

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

10/19/2023 9:15 AM

Project Name

Fraternity at 1516 Remington St
CDR230080

Applicant

Alex Montoya
720-432-5395
alexmontoya1@gmail.com

Description

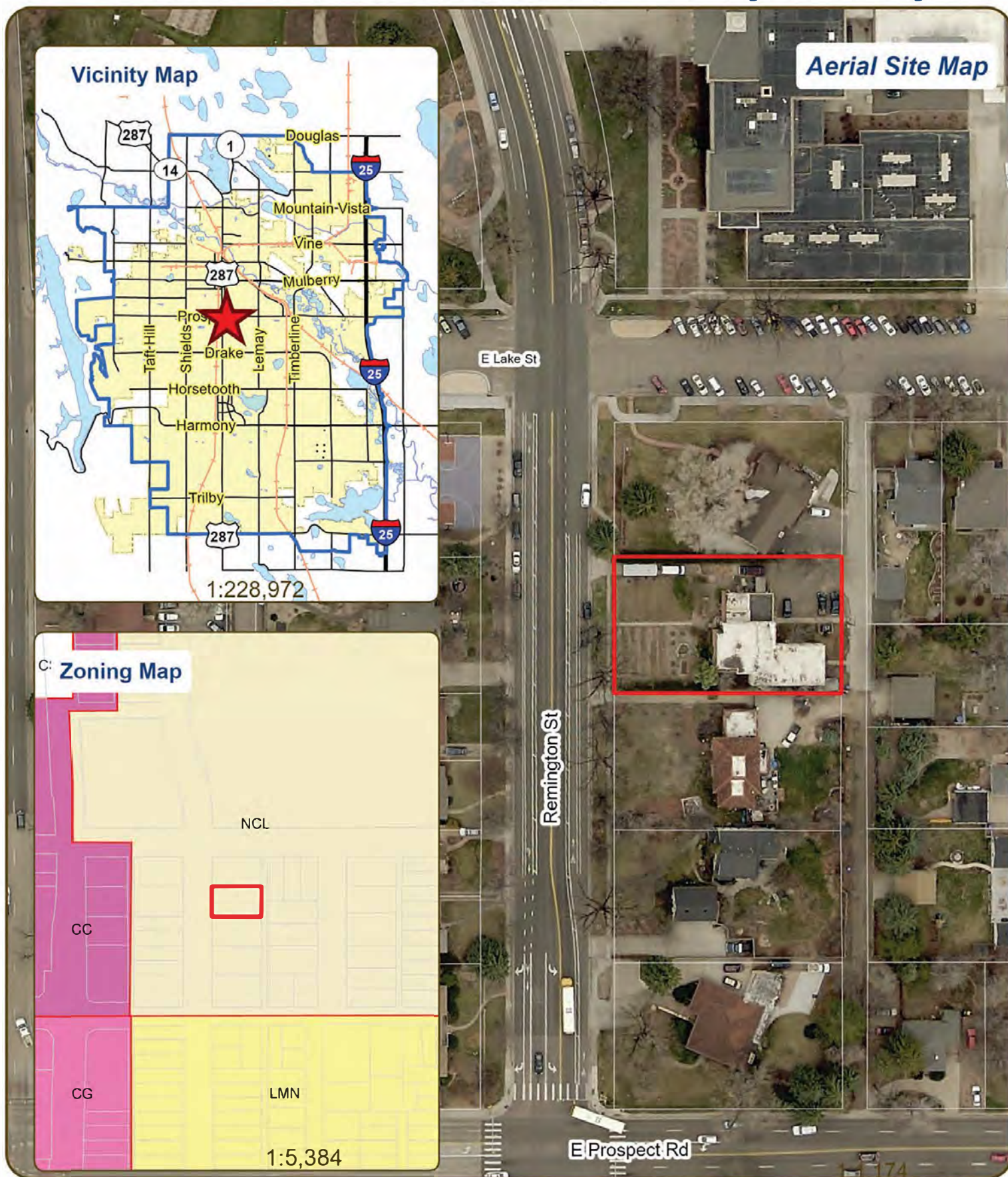
This is a request to establish a Fraternity/Sorority use at 1516 Remington St. (parcel # 9713332003). The applicant proposes to establish a fraternity/sorority house that would include remodeling the existing 9000sf group home and revising the parking plan and landscaping. Access is taken from Remington 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.

Planner: Kai Kleer

Engineer: John Gerwel

DRC: Todd Sullivan

Fraternity at 1516 Remington St Addition of Permitted Use (Fraternity/Sorority)



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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)

Alex Montoya prospective owner

Business Name (if applicable)

Your Mailing Address PO Box 630231 Highlands Ranch Co 80163

Phone Number 720 432 5395 Email Address

Site Address or Description (parcel # if no address) 1516 REMINGTON

Description of Proposal (attach additional sheets if necessary) SEE ATTACHED

Proposed Use FRATERNITY/SORORITY Existing Use GROUP HOME

Total Building Square Footage 8997 S.F. Number of Stories 2 Lot Dimensions ~ 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.

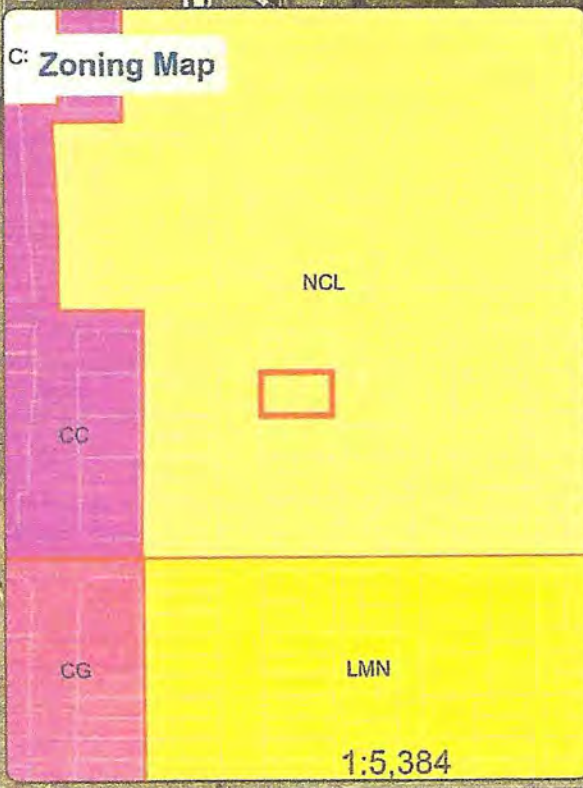
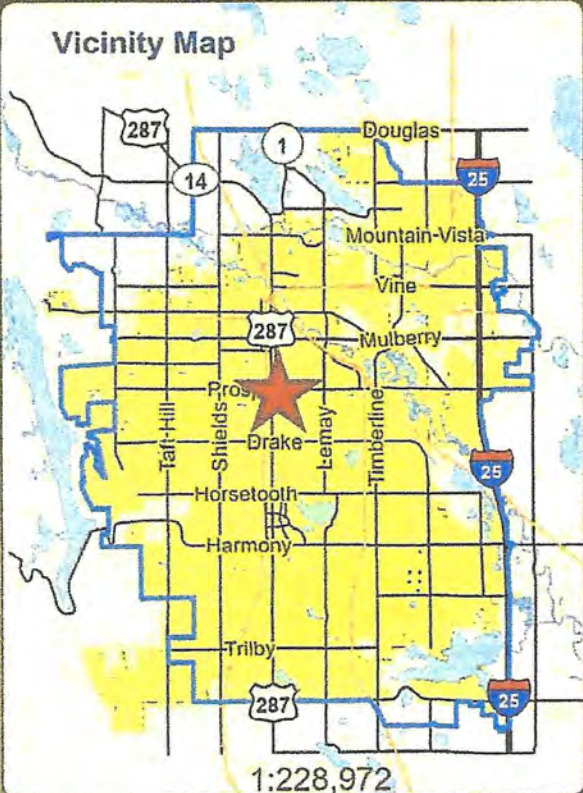
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

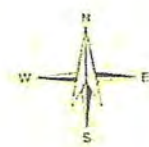
Increase in Impervious Area 900 square feet S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



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1516 Remington Narrative – Restoration of a Greek House

Project objective: To restore 1516 Remington to its former glory as a Greek House (Fraternity/Sorority).

This project will restore this building into its former use as a Greek Chapter House and will increase parking spaces available, reduce the inside square footage, updated to meet modern electrical, plumbing, mechanical, and safety standards. The project has management with 20+ years of experience working with Greek students, managing these facilities and major remodeling projects on Greek properties.

Current problems:

- This building sits, uninhabitable and has been this way for over three years.
- The price of the property is significant
- The property has been demolished inside, to a great extent, without permit.
- Plumbing updates have been completed without permit
- The building size is a mismatch for its current zoning as a single-family residence.
- Student housing is much needed for Colorado State University
- Parking is much needed in areas around the University.

It is our intent to follow much of the site plans of the previous owner with respect to utilities, regrading the landscaping, water runoff management and façade renewal. These plans were reviewed by the city in the past. It is understood that we will need to reapply for the development process. Addressing the historical value of the facility is a priority for the project.

This document focuses on parking options, as this will ultimately determine the financial viability of the project.

Included find the existing building footprint, to scale, and the proposed building footprint for discussion.

Three parking scenarios are included. Each in their own way has minor easement infractions, but are good solutions for a Greek housing project.

Under all parking scenarios, it is our intent to demolish the existing garage, located on the north side, that has structural and water damage. We will not replace that structure, thus reducing the building's square footage and increasing compliance. This space will be repurposed as part of the surface parking solution.

Parking Scenario One: All surface parking - 15 spaces (See attached drawing to scale)

It is proposed that the existing driveway use, be changed to pedestrian and bicycle access only.

This proposed scenario has an aisle width of 23 feet and 14 spaces of back-to-back parking. There is one compact space behind the southeastern most part of the building. This scenario allows for egress at both first-floor emergency exit and second floor emergency exit staircase (not shown). The scenario shows two spaces that minimally overhang into the five-foot lot easement for parking toward the alley. This scenario meets the Compact Parking Ratios. This scenario also meets the handicap parking standard.

Scenario Two: All surface parking – 17 spaces (See attached drawing to scale)

It is proposed that the existing driveway use, be changed to only pedestrian and bicycle access only.

This scenario proposed has an aisle width of 21 feet and 13 spaces of back-to-back parking. There are four (4) compact spaces behind the southeastern most part of the building. This scenario allows for egress at both first-floor emergency exit and second floor emergency exit staircase (not shown). The scenario shows four compact spaces that overhang into the five-foot lot easement for parking. This scenario meets the Compact Parking Ratios. This scenario also meets the handicap standard.

Scenario Three: All surface parking plus garage parking – 24 spaces (See attached drawing to scale)

This plan combines most of the Scenario One changes and adds an underground parking garage.

It is proposed that the existing driveway be employed but changed at approximately fifteen (15) feet in front of the building façade to enter the ground as an entrance to an underground parking garage (8 foot height) combined with additional surface parking available as given in Scenario One. Since it is a one-way access, we will have a signal light for approaching parking traffic on the driveway that signals it is safe to approach. This will be discrete. Appropriate landscaping and screening will be used to minimize this feature.

It is a focus of this project to increase parking, and provide additional student housing, which are continual pain point in Fort Collins. However, maximizing the occupancy is not the focus. There is a balance that can be found.

Thank you for time and attention to consider this project.

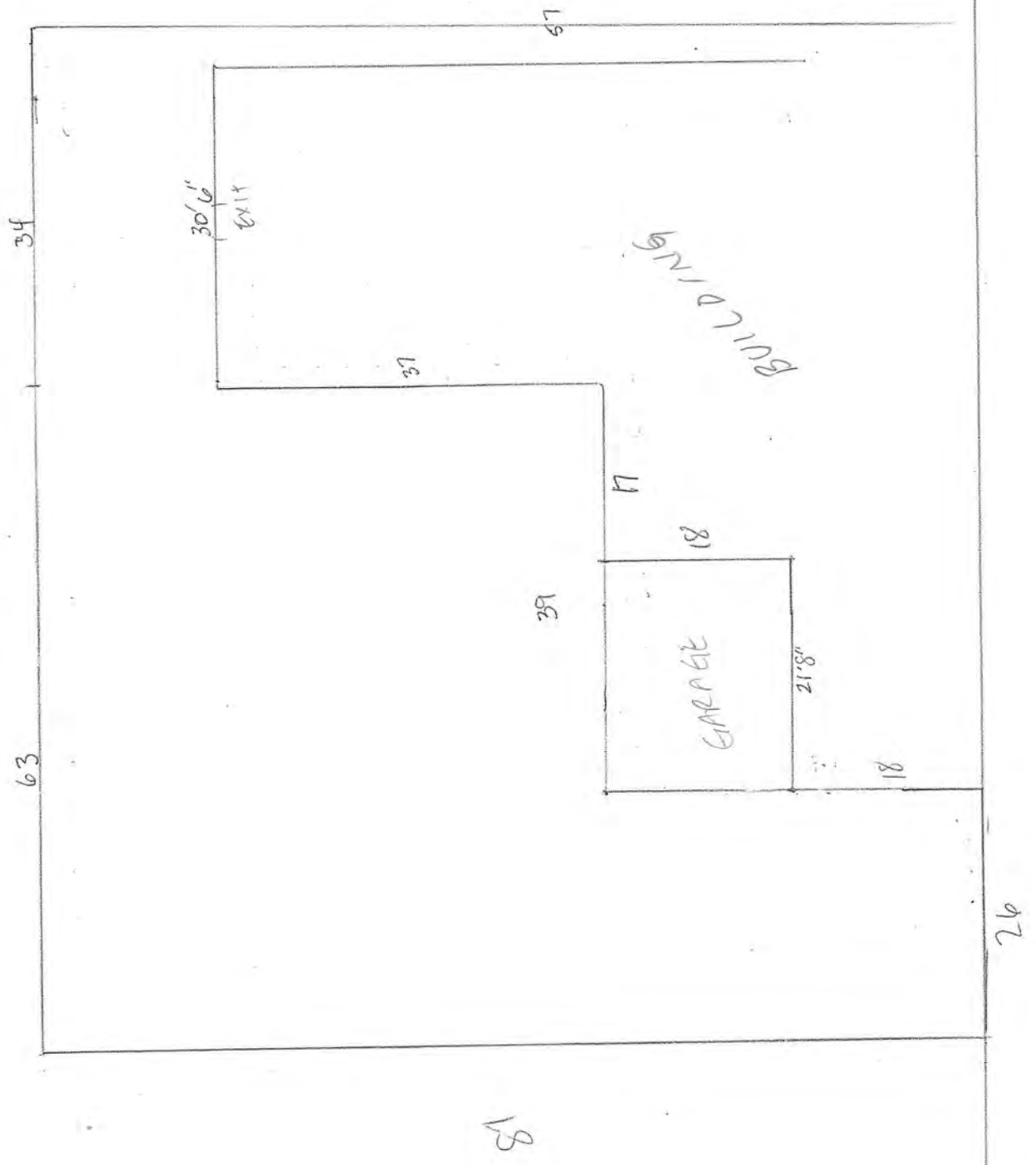
Alex Montoya

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1516 REMINGTON

10' = 3'

EXISTING BUILDING FOOTPRINT



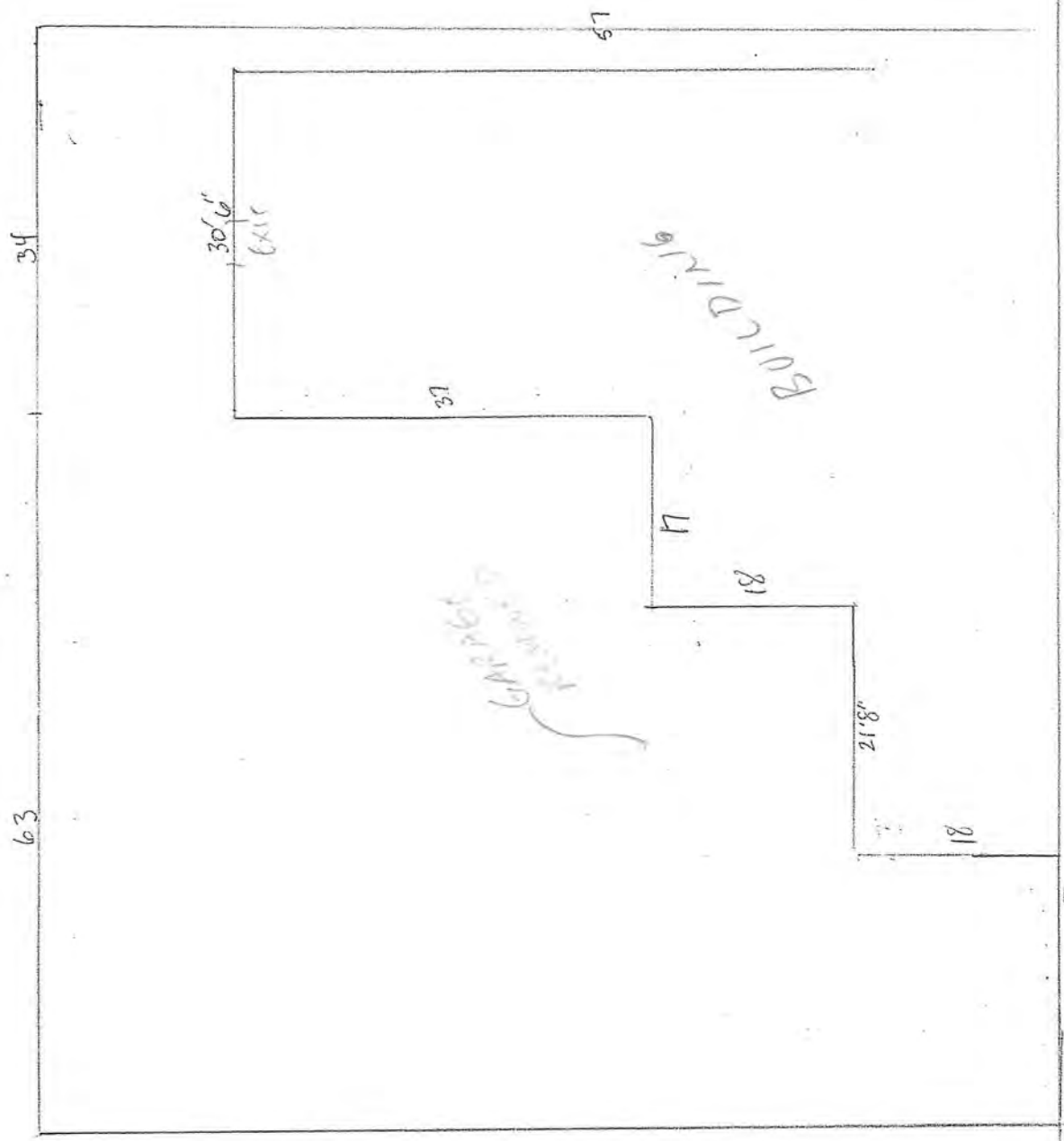
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1516 REMINGTON

1 1/2 = 3'

PROPOSED BUILDING FOOTPRINT



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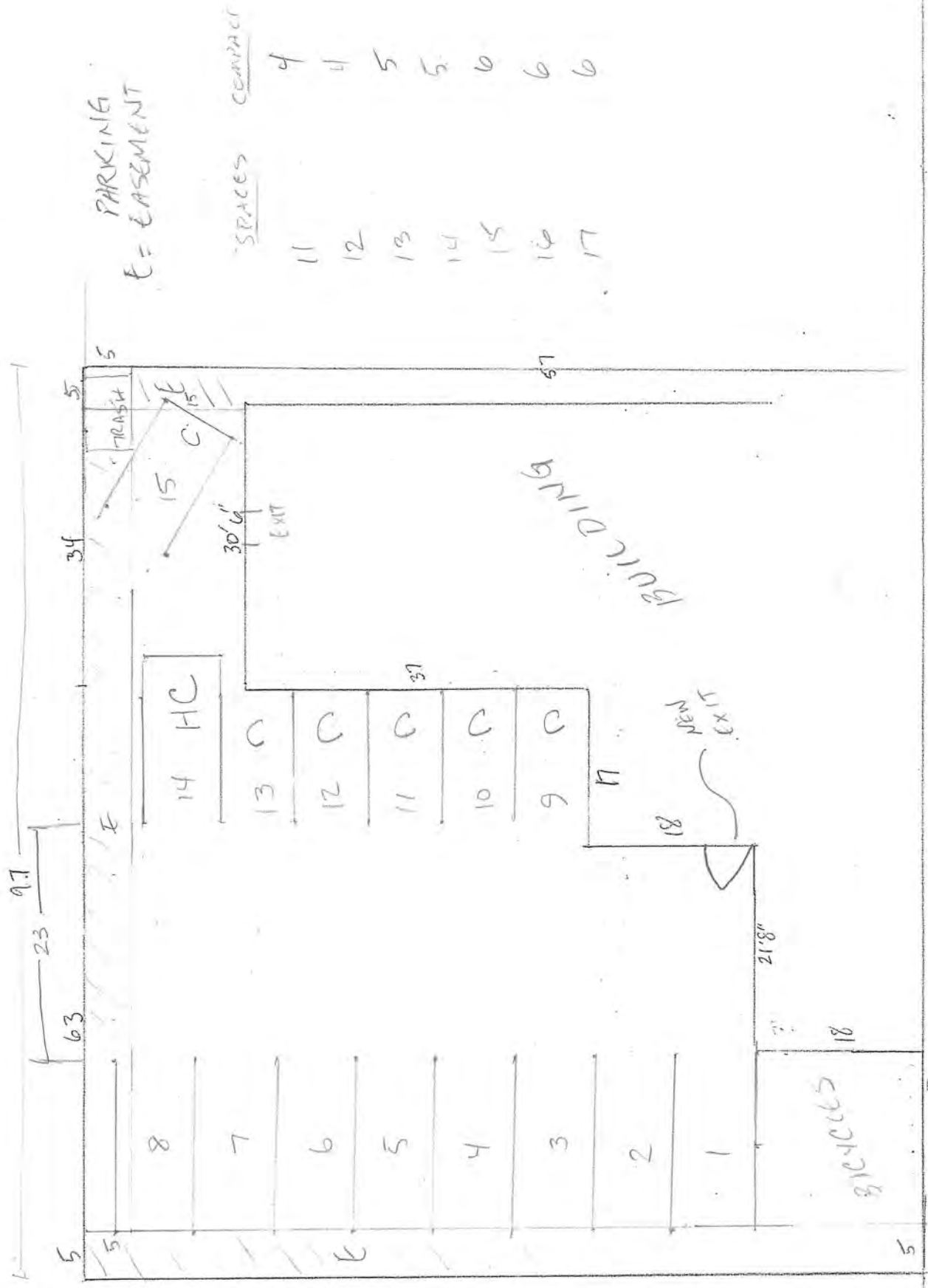
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1516 REMINGTON

10'-3"

PARKING
OPTIONS ONE



PARKING
E = EASEMENT

SPACES	CONTRACT
11	4
12	4
13	5
14	5
15	6
16	6
17	6

18

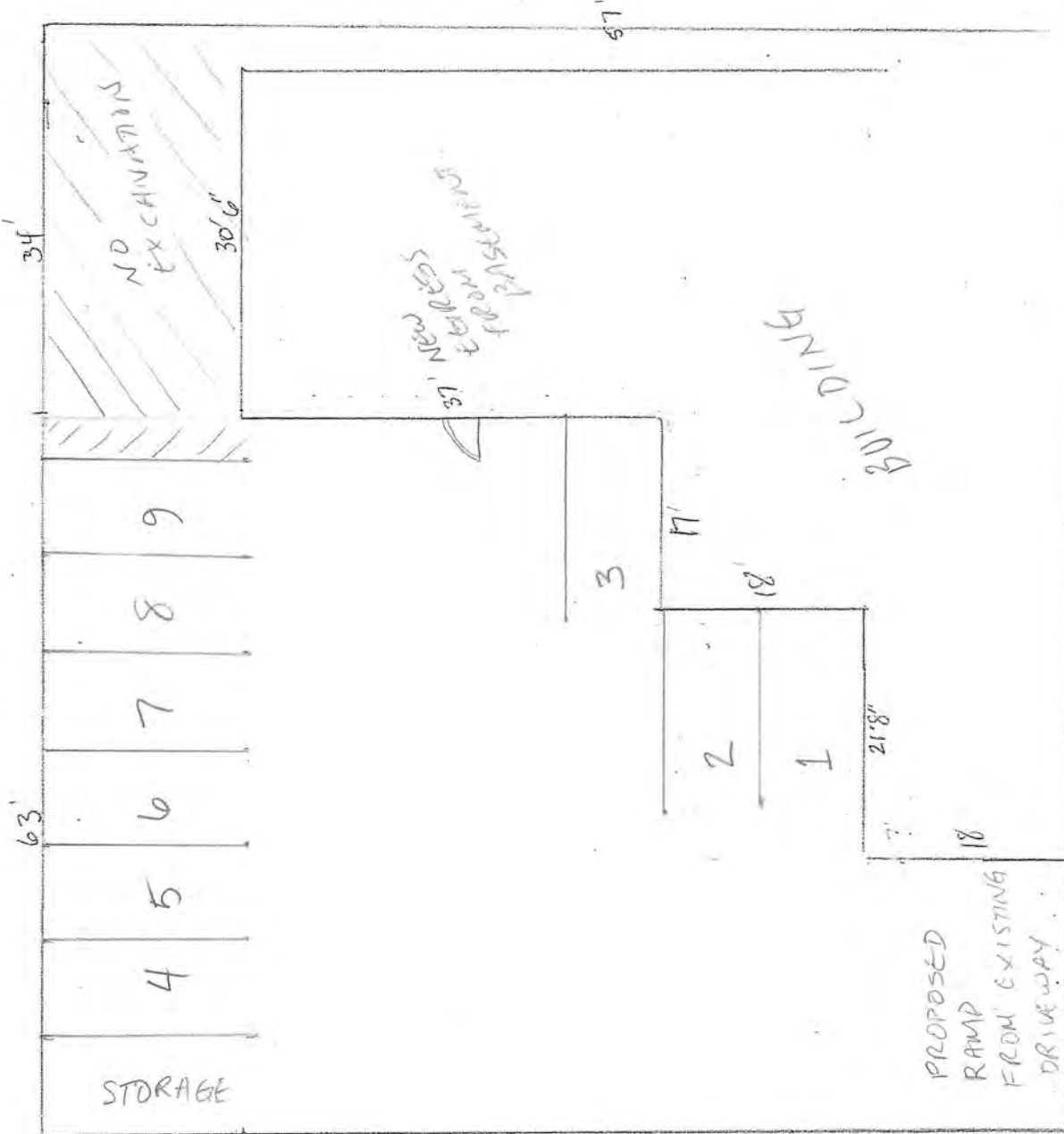
26

H-11.5-1

1516 REMINGTON

14-0

BASEMENT LEVEL
PARKING GARAGE
(UNDERGROUND)
OPEN LAYOUT



18

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