

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/21/2023 10:15 AM

Project Name

Townhomes at 220 Oak
CDR230072

Applicant

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

Description

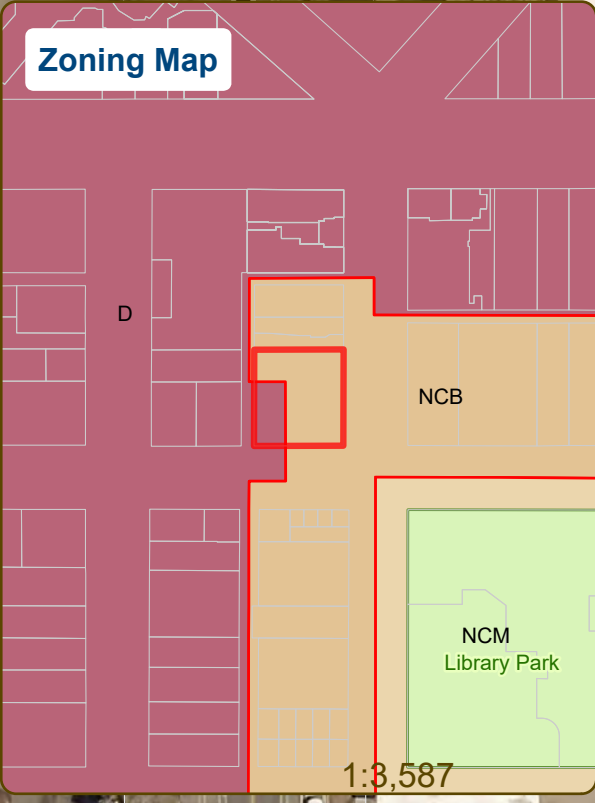
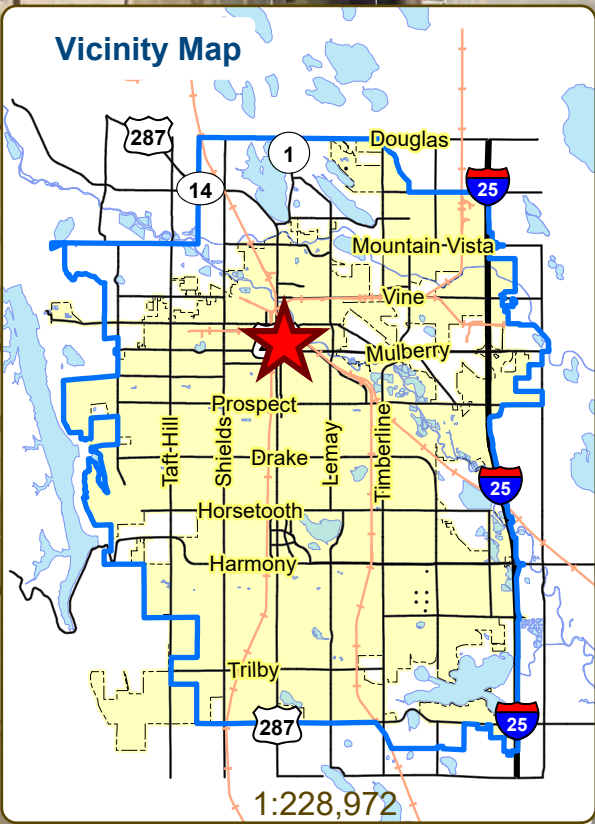
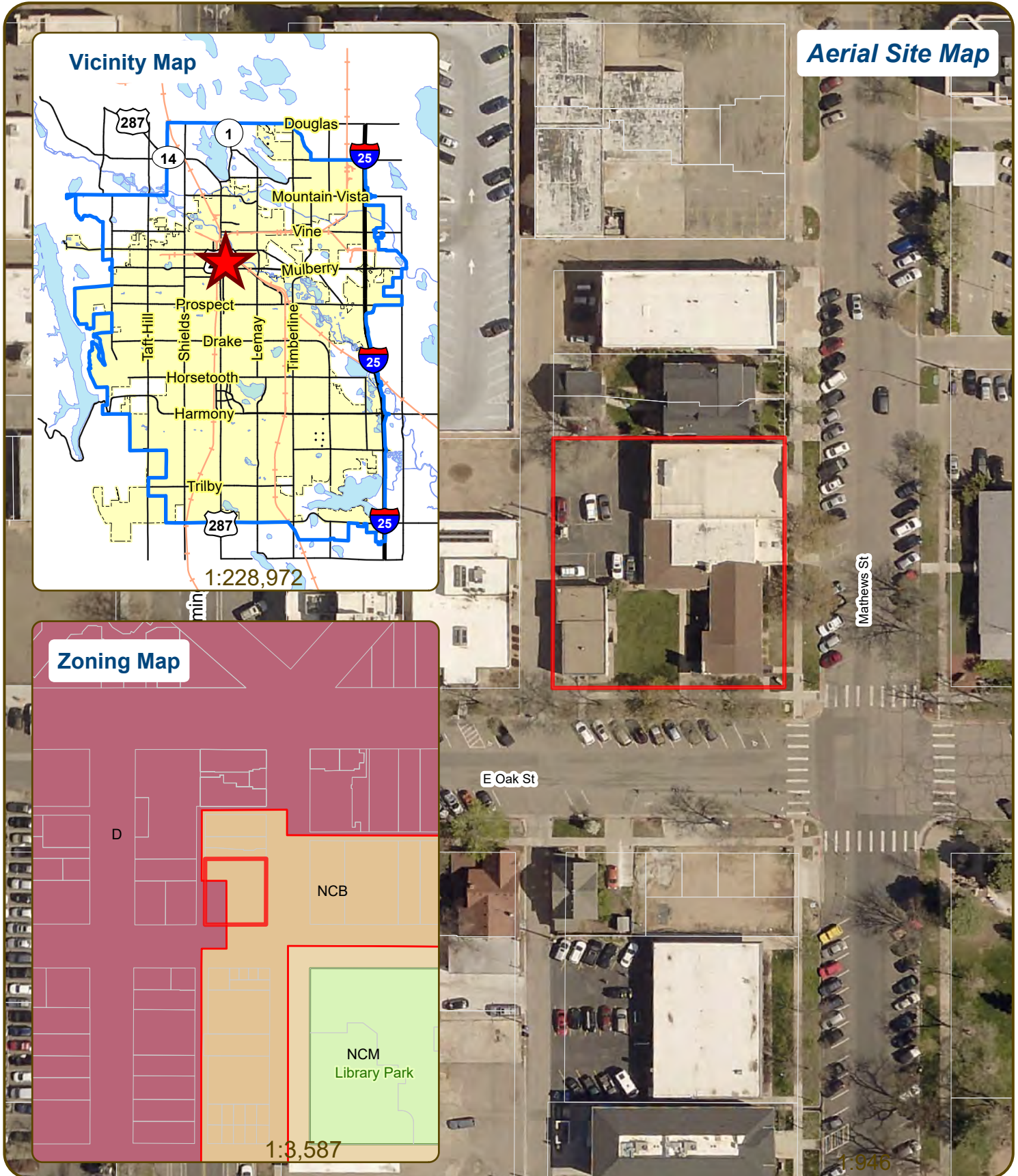
This is a request to develop 15 townhome units at 220 E Oak St. (Parcel # 9712317922). The applicant proposes fifteen (15) three and four (3 & 4) story townhomes (single family attached dwelling units) around a center garden courtyard. Access would be taken from Matthews St. directly to the east, E Oak St to the south and the alley directly to the west. 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

Townhomes at 220 Oak Mixed Use Single Family Attached



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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 preappmeeting@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) Davis Davis Architects

Business Name (if applicable)

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. Description + Civil Eng. Utilities sketch.

Proposed Use residential Existing Use Religious

Total Building Square Footage 32,373 SF S.F. Number of Stories 3-4 Lot Dimensions 140' x 150'

Age of any Existing Structures two buildings range in age from 20 to 90 years. Site was cleared of historical significance

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 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?

September 7, 2023

Conceptual Review Submittal

ROBERT LEWIS DAVIS, JR.
AIA
rdavis@davisdavisarch.com

LAURIE PERRIELLO DAVIS
AIA
ldavis@davisdavisarch.com

CCC Development
220 E Oak Street
Fort Collins, CO 80524

Application Description

The proposed redevelopment is for fifteen (15) three and four (3 & 4) story townhomes around a center garden courtyard. Total lot area is 21,000 SF with an estimated 15,000 SF of existing building area that will be torn down to build 32,373 SF of residential townhomes. Private parking is accessed from the alley to the west of the property.

Attached is a utilities sketch provided from our civil engineer that outlines some of his conceptions as to the site that we would like comments on from staff. (The plan is slightly different than the one submitted, but general layout applies)

- The project will be most efficient if we take advantage of City Code Section 26-256 which allows for up to 6 single family attached units to share a private water / sewer service. This is depicted on the concept drawing in the central portion of the site. Please confirm a layout concept like this will be allowed, or direct us to the process to gain this approval.

- Will the City allow interior water meters for these 14 units (in basements or crawl spaces)?

- Please provide any other comments on the concept utility and storm drainage outfall layout.

Thank you.

Laurie P Davis

Attachments: (1) Colored Utilities sketch

220 E OAK CONCEPT UTILITY LAYOUT



EAST UNITS WATER SERVICE FROM MATTHEWS WITH 2 UNITS PER TAP (DUPEX STYLE)

6\"/>

2\"/>

WEST UNITS SEWER SERVICES TO ALLEY

LD OUTLET TO EX INLET

1.7.23

DAVID DAVIS ARCHITECTS

221 E. Oak Street, Unit A
Fort Collins, CO 80524

T. (970) 482-1827
www.davidavisarch.com

September 7, 2023

Conceptual Review Submittal
(previously submitted)

ROBERT LEWIS DAVIS, JR.
AIA
rdavis@davidavisarch.com

LAURIE PERRIELLO DAVIS
AIA
ldavis@davidavisarch.com

CCC Development
220 E Oak Street
Fort Collins, CO 80524

To Whom it May Concern:

Please accept this application package for Conceptual Review. The site, currently used as a church, is a corner lot of 21,000 SF with alley access. The property, although one ownership and use classification, is unusually and irregularly divided into two zones; the Downtown Zone (5,000 SF), and the NCB Zone (16,000 SF).

We plan to deconstruct what we can, and demolish the rest of the existing buildings (already cleared of historic significance in December 2021), and are proposing fifteen (15) townhomes around a garden courtyard. Pedestrian access to townhomes located on the west side of the lot (alley side) will be through the center courtyard, while the pedestrian access to the townhomes on the west side of the lot, (Mathews Street) will be from the public sidewalk. The vehicular access for the west side townhomes will be from the alley into private garages. The vehicular access for the townhomes on Mathews Street will be via a private drive from the alley to individual garages at grade in the townhomes. Total build out is proposed to be 32,373 GSF.

We propose to show that our project is in alignment with the Vision and Values of the City's Comprehensive Plan, especially in Neighborhood Livability, Environmental Health and Transportation Mobility. As an example, our project will participate in the City Utility's Integrated Design Assist Program to insure improved energy efficiency, as well as providing for solar ready rooftops. We will also participate in City's Downtown Development Authority TIF program to insure better than average building materials for the facades, as well as contributing to the tax base of the city. This proposed project, in addition to being an infill development in a walkable and bikeable part of Old Town, will also provide for a shared electric car for increased mobility options.

Given the context of property, we have made some assumptions for proposed project that are not in strict conformance with the Land Use Code. We have addressed the **areas of conformance and non-conformance** below. We will request Modifications to the Standard when submitting for the PDP. 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: 5' from back of sidewalk is **conforming**.
- 2) Rear yard setback: 5' in Downtown Zone is **conforming**. (If seen as side yard in NCB, 5' setback is also **conforming**)
- 3) Alley side yard: 5' is **conforming**.

Setbacks in the NCB Zone:

- 1) Front yard required setback (Mathews Street) 15': **Non-conforming**. Request is for zero lot line setback.
Justification: Over 80% of the buildings on this block face are at zero lot line. The urban street edge is maintained from Mountain Avenue to Olive Street.
- 2) Rear yard setback 15': **Not Applicable** since rear yard is Downtown zone.
- 3) Street side setback 9'(Oak Street): **Non-conforming**.
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.
- 4) Interior Side yard setback 5': **Conforming. Increased to 10'** to give sunlight to neighboring historic property, the McIntyre House. In addition, the existing church addition is 5' from the north property line, 26' h x 70' long (East to West) so blocks currently blocks a majority of light and air to the potentially historic house. Our proposed building is not only in compliance with the code, but betters that condition.

Bulk Plane: (applies only to the NCB Zone)

North Façade Bulk Plane. **Conforming**. 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)

Rear half of the lot restriction. **Conforming**. The 33% rear half restriction would allow 4,455 SF. Our proposed project has 4,145 SF in the rear half of the NCB Zone.

Unit Quantity in NCB:

Allowed is 24 units/acre. **Conforming**. Using 16,000 SF as the portion of the lot size in NCB, this site would be allowed **8.8** units. Proposed is **8** + a 600 SF portion of a unit attached to the Downtown Zone building.

Unit Quantity in Downtown Zone:

Not applicable. There are six (6) units in the D-Zone with three (3) units having an allowed 4th story.

Parking:

Conforming. Since this project is in two zones (Downtown and NCB), we propose that this project be considered a Transit Oriented Development (TOD). With that designation, the proposed project provides better than required parking spaces, including the shared EV which counts as 5 spaces. (please see data table, sheet 3)

Historical:

Approaching Conforming. We are aware 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 (10' 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. We believe these setbacks and stepbacks honor the existing context, and as we continue to develop the design, we will look for units of compatibility that can be made.

Thank you for your time.

Regards,



Laurie P. Davis, AIA, LFA



Robert L. Davis, Jr., AIA



1

SITE PLAN
 CCC DEVELOPMENT

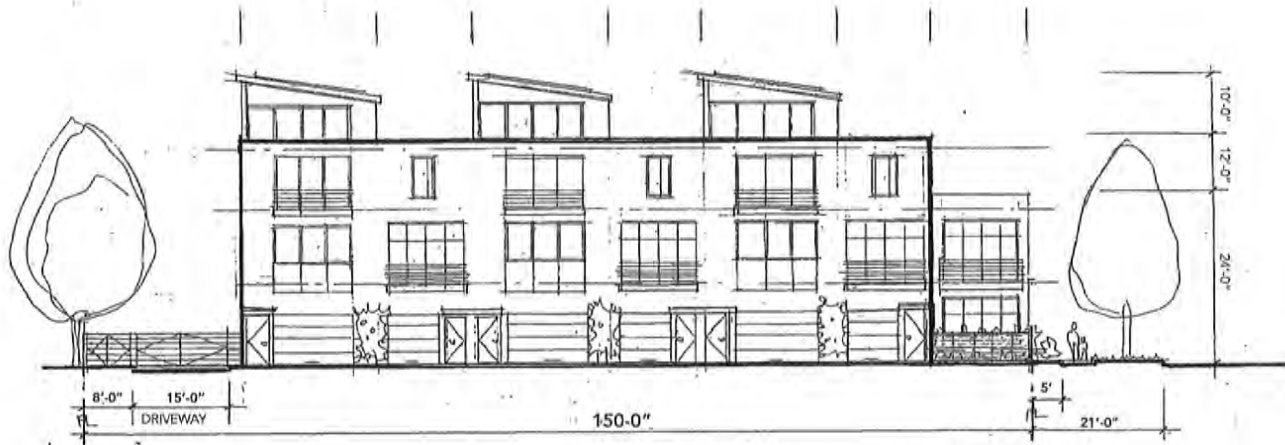
SCALE: 1"=30'-0"

9.7.2023

DAVISDAVIS ARCHITECTS

221 E. Oak Street, Unit A
 Fort Collins, CO 80524

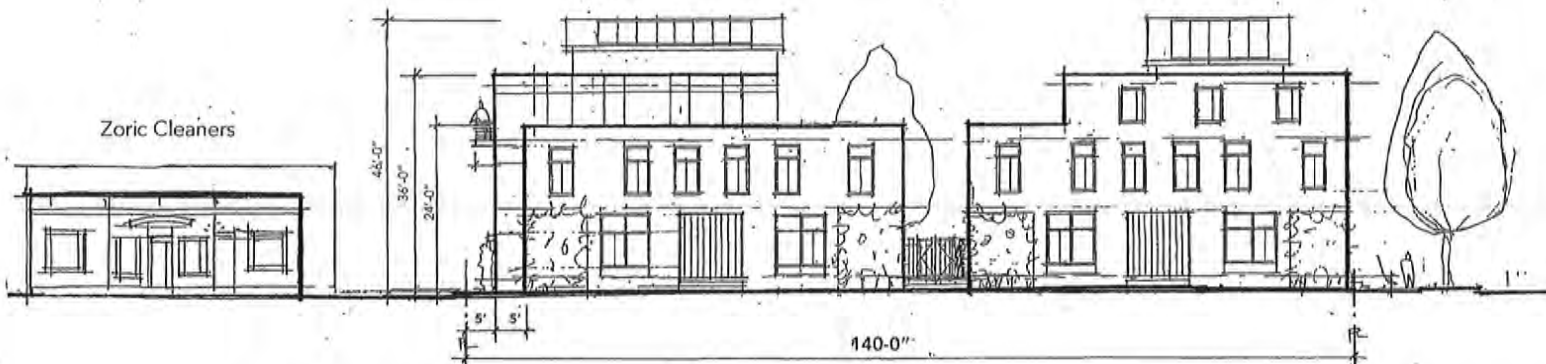
T. (970) 482-1827
www.davisdavisarch.com



ALLEY



MATHEWS STREET



E OAK STREET

**DAVISDAVIS
ARCHITECTS**

221 E. Oak Street, Unit A
Fort Collins, CO 80524

T. (970) 482-1827
www.davidsdavisarch.com

2

ELEVATIONS

CCC DEVELOPMENT

SCALE: 1"=30'-0"

9.7.2023

CCC Conceptual Review Submittal

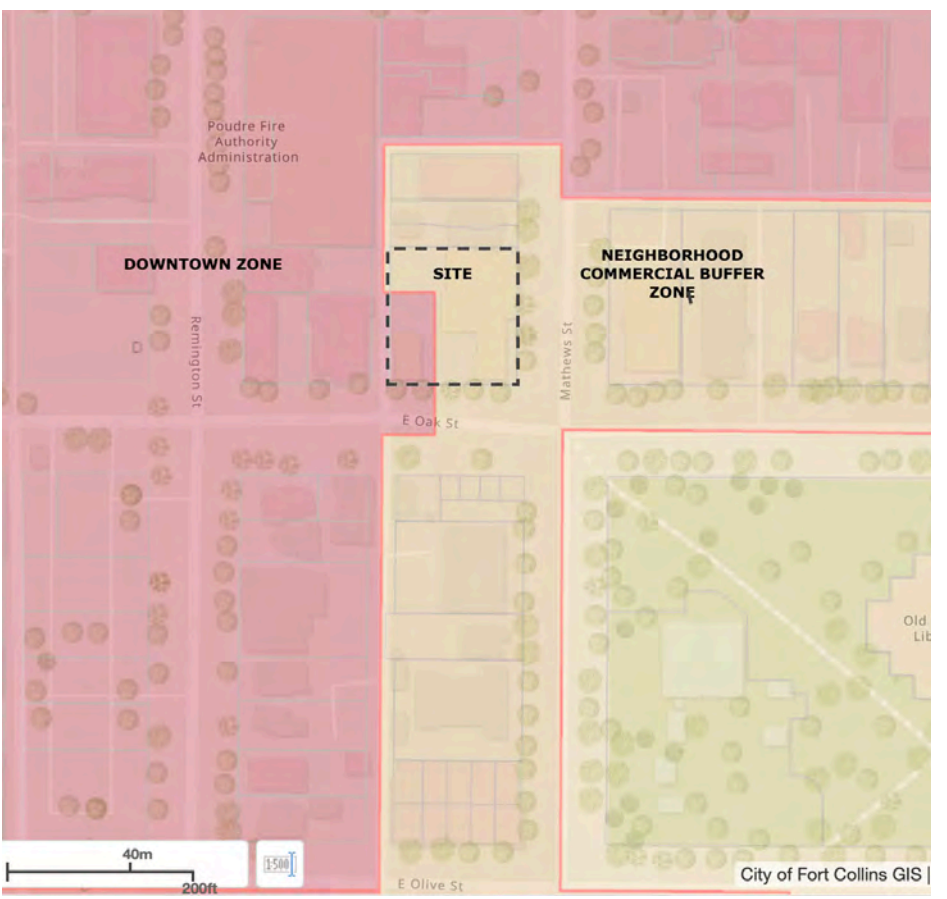
CCC DEVELOPMENT Townhouse Concept								
Unit Number	No. of Stories	Unit Type	Net SF per unit	No. of Bdr.	Number of Baths	Roof Deck	Parking Supplied	TOD Parking Req.
101W	3	Townhouse	1,500	2	2.5	No	1	1.00
102W	4	Townhouse	2,650	3	3.5	Yes	2	1.50
103W	3	Townhouse	1,500	2	2.5	No	1	1.00
104W	4	Townhouse	2,650	3	3.5	Yes	2	1.50
105W	3	Townhouse	1,500	2	2.5	No	1	1.00
106W	4	Townhouse	2,650	3	4.0	Yes	2	1.50
107W	2	Townhouse	950	1	1.5	No	0	0.75
108W	2	Townhouse	950	1	1.5	No	0	0.75
Subtotal			14,350	17	21.5			
101E	3	Townhouse	1,500	2	2.5	Yes	1	1.00
102E	3	Townhouse	2,450	3	4.0	Yes	2	1.50
103E	3	Townhouse	1,500	2	2.5	Yes	1	1.00
104E	3	Townhouse	2,450	3	4.0	Yes	2	1.50
105E	3	Townhouse	1,500	2	2.5	Yes	1	1.00
106E	3	Townhouse	2,450	3	4.0	Yes	2	1.50
107E	3	Townhouse	1,950	2	3.0	No	0	1.25
Subtotal		15	13,800	17	22.5		18	
Car Share							1	
Total			28,150	34	44.0		23	17.75
Gross SF			32,373					



AERIAL MAP OF SITE



EXISTING OAK STREET VIEW



ZONING MAP OF SITE

CCC
220 E OAK STREET, FORT COLLINS, CO 80524
SITE CONDITIONS



REVISED 9.7.23



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