

Conceptual Review Agenda

Schedule for 05/07/18 to 05/07/18

281 Conference Room A

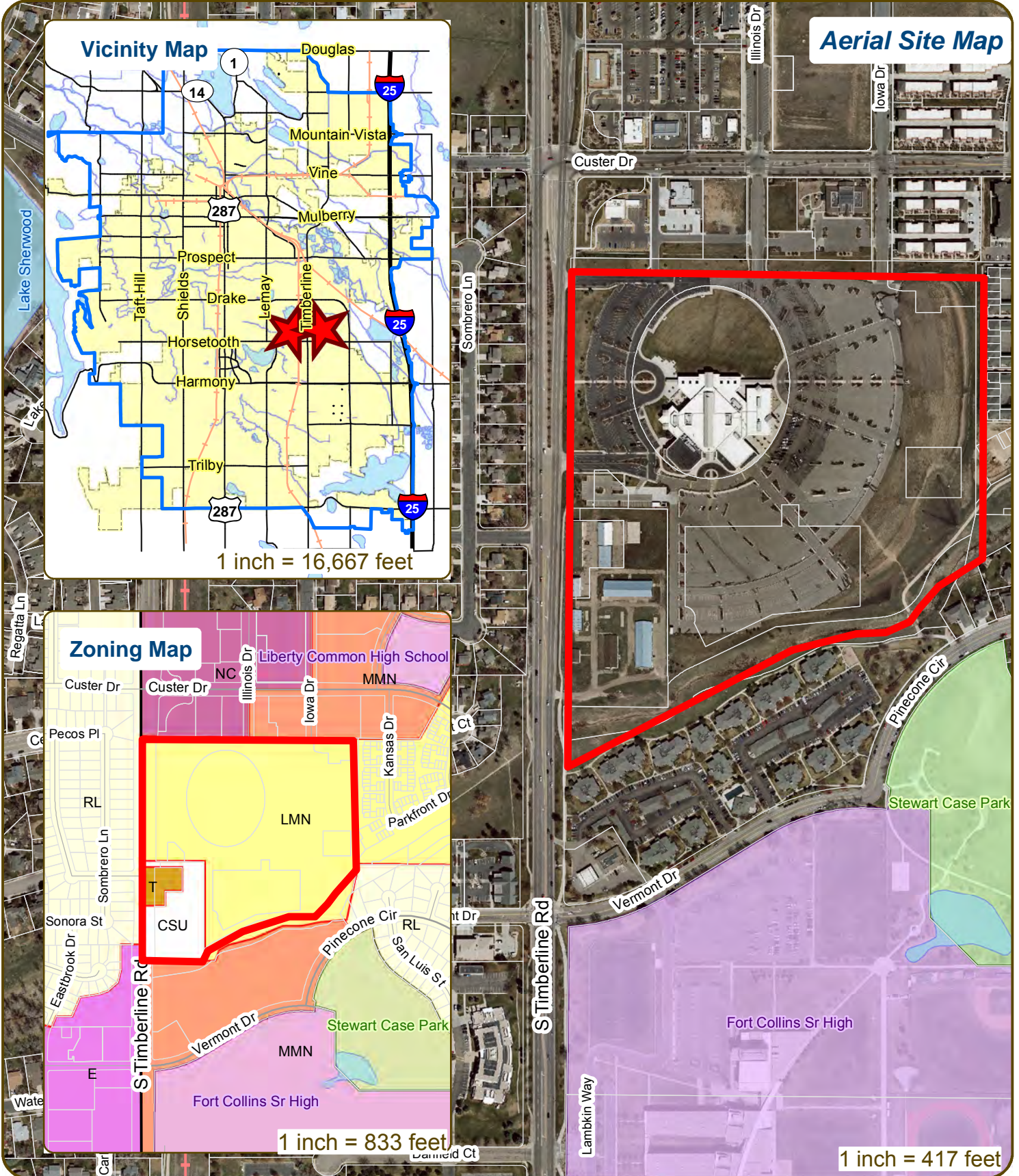
Monday, May 7, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Timberline Church-CSU CDR180026	Cathy Mathis (970) 532-5891 cathy@tbgroun.us	This is a request to develop approximately 8.2 acres of the southeast portion of the Timberline Church property for 104 multi-family dwelling units. The area consists of a portion of the existing parking lot and vacant land along the Foothills Drainage Channel. The units would be divided between four 8-plexes (32 stacked condos) and three-24-plexes (72 stacked apartments). The parcel is zoned L-M-N. The applicant is C.S.U. The parcel is a result of a land exchange between Timberline Church and C.S.U. where the church gains the C.S.U. land along Timberline Road zoned T, Transition, and C.S.U. Not Zoned. Access to the residential area is proposed via the existing church parking off Timberline Road and Iowa Drive on the north. The proposal includes rezoning the 8.2 acres to Medium Density Mixed-Use (MMN). Both the rezoning and the P.D.P. are subject to Planning and Zoning Board (Type 2) Review with City Council acting as the final authority on the rezoning request. Parcels #8729226901, 8729225904, 8729225903, 8729225905, 8729225901, 8729225902, 8729200915, 8729200907). The existing buildings owned by CSU would be demolished.	Ted Shepard

Monday, May 7, 2018

Time	Project Name	Applicant Info	Project Description	Planner
10:15	3701 Richmond Dr CDR180027	Dennis Mosch joytothelord7@yahoo.com	This is a request to construct a second single family home at 3701 Richmond Dr (parcel #9734105006). The proposed dwelling would be built toward the west end of the 1.75 acre lot. The owner is proposing access off the Brook Drive stub. There is currently one single family house and one short term rental on the property. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) review.	Clay Frickey
11:00	Lake Sherwood Single Family CDR180028	Jonathan Jacobson (970) 396-9601 jjacobson@touchstone-property.com	This is a request to convert HOA maintained green space, a tennis court, and playground at Lake Sherwood to two 10,000 square foot single family lots (parcel #8730127001). The playground would be relocated to another location within the neighborhood. The new single-family parcels would front on Parklake Dr. The proposed project is within the Low Density Residential (RL) zone district and is subject to Administrative (Type 1) review.	Kai Kleer

Timberline Church & CSU Housing



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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) Cathy Mathis, TBGroup- consultant

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 2908 S. Timberline Road,

Description of Proposal (attach additional sheets if necessary) See attached

Proposed Use Residential Existing Use Vacant land and parking for church

Total Building Square Footage S.F. Number of Stories 2-3 Lot Dimensions

Age of any Existing Structures n/a

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 To be determined 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?

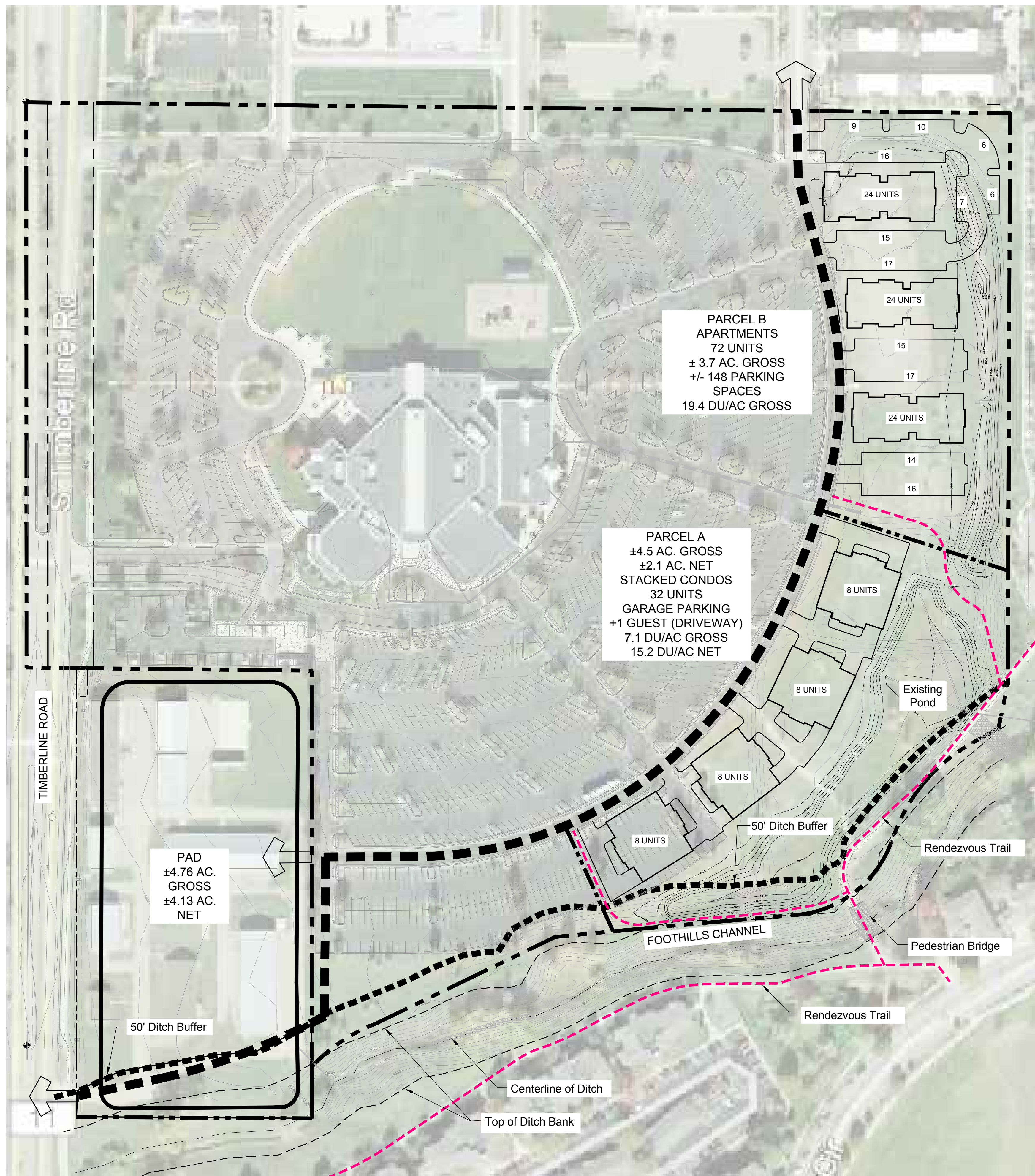
Timberline Church-CSU Property Conceptual Review

This proposal consists of a Major Amendment for the approved Timberline Church PUD. This PUD Amendment will include the addition of property owned by Colorado State University located on Timberline Road adjacent to the church.

The existing CSU property is approximately 4.76 acres and is not zoned. The CSU site currently has several industrial buildings used for storage. CSU plans to demolish the buildings and remediate as necessary. The Timberline Church property is approximately 8.2 acres and is located along the southeast side of the existing parking lot. The church site is zoned LMN.

A land exchange is being contemplated that will allow the church to take over the CSU property and vice versa. The plan is for the church to maintain the 4.76-acre site along Timberline Road for future development. CSU's intent is to construct residential development on 8.2 acres to be used for attainable housing to primarily serve faculty and staff.

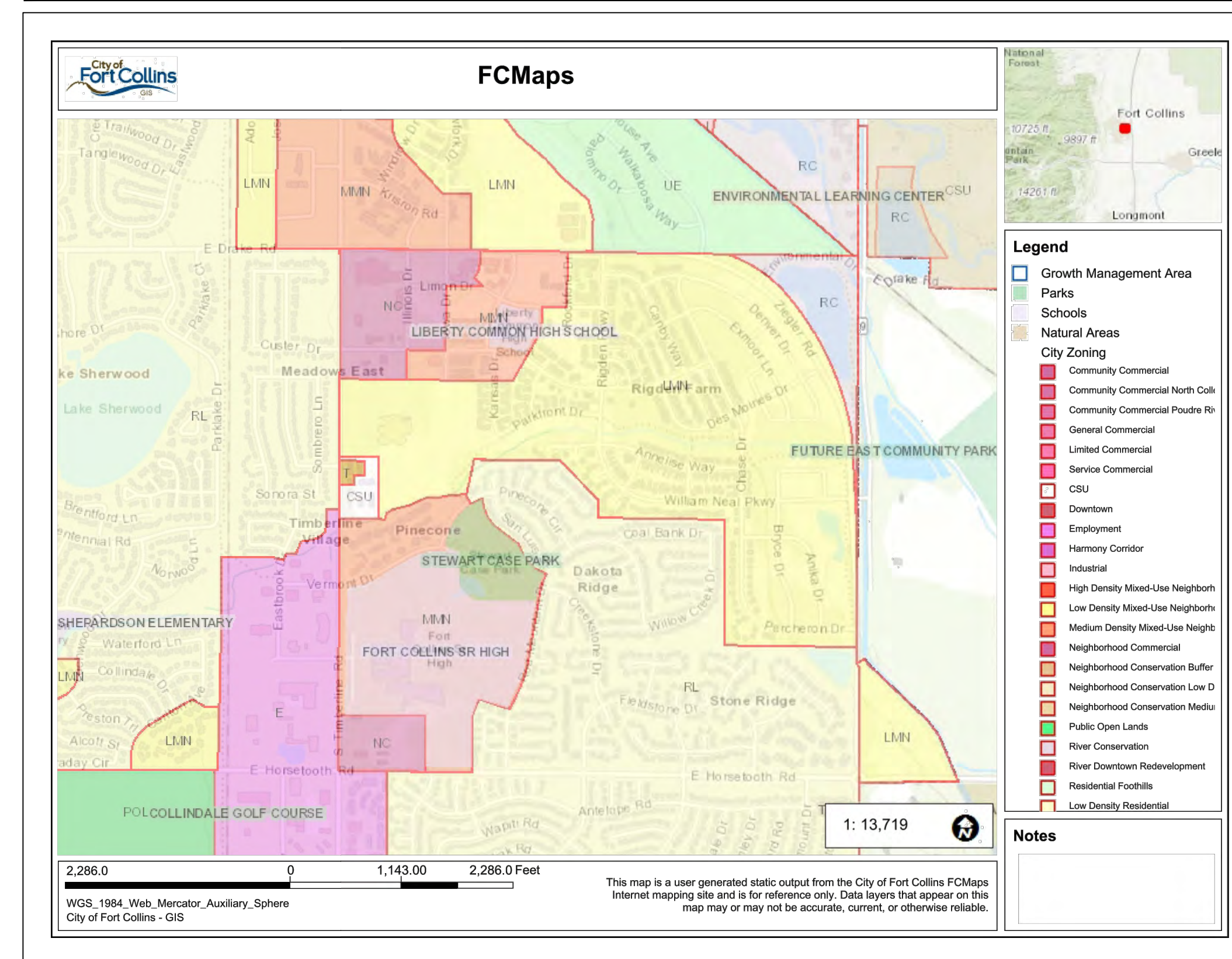
Conceptual plans for the new CSU development shows 32 units of stacked condos and 72 units of apartments with associated parking. It is the applicant's intent to request a rezoning from LMN to MMN in order to create the desired product types and densities.



COLORADO STATE UNIVERSITY-TIMBERLINE CHURCH CONCEPT

APRIL 6, 2018

ZONING MAP



CODE STUDY- ALLOWED USES

LMN Zone	MMN Zone
Residential Uses: <ol style="list-style-type: none"> Single-Family detached dwellings Two-family dwellings Single-family attached dwellings Two-family attached dwellings Multi-family dwellings Mixed-use dwellings 	Residential Uses: <ol style="list-style-type: none"> Single-Family detached dwellings Two-family dwellings Single-family attached dwellings Two-family attached dwellings Multi-family dwellings Mixed-use dwellings
Commercial Uses: <ol style="list-style-type: none"> Places of worship or assembly Child care centers Long term care facilities Neighborhood centers Enclosed mini storage Limited indoor recreation Offices Clinics Banks 	Commercial Uses: <ol style="list-style-type: none"> Places of worship or assembly Child care centers Long term care facilities Neighborhood centers Enclosed mini storage Limited indoor recreation Offices Clinics Banks

DENSITY SUMMARY

LMN Zone
Min. 3 d.u./acre
Max. 9 d.u./acre
Affordable 12 d.u./acre

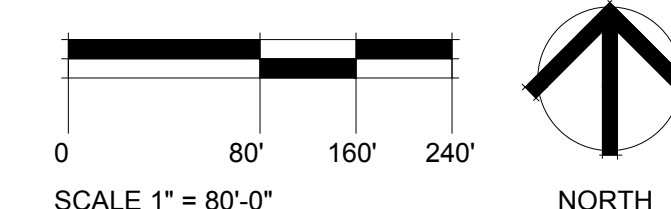
MMN Zone
Min. 7 d.u./acre
No Max.

NOTES

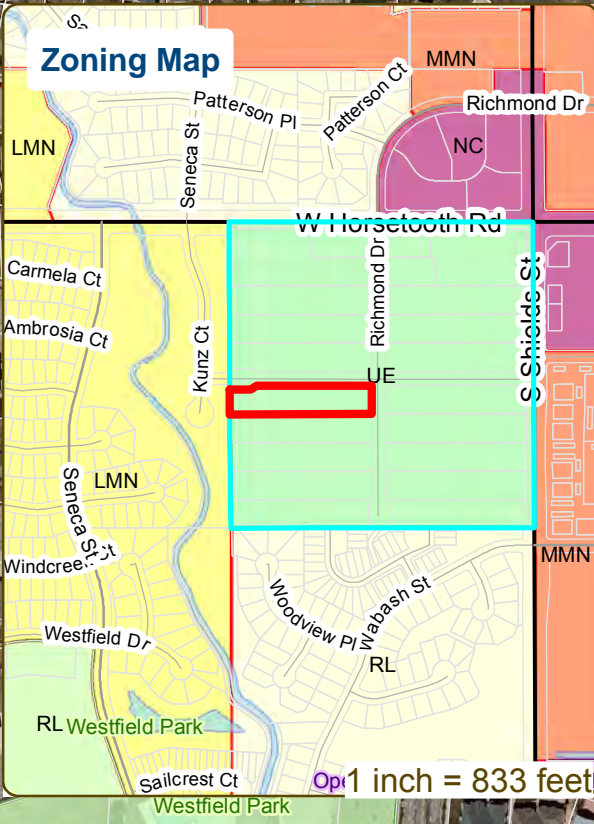
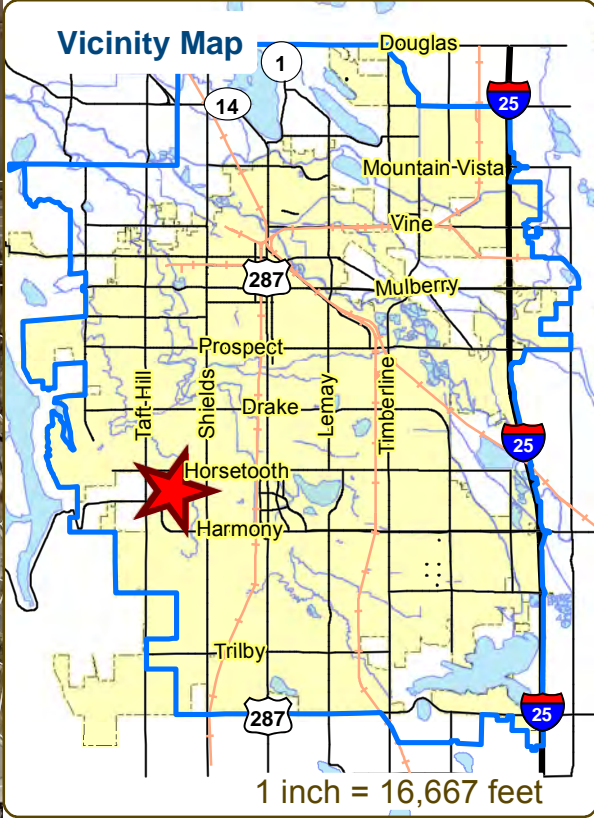
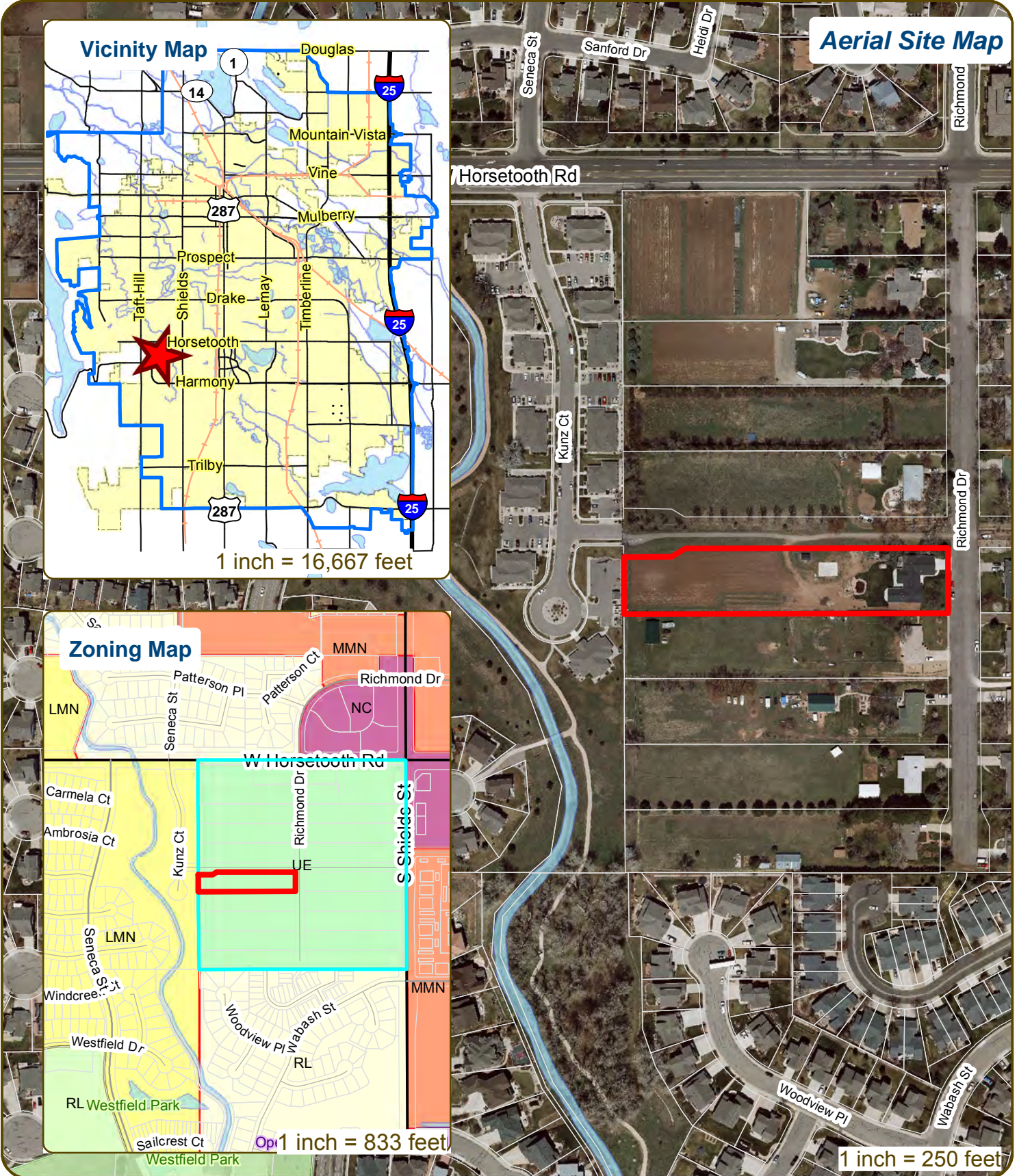
CSU Property = 4.76 ac. gross
TC Property = 98.2 ac. gross
Parcel B displaces 53 church parking spaces

LEGEND

Re-aligned Access	
Residential Parcel	
Commercial Parcel	
50' Ditch Buffer Line	
Driveway Access	



37001 Richmond Dr Single-Family



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Development Review Guide – STEP 2 of 8

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) <i>Dennis Masch (owner)</i>		
Business Name (if applicable)		
Mailing Address <i>3701 Richmond Dr.</i>		
Phone	Email Address <i>joy to the lord.7@yahoo.com</i>	
Site Address (parcel # if address in not available) <i>3701 Richmond Dr.</i>		
Description of Proposal (attach additional sheets if necessary) <i>wanting to add a second dwelling</i>		
Proposed Use <i>Single Family</i>	Existing Use <i>Single Family</i>	
Total Building Square Footage <i>2,500</i>	Number of Stories <i>1968</i>	Lot Dimensions <i>60x125</i>

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 2,500 _____ S.F.

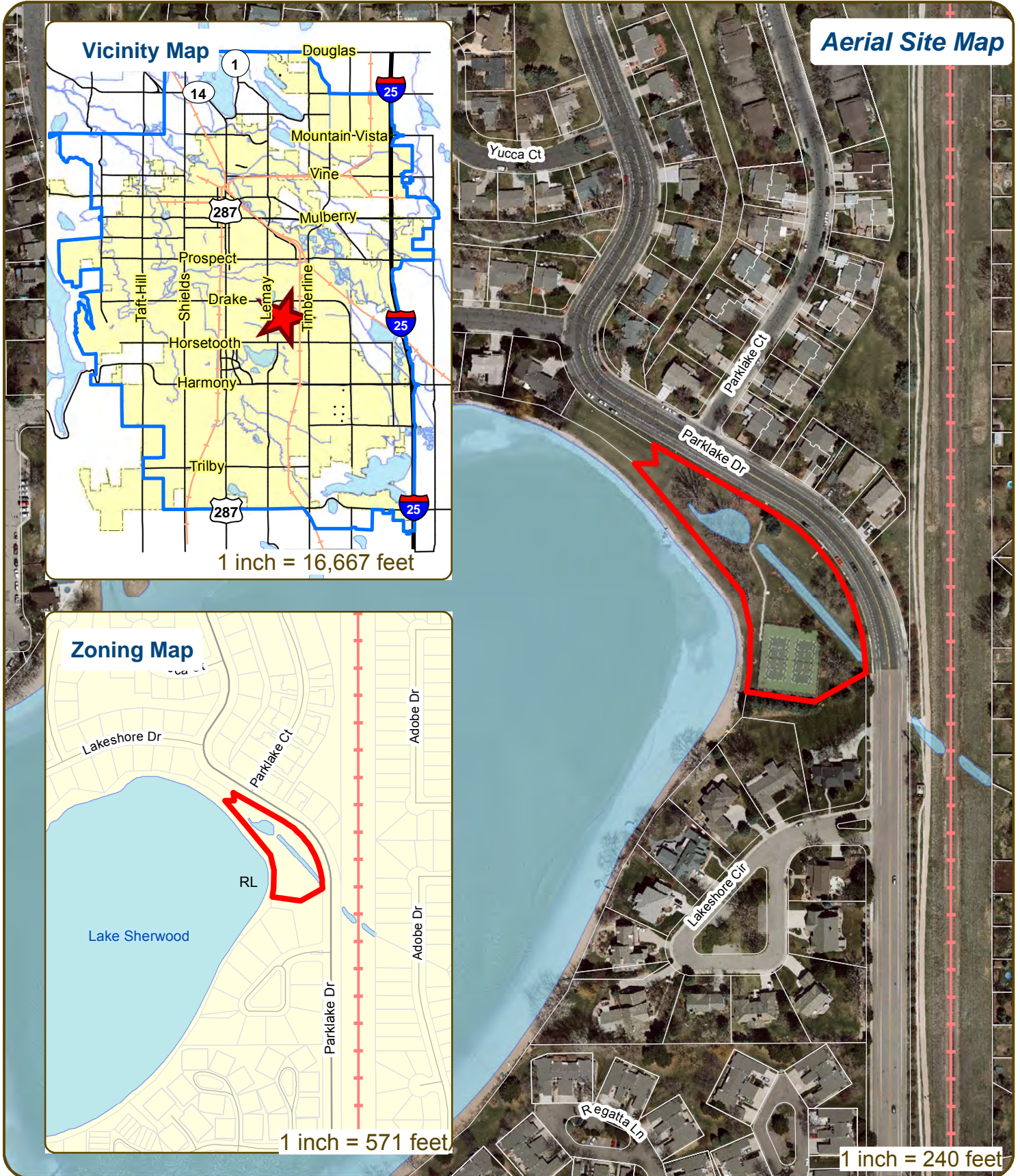
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



Approximate building location

Lake Sherwood Two Single Family



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Martin West, Board Member/Vice President Jonathan Jacobson, Lake Sherwood HOA Manager		
Business Name (if applicable)		
Lake Sherwood Homeowner's Association		
Mailing Address		
Lake Sherwood Homeowner's Association c/o Touchstone Property Management 2850 McClelland Dr #1000, Ft Collins, CO 80525		
Phone	Email Address	
970-396-9601	Jonathan Jacobson jjacobson@touchstone-property.com	
Site Address (parcel # if address in not available)		
Parcel # 8730127001		
Description of Proposal (attach additional sheets if necessary)		
Property is located on the east side of Lake Sherwood (Nelson Reservoir) and is presently used by Lake Sherwood Homeowner's Association as green space/tennis court/playground. The tennis court is in poor condition and the playground consists of an old and unsafe swing. We are proposing to remove the tennis court and swing and construct a new playground in another location on Lake Sherwood green space. Upon removal, we would like to develop 2 single family residential building sites approx. 10,000 s.f. each.		
Proposed Use	Existing Use	
2 Single Family Residential Building Sites/Greenspace	Green space/Tennis Court/Playground	
Total Building Square Footage	Number of Stories	Lot Dimensions
Approximately 2,500 s.f. main floor SFR on each lot	2 Maximum	see attached diagram

Age of any Existing Structures N/A

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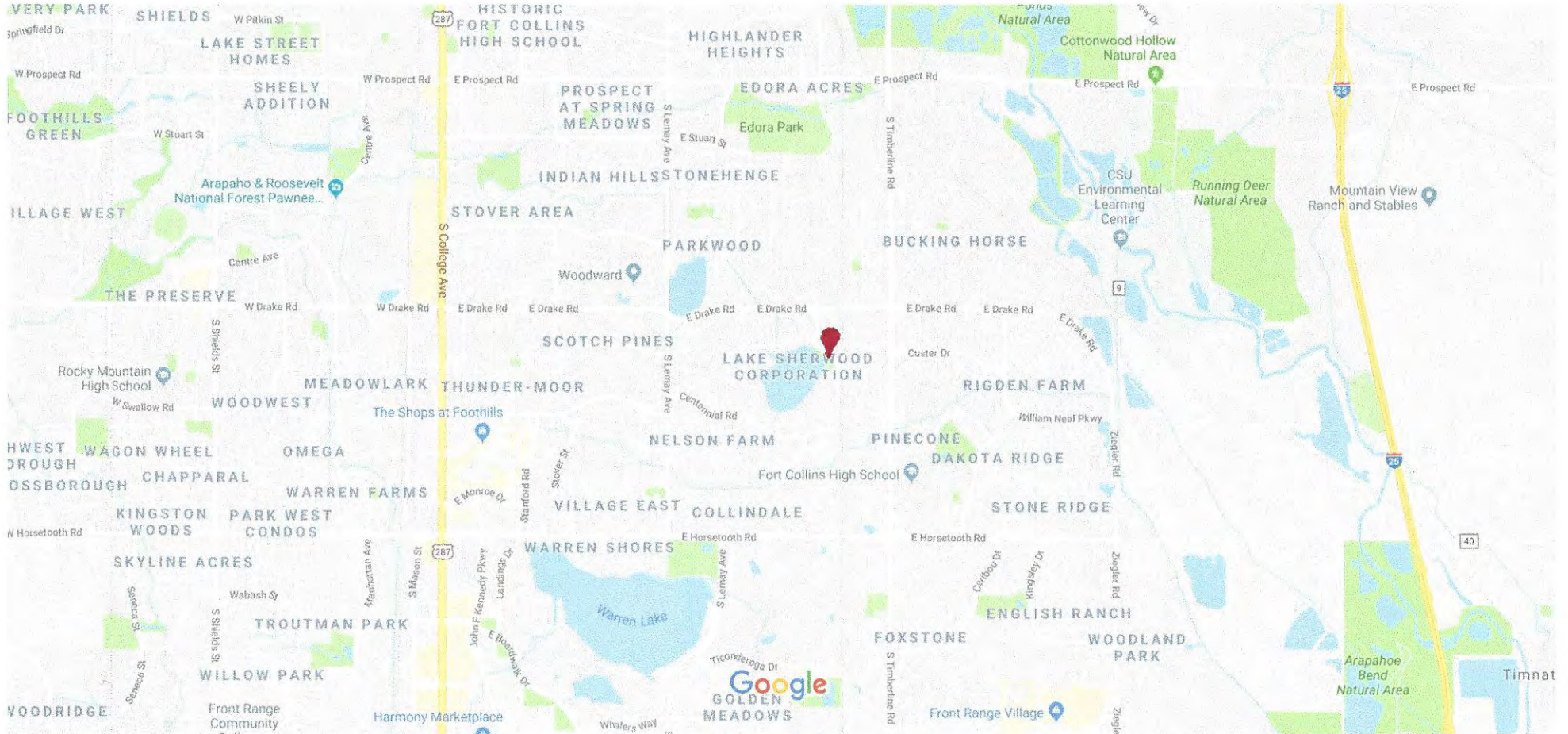
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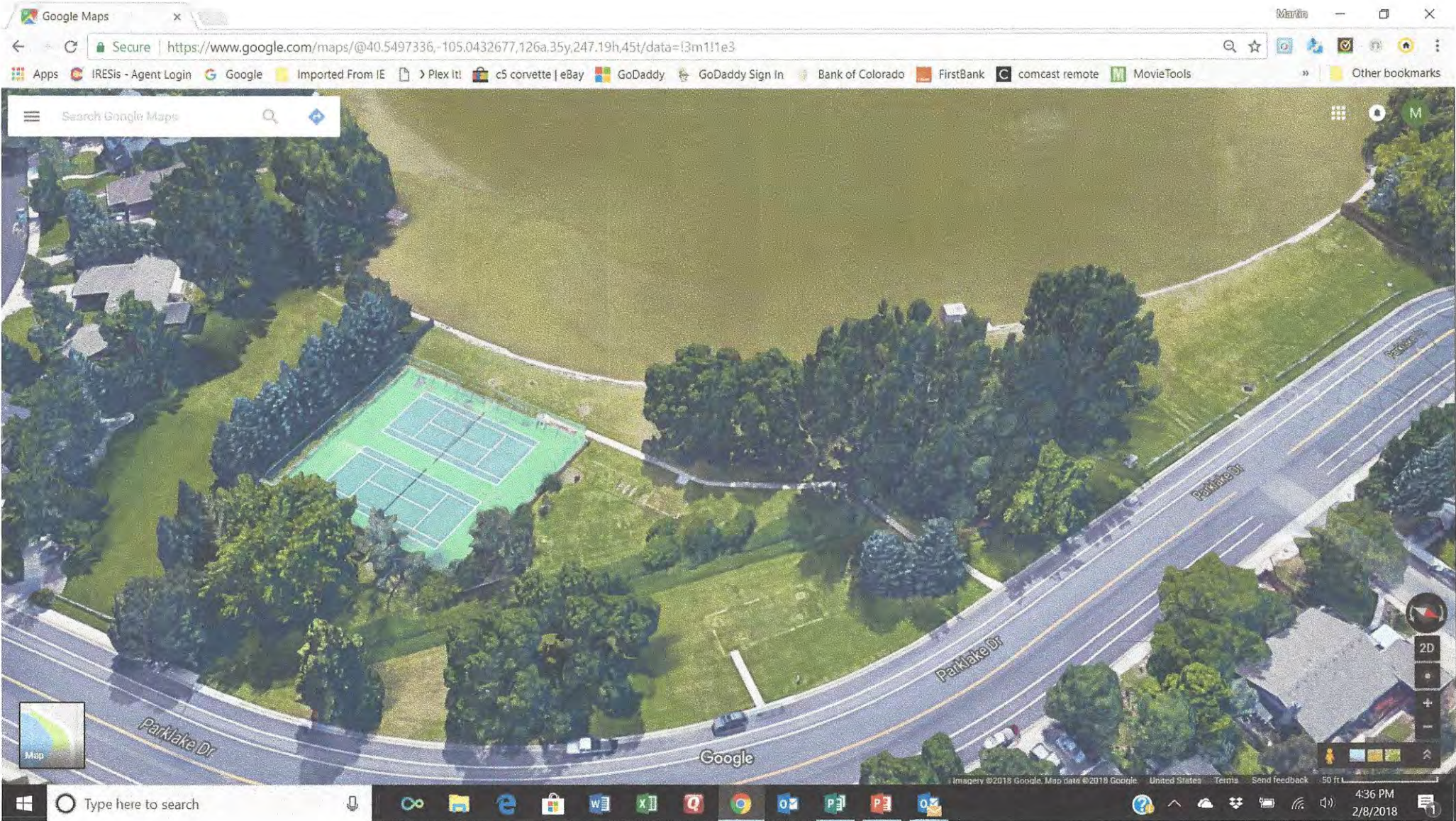
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Increase in Impervious Area Approximately 4,000 sf per lot. _____ S.F.

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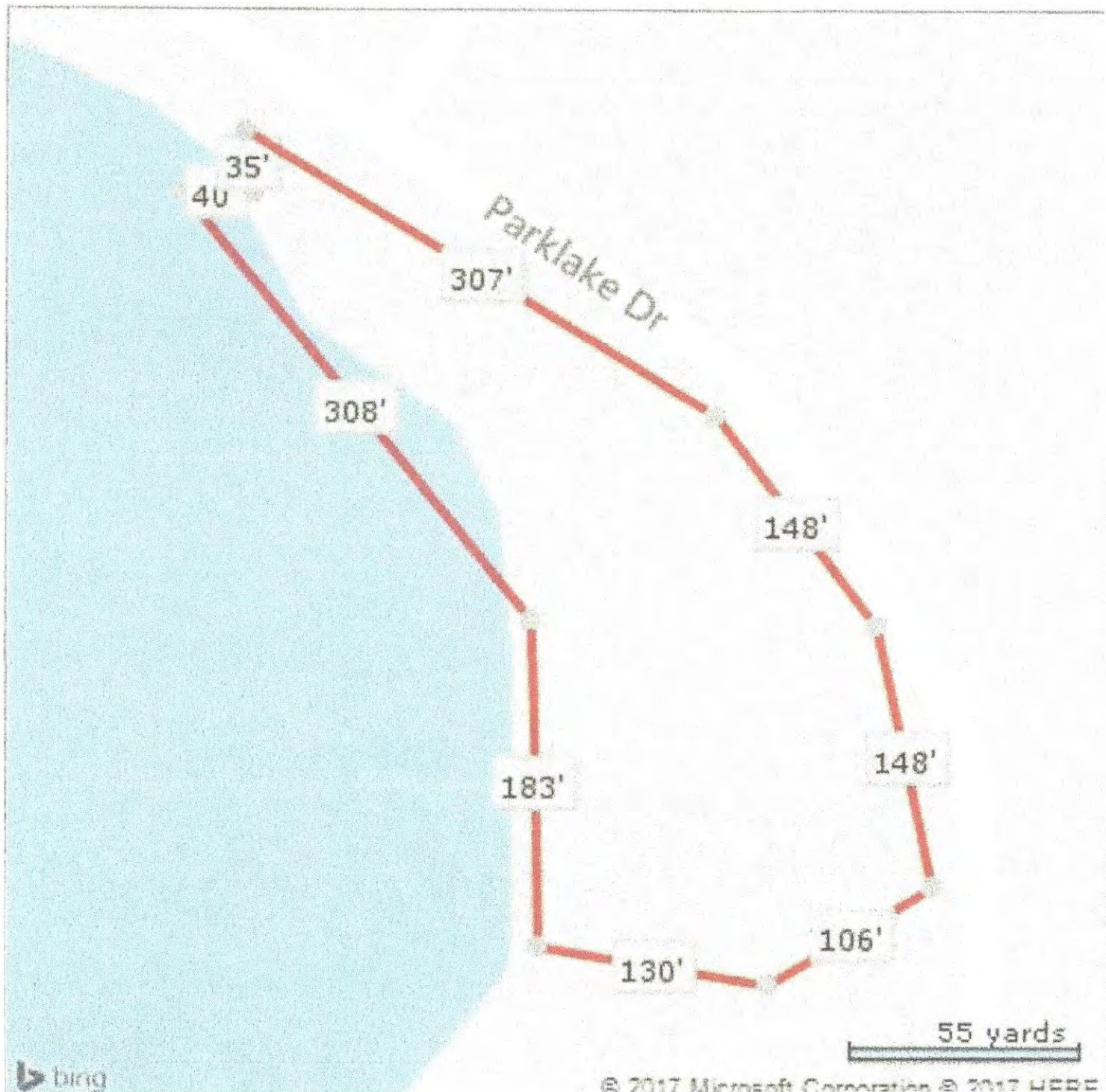
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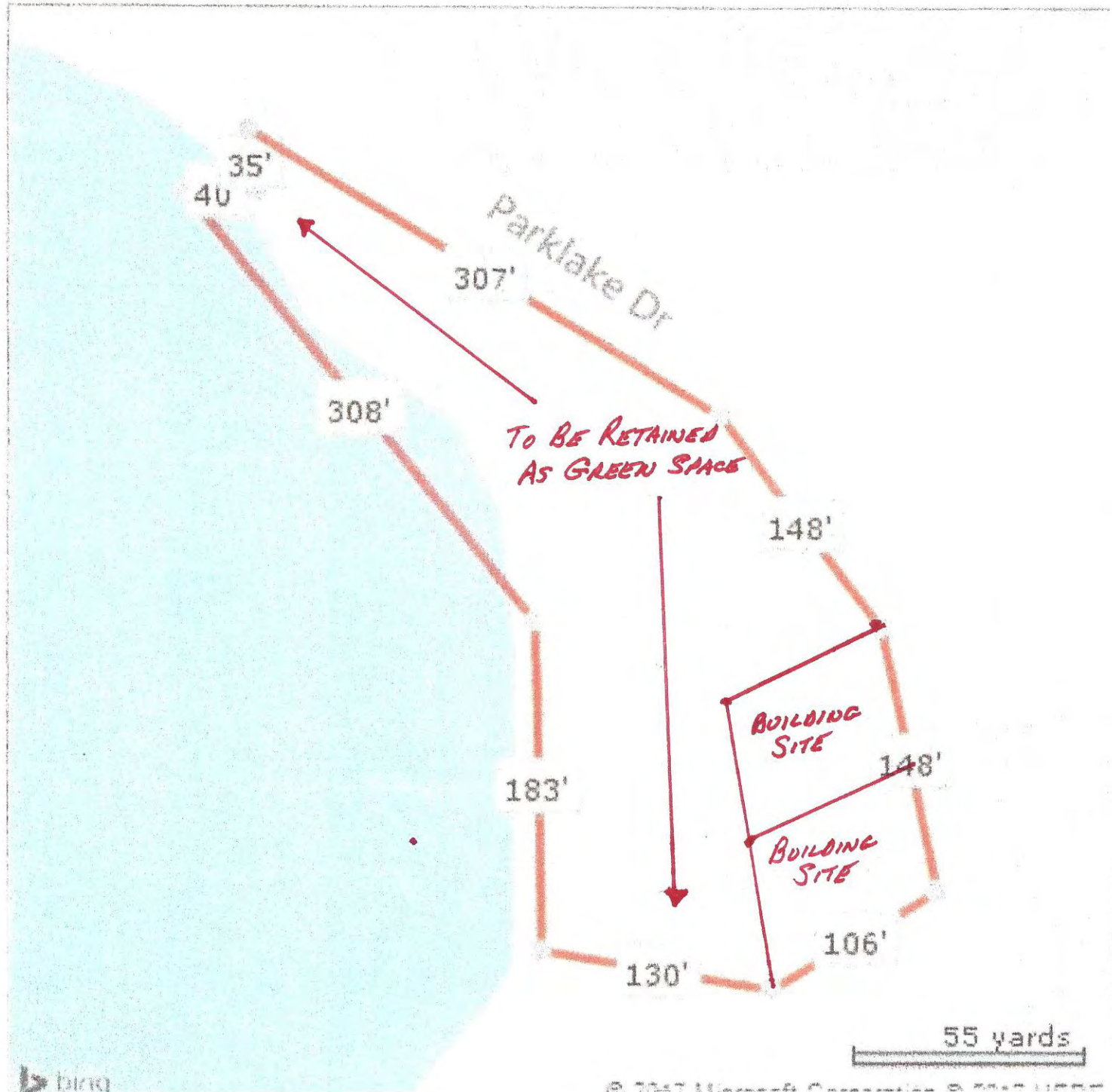




Property Map



Property Map



Property Map

