

Conceptual Review Agenda

Schedule for 04/16/18 to 04/16/18

281 Conference Room A

Monday, April 16, 2018

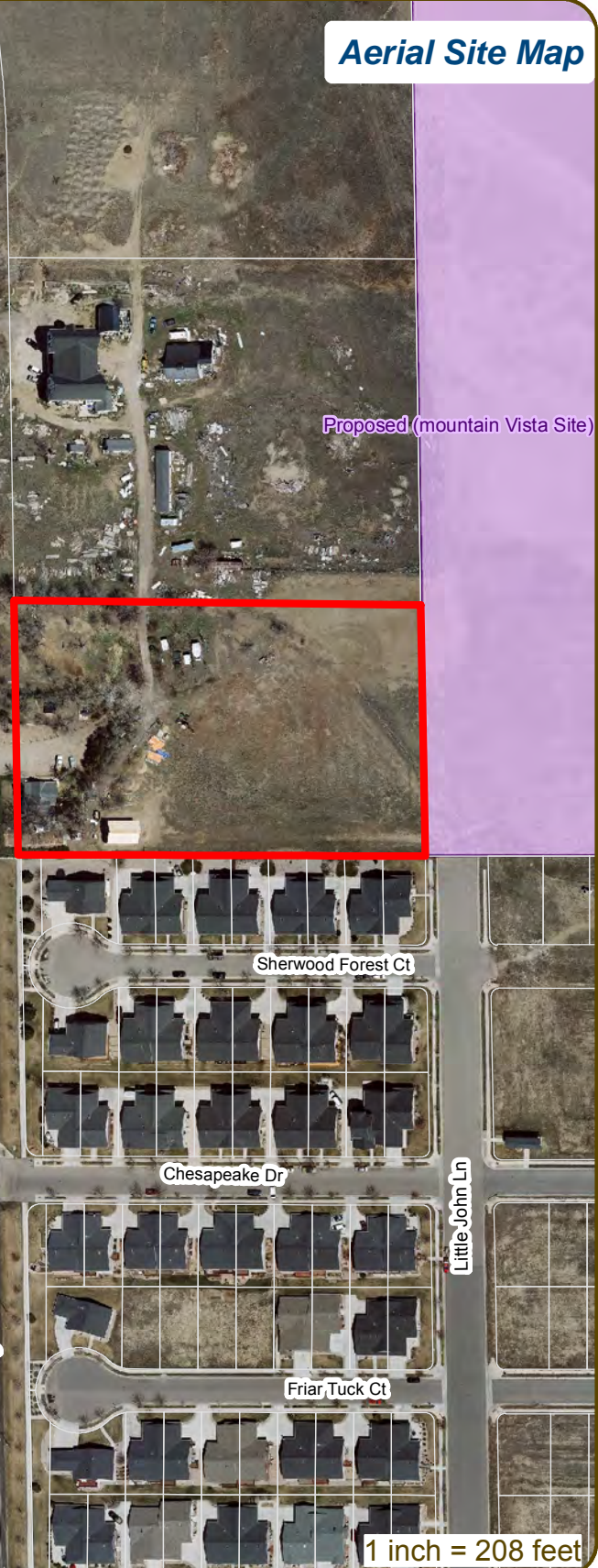
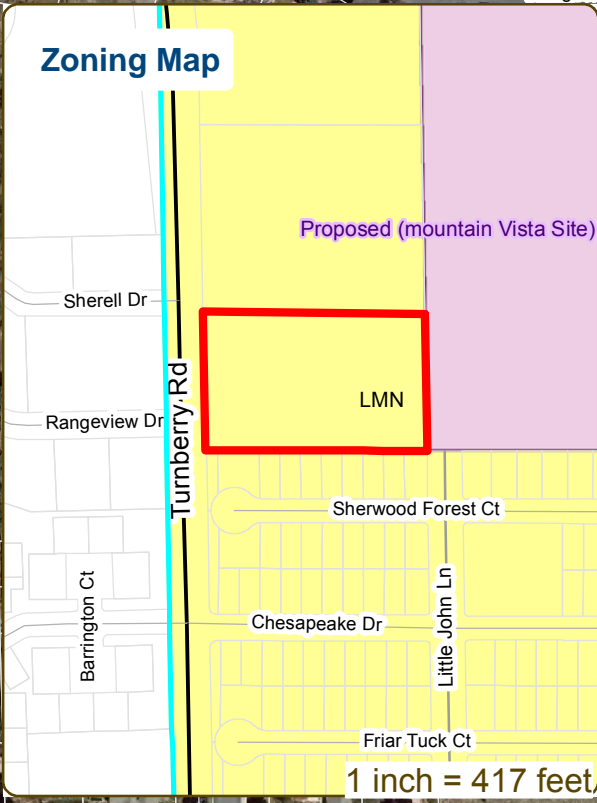
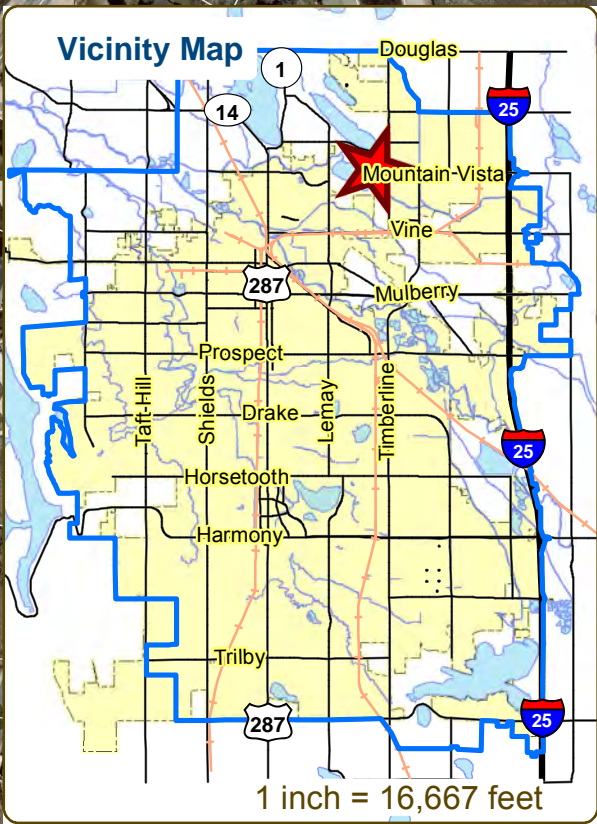
Time	Project Name	Applicant Info	Project Description	Planner
9:30	1900 Turnberry Rd CDR180021	Josh Stone (303) 882-2040 jstone@velocityrei.com	This is a request to construct 12 duplexes at 1900 Turnberry Rd (parcel #8832005003). The 3.3-acre site would have 24 dwelling units. The buildings are arranged in a circular pattern with green space proposed in the center. Primary site access will be taken from Turnberry Rd on the west and a potential future extension on Little John Ln on the east. The proposed project is within the Low-Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) review.	Clark Mapes
10:15	Stringtown Brewing CDR180022	Arne Oittinen (303) 521-2508 arne.oittinen@gmail.com	This is a request to adapt 1108 W Vine Dr into a brewery, taproom, and a coffee shop (parcel #9703400013). The brewery/taproom would utilize the existing structure at the northwest corner of the property and the coffee shop will utilize the existing primary structure or demolish and relocate elsewhere on the property. An outdoor patio would be added to the site near the brewery. Primary access to the site would be taken from Vine Dr. The proposed project is within the Limited Commercial (CL) zone district and is subject to Administrative (Type 1) review.	Jason Holland

Monday, April 16, 2018

Time	Project Name	Applicant Info	Project Description	Planner
11:00	424 Laporte Ave CDR180023	Robert Long (970) 227-1633 rlong@pro-valve.net	This is a request to convert the existing single-family house at 424 Laporte Ave to a duplex (parcel# 9711128022). The existing building is 966 square feet and a 1,766-square foot addition is proposed off the rear of the existing house. The lot is 7,000 square feet with frontage on Laporte and rear alley access. The proposed project is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to Planning and Zoning Board (Type 2) review.	Kai Kleer

1900 Turnberry Rd Multi-family

Aerial Site Map



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CONCEPTUAL REVIEW:

APPLICATION

General Information

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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.) Josh Stone - Developer Arin Ostler - Developer		
Business Name (if applicable)		
Mailing Address 11 Old Town Square #250 Fort Collins, CO 80524		
Phone 303-882-2040	Email Address jstone@velocityrei.com	
Site Address (parcel # if address in not available) 1900 Turnberry Rd Fort Collins, CO 80524		
Description of Proposal (attach additional sheets if necessary) This is a request to develop 3.3 acres of farm land into a residential lot including 12 duplex buildings for a total of 24 units. Each unit would be approximately 1600 sqft, each building approximately 3200 sqft. Site improvements include sidewalks, open green space, community garden and/or covered spaced. Possible repurpose of farm house built in 1895. The proposed project is in the Low Density Mixed Use Neighborhood zoning district.		
Proposed Use Residential Neighborhood	Existing Use Farm	
Total Building Square Footage 3200 sqft per building, 12 buildings	Number of Stories 2	Lot Dimensions 480' x 300'

Age of any Existing Structures Home built in 1895

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? _____

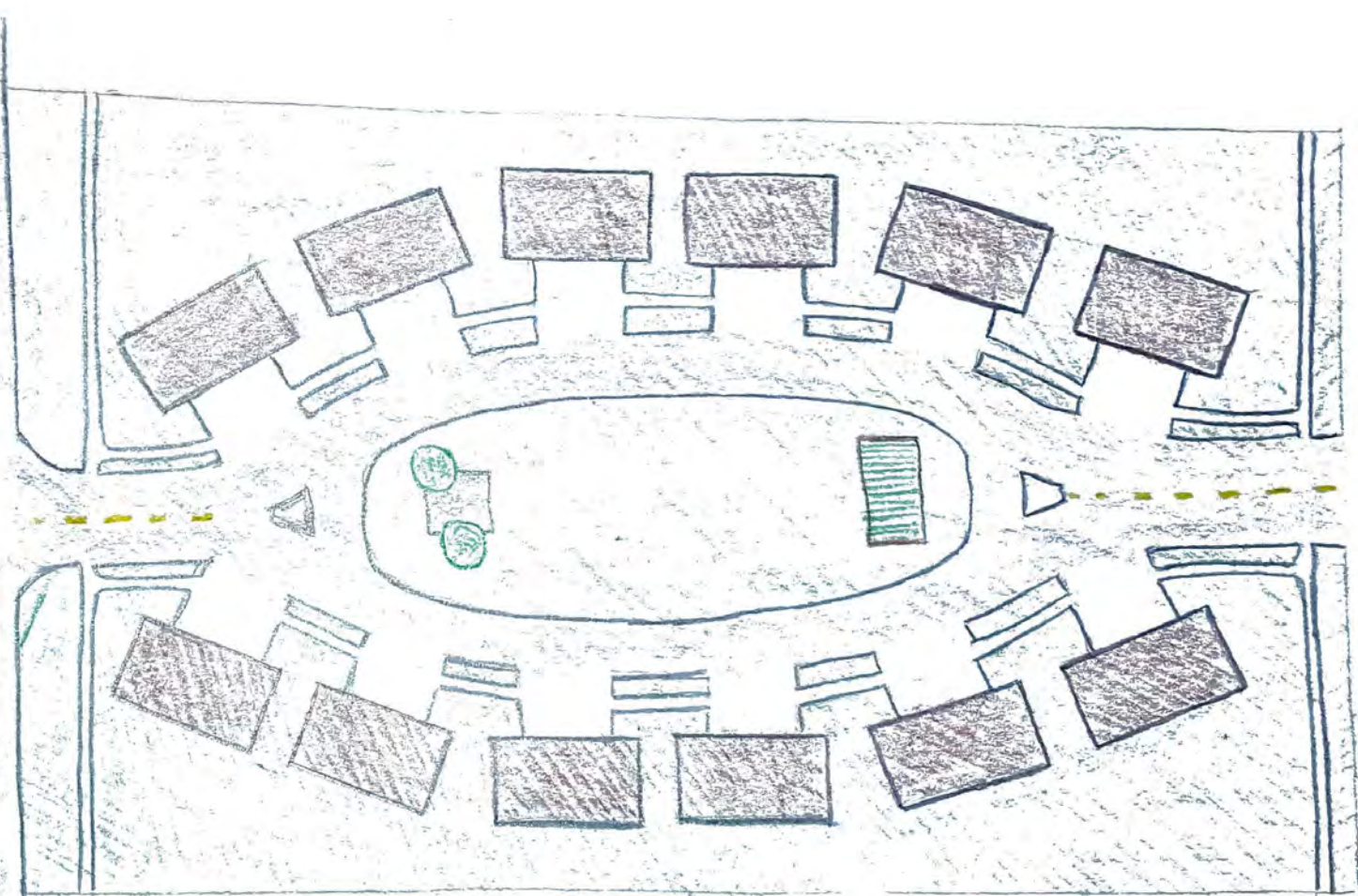
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area Approximatley 45% of lot - 65,000 sqft _____ 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?

Turnberry Rd



↑
N

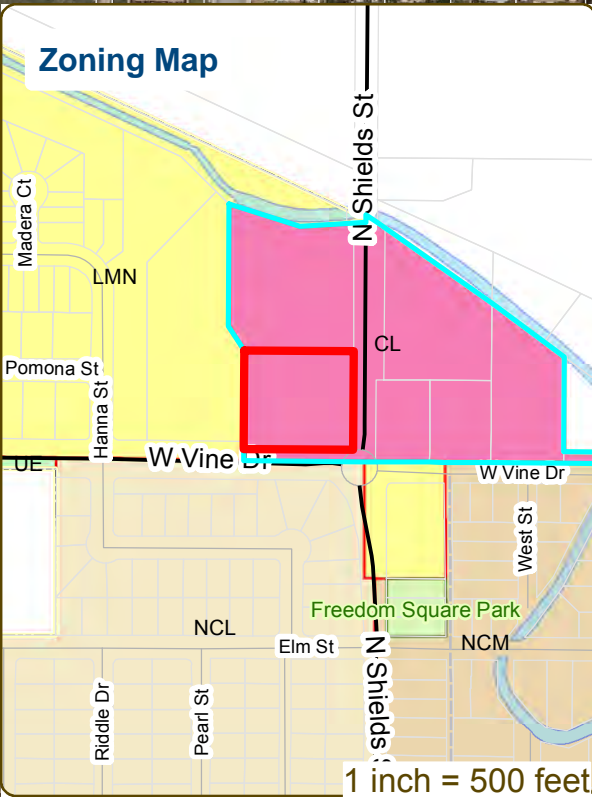
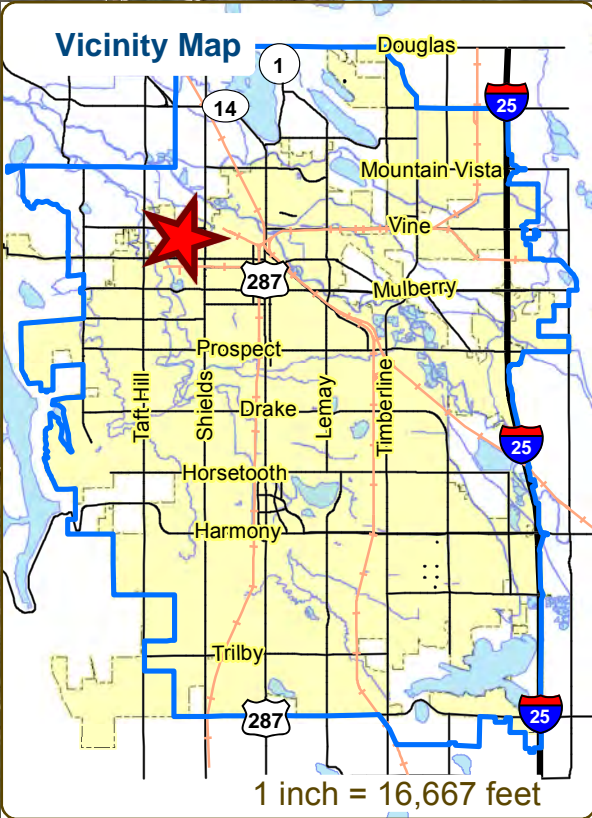








1108 W Vine Stringtown Brewing & Canning



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

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Additional information for conceptual review:

Current zoning: CL (Limited Commercial)

Proposed zoning: CL (Limited Commercial)

Current Land Code Usage: C. Commercial/Retail (Vehicle minor repair, servicing and maintenance establishments) *Type 1 Review*

Proposed Land Code Usage: C. (Microbrewery/distillery/winery) *Type 1 Review*

Historic Review: Currently under review for the 50+ year old building for demolition

Drainage: Property slopes to the south-west corner where a drainage ditch ties drainage flow to runoff area. Gutters, sidewalks, and frontage all have been upgraded by the city.

Flood Risk: Small portion of south-west corner of property is in the City High Risk - 100 Year area. No buildings are close to this area, and the area drains to the appropriate drainage area

Utilities: Power boxes in multiple locations on the eastern edge of property line. Gas, Water, and Electricity already fed to buildings.

Fire: Fire hydrant on east edge of property, with access driveway to buildings on same side of property for fire trucks and personnel.

Landscaping: Plans to add a visually pleasing, and welcoming outdoor beer garden area, where people can hang out with families and friends. Planting trees, shrubs, and ornamentals all over.

Parking: Plans to discuss with architect and decide appropriate number of spaces for size of area. Will also increase landscaped space in parking area, and add bicycle parking.

Sewer: Tie into either existing sewer line on property, or tap into city sewer by other means.

Water: Utilize water services already existing on property.

Existing Natural Features: A few small trees are on the property. No ditches, canals, wildlife, etc. seem to be existing anywhere on property.

Coffee Shop: Possibly open a drive-thru/walk up coffee shop. This would utilize the same public access as the brewery (driveway off W. Vine).

Surrounding Land Uses: Property to the north is zoned C-L, but has 1-2 residential units on it, as well as various storage sheds. Property to the east across Shields is currently under development review for a storage unit facility. There is a gas station on the south east corner adjacent to the property across Shields. West property line borders a city owned trail area, which is in a flood zone, and has drainage systems throughout. South property line borders W Vine with a neighborhood on the next street over (Hanna St.)

Compatibility Design: Plan is to develop the area into a neighborhood friendly, and community inviting space. Offering people in this area of town things they can't easily otherwise access. Similar developed areas like Jessup Barrel House and Jessup Farmhouse offer local residents ease of access to sought after things; food, drink, and potentially a European style marketplace long term.



N Shields St

5014 ft

BLOG UTILITIES

BEER

GARDEN

TAPROOM

BREWERY

WALKWAY

PARKING

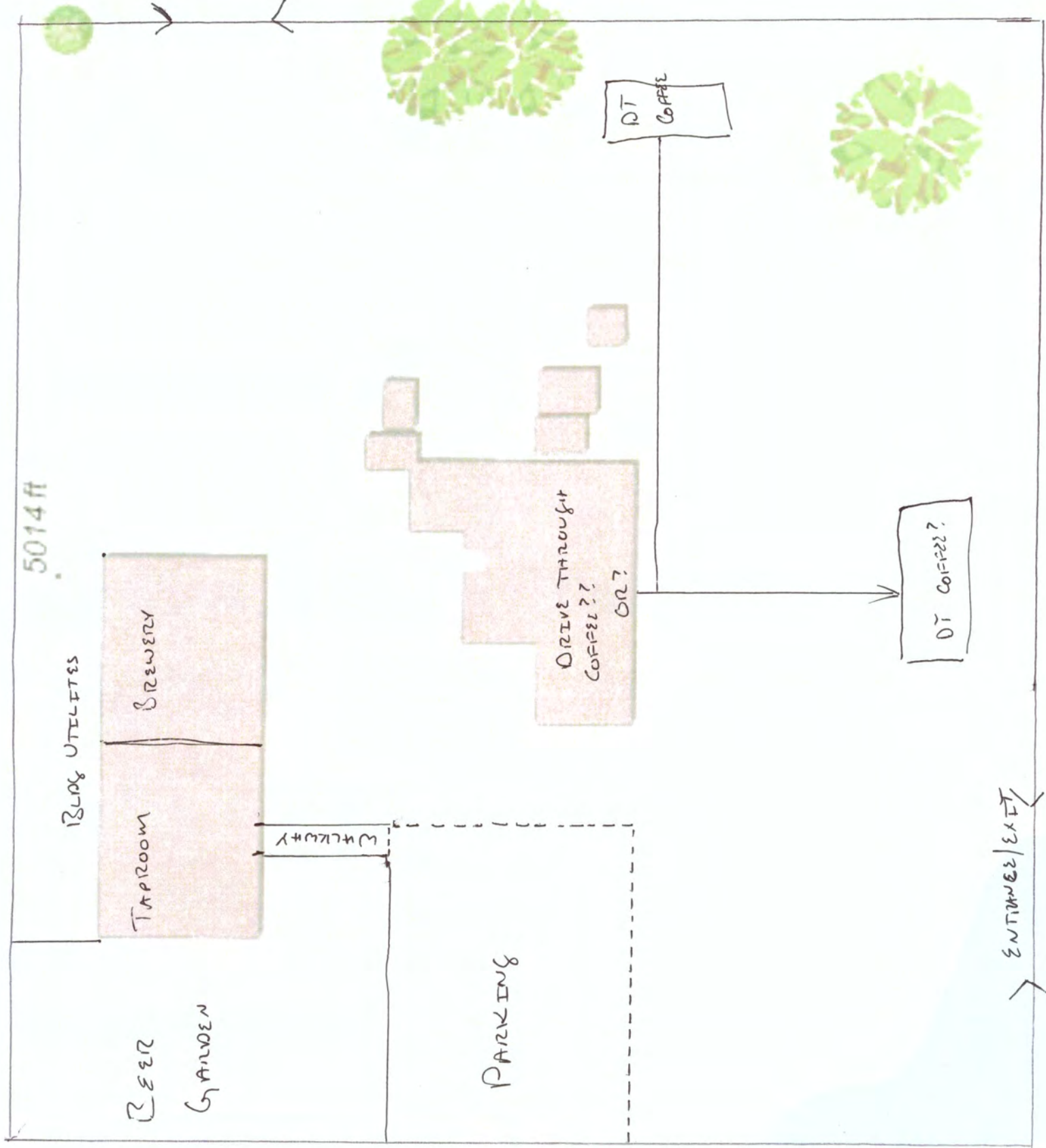
DRIVE THROUGH COFFEE??

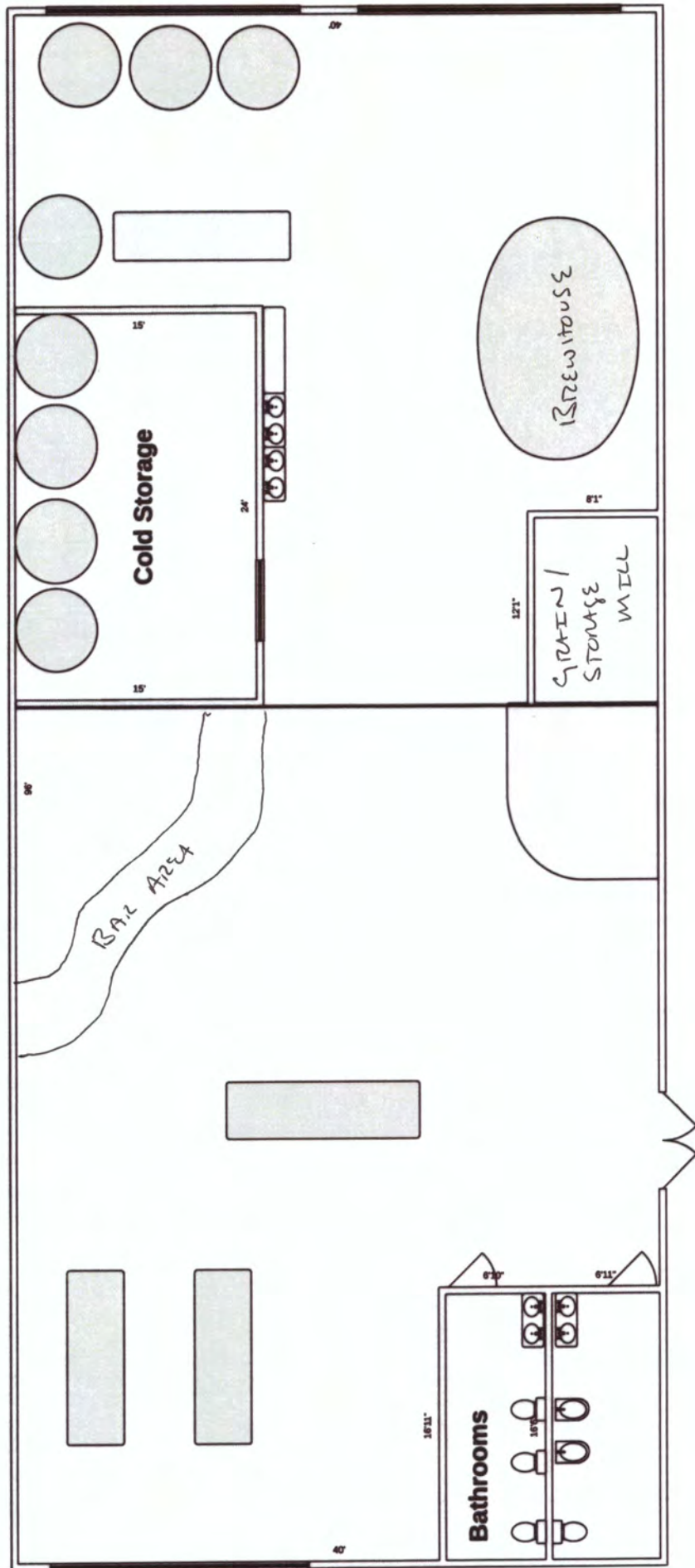
OR?

DT COFFEE

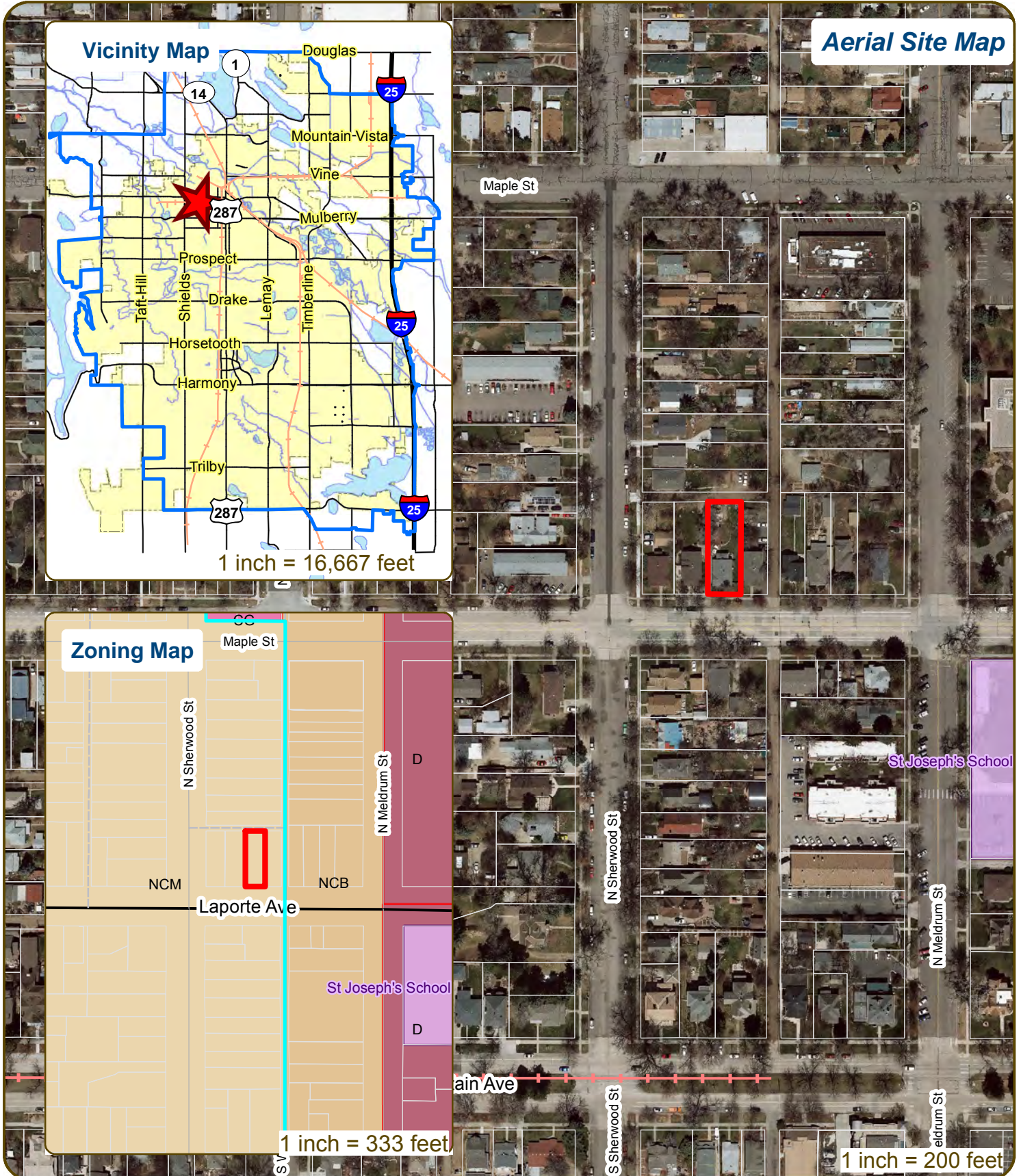
DT COFFEE??

ENTRANCE/EXIT





424 Laporte Ave



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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)

Robert Long (owner)

Business Name (if applicable)

Your Mailing Address 424 Laporte Ave

Phone Number 970 227-1633 Email Address rlong@pro-value.net

Site Address or Description (parcel # if no address) 424 Laporte Ave

Description of Proposal (attach additional sheets if necessary) Convert SFR (historical over-under duplex un approved) to Duplex

Proposed Use Duplex Existing Use SFR

Total Building Square Footage 2732 S.F. Number of Stories 2 Lot Dimensions 50x140

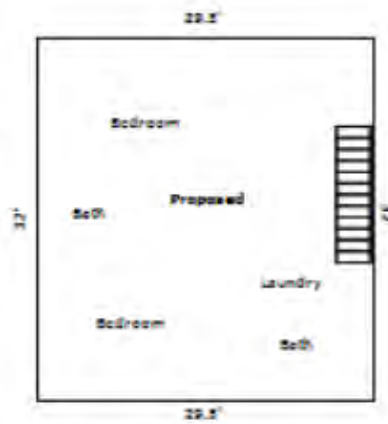
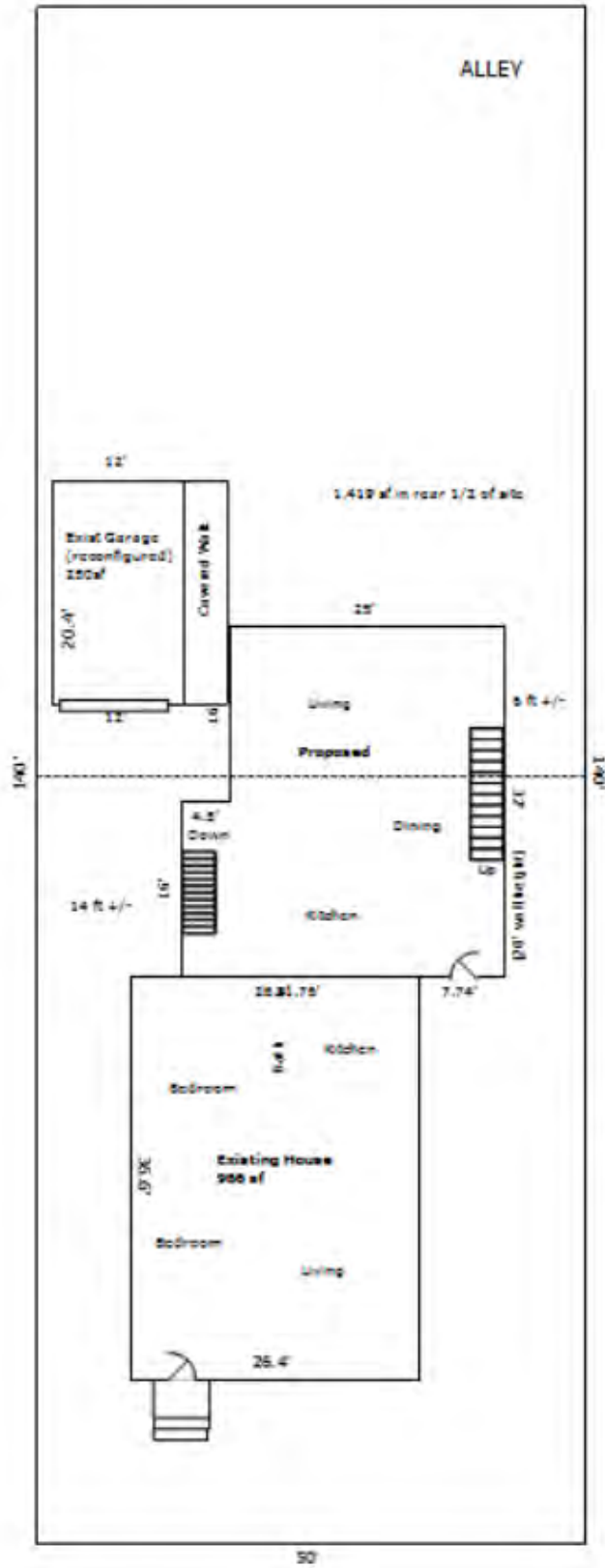
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Increase in Impervious Area 616SF (addition footprint - exist SF) S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

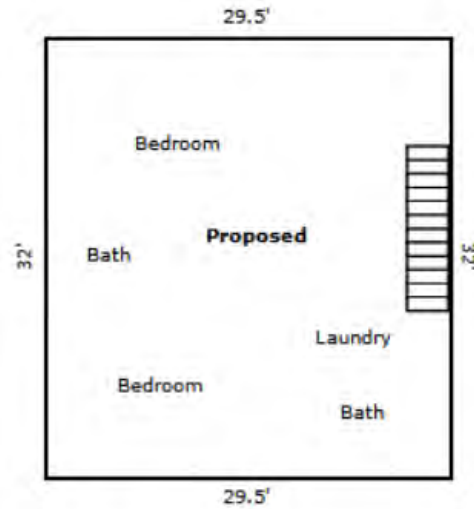
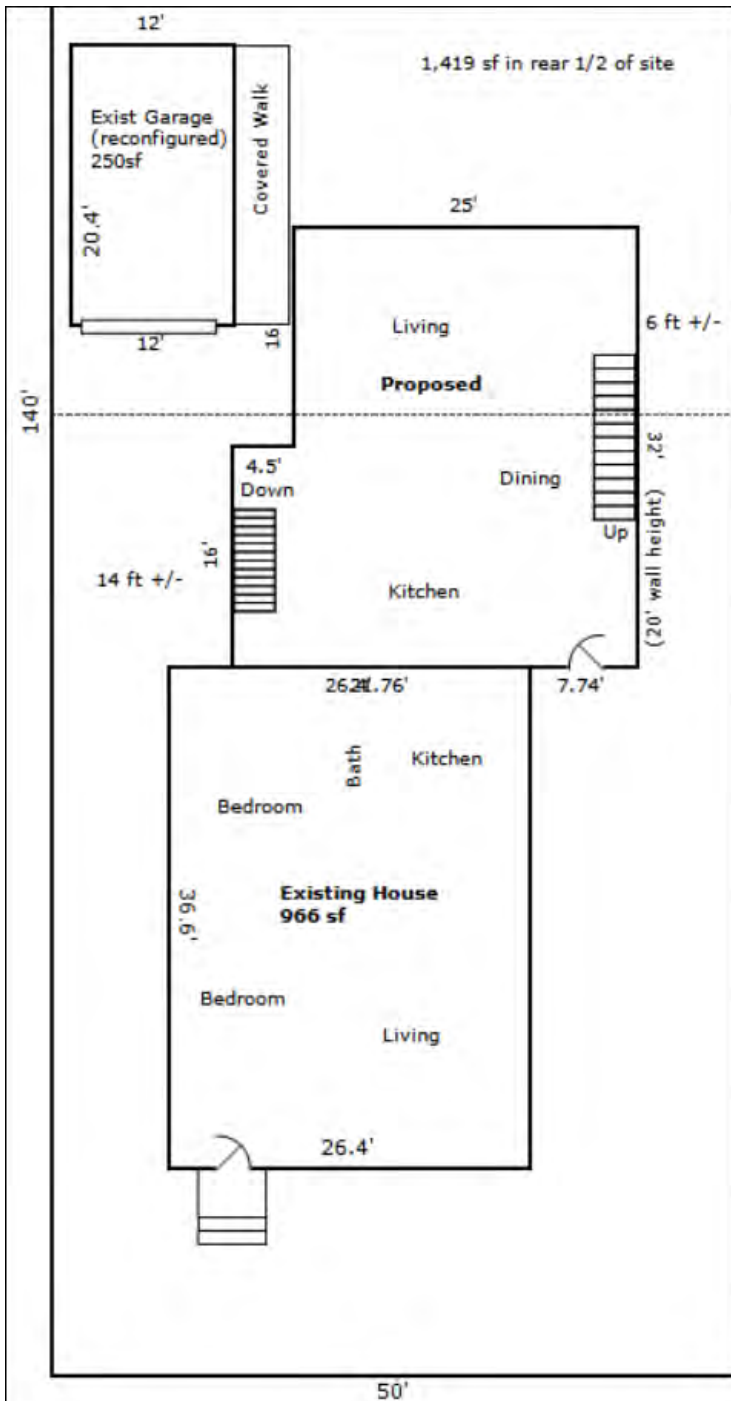
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Existing Above Ground SF 1st - 966 sf
 Proposed Two-Story Addition 1st - 822 sf
 2nd- 944 sf

Total Living Area 2,732 sf

LAPORTE AVENUE



Existing Above Ground SF 1st - 966 sf
 Proposed Two-Story Addition 1st - 822 sf
 2nd - 944 sf

Total Living Area 2,732 sf

424 Laporte Av

