

Conceptual Review Agenda

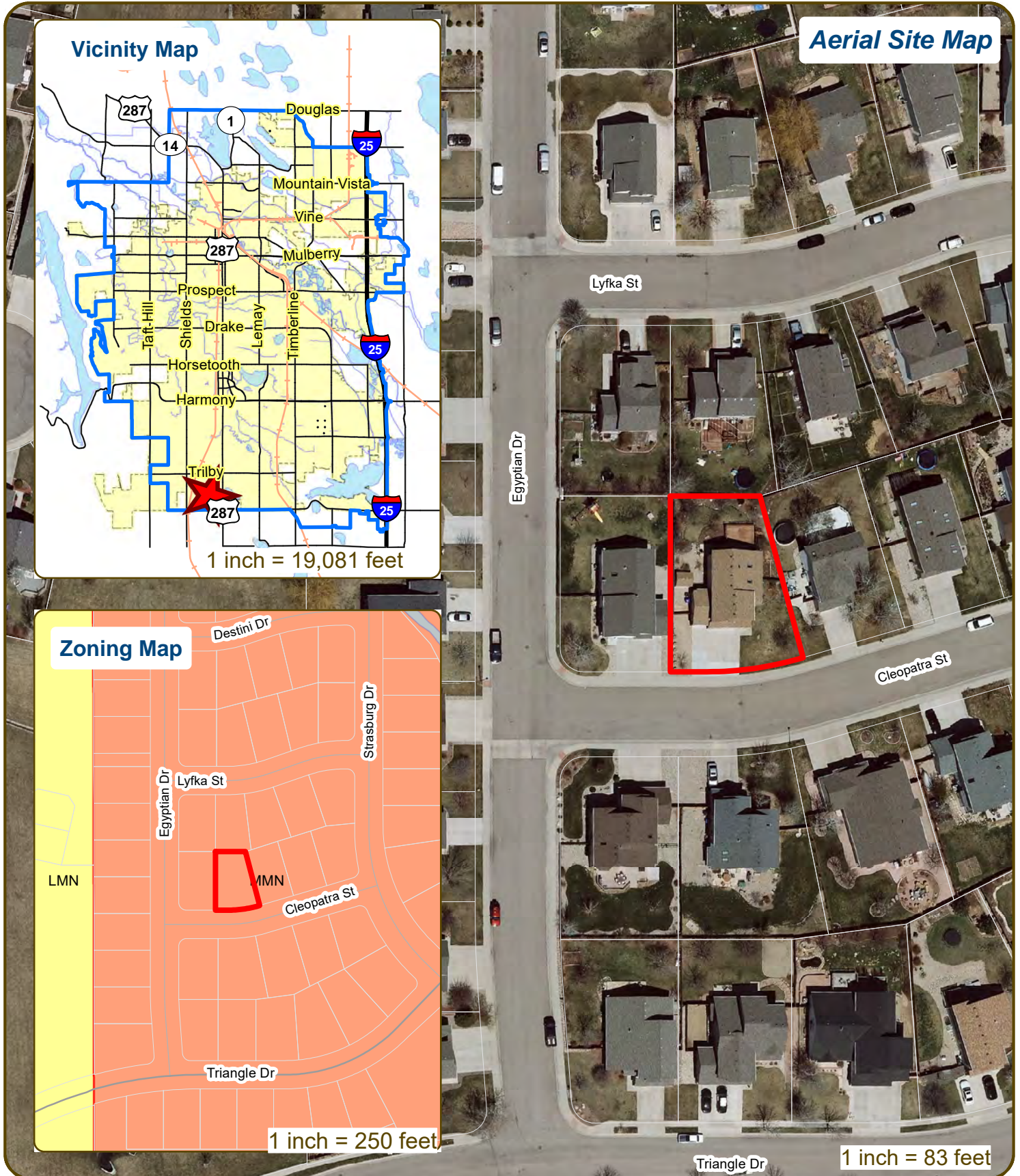
Schedule for 05/14/20

Meetings hosted via Zoom Web Conferencing

Thursday, May 14, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	220 Cleopatra St Extra Occupancy CDR200037	Ben Johnke 303-915-5534 ben.a.johnke@gmail.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house that can accommodate up to three persons in addition to the owner at 220 Cleopatra Street (parcel # 9614412093). Four off-street parking spaces are proposed for the occupants. Access is taken from W Cleopatra Street directly to the south. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Basic Development Review (BDR).	Planner: Will Lindsey Engineer: Marc Virata DRC: Tenae Beane
10:15	1137 Riverside Ave Office & Warehouse CDR200038	Lee Tolleson 757-262-7159 lee@arkdefense.com	This is a request for a change of use at 1137 Riverside Ave (parcel #: 8718212001) to allow an office and warehouse for the storage and shipment of military supplies. Access is taken from Riverside Avenue directly to the northeast. The site has 7 existing parking spaces. The property is within the Employment (E) zone district and is likely subject to a Minor Amendment process.	Planner: Jamie Kimberlin Engineer: Spencer Smith DRC: Todd Sullivan
11:15	2610 E Harmony Rd Bank of America Drive-Thru CDR200039	Bryan Camphouse 303-842-3802 bcamphouse@ahceinc.com	This is a request to construct a financial services facility with a drive-thru ATM (Bank of America) at 2610 E Harmony Road (parcel # 8732410001). The proposal includes 40 parking on-site parking spaces. Future access will be taken from the private drive to the north which can be accessed from Snow Mesa Dr to the west and Corbett Drive to the east. The site is directly north of E Harmony Road. The site is zoned Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane

220 Cleopatra St Extra Occupancy



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) _____

Ben Johnke (owner)

Business Name (if applicable) _____

Your Mailing Address 220 Cleopatra St. Fort Collins, CO 80525

Phone Number 303-915-5534 Email Address ben.a.johnke@gmail.com

Site Address or Description (parcel # if no address) 220 Cleopatra St. Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) I am seeking approval to use this home as an Extra Occupancy Rental House that can accomodate up to 3 persons, in addition to myself and my family. No development should be necessary. Please see attached documents for details.

Proposed Use Extra Occupancy Rental House Existing Use Single Family Residence

Total Building Square Footage 2312 S.F. Number of Stories 3 Lot Dimensions (see attached)

Age of any Existing Structures 20 yrs. (built in 2000)

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 what risk level? _____

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

Increase in Impervious Area 0 (no new development) 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?

Description of Proposal

I am seeking to use this house as an Extra Occupancy Rental House that can accommodate up to 3 persons. I am also planning to live there along with my wife (and future family). I am not intending to perform any new development for this conversion.

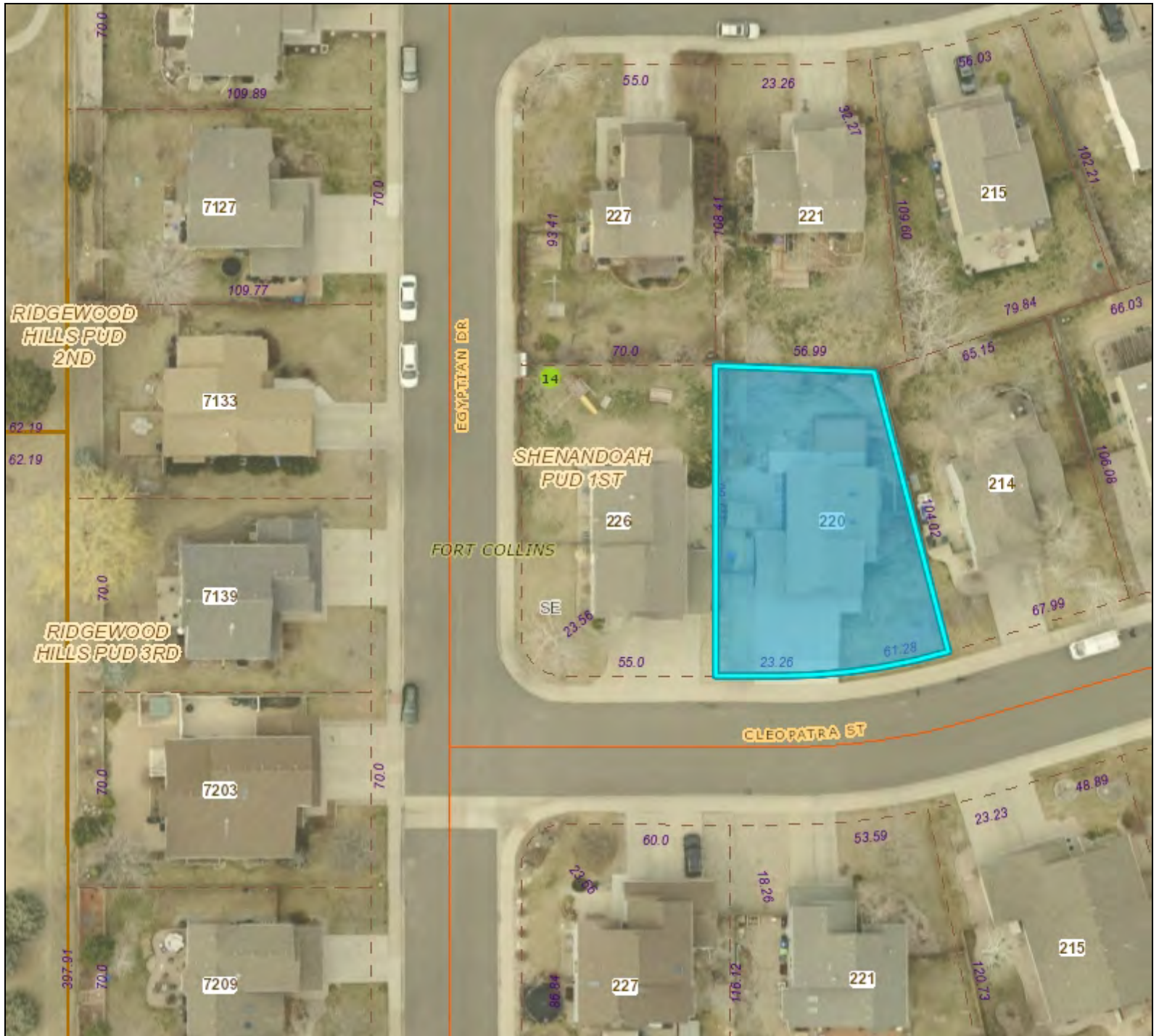
The house is a detached single-family dwelling. It is built on a platted lot, and does not appear to be in any flood plains.

The house is located in the MMN zone, so no density limits for Extra Occupancy Rental Houses will apply. The house has 2300 finished square feet, which should cover the 350 square feet per tenant in addition to the 400 for myself.

Per the land use code, 4 parking spaces will be required for myself and the 3 occupants. The house has a 3-car garage, as well as a gravel area adjacent to the garage that is intended to serve as a 4th parking space (see attached photos). All of these spaces have unobstructed access to the street.

There is no bicycle parking in place yet, which I will rectify once I better understand the requirements. I would appreciate feedback on what a typical solution might look like in the context of a single-family home.

220 Cleopatra St.



Legend

Addresses	Major Road System	County
Subdivisions	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other
Recorded Dimensions	Rivers and Streams	

Notes

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0.0 0 0.0 Miles

Scale
1: 600



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

Date Prepared: 4/21/2020 10:21:50 AM

Legend

Filter Swatches... ✕ Filter

FCMaps

FEMA Floodplain

- FEMA High Risk - Floodway
- FEMA High Risk - 100 Year
- FEMA Moderate Risk - 100 / 500 Year

City Floodplains

- City High Risk - Floodway
- City High Risk - 100 Year
- City Moderate Risk - 100 Year

City Limits



Legend



220 CLEOPATRA ST



Topo Map

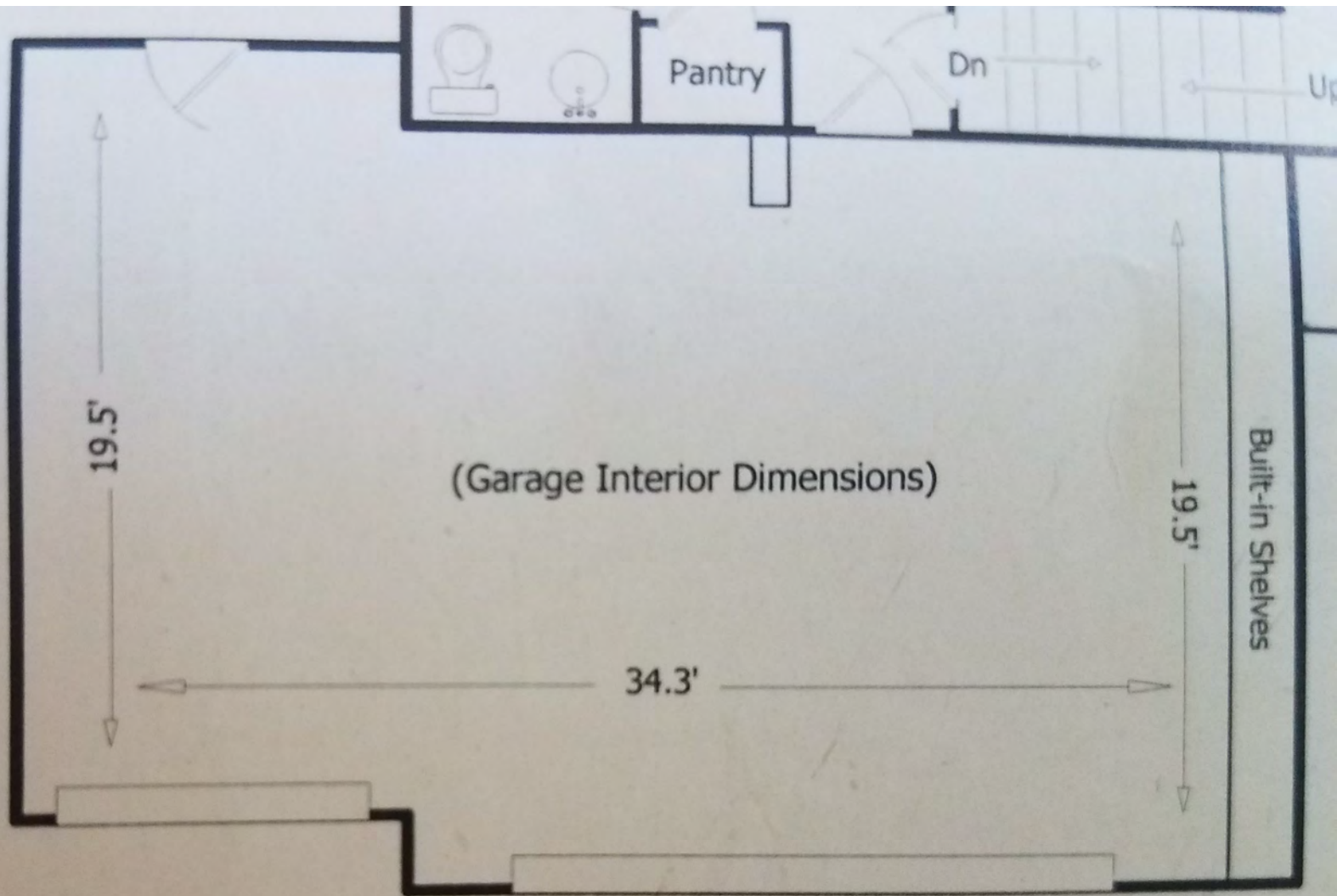


1:500

Parking Spaces



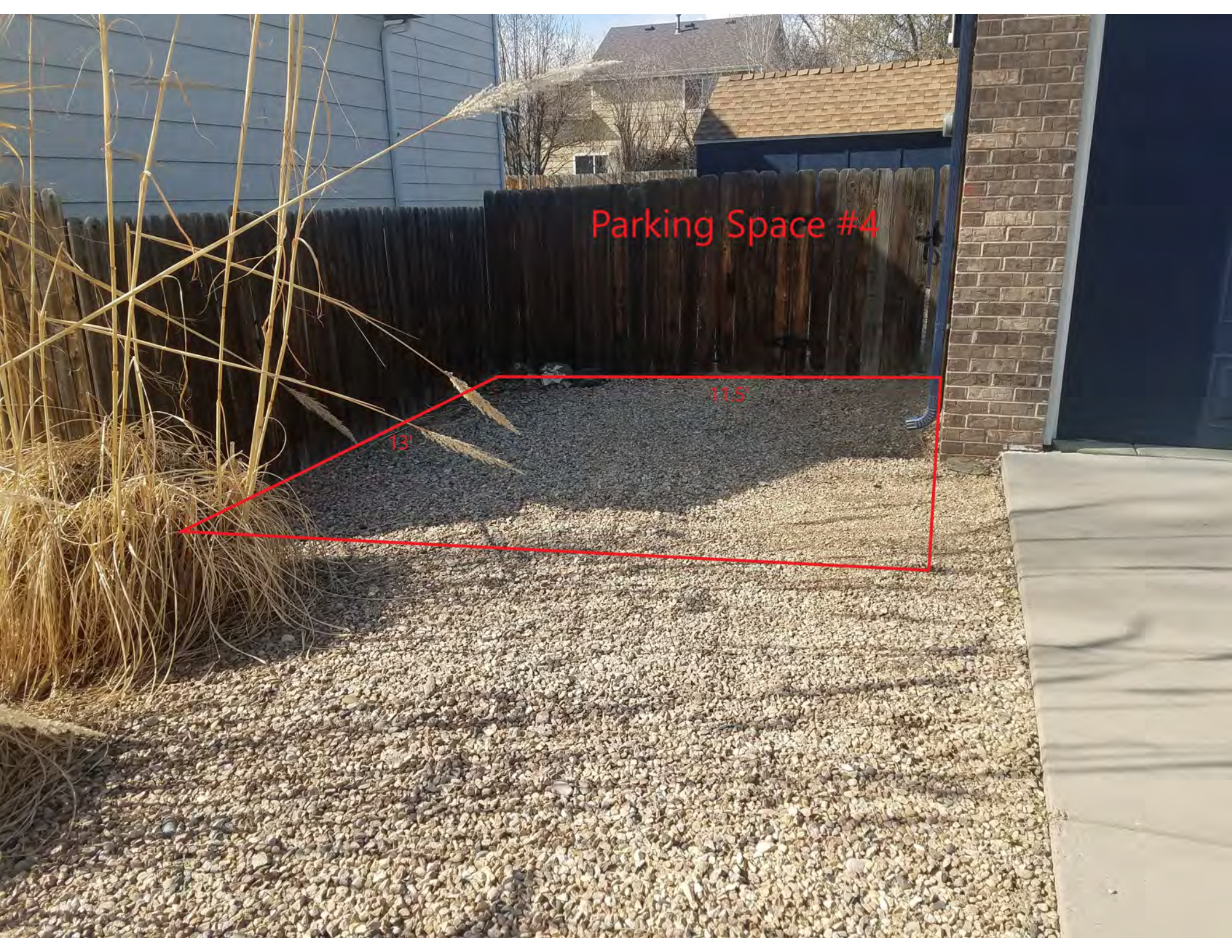
Garage
680.0 sf
(Exterior Dimensions)



Parking Space #4

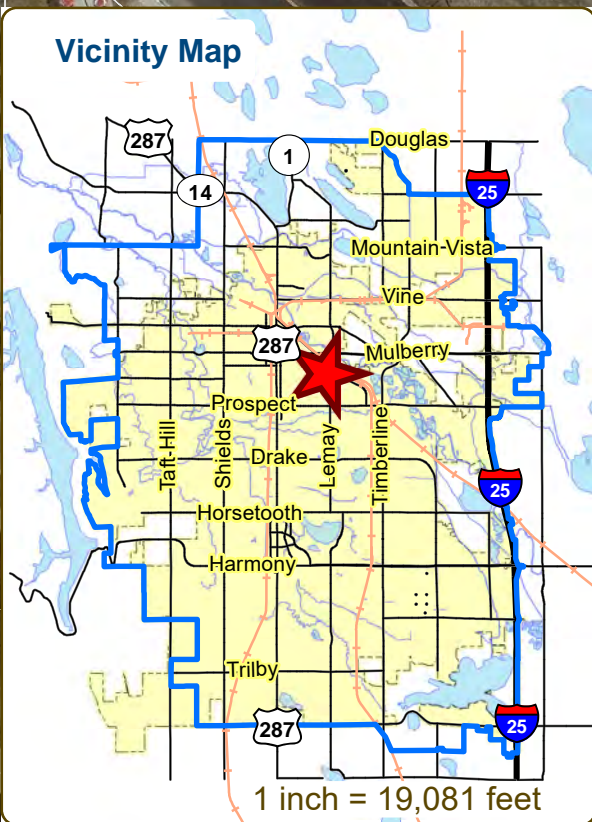
13'

11.5'

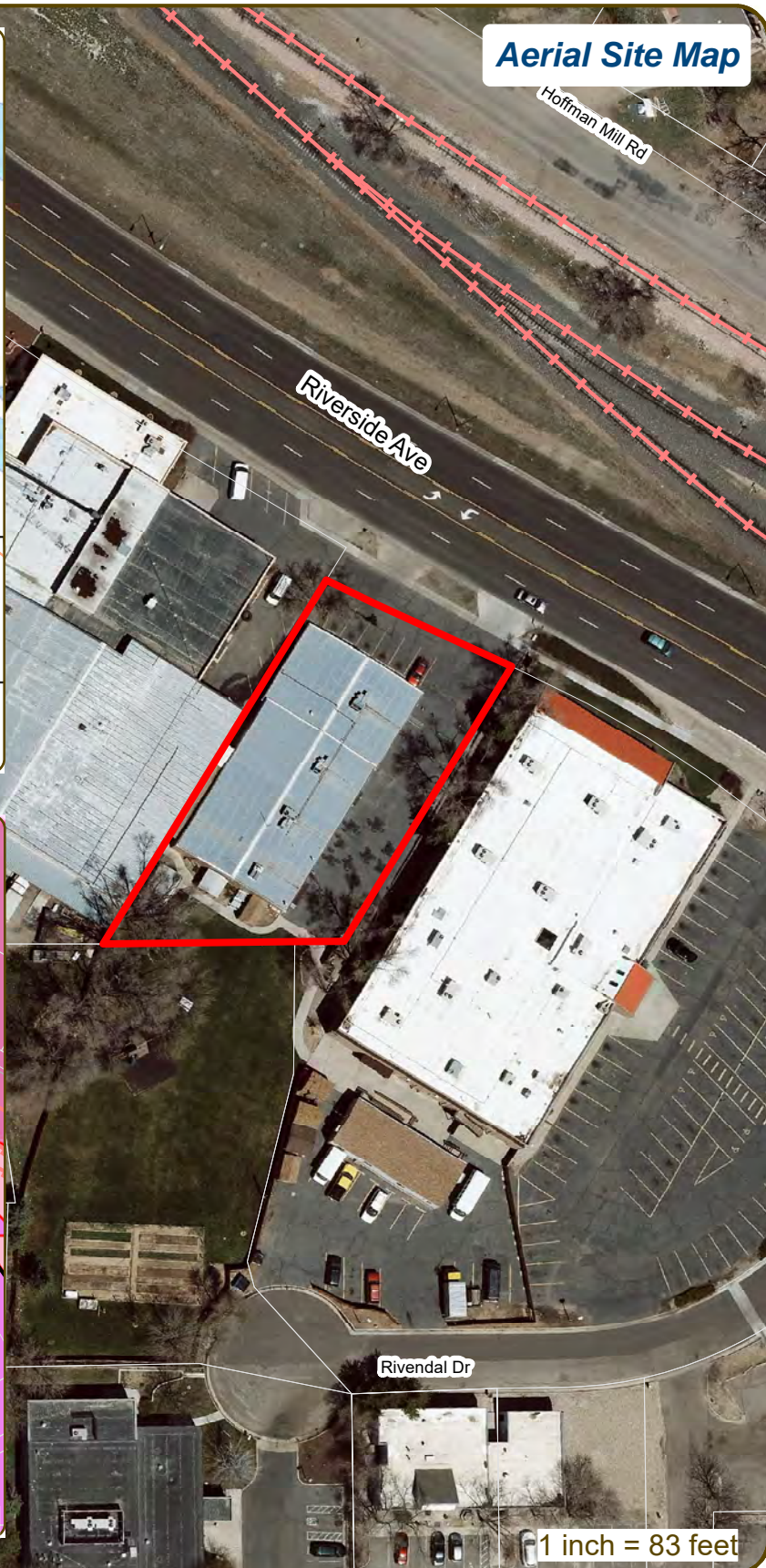


1137 Riverside Ave Office and Warehouse

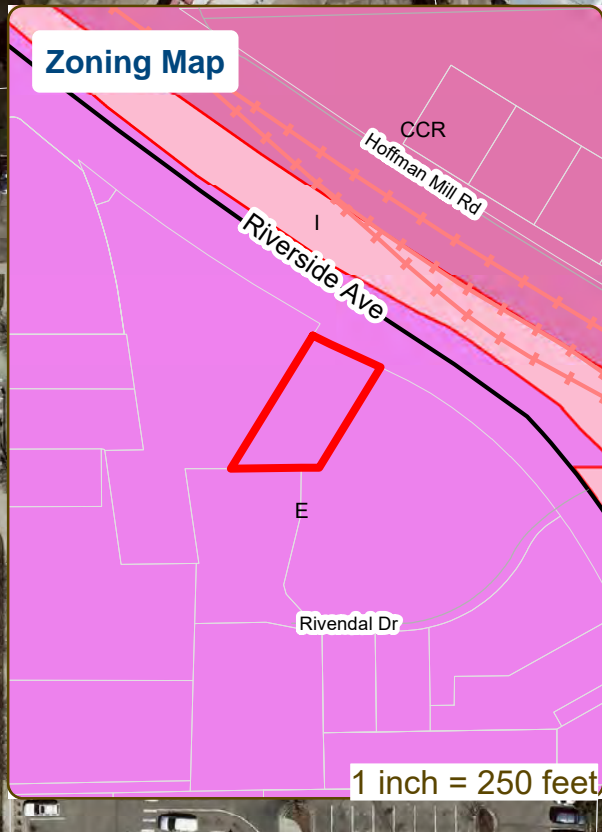
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. 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?



Date: 04/14/2020

RE: Sketch Plan

Property Address: 1137 Riverside Drive, Fort Collins, CO 80534

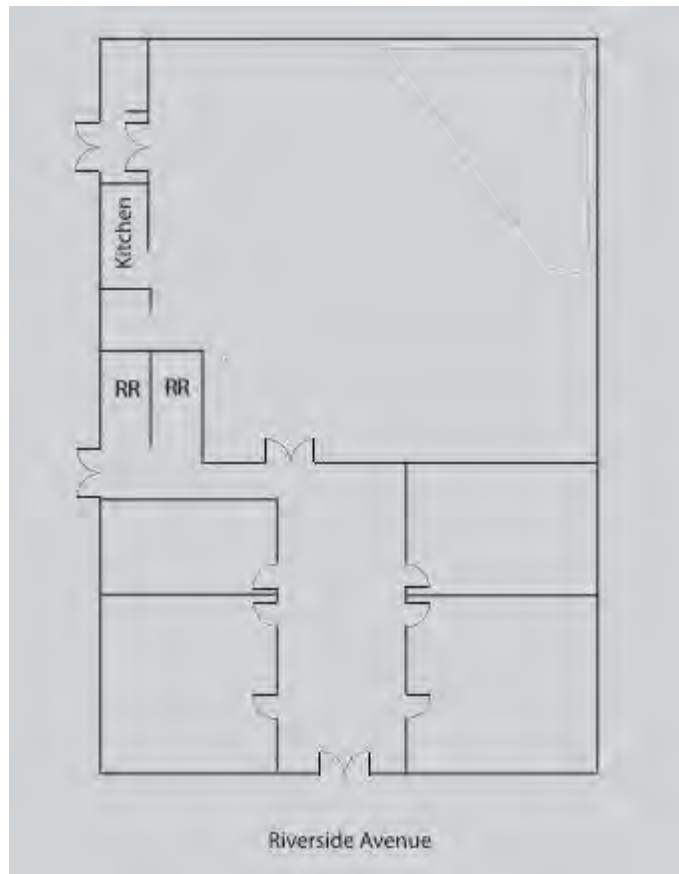
We are looking to use the front half of the building at the above address for our company offices, and the large open space in the back half of the building for product storage and distribution. We are NOT looking to make any changes to the property but will need approval to operate our type of business on the property. Our main business is Defense Contracting in which we sell equipment to the military. This equipment includes firearms that would be shipped to us from the manufacturers and then consolidated before being shipped to our military customers. Property will be secured by a state-of-the-art security system, along with interior security equipment cages. We do NOT on any occasion do any retail sales and are NOT ever open to the public.

The drawing to the right shows the property in it's current state. We will NOT be making any structural changes to the building or the property that it sits on.

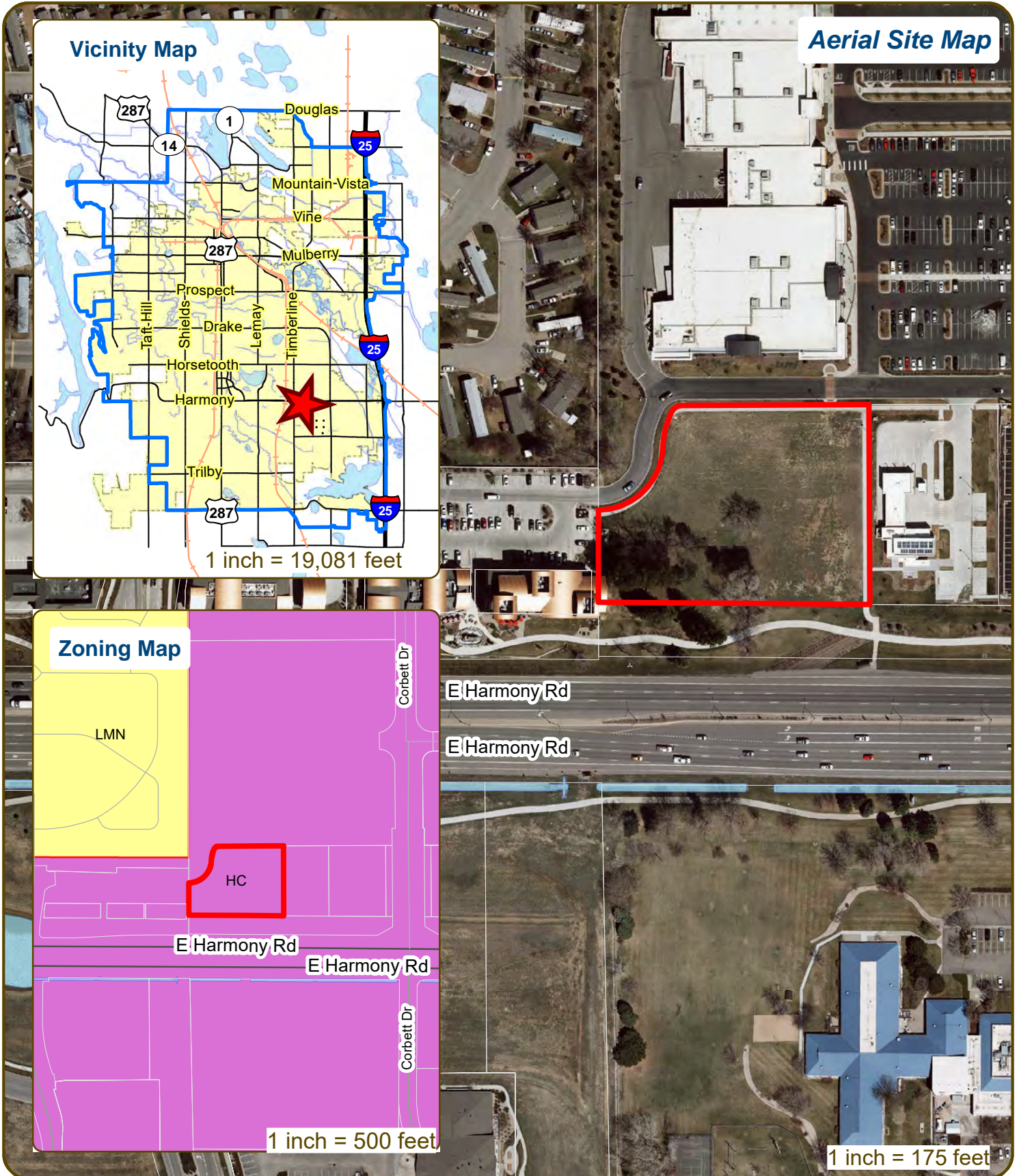
The property is currently zoned as Division 4.27 Employment District (E). We are needing a conceptual review to allow us to use the property as Light Industrial under its current zoning; so we are able to use the facility with our Federal Firearms Licenses.

Best Regards,

Lee Tolleson
CEO / President
Ark Defense LLC



2610 E Harmony Rd US Bank Drive-Thru



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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) _____

Bryan Camphouse (Civil Consultant and Primary Contact); Kevin Curry (architect)

Business Name (if applicable) Anderson & Hastings for JLL Bank of America

Your Mailing Address 12596 W. Bayaud Ave #200

Phone Number 303-842-3802 Email Address bcamphouse@ahceinc.com

Site Address or Description (parcel # if no address) 2610 E. Harmony Road

Description of Proposal (attach additional sheets if necessary) _____

New 4000 SF Single story commercial branch bank with detached drive through area

Proposed Use Financial Institution Existing Use Undeveloped

Total Building Square Footage 3925 S.F. Number of Stories 1 Lot Dimensions 1.94 acres (360'x260')

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.

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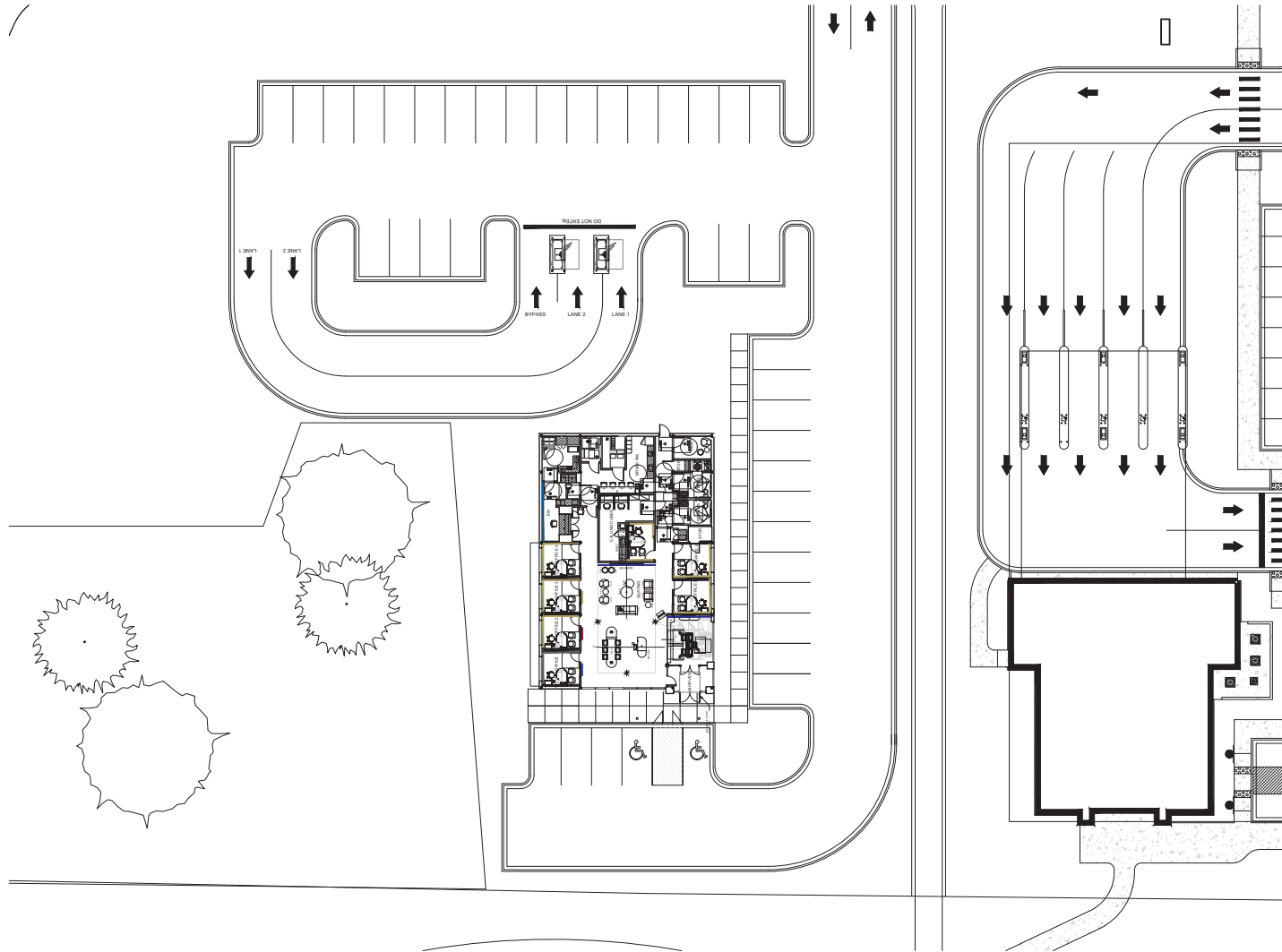
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Increase in Impervious Area 35000 S.F.

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

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SCALE: NOT TO SCALE



- PREMIER STUCCO
PT-03 BENJAMIN MOORE
CHARCOAL SLATE
FLAT
- METAL PANEL SYSTEM
CT-03 CITADEL
ARTIC WHITE
SATIN
- METAL PANEL SYSTEM
CT-03 CITADEL
ARTIC WHITE
SATIN
- METAL PANEL SYSTEM
PF-01 PURE & FREEFORM
ROMA NOCE #SN043
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SATIN



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