

# Conceptual Review Agenda

Schedule for 08/13/20

Meetings hosted via Zoom Web Conferencing

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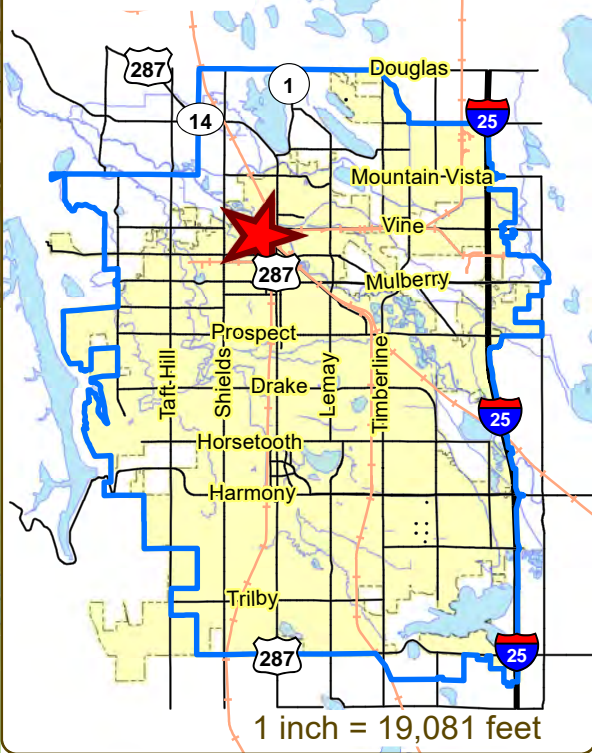
## Thursday, August 13, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	<b>N College Ave and E Suniga Rd Mixed-Use Development</b>  CDR200059	Sam Coutts 970-224-5825 sam.coutts@ripleydesigninc.com	This is a request to develop three contiguous properties located near the corner of E. Suniga Road and N. College Avenue into a mixed-use project comprised of 3,000 square feet of commercial space and 212 dwelling units between three multi-family buildings. The site (parcel #'s 9701370001; 9701379310; 9701319002) is directly south of E. Suniga Road and directly west of Jerome Street. Future access will be Jerome Street to the east. The proposal includes 346 on-site parking spaces. The project is within the Community Commercial North College (CCN) and Service Commercial (CS) zone districts and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan
10:15	<b>738 Campfire Dr Extra Occupancy</b>  CDR200060	Johnathon Huynh 970-231-8435 johnnyhuynh.us@gmail.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house for at least four occupants at 738 Campfire Drive (parcel #8704305006). Access is taken from Campfire Drive to the west. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Marc Virata DRC: Tenae Beane
11:15	<b>1107 W Drake Rd Drive-Thru ATM</b>  CDR200061	Aaron McLean 303-770-8884 aaronmclean@gallowayus.com	This is a request to construct a drive-thru ATM at 1107 W. Drake Road (parcel # 9727158001). Construction of the drive-thru ATM would require the removal of 8 existing parking spaces. Access is taken from S. Shields Street to the east and W. Drake Road to the north. The site is directly west and south of S. Shields Street and W. Drake Road (respectively). The site is zoned Neighborhood Commercial (NC) zone district and is subject to a Minor Amendment process.	Planner: Arlo Schumann Engineer: Morgan Stroud DRC: Tenae Beane

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# N College Ave & E Suniga Rd Mixed-Use Development

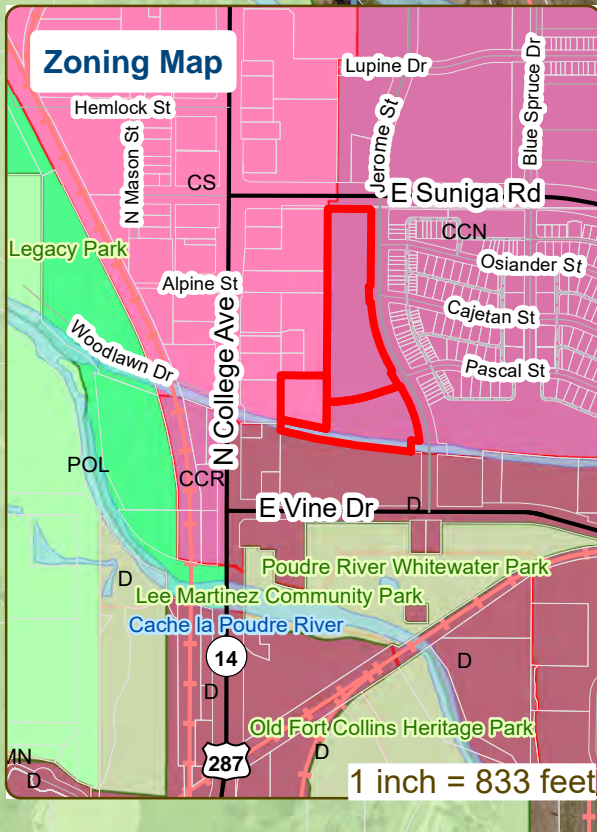
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

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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?



# SITE DATA

BLDG. TYPE	QTY.
A	+/- 60 UNITS; 3K SF RETAIL
B	+/- 72 UNITS
C	+/- 80 UNITS
<b>TOTAL</b>	<b>+/- 212 UNITS; 3K SF RETAIL</b>

**PARKING**  
+/- 346 SPACES (1.63 SPACES PER UNIT)





## Old Town North – Block One

### Project Narrative

#### Introduction

Block One of Old Town North is 7.18 acres of undeveloped land on the west side of the existing Old Town North neighborhood, just east of North College Avenue and South of Suniga Road. It consists of three separate parcels, two of which were originally planned as Parcel B in the 2002 Old Town North Overall Development Plan. The third parcel is an extension west towards North College Avenue on the south end of the development. The proposed development contains approximately 3,000 square feet of commercial space and around 212 dwelling units between three separate multifamily buildings. The applicant's goal is to provide a highly energy efficient and sustainable product to the market.

#### Site Plan

The site plan attached with this application presents three multifamily buildings on three lots. All three buildings are shaped and oriented with effort to provide the most southern exposure to the buildings as possible. This helps passive solar heat gain and is paramount to accomplishing the high sustainability standard the applicant is striving for. Each building also provides tuck under garage parking on the ground level. The northern most building (Building A) is four stories tall and fronts Suniga Road and Jerome Street in an "L" shape with parking behind. The corner of Suniga and Jerome is anchored with ground floor commercial space, similar to the scale of the adjacent Kay's Place development across the street. The middle building (Building B) is three stories tall in a "U" shape and fronts Jerome Street. The southern building (Building C) is four stories tall in a straight line oriented east to west along the Lake Canal ditch.

The site has two vehicular access points from Jerome Street, aligning with Cajetan Street and Pascal Street. The 2002 ODP shows these streets being connected to North College Avenue, however after analyzing intersection separations along College and at redevelopment future along North College, it became clear those conceptual alignments are unlikely to happen. These are proposed to be private drive accesses and serve only this development. Vehicular circulation is provided in a loop between these access points and through ancillary parking lots. Pedestrian access will continue across the south side of the site from the existing trail along the ditch and open space in Old Town North to the east.

Over 30,000 square feet of useable open space is proposed between four green courts. Two are located along Jerome Street and divided between the northern access drive. A third green court is nestled in the space created by the "U" shaped Building B and the fourth is located along Jerome Street and extends to the north side of Building C. In Addition to these useable green spaces, over 50,000 square feet has been reserved along the south side of the development as a natural habitat buffer zone. All structures are at least fifty feet setback from the top of the slope of the ditch in this area.





The transition of building heights and density from north to south is designed to keep neighborhood compatibility in mind while transitioning land use intensity towards the arterial corridor of College. By locating the three story building in the middle of the site and flanking the northern access drive with open space, the majority of the sight lines from the neighboring single family development open or less impeded.

#### Drainage, Floodplain and Utilities

Water for the project will be provided by the City of Fort Collins using existing mains in both Jerome Street to the east and potentially Suniga to the north. No offsite improvements are anticipated for this site to be served. Sewer for the project will be provided by the City of Fort Collins using existing sewer mains adjacent to the site. No offsite improvements are anticipated. Stormwater will be routed through the site using swales and storm drains to the south end of the site where it will be treated and detained as needed before being conveyed to the east via existing storm infrastructure. All detention, water quality and LID requirements will be met with this project. Portions of the site lie within the 100-yr Poudre Floodplain. The project will create a grading design that elevates the site above the base flood elevation and regulatory floodplain elevations and will then complete a CLOMR/LOMR process to formally remove the site from the floodplain.

MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

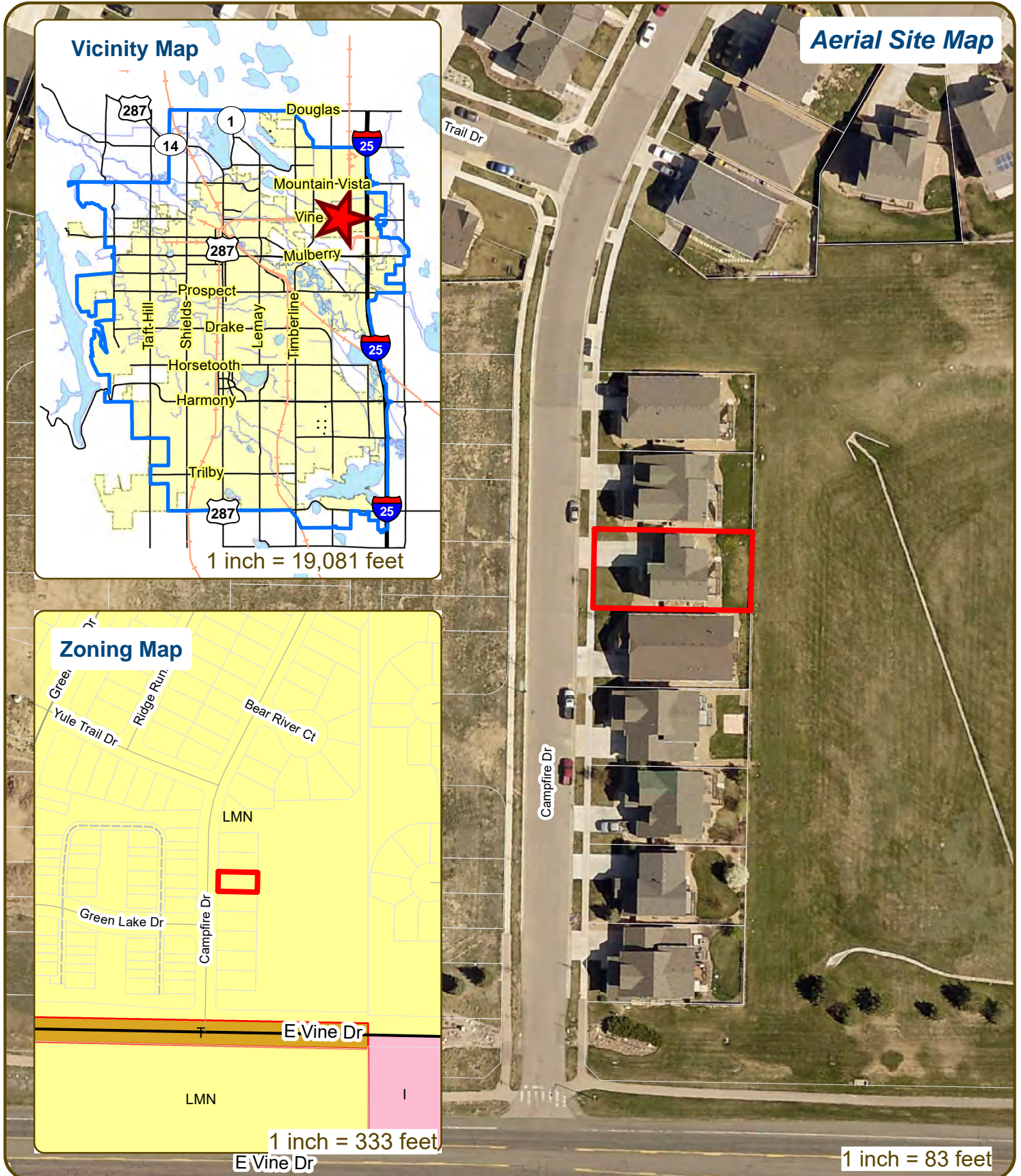
o: 970.224.5828 | w: [ripleydesigninc.com](http://ripleydesigninc.com)

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521





# 738 Campfire Dr Extra Occupancy



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**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

\_\_\_\_\_ JOHNATHON MINH HUYNH \_\_\_\_\_

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** 2908 Crusader st Fort Collins CO, 80524

**Phone Number** 970-231-8435 **Email Address** Johnnghuynh.us@gmail.com

**Site Address or Description** (parcel # if no address) 738 Campfire Dr  
Fort Collins, CO 80524

**Description of Proposal** (attach additional sheets if necessary) I need to have more than

3 people in my house to help them pay the rent easier. please

approve my applications so nobody has to move out. thank you.

**Proposed Use** Rental **Existing Use** Residential

**Total Building Square Footage** 2309 **S.F.** **Number of Stories** 2 **Lot Dimensions** 5011 sqft

**Age of any Existing Structures** Build in 2013

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>  
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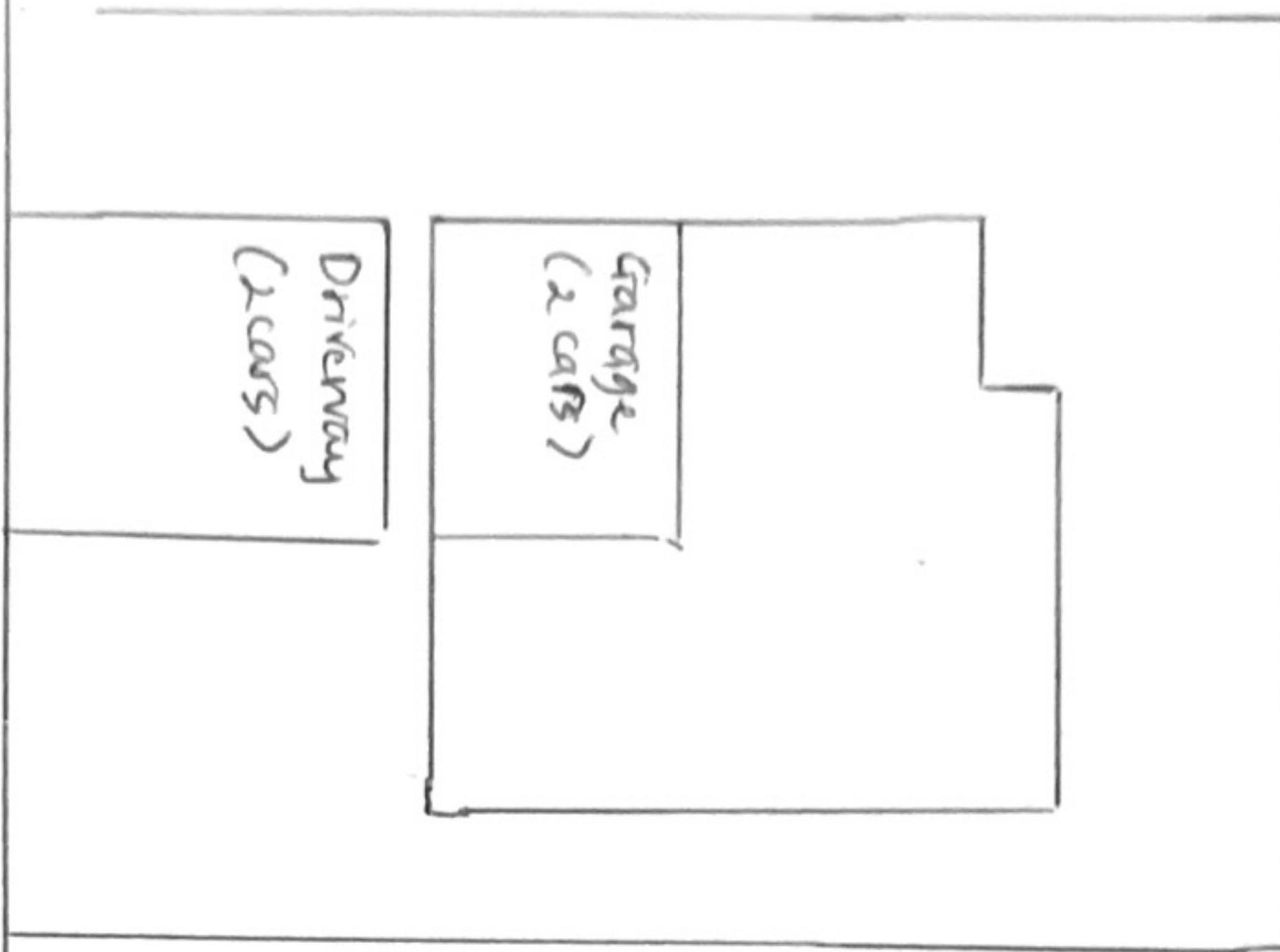
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758 CAMPFIRE DR



CAMPFIRE DR

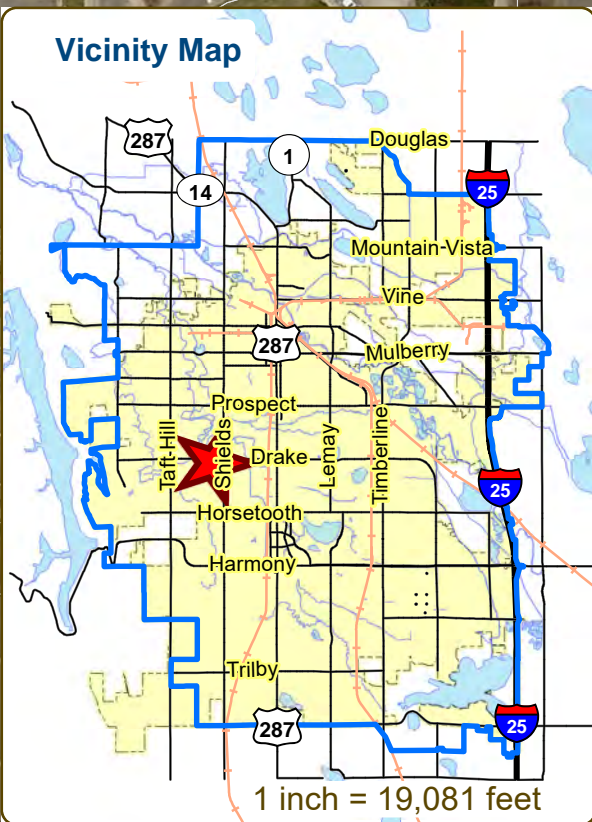
E VINE DR

SKETCH PLAN OF 738 CAMPFIRE DR



# 1107 W Drake Rd Drive-Thru ATM

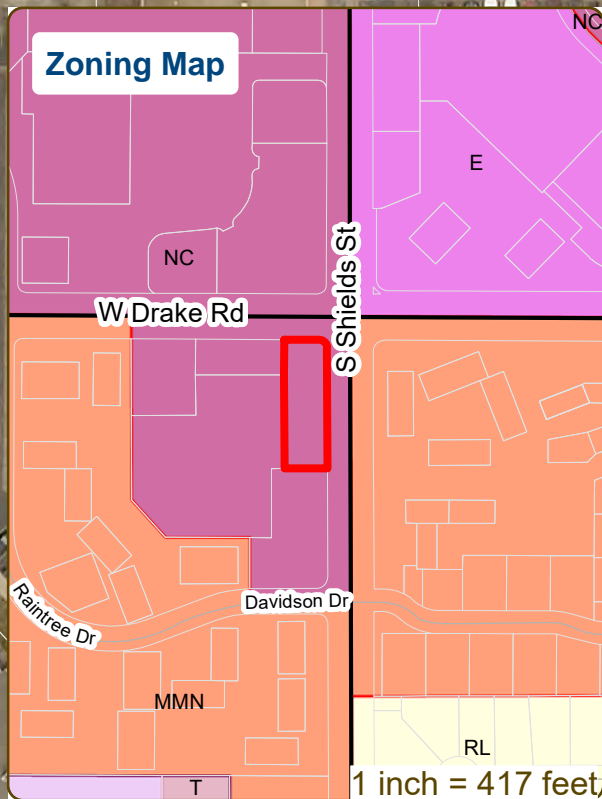
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Aaron McLean, Site Development PM (Consultant)

**Business Name** (if applicable) Galloway & Company, Inc.

**Your Mailing Address** 6162 S Willow Drive, Suite 320; Greenwood Village, CO 80111

**Phone Number** 303-770-8444 **Email Address** AaronMcLean@GallowayUS.com

**Site Address or Description** (parcel # if no address) 1107 W Drake Rd, Building E; Cimarron Plaza PUD Replat

**Description of Proposal** (attach additional sheets if necessary) Parking lot reconfiguration to install drive-up ITM kiosk has an accessory use to the proposed Ent Credit Union business in building.

**Proposed Use** commercial **Existing Use** commercial

**Total Building Square Footage** 8,080 **S.F.** **Number of Stories** N/A **Lot Dimensions** N/A

**Age of any Existing Structures** building 1988, remodeled in 1996 per County Assessor

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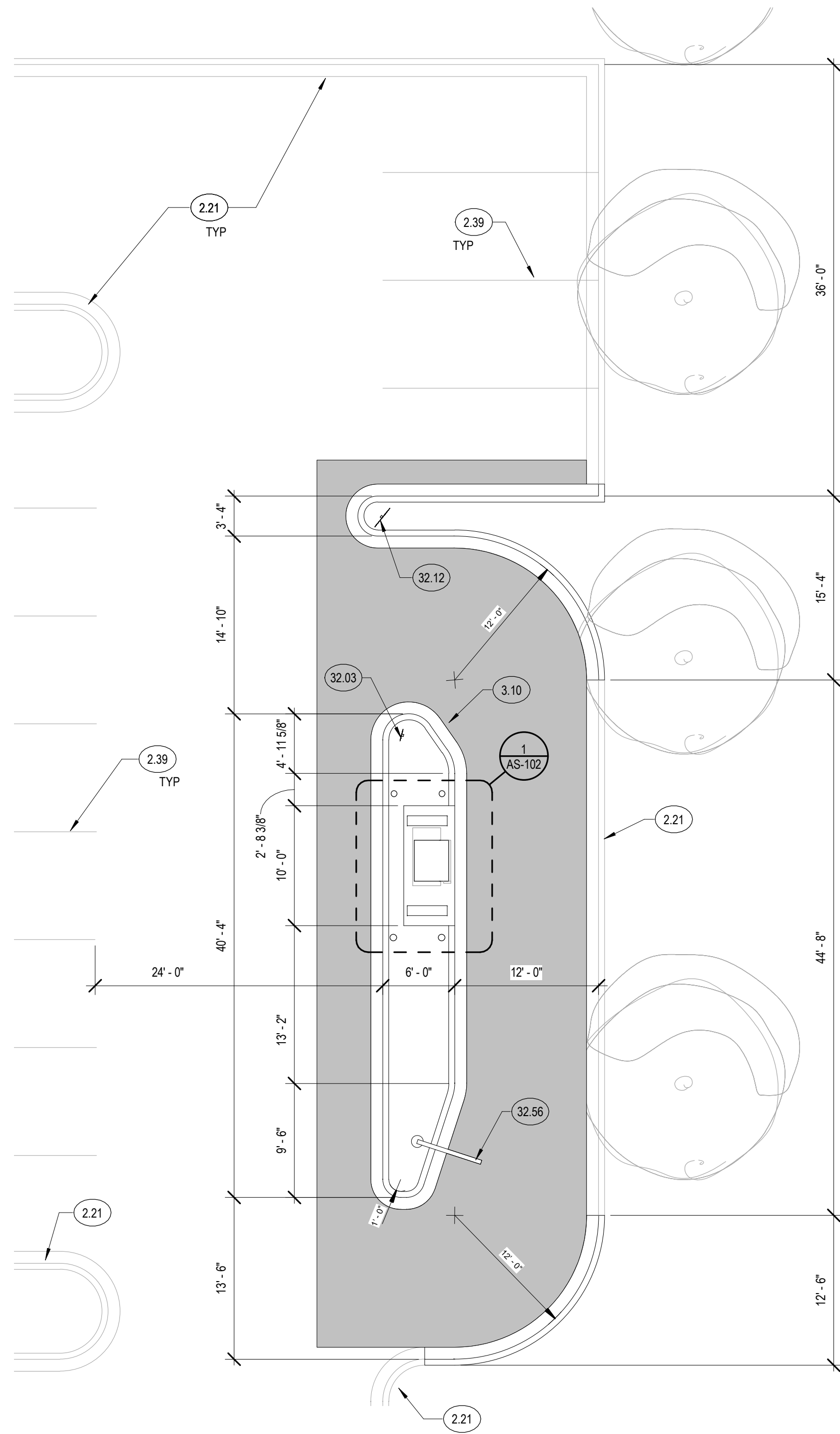
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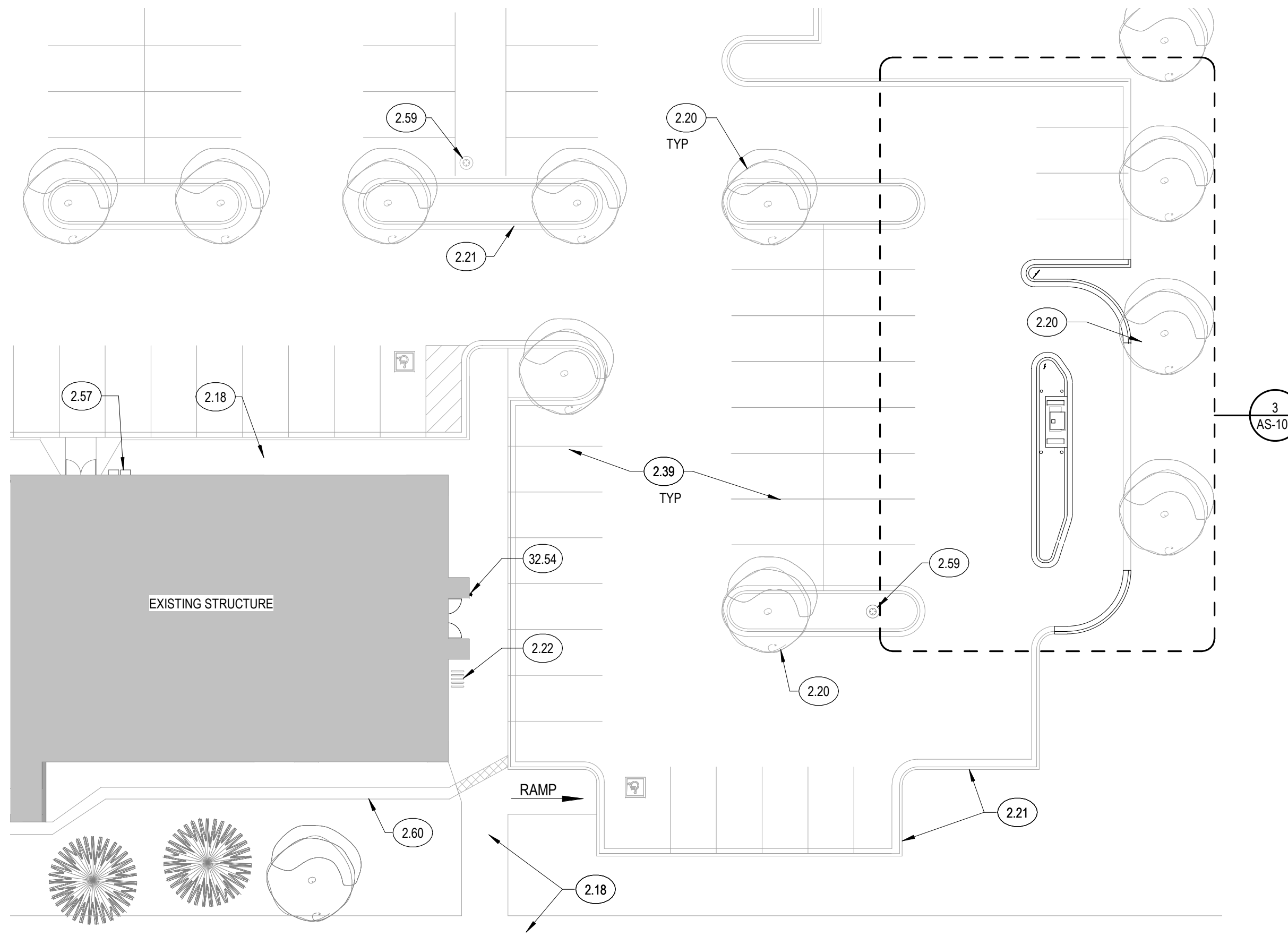
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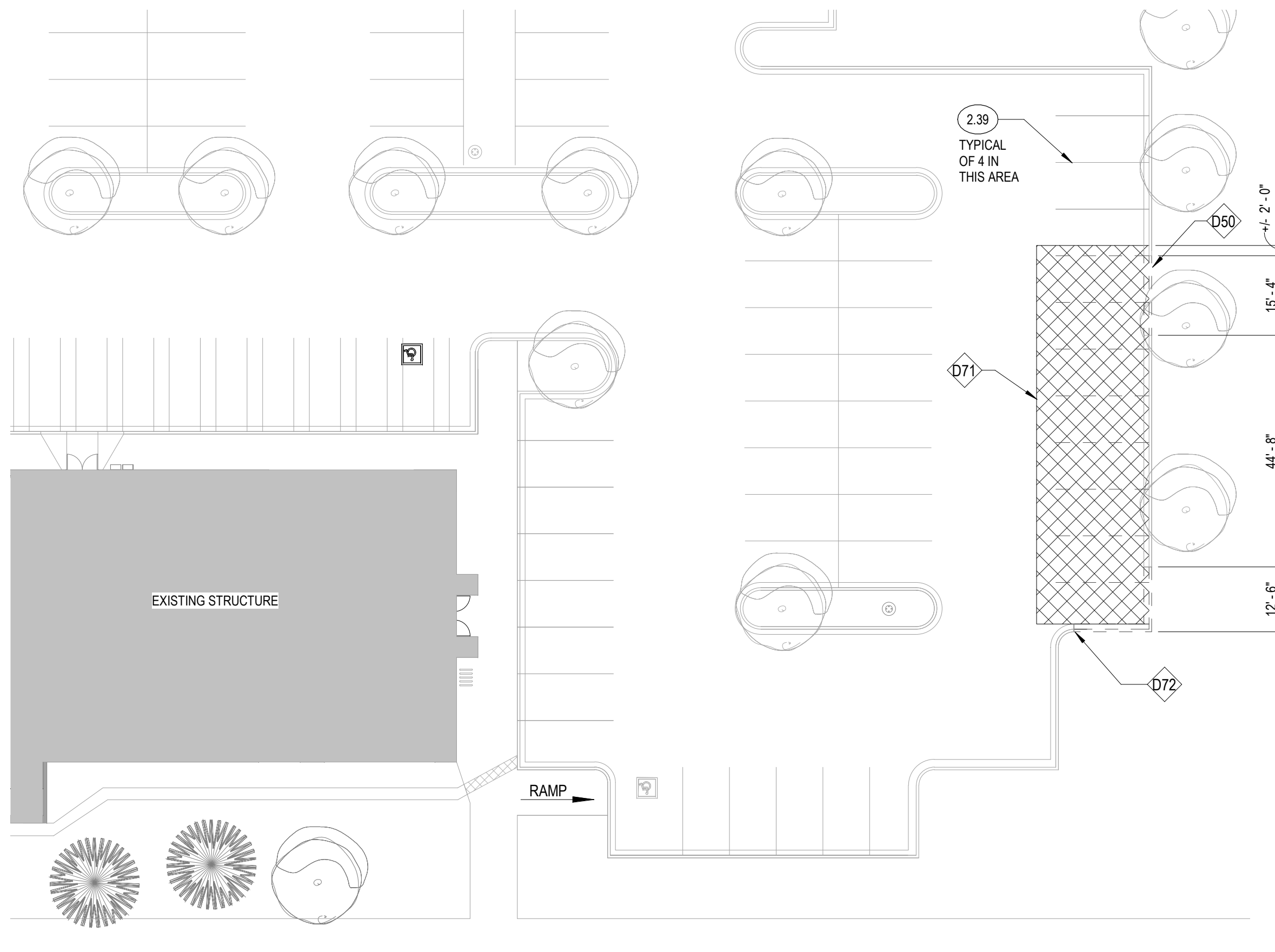
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3 ITM DRIVE UP  
1/8" = 1'-0"



2 PARTIAL SITE PLAN  
1" = 20'-0"



1 PARTIAL SITE PLAN  
1" = 20'-0"

- SITE PLAN GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS, AND LAYOUTS SHOWN PRIOR TO THE START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
  2. CURB, GUTTER, AND SIDEWALK CONTROL JOINTS TO ALIGN.
  3. PROTECT EXISTING CURB, GUTTER, AND WALKS; REPLACE ANY SITE ELEMENTS DAMAGED DURING CONSTRUCTION.
  4. ALL SITE CONCRETE (SIDEWALKS, PADS, ETC.) TO BE 4" THICK UNLESS NOTED OTHERWISE.
  5. CURB CUTS, ACCESSIBLE RAMPS AND DETACHED SIDEWALKS ARE ALL TO BE INSTALLED PER THE CIVIL DRAWINGS.
  6. REFER TO CIVIL GRADING AND STORM SEWER PLANS FOR CATCH AND SPILL CURB PAN LOCATIONS.

- KEYNOTES**
- 2.18 EXISTING SIDEWALK TO REMAIN
  - 2.20 EXISTING TREES TO REMAIN
  - 2.21 EXISTING CURB AND GUTTER TO REMAIN
  - 2.22 EXISTING BIKE RACK TO REMAIN
  - 2.39 EXISTING ASPHALT PARKING LOT STRIPING TO REMAIN
  - 2.57 EXISTING SHOPPING CENTER WIDE MAIL BOXES
  - 2.59 EXISTING POLE LIGHT
  - 2.60 EXISTING CONCRETE DRAINAGE SWALE TO REMAIN
  - 3.10 CONCRETE CURB AND GUTTER; REFERENCE CIVIL DRAWINGS
  - 3.23 SIGNAGE - DO NOT ENTER
  - 3.12 SIGNAGE - STOP SIGN
  - 3.25 ADA PEDESTAL DOOR ACTUATOR
  - 3.26 CLEARANCE BARRIER; SEE SHEET AS-102

- DEMOLITION KEYNOTES**
- D50 DEMO EXISTING CURB AND GUTTER
  - D71 REMOVE EXISTING ASPHALT PAVING TO APPROXIMATE EXTENTS SHOWN
  - D72 REMOVE CURB AND GUTTER TO CURB BREAK

REVISIONS:	DATE
#	DESCRIPTION

PROJECT #: 20-08  
ISSUE DATE: 05/26/2020  
ISSUED FOR: PERMIT & BID

DRAWN BY: HM  
CHECKED BY: VL  
COPYRIGHT © 2018

SHEET TITLE:  
**SITE PLANS**

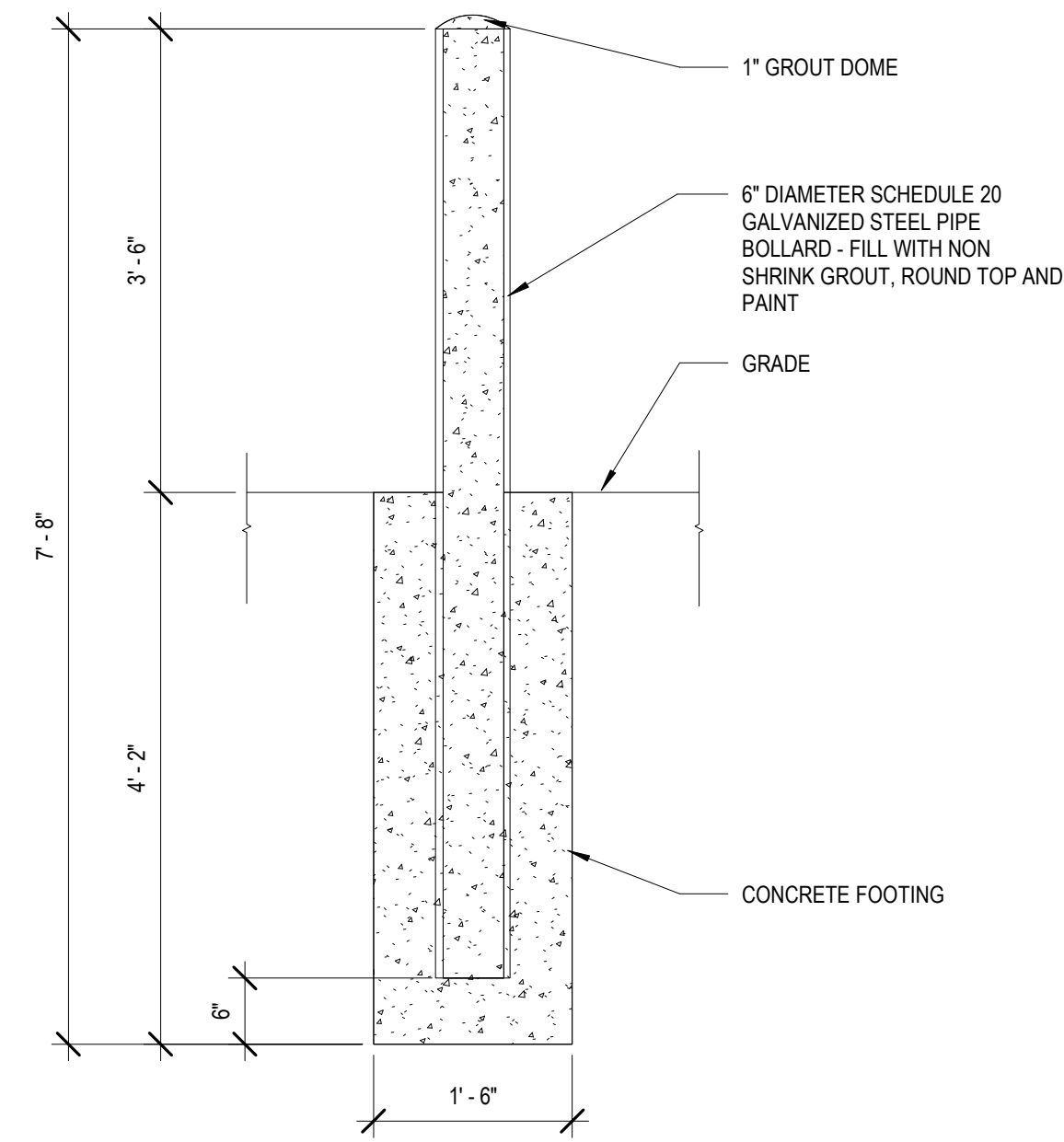
SHEET #:  
**AS-101**



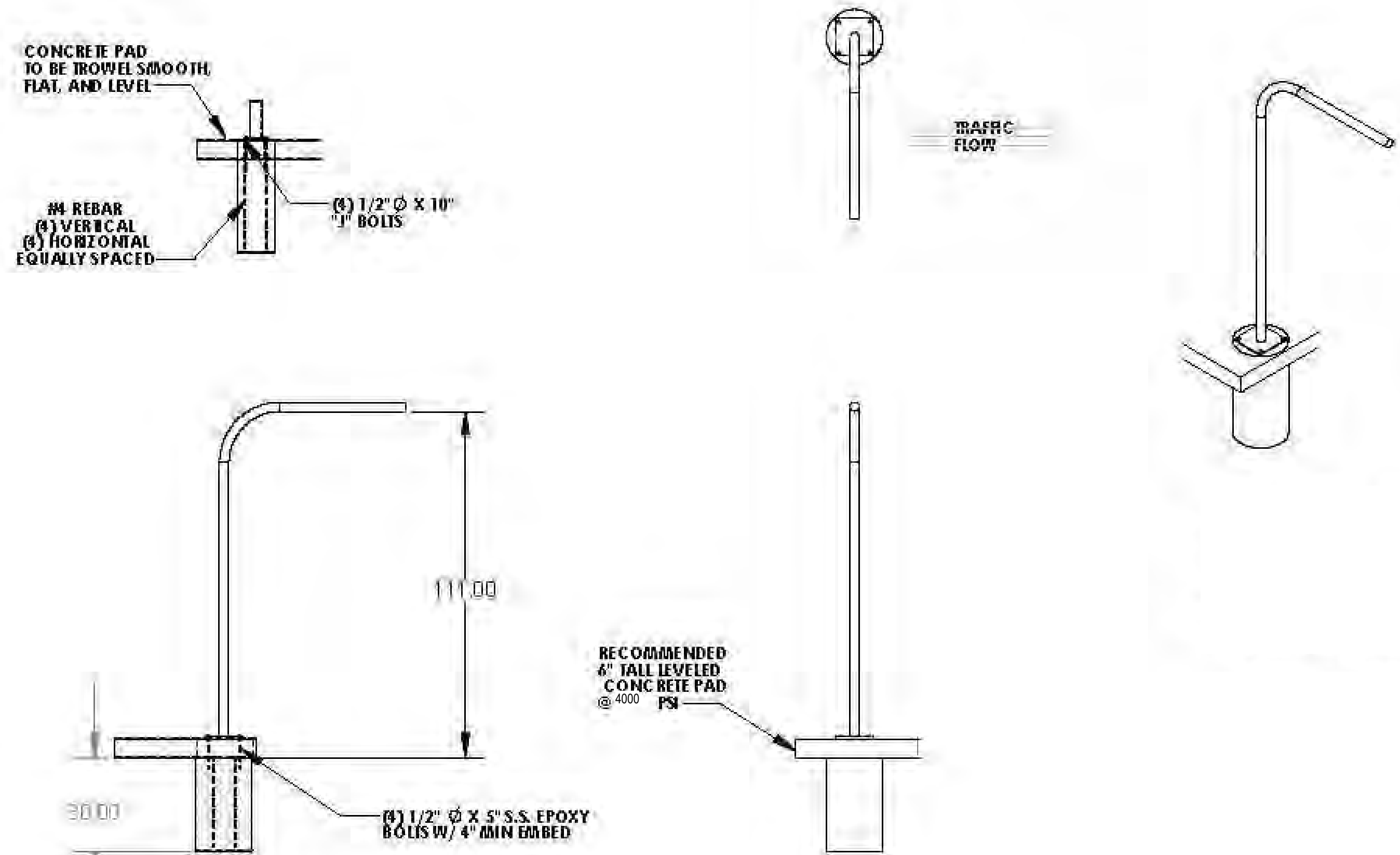
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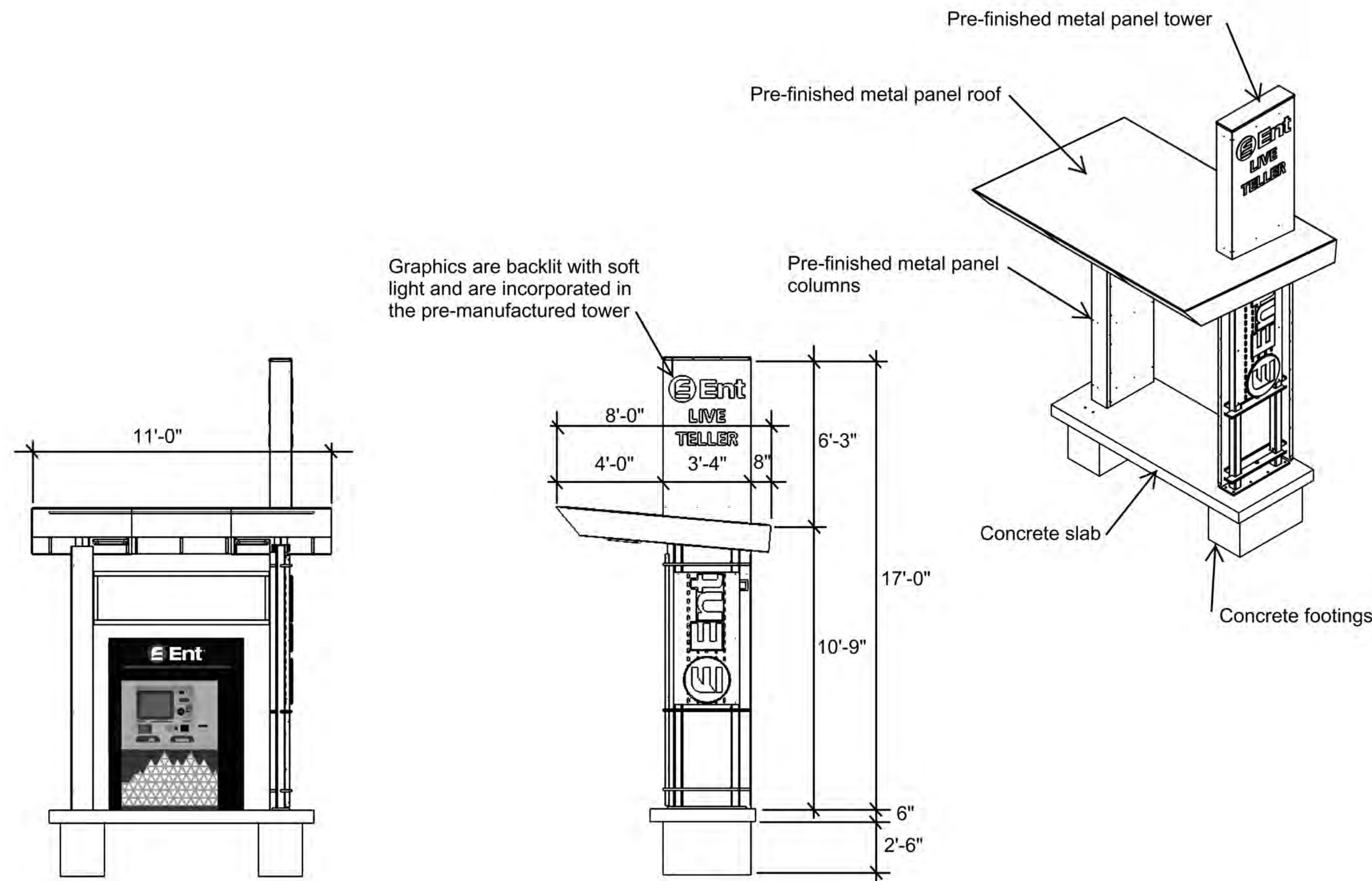
TYPICAL ITM AND SURROUND



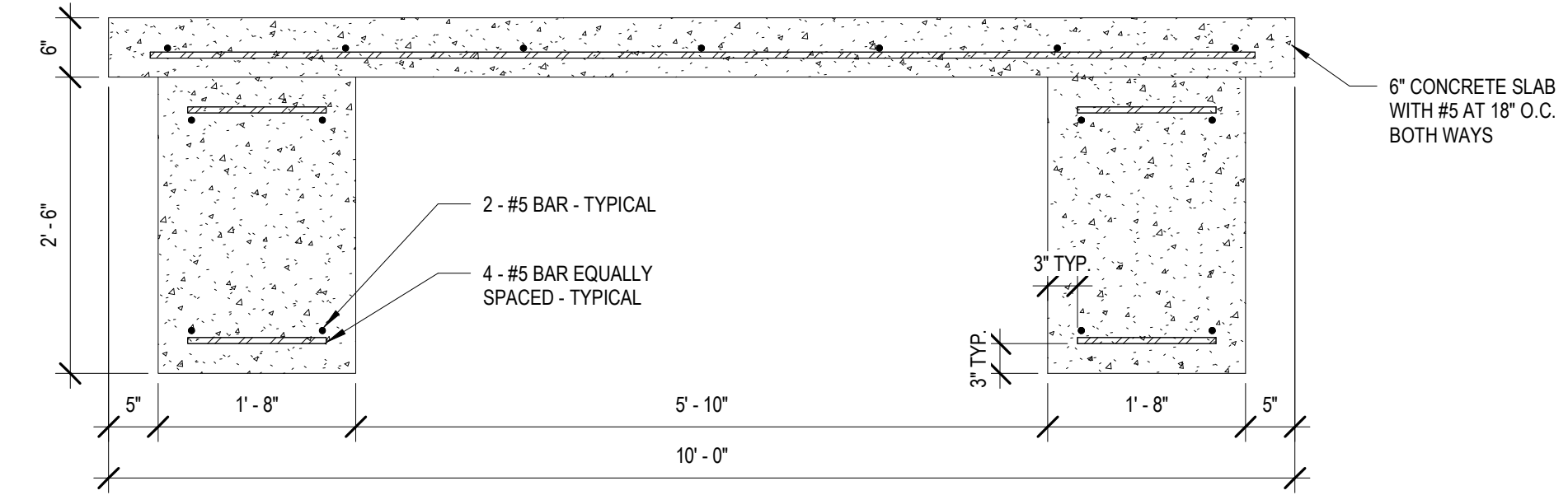
5 BOLLARD DETAIL  
3/4" = 1'-0"



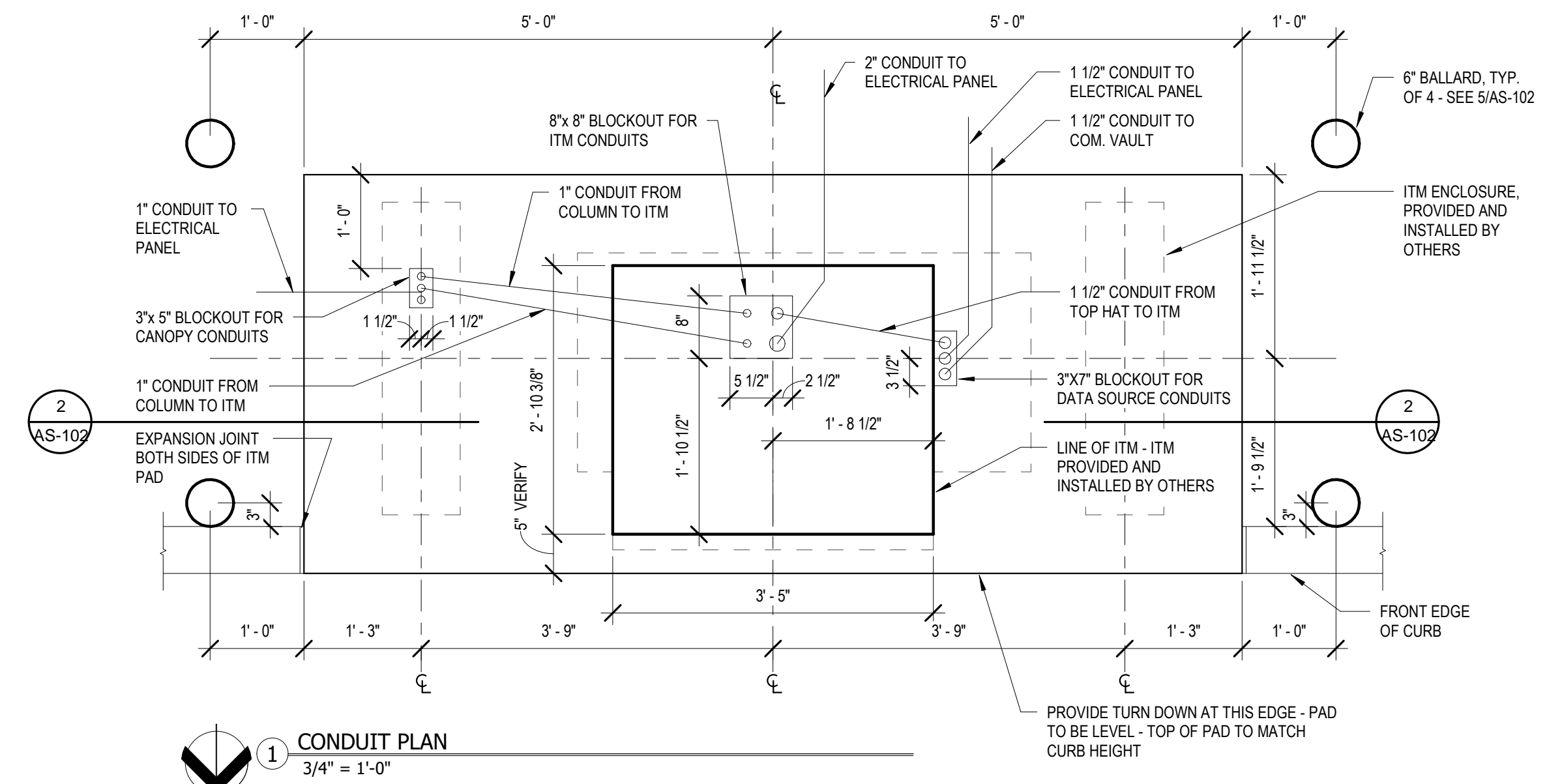
3 CLEARANCE BARRIER DETAILS  
3/8" = 1'-0"



4 STERLING CANOPY  
NTS



2 SLAB DETAIL  
3/4" = 1'-0"



1 CONDUIT PLAN  
3/4" = 1'-0"



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CREATED FOR:  
UNIT TYPE:  
UNIT #:  
SITE:

DRAWN BY: -  
CHECKED BY: -  
APPROVED:

DATE CREATED: -  
UPDATED/REVISED: 5/26/2016 REV: A  
SHEET 1 OF 1 PAGE SCALE: NTS  
6040 Site Prep

KEYS + LAUER ARCHITECTS  
417 S. CASCADE  
COLORADO SPRINGS, CO 80903  
(719) 634-3751  
www.KeysLauerArchitects.com

Ent Credit Union  
SHIELDS STREET REMODEL  
1107 WEST DRAKE ROAD  
FORT COLLINS, CO 80526

REVISIONS:	DATE	DESCRIPTION
#		

PROJECT #: 20-08  
ISSUE DATE: 05/26/2020  
ISSUED FOR: PERMIT & BID  
DRAWN BY: HM  
CHECKED BY: VL  
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SHEET TITLE:  
SITE DETAILS  
SHEET #:  
AS-102

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