

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

11/13/2025 9:15 AM

Project Name

Mixed-Use at 516 Crestmore Place
CDR250069

Applicant

Mike Hull
970-218-5034
hull624@proton.me

Planner: Arlo Schumann

Engineer: Tim Dinger

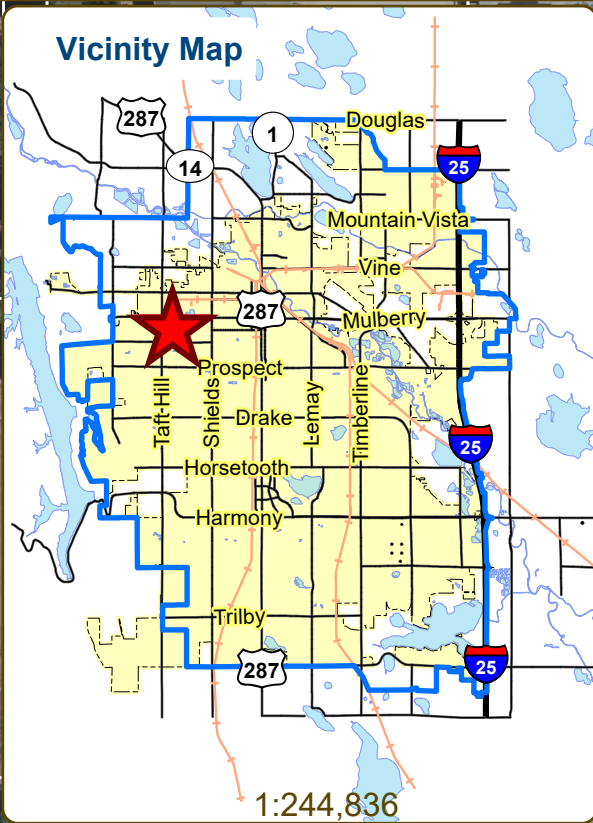
DRC: Marissa Pomerleau

Description

This is a request to convert the existing church into a mixed use development at 516 Crestmore Pl (parcel #9715207929). The applicant is proposing to modify the church for multiple uses including a dwelling unit. Access can be taken from Skyline Dr. The site approximately 0.07 mi south of W Mulberry St and approximately 0.19 mi east of S Taft Hill Rd. The property is located in the Low Density Residential District (RL) zone district and the project is subject to an Addition of Permitted Use (APU).

Mixed-Use at 516 Crestmore Pl- Mixed-Use

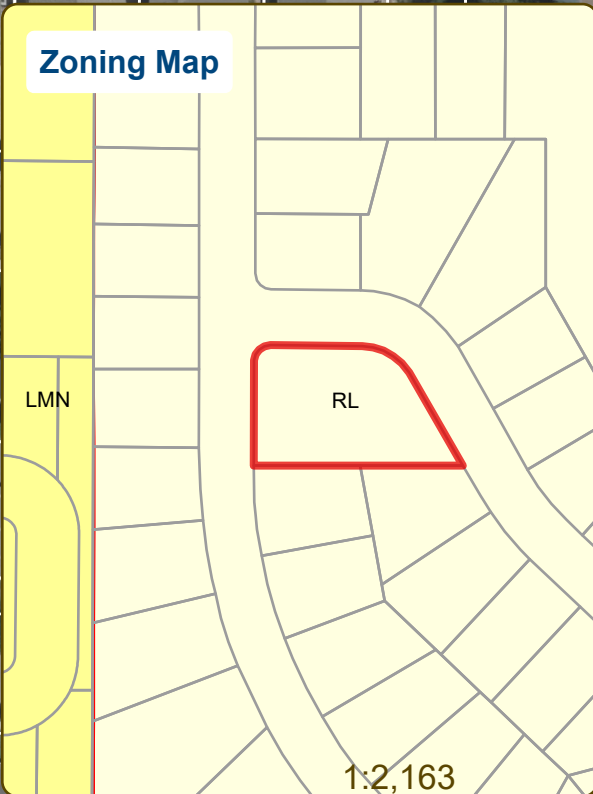
Vicinity Map



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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Mike Hull Consultant		
Business Name (if applicable) OFMC Construction		
Mailing Address 624 West 5th St Loveland Colorado 80537		
Phone 970-218-5034	Email Address Hull624@proton.me	
Site Address (parcel # if address in not available) 9715207029 516 Crestmore Pl, FC 80521		
Description of Proposal (attach additional sheets if necessary) <i>MODIFYING AN OLD CHURCH FOR Multiple Use.</i>		
Proposed Use <i>Mixed Use Dwelling + Garage</i>	Existing Use <i>CHURCH</i>	
Total Building Square Footage 4629 (Included Basement)	Number of Stories 1.5	Lot Dimensions <i>10,454 Sq. Ft.</i>

Age of any Existing Structures Built in 1957

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

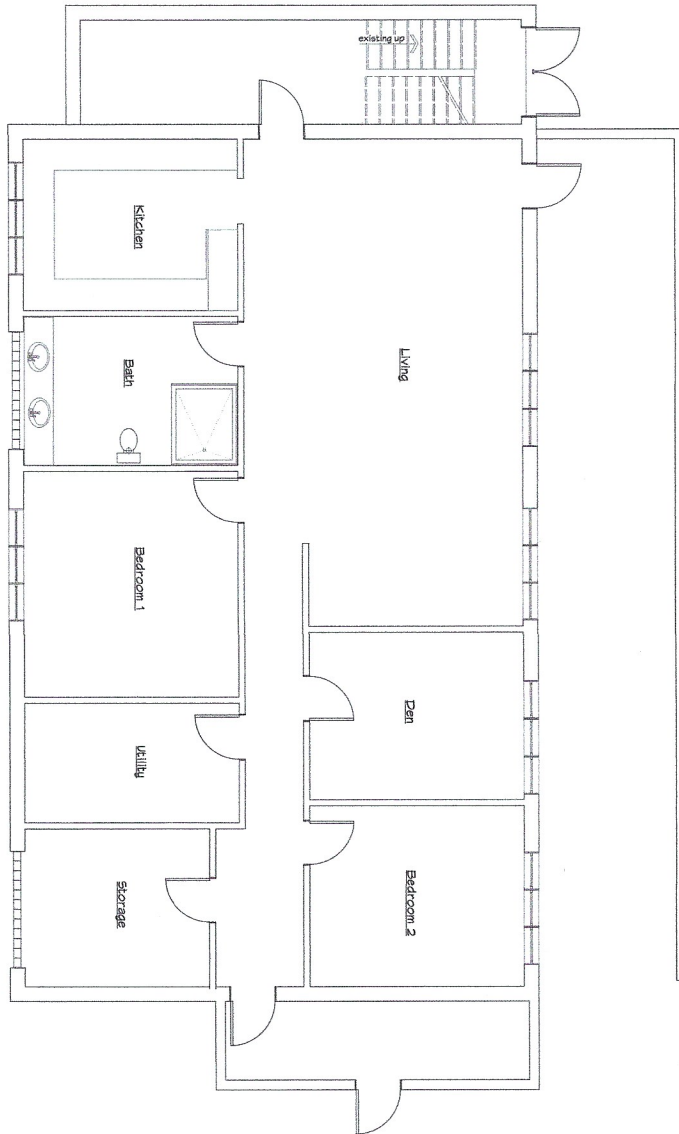
If yes, then at what risk is it? _____

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?



Lower Level Floor Plan

Scale: 1/4"=1'-0"

Lower 2118 S.F.



Residence
Lower Level Floor Plan

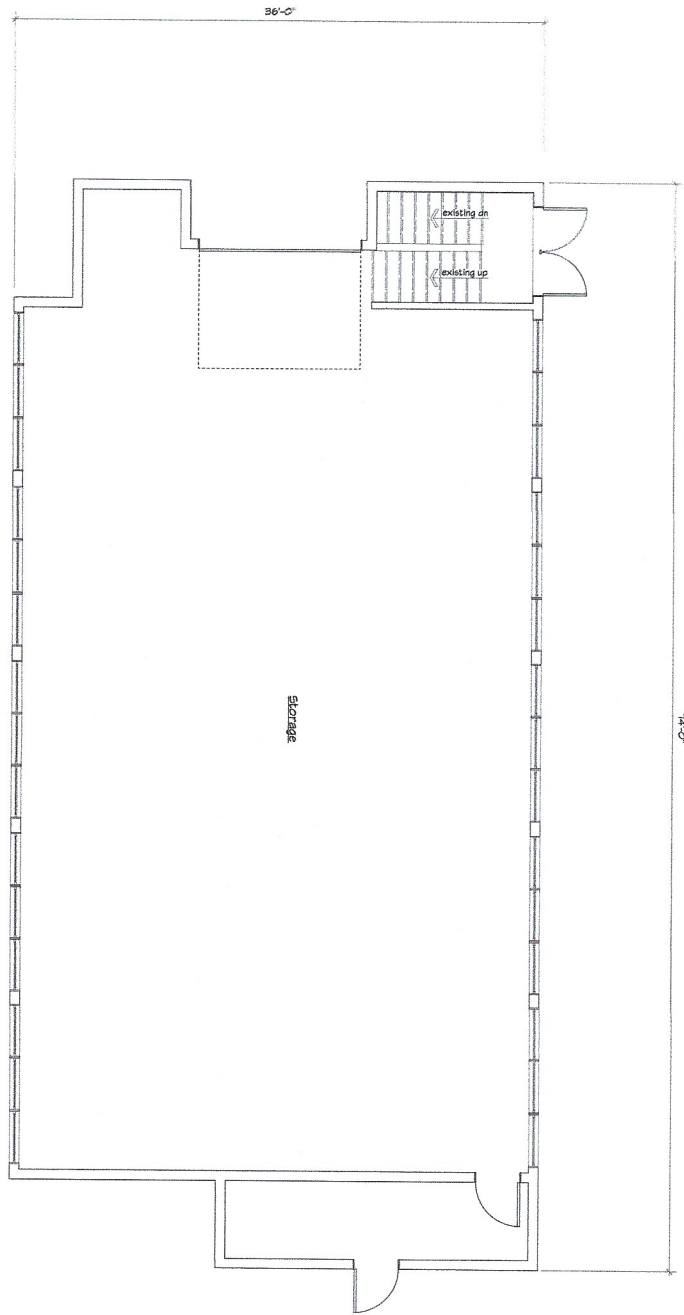
516 Crestmore Place
Fort Collins, Colorado

date: 11 Sep 23
revised:

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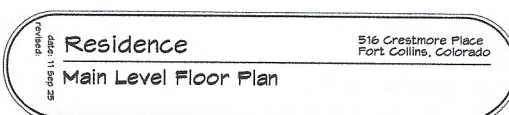
OFMC Construction

624 West 5th Street
Loveland, Colorado 80537 cell phone (970) 218-5034



Main Level Floor Plan
Scale: 1/4"=1'-0"

main 2514 s.f.



Off market



Street View