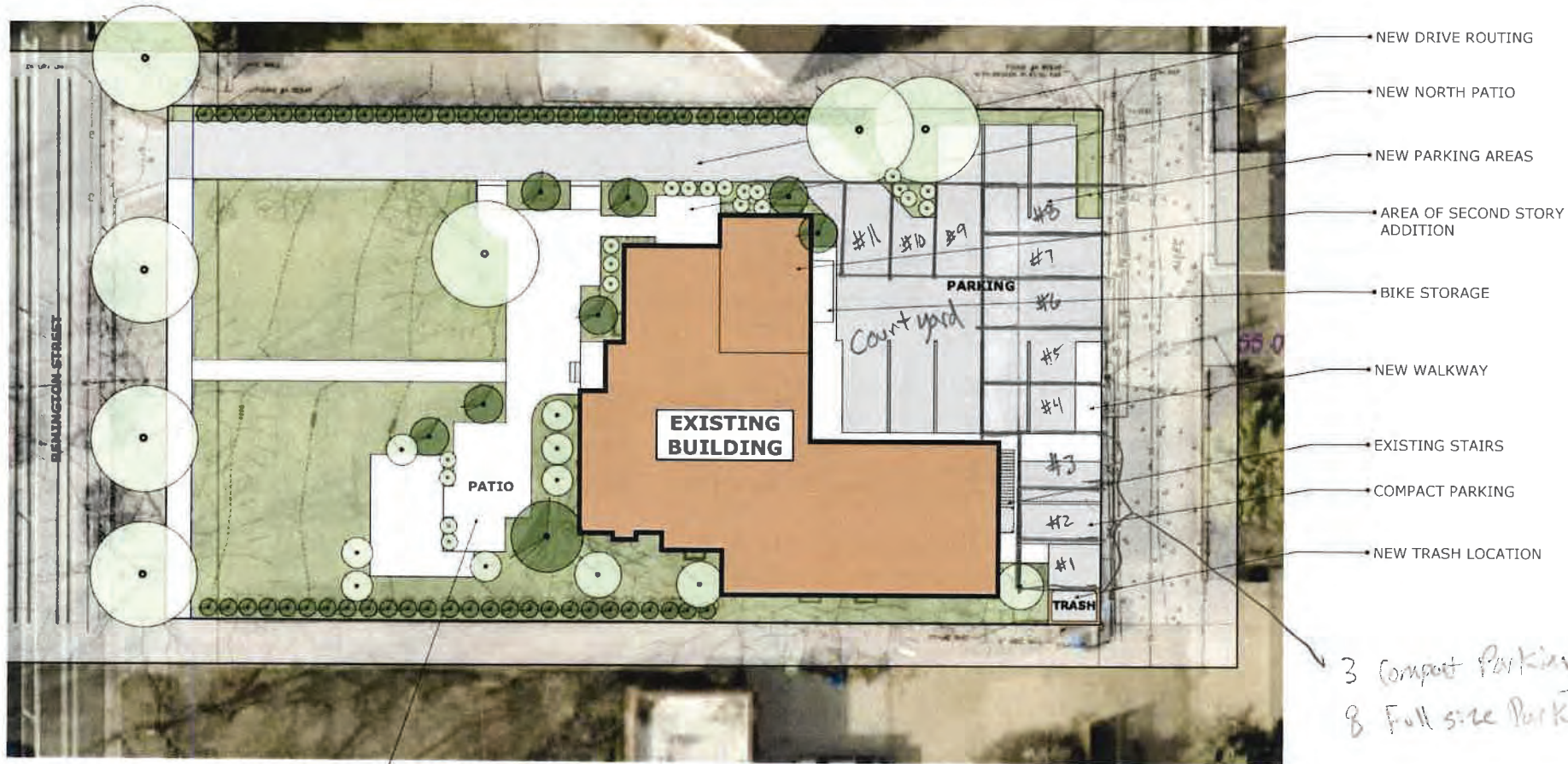
We are seeking advice and comments as we pursue what we believe to be the highest and best use of this property — a 10 bedroom Bed & Breakfast with a 1 bedroom owner/operator suite. We certainly think this will have a low negative impact on the neighborhood, while having an incredibly positive effect on the city itself.

Your comments and time are greatly appreciated. We've attached a few links here to some bed & breakfasts that will paint a similar aesthetic of what we hope to achieve.

[Hotel Franz](#)

[The Hotel Portsmouth](#)

[Ett Hem Stockholm](#)



- NEW DRIVE ROUTING
- NEW NORTH PATIO
- NEW PARKING AREAS
- AREA OF SECOND STORY ADDITION
- BIKE STORAGE
- NEW WALKWAY
- EXISTING STAIRS
- COMPACT PARKING
- NEW TRASH LOCATION

3 Compact Parking
8 Full size Parking

NEW EXTERIOR LIVING AREA

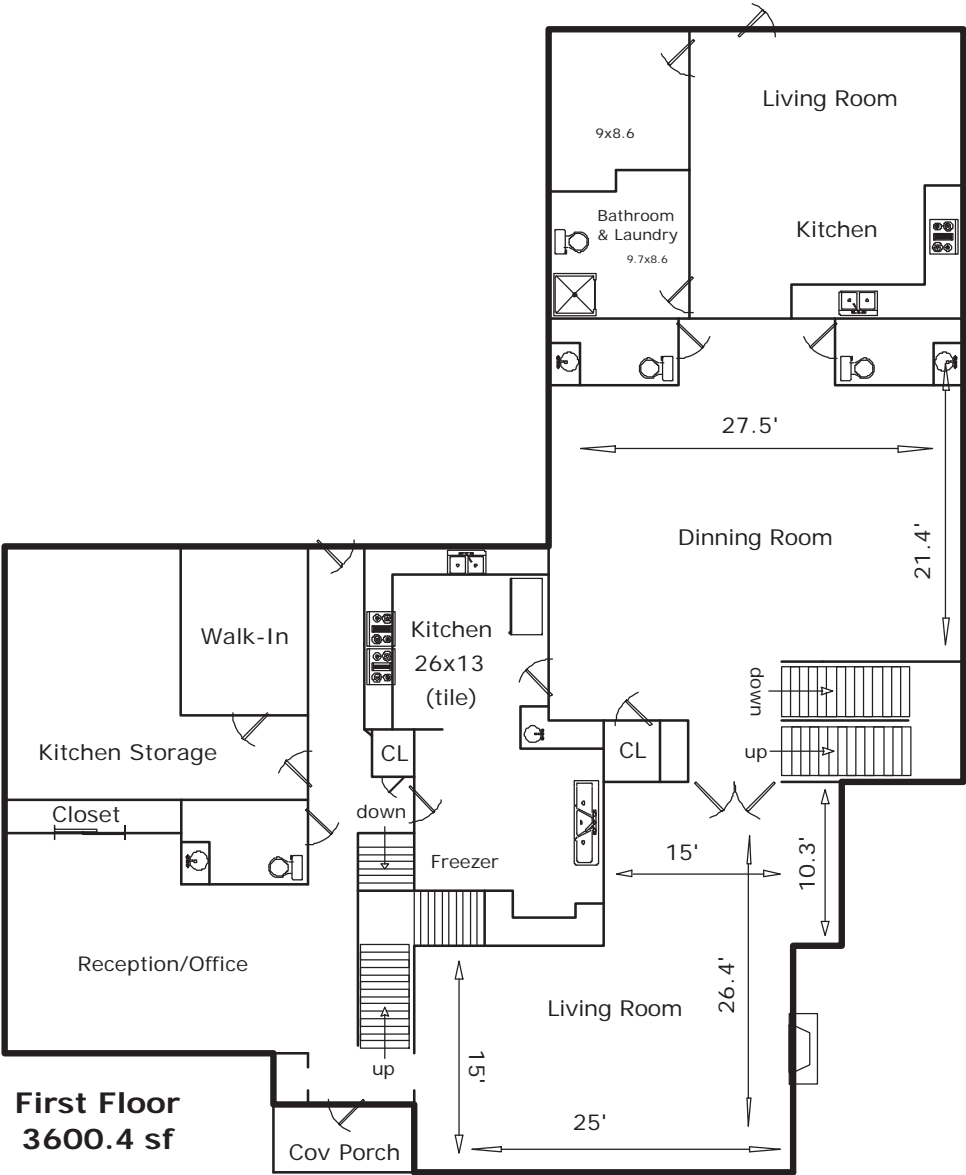


CONCEPT SITE PLAN

SCALE: 1" = 20'-0"

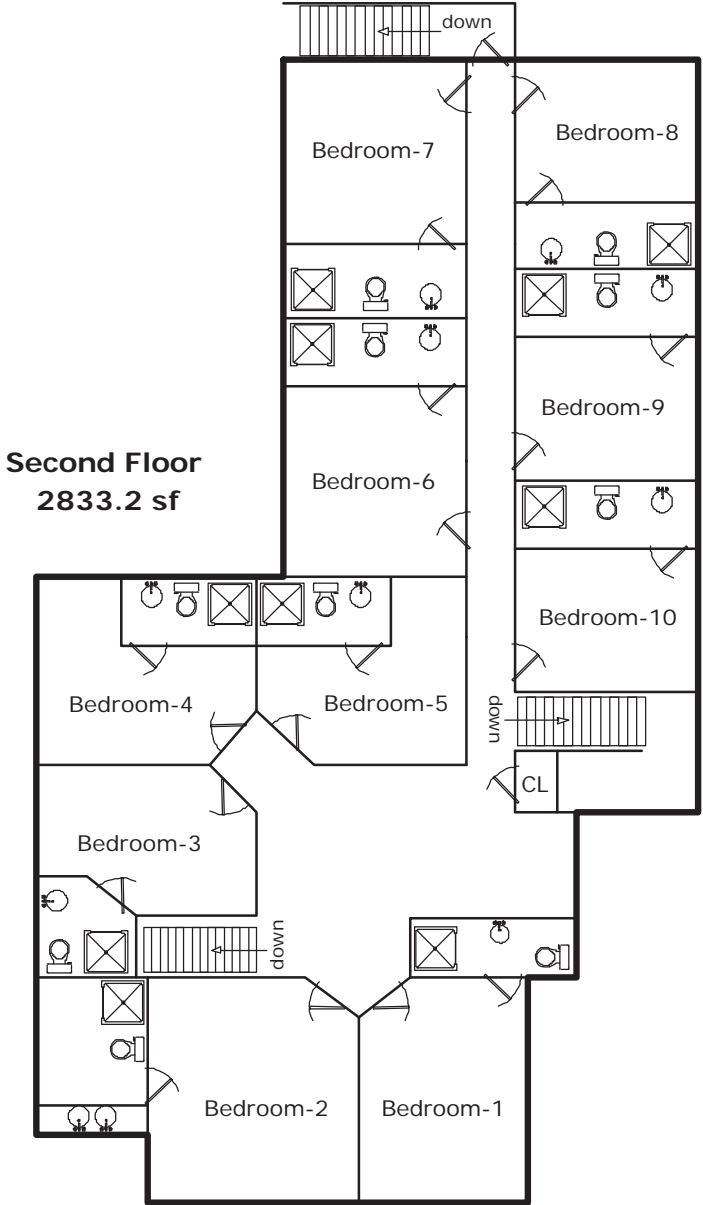
1516 REMINGTON ST. BED AND BREAKFAST

FIRST FLOOR



1516 REMINGTON ST. BED AND BREAKFAST

SECOND FLOOR



1516 REMINGTON ST. BED AND BREAKFAST

BASEMENT

