

Conceptual Review Agenda

Schedule for 06/11/20

Meetings hosted via Zoom Web Conferencing

Thursday, June 11, 2020

Time	Project Name	Applicant Info	Project Description	
10:15	1705 Remington St Multi-Family CDR200046	Jordan Obermann 970-412-9777 jordan@forgeandbow.com	This is a request to develop a multi-family structure at 1705 Remington Street (parcel # 9724217020). Proposed access to the site will be from Remington Street to the east and Parker Street to the north. The proposal includes 8 dwelling units and 16 parking spaces. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) review.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan Join via Zoom Meeting: https://zoom.us/j/268279851 Dial by your location: +1 301 715 8592 US Meeting ID: 268 279 851
11:15	1118 Remington St Bed & Breakfast / Carriage House CDR200047	John Runkles 970-631-4013 john@urbanforest.build	This is a request to convert the existing duplex at 1118 Remington Street (parcel # 9713312010) into a Bed & Breakfast use, as well as remove the residential garage and replace it with a Carriage House structure. Future access will be taken from Remington Street to the west and the alleyway to the east. The project is located in the Neighborhood Conservation Buffer (NCB) zone district and is subject to an Administrative (Type 1) review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane Join via Zoom Meeting: https://zoom.us/j/546660258 Dial by your location: +1 301 715 8592 US Meeting ID: 546 660 258

1705 Remington St Multi-Family

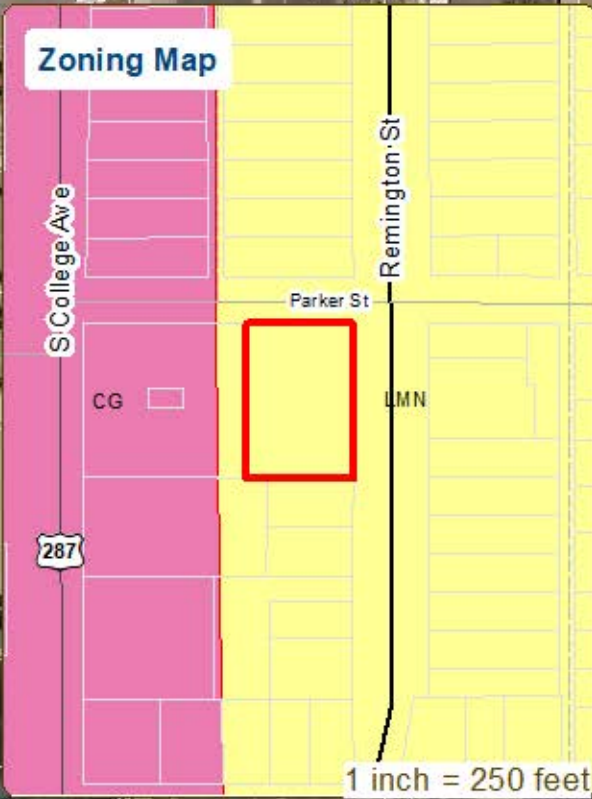
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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) Jordan Obermann. Developer, owner of Forge+Bow Dwellings, and trustee of building ownership.

Business Name (if applicable) Forge and Bow Dwellings

Your Mailing Address 116 N College Ave Suite 5

Phone Number 970-412-9777 Email Address jordan@forgeandbow.com

Site Address or Description (parcel # if no address) 1705 Remington St., Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary)

We would like to expand the two four plexes on the lot by construction an 8 plex on the northern most end of the lot that the city is currently using as a staging area for road construction. We understand the density limits, however, we would like to designate one of the 4-plex building to low income housing. We believe the nature of the lot, the accumulative density, and the addition of low income housing makes this project advantageous to the community as a whole. We'd also like to add off street parking for the units.

Proposed Use Residential Existing Use Residential
Total Building Square Footage 4656 Existing 9312 Proposed S.F. Number of Stories 1 Existing 2 Proposed Lot Dimensions 27,764 Sq Ft; don't have survey yet
Age of any Existing Structures 1959

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.

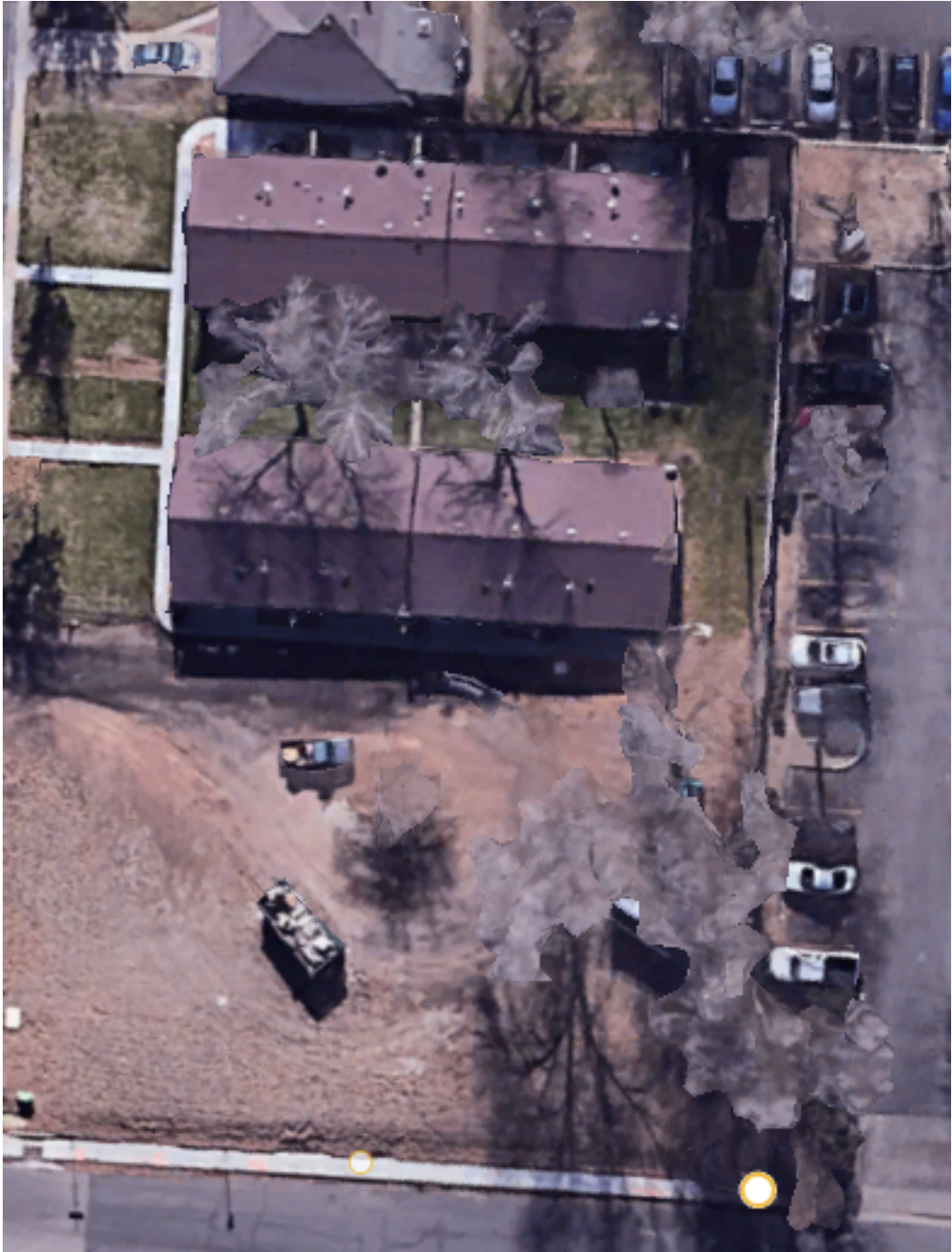
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area Minimum of 2328 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?

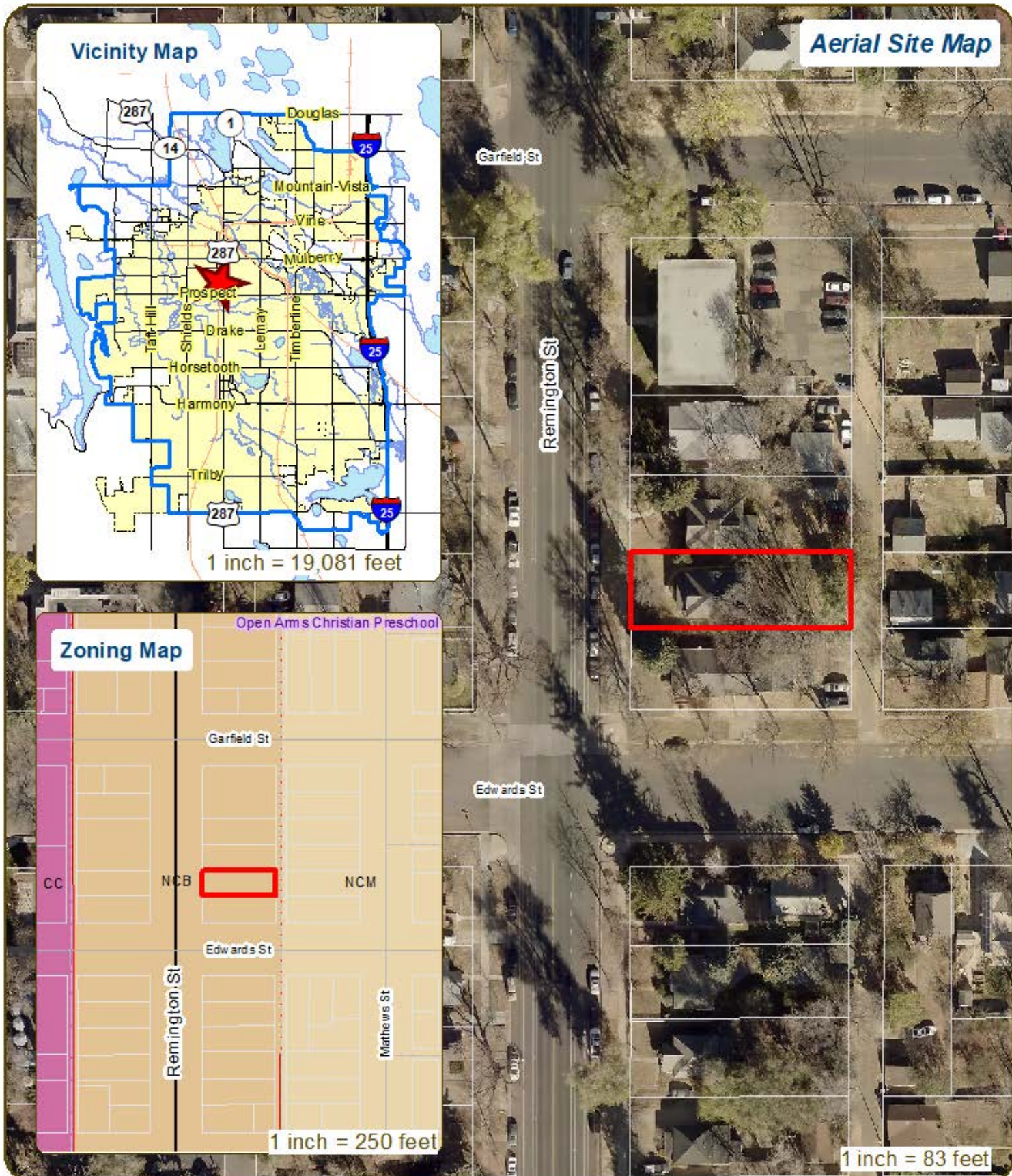




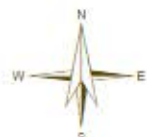
Two Story 8-Plex

Proposed access for parking

1118 Remington St Bed & Breakfast / Carriage House



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) John Runkles, Owner

Business Name (if applicable)

Your Mailing Address 1118 Remington Steet

Phone Number 970-631-4013 Email Address john@urbanforest.build

Site Address or Description (parcel # if no address) 1118 Remington Street, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Turn house (currently a duplex) into a Bed and Breakfast. Remove the garage and replace with 600 SF carriage house as part of Bed and Breakfast.

6 total beds. Would be interested with or without garage.

Proposed Use Bed and Breakfast Existing Use Duplex

Total Building Square Footage 1418 S.F. Number of Stories 2 Lot Dimensions 140' X 48'

Age of any Existing Structures 1905

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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1118 Remington Street Site Sketch

Wednesday, May 20, 2020 2:46 PM

