

Conceptual Review Agenda

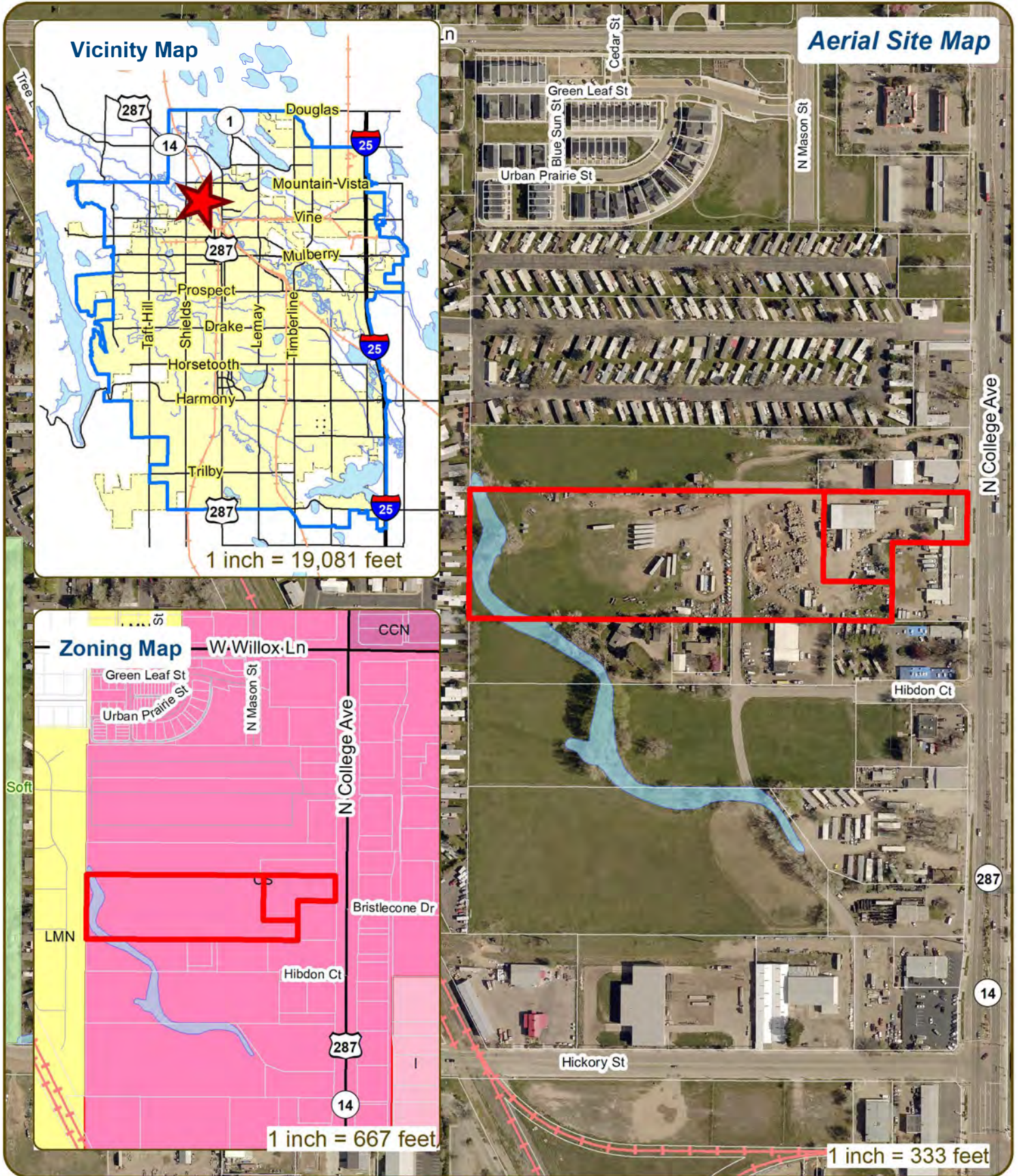
Schedule for 09/24/20

Meetings hosted via Zoom Web Conferencing

Thursday, September 24, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	1475 N College Ave Workshop & Custom Small Industry CDR200071	Chris Busteed 970-456-1245 Chris@cuttingedgecabs.com	This is a request to develop a 6,000 sf office and workshop structure for custom cabinetry work at 1475 N College Ave (parcel # 9702114001). Proposed access to the structure will be from Mason St to the west via Hibdon Ct to the south. The property is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Brandy Bethurem Harras
10:15	237 & 243 Jefferson St Small Scale Reception Center CDR200072	Sunil Cherian 970-988-5224 sunilche@gmail.com	This is a request to construct a 3,672 sf addition to accommodate a small scale reception center at 237 and 243 Jefferson St (parcel # 971221004; 9712212002). Access is taken from Jefferson St to the northeast and Old Firehouse Aly to the southwest. The property is within the Downtown (D) zone district, and the Historic Core sub-district. The project is subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan
11:15	E Trilby Rd & Ziegler Rd Townhome Development CDR200073	Kenneth Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to develop 24 single-family attached (townhome) dwelling units at the southwest corner of Ziegler Rd and E Trilby Rd (parcel # 8608420001). The proposal includes 61 on-site parking spaces. The project is located directly east of the Ziegler Rd and directly south of E Trilby Rd. Access is taken from the E Trilby Rd to the north and Ziegler Rd to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) and zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Dave Betley DRC: Tenae Beane

1475 N College Ave Workshop & Custom Small Industry



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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) _____

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?

Larimer County Web Map

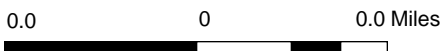


Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

Concept Review: Cutting Edge Cabinets



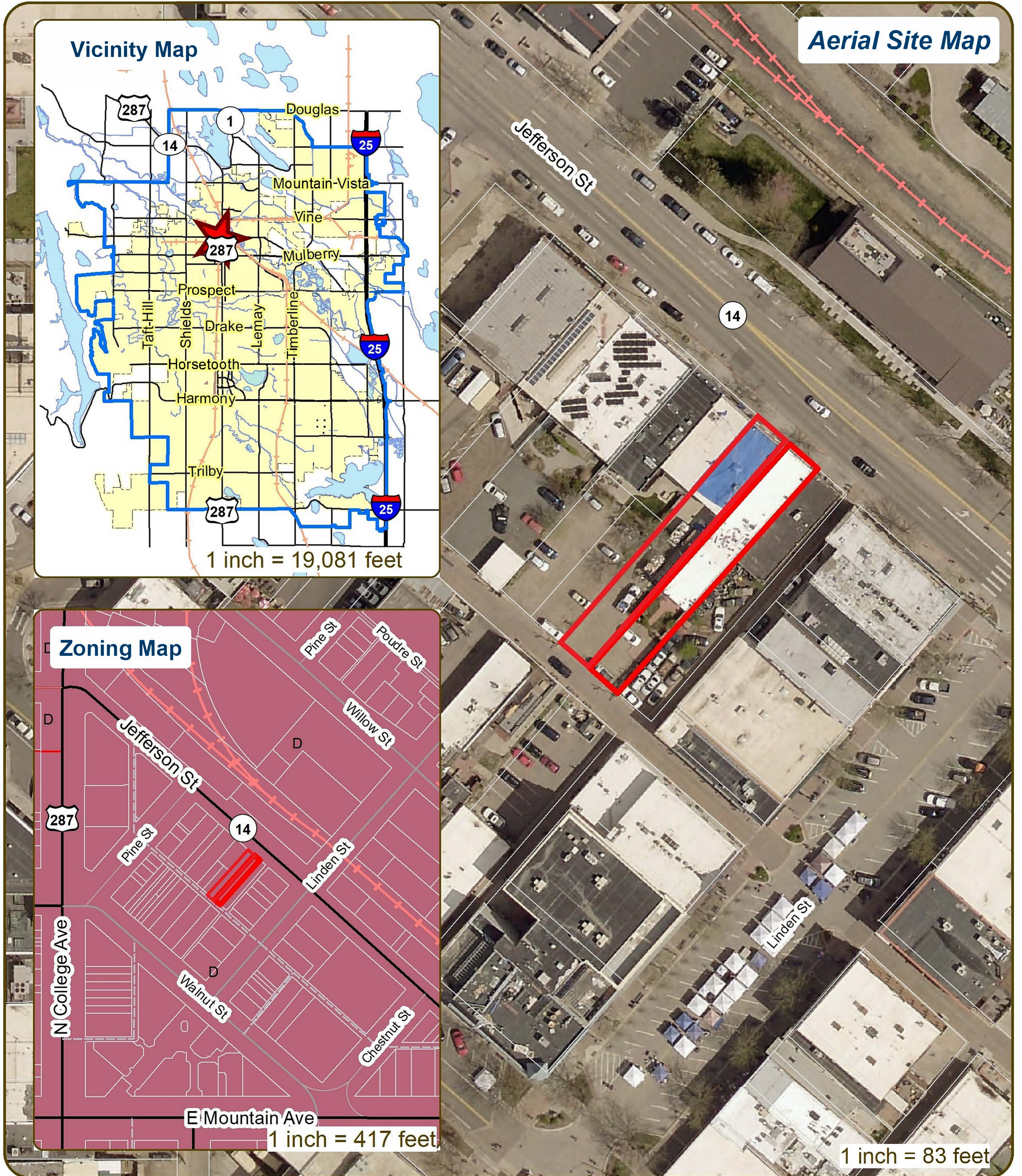
Scale
1: 1,200



Date Prepared: 9/8/2020 3:35:56 PM

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237 & 243 Jefferson St Small Scale Reception Center



Aerial Site Map

Vicinity Map
1 inch = 19,081 feet

Zoning Map
1 inch = 417 feet

1 inch = 83 feet

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

Matt Rankin, Architect, on behalf of Sunil Cherian, owner

Business Name (if applicable) Willow View, LLC

Your Mailing Address 4405 Gray Fox Rd. Fort Collins, CO 80526

Phone Number 970.988.5224 Email Address sunilche@gmail.com

Site Address or Description (parcel # if no address) 243 Jefferson St., Ft. Collins CO 80524

Description of Proposal (attach additional sheets if necessary) _____

Addition to existing property, New second floor and extension of existing building for access and facilities.

Proposed Use Commercial and events space Existing Use Commercial offices and short term rental unit

Total Building Square Footage 6,372 S.F. Number of Stories 2 Lot Dimensions 190' x 26'

Age of any Existing Structures Approximately 100 years

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? _____

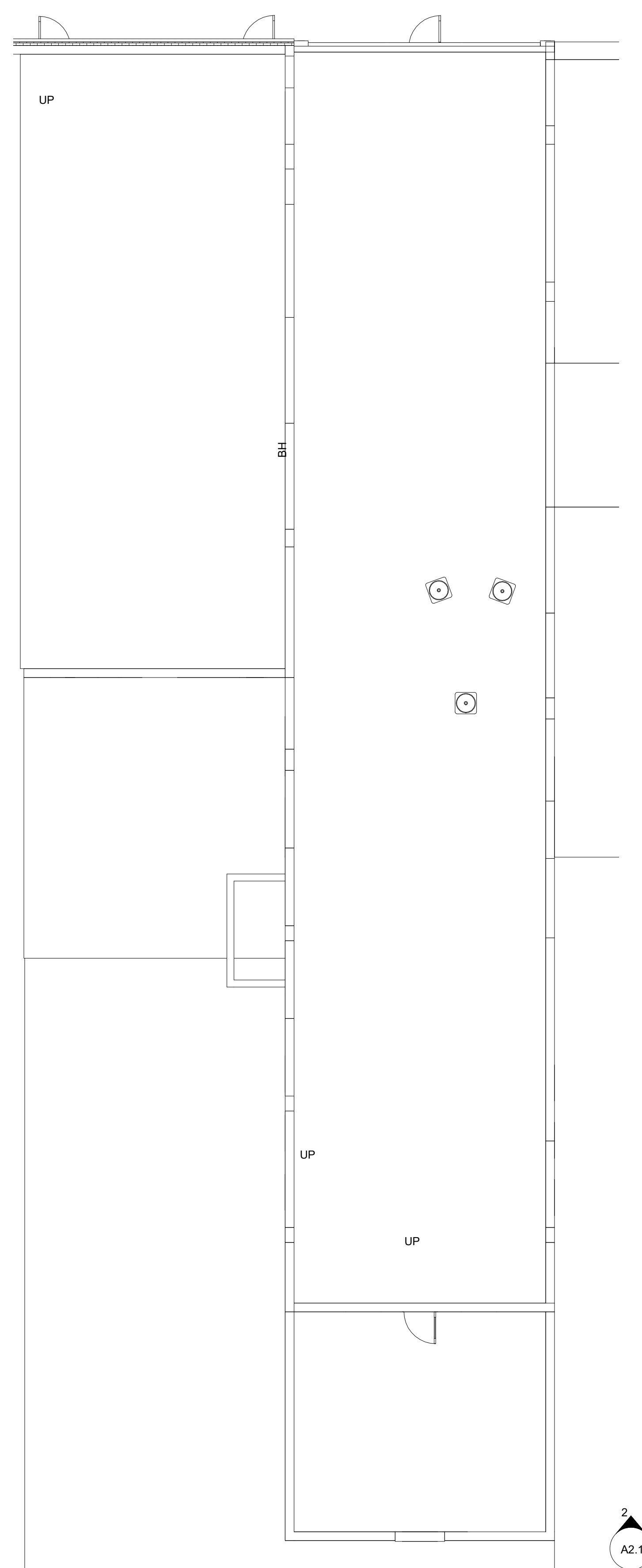
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Increase in Impervious Area 0.00 S.F.

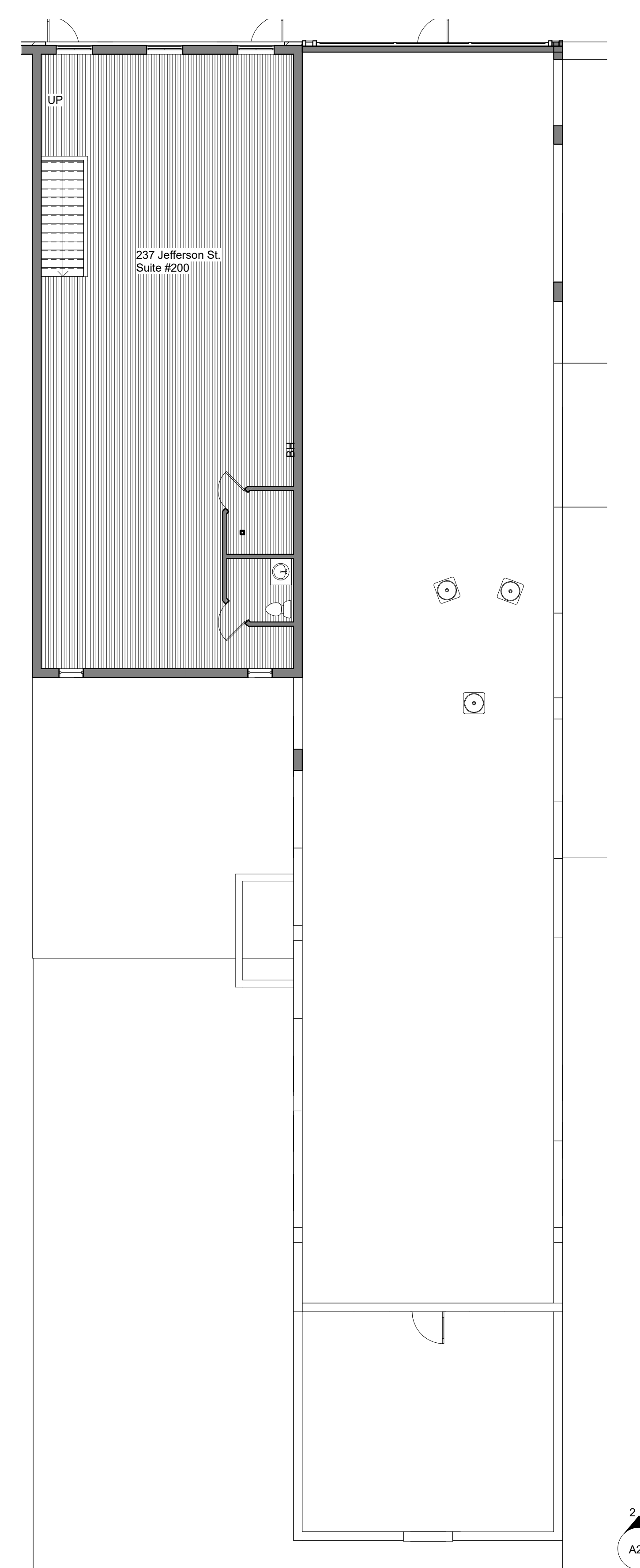
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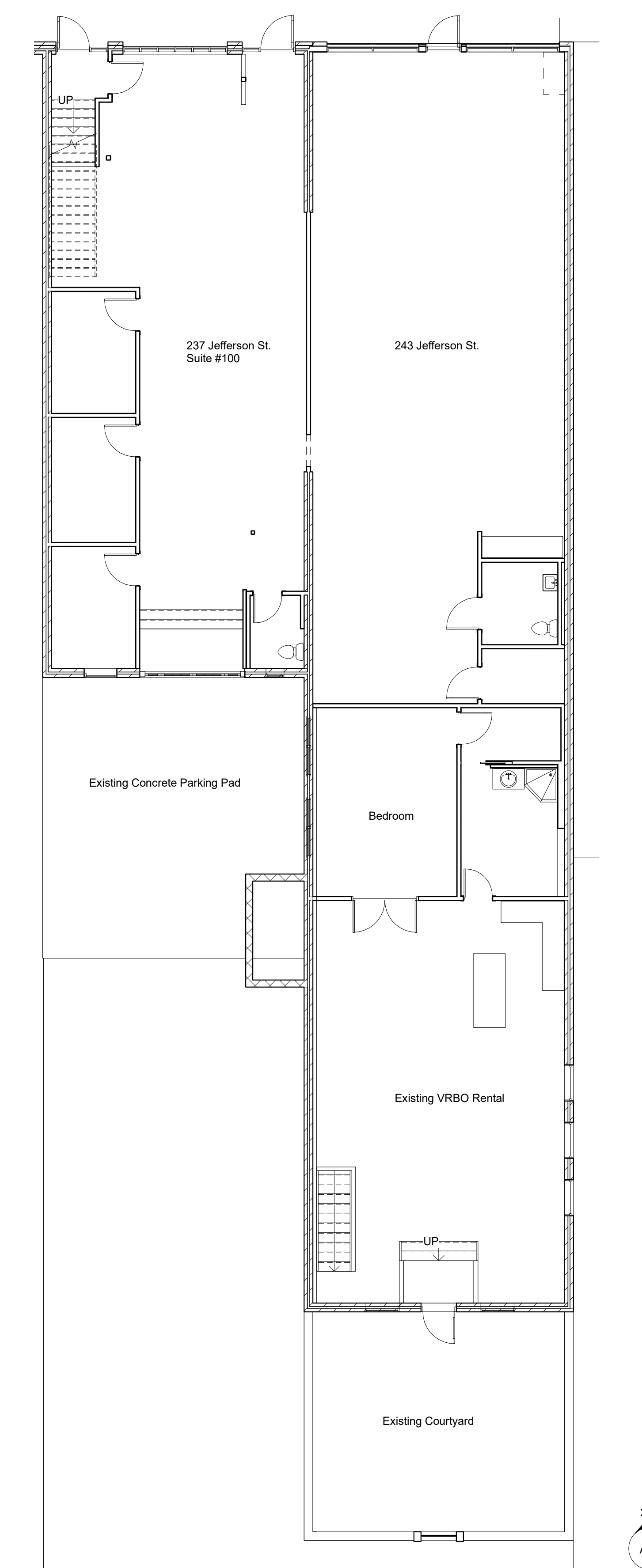
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3 Existing Roof Plan
 1/8" = 1'-0"



2 Existing Second Floor Plan
 1/8" = 1'-0"



1 Existing First Floor Plan
 1/8" = 1'-0"

In Association with:

Vilow View, LLC	Owner
243 Jefferson St Fort Collins, CO 80524 Phone: 970-988-5324 Contact: Sunil Cherian Email: sunilche@gmail.com	
TBD	General Contractor
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Structural Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Mech. & Plumb. Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Electrical Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Planning & Entitlement
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Civil Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Interior Design
Address City, State, Zip Phone: # Contact: - Email: -	

Issued		
No.	Description	Date

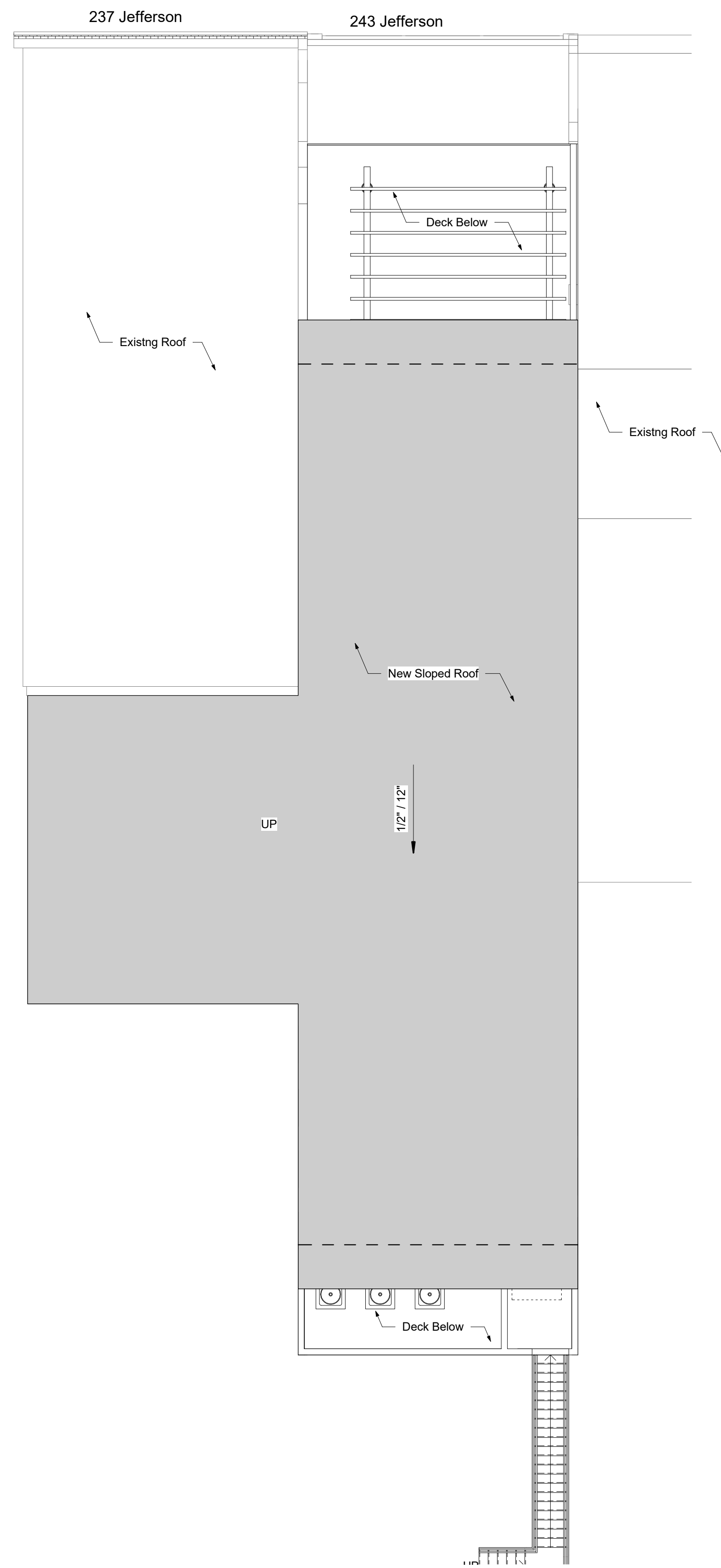
243 Jefferson Addition

Concept Design
 Project No.: 2020-23 Drawn by: Author
 Reviewed by: Checker

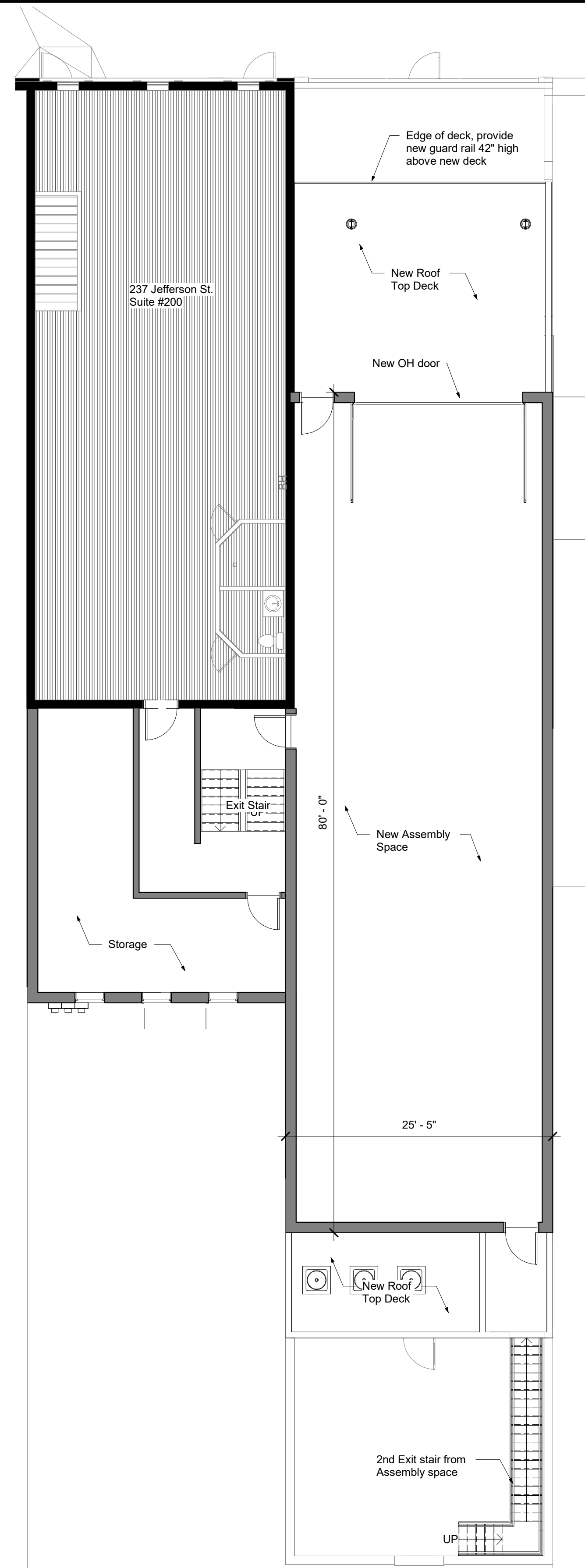
Existing Floor Plans
 Scale Accordingly if Reduced
 Drawing Number
A1.0
 r4architects.com



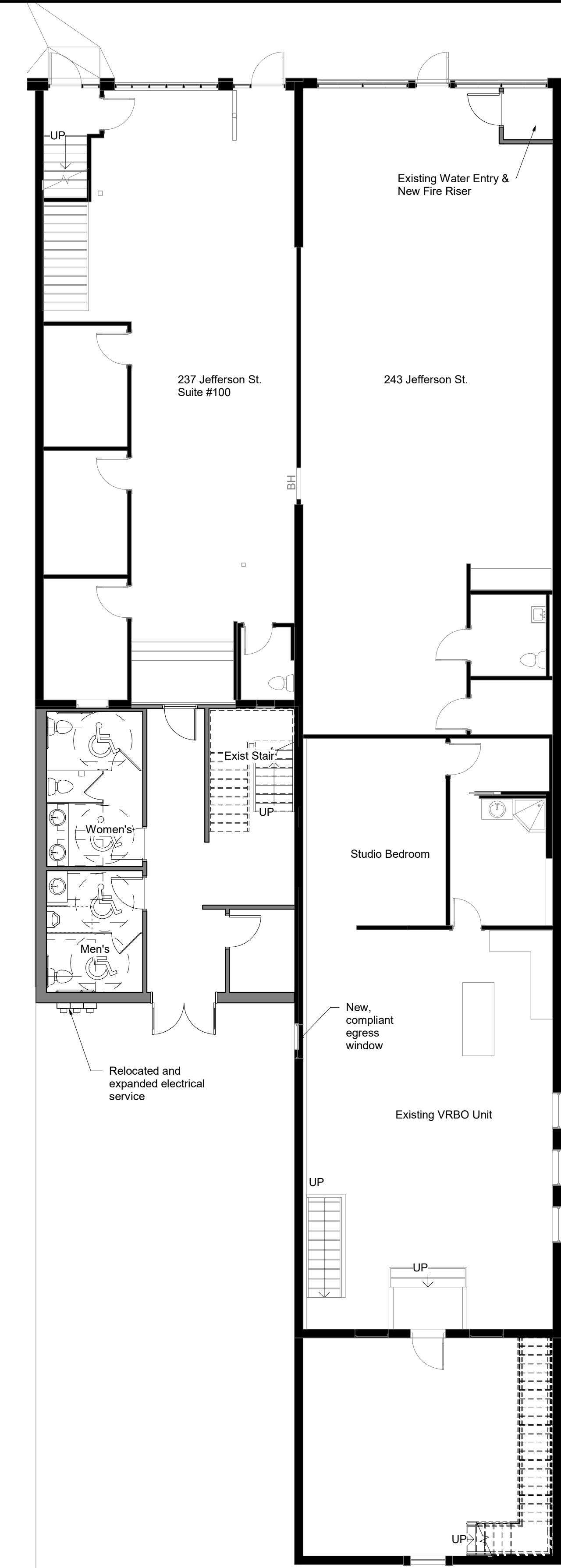
4 00 - Architectural Site Plan
 1" = 40'-0"



3 03 - New Construction Roof Plan
 1/8" = 1'-0"



2 02 - New Construction 2nd Floor Plan
 1/8" = 1'-0"



1 01 - New Construction First Floor Plan
 1/8" = 1'-0"

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TBD	Civil Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Interior Design
Address City, State, Zip Phone: # Contact: - Email: -	

Issued	No.	Description	Date

243 Jefferson Addition

Concept Design

Project No.: 2020-23
 Drawn by: JDO
 Reviewed by: MR

New Construction Floor Plans

Scale Accordingly if Reduced

Drawing Number
A1.1

In Association with:	Vilow View, LLC	Owner
243 Jefferson St Fort Collins, CO 80524 Phone: 970-988-5224 Contact: Sunil Cheria Email: sunilche@gmail.com		
TBD		General Contractor
TBD		Structural Engineer
TBD		Mech. & Plumb. Engineer
TBD		Electrical Engineer
TBD		Planning & Entitlement
TBD		Civil Engineer
TBD		Interior Design

No.	Description	Date

243 Jefferson Addition

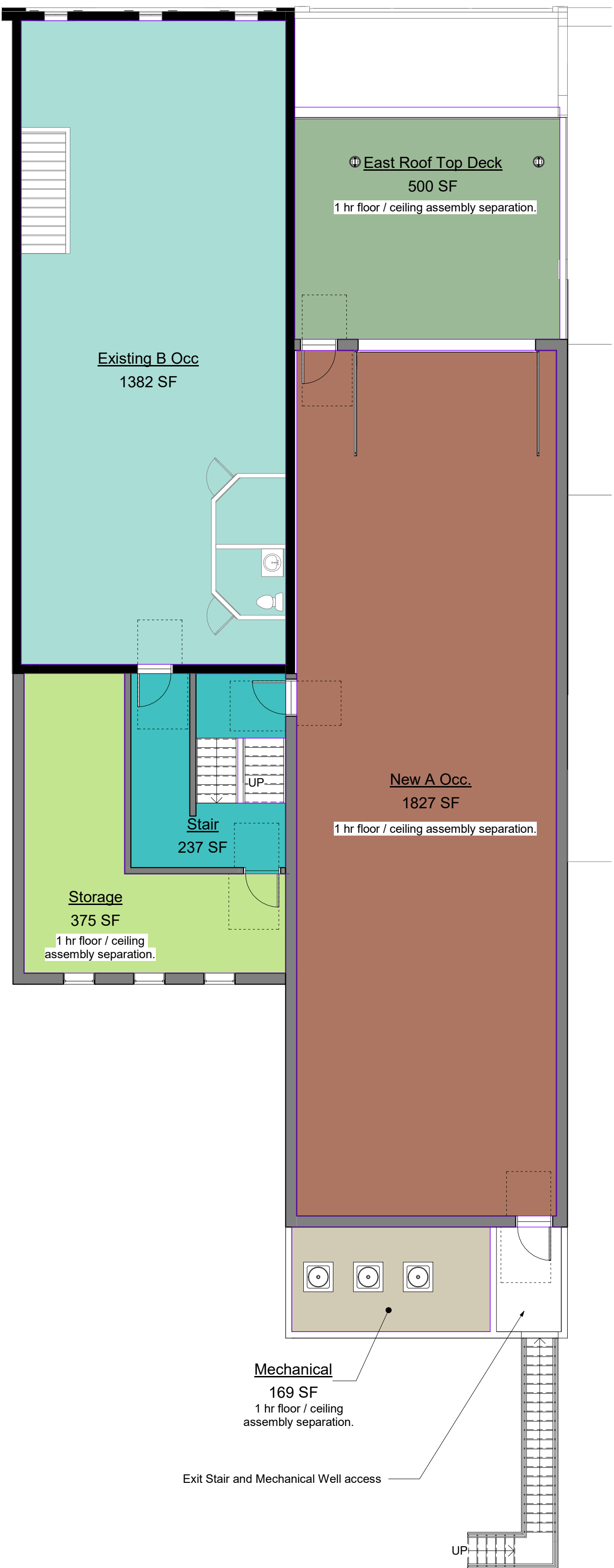
Concept Design

Project No.: 2020-23	Drawn by: JDO
	Reviewed by: MR

Code & Area Analysis

Scale Accordingly if Reduced

Drawing Number
A0.2



② 02 - New Const Code 2nd Floor Plan
1/8" = 1'-0"

Project Description:
 The project will consist of a new, 2nd floor addition above the existing building located at 243 Jefferson Street. This will consist of new 'A' assembly occupancy space including a small rooftop deck.

There will also be an addition to the property at 237 Jefferson Street as well. This addition will include men's and women's restroom, access/exit stair enclosure and exit corridor from the existing building.

Square Footage:
 1st Floor New Construction:
 Accessory (Access Stair & Restrooms) = 633

2nd Floor New Construction:
 A Occupancy = 2327
 S1 Occupancy = 375
 Accessory (Stair / Corridor) = 237

1st Floor sqft = 633
 2nd Floor sqft = 2,939
Total Sqft = 3,572 SF

Plumbing Systems:
 2702 sqft. (A & S1 Occupancies)
 Tables & Chairs 1/15 sqft = 180 occupants

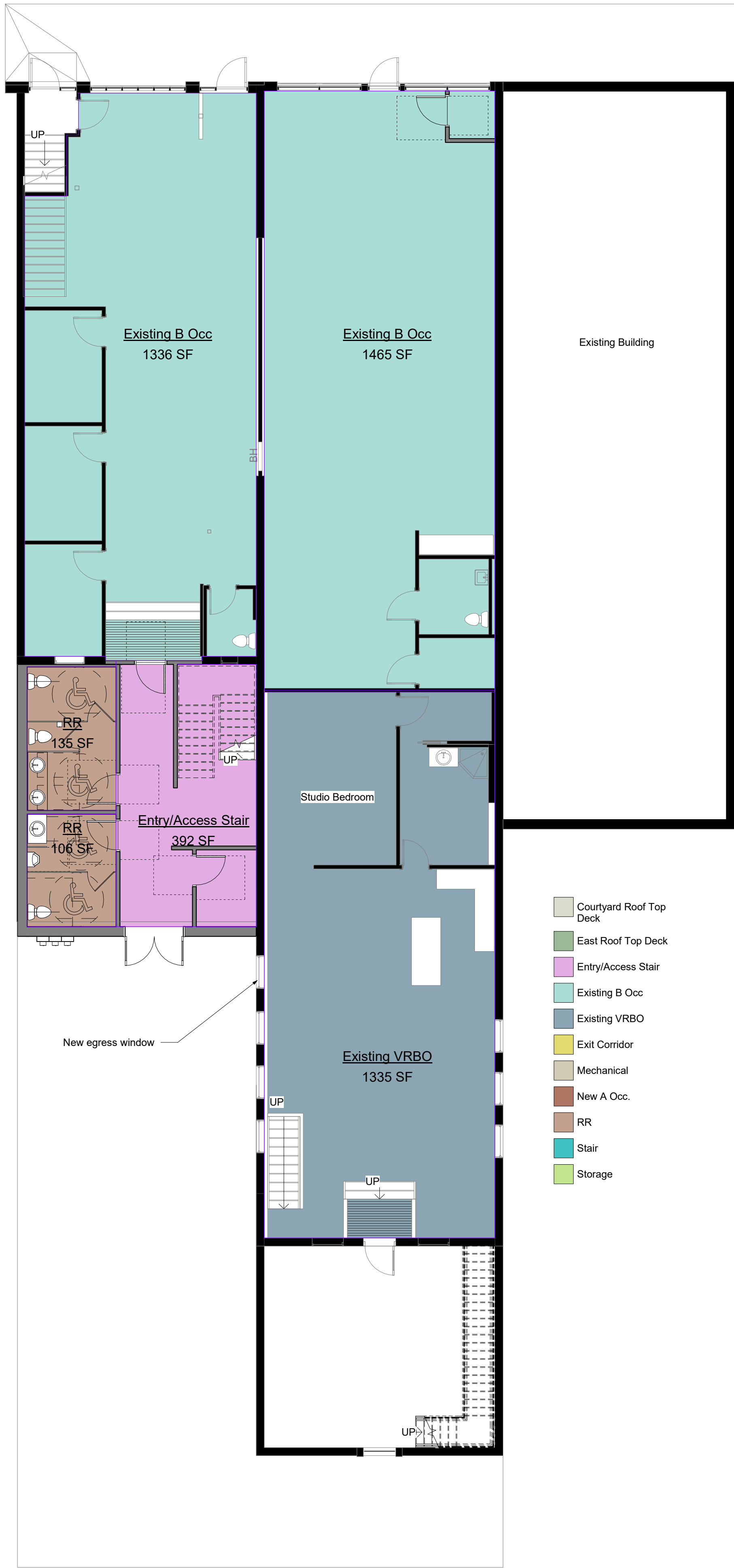
Plumbing Fixtures
 MWC = 1/125
 WWC = 1/65
 Lav = 1/200
 DF = 1/500

M = 90 occ
 W = 90 occ

MWC = 0.72
 WWC = 1.3
 Lav = .45 ea.
 DF = 1

Fire Separation:

- New 2nd floor assembly space will be fully sprinklered
- New 2nd floor assembly space will be separated use
- 1 hour floor/ceiling assembly between new 2nd floor Assembly Space and existing B occupancy below
- 1 hour walls at first floor exit corridor and exit stair enclosure
- 1 hour exterior wall assemblies on property lines



① 01 - New Const Code 1st Floor Plan
1/8" = 1'-0"

- Courtyard Roof Top Deck
- East Roof Top Deck
- Entry/Access Stair
- Existing B Occ
- Existing VRBO
- Exit Corridor
- Mechanical
- New A Occ.
- RR
- Stair
- Storage



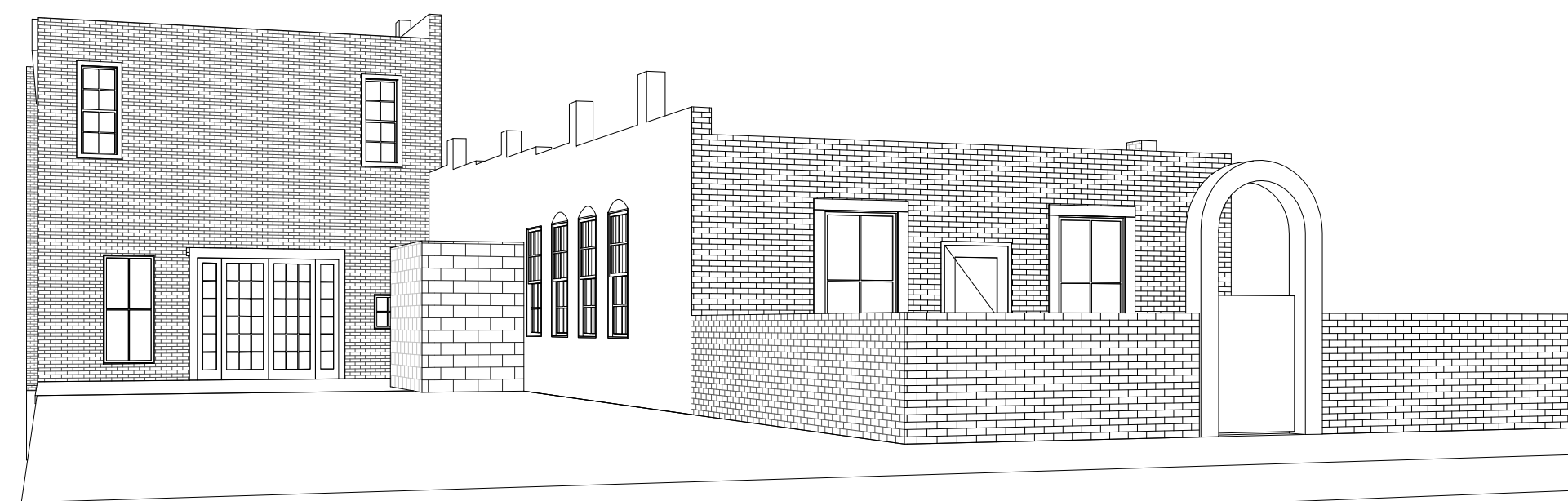
237 Jefferson 243 Jefferson

② Existing Southeast Building Elevation
 3/16" = 1'-0"



243 Jefferson 237 Jefferson

① Existing Northeast Building Elevation
 3/16" = 1'-0"



④ Existing Courtyard 3d



③ Existing Jefferson St. 3d

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TBD	Civil Engineer
Address City, State, Zip Phone: # Contact: - Email: -	
TBD	Interior Design
Address City, State, Zip Phone: # Contact: - Email: -	

Issued		
No.	Description	Date

243 Jefferson Addition

Concept Design

Project No.: 2020-23	Drawn by:	Author
	Reviewed by:	Checker

Existing Exterior Elevations

Scale Accordingly if Reduced

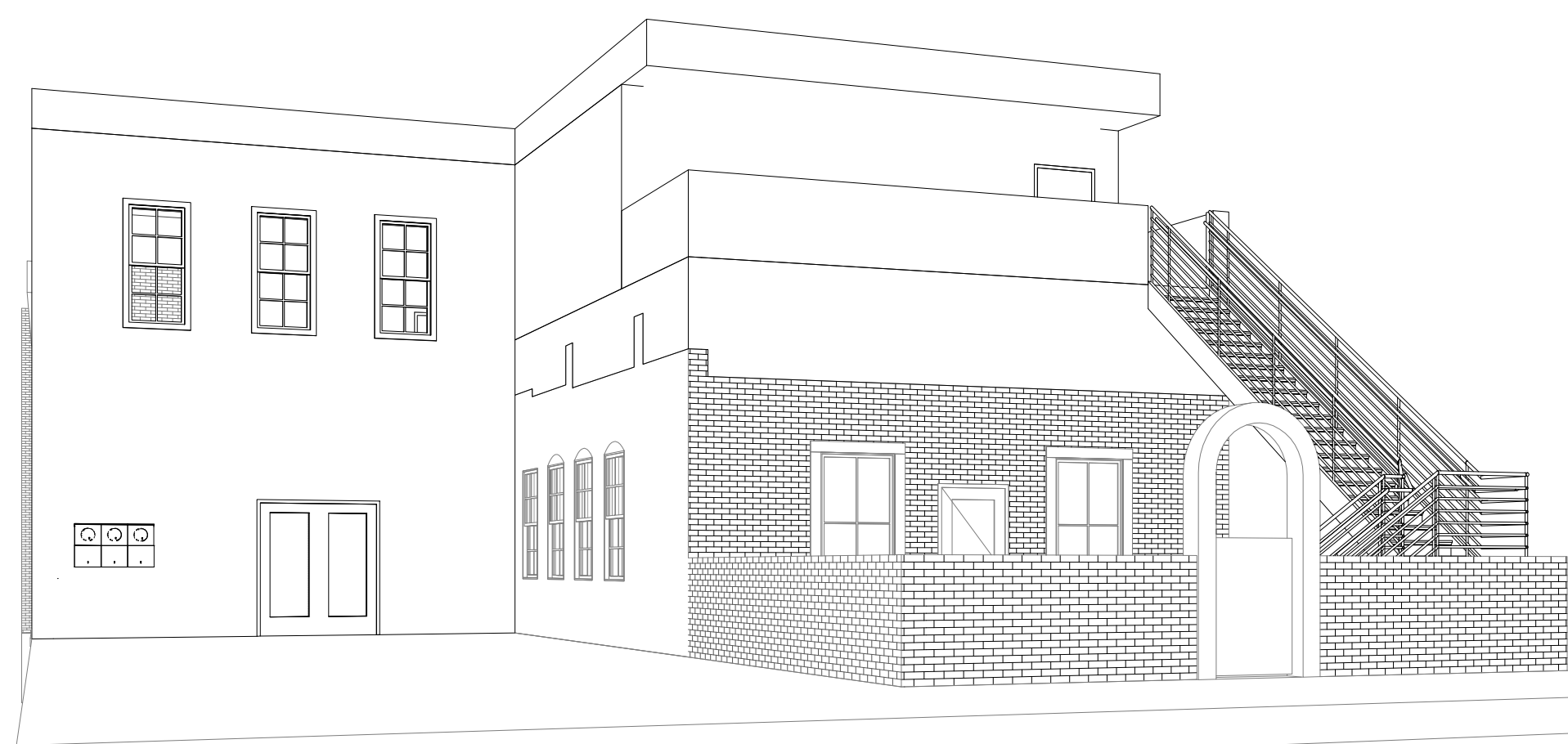
Drawing Number
A2.1



2 Southeast Building Elevation
 3/16" = 1'-0"



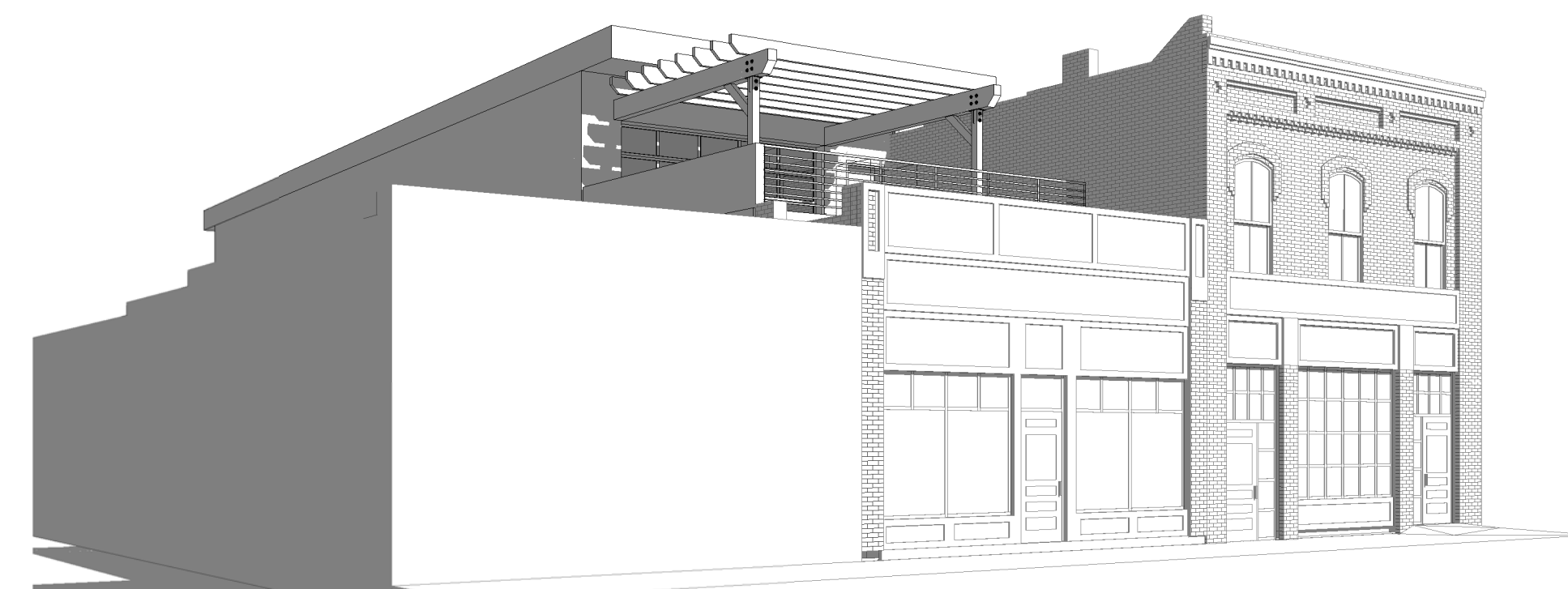
1 Northeast Building Elevation
 3/16" = 1'-0"



5 New Construction Courtyard 3d



3 New Construction Jefferson St 3d



4 New Construction Jefferson St 3d #2

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243 Jefferson Addition

Concept Design

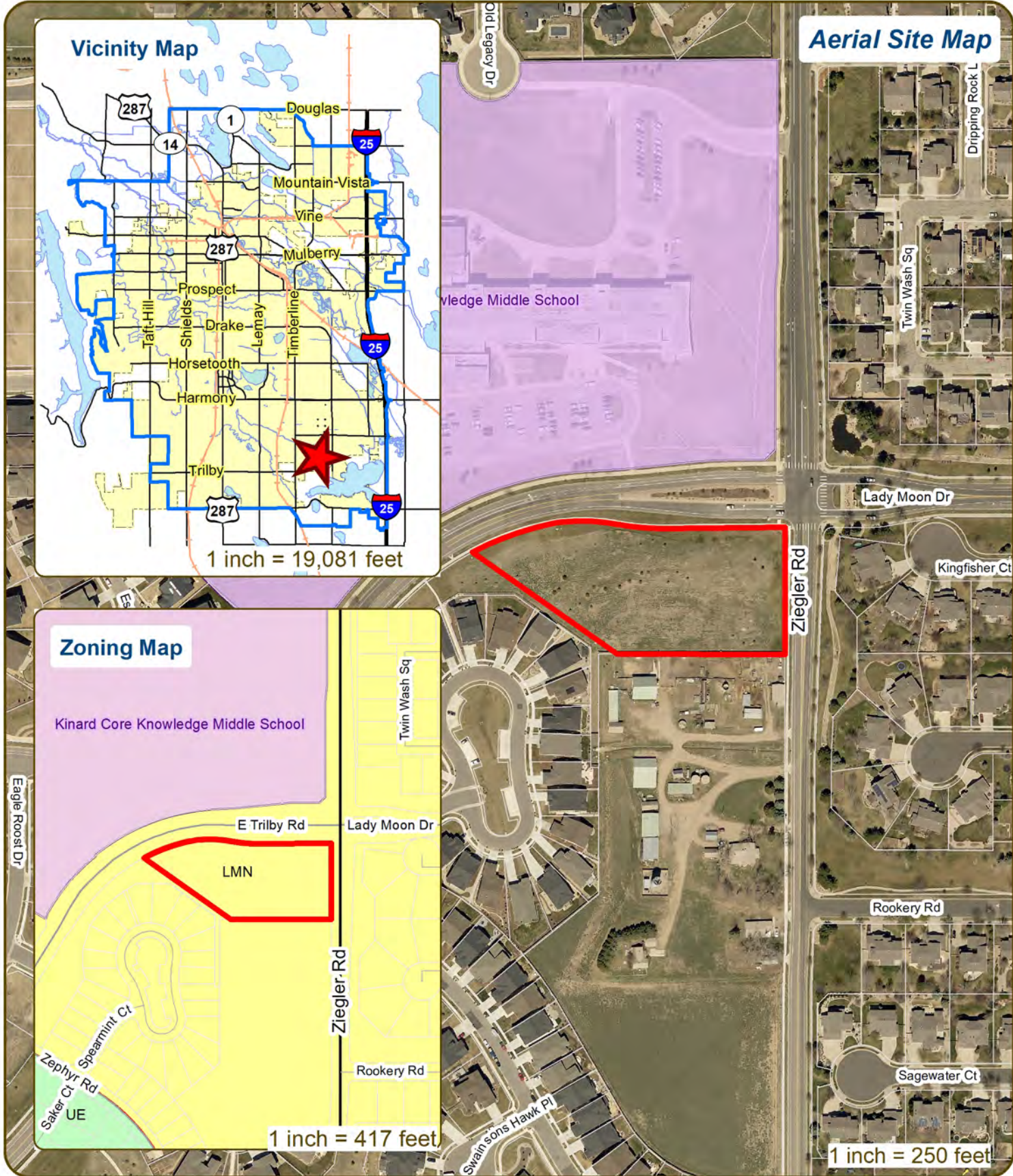
Project No.: 2020-23	Drawn by: Author
Reviewed by: Checker	

New Elevations and 3d

Scale Accordingly if Reduced

Drawing Number
A2.2

E Trilby Rd & Ziegler Rd Townhome Development



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Stan Scott, Owner & Developer
Kenneth Merritt, APA, RLA Planning Consultant - JR Planners & Engineers

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 South College Ave. Suite 3D Fort Collins, CO 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) South West Corner of Ziegler & Trilby Road

Description of Proposal (attach additional sheets if necessary) Property is approximately 2.83 acres Zoned LMN in the City. The developer is proposing 24 Fee-Simple Lots with one and two story townhomes each with a 2 car garages accessed from a 24' Wide Private Alley and Emergency Access Easement. Each garage shall be setback from the Private Alley a minimum of 8'.

The total density of the proposed development is 8.45 Du's/Ac. which is in compliance with the LMN Zone District that allows for up to 9.0 Du's/Ac. There is 1.54 Acres of Open Space (54% of total site area).

Proposed Use Fee-Simple One & Two Story 4 Plex Townhomes, Existing Use Vacant Land with Temporary Landscaping & Native Grasses planted throughout.

Total Building Square Footage 38,400 S.F. Number of Stories 1 & 2 Lot Dimensions 25', 35' & 40' Wide x 65' Deep Lots

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 56,300 sf of additional Impervious Site Area (46% of the total site 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:

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KECHTER FARM TOWNHOMES

LOT 1, BLOCK 15 OF THE KECHTER FARM PLANNED LAND DEVELOPMENT FILING 1 CONCEPT SITE PLAN



VICINITY MAP

LAND USE DATA

CURRENT ZONING	LMN (CITY OF FORT COLLINS)		
TOTAL SITE AREA:	115,336 SF	2.83 AC	100%
• TOTAL BLDG COVERAGE	40,546 SF	0.93 AC	33%
• PRIVATE DRIVE AREA	15,124 SF	0.36 AC	13%
• TOTAL OPEN SPACE AREA	61,082 SF	1.54 AC	54%
TOTAL DWELLING UNITS	24 UNITS		
GROSS DENSITY	8.45 DU/AC (BASED ON 2.83 AC SITE)		
TOTAL ON-SITE PARKING SPACES	61 ON-SITE PARKING SPACES		
• GARAGE SPACES (2 PER UNIT)	48 GARAGE PARKING SPACES		
• SURFACE PARKING SPACES	13 SURFACE PARKING SPACES		



KECHTER FARM TOWNHOMES
39713.02
09/04/2020
SHEET 1 OF 1



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