

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

10/25/2023 8:30 AM

Project Name

Mixed-Use Commercial at 160 W Mountain Ave
PDR230013

Applicant

Joshua Guernsey

970-632-5050

jguernsey@waypointre.com

Planner: Arlo Schumann

Engineer: John Gerwel

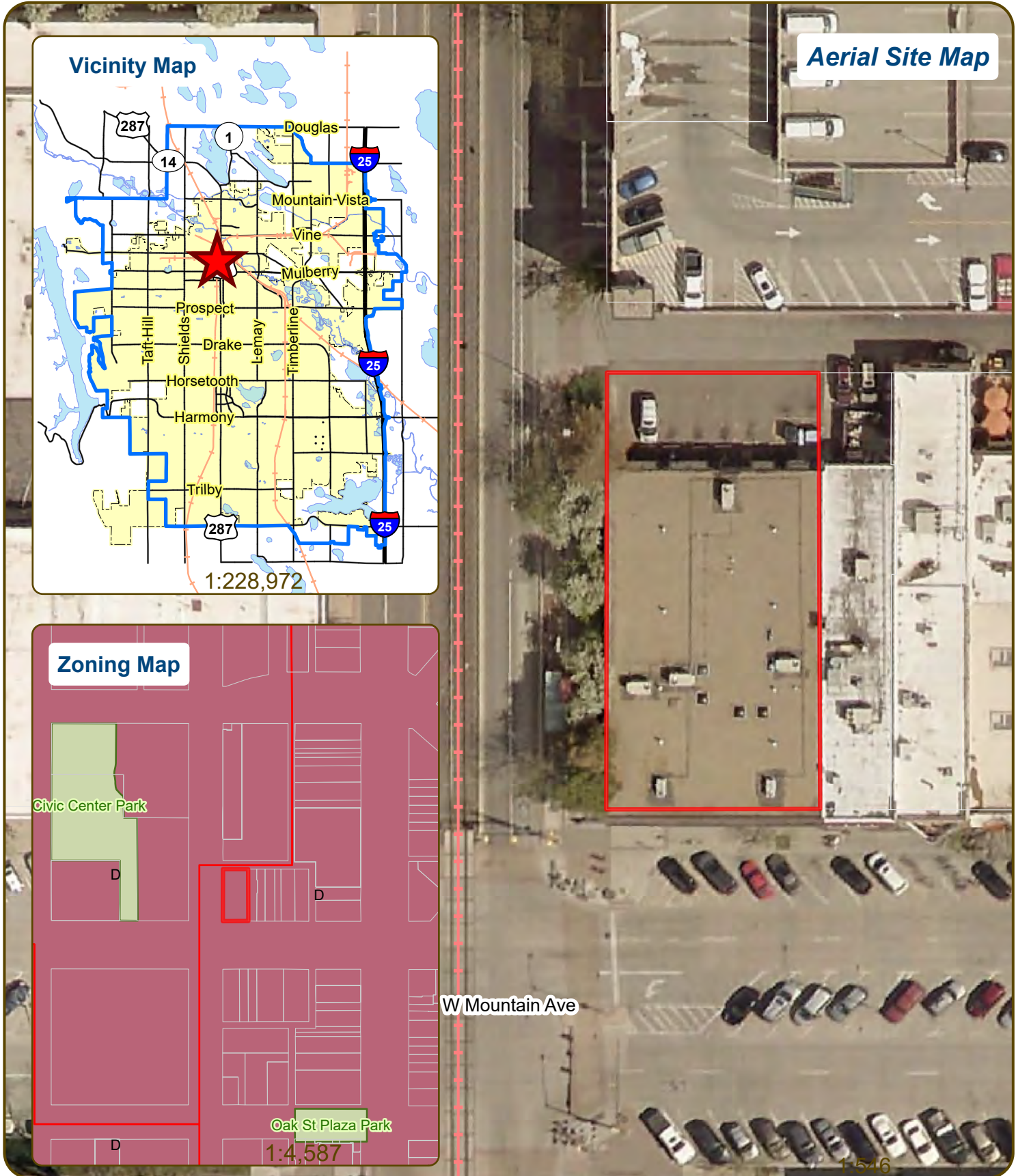
DRC: Marissa Pomerleau

Description

This is a request to add a mix commercial uses at 160 W Mountain Ave (parcel # 9711405040). The applicant proposes to renovate the existing building and site to include spaces for a mix of commercial uses including office, restaurant, retail, and personal service shop uses. Access is taken from W Mountain Ave to the south and N Mason St to the west. The site is approximately 0.07 miles west of N College Ave and approximately 0.39 miles north of W Mulberry St. The property is within the Downtown District (D) Historic Core Subdistrict zone district and the project would be subject to Minor Amendment.

Mixed Use at 160 W Mountain

Commercial Mixed Use



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to preappmeeting@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$1,000)

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

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)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

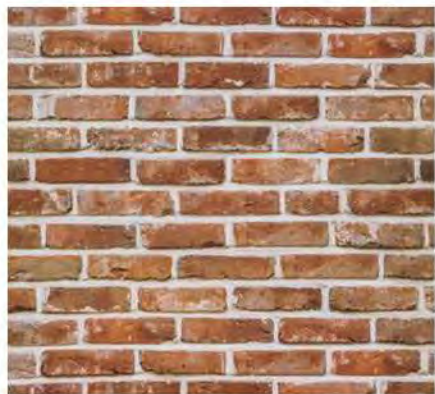
- 1) Preliminary Design Review Application form and filing fee (\$1000).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?- Adapting a standard office to mixed use to include a restaurant.
 - (b) What improvements and uses currently exist on the site?- 9,000 sf building + 9,000 sf basement + on-site parking.
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.- Modification to multiple storefronts on Mountain and Mason to include patio space fronting Mountain Avenue.
 - (d) Describe site design and architecture.- Renovation of exterior facade. Basic renderings provided in Exhibit A.
 - (e) How is your proposal compatible with the surrounding area?- Uses are consistent with those found on Mountain Avenue and the Downtown District.
 - (f) Is water detention provided? If so, where? (show on site plan)- N/A
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?- No change.
 - (h) What is being proposed to treat run-off?- No change.
 - (i) How does the proposal impact natural features?- Downtown with a zero lot line.
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?- No. Yes, we will upgrade for fire sprinkler fire safety.
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?- None known.
 - (l) Have you previously submitted an application?- No.
 - (m) What specific questions, if any, do you want addressed?- (1) Utility infrastructure. Most importantly, sewer and water. (2) Are there any historical considerations? (3) What is the infrastructure with the MAX bus stop? And are there any limitations offered to use for Mason Street frontage?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses- Please see Exhibit B.
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)- Modification of existing storefronts onto Mountain Avenue.
 - (c) Existing and proposed landscaping (Will trees be removed?)- No immediate plans to modify any existing trees, however, we are noting existing landscaping along the Mason Street frontage.
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)- No change.
 - (e) Existing natural features (Will these be impacted by the proposal?)- None planned. On and Off site improvements.
 - (f) On and off site improvements- Desired encroachment to permit for patio(s) on Mountain and Mason.
 - (g) Location of detention, drainage and water quality features- No change to current.
 - (h) Emergency vehicle access and fire hydrant locations- No change to current.

EXHIBIT A

RENDERINGS AND CONCEPTUAL DESIGN PACKET







EXISTING BRICK



PAINTED BRICK



EXTERIOR PAINT

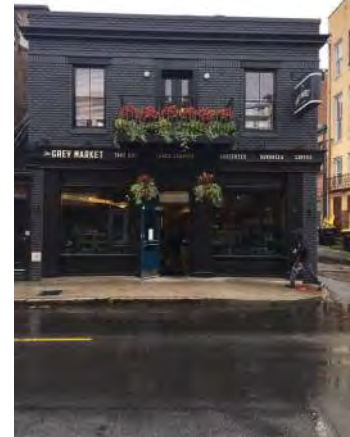


LIGHT FIXTURE

LIGHT & BRIGHT



DARK & MOODY



MIXED AESTHETIC



EXHIBIT B

PROPERTY SITE BOUNDARY

