

Conceptual Review Agenda

Schedule for 11/03/22

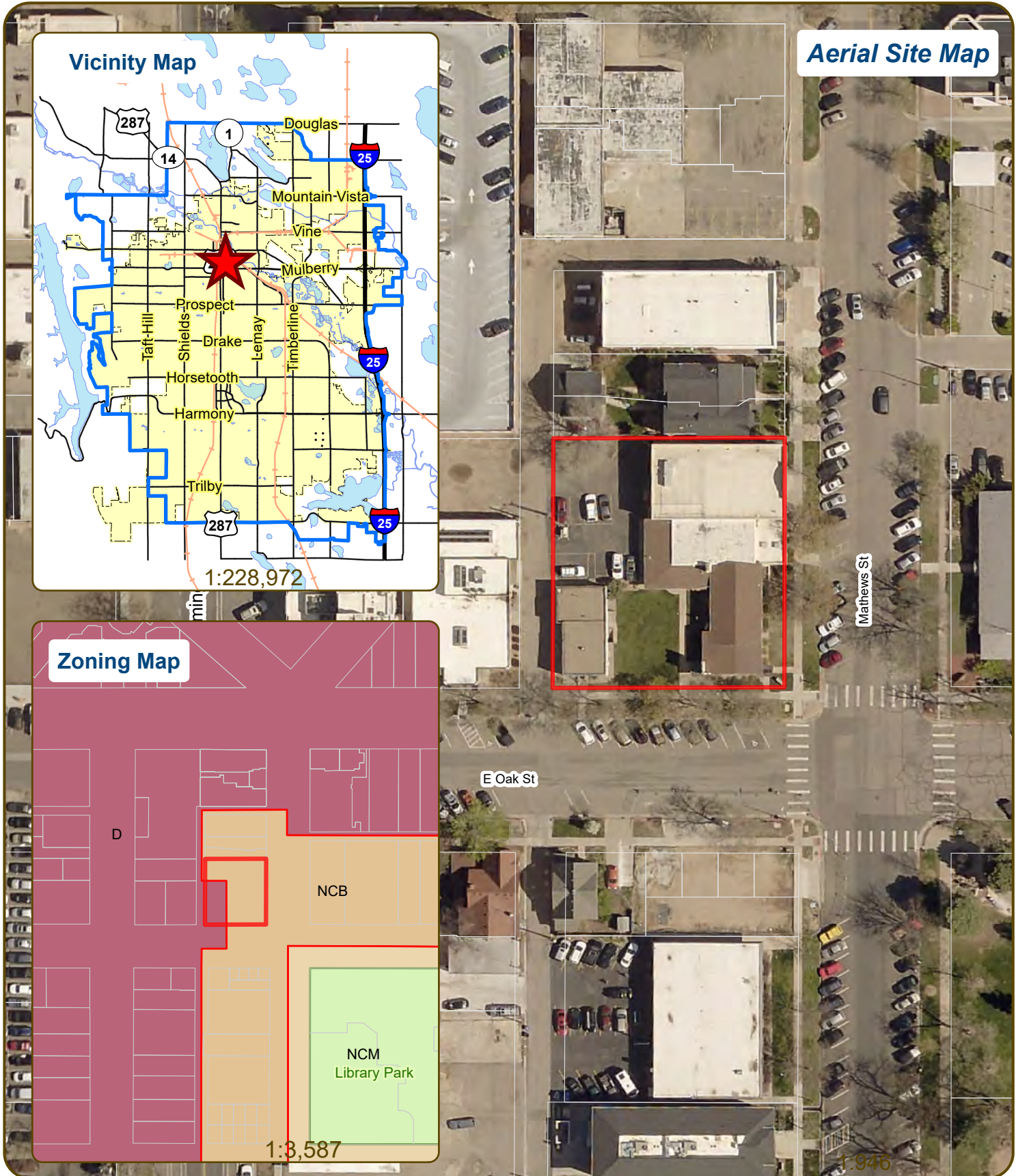
Meetings hosted via Zoom Web Conferencing

Thursday, November 03, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	New Mixed Use Building at 220 E Oak St CDR220084	Laurie Davis 619-200-8997 ldavis@davisdavisarch.com	This is a request to develop a new mixed-use residential building at 220 E Oak St. (Parcel # 9712317922). The applicant proposes a new mixed use development with 40 dwelling units, underground parking and 3,000sf of commercial space. Access would be taken from Matthews St. directly to the east and E Oak St to the south. The site is approximately 0.11 miles east of S College Ave. and approximately 0.06 miles south of E Mountain Ave. The site is within the Neighborhood Conservation, Buffer District (N-C-B), and Downtown District (D) Historic Core Subdistrict zone districts and will be subject to a Basic Development Review (BDR) Review..	Planner: Arlo Schumann Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

New Mixed Use Building at 220 E Oak St

Mixed Use Commercial/Residential



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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) _____

Laurie Davis, Robert Davis, Jr

Business Name (if applicable) Davis Davis Architects

Your Mailing Address 221 E Oak Street

Phone Number 619 200-8997 Email Address ldavis@davidavisarch.com, rdavis@davidavisarch.com

Site Address or Description (parcel # if no address) 220 E. Oak Street, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) (SEE ATTACHED)

A mixed use development with underground parking and 3 building types for 3 different unit types around a courtyard.

The concept is a sustainable wellness community with a mix of intergenerational living with support functions such as a community room and some retail/commercial space on the ground floor.

Proposed Use Mixed Use Residential Existing Use Religious

Total Building Square Footage 36,800 40,500 S.F. Number of Stories 4 Lot Dimensions 140'x150'

Age of any Existing Structures 90-40 years - existing buildings cleared in historical relevance survey in early 2022

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 decrease of 4,250 sf (Exist. cov.15,575 sf -11,525 sf = 4,250) 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?

October 20, 2022

ROBERT LEWIS DAVIS, JR.
AIA
rdavis@davisdavisarch.com

LAURIE PERRIELLO DAVIS
AIA
ldavis@davisdavisarch.com

Conceptual Review Submittal

CCC Development
220 E Oak Street
Fort Collins, CO 80524

To Whom it May Concern:

Please accept this application package for Conceptual Review. The project is a mixed use project with below grade parking. The site is 21,000 SF currently used as a church and is in two zones; the Downtown Zone, and the newly renamed OT-C Zone. We plan to demolish the existing buildings (already been cleared of historic significance in December 2021), and build two buildings around a courtyard with ground floor commercial in the Downtown Zone and Multifamily residential in the OT-C Zone. Total build out is 40,500 GSF, which is a 1.95 FAR, which we feel is appropriate for a downtown project.

Given context of property, and the location of the existing buildings on the site, we have made some site plan assumptions for new building locations that are not in strict conformance with the **setbacks, bulk plane and rear half** of the yard requirements in the code. It is our intent with this submittal to get feedback from staff for support for modifications required to get this project into development. We believe these requests for modification are nominal and inconsequential, and equal to or better to the intent of the code.

Setbacks in Downtown Zone:

- 1) Front yard setback 6' from back of sidewalk is maintained. Also we have included the required increase of 2' to the south side of the sidewalk.
- 2) Rear yard setback is difficult to determine since the D Zone doesn't go to the rear property line, so we have assumed an decrease in the setback of the OT-C Zone in the area directly aligned with the D Zone area. We have included a 5' setback from the rear which is in alignment with the D Zone, but a 10' modification from the OT-C Zone.
Justification: The adjoining site is a historical landmarked house facing Mathews. The rear of that lot contains only landscape and a garage which will never change because of the designation.
- 3) Side yard is internal to property, so no set back is given.
- 4) Alley side yard is maintained.

Setbacks in the Old Town-C Zone:

- 1) Front yard required setback of 15' is reduced by 7'.
Justification: That setback aligns with the Zoric Cleaners (Historic Building West of the alley) as well as is better related in context with the D Zone building proposed on the same site.

221 E. Oak Street
Unit A

Fort Collins, CO 80524

t 970 482 1827

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- 2) Rear yard setback is maintained at the required 15'.
- 3) Street side setback is maintained at the required 9'.
- 4) Side yard setback (like the D Zone) is internal so no setback is given.

Bulk Plane: (applies only to the OT-C Zone)

- 1) Front façade bulk plane at 1' back/2' height is maintained.
- 2) The north façade step backs were calculated using the existing 24' tall existing structure next to the zero lot line historic house on the adjoining lot. Although, not in compliance with the "above 14', buildings must step back 1:1", the sun angle is maintained at a 1:1 angle for the 30' length of the new building's north edge.

Justification: Increasing the setback from existing condition helps the adjoining property gain more sun. The new building is 30' long at the north edge, while the existing church building was a 75' long north edge; more than double the sun angle blockage for the adjoining property.

- 3) The Mathews Street bulk plane has not been acknowledged.
Justification: In context with the 3 story building across Oak Street to the south we propose to build three stories at the setback on Mathews, stepping back at the fourth floor. Also, the site across Mathews is zoned for four stories. And in general, the requirement for bulk plane makes a lot of sense when streets are narrow in the downtown zone. Both Mathews and Oak are generous in width.

Rear Half of the Lot: (Applies only to Old Town-C)

- 1) Rear half of the lot has not been acknowledged.
Justification: Rear half of the lot adherence for this odd zoned lot would create a development that did not acknowledge the urban street edge. In addition, this zoning restriction does not make sense in an urban edge. A good example of what's wrong with that logic is 300 E Oak Street directly across Mathews, which has a giant parking lot in the back half of the lot.

Historical: We also acknowledge that there are some historical buildings in the Area of Adjacency that we will work to respect.

Thank you for your time.

Best,
Laurie and Robert Davis



ROBERT LEWIS DAVIS, JR.
AIA
rdavis@davisdavisarch.com

LAURIE PERRIELLO DAVIS
AIA
ldavis@davisdavisarch.com

Table of Building Data
October 20, 2022

Building No.	Total Gross SF	No. of Stories	Commercial SF	Community SF	Residential SF	Core SF (17%)	No. of Units	Unit Types	AVG/Unit	Parking Req.
Building A	22,800	4	3,000	1,500	11,100		19	Micro/1BDR M	675	14
Building B	14,250	4	0	0	15,000		19	Flats/2 BDRM	750	29
Building C	3,000	2	0	0	3,000		2	Townhomes/ 2BDRM	1,500	3
Total Gross Area	40,500		3,000	1,500	29,100	6,900	40			
FAR	1.95									
Below Grade Parking Supplied										46
FAR	1.95									

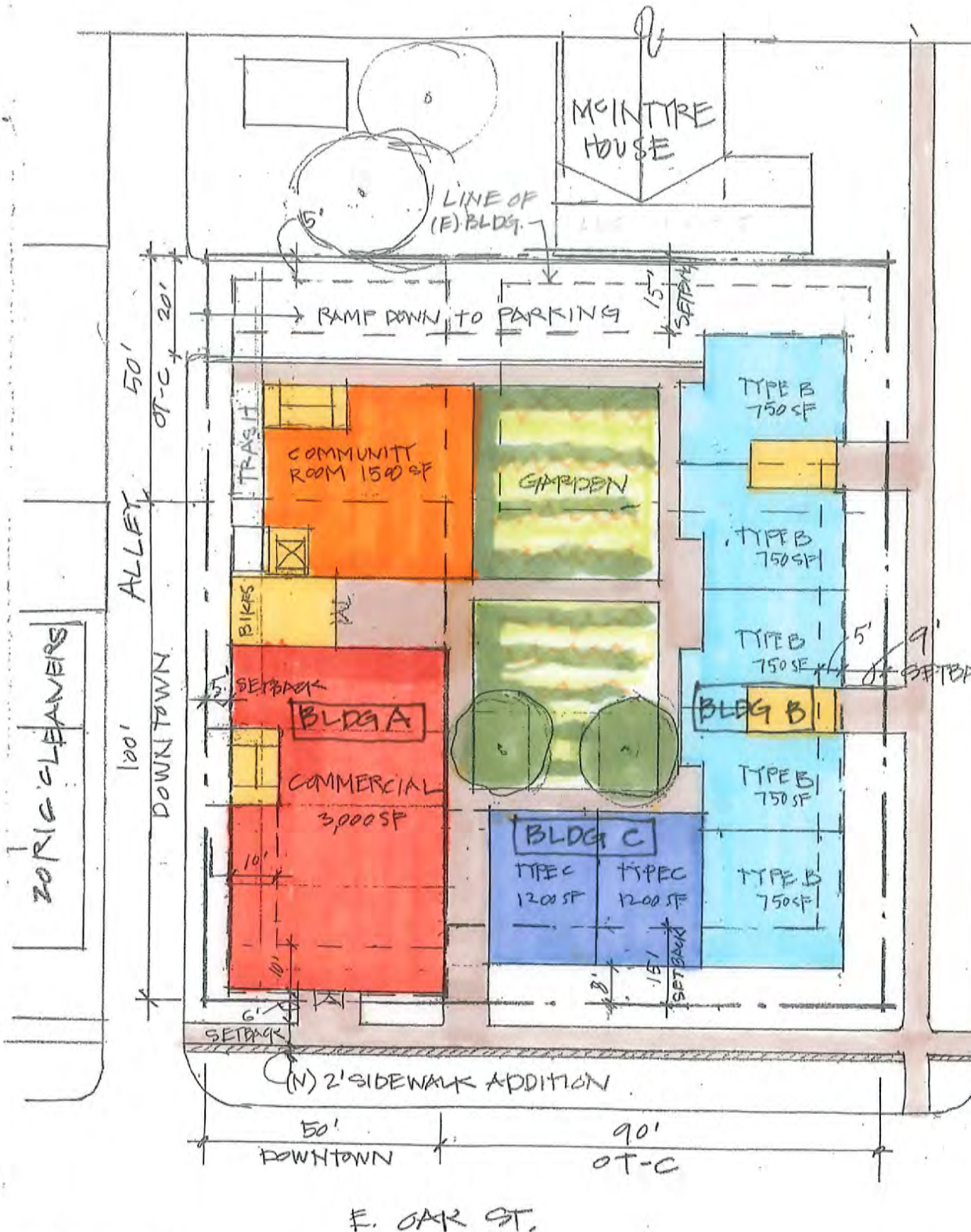
221 E. Oak Street

Unit A

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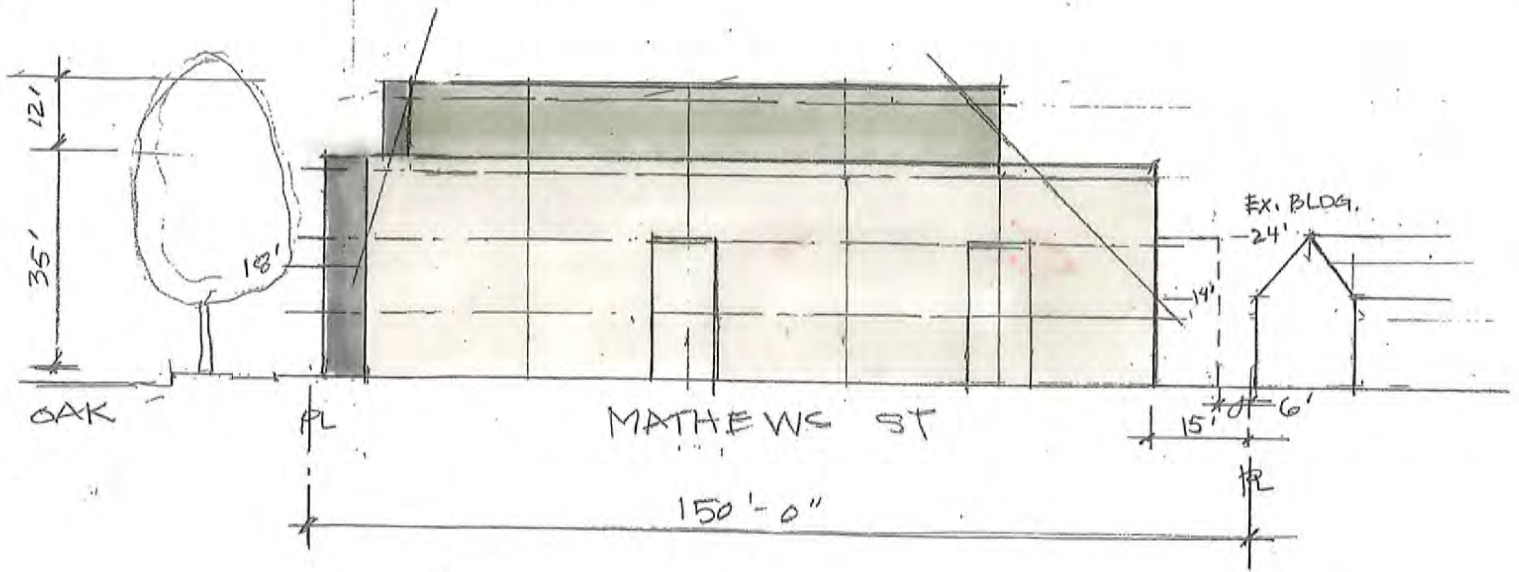
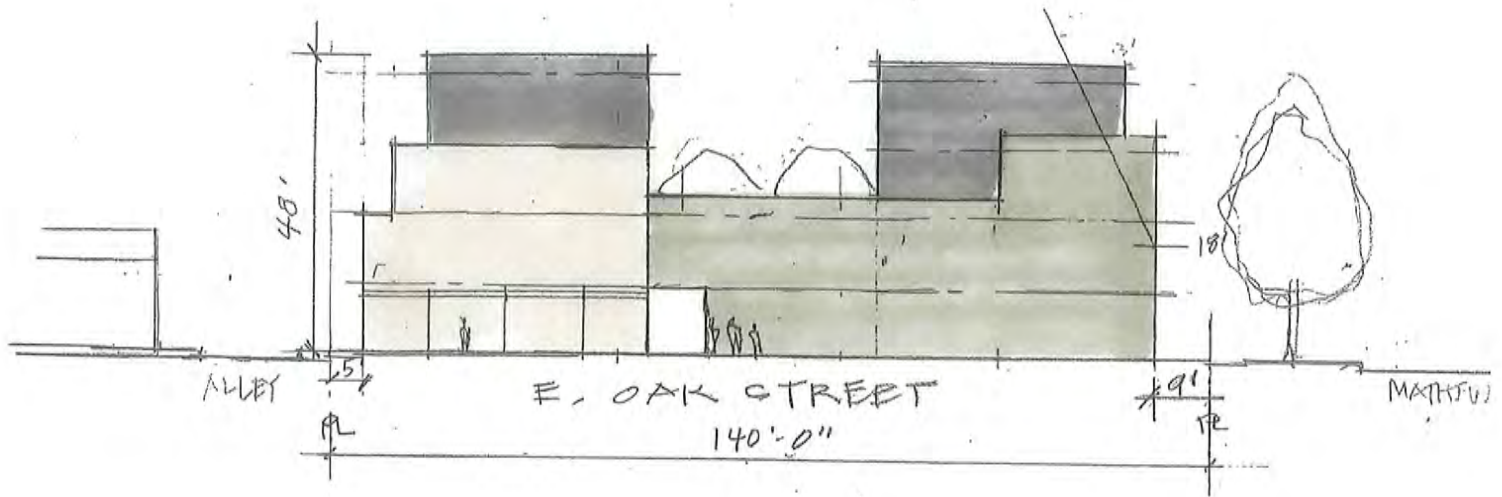
MATHEWS ST.

E. OAK ST.



1 SITE PLAN
3 CCC DEV CONCEPT

1" = 30'-0"
10.20.2022



3 STREET ELEVATIONS
3 COC DEV CONCEPT

1" = 30'-0"
10.20.2022



② UPPER LEVEL PLAN
③ CCU DEV CONCEPT

1"=30'-0"
10.20.2022



CORNER OAK AND MATHEWS LOOKING WEST



LOOKING SOUTH WEST FROM MATHEWS



REAR LOT VIEW FROM ALLEY



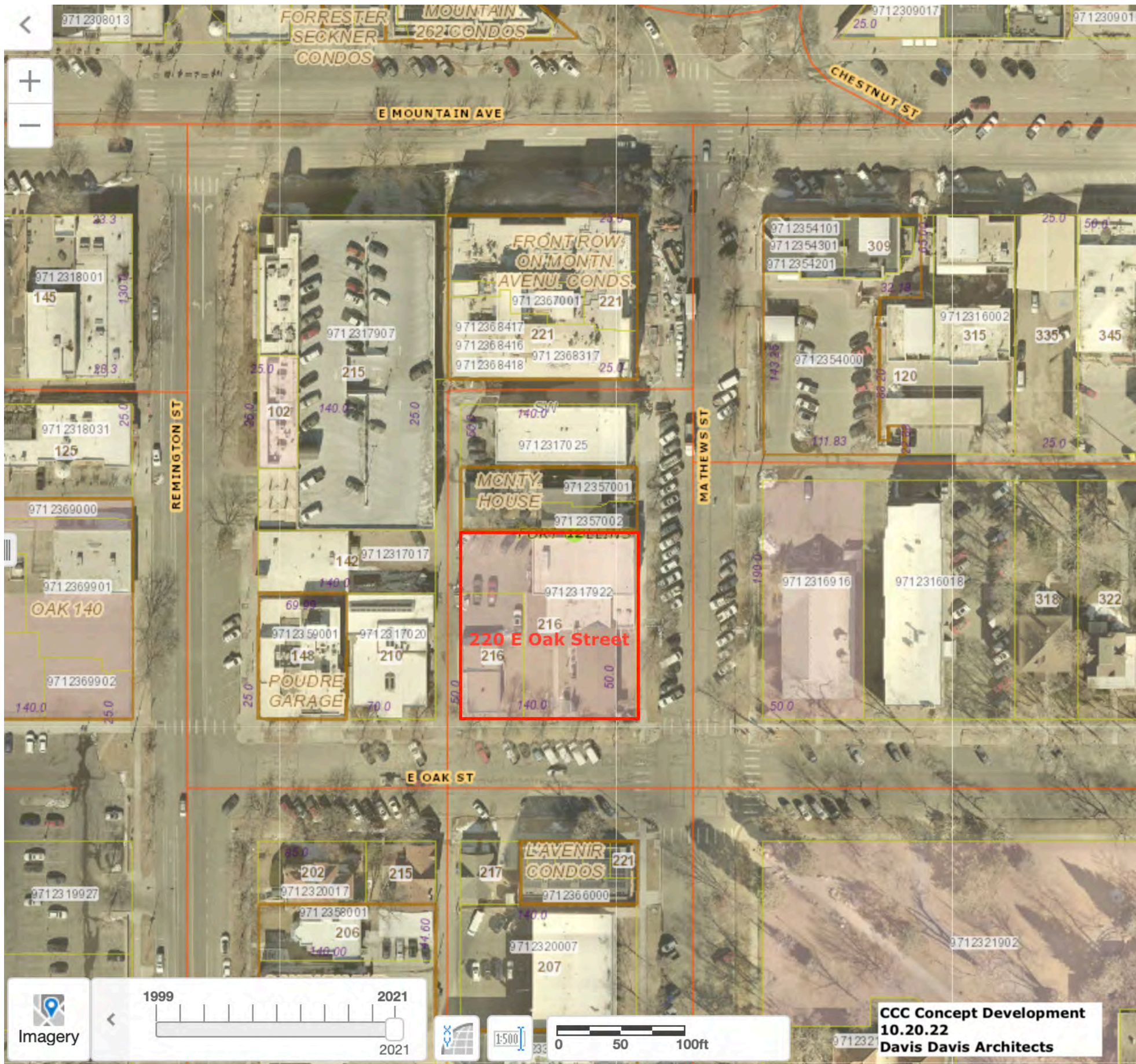
LOOKING NORTH WEST FROM MATHEWS



LOOKING NORTH AT ALLEY PROPERTY LINE



LOOKING EAST FROM ALLEY AT PROPERTY LINE



AERIAL MAP OF SITE



NORTH EAST CORNER OF PROPERTY