

# 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

9/19/2024 9:15 AM

## Project Name

Converting Units at the Grove  
CDR20057

## Applicant

Mohamed Mohsen

4043657600

mmohsen@nilesbolton.com

**Planner:** Jill Baty

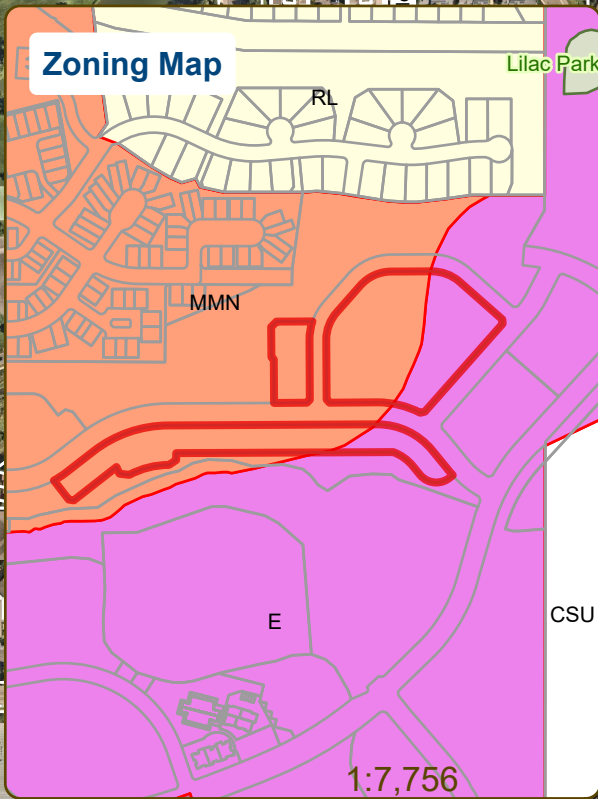
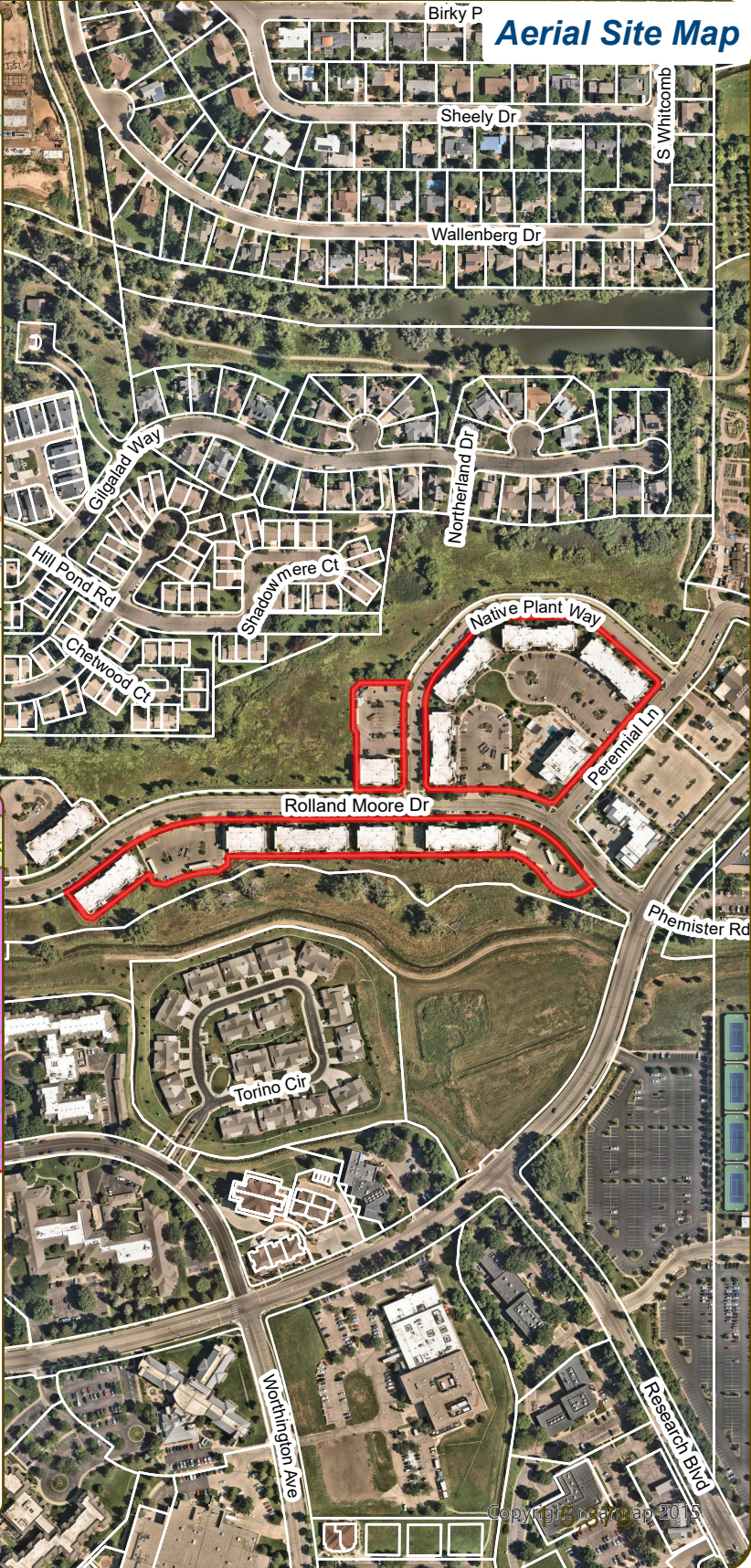
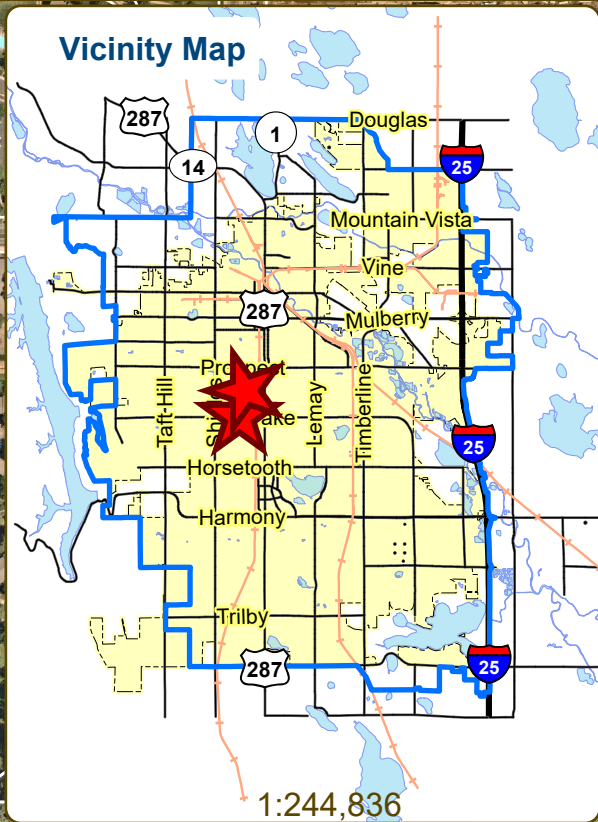
**Engineer:** John Gerwel

**DRC:** Todd Sullivan

## Description

This is a request to convert existing units to add 44 units to the overall unit count at the Grove (parcel #s 9723377001, 9723276002, 9723378001). The applicant is requesting to convert 22 of the existing 3-bedroom apartments to 22 1-bedroom apartments and 22 studios. Access can be taken from Native Plant Way and Rolland Moore Dr. The property is approximately 0.47 mi east of S Shields St and approximately 0.47 mi south of Prospect Rd. The site is located in the Medium Density Mixed-Use Neighborhood (MMN) and Employment (E) zone district and the project is subject to a Type 2 Major Amendment.

# Converting Units at the Grove-Multi-Unit



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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) \_\_\_\_\_

Mohamed A. Mohsen, Principal w/ Niles Bolton Associates (Consultant/Architect) | On Behalf of GSA Group (Owner)

Are you a small business?  Yes  No Business Name (if applicable) Niles Bolton Associates, Inc.

Your Mailing Address 3060 Peachtree Rd. NW Suite 600, Atlanta, GA 30305

Phone Number 404.365.7600 ext. 208 Email Address mmohsen@nilesbolton.com

Site Address or Description (parcel # if no address) Yugo Fort Collins Grove - 2101 Perennial Lane Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Converting a total of (22) of the existing 3-bedroom apartments to (22) 1-bedroom apartments & (44) Studios, adding a total of 44 units to the overall unit count for the project - please refer to the attached exhibit for proposed scope, unit mix & parking counts.

Proposed Use Multi-family Residential (no change) Existing Use Multi-family Residential

Total Building Square Footage 252,158 S.F. Number of Stories 3 Lot Dimensions Refer to attachment

Age of any Existing Structures 11 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  No If yes, then at what risk is it? n/a

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

Increase in Impervious Area No increase in Impervious Area (Interior renovations only) 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? No change to drainage strategy

YUGO FORT COLLINS GROVE

2101 PERENNIAL LANE - FORT COLLINS, COLORADO

**CONCEPTUAL**

SEPTEMBER 05, 2024

A RENOVATION TO AN EXISTING MULTI-FAMILY DEVELOPMENT BY:  
GSA GROUP

**NILES BOLTON ASSOCIATES**

# Project Location

2101 Perennial Lane - Fort Collins, Colorado

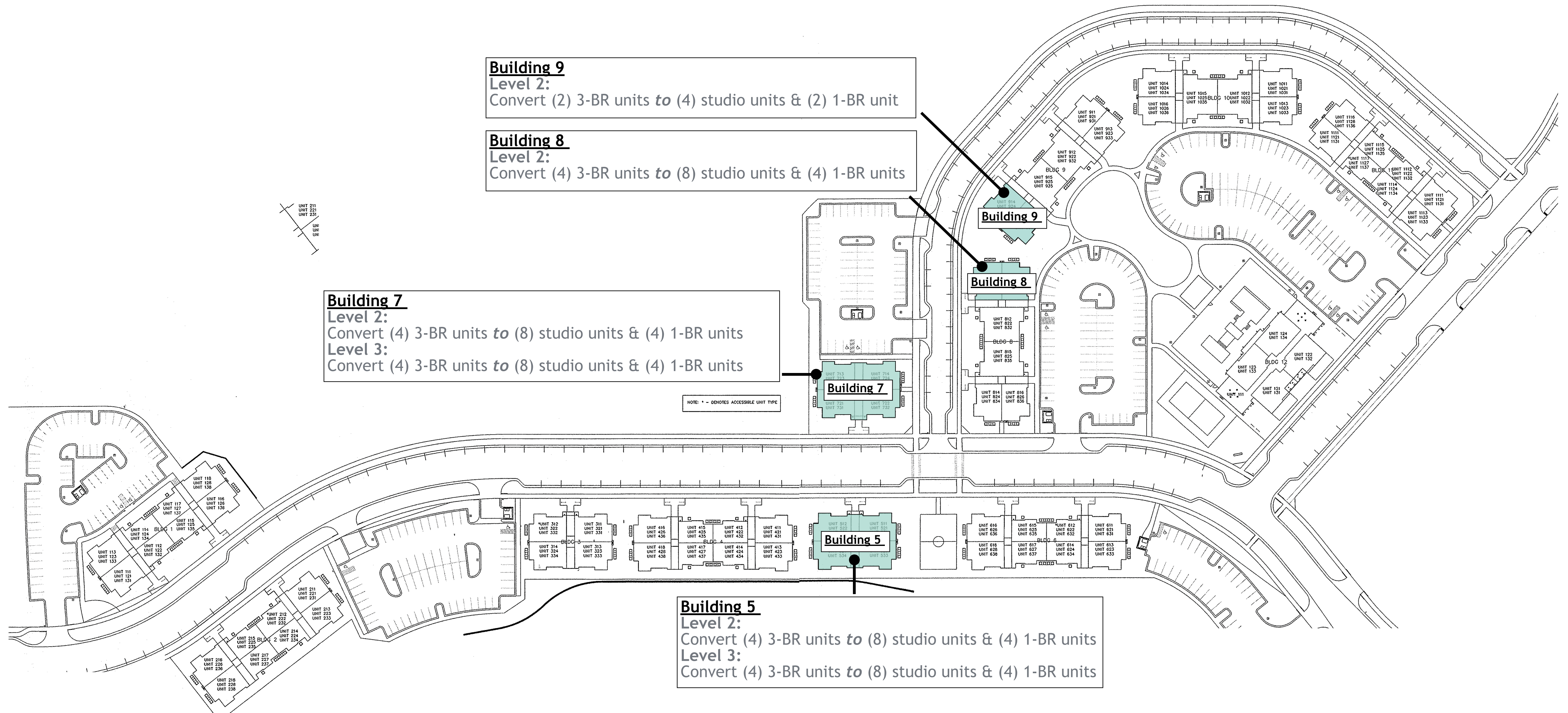


**BUILDINGS TO BE RENOVATED**

# Site Plan

2101 Perennial Lane - Fort Collins, Colorado

**PROPOSED SCOPE:**  
CONVERT A TOTAL OF (22) 3-BEDROOM APARTMENTS  
TO (22) 1-BEDROOM APARTMENTS + (44) STUDIOS



**Building 9**  
Level 2:  
Convert (2) 3-BR units *to* (4) studio units & (2) 1-BR unit

**Building 8**  
Level 2:  
Convert (4) 3-BR units *to* (8) studio units & (4) 1-BR units

**Building 7**  
Level 2:  
Convert (4) 3-BR units *to* (8) studio units & (4) 1-BR units  
Level 3:  
Convert (4) 3-BR units *to* (8) studio units & (4) 1-BR units

NOTE: \* - DENOTES ACCESSIBLE UNIT TYPE

**Building 5**  
Level 2:  
Convert (4) 3-BR units *to* (8) studio units & (4) 1-BR units  
Level 3:  
Convert (4) 3-BR units *to* (8) studio units & (4) 1-BR units

MARKUPS PROVIDED BY NILES BOLTON ASSOCIATES HAVE BEEN PREPARED OVER CLIENT SUPPLIED AS-BUILT DRAWINGS BY OTHERS

# Unit Mix & Parking Counts

2101 Perennial Lane - Fort Collins, Colorado

<b>EXISTING UNIT MIX</b>					
	STUDIO	1 BED	2 BED	3 BED	4 BED
UNIT COUNT	0	0	60	140	18
TOTAL UNITS	<b>218</b>				
BEDS	0	0	120	420	72
TOTAL BEDS	<b>612</b>				
PARKING RATIO	1.5	1.5	1.75	2	3
SPACES REQUIRED	0	0	105	280	54
TOTAL SPACES	<b>439</b>				
EXISTING SPACES	495				

<b>PROPOSED UNIT MIX</b>					
	STUDIO	1 BED	2 BED	3 BED	4 BED
Convert (22) 3-Bedroom Apartments to (22) 1-Bedroom Apartments + (44) Studios	1	1	2	3	4
UNIT COUNT	44	22	60	118	18
TOTAL UNITS	<b>262</b>				
BEDS	44	22	120	354	72
TOTAL BEDS	<b>612</b>				
PARKING RATIO	1.5	1.5	1.75	2	3
SPACES REQUIRED	66	33	105	236	54
TOTAL SPACES	<b>494</b>				
EXISTING SPACES	495				

EXISTING PARKING COUNT REFERENCED ABOVE EXCLUDES PARALLEL PARKING ALONG ROLAND MOORE DRIVE, PERENNIAL LANE AND NATIVE PLANT WAY.