



Community Development and
Neighborhood Services
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

October 11, 2012

Dear Resident / Property Owner:

On Monday, October 29, 2012, from 6:00 to 7:30 p.m., at Plymouth Congregational Church, 619 Prospect Road, Fort Collins, the City of Fort Collins Community Development and Neighborhood Services Department will facilitate a neighborhood meeting to discuss the Carriage House Apartments Project Development Plan.

As proposed, the project consists of demolishing two existing single family homes located at 1305 and 1319 South Shields Street (southeast corner of South Shields Street and Springfield Drive) and replacing them with five apartment buildings. At this time, the applicant has not indicated the total number of units or bedrooms that will be proposed. However, the developer has informed us that he will be proposing approximately 52 parking spaces. Conceptual site plans and drawings can be found online at: <http://tinyurl.com/8dmoqk4>

The site is located within the City's Transit Oriented Development (TOD) Overlay Zone as well as the Neighborhood Conservation, Buffer Zone District. Land Use Code Standards that this project must comply with are available online at: <http://tinyurl.com/9quk45n>

At this neighborhood meeting, an official decision of approval or denial for this project will not be reached. You will have an additional opportunity later to provide input at a public hearing, at which time you will receive a similar notification via mail regarding the date, time and place of the public hearing.

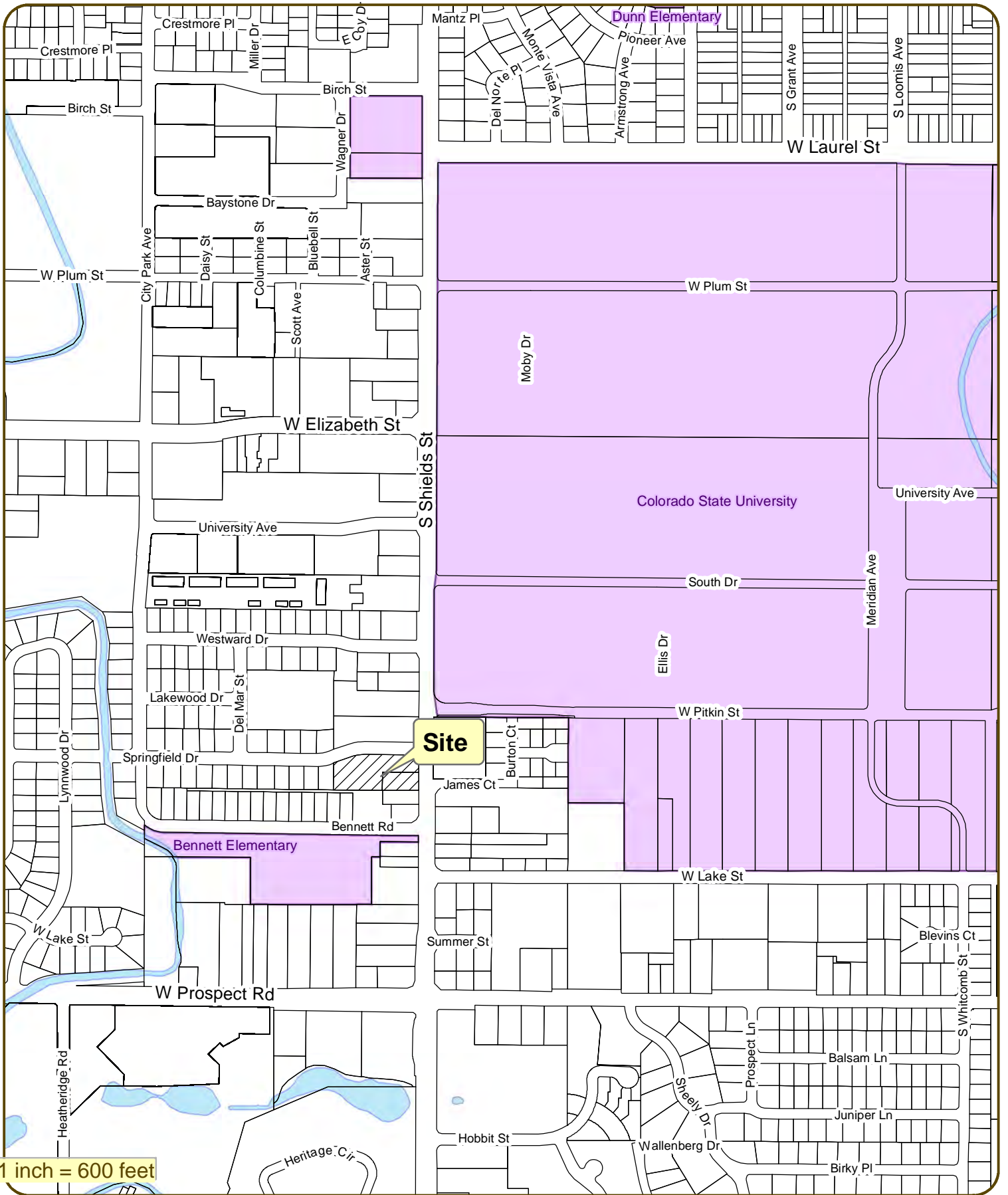
The list of affected property owners for this neighborhood meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this (and future) meetings so all may have the opportunity to attend.

If you are unable to attend the neighborhood meeting, but have questions, please feel free to call our office at 970-221-6750. If you would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail them to me at clevingston@fcgov.com.

Sincerely,

A handwritten signature in black ink that reads "Courtney Levingston".

Courtney Levingston, AICP, LEED AP ND
City Planner
City of Fort Collins



1305 - 1319 S. Shields Street - Student Housing Development Review Outreach City Process Informational Meeting





3003 Larimer Street
Denver, Colorado 80205
phone 303.861.5704

Carriage House Apartment Homes

1305 - 1319 South Shields Street
Ft. Collins, CO 80521

PROJ. NO. 511131.00
DRAWN: -
CHECKED: -
CADD FILE: -
DATE: January 4, 2012
REVISIONS:

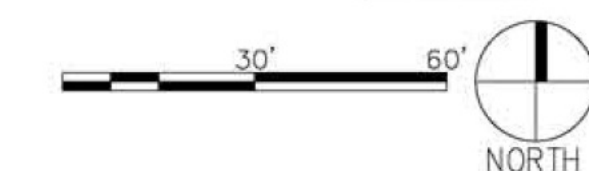
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SHEET TITLE:
PDP1

SCALE: AS NOTED
SHEET NUMBER:



EXISTING CONDITIONS



VICINITY MAP



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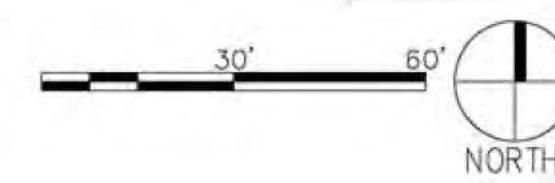
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SHEET TITLE:
PDP2

SCALE: AS NOTED
SHEET NUMBER:



OVERLAY PLAN



- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAY AND PARKING
- EXISTING TREES
- TREES TO BE REMOVED
- NEW TREES



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Carriage House Apartment Homes

1305 - 1319 South Shields Street
Ft. Collins, CO 80521

SITE PLAN INFORMATION

PARCEL SIZE 1.49 ACRES OR 64,909 SF

TOTAL NUMBER OF BUILDINGS: 5

NET AREA OF EACH BUILDING: 6,600 NSF

GROSS AREA OF EACH BUILDING: 7,260 GSF

TOTAL NET AREA OF BUILDINGS: 33,000 NSF

TOTAL GROSS AREA OF BUILDINGS: 36,300 GSF

HEIGHT: 3 STORIES (37'-0" TOTAL HEIGHT)

F.A.R. = 36,300 GSF / 64,909 SF LAND AREA = .56

REAR 50% LOT DEVELOPMENT F.A.R.:

50% OF REAR LOT = 29,932 SF

UNIT OF 7,260 SF / 29,932 SF = .24 < .33 ALLOWED

TOTAL LAND AREA :

% OF OPEN SPACE SF = 23,772 SF

% OF BUILDING SF = 14,785 SF

% OF DRIVEWAY/PARKING SF = 18,835 SF

% OF PUBLIC STREET RIGHT AWAY SF = 1,838 SF

(ADDITIONAL 11' ROW TO BE DEDICATED ALONG SHIELDS)

% OF RECREATIONAL AREA SF = N/A

PARKING:

49 SPACES

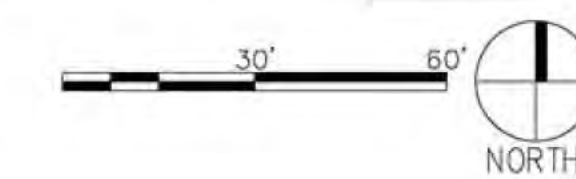
3 HANDICAPPED SPACES

EXISTING ZONING = NCB-MULTI-FAMILY RESIDENTIAL

LAND USE = MULTI-FAMILY RESIDENTIAL



SITE PLAN



- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAY AND PARKING
- EXISTING TREES
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- NEW TREES

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SHEET TITLE:
PDP3

SCALE: AS NOTED
SHEET NUMBER:



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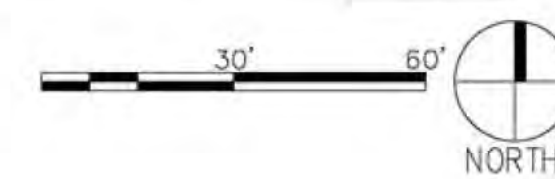
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SHEET TITLE:
PDP4

SCALE: AS NOTED
SHEET NUMBER:



LANDSCAPE PLAN



- EXISTING STRUCTURES
- PROPOSED BUILDINGS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAY AND PARKING
- EXISTING TREES
- TREES TO BE REMOVED
- NEW TREES



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SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS &
VISUAL ANALYSIS**

SCALE: AS NOTED
SHEET NUMBER:

PDP 5



SPRINGFIELD DRIVE STREET ELEVATION



SHIELDS STREET STREET ELEVATION



3003 Larimer Street
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VIGNETTE AT INTERSECTION OF S. SHIELDS
STREET AND SPRINGFIELD DRIVE

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SHEET TITLE:
VISUAL ANALYSIS

SCALE: AS NOTED
SHEET NUMBER:

PDP 6