

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

8/8/2024 11:15 AM

## Project Name

Mixed Use at 1704 Willox Ct  
CDR240048

## Applicant

Brian Garrett  
619.652.7000  
brian@borulandscape.com

**Planner:** Clark Mapes

**Engineer:** John Gerwel

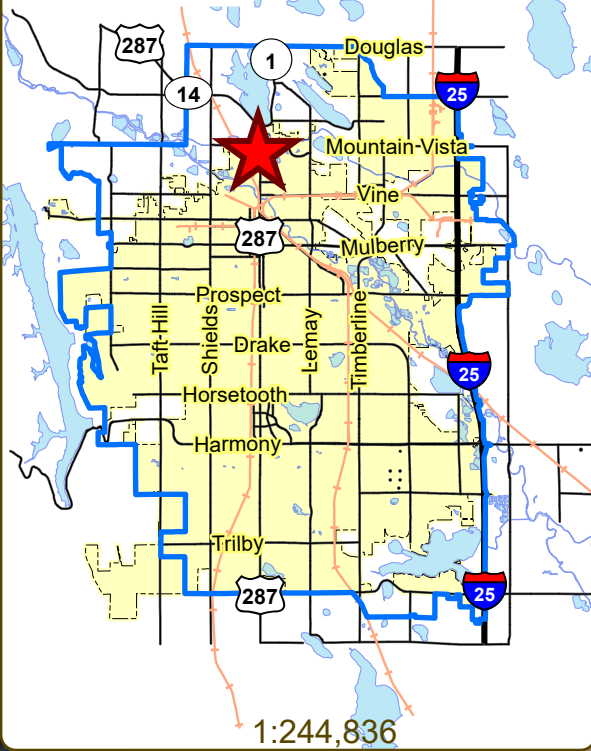
**DRC:** Todd Sullivan

## Description

This is a request to develop a mixed-use building at 1704 Willox Ct (parcel # 9835406009). The applicant is proposing a mixed use building with approximately 4000 sqft of commercial/retail space and twenty-one (21) one (1) to two (2) bedroom residential units with at least 1/3 being affordable. Access can be taken from Willox Ct to the west. The site is directly north of Willox Ln and approximately 0.07 mi west of N College Ave. The property is located in the Service Commercial District (C-S) zone district and is subject to a Basic Development Review (BDR) review process.

# Mixed-Use at 1704 Willox Ct - Mixed-Use

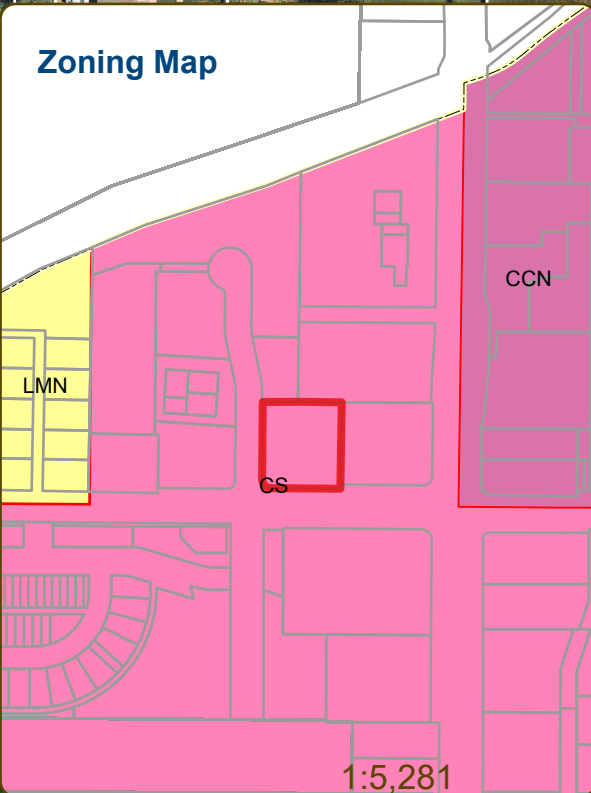
Vicinity Map



Aerial Site Map



Zoning Map



Copyright nearmap 2015

1:1,416

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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 preappmeeting@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) \_\_\_\_\_

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?





## PROJECT NOTES

The Project is in the North College Urban Renewal District and is a prime location for transit oriented development. The North College MAX BRT Report directly identifies this area as a preferred location for higher density infill development. Our team agrees with many of the findings and prescriptions in the report and is utilizing some of the remedies outlined to help facilitate the desired development in the North College corridor. It is understood that the report's recommendations are not part of the current code, but our team would like to show how they could be implemented on the site and perhaps be a pilot program or an early adopter of the new guidelines. We are also looking forward to comments and other suggestions of programs that might help make the development feasible

The MAX BRT recommendations this project is looking to adopt are:

- Increased Building Height form 3 to 4 stories.
- Parking Reductions with the inclusion of affordable housing.
- A reduction in detention requirements to site paving. Water quality standards would be met.
- Inclusion of ground floor commercial space in residential development.
- Enhanced pedestrian connectivity and street oriented public spaces.
- Possibly take advantage of "gap financing" within the urban renewal area.





**From College Ave. - Looking North West.**

There is no sidewalk connecting the site to college. Our proposal would add sidewalk on the site in coordination with a future city connection. Sidewalk score in this area is 63.



**Willox Lane - Looking West.**

Our proposal would connect the sidewalk and move the curb north to allow for parallel parking beyond the bike lane. Approx. 5 spaces.



**Edge of Site - Looking North West.**

Our project would add sidewalk connecting the site to a future connection at College.



**Willox Court - Looking South.**

Our proposal would utilize the entry off Willox Court to maintain pedestrian focused access to the project along Willox Lane. New sidewalk would also be added along Willox Ct. The existing parallel parking along Willox Ct will also help with short term parking for the project.



# ALTA/NSPS LAND TITLE SURVEY

Lot 1, K-D Subdivision  
 Situate in the Southeast Quarter of Section 35, Township 8 North, Range 69 West of the 6th P.M.,  
 City of Fort Collins, County of Larimer, State of Colorado

### PROPERTY DESCRIPTION

Lot 1, K-D Subdivision, in the City of Fort Collins, State of Colorado, EXCEPT that portion conveyed to the City of Fort Collins in Deed of Dedication recorded May 10, 2007 at Reception No. 20070035368.

Said described parcel contains 0.817 Acres, more or less (±).

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 35, T.8N., R.69W., as bearing North 89°32'22" West as monumented as shown on this plot, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1316.98 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

### NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-60-105 C.R.S. 2012)

### SURVEYOR'S CERTIFICATE

To: Bradley B. Coleman  
 Fidelity National Title Insurance Company  
 Fidelity National Title Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 7(c), 8, 9, 11, 13, and 15 of Table A thereof. The field work was completed on March 27, 2018.

Date of Plot or Map: May 18, 2018



Steven Parks - On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #38348

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 580-F0598463-383-JNB, dated December 5, 2017 at 7:00 A.M., as prepared by Fidelity National Title Company to delineate the aforesaid information.

This certificate does not extend to any unnamed parties or the successors and/or assigns of, Bradley B. Coleman, Fidelity National Title Insurance Company, and Fidelity National Title Company.



VICINITY MAP  
 1"=1,000'

### SCHEDULE B EXCEPTIONS

- Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees. (Not Plotted)
- Right of way fifty feet in width for a pipe line granted to the City of Greeley as described in Deed as set forth below, the exact location of said pipeline is not defined. Recording Date: February 2, 1906. Recording No.: Book 214 of Page 48 (Not Plotted, no specified location. SE1/4 of SE1/4, Section 35, T.8N., R.69W.)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Greeley  
 Purpose: underground pipeline  
 Recording Date: June 17, 1971  
 Recording No.: Book 1465 of Page 474 and Book 1465 at Page 479 (Not plotted, located outside subject property)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: Poudre Valley Rural Electric Association  
 Purpose: electric transmission  
 Recording Date: November 18, 1974  
 Recording No.: Book 1625 at Page 212 (Not Plotted, no specified location. Part of the Section 35, T.8N., R.69W.)
- Notes, statements, easements and rights of way as set forth on the Plat(s) of K-D Park Subdivision set forth below:  
 Recording Date: April 26, 1968  
 Recording No.: Reception No. 949473 (Plotted)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Fort Collins, Colorado  
 Purpose: drainage & utilities  
 Recording Date: May 10, 2007  
 Recording No.: Reception No. 20070035366 (Plotted)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
 Granted to: City of Fort Collins, Colorado  
 Purpose: emergency access  
 Recording Date: May 10, 2007  
 Recording No.: Reception No. 20070035367 (Plotted)
- Terms, conditions, provisions, agreements and obligations contained in the Resolution 2004-152, of the Council of the City of Fort Collins Making Findings and Approving the Urban Renewal Plan for the North College Avenue Corridor as set forth below:  
 Recording Date: April 21, 2005  
 Recording No.: Reception No. 20050031735 (Not plottable, affects entire parcel)

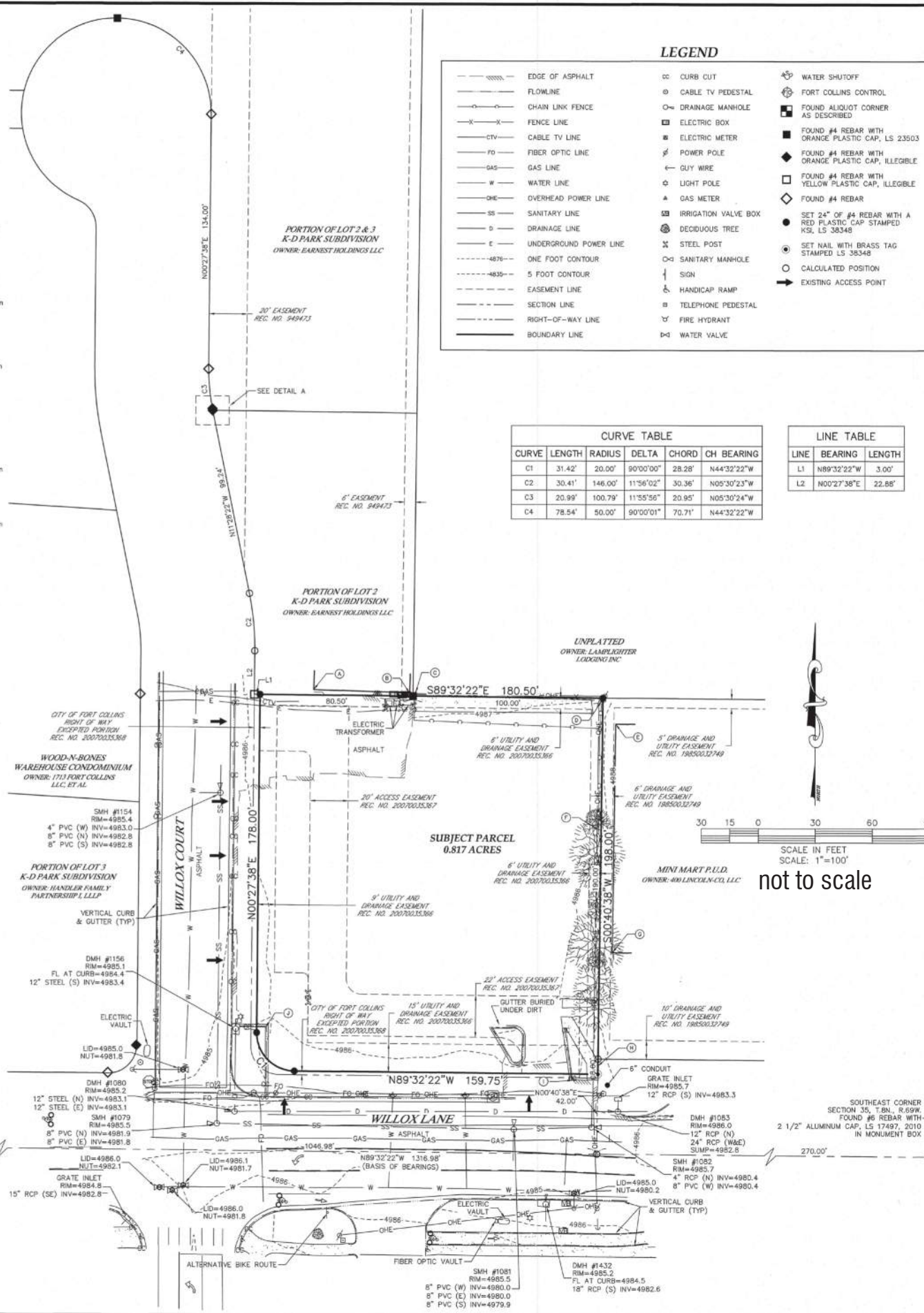
### SURVEYOR'S NOTES

- Property Address: Vacant Land (no address assigned).
- Parking Spaces total 0 (no parking spaces delineated on site at the time of survey).
- No observable evidence of earth moving work, building construction or building additions.
- No buildings observed.
- Vertical Benchmark: City of Fort Collins "42-97" Elevation=4969.93 (NAVD88).
- Utility locates provided by Primo Utility Locating Services, LLC.

### IMPROVEMENT LOCATION TO BOUNDARY LINE TABLE

- Building corner is 2.8'± North of the boundary line.
- Building corner is 1.6'± North of the boundary line.
- Fence line is 1.4'± North of the boundary line.
- Fence line is 0.6'± West of the boundary corner.
- Building corner is 6.9'± East of the boundary line.
- Fence line is 1.4'± West of the boundary line.
- Building corner is 6.7'± East of the boundary line.
- Edge of concrete is on the boundary line.
- Back of curb is 3.1'± South of the boundary line.
- Back of curb is 4.6'± East of the boundary line.

### DETAIL A

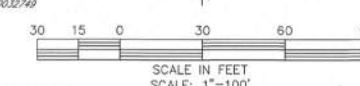


#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	31.42'	20.00'	90°00'00"	28.28'	N44°32'22"W
C2	30.41'	146.00'	11°56'02"	30.36'	N05°30'23"W
C3	20.99'	100.79'	11°55'56"	20.95'	N05°30'24"W
C4	78.54'	50.00'	90°00'01"	70.71'	N44°32'22"W

#### LINE TABLE

LINE	BEARING	LENGTH
L1	N89°32'22"W	3.00'
L2	N00°27'38"E	22.88'



not to scale

### LEGEND

---	EDGE OF ASPHALT	⊙	CURB CUT	⊙	WATER SHUTOFF
---	FLOWLINE	⊙	CABLE TV PEDESTAL	⊙	FORT COLLINS CONTROL
---	CHAIN LINK FENCE	⊙	DRAINAGE MANHOLE	⊙	FOUND ALIQUOT CORNER AS DESCRIBED
---	FENCE LINE	⊙	ELECTRIC BOX	⊙	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, LS 23503
---	CABLE TV LINE	⊙	ELECTRIC METER	⊙	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, ILLEGIBLE
---	FIBER OPTIC LINE	⊙	POWER POLE	⊙	FOUND #4 REBAR WITH ORANGE PLASTIC CAP, ILLEGIBLE
---	GAS LINE	⊙	GY WIRE	⊙	FOUND #4 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
---	WATER LINE	⊙	LIGHT POLE	⊙	FOUND #4 REBAR
---	OVERHEAD POWER LINE	⊙	GAS METER	⊙	SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSL LS 38348
---	SANITARY LINE	⊙	IRRIGATION VALVE BOX	⊙	SET NAIL WITH BRASS TAG STAMPED LS 38348
---	DRAINAGE LINE	⊙	DECIDUOUS TREE	⊙	STEEL POST
---	UNDERGROUND POWER LINE	⊙	SANITARY MANHOLE	⊙	SIGN
---	ONE FOOT CONTOUR	⊙	EASEMENT LINE	⊙	HANDICAP RAMP
---	5 FOOT CONTOUR	⊙	SECTION LINE	⊙	TELEPHONE PEDESTAL
---	BOUNDARY LINE	⊙	RIGHT-OF-WAY LINE	⊙	FIRE HYDRANT
					WATER VALVE

DATE: 5/18/2018  
 FILE NAME: 20170988ALTA  
 SCALE: 1" = 30'  
 DRAWN BY: LEC  
 CHECKED BY: SIP/TW

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

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

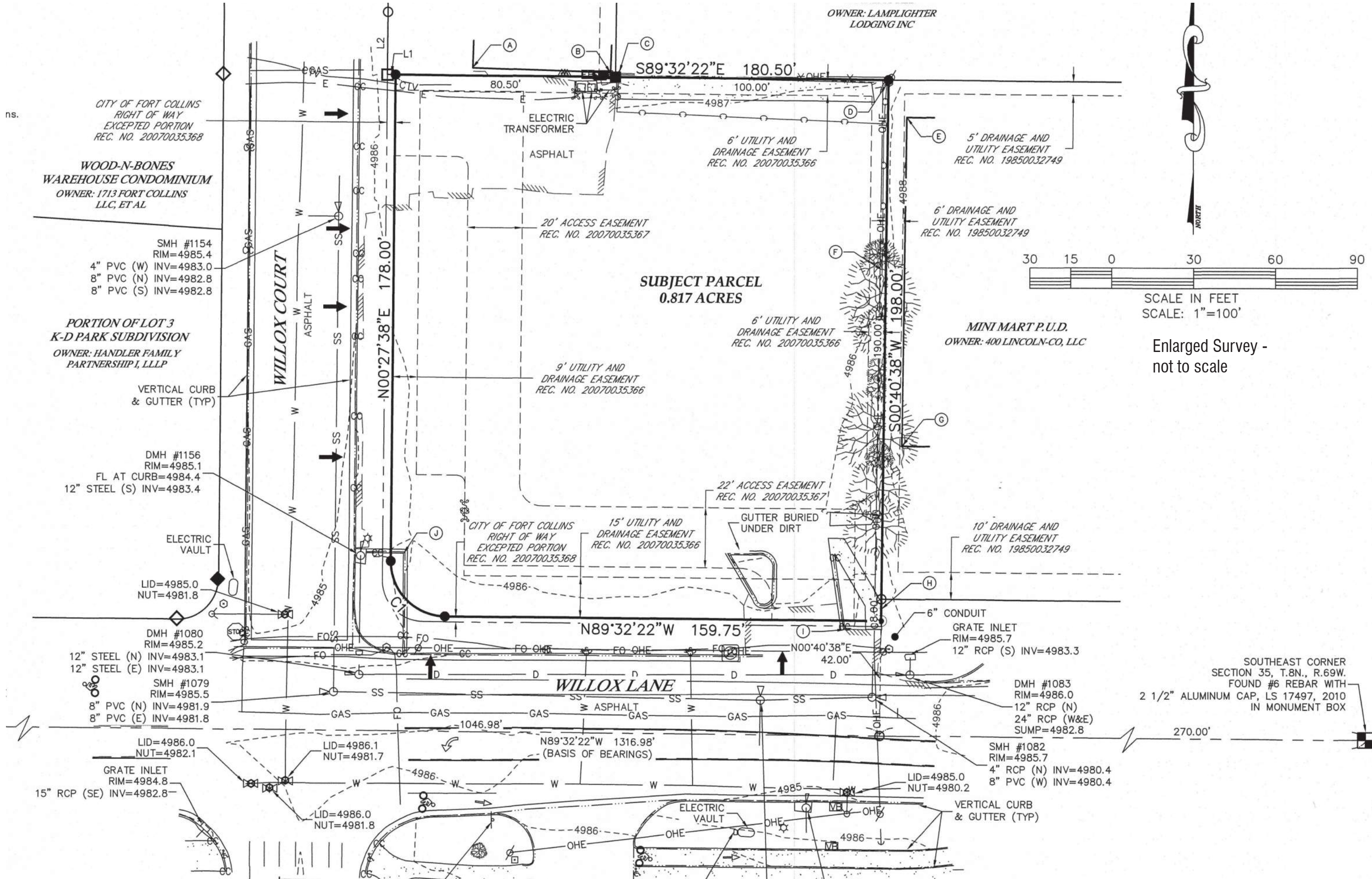
ALTA/NSPS LAND TITLE SURVEY  
 FOR  
 BRAD COLEMAN  
 P.O. BOX 271651  
 FORT COLLINS, CO 80527

PROJECT #:  
 20170988

**1**

SHEET 1 OF 1





OWNER: LAMPLIGHTER LODGING INC

ns.

CITY OF FORT COLLINS  
RIGHT OF WAY  
EXCEPTED PORTION  
REC. NO. 20070035368

WOOD-N-BONES  
WAREHOUSE CONDOMINIUM  
OWNER: 1713 FORT COLLINS  
LLC, ET AL

SMH #1154  
RIM=4985.4  
4" PVC (W) INV=4983.0  
8" PVC (N) INV=4982.8  
8" PVC (S) INV=4982.8

PORTION OF LOT 3  
K-D PARK SUBDIVISION  
OWNER: HANDLER FAMILY  
PARTNERSHIP I, LLLP

VERTICAL CURB  
& GUTTER (TYP)

DMH #1156  
RIM=4985.1  
FL AT CURB=4984.4  
12" STEEL (S) INV=4983.4

ELECTRIC  
VAULT

LID=4985.0  
NUT=4981.8

DMH #1080  
RIM=4985.2  
12" STEEL (N) INV=4983.1  
12" STEEL (E) INV=4983.1

SMH #1079  
RIM=4985.5  
8" PVC (N) INV=4981.9  
8" PVC (E) INV=4981.8

LID=4986.0  
NUT=4982.1

GRATE INLET  
RIM=4984.8  
15" RCP (SE) INV=4982.8

WILLOX COURT

SUBJECT PARCEL  
0.817 ACRES

9' UTILITY AND  
DRAINAGE EASEMENT  
REC. NO. 20070035366

CITY OF FORT COLLINS  
RIGHT OF WAY  
EXCEPTED PORTION  
REC. NO. 20070035368

WILLOX LANE

N89°32'22"W 1316.98'  
(BASIS OF BEARINGS)

ELECTRIC  
VAULT

MINI MART P.U.D.  
OWNER: 400 LINCOLN-CO, LLC

10' DRAINAGE AND  
UTILITY EASEMENT  
REC. NO. 19850032749

DMH #1083  
RIM=4986.0  
12" RCP (N)  
24" RCP (W&E)  
SUMP=4982.8

SMH #1082  
RIM=4985.7  
4" RCP (N) INV=4980.4  
8" PVC (W) INV=4980.4

VERTICAL CURB  
& GUTTER (TYP)

S89°32'22"E 180.50'

N00°27'38"E 178.00'

S00°40'38"W 198.00'

N89°32'22"W 159.75'

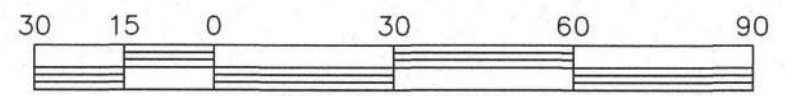
N00°40'38"E 42.00'

SCALE IN FEET  
SCALE: 1"=100'

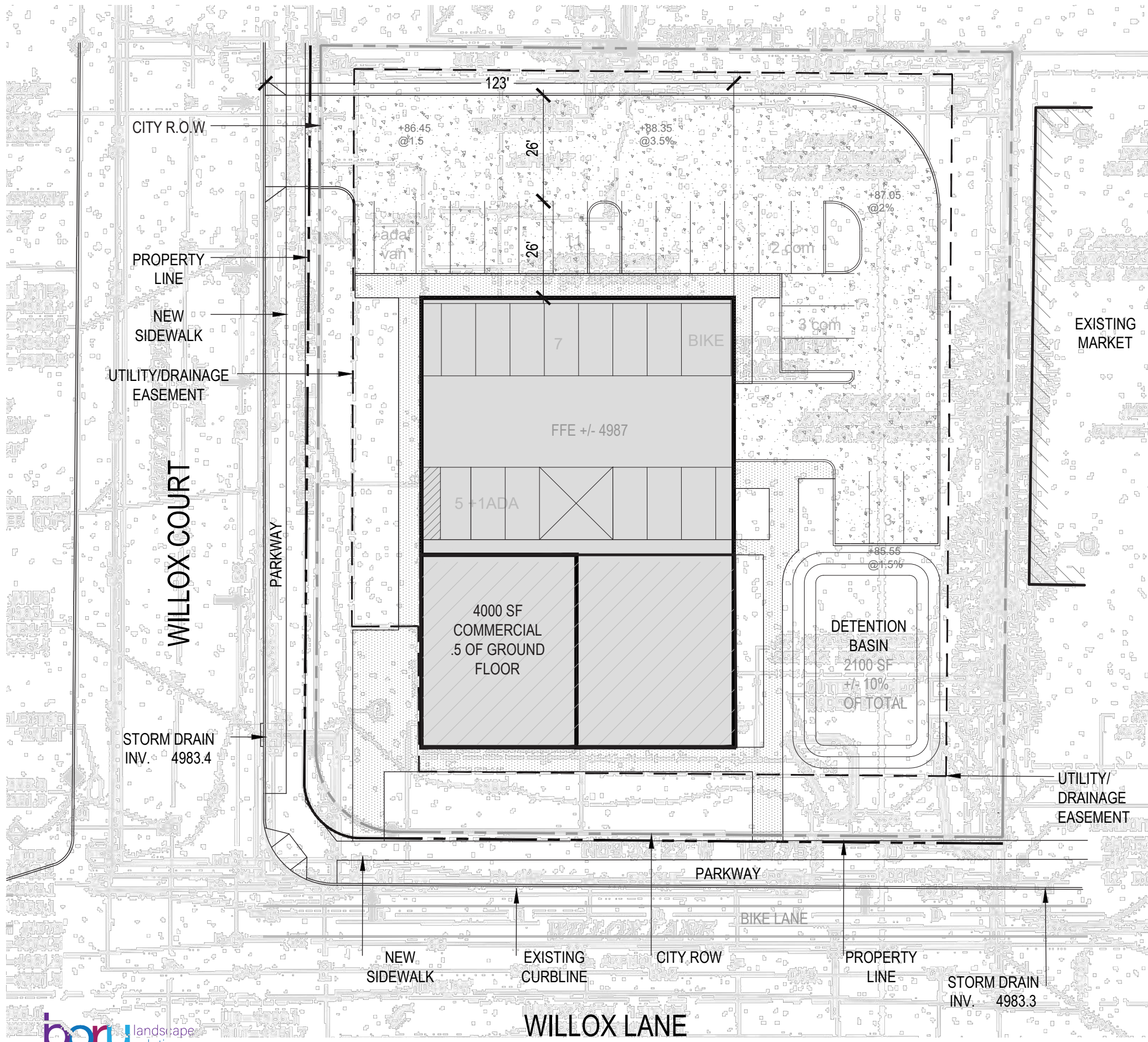
Enlarged Survey -  
not to scale

SOUTHEAST CORNER  
SECTION 35, T.8N., R.69W.  
FOUND #6 REBAR WITH  
2 1/2" ALUMINUM CAP, LS 17497, 2010  
IN MONUMENT BOX

270.00'







## SITE DATA

AREA WITHIN PROPERTY LINE: 37,230 SF

**BUILDING DATA:**  
 LEVEL 1 - 4000SF COMMERCIAL+ 12 PARKING  
 LEVEL 2 - 3 -1BR + 4 - 2BR  
 LEVEL 3 - 3 -1BR + 4 - 2BR  
 LEVEL 4 - 3 -1BR + 4 - 2BR  
**TOTAL: 9 -1BR + 12 - 2BR = 21 UNITS**

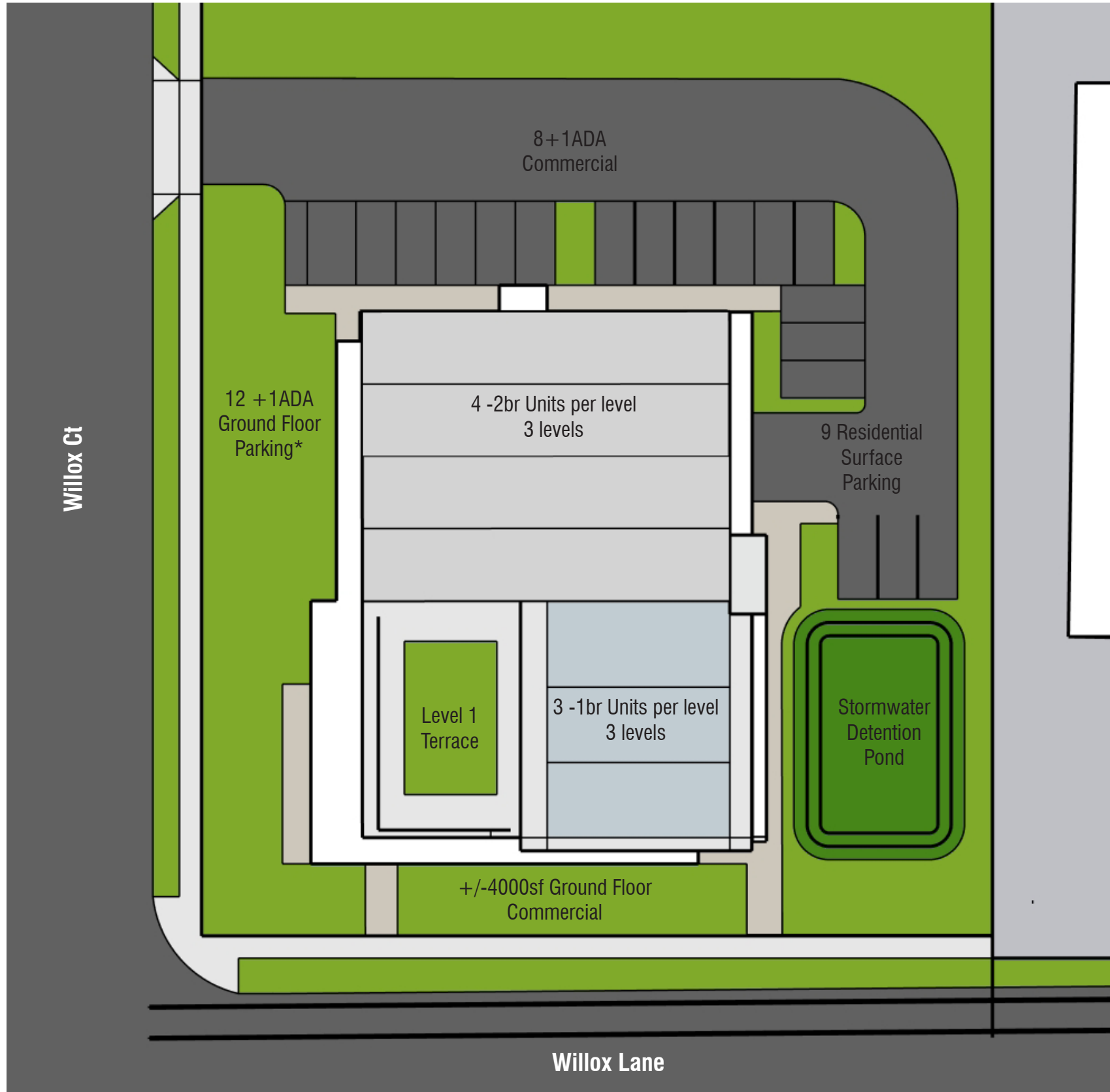
TOTAL IMPERMEABLE AREA: 21,500 SF  
 VEHICULAR USE : 9,600 SF  
 PEDESTRIAN PAVING: 2,200 SF  
 BUILDING AREA 9,700

TOTAL PARKING 29 +2 ADA  
 RESIDENTIAL PARKING: 21 = 1 PER UNIT  
 COMMERCIAL: 8  
 1 ADA SPOT IN GARAGE  
 1 ADA VAN SPOT IN PARKING AREA

## PROJECT NOTES

1. PLAN REQUIRES VACATION OF PRIVATE ACCESS EASEMENT ON THE SURVEY. EASEMENT MAY BE A REMNANT OF WHEN LOT WAS SPLIT.
2. RELATIVELY HIGH INVERT FOR STORM DRAIN MAKES LARGE VOLUME STORAGE DIFFICULT. NEED COORDINATION WITH CITY TO DEVELOP SOLUTIONS.
3. AFFORDABILITY: BETWEEN 5 AND 9 UNITS WILL BE DEED RESTRICTED RENTALS PER THE CURRENT GUIDELINES. FINAL ALLOCATION BASED ON MARKET AND SUBSIDY CONDITIONS





## PROJECT NARRATIVE

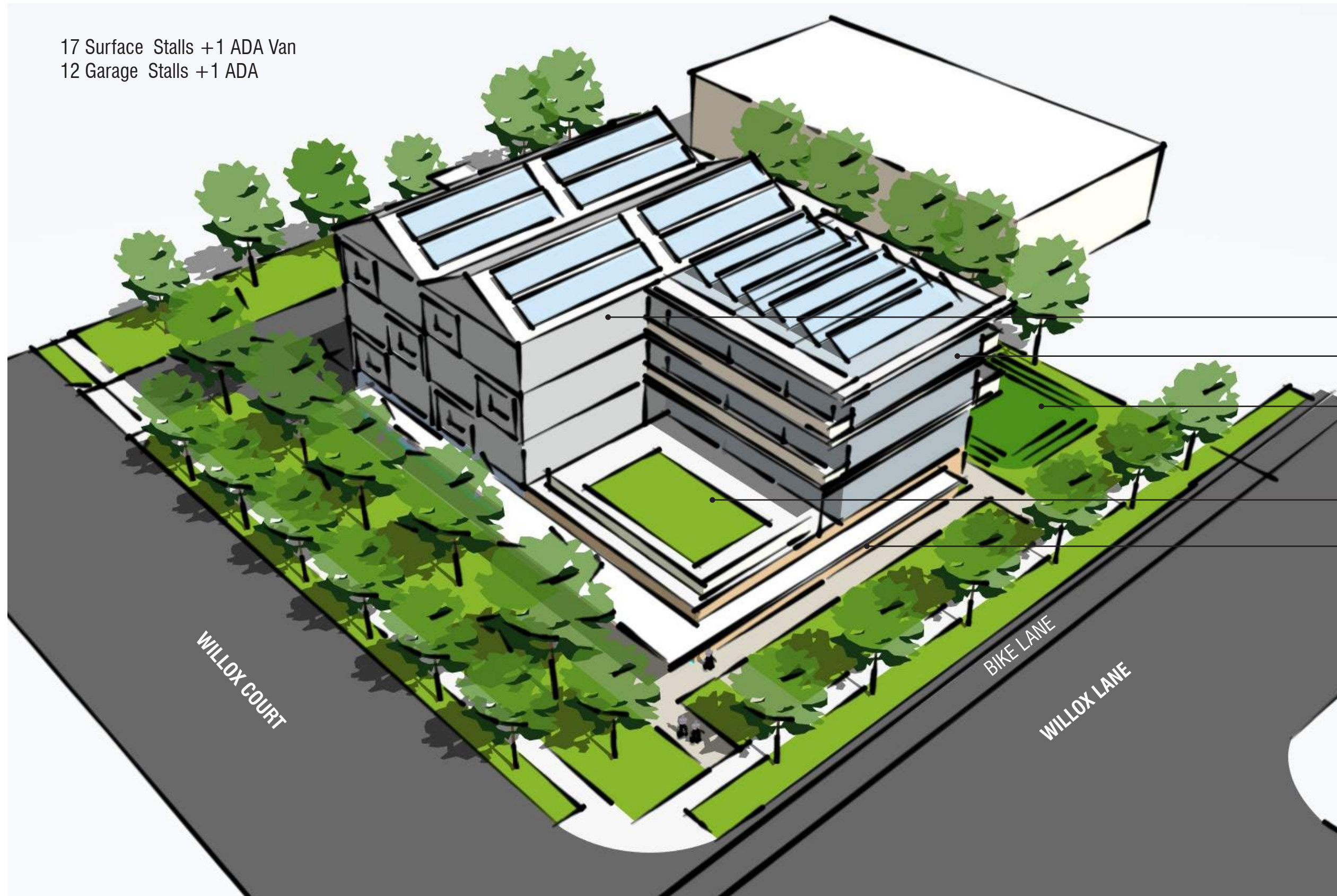
The 'Willox 21' project seeks to create a vibrant community on a smaller site in the north college corridor. With 21 units and 4000sf of commercial, the project will be one of many finer grain developments that will help define the area as another of Fort Collin's diverse and livable communities. Access to public transit and nearby to necessities, the river, downtown, and the university make the location prime for this small to medium scale transit oriented development. The project features a strong connection to Willox Lane for pedestrians and cyclists by moving parking to the side and rear of the site. A rooftop garden and amenity deck provide outdoor space to the residents and the ROW will be utilized as seating, gathering and family spaces with permeable gravel terraces that can easily be removed if the row needs to be accessed in the future.

## PROJECT NOTES

1. Plan requires vacation of private access easement on the survey. Easement may be a remnant of when lot was split.
2. Relatively high invert for storm drain makes large volume storage difficult. Provisions made in TOD document for regional stormwater relief.
3. Approx. 9,250 Sf of city row within property line makes providing required parking and detention difficult.
4. Approximately 12,500 SF Industrial building previously on site. Demolished and removed approx 2004.



17 Surface Stalls +1 ADA Van  
12 Garage Stalls +1 ADA



- 12 -1000SF 2 BR APTS
- 9 - 600SF 1 BR APTS
- DETENTION POND
- AMENITY DECK 1200SF
- COMMERCIAL 4000SF

NOTES:  
BUILDING IS LOCATED BEHIND  
THE UTILITY EASEMENT  
AS CLOSE TO THE ROW AS  
POSSIBLE.  
IDEALLY THERE WOULD BE  
ROOM FOR OUTDOOR SPACE  
ON THE SW CORNER.  
EXISTING ACCESS EASE-  
MENT WOULD NEED TO BE  
VACATED TO ALLOW FOR  
PROJECT FEASIBILITY