

# Conceptual Review Agenda

Schedule for 05/19/22

Meetings hosted via Zoom Web Conferencing

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## Thursday, May 19, 2022

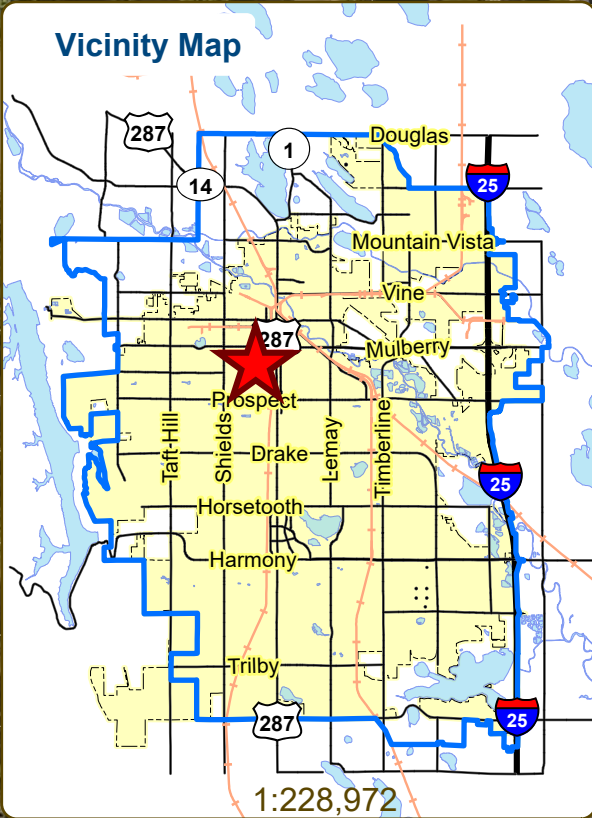
Time	Project Name	Applicant Info	Project Description	
11:15	617 S Sherwood – 4-plex  CDR220042	Nicholas Allen 574-250-0129 nick.allen.cse@gmail.com	This is a request to develop a 4th dwelling unit at 617 S Sherwood St (parcel # 9714110012). The proposed development would add a 4th unit to the existing 3 units. Access to the property is taken from S Sherwood St and the alley to the west of the property. The site is approximately 0.08 miles north of W Laurel St. and 0.39 miles west of S College Ave. The site is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and the project would be subject to Administrative (Type 1) Review.	<b>Planner: Clark Mapes</b> <b>Engineer: John Gerwel</b> <b>DRC: Tenae Beane</b>

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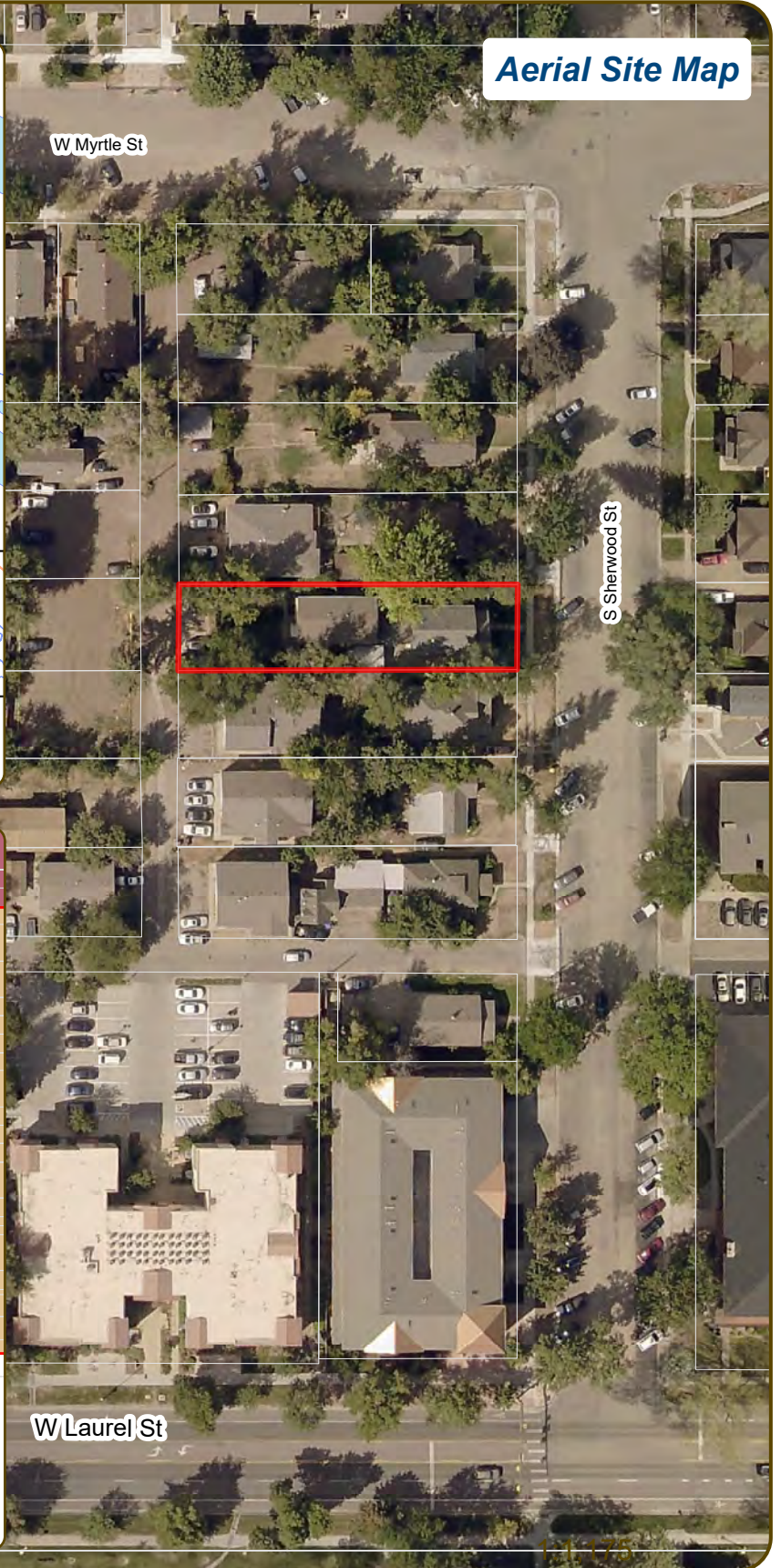
# 617 S Sherwood St. #9714110012

## Multifamily 4-Plex

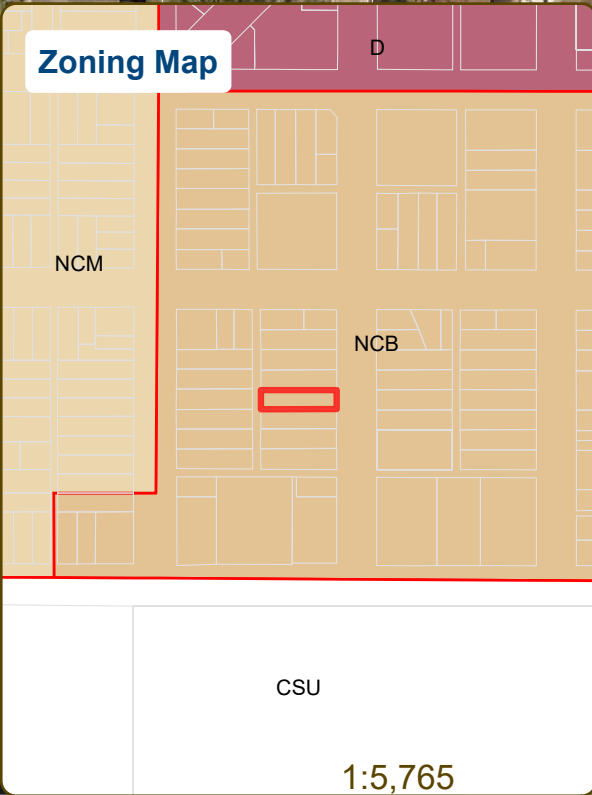
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges 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 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) Owners = Nicholas Allen, Cody Cornell, Brian J Kafenbaum

Business Name (if applicable)

Your Mailing Address 9334 DUNRAVEN LOOP ARVADA, CO 80007

Phone Number 574-250-0129 Email Address nick.allen.cse@gmail.com

Site Address or Description (parcel # if no address)

617 S Sherwood Street Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary)

See attached for our email thread = pages 6 and 8. "Learning meeting"

Quad-plex? To learn full use potential Proposed Use Existing Use Tri-plex

Total Building Square Footage 3,338 S.F. Number of Stories 2 Lot Dimensions 50 x 190

Age of any Existing Structures 1878 house, garage unknown, 2012 duplex in back

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm Dropbox? 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?

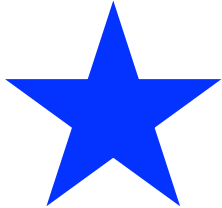
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Hoping to attain what's allowable in meeting 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?

departments so you'll have access to everyone's combined requirements and ideas all in the same place. You can find more information about conceptual reviews and the application form to sign up at: <https://www.fcgov.com/developmentreview/conceptualreview> (application at the bottom of the page).



From a planning and zoning perspective, here's some initial guidance on several of your questions:

- While the site zoning (Neighborhood Conservation Buffer Zone District (NCB)) would generally permit a 4<sup>th</sup> unit it would also have to fit in and demonstrate compliance with related standards such as the need and space for additional parking, setbacks (if a new building or addition) and meeting floor area ratio requirements.
- Additional parking is required for new units or additional bedrooms in existing units. Parking requirements scale with the number of bedrooms per unit: .75/space for a one bedroom unit, 1 space for a two bedroom unit, 1.25 for a three bedroom unit, and 1.5 for a four bedroom unit.
- General setbacks are 15-ft in the front, 5-ft on the side, and 8-ft from the alley, however, there are also certain standards for taller structures to minimize the impacts of shading would could require greater setbacks if a taller structure (3 stories) is proposed.
- Adding a new unit would require the City's development review process and a public hearing. A combined site/landscape plan would be needed and likely a

civil/utility plan set as well depending on what new or adjusted utilities on site are needed.

Regards,

Ryan Mounce  
Planning Services  
City of Fort Collins  
970.224.6186 | [rmounce@fcgov.com](mailto:rmounce@fcgov.com)

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**From:** TR Swanwick  
<[trswanwick@aol.com](mailto:trswanwick@aol.com)>  
**Sent:** Friday, January 28, 2022 10:43 AM  
**To:** BuildingServices  
<[buildingservices@fcgov.com](mailto:buildingservices@fcgov.com)>;  
Current\_Planning  
<[Planning@fcgov.com](mailto:Planning@fcgov.com)>  
**Cc:** Nick Allen  
<[nick.allen.cse@gmail.com](mailto:nick.allen.cse@gmail.com)>; Cody  
Cornell <[cody.cornell@gmail.com](mailto:cody.cornell@gmail.com)>;  
Brian Kafenbaum  
<[brian@kafenbaum.com](mailto:brian@kafenbaum.com)>  
**Subject:** [EXTERNAL] 617 S Sherwood  
St Project

Good Morning Building & Planning  
Departments,

(I didn't know which department to send  
this email and feels like questions for  
both(?))

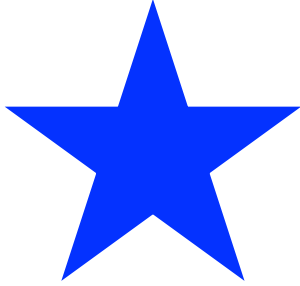
~

We're under contract to purchase this  
property and conducting our due  
diligence.

At some point in the future would like to  
build a 4th unit on this parcel and would  
very much appreciate to learn what the  
possibilities are in redevelopment.

**Subject:** original 1876 house, effective  
rebuild 1966, and in 2011-2012 duplex  
added on back.

Attached are supporting documents



**Attached are supporting documents.**

- 4th unit allowed in this zoning?
  - Would 4 bedroom be acceptable in 4th unit?
    - *(currently it's Unit A = 4 bed, Unit B = 4 bed, Unit C = 4 bed = 12 total)*
- 4th unit allowed based on current property configuration?
- Is front main house on historic registry?
- 4th unit allowed if demolished the front house and added duplex (similar to back duplex)?
- Would the 4th unit need to be connect to the existing structure?
- If detached what's the distance a part needed?
- Could the 4th unit use the existing water and sewer taps?
  - If so, what's the cost?
- Is additional parking a requirement for a 4 unit?
- Please provide the set backs required for new structure attached and if allowed detached?
- Is an ISP or Survey required for Site Plan redevelopment?
- Could you provide a utility map for the streets and sewer?

Would be happy to chat over the phone or make an appointment to come and discuss early next week.

Much obliged for all your time and energy.

It's most appreciated.

TR Swanwick      Nick Allen  
303-525-8803 c    574-250-0129 c

















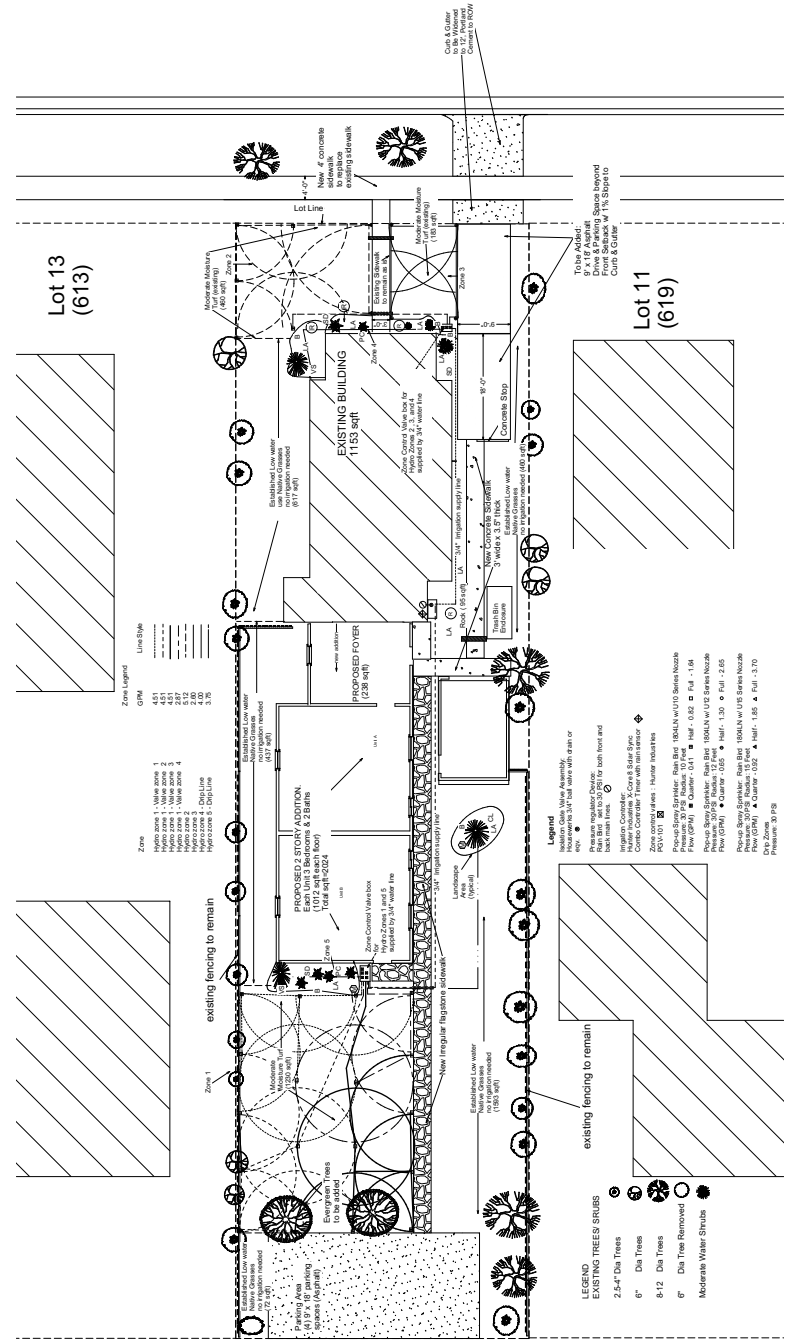
SOLOMONS CONSTRUCTION LLC  
 1605 Dancing Wolf Way, C.S. CO 80908  
 Owners/Developers:  
 Alyce & David McElhoes  
 Phone 719-337-8124  
 email: alyce@yourtreefort.com

GENERAL NOTES

1. Any field adjustment or redesign of the irrigation system must conform to the design of this plan.
2. Contractor installing this system must provide ECU and the owner with "as-built" drawings of the system.
3. Contractor shall provide all materials, including irrigation pipe, valves, emitters, and other components, in accordance with the specifications and quantities shown on this plan.
4. Read thoroughly and become familiar with the specifications and installation instructions for all equipment to be used.
5. Coordinate utility locates (Call Before You Dig) of underground utilities prior to installation.
6. Do not proceed with the installation of the irrigation system when it is obvious that the ground is too wet or too dry for installation.
7. The contractor shall be responsible for obtaining all necessary permits and for compliance with the applicable codes and regulations.
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9. The contractor shall be responsible for obtaining all necessary permits and for compliance with the applicable codes and regulations.
10. The contractor shall be responsible for obtaining all necessary permits and for compliance with the applicable codes and regulations.
11. Select nozzles for sprayheads and nozzles with arcs which provide complete coverage of the area to be irrigated.
12. Verify the operation of the system by adjusting the flow rate and arc of coverage of each emitter.
13. The contractor shall be responsible for obtaining all necessary permits and for compliance with the applicable codes and regulations.
14. The contractor shall be responsible for obtaining all necessary permits and for compliance with the applicable codes and regulations.
15. When six (6) weeks of the installation of new landscaping, the irrigation system shall be tested and adjusted to the normal seasonal watering schedule.

DESIGN OBJECTIVE:

The design of this plan is to utilize heavy-duty plant material and turf in a manner consistent with the area, place and use of the site. The design shall provide for a system for beauty, and leave as much open area as possible for enjoyment and recreation. The design was developed in accordance with the Fort Collins City Forester. The heavy foliage and screening will be provided in a manner consistent with the area, place and use of the site. Additional foliage is desired due to the current foliage.



#	Date	By	Revisions

Table 1  
 Sprinkler System Design By: David McElhoes (719-440-5390)

ANNUAL WATER BUDGET CHART

ZONE ID.	Area (sq. ft.)	Water Usage (gal / sq. ft.)	Total water usage (gallons)
1	1230	10	12300
2	183	10	1830
3	183	3	549
4	117	3	351
5	135	3	405
<b>Total</b>	<b>2125</b>	<b>Avg. 7.20</b>	<b>19486</b>

SMART CONTROLLER DATA INPUT CHART

Zone ID	Sprinkler Type	Plant Type	Soil Type	Scope	Micro Climate
1	rotary	warm turf	clay	none	sunshade
2	spray	cool turf	clay	none	sun part
3	spray	clay	clay	none	sun part
4	drp	shrub	clay	none	shade
5	drp	shrub	clay	none	shade

WATER USAGE TABLE

TURF AREAS	High water turf	Med water turf	Low water turf	Native grasses
	0 s.f.	1973 s.f.	3179 s.f.	0 s.f.
<b>SHRUB BEDS</b> <td></td> <td></td> <td></td> <td></td>				
	High water beds	0 s.f.	252 s.f.	0 s.f.
	Med water beds	0 s.f.	0 s.f.	0 s.f.
<b>NON PLANT AREAS</b> <td></td> <td></td> <td></td> <td></td>				
	Paved/Sidewalks	1542 s.f.	95 s.f.	0 s.f.
	Rock bed	6938 s.f.	0 s.f.	0 s.f.
<b>TOTAL LANDSCAPED AREA</b>				100%

Table 2  
 WATER USAGE TABLE

LEGEND

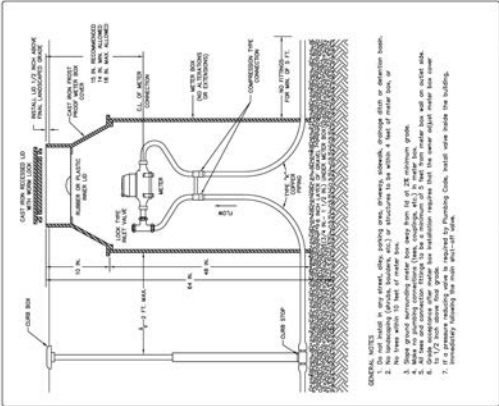
KEY	QUAN	SCIENTIFIC NAME	COMMON NAME	SIZE
AP	2	Pinus Ngra	Austrian Pine	6'
VS	2	Syringa Vanhouttei	Vanhouttei Syringa	5 gal
CL	2	Syringa Vulgris	Common Lilac	5 gal
SD	5	Chrysanthemum Y. Superbium	Shasta Daisy	1 gal
PC	3	Clematis x Jackmanii	Purple Clematis	1 gal

PLANT LIST

KEY	QUAN	SCIENTIFIC NAME	COMMON NAME	SIZE
1	1	Pinus Ngra	Austrian Pine	6'
2	2	Syringa Vanhouttei	Vanhouttei Syringa	5 gal
3	2	Syringa Vulgris	Common Lilac	5 gal
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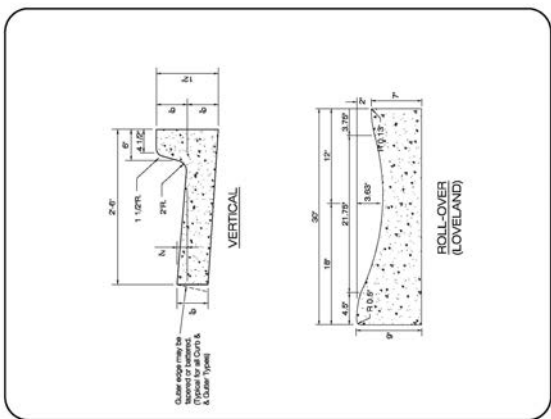
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<b>NON PLANT AREAS</b> <td></td> <td></td> <td></td> <td></td>				
	Paved/Sidewalks	1542 s.f.	95 s.f.	0 s.f.
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<b>TOTAL LANDSCAPED AREA</b>				100%



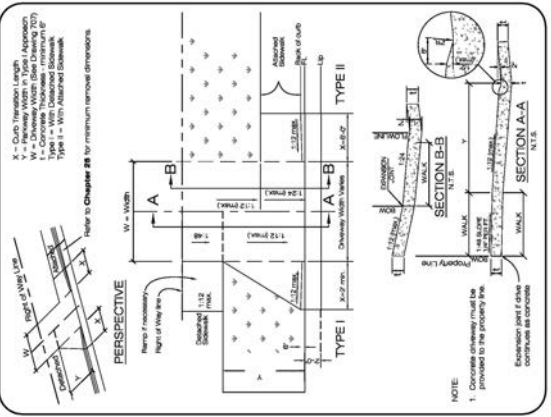
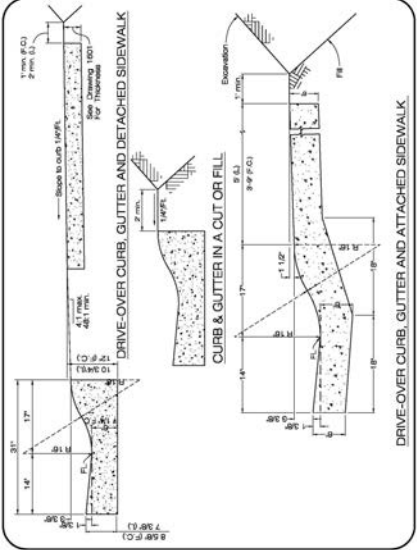
GENERAL NOTES:  
 1. See the notes on the utility drawings for details regarding installation of the utility lines.  
 2. The sidewalk, curbs, benches, and/or retaining walls to be shown to be within a 10' of street line, or 10' from the edge of the roadway.  
 3. The curb shall be 10' high at all points.  
 4. The curb shall be 10' wide at all points.  
 5. The curb shall be 10' wide at all points.  
 6. The curb shall be 10' wide at all points.  
 7. The curb shall be 10' wide at all points.

Fort Collins  
 STANDARD EXTERIOR SETTING FOR 3/4\"/>

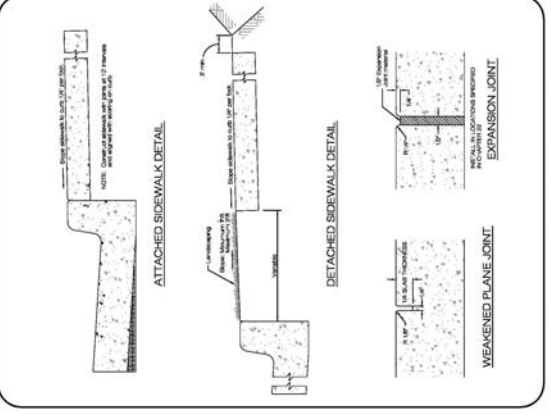


CURB AND GUTTER	
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS
REVISION NO: 1	DATE: 03/01/02
DRAWING NO: 701	

CURB AND GUTTER/SIDEWALK	
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS
REVISION NO: 1	DATE: 03/01/02
DRAWING NO: 702	



STANDARD DRIVEWAY APPROACH (TYPES I & II)	
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS
REVISION NO: 2	DATE: 04/01/07
DRAWING NO: 706	



SIDEWALK DETAIL	
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS
REVISION NO: 2	DATE: 04/01/07
DRAWING NO: 1002	

#	Date	By	Revisions

SOLMONS CONSTRUCTION LLC  
 16605 Dancing Wolf Way, C.S. CO 80908  
 Owners/Developers:  
 Alyce & David McElhoses  
 Phone 719-337-8124  
 email: alyce@yourtreefort.com

SHERWOOD FORTS  
 Lot 12, Bik 76, FTC  
 617 S. Sherwood St.  
 Ft. Collins, CO Zoning NCB  
 Planning Documents  
 DETAIL PAGE

not to scale  
 Preparation Date  
 Nov 30, 2011  
 Page 5 of 7

#	Date	By	Revisions

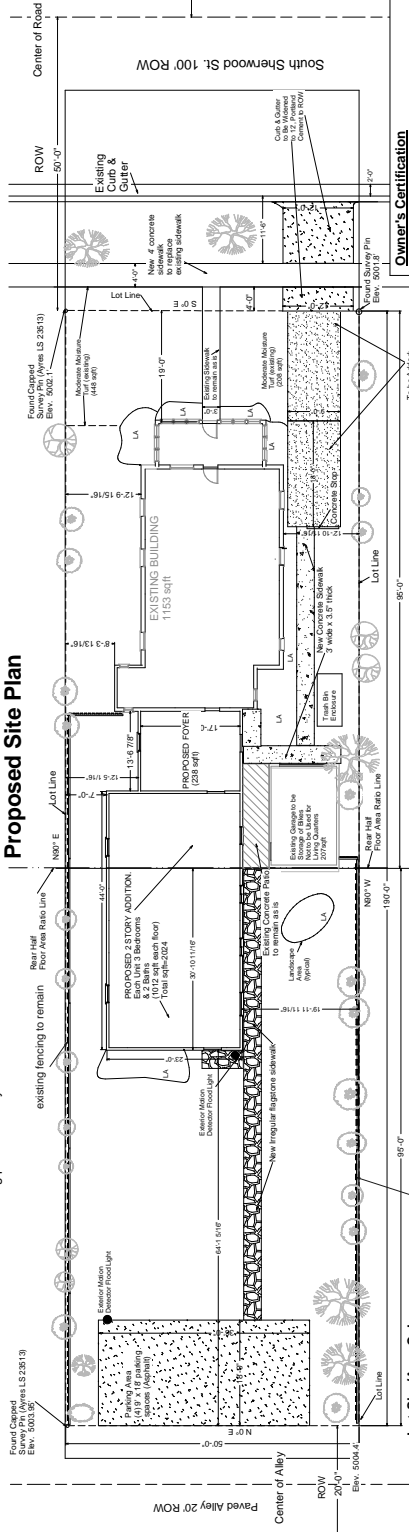
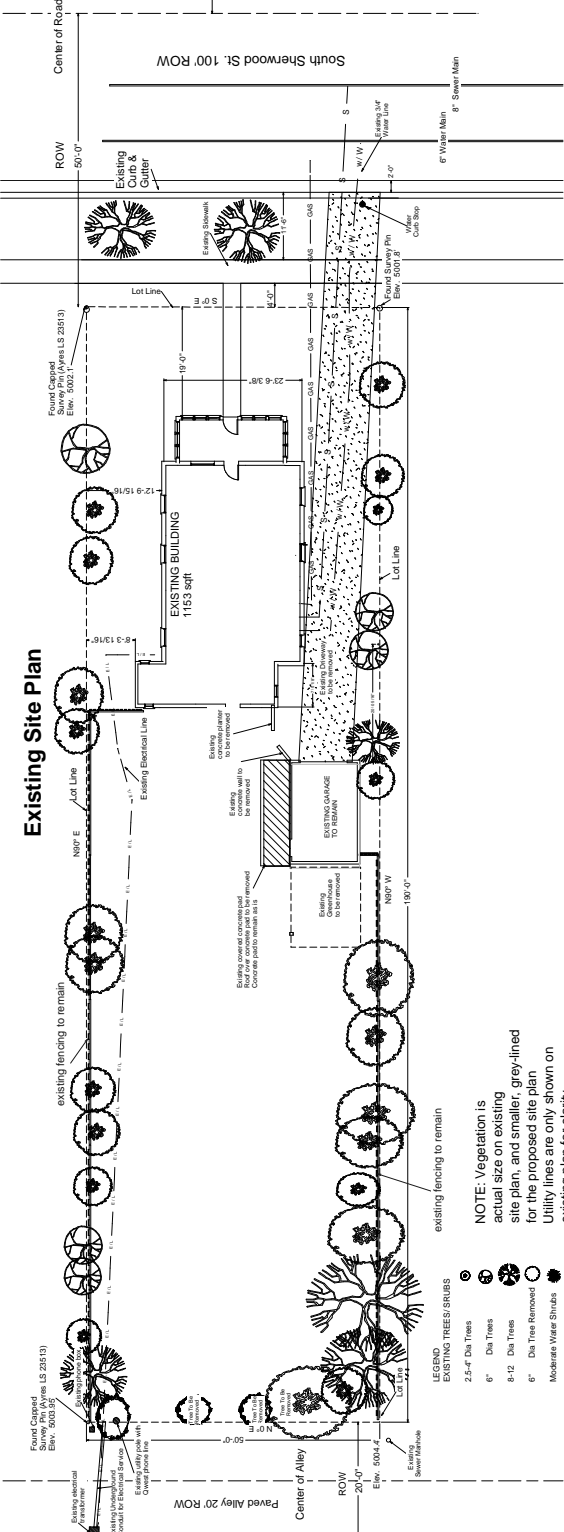
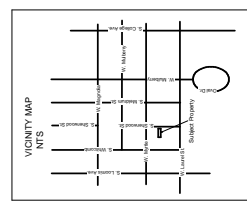
SOLOMONS CONSTRUCTION LLC  
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 email: alyce@yourtreefort.com

# SHERWOOD FORTS Planning Documents Ft. Collins, CO Zoning NCB SITE PLANS

SCALE 1" = 10'  
 Preparation Date  
 Oct 1, 2011  
 Page 1 of 7

### INDEX TO DRAWINGS

Sheet No.	Description
1	Site Plans
2	Landscape Plan
3	Contextual Neighborhood Site (reference only)
4	Grading, Drainage, Erosion Plan
5	Detail Sheet
6	NME Elevations
7	SMV Elevations



### Owner's Certification

The undersigned does/ do hereby certify that I/we are the lawful owners of real property described on this site plan and do hereby certify that I/we accept the conditions and restrictions set forth on said plan.

David McElhoes (owner) Date \_\_\_\_\_  
 Subscribed and sworn to before me the \_\_\_\_\_ day of \_\_\_\_\_, 2011.  
 by witness my hand and official seal.  
 Notary Public My Commission Expires \_\_\_\_\_  
 Address \_\_\_\_\_  
**Director of Planning**  
 Approved by the Director of Planning of the City of Fort Collins, Colorado,  
 The \_\_\_\_\_ of \_\_\_\_\_  
 Director of Planning

### Lot Size/Area Calcs

Lot Size = 5600 sq. ft. / .216 acres

Existing Residential Units	1
Added Residential Units	2
Bedrooms/Existing Unit	3
Bedrooms/Unit of Added Units	39

Overall Total Units/Bedrooms  
 Original Structures square footage (includes garage) = 1 floor with 1360 sq. ft. (house 1153 sq ft + garage 207 sq ft)  
 New Addition total square footage = 2 floors & foyer (1072ea floor + foyer 238) = 2312 sq ft  
 Height of original single family residence = 18' 2"  
 Height of addition = 23'

### Percentages & SF Calcs

Category	SF	%
Site/Property Area	100	9500
Building FIP Coverage	27.5	2610
Driveway/Parking Coverage	10.3	977
Landscape Coverage	56.3	5348

### Total Lot/Floor Area Calculations

Total Lot	9500 sqft
Minimum Lot Size	5000 sqft
Total Floor Area Existing	1153 sqft
Total Floor Area Garage	207 sqft
Total Floor Area Proposed	2312 sqft
TOTAL Buildings	3622 sqft
TOTAL FLOOR AREA RATIO=	3622/9500=38.1%

### Parking Spaces Required

No Minimum Parking is Required at Parcel is in the TOD  
 Off Street Parking Proposed:  
 Off Paved Alley 4 Spaces  
 Existing Driveway 1 Space  
 Total Off Street Parking 5 Spaces

### Rear Floor Area Ratio Calculation:

Lot size of 50' x 190' = 9500 sqft.  
 9500 / 2 = 4750 (square footage of rear 50% of lot)  
 Allowable on Rear Of Lot:  
 4750 square feet x .33 = 1567.50 sqft  
 Actual Amount of Structure on Rear 50% of Lot  
 31' x 25' = 773' (footprint) x 2 (floors) = 1426 sqft  
 TOTAL Rear Floor Area Ratio of Lot= 1426/4750=30%

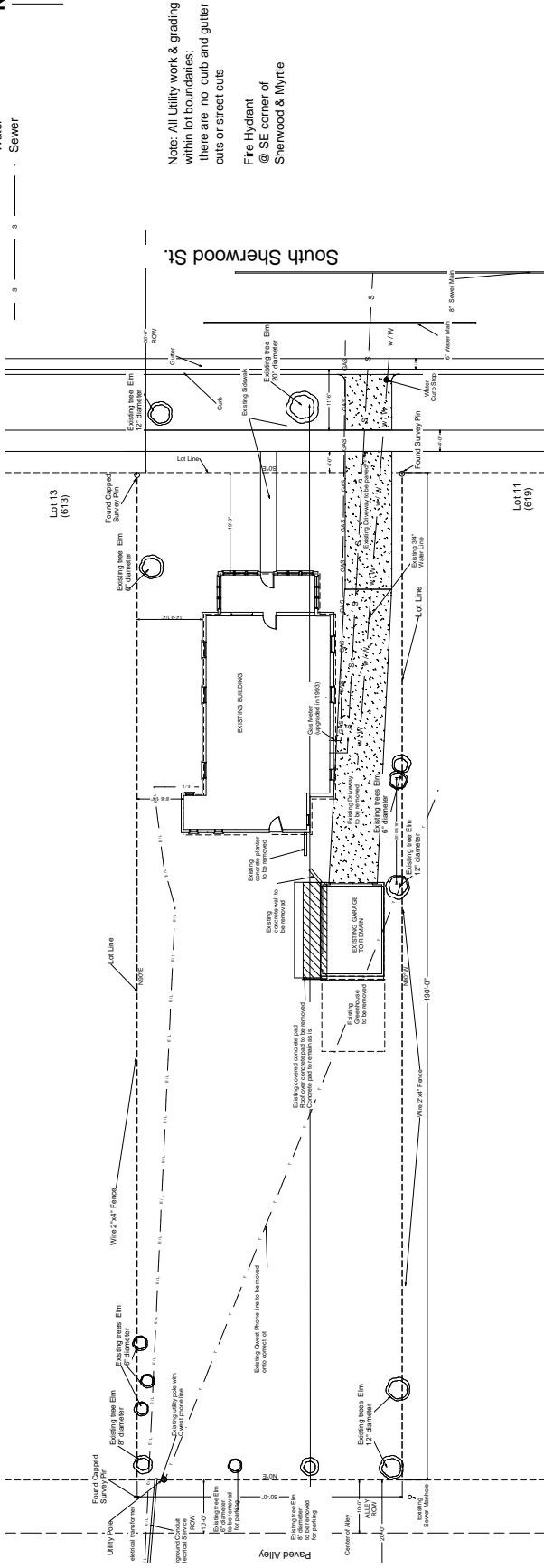
### Lighting: Exterior Lighting will comply with Sect 3.2.4



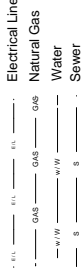




### Utility Plans (existing) Scale 1" = 10'



### Legend



Note: All utility work & grading within lot boundaries; there are no curb and gutter cuts or street cuts

Fire Hydrant @ SE corner of Sherwood & Myrtle

SOLOMONS CONSTRUCTION LLC  
 16605 Dancing Wolf Way, C.S. CO 80908  
 Owners/Developers:  
 Alyce & David McElhoes  
 Phone 719-440-5390  
 email: alyce@yourtefort.com

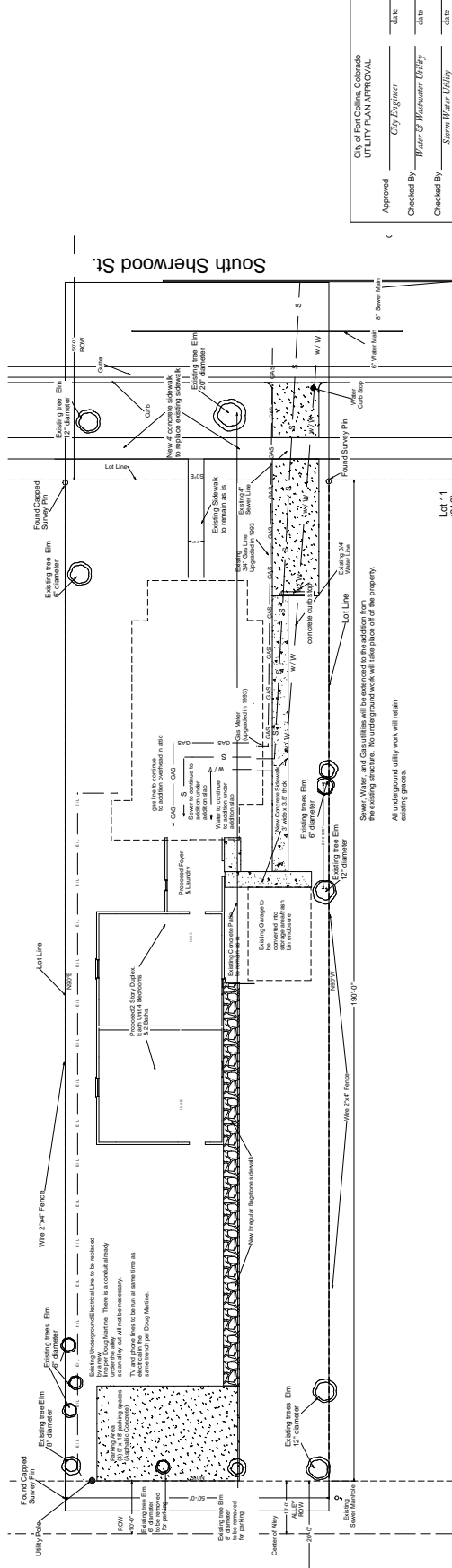
# SHERWOOD FORTS

## OVERALL UTILITY PLAN

Lot 12, Blk 76  
 617 S. Sherwood St.  
 Ft. Collins, CO Zoning NCB

Preparation Date  
 May 25, 2011  
 Page 3 of 5

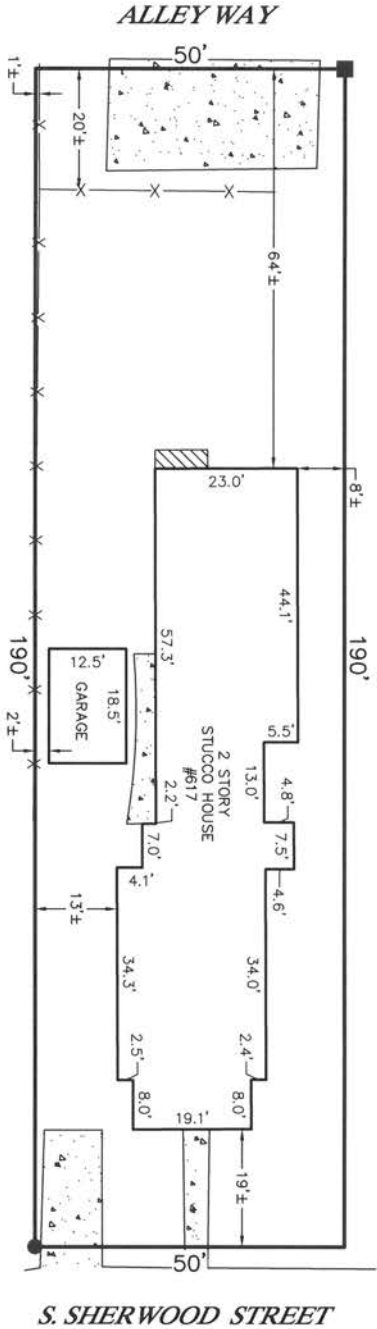
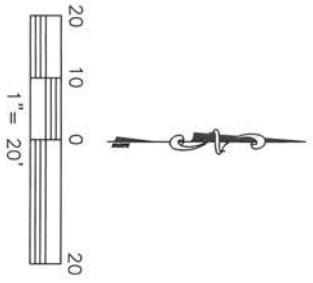
### Utility Plans (proposed) Scale 1" = 10'



City of Fort Collins, Colorado UTILITY PLAN APPROVAL	date
Approved	_____
Checked By	_____
Checked By	_____
Checked By	_____
Checked By	_____
Checked By	_____

City Engineer  
 Water & Wastewater Utility  
 Storm Water Utility  
 Parks & Rec  
 Traffic Engineer

# IMPROVEMENT LOCATION CERTIFICATE



- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 20513
- FOUND #4 REBAR

ADDRESS: 617 S. SHERWOOD STREET, FORT COLLINS, CO.  
 PROPERTY DESCRIPTION (SOURCE): FIDELITY NATIONAL TITLE, FILE NO. 383-F00789-22, AMND. NO. 2, LOT 12, BLOCK 76, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

I hereby certify that this Improvement Location Certificate was prepared for ALYCE MCELHOES, that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by ALYCE MCELHOES and describes the parcel's appearance on 2/22/2022.

I further certify that the ~~land~~ ~~improvements~~ on the above described parcel on this date, 2/22/2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



CHRISTOPHER A. DEPAULIS, Professional Surveyor  
 COLORADO LICENSED PROFESSIONAL SURVEYOR  
 LAND SURVEYOR #38105



**KING SURVEYORS**  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5011 | fax: (970) 686-5821  
 www.kingsurveyors.com

**PROJECT NO:** 20220107  
**DATE:** 2/22/2022  
**CLIENT:** ALYCE MCELHOES  
**DWG:** 20220107 ILC  
**DRAWN:** RDS **CHECKED:** CD

















Call  
Sandra

9  
Sandra





