

City of Fort Collins Neighborhood Meeting

DATE: November 13, 2013

PROJECT: 802 E Myrtle St Duplex

APPLICANT: Bill Fraiser

PROJECT PLANNER: Noah Beals

The project planner began the meeting at 6:30pm by giving an overview of the City's development review process, including information that the project has not yet been formally submitted.

A single family home located at 802 E Myrtle Street would be replaced with a duplex. In the Neighborhood Conservation Medium Density Zoning District this is subject to Planning & Zoning Board review and a neighborhood meeting is required. The applicant has already met with the City during a conceptual review -- the project is still very early in the process.

Application Presentation:

The existing house located on the lot is nearly 120 years old and fit to be torn down. There's not much hope for a remodel or fixing it up; the foundation is not good. After considering options and the site's zoning, which allows up to a four-plex it was decided to pursue a duplex. The duplex is designed to appeal to family-oriented buyers; each unit of the duplex will have 3 bedrooms and a 2 car garage that will be accessible from the alley.

Questions, Comments & Responses:

Comment (Citizen): When I converted to a duplex I believe we had a different parking ratio and restriction on the number of people that could live within.

Response (City): Each unit is required to have 2 off-street parking spaces for a total of 4 spaces for the duplex. There is a restriction that allows up to 3 unrelated individuals per dwelling unit.

Response (Applicant): We were able to work the 2 car garages into the design. There's also the possibility of doing something else towards the alley if it were necessary.

Question (Citizen): Where is the third bedroom on the floor plans? Am I missing it?

Response (Applicant): On the last page, the master bedroom will be above the garage; the designs and drawings are not fully completed yet. This will be where the third bedroom will be.

Question (Citizen): What is the footprint of the dwelling unit not counting the garage?

Response (Applicant): 2,302 square feet including the garage on the first floor. The second floor adds another approximately 2,000 square feet. The limit for this size lot is about 4,800 if I remember correctly.

Response (City): About 3,800 (40% of the total square footage of the lot) would be the maximum size.

Question (Citizen): Does that include the garage?

Response (City): Yes

Response (Applicant): May have to slim that down a little – that is certainly possible.

Question (Citizen): The zoning will allow a four-plex, but if you get to that point, how does that work with a 9,500 square foot lot? Is it all the same for each use type (four-plex or duplex, or single family)?

Response (City): Correct. Duplex or higher is limited to 40%, there are some different requirements for a single family home.

Question (Citizen): Depending on your potential desires, keeping it a rental, or building to sell, depending on what you build there, you might be better off building a single family home as it could be larger?

Response (City): Would need to see a specific proposal and look at how the individuals code requirements would effect a specific proposal.

Comment (Applicant): I believe on the front half of the lot you're allowed to have half of that in floor area square footage. On the back half of the lot, only 33% floor area.

Question (Citizen): This lot has a Myrtle Street address, so is that the front?

Response (City): Yes

Question (Citizen): Can he get it addressed from Cowan and have that as the front?

Response (City): There is the possibility; it's typically based on which way the front door faces.

Question (Citizen): Will one front door be on Myrtle then and the other Cowan?

Response (Applicant): I don't know about that. Part of addressing off Cowan means a larger setback on the backside. We didn't go for this option. Being a corner lot, we already have a large setback eating into our buildable space. We decided to stick with it off of Myrtle.

Comment (Applicant): Nothing is set in stone yet, so we are looking for feedback or suggestions as we work to get a final design drawing ready.

Question (Citizen): How much of a difference does it make on his behalf with the development kitty-corner across the street? In my opinion it dressed up the neighborhood compared to what was there. Does that help his cause? Or is it different zoning?

Response (City): It is the same zoning. I don't know if it hurts or helps.

Question (Citizen): To clarify, 3,800 square foot is the maximum allowable size for a 9,500 lot?

Response (City): For this use and lot size, yes. In the NCM zone district, you have your overall floor area, and then there is a certain percentage that can be in the rear half of the lot area.

Comment (Applicant): In other words, the building has to be positioned correctly on the lot so you have appropriate square footages in both the front and rear of the lot.

Question (Citizen): Do they have to be adjoining structures?

Response (City): No, they don't have to be adjoining structures; if they aren't the second structure may be more of a carriage house and there are more code requirements for carriage houses.

Comment (Applicant): The lot is 500 square feet short of the needed size for a carriage house.

Comment (City): I believe there are incentives in the code for detaching accessory structures like a garage

Comment (Citizen): To talk more about the process: The applicant has to wait 10 days from this meeting to formally submit to the City. Then there will be internal reviews, 3 weeks after the submittal and all the departments will sit down and go over the application with the applicant. We'll do those reviews until we get to a place where staff can recommend the project and schedule it for the Planning & Zoning Board agenda. Another notification will be sent to you if you received one for this meeting.

Question (Citizen): In the best case scenario, what is the time frame between this meeting and approval for the project?

Response (City): Hard to say, every application is different. A normal review has 2 to 3 rounds of review before we schedule the public hearing, and then after that there is a 14 day appeal period following the decision. He can then submit for final plan review, again with 1 to 2 rounds of review. Following this mylars will be submitted.

Response (City): Best case scenario is 4 to 6 months.

Question (Citizen): Being in the contracting business you could have answered that as well I bet?

Response (Applicant): I haven't done this specific process before; going through it one step at a time.

Question (Citizen): The website you have on the notification, does that have all the documents on it?

Response (City): That has all the conceptual review documents.

Response (City): If you go to www.fcgov.com and Public Records, then you can click on City Docs and search for the project 802 E Myrtle. Or you can give us a call and we can send it to you or help you locate the project document after it has been submitted.

Comment (Citizen): From my point of view, anytime I hear 2, 3-bedroom apartments I automatically think student rental. That's okay, it's part of what this neighborhood is, but I do have issues with the 2 car garages. It screams to me I'm trying to max out my rental potential.

Response (Applicant): I definitely understand that, especially around here that something can be construed this way. I don't know how else to say I am trying to make this more appealing to a family, and make it nicer, with nicer finishes. We're putting ourselves in a little bit of risk ourselves and we're designing this so that if it doesn't pan out, I'd move in with my family, including my 4 kids. I do understand the concern. I think it's going to be a little bit nice for student rentals.

Comment (Citizen): If it's 6 college kids, that's fine, you just need to plan for it and make sure it's legal for them to live there. The maximum potential there is 6 college students rather than 2 families.

Response (City): You could have 3 unrelated in one unit, and 3 unrelated in the other unit.

Comment (Citizen): Technically you can have 3 unrelated in a 2-bedroom unit though.

Response (City): Correct

Question (City): Your concern is more parking, is that correct?

Response (Citizen): That and the neighborhood. I understand it is a higher density neighborhood. It's starting to see a lot more projects and there's more traffic than there used to be. 6 individuals of driving age is a bigger impact than 2 family units. We're seeing a lot more traffic than we're used to.

Comment (Citizen): I'm guessing Bill is correct that they will be building for the families. I'm a real estate in town and we hear many requests for family living in Old Town, rather than 3 bedroom homes this far away from the university for college students.

Comment (Applicant): I think too we're starting to get the ground covered as well with the major apartments near CSU lately. I think there will be plenty of units for college students.

Comment (Applicant): I like this lot because it has some yard space on each side for a dog and to have a yard. I really do think this has potential to add to the neighborhood and increase value and get some great people in there and improve the neighborhood – that's my hope.

Question (Citizen): Is the house on there currently used for anything?

Response (Applicant): My folks are in the house. We're going to get them out of there.

Question (Citizen): They've been there awhile?

Response (Applicant): They have.

The project planner asked if there were any more questions, no response was given. Therefore the meeting was then closed at 7:06 pm.