

Conceptual Review Agenda

Schedule for 05/08/17 to 05/08/17

281 Conference Room A

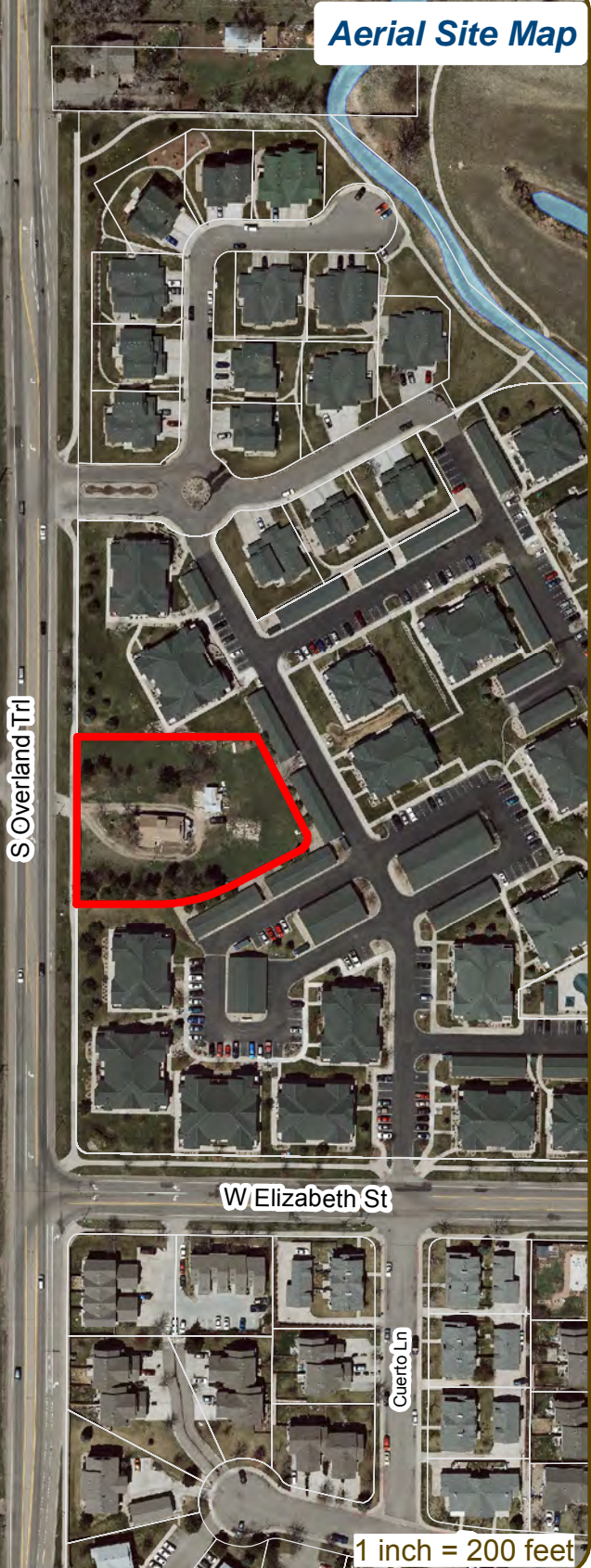
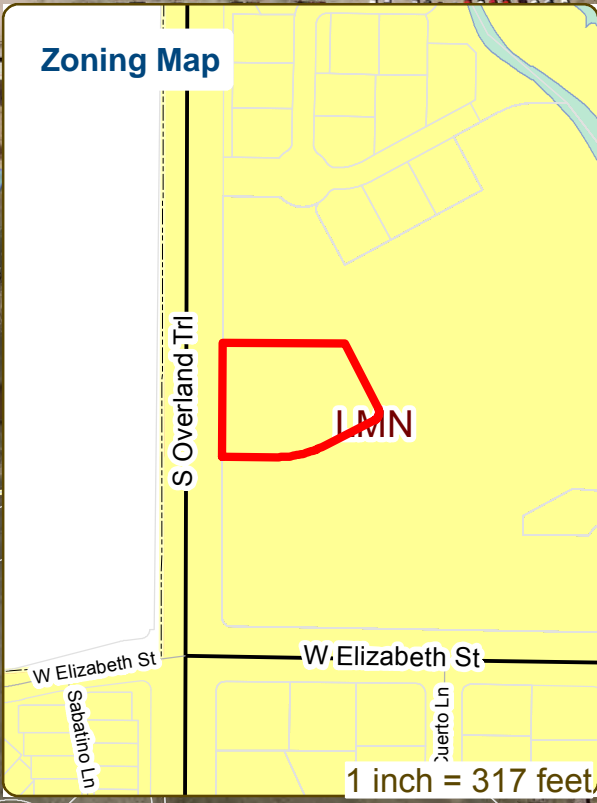
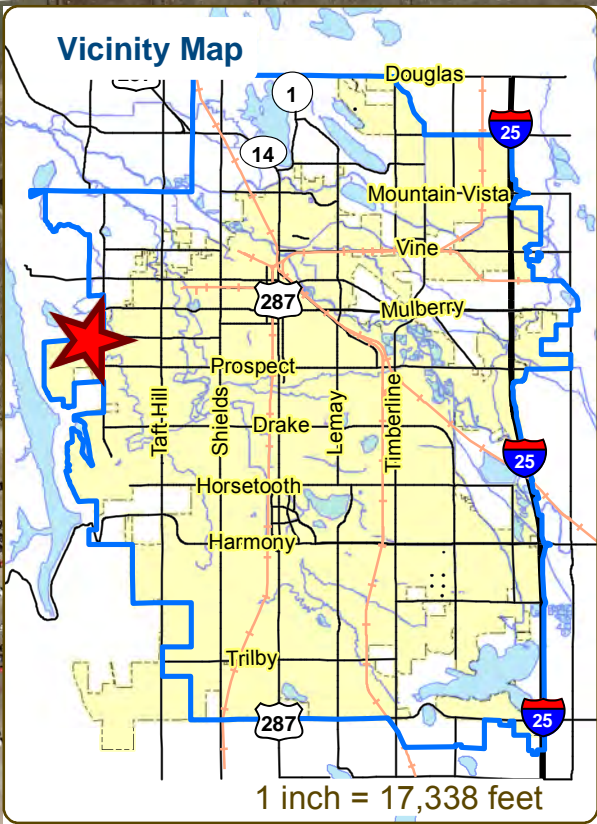
Monday, May 8, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	920 S Overland Trail - Single-Family Residential CDR170028	Jon Pratt (303) 548-3752 jpratt@metropolitan-inc.com	This is a request to demolish a single family home and build eight single-family attached residential units at 920 S Overland Trail (parcel# 9716224001). The proposal indicates that the parcel would be subdivided into eight different lots and a cul-de-sac would become the point of access for the eight, 20'x50' units. The proposal is located in the Low Density Mixed-Use Neighborhood (LMN), zone district and is subject to Administrative (Type 1) review.	Kai Kleer
10:15	Gateway at Prospect CDR170029	Kristin Turner (970) 532-5891 kristin@tbgroup.us	This is a request to build multi-family residential project on parcel J and Parcel K of the Gateway at Prospect Overall Development Plan (parcel #s 8716405003, 8716405004, 8716405005, 8716405002, and 8716400063). The site plan indicates the construction of 10 multi-family buildings that contain approximately 276 dwelling units, clubhouse with open space, 11 detached garages, multi-use trail and public and private streets. The plan indicates that in any instance where any portion of a building that faces a street will have a ground unit with individual door entrance and front porch. This project is located in the Medium Density Mixed-Use Neighborhood (MMN), zone district and will be subject to a Planning and Zoning Board (Type II), hearing.	Ted Shepard

Monday, May 8, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	900 E Elizabeth St CDR170030	Deanne Frederickson (303) 775-0780 dfrederickson@agpros.com	This is a request to build demolish three existing single-family residences, subdivide existing parcel into four lots and construct a single-family residence on each new lot at 900 E Elizabeth St (Parcel# 9713100031). Concept A indicates a four-parcel subdivision of the western portion of the lot and a private drive that dead-ends into a parking lot. Concept B indicates a four-parcel subdivision of the current parcel with the addition of a cul-de-sac. This project is located in the Neighborhood Conservation Low Density (NCL), zone district and is subject to Administrative (Type 1) review.	Clay Frickey

920 S Overland Trail Single-Family Residential



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.

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.)

Jon Pratt / Managing Partner Travis Witzemann / Managing Partner

Business Name (if applicable) Rivier Properties, LLC

Your Mailing Address 17511 E Oregon Place Aurora CO 80017

Phone Number (303) 548-3752 Email Address jpratt@metropolitan-inc.com

Site Address or Description (parcel # if no address) 920 S. Overland Trail Parcel # 97162-24-001

Description of Proposal (attach additional sheets if necessary)

Scrape Existing Structure and Build 4 multi-units with approved culdesac

Proposed Use Multi-units Existing Use SFR

Total Building Square Footage 1727 S.F. Number of Stories 1 1/2 Lot Dimensions

Age of any Existing Structures Existing SFR Built 1898

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.

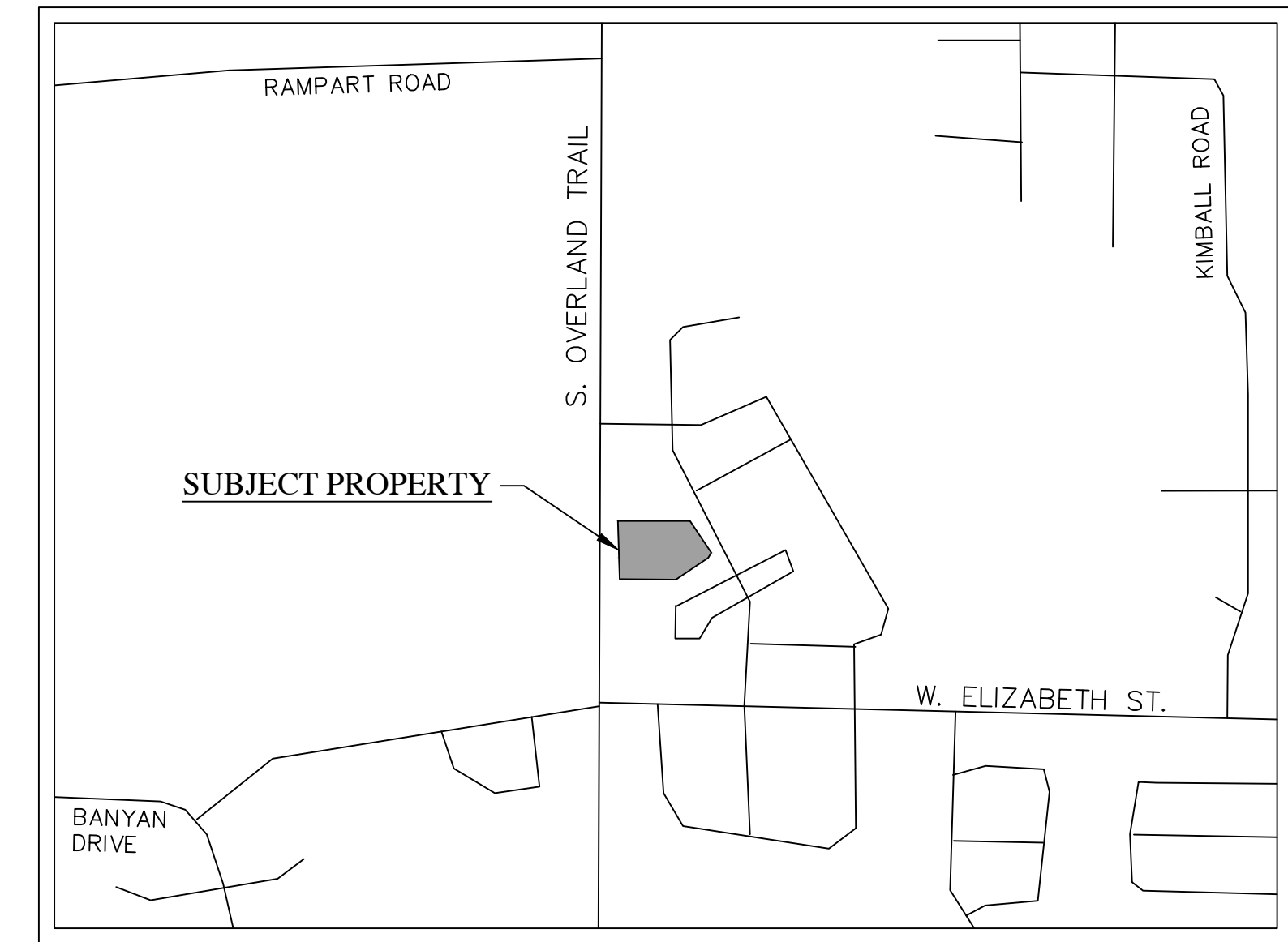
Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

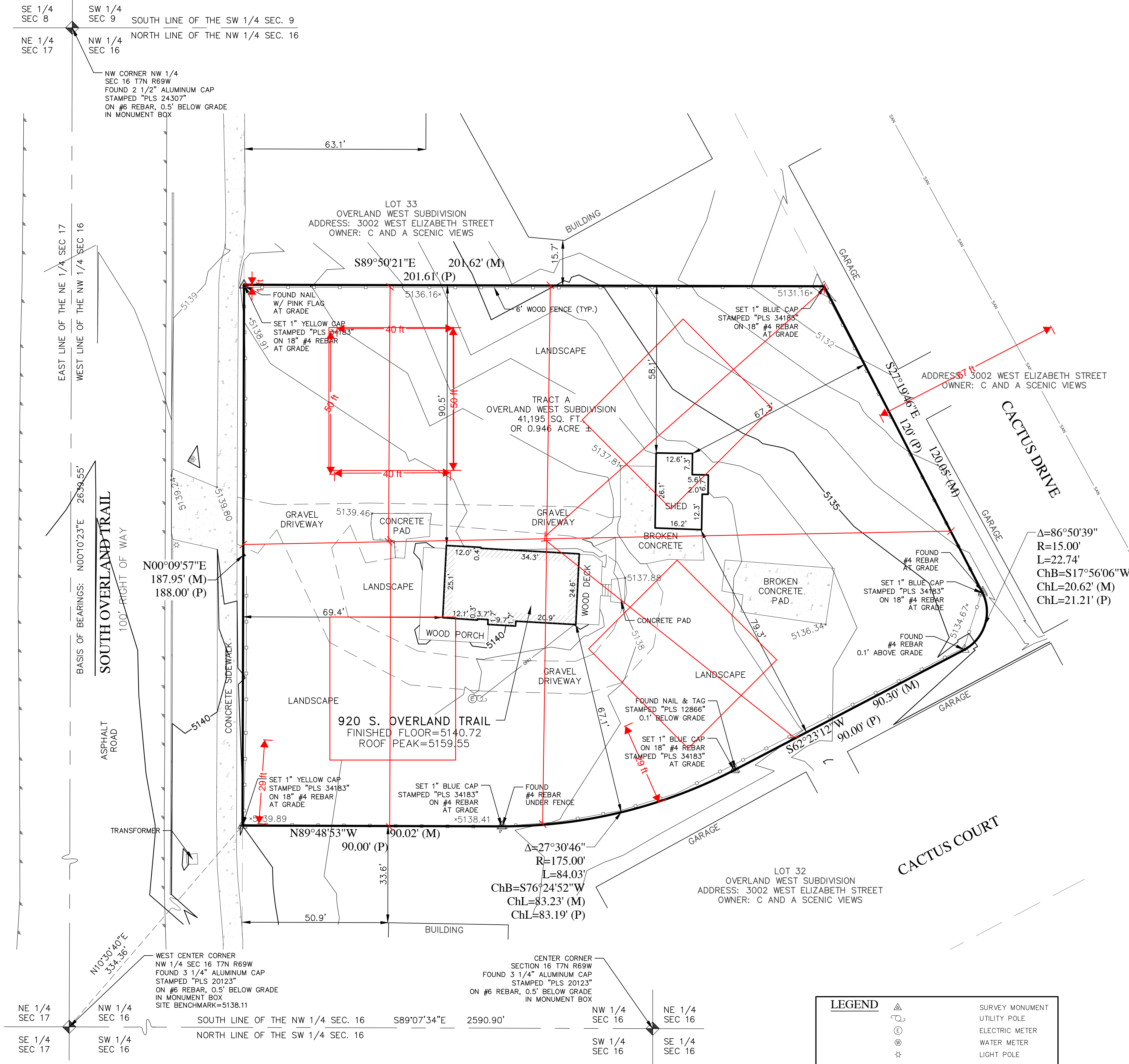
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

IMPROVEMENT SURVEY PLAT

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 16,
TOWNSHIP 7 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP:
1 : 500



LEGAL DESCRIPTION

TRACT A, OVERLAND WEST SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTES

- ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THIS PROPERTY MAY NOT BE SHOWN HEREON SUBJECT TO THE RECEIPT OF A CURRENT TITLE COMMITMENT POLICY.
- TOTAL AREA OF PARCEL IS 41,195 SQUARE FEET, OR 0.946 ACRES MORE OR LESS.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. (C.R.S. 13-80-105(3)(A))
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- DIRECT ACCESS TO PROPERTY FROM SOUTH OVERLAND TRAIL AKA COUNTY ROAD 21 (PUBLIC RIGHTS OF WAY) EXISTS AT TIME OF SURVEY. RIGHTS TO ACCESS NOT ADDRESSED BY SURVEYOR.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL OVERHANGS. THE DIMENSIONS OF ALL UTILITY POLE CROSSMEMBERS AND/OR OVERHANGS SHOWN HEREON ARE LOCATED TO THE BEST OF OUR ABILITY AND ARE APPROXIMATE. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- BENCHMARK: FOUND 3 1/4" ALUMINUM CAP STAMPED "PLS 20123" LOCATED THE WEST 1/4 CORNER SAID SECTION 16
GPS DERIVED NAVD 1988 DATUM ELEVATION= 5138.11
- BASIS OF BEARINGS: THE GPS DERIVED WEST LINE OF THE NORTHWEST 1/4 SAID SECTION 16 AS EVIDENCED BY THE WEST CENTER CORNER FROM WHENCE THE NORTHWEST CORNER SAID NORTHWEST 1/4 BEARS NORTH 00°10'23" EAST, A DISTANCE OF 2639.55 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I, JEFFREY J. MACKENNA, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THIS DRAWING IS AN ACCURATE REPRESENTATION OF SAID SURVEY. THIS IMPROVEMENT SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

JEFFREY J. MACKENNA
PLS/34185

GRAPHIC SCALE



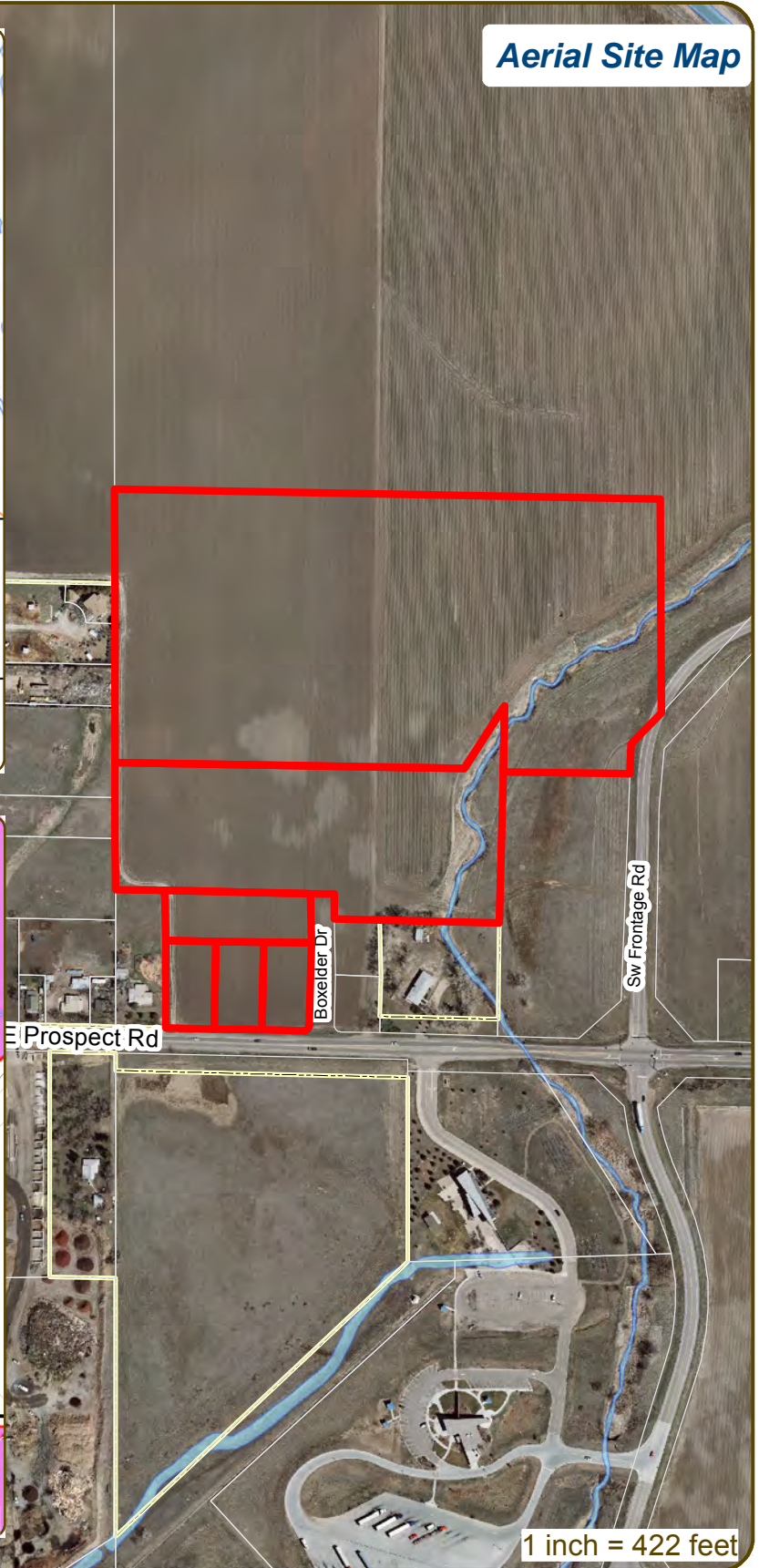
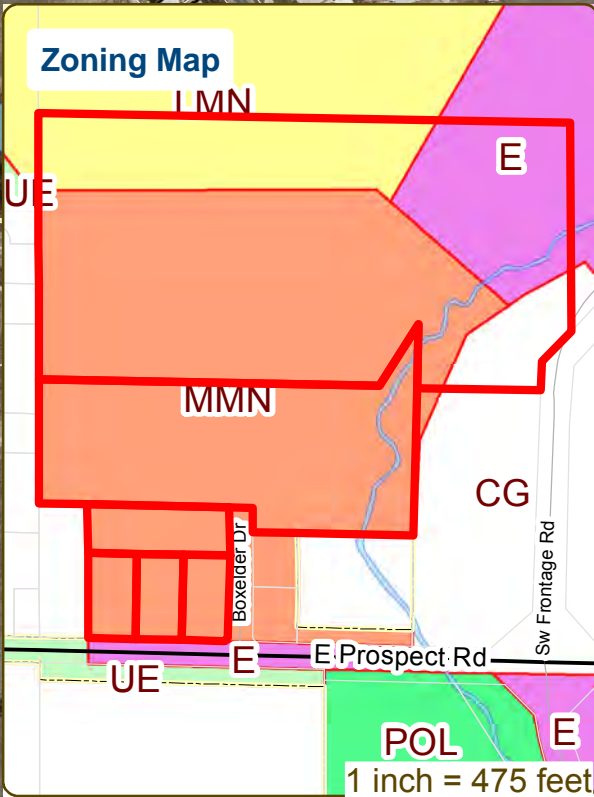
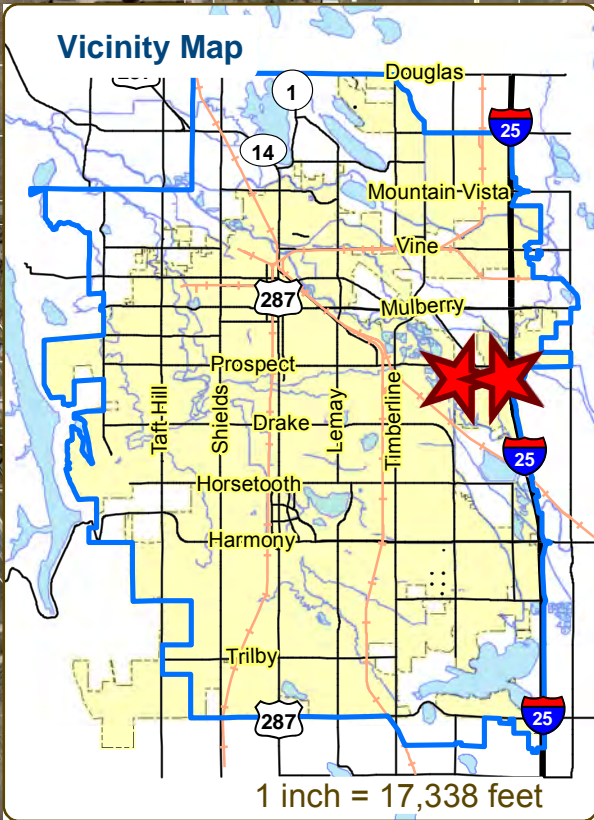
(IN US SURVEY FEET)
1 inch = 20 ft.

9940 WEST 25TH AVENUE
LAKEWOOD, CO 80215
303-202-1560
WWW.FALCONSURVEYING.COM

DATE: 04/12/17	REVA:
DRAWN BY: SLE	CHK'D BY: JJM
DATE OF FIELD SURVEY: 03/27/17	170313_ISP.DWG

Gateway at Prospect Multi-Family Residential

Aerial Site Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.

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) Kristin Turner, TB Group (owner representative)

Tim McKenna, Fort Collins/I-25 Interchange Corner, LLC. (manager)

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain's Avenue Berthoud, CO 80513

Phone Number 970.532.5891 Email Address kristin@tbgroup.us

Site Address or Description (parcel # if no address) NW corner of I-25 & Prospect Road

Description of Proposal (attach additional sheets if necessary)

Multi-family development.

Proposed Use Residential Existing Use Vacant

Total Building Square Footage TBD S.F. Number of Stories 3 Lot Dimensions vary

Age of any Existing Structures not applicable

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 TBD 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?



Elevation Imagery



Amenity Area

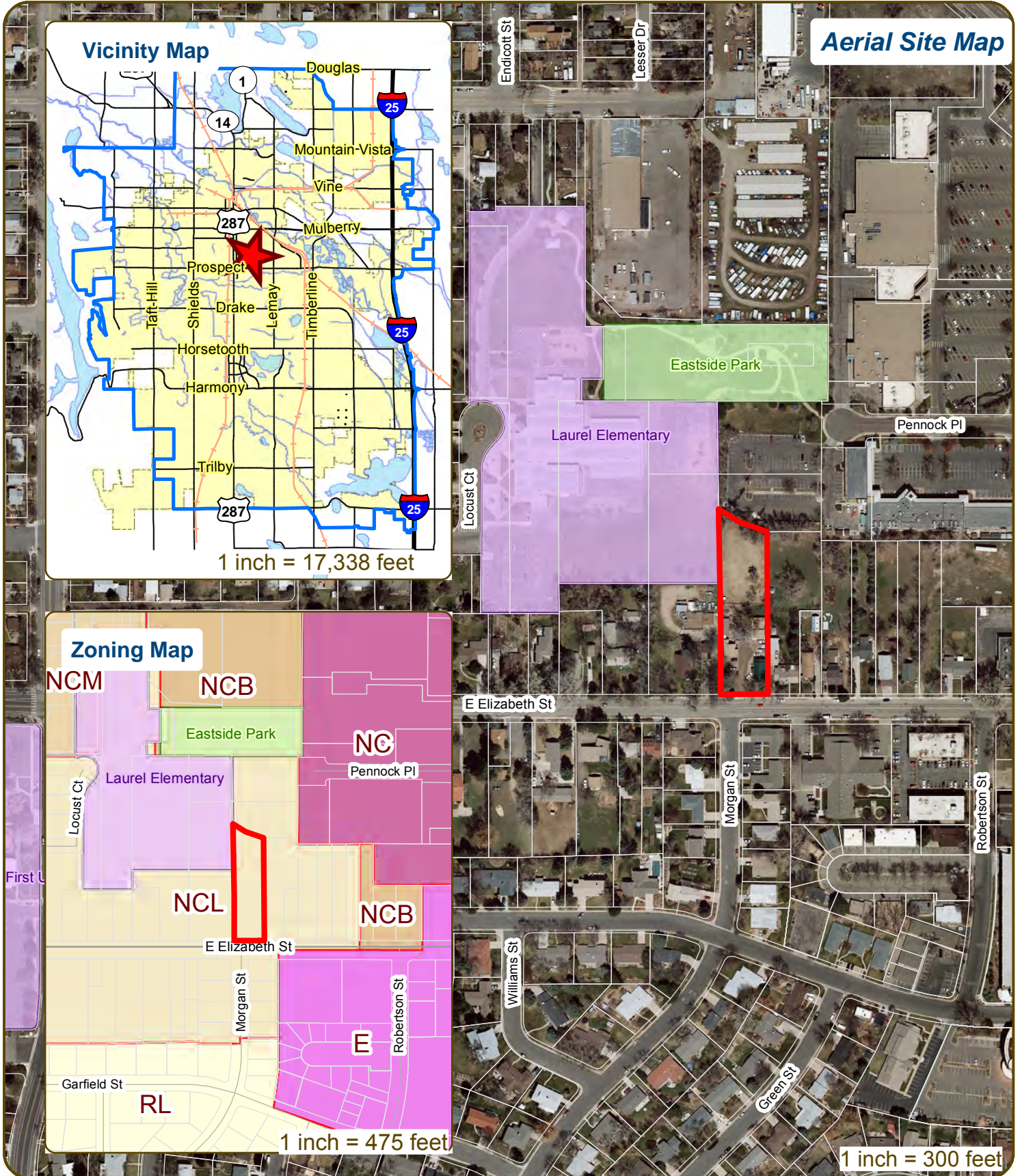


Clubhouse



Street Scene

902 E Elizabeth Single-Family Residential



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.)		
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 _____

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.

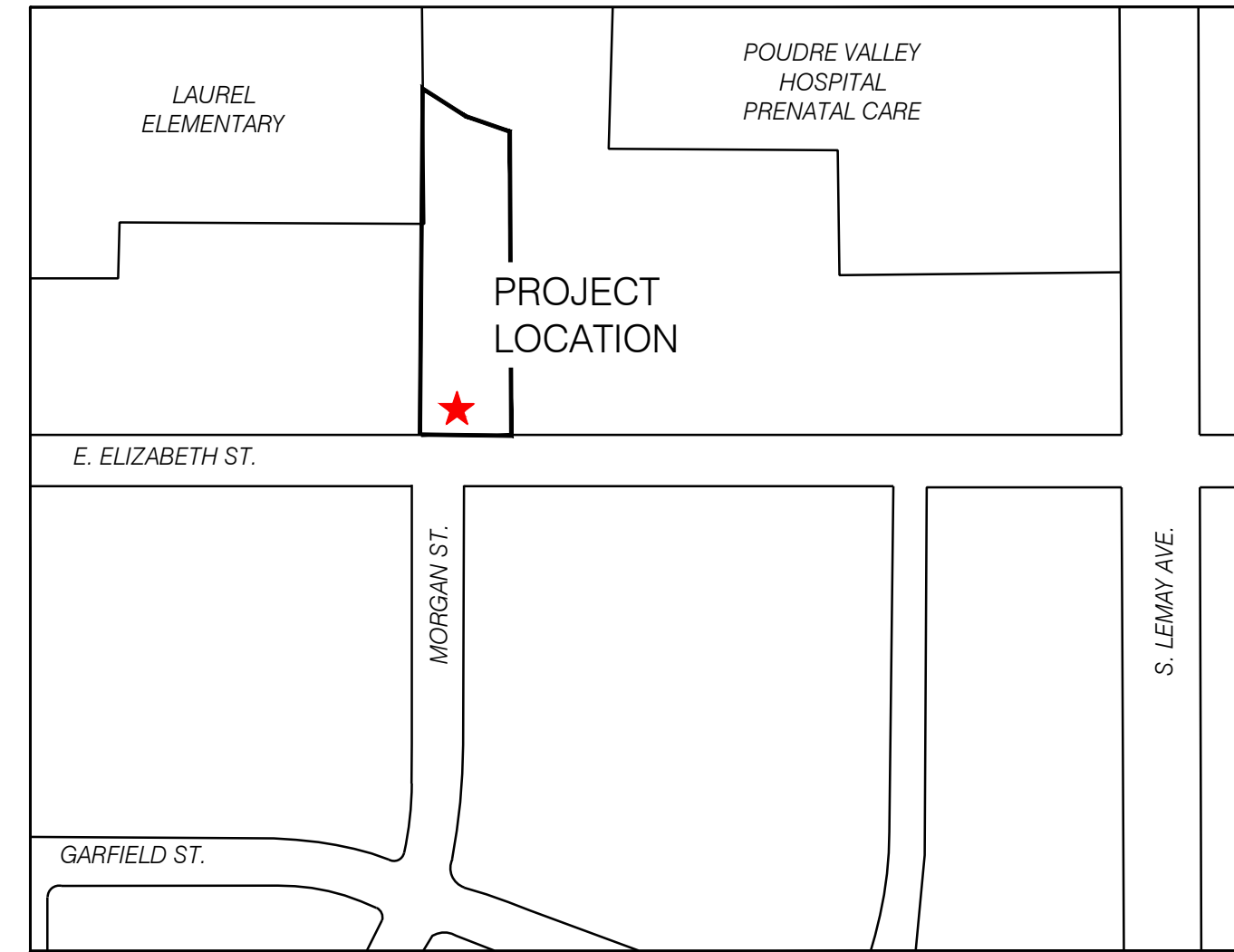
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

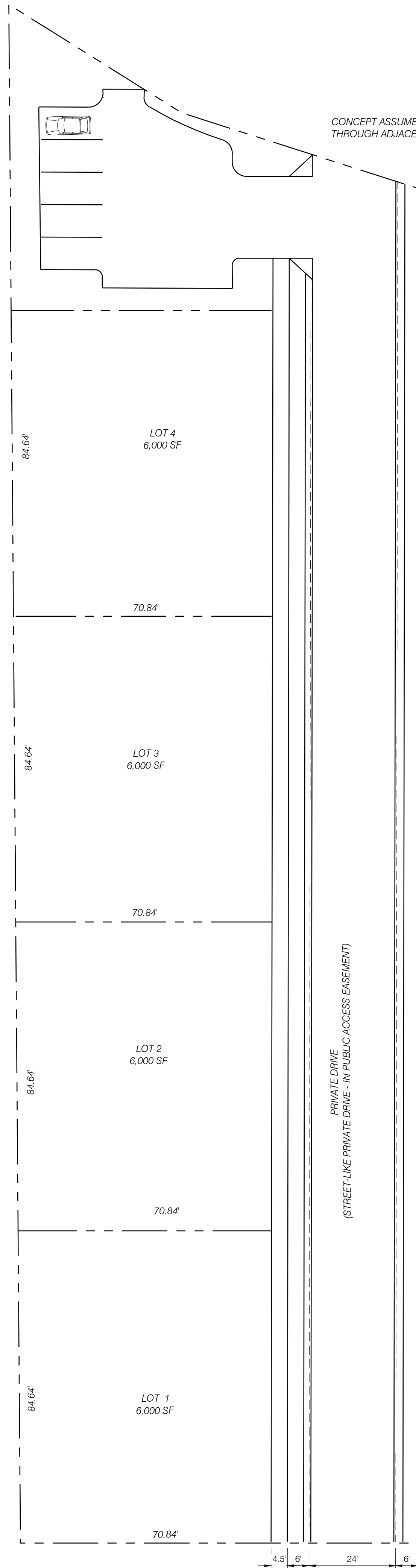
FRIES FIRST SUBDIVISION

900 E. ELIZABETH, FORT COLLINS, CO
 LOCATED SECTION 13 T7N R69W LARIMER COUNTY

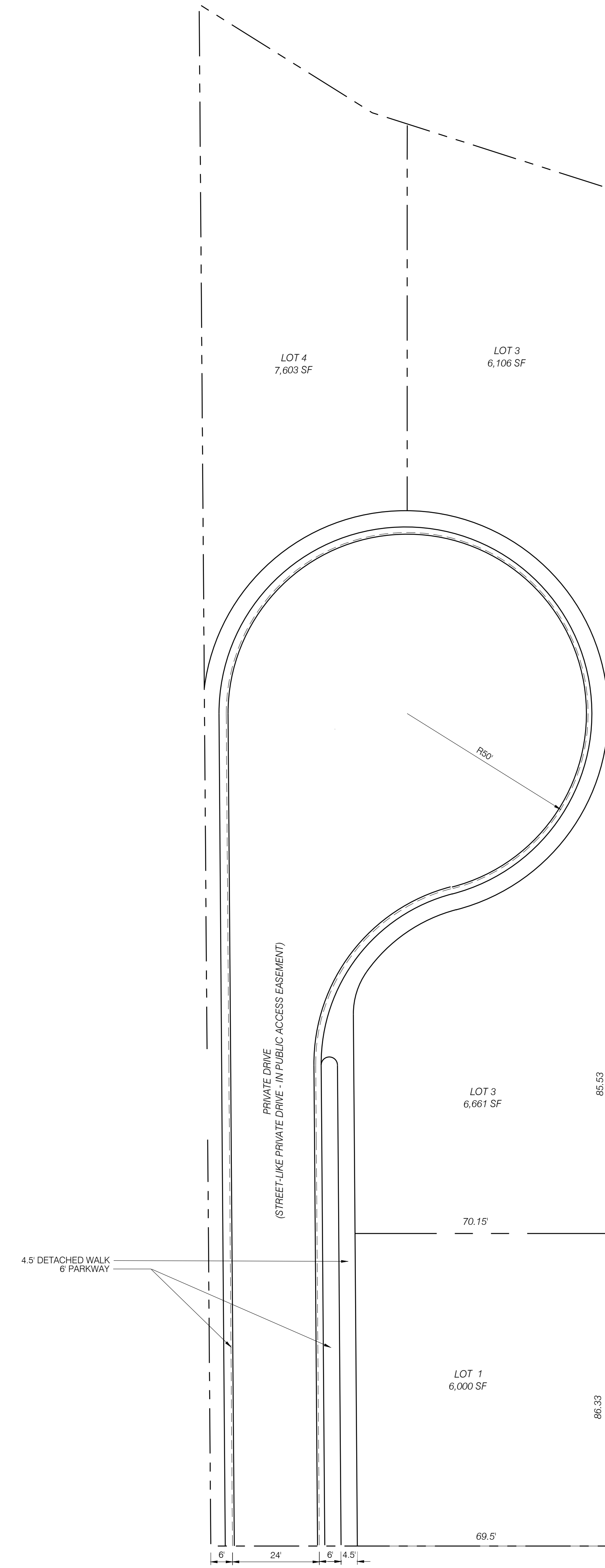
CONCEPT ASSUMES EMERGENCY CONNECTIVITY
 THROUGH ADJACENT PROPERTY (PARKING LOT)



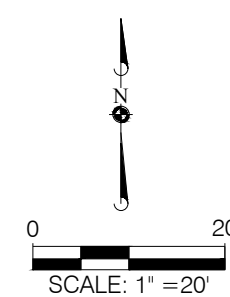
LOCATION MAP



CONCEPT A



CONCEPT B



AGPRO professionals
 DEVELOPERS OF AGRICULTURE
 3050 67th Avenue, Suite 200, Greeley, CO 80634
 (970) 535-9318 • Fax: (970) 535-9654



FRIES FIRST SUBDIVISION
 CONCEPTUAL SITER PLAN
 FORT COLLINS, CO

SHEET:
SP-1

DATE: April 12, 2017
 DRAWN BY: AGPRO

REV	DESC	DATE
R1	DESC	4/12/17
R2	DESC	4/12/17
R3	DESC	4/12/17
R4	DESC	4/12/17
R5	DESC	4/12/17



Building 1: Front (South) Elevation / Side (West) Elevation



Building 1 North Elevation (upper) East Elevation (lower)



Building 2
Front (East) Elevation



Building 2: Rear (West) Elevation



Building 2: South Elevation

Building 2: North Elevation





Building 3
Front (South)
Elevation



Building 3
Rear (North)
Elevation



Building 3
Front / Side
Elevation





Building 3: East Elevation



Shed: East Elevation