

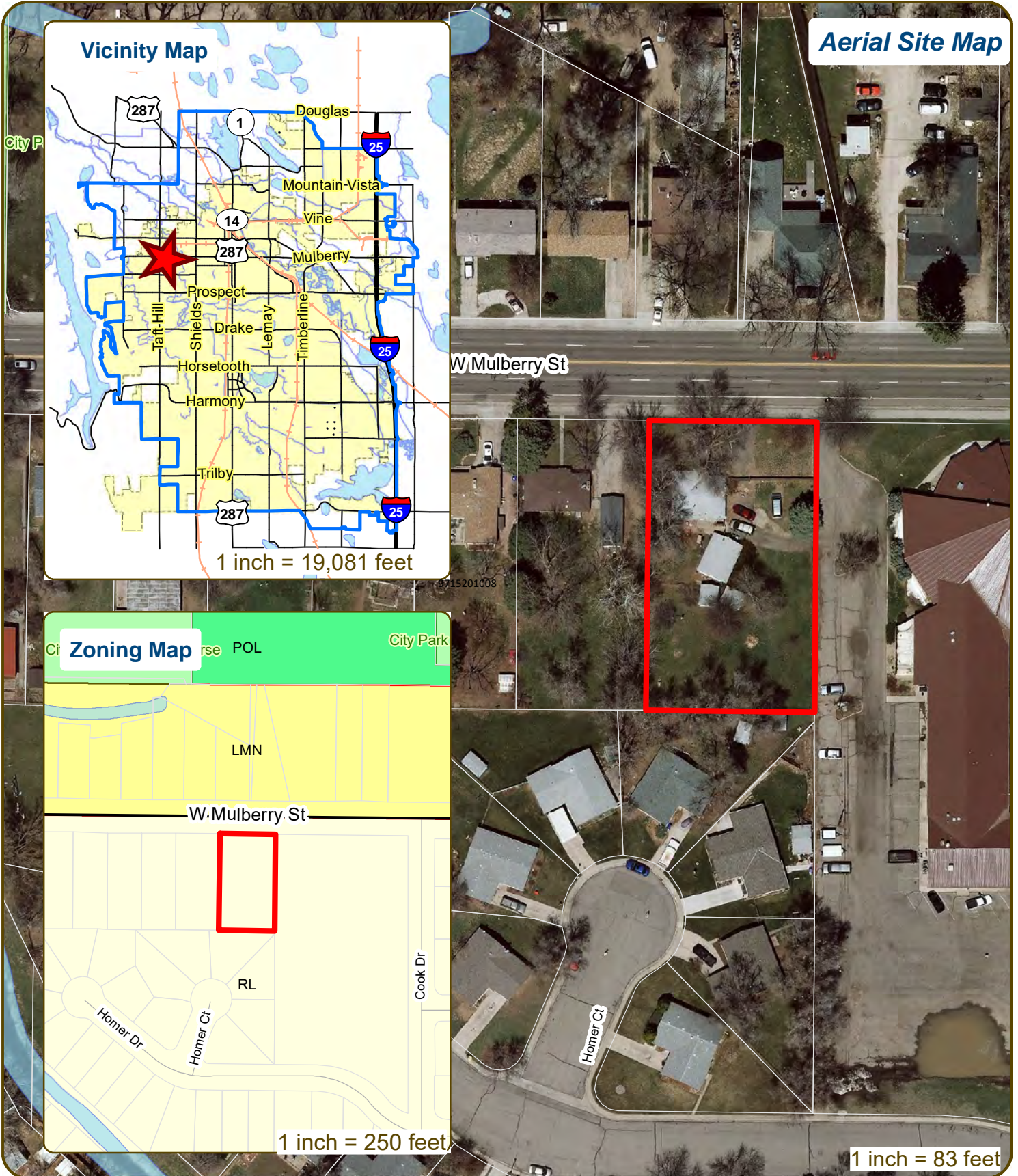
Conceptual Review Agenda

Schedule for 9/19/19
281 Conference Room A

Thursday, September 19, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	1801 West Mulberry Street Minor Subdivision CDR190078	Troy Jones 970-416-7431 troy@architex.com	This is a request to subdivide an existing parcel to create one new lot at 1801 W. Mulberry St. (parcel #9715201008). Proposed access to the newly created lot will be from W. Mulberry St to the north via an access easement. The property is within the Low Density Residential (RL) zone district and is subject to Basic Development Review.	Planner: Ryan Mounce Engineer: Morgan Uhlman DRC: Todd Sullivan
10:15	1310 N. College Avenue Commissary CDR190079	John Runkles 970-335-9168 john@urbanforest.build	This is a request to build a commissary kitchen at 1310 N. College Avenue (parcel #9701200005). Access is taken from N. College Avenue to the west and a rear alley to the east. The proposal includes four parking spaces with two additional parking spaces for food trucks. The property is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy BH
11:00	332 Edwards Street Duplex CDR190080	Corinne Singleton 512-626-1853 annacorinne@gmail.com	This is a request to convert an existing dwelling into a legal two-family dwelling at 332 Edwards Street (parcel #9713313019). Access is taken from Edwards St. to the south and a rear alley to the north. The property is within the Neighborhood Conservation, Medium Density (NCM) zone district and is likely subject to Basic Development Review upon further review by staff.	Planner: Shawna Van Zee Engineer: Spencer Smith DRC: Tenae Beane

1801 West Mulberry Street Minor Subdivision



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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) _____

Tray W. Jones, Planning Consultant

Business Name (if applicable) MTA Planning & Architecture

Your Mailing Address 108 Rutgers Ave., Ft. Collins, CO 80525

Phone Number 970 416 7431 Email Address tray@architek.com

Site Address or Description (parcel # if no address) 1801 West Mulberry (Parcel 9715201008)

Description of Proposal (attach additional sheets if necessary) Plat existing meets and bounds lot into two platted lots.

Proposed Use Single Family Detached Existing Use Single Family Detached

Total Building Square Footage _____ S.F. Number of Stories 1 Lot Dimensions 106' x 218'

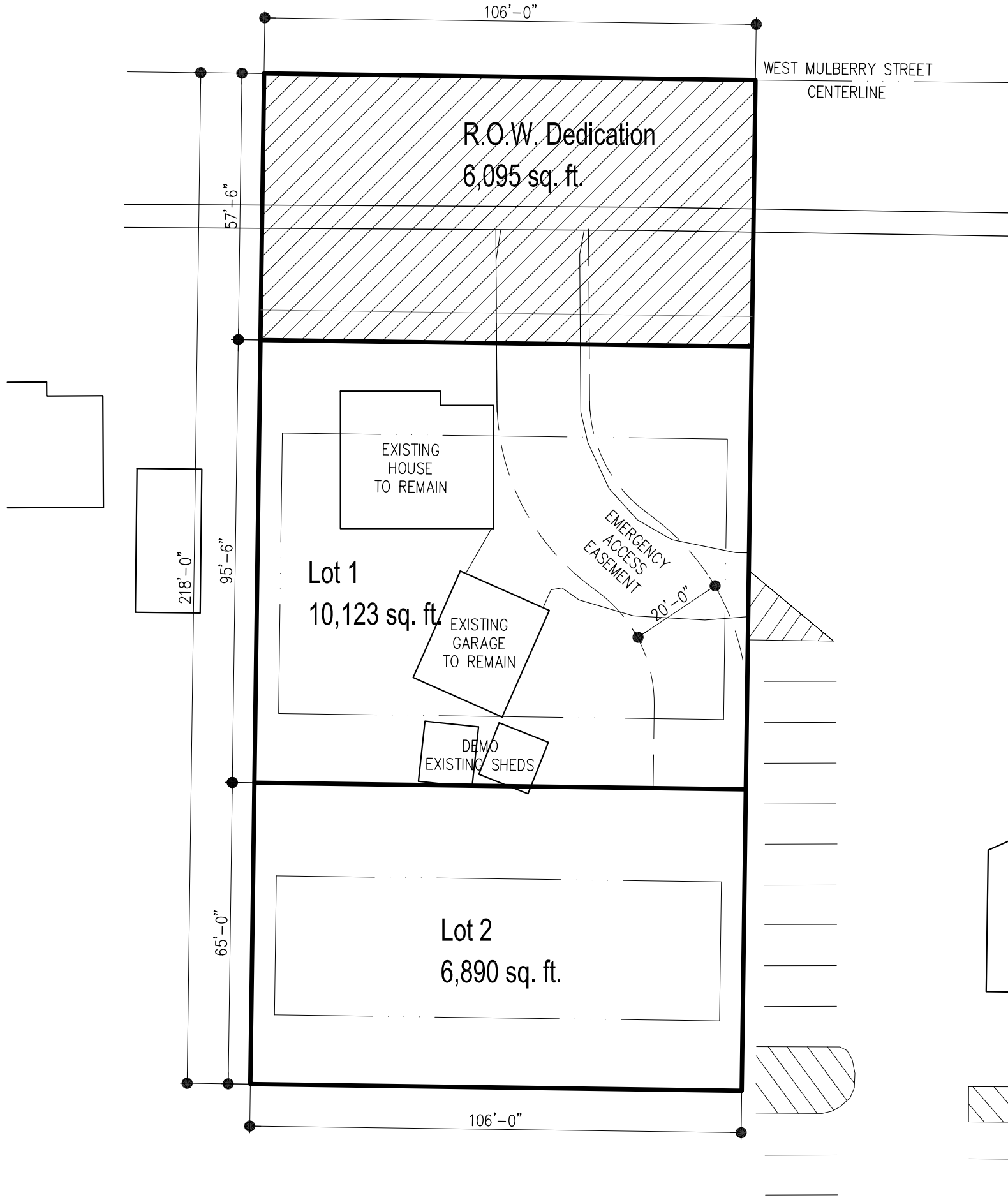
Age of any Existing Structures 1951

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

Increase in Impervious Area None Proposed S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

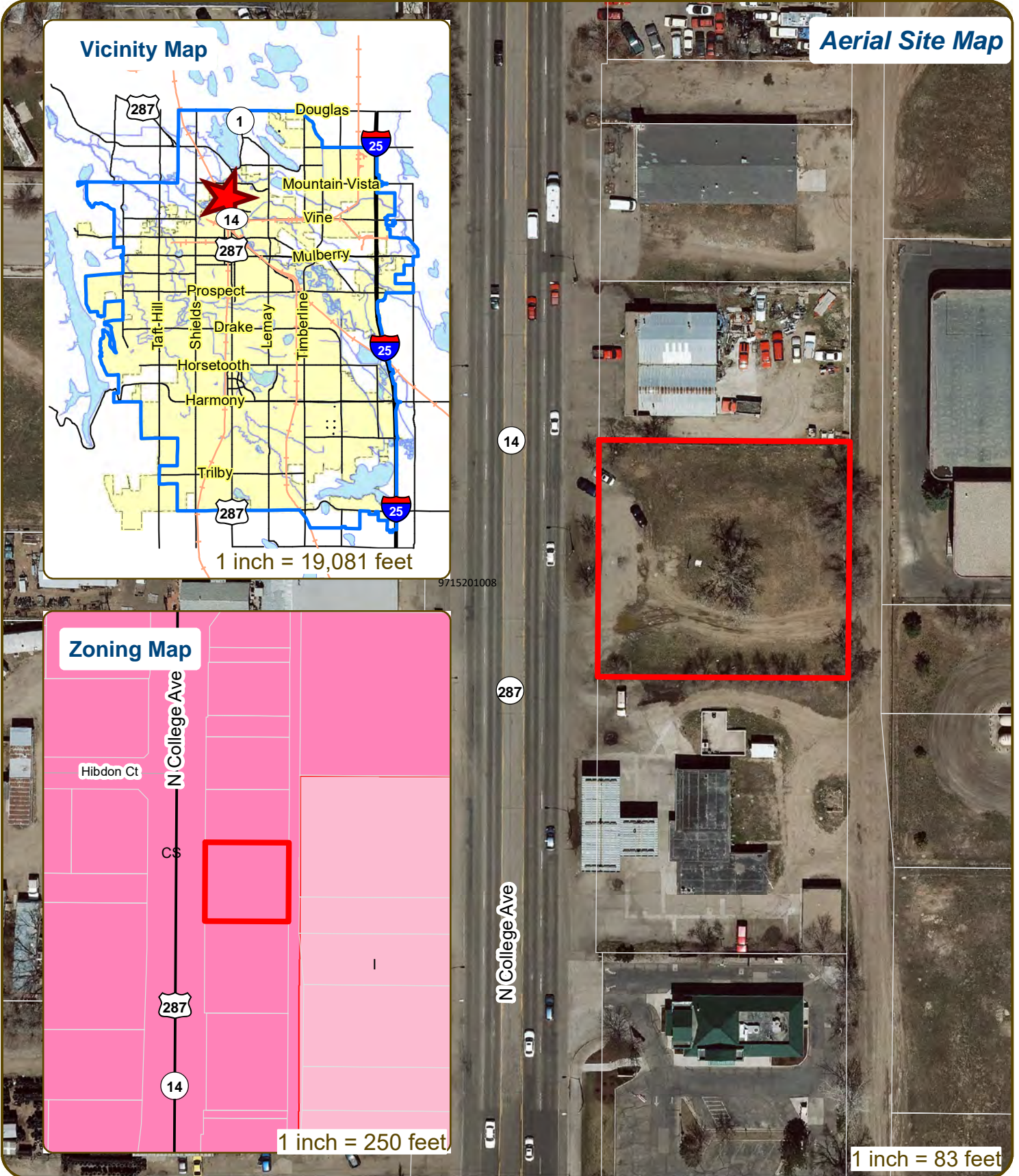
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?







1310 N. College Avenue Commissary



Aerial Site Map

Vicinity Map

Zoning Map

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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) _____

John Runkles, Consultant for Mike Hull, GC for Jose Garcia, purchaser

Business Name (if applicable) Urban Forest

Your Mailing Address 1704 Springmeadows Ct. Unit A

Phone Number 970-335-9168 Email Address john@urbanforest.build

Site Address or Description (parcel # if no address) 1310 N. College Ave.

Description of Proposal (attach additional sheets if necessary) Build Commissary kitchen, see attached site sketch

Proposed Use Commissary Kitchen Existing Use Vacant Land/Service Vehicle Storage

Total Building Square Footage 432 S.F. Number of Stories 1 Lot Dimensions 159' x 150'

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 what risk level? _____

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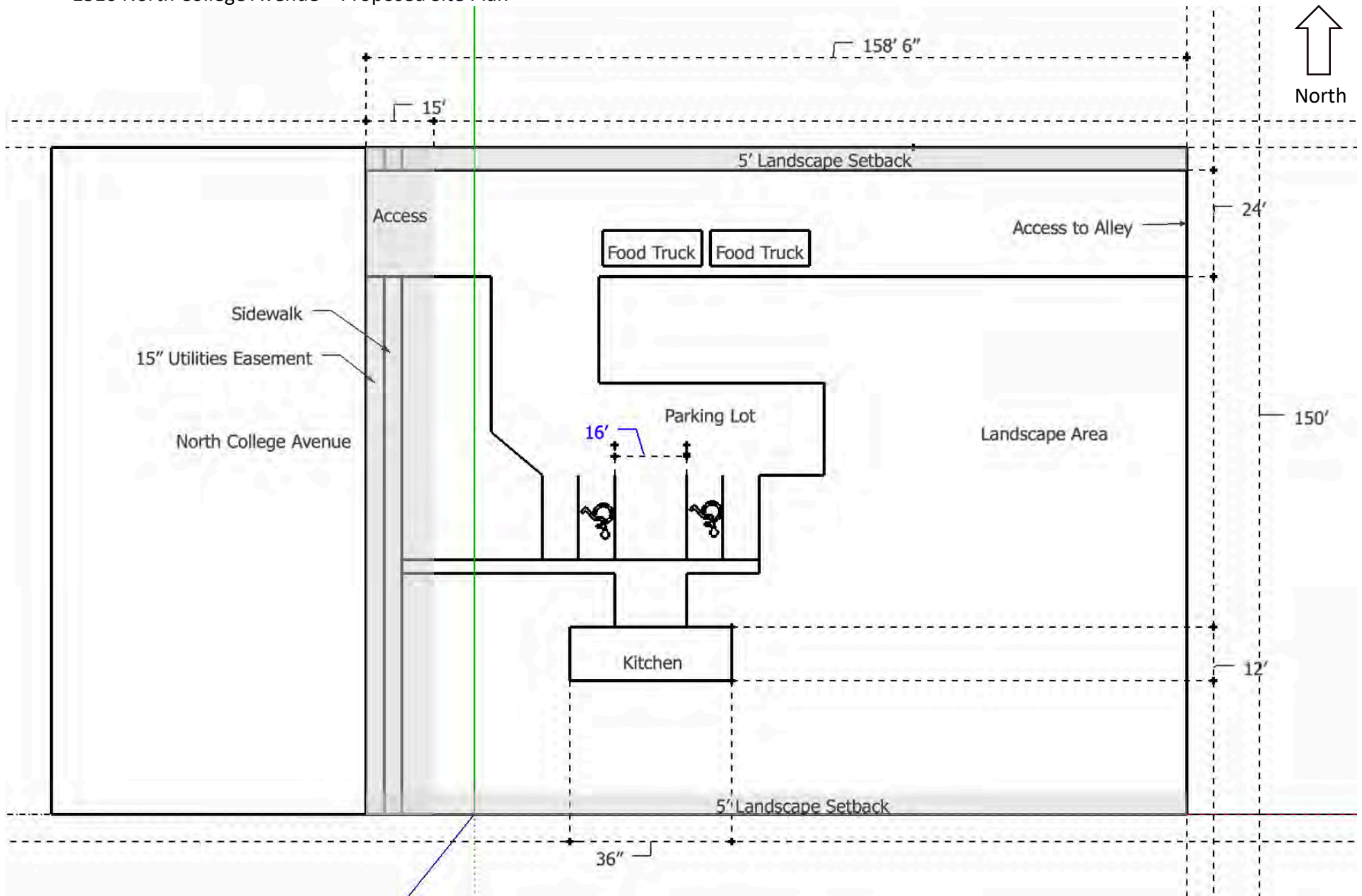
Increase in Impervious Area _____ S.F.

(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:

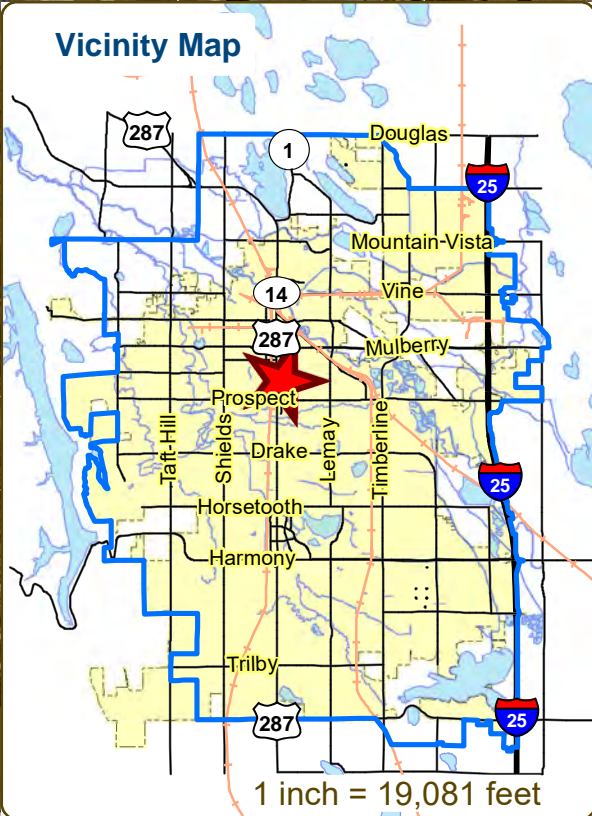
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1310 North College Avenue – Proposed Site Plan



332 Edwards Street Duplex

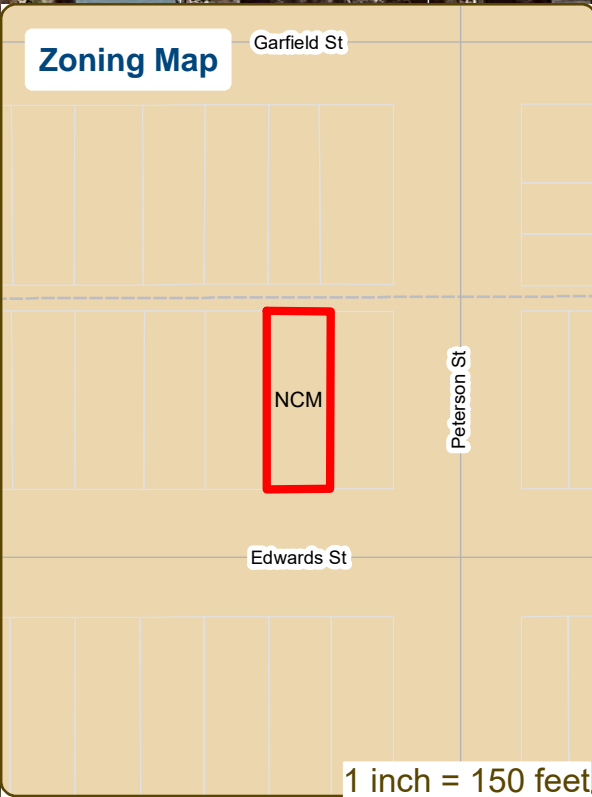
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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, 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.

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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 _____

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Conceptual Review
332 Edwards Street, Fort Collins, CO 80524
September 8, 2019

Goals

1. Ensure alignment between property usage and city zoning classifications.
2. Maintain the residential, family-friendly environment of the neighborhood
3. Contribute in one small way toward providing affordable housing in central Fort Collins by offering an basement apartment as an available rental unit.

Summary

We recently became aware that, according to city zoning, the property at 332 Edwards Street is zoned for a daycare and a residential living space. We would like to “downgrade” the zoning to provide simply for a duplex.

The property is a single lot, with one main building and a garage. The main house has two stories above ground, plus a basement. A side entrance opens to a shared landing space; to the left is a separate entrance (i.e. with its own door and locks) leading to the main house; and straight ahead is a flight of stairs leading down to another separate entrance (also with its own door and locks) leading to the basement living space. The basement living space has its own kitchen, living/bedroom, bathroom, and closets.

We do not have any new construction, remodeling, expansion, renovation, planned at the property. Instead, we hope to be able to use the property, in its current configuration (i.e. no new or expanded structures), as a properly zoned duplex.

The property has an existing garage/storage space that can fit one car, as well as a designated parking space that can fit multiple cars—both accessible from the alley behind the house.

We’ve attached a map showing the location of the property, and a diagram showing the configuration of the basement apartment with respect to the property and the main house.

Figure A

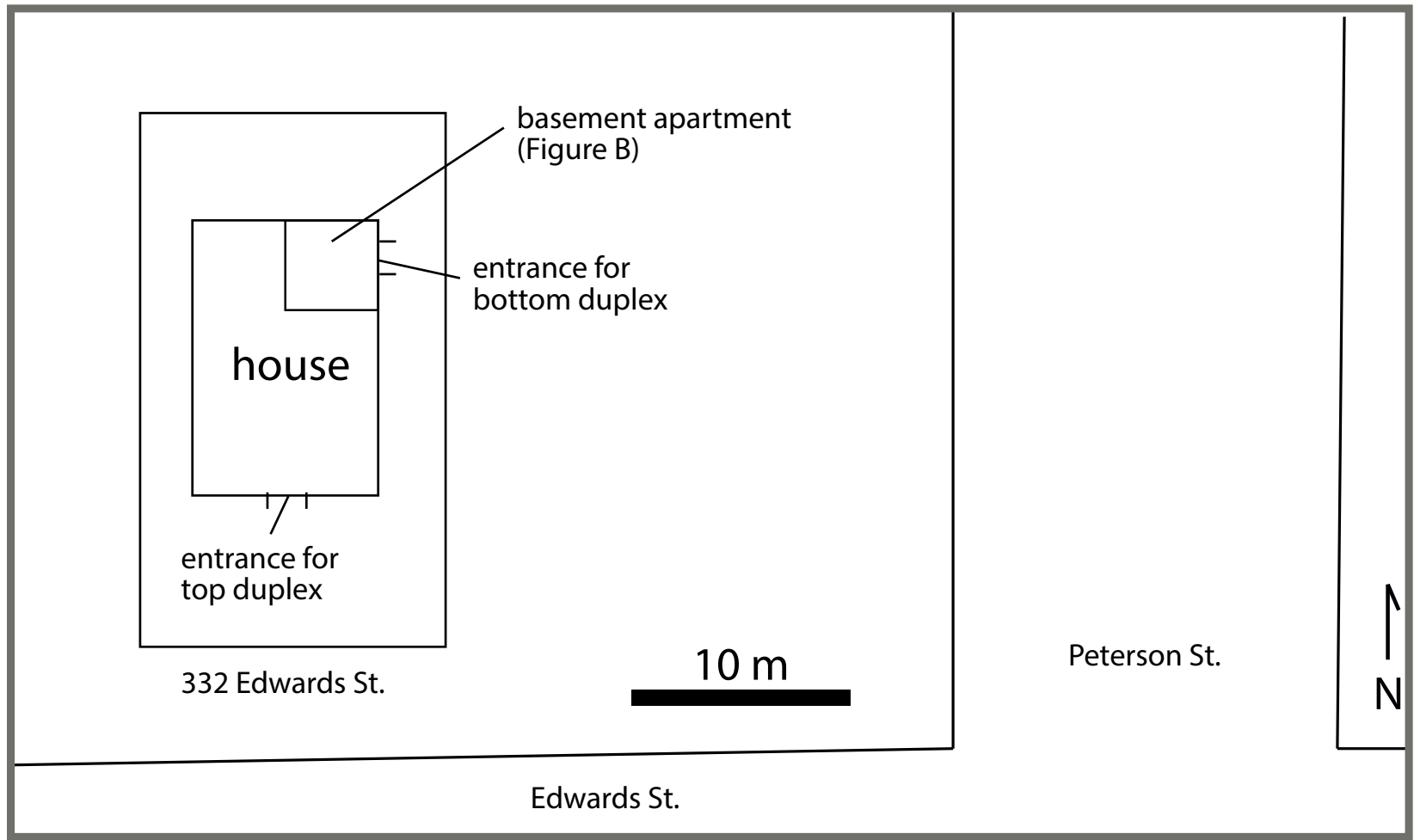
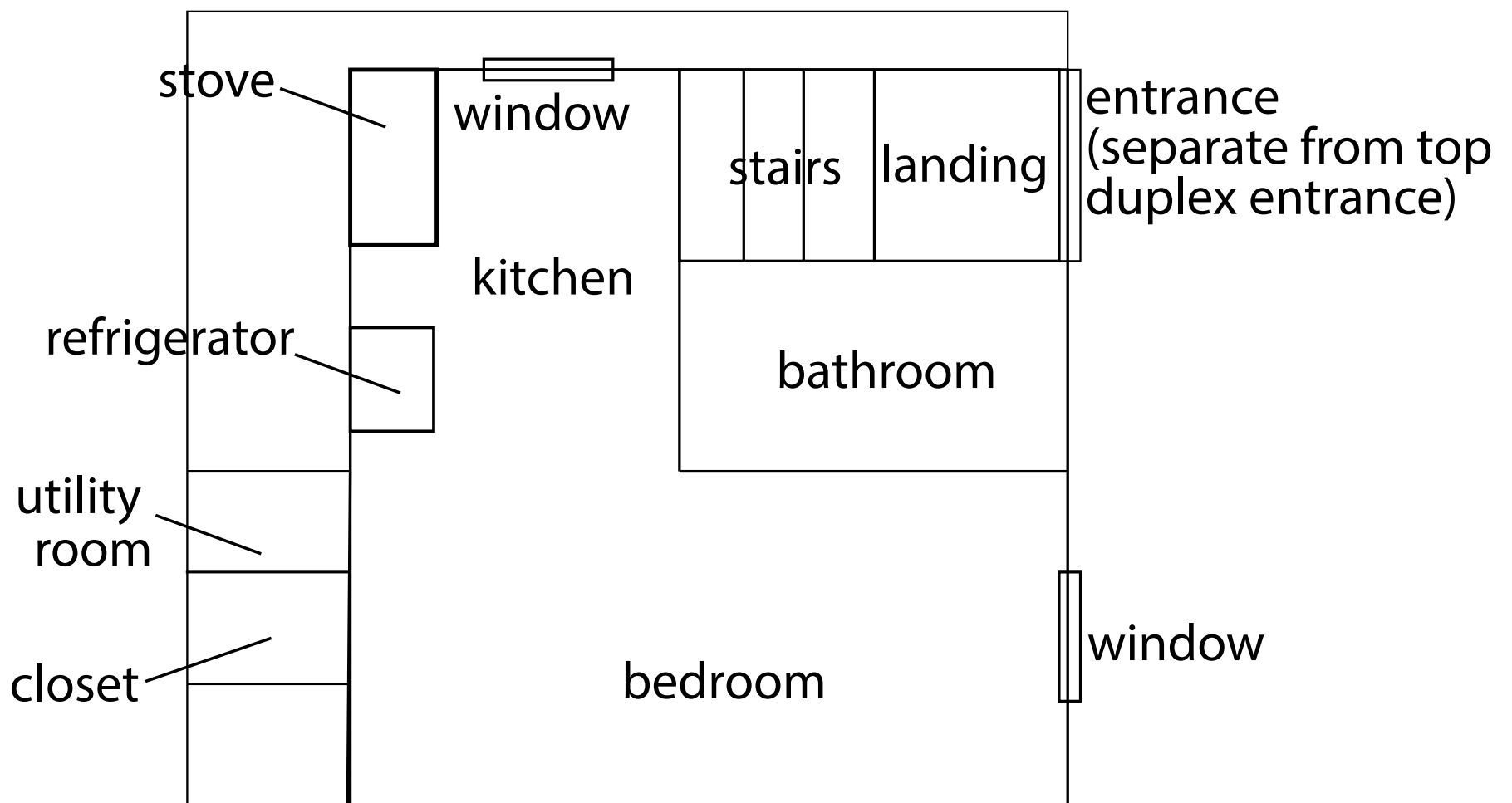


Figure B



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

0.0 0 0.0 Miles

Scale
1: 600



Date Prepared: 9/6/2019 2:03:13 PM

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