

Conceptual Review Agenda

Schedule for 04/23/18 to 04/23/18

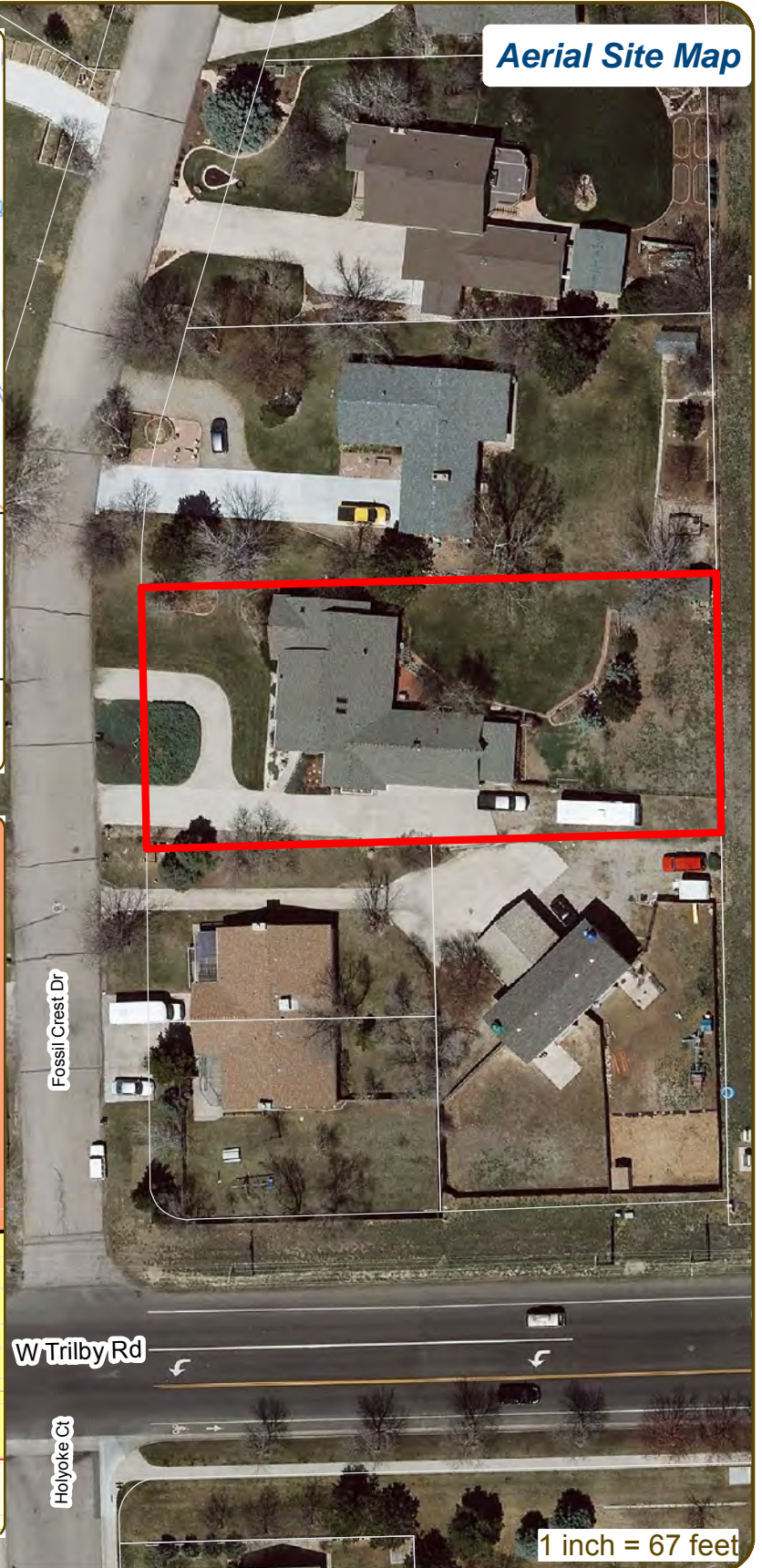
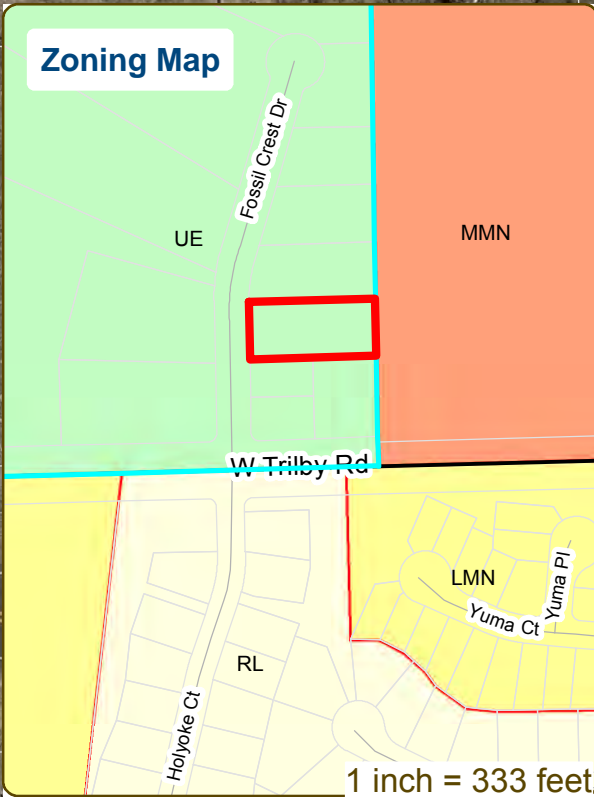
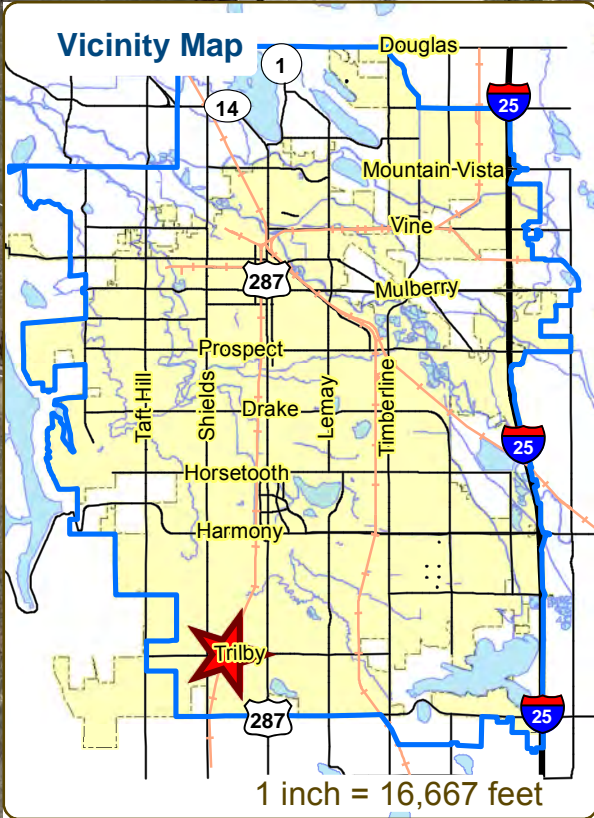
281 Conference Room A

Monday, April 23, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	6512 Fossil Crest Dr CDR180024	Leann Walters (970) 310-0536 leannwalters@comcast.net	This is a request to convert the existing single-family home at 6512 Fossil Crest Dr (parcel #9611305003) to an 8-person assisted living group home. The existing garage would be finished as living space with an additional 3 bedrooms and one bathroom. No exterior changes are proposed. The proposed project is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) review.	Clay Frickey
10:15	325 & 328 W Mulberry CDR180025	Matt Rankin (970) 224-6030 matt@r4architects.com	This is a request to demolish two single-family houses at 325 and 328 W Mulberry. A 3-story mixed use building would be constructed at 328 W Mulberry with office, retail, restaurant and residential units. The existing curb cut along Mulberry would remain and parking is also accessible from the alley. The proposal does not meet parking requirements on-site so additional parking is proposed on the 325 W Mulberry site. The proposed project is within the Downtown (D) and Neighborhood Conservation Buffer (NCB) zone districts and is subject to Administrative (Type 1) review.	Jason Holland

6512 Fossil Crest Dr Group Home

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Leann Walters, owner Greg Schmid, Architectural Engineer

Business Name (if applicable)

Your Mailing Address 6512 Fossil Crest dr. Fort Collins CO 80525

Phone Number 970 310-0536 Email Address leannwalters@comcast.net

Site Address or Description (parcel # if no address) 6512 Fossil Crest dr. Fort Collins CO 80525

Description of Proposal (attach additional sheets if necessary) would like to use for a 8 person group home (Assisted living) renovations to be completed inside structure only. please see attached design. Will Submit Sketch

Proposed Use group home (8 person) Existing Use Residential from Architect before appt.

Total Building Square Footage 3808 S.F. Number of Stories 1 Lot Dimensions 21,774 (.5 Acres) with basement

Age of any Existing Structures 1993

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.

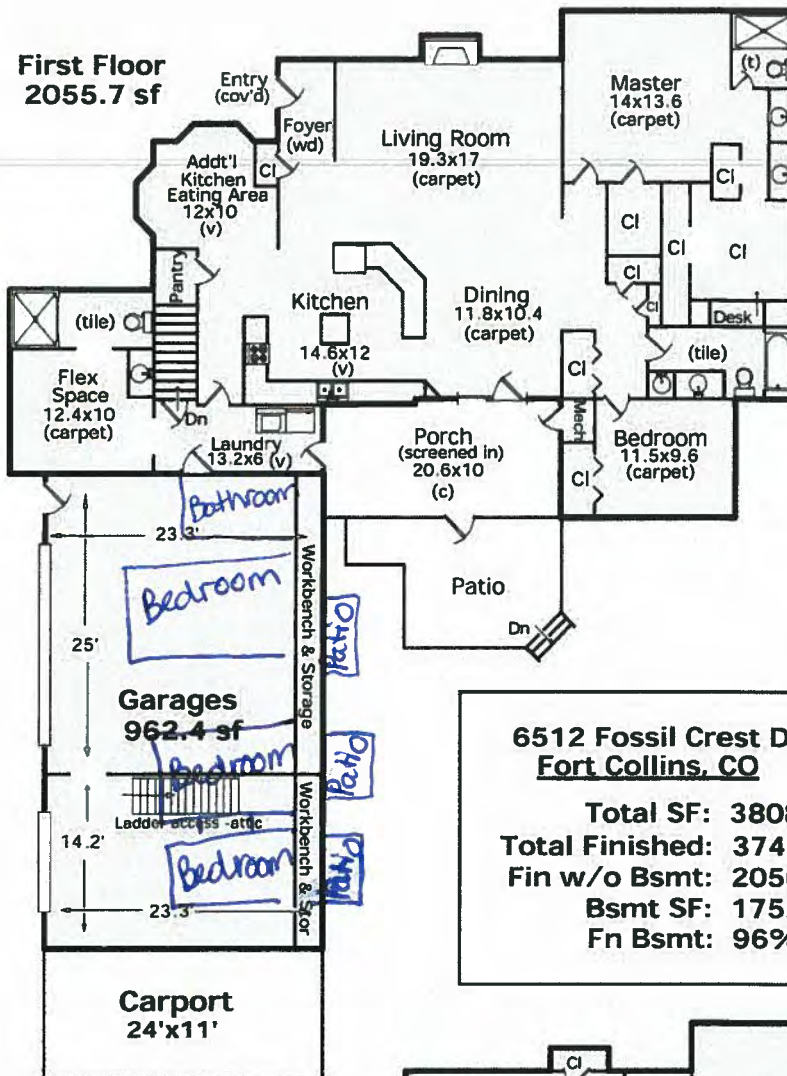
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Cement patio in backyard 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?

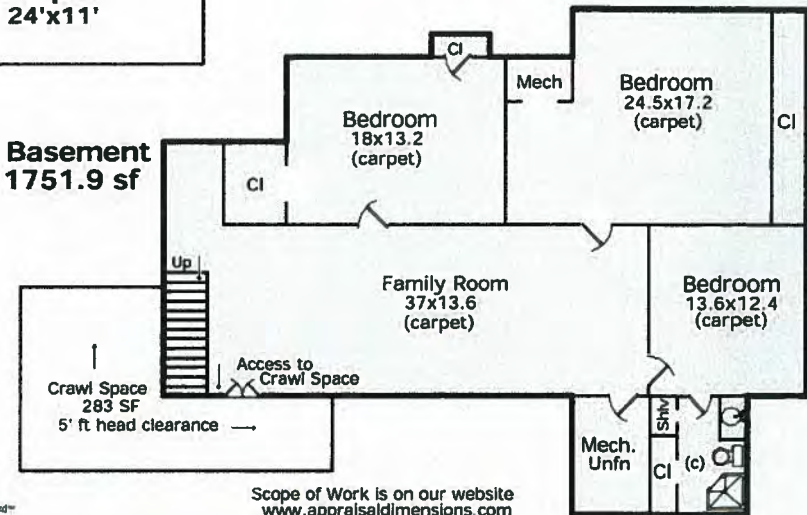


First Floor
2055.7 sf



**6512 Fossil Crest Dr
Fort Collins, CO**

Total SF: 3808
Total Finished: 3742
Fin w/o Bsmt: 2056
Bsmt SF: 1752
Fn Bsmt: 96%



Sketch by Apex Sketch vs Standard™

Scope of Work is on our website
www.appraisaldimensions.com
July 6, 2017
(c)Copyright

★ Bedrooms + Bathrooms to be added in garage with Patios leading out to Backyard.

GENERAL INFORMATION

Lot Size 21,774
Approx Acres 0.5
Electric City of Fort Collins
Water FTC/LVLD Water
Gas Xcel Energy
Taxes/Yr \$2,193/2016
Bedrooms 4
Bathrooms 4
Subdivision Fossil Crest
Style 1 Story/Ranch
Construction Wood, Brick,
..... Metal Siding
Floors Carpet, Laminate
Heating Hot Water,
..... Baseboard Heat
Cooling Central A/C,
..... Ceiling Fan, Whole House Fan

INCLUSIONS

Window Coverings, Gas Range/
Oven, Dishwasher, Garage Door
Opener with 4 remotes, Disposal,
Ping Pong Table, Pool Table,
Movable Kitchen Island

SCHOOLS

Elementary Lopez
Middle/Jr. Webber
High School Rocky
District Poudre

MLS# 826601

www.6512fossilcrestthegroupinc.com

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at www.thegroupinc.com.



SITE PLAN SKETCH

OWNER: LEANN WALTERS

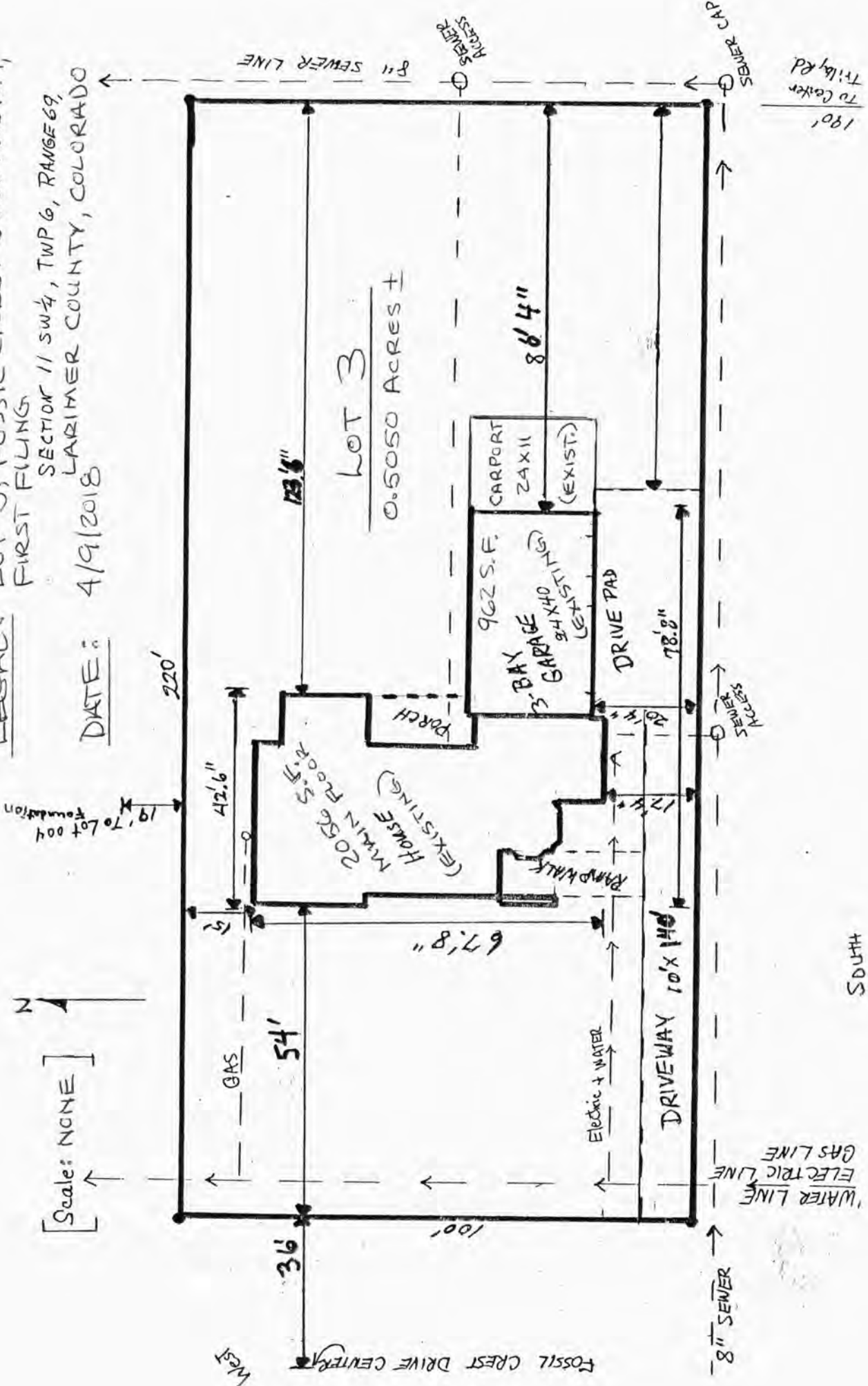
ADDRESS: 6512 FOSSIL CREST DRIVE

FORT COLLINS, CO 80525

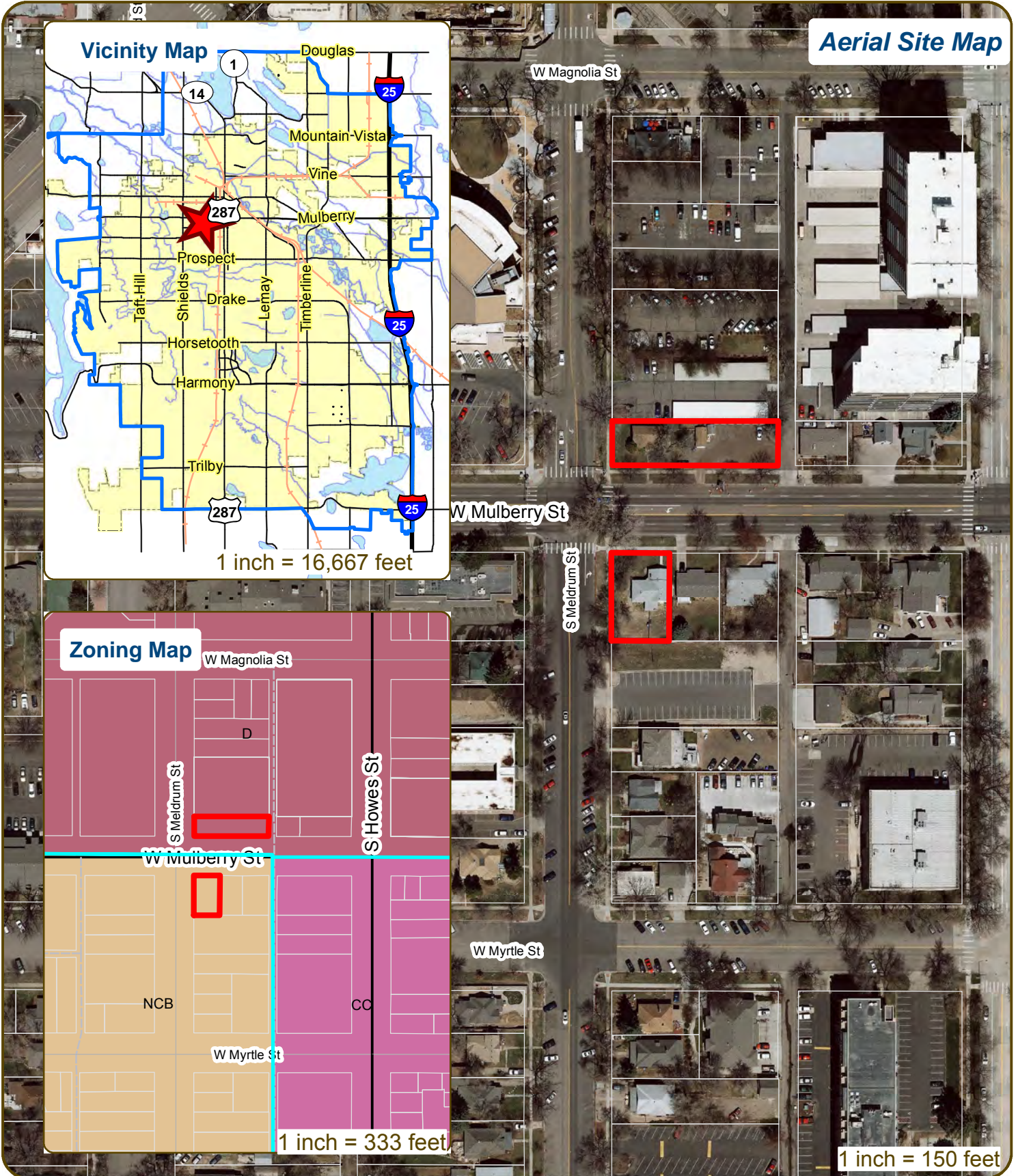
LEGAL: LOT 3, FOSSIL CREST SUBDIVISION,
FIRST FILING

SECTION 11 SW 1/4, TWP 6, RANGE 69,
LARAMIE COUNTY, COLORADO

DATE: 4/9/2018



Mixed Use Development with Parking 325 & 328 W Mulberry



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Matt Rankin; Architectural Consultancy		
Business Name (if applicable) r4 Architects		
Mailing Address 226 Remington St., Ste. 3		
Phone 970-224-0630	Email Address matt@r4architects.com	
Site Address (parcel # if address in not available) 325 West Mulberry		
Description of Proposal (attach additional sheets if necessary) Demolition of an existing single story house converted to office use. Replacement with a new, 3-story, mixed-use project containing 1st level office/retail/restaurant; 2nd story office and 3rd story residential consisting of a 1-bed and a 2-bed unit. Project is in the Downtown district, Canyon Ave subdistrict and within the TOD. Parking is deficient by 5 stalls based on restaurant use. Owner shall secure 5 off site parking spaces. Project sits approx. 6" in floodway; building shall be raised approximately 2'		
Proposed Use mixed use: Office/retail/restaurant/multi-family	Existing Use Office (converted single family residence)	
Total Building Square Footage 9820 GSF	Number of Stories 3	Lot Dimensions 190 x 50

Age of any Existing Structures unknown

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? Oldtown; 100 yr; High

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

Increase in Impervious Area Approximately 2350 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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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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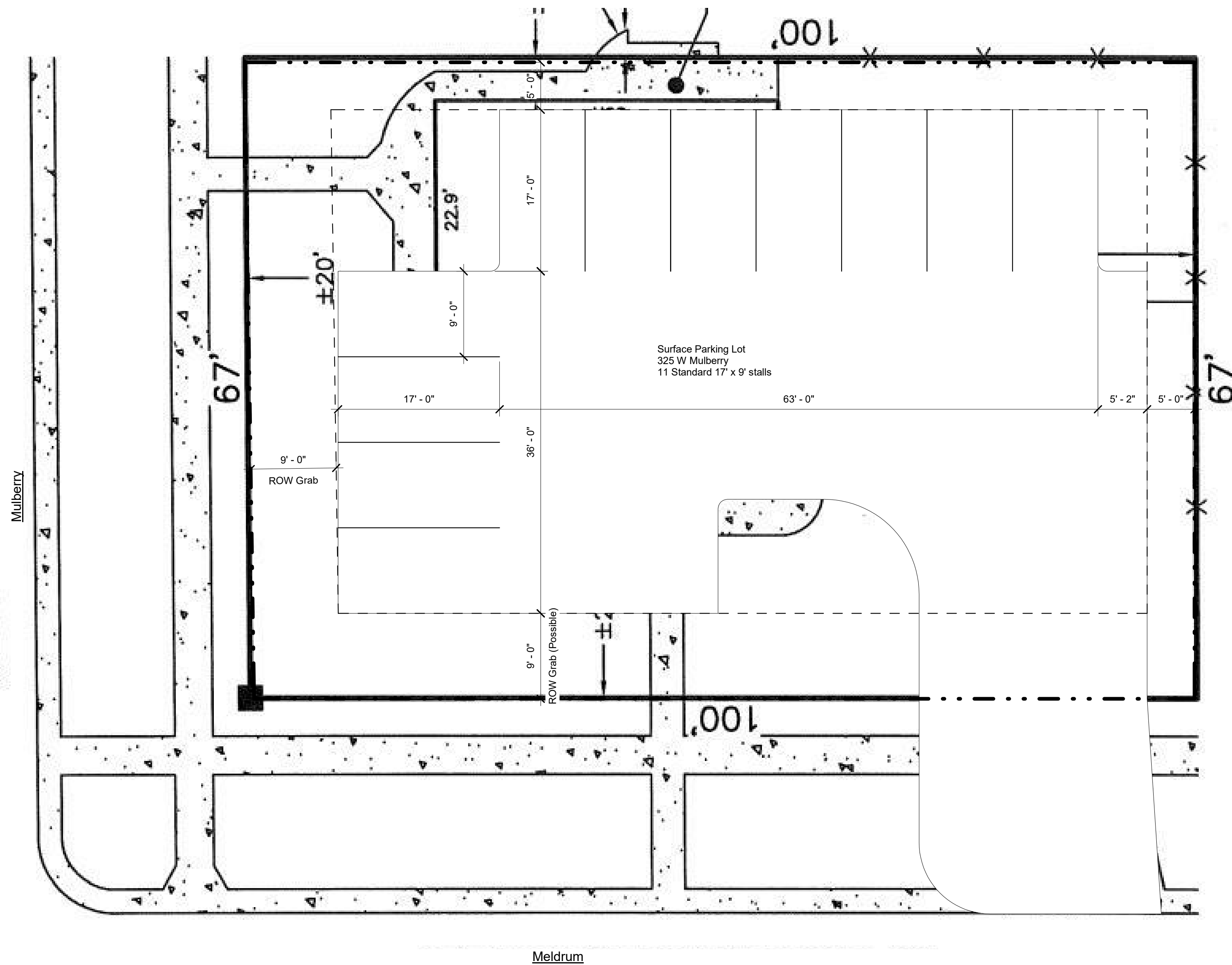
PARKING LOT:
 325 West Mulberry
 Subdivision: Harrisons Addition

SITE

1. Property is located at 325 West Mulberry. There is an existing house on the site that will need to be demolished.
 2. There is an existing curb cut on Meldrum for the residence driveway access. Our site plan will assume retaining this drive as our major access to the project parking lot. Egress from the lot is assumed to be either through the alley or Mulberry.
2. Assessor:
 - a. Parcel Number 9714107009
 - b. Address 325 W Mulberry
3. Zoning:
 - a. Zoning: NCBNeighborhood Conservation – Buffer District
 - b. Uses: 4.9 LUC
 - c. Permitted per administrative review:
 1. Residential: Similar to Permitted
 2. Commercial/Retail Uses
 1. PARKING LOTS and parking garages



2 325 W Mulberry Aerial
 1/2" = 1'-0"



1 325 W Mulberry Site
 1/8" = 1'-0"

Issued		
No.	Description	Date

325 West Mulberry

Concept Review

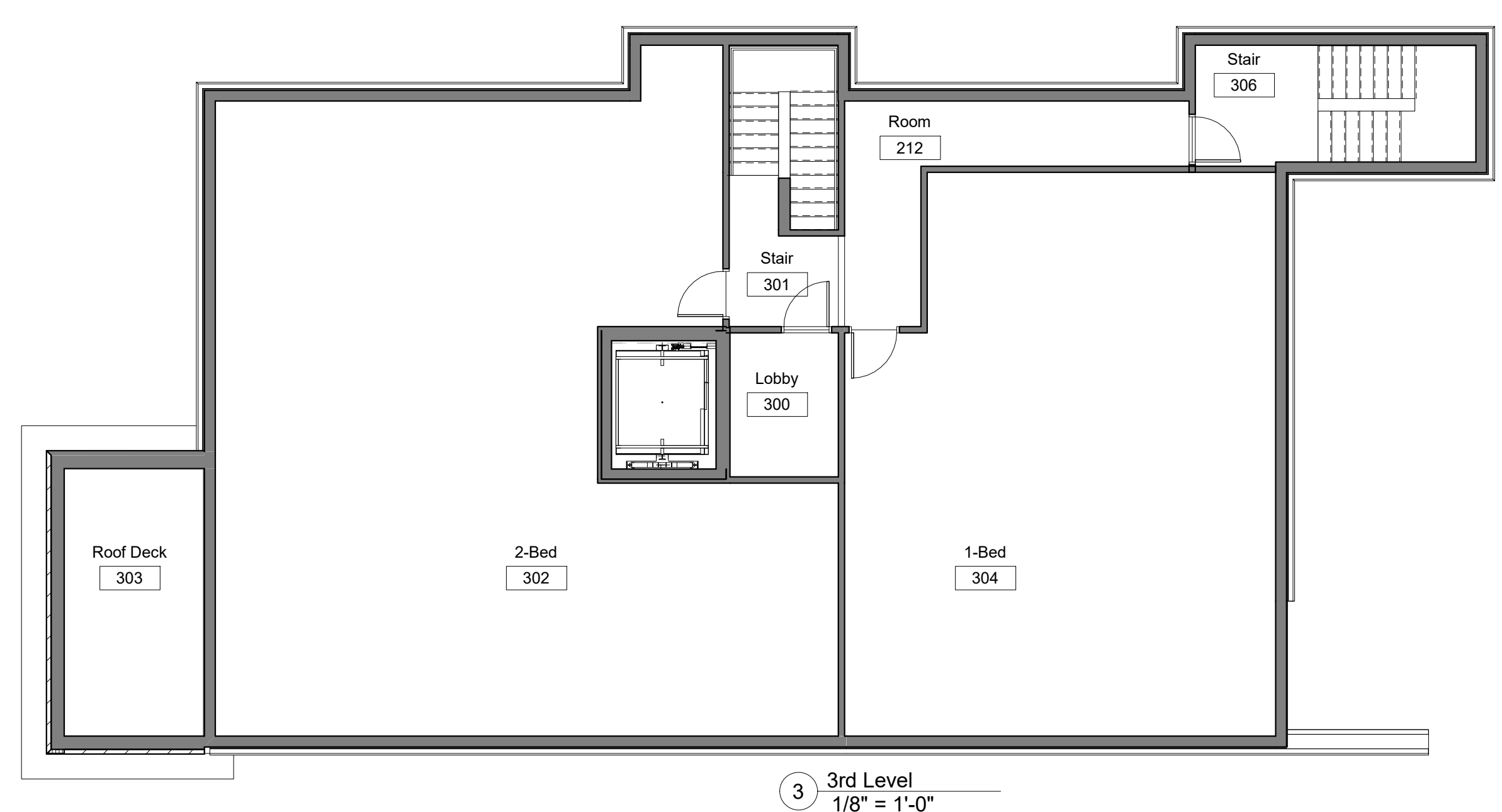
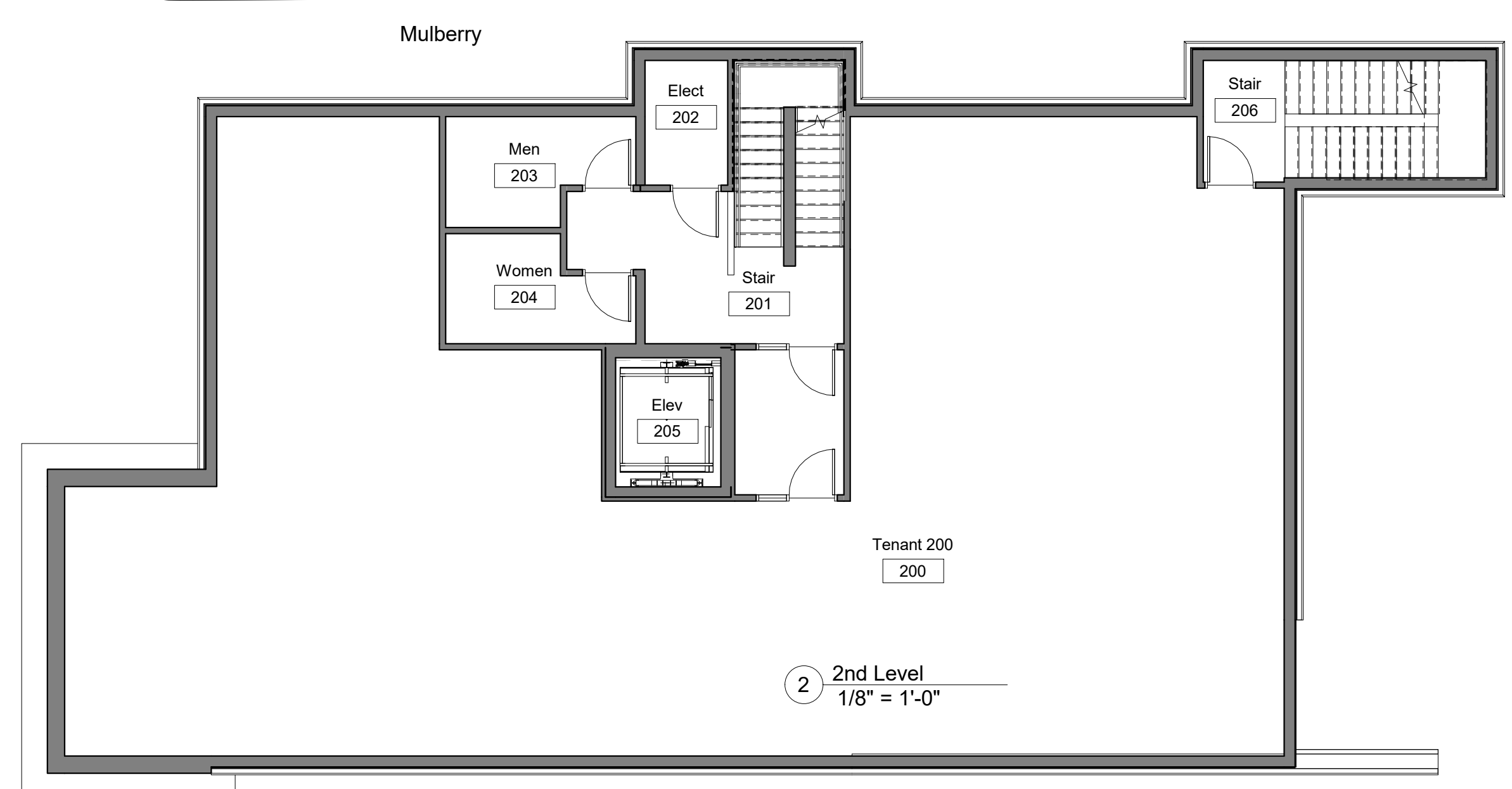
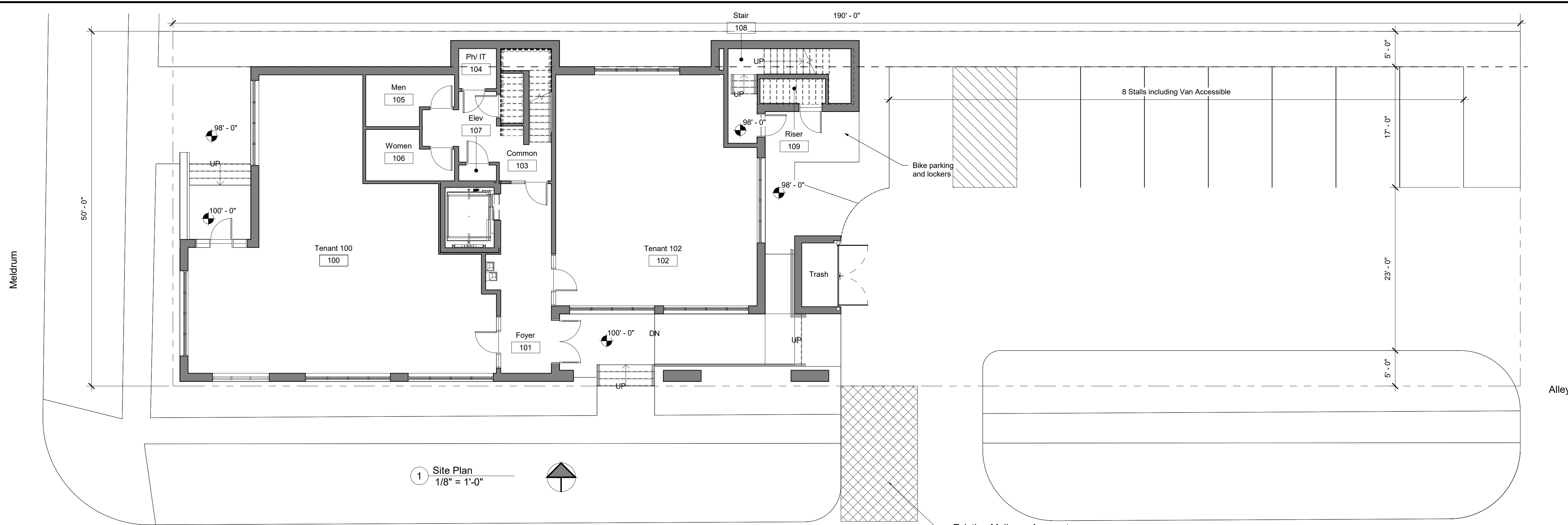
Project No.: Project Number Drawn by: Author
 Reviewed by: Checker

325 W Mulberry Surface Parking

Scale Accordingly if Reduced

Drawing Number

A1.2



Area Schedule (Gross Building)

Name	Level	Area
Common	1st Level	831.1 SF
Common	1st Level	209.3 SF
Tenant 100	1st Level	1334.8 SF
Tenant 102	1st Level	960.2 SF
Common	2nd Level	488.6 SF
Tenant 200	2nd Level	2729.5 SF
1-Bed	3rd Level	1060.0 SF
2-Bed	3rd Level	1568.3 SF
Common	3rd Level	439.1 SF
Deck	3rd Level	196.6 SF
		9817.6 SF

SCOPE OF WORK:

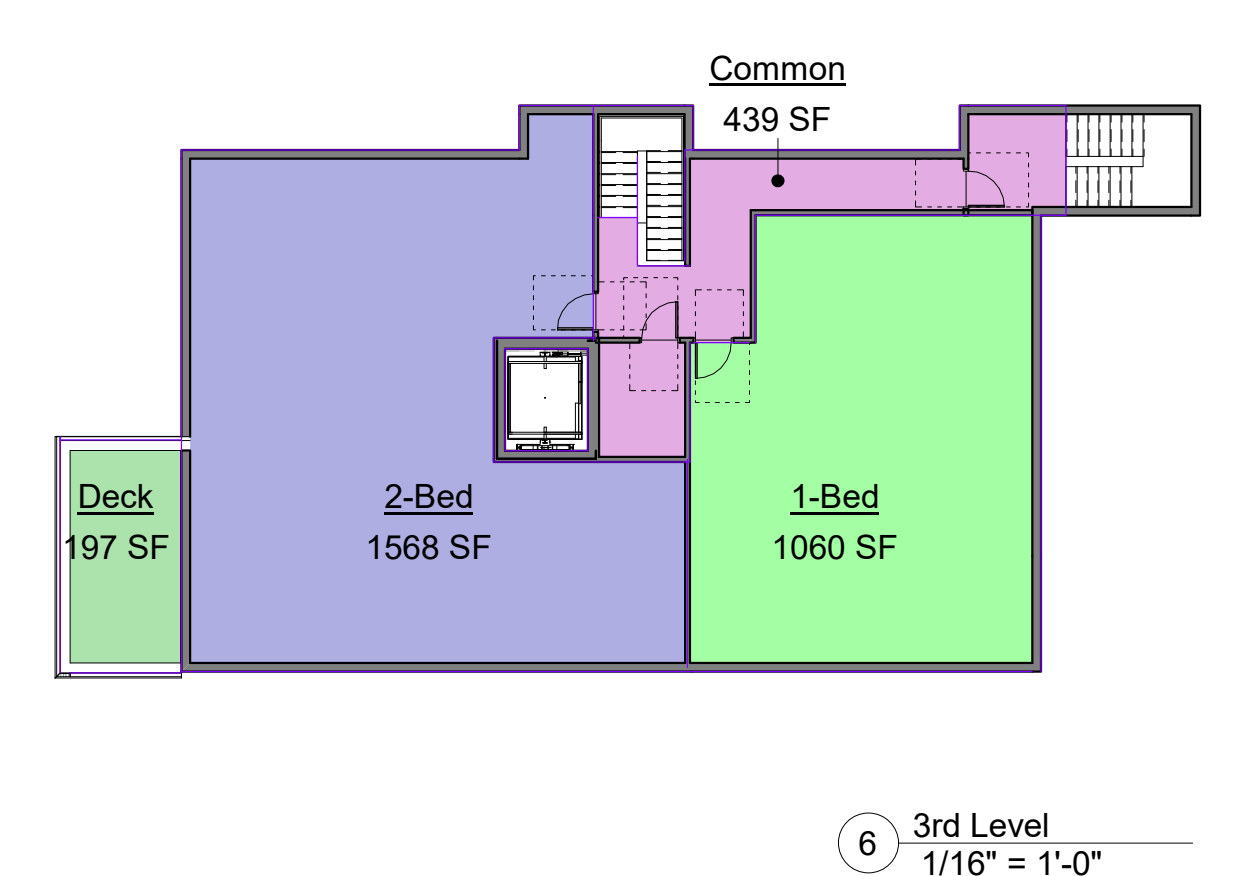
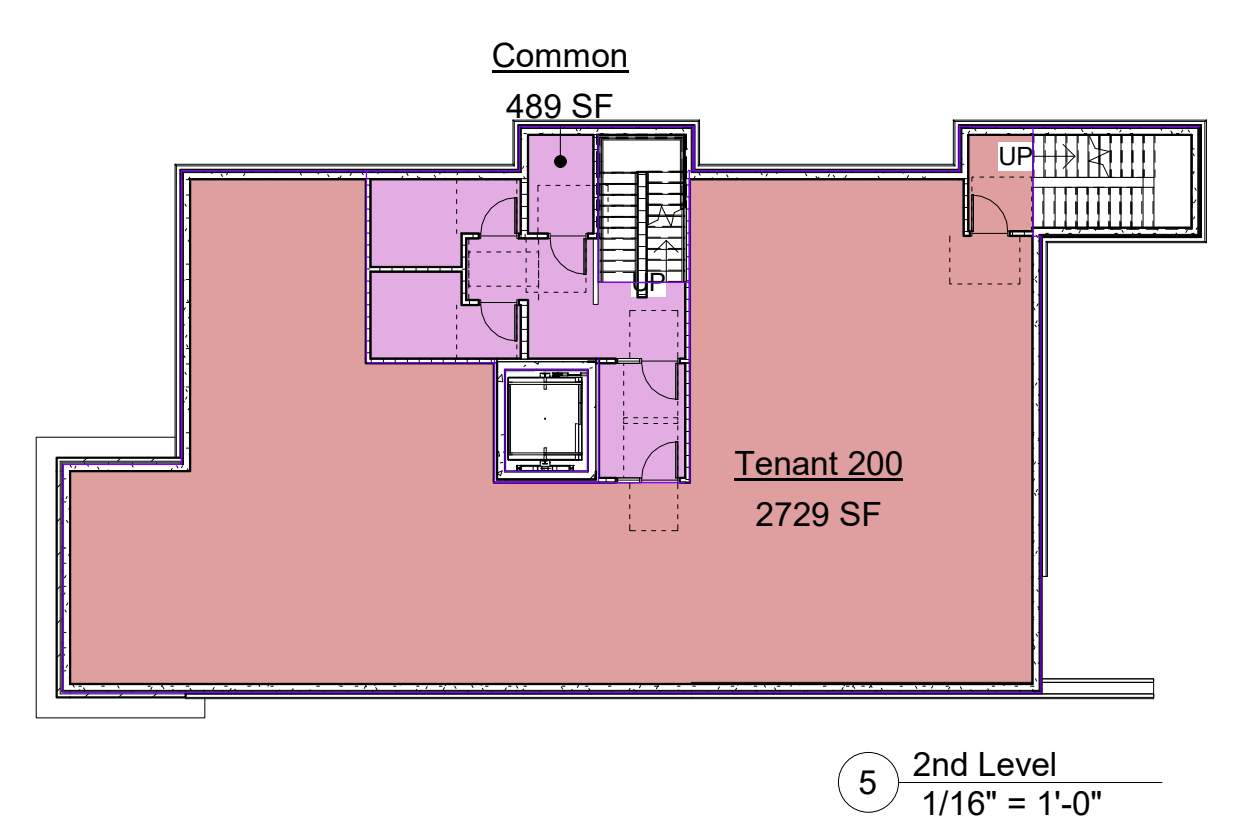
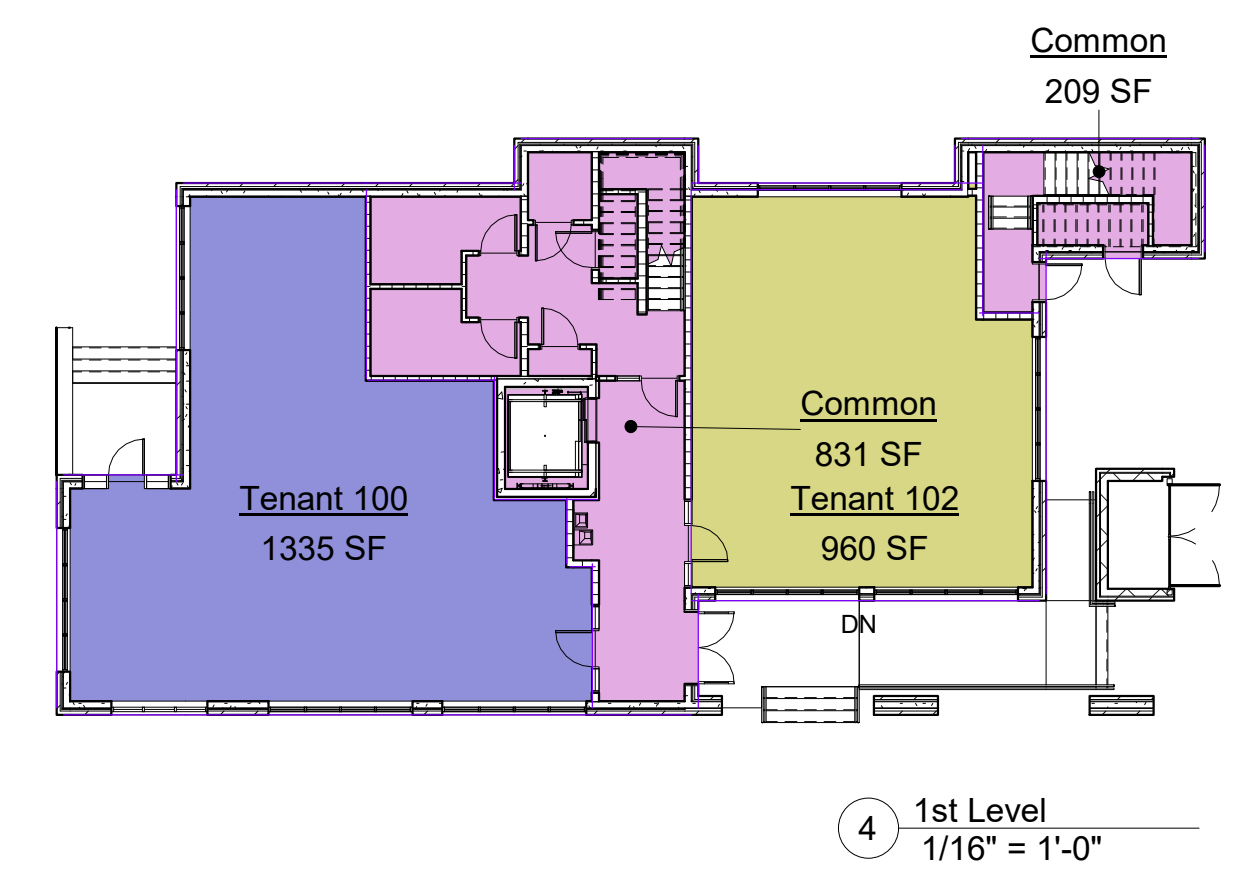
Our site is located at 328 W Mulberry. There is an existing single family residence and detached garage which has been converted to office space. Our proposal is for demolition of the house/garage and construction of:

- New, 3-story mix-use building containing:
 - 1st Level
 - 1335 s.f. Retail/Restaurant (suitable for coffee shop)
 - 960 s.f. Office
 - 2nd Level
 - 2729 s.f. Office
 - 3rd Level
 - 1568 s.f. 2-bedroom Apt.
 - 1060 s.f. 1-bedroom Apt.
- Zoning: 'D' Downtown; Subdistrict 'Canyon Avenue TOD Overlay District
- Project is in Floodway and will be raised approximately 2'-0" above existing NW Grade
- Parking
 - Based on TOD

1. Restaurant @ 5/1000 Min.	6.675 spaces
2. Office @ 1/1000 min.	3.689 spaces
3. 1-bed @ .75 per bed	0.75
4. 2-be @ 1 per bed	2.0
13 Spaces Req'd Min (TOD)	
 - Parking Provided: 8 Spaces
 - Offsite Spaces Provided: 5 Spaces
- LID Pavers w/ assumed detention/water quality across parking lot
- Landscaping
- Bike parking as required based on assumed occupancy



Demo existing single family residence and detached garage



- 1-Bed
- 2-Bed
- Common
- Deck
- Grade
- Tenant 100
- Tenant 102
- Tenant 200

Issued

No.	Description	Date
1	Concept Review	4-6-2018

328 West Mulberry

Concept Review

Project No.: Project Number
 Drawn by: Author
 Reviewed by: Checker

Floor Plans and Area Plans

Scale Accordingly if Reduced

Drawing Number
A1.1