

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

5/16/2024 9:15 AM

Project Name

Runoff Mitigation at 111 E Elizabeth
CDR240030

Applicant

Tom Laupa
970-227-5127
tlaupa@frii.com

Planner: Kayla Redd

Engineer: John Gerwel

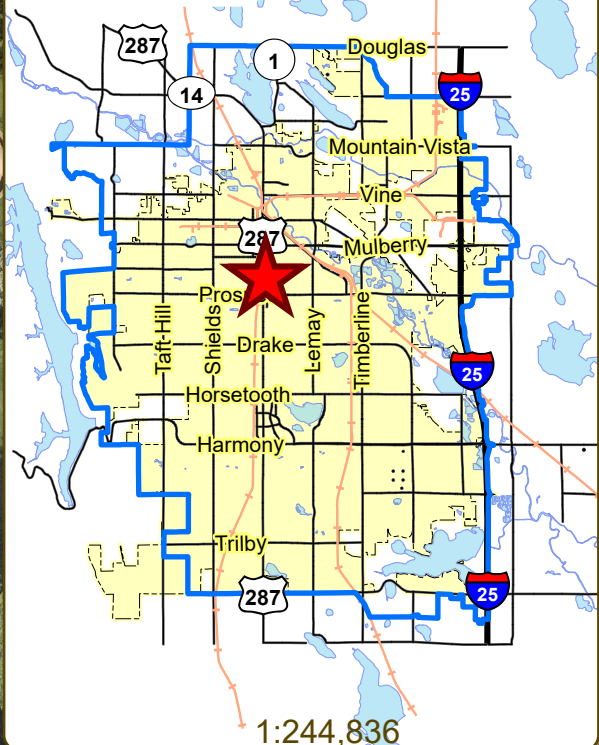
DRC: Seth Goldstein

Description

This is a request to address runoff concerns at 111 E Elizabeth St (parcel # 9713310001). The applicant is proposing an alley regrade and reinstallation of storm drain. Access is take from E Elizabeth St. The site is directly south of E Elizabeth St and approximately 0.06 mi east of S College Ave. The property is located in the Neighborhood Conservation, Buffer District (NCB) and may be subject to a grading permit.

Runoff Mitigation at 111 E Elizabeth - Detached Single Family Home

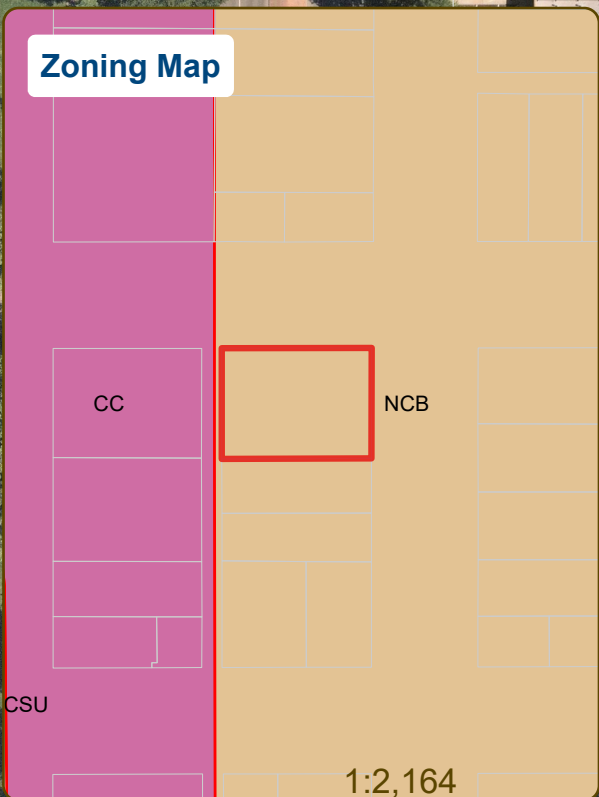
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Are you a small business? Yes No 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?

NOTES FOR DISCUSSION
 Drainage Issues 111 E Elizabeth

Owner
 Tom Laupa PE
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Engineer
 Megan Keefe PE
 970-215-6808
megkeefe@keefecivil.com

Lawyer
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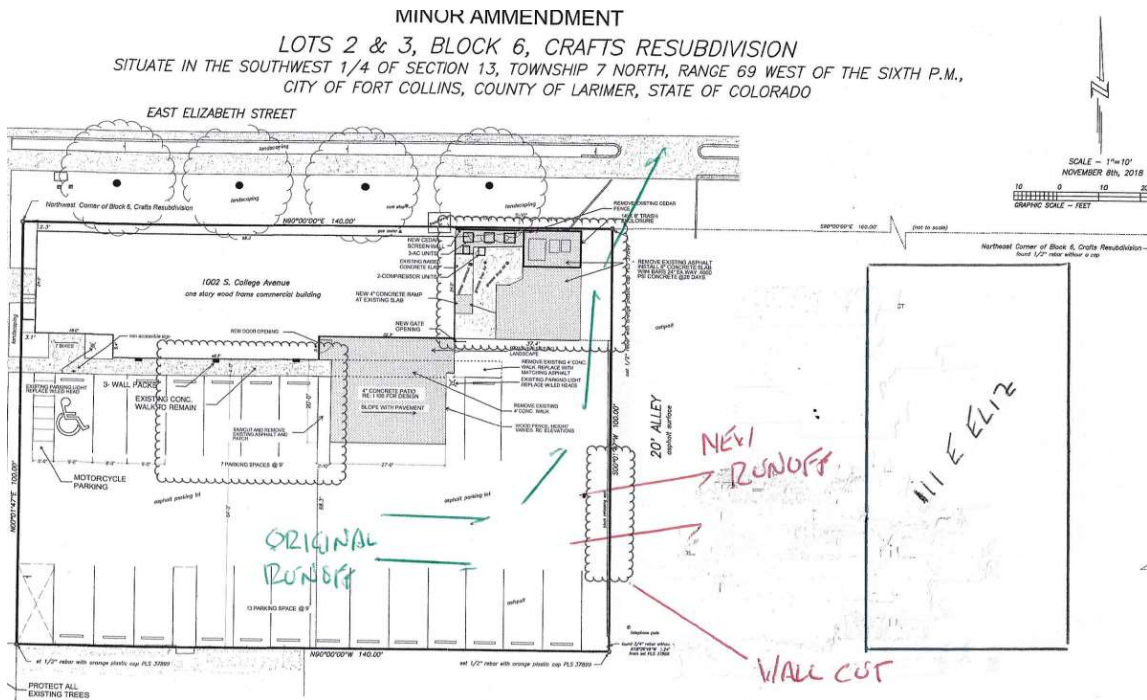
Problem Statement: when the restaurant across the alley recently changed owners, they modified the parking lot in a way that affected runoff. Now the runoff goes into our basement.

Background: Our family has owned the property (1003 Remington/111 E Elizabeth, a combined lot) since 1926. I've lived there for most of my life. Before the restaurant, the property across the alley was a residence. Grass back yard. No runoff.

When the restaurant was built in the late 60's they installed a large parking lot. The runoff went across the alley and into our basement. My Grandfather and the owner worked out an arrangement where a wall was built to direct the runoff to the street (see drawing)

When the new owner remodeled the restaurant in 2021, he cut this wall. I indicated this would be a problem. After the City became involved he hired a civil engineer to write a letter indicating that runoff had NOT been affected. I held a different opinion and communicated that.

Time has proven that my opinion is correct. We've had two instances of basement flooding in the last year, after half a century of a dry basement. We're proposing alley regrade and reinstallation of storm drain.





Historic stormwater sheet flow outlet

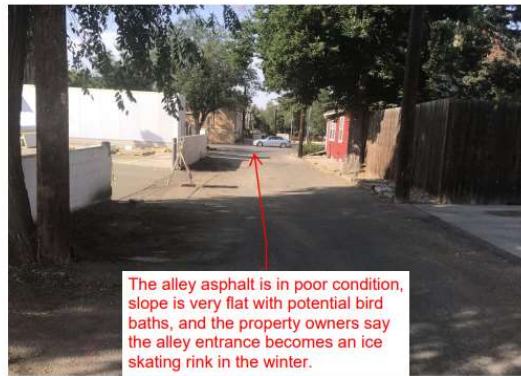


Edging was damaged during Post construction

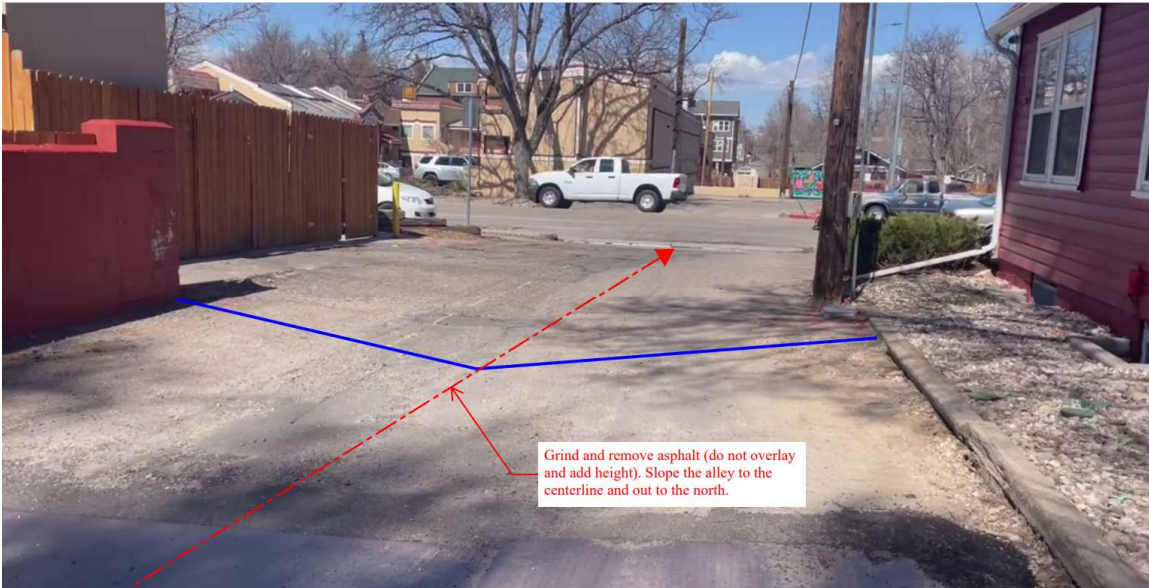
New driveway cut



Stormwater is now directed towards this home and the basement windows.



The alley asphalt is in poor condition, slope is very flat with potential bird baths, and the property owners say the alley entrance becomes an ice skating rink in the winter.



Grind and remove asphalt (do not overlay and add height). Slope the alley to the centerline and out to the north.

