

Conceptual Review Agenda

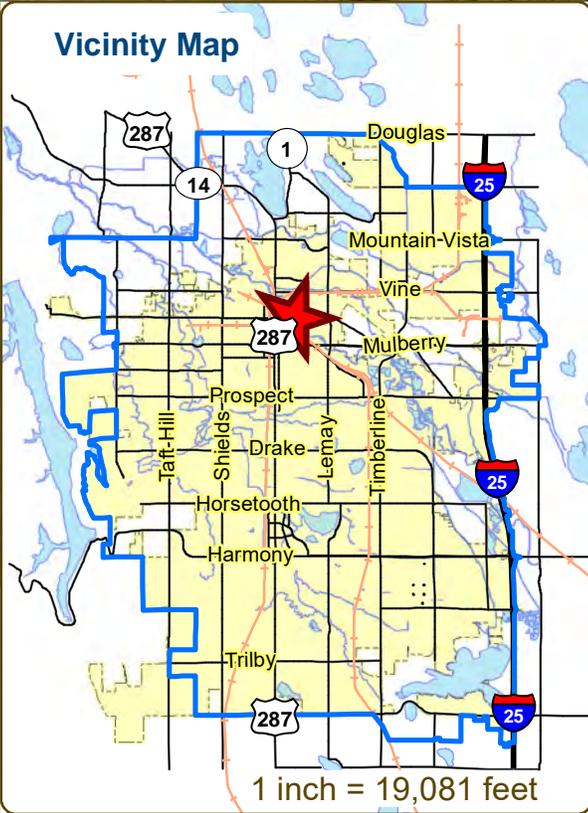
Schedule for 03/12/20
281 Conference Room A

Thursday, March 12, 2020

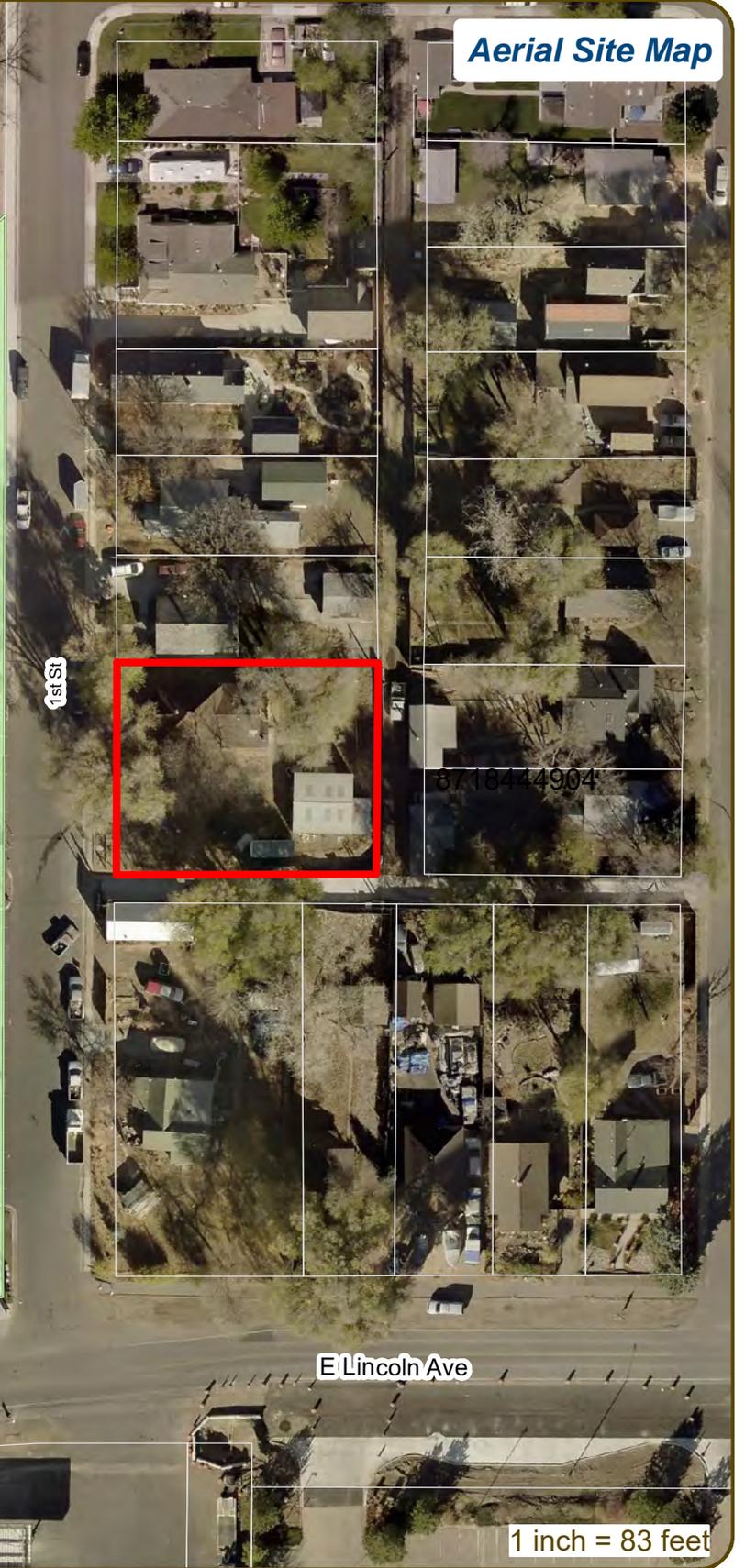
Time	Project Name	Applicant Info	Project Description	
9:30	120 1st Street Single-Family CDR200018	Noah Bearisto 970-904-0486 noahbearisto77@gmail.com	This is a request to develop a single-family detached structure at 120 1st Street (parcel #9712107022). Access is taken from 1st Street directly to the west and the alley directly to the south. The project is located approximately 1,400 feet north of Riverside Avenue, and approximately .50 miles south of E. Vine Drive. The property is within the Low Density Residential (RL) zone district and is subject to a Type 1 (Administrative) Review.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Tenae Beane
10:15	Laporte Ave & S. Taft Hill Rd Single-Family CDR200019	Naomi Win 267-699-6621 naomi.win@gmail.com	This is a request to develop a single-family detached structure and an accessory structure with habitable space on an undeveloped parcel of land located on Laporte Avenue (parcel # 9709103009). Access will be taken from Laporte Avenue directly to the south. The project is located directly north of Laporte Avenue and approximately 1,500 feet west of S. Taft Hill Road. The property is within the Low Density Mixed Use Neighborhood (LMN) zone district and is subject to Type 1 (Administrative) Review.	Planner: Sylvia Tatman-Burruss Engineer: Spencer Smith DRC: Todd Sullivan
11:00	1801 Rosen Drive Two-Family & Single-Family CDR200020	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to construct 146 dwelling units (90 two-family dwelling units and 56 single-family detached) at 1801 Rosen Drive (parcel # 8607400010). Access is taken from Rosen Drive to the north and east. The site is approximately 1,300 feet west of S. Timberline Road and approximately 2,000 feet north of E. Trilby Road. The property is within the Low Density Mixed Use Neighborhood (LMN) zone district and is subject to Type 1 (Administrative) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

120 1st Street Single-Family Detached

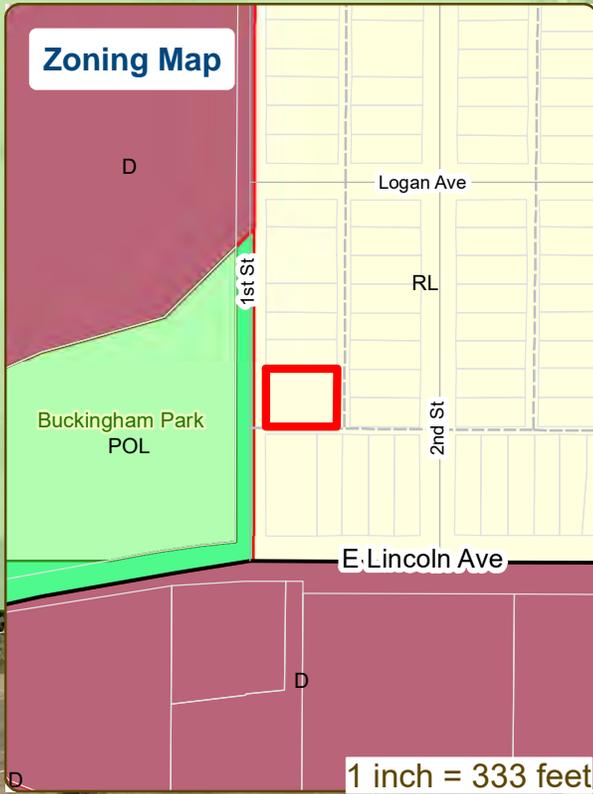
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

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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) Jenna Bearsto (owner)
Stephen Bearsto (owner) Noah Bearsto (consultant) Keith Meyer (consultant)

Business Name (if applicable) _____

Your Mailing Address 120 1st St Fort Collins, CO, 80524

Phone Number 970 904 0486 **Email Address** noahbearsto77@gmail.com

Site Address or Description (parcel # if no address) 9712107022

Description of Proposal (attach additional sheets if necessary) Build 2 story detached single family home with 4 bedrooms + 4 bathrooms

Proposed Use detached single family **Existing Use** vacant

Total Building Square Footage 2060 **S.F. Number of Stories** 2 **Lot Dimensions** 50 x 127

Age of any Existing Structures na

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 3,110 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?



Parcel: 9712107022

1st Living: 1300 S.F.

Garage: 741 S.F.

2nd Living: 760 S.F.

Total Living: 2,060 S.F.

Total Lot: 6,350 S.F.

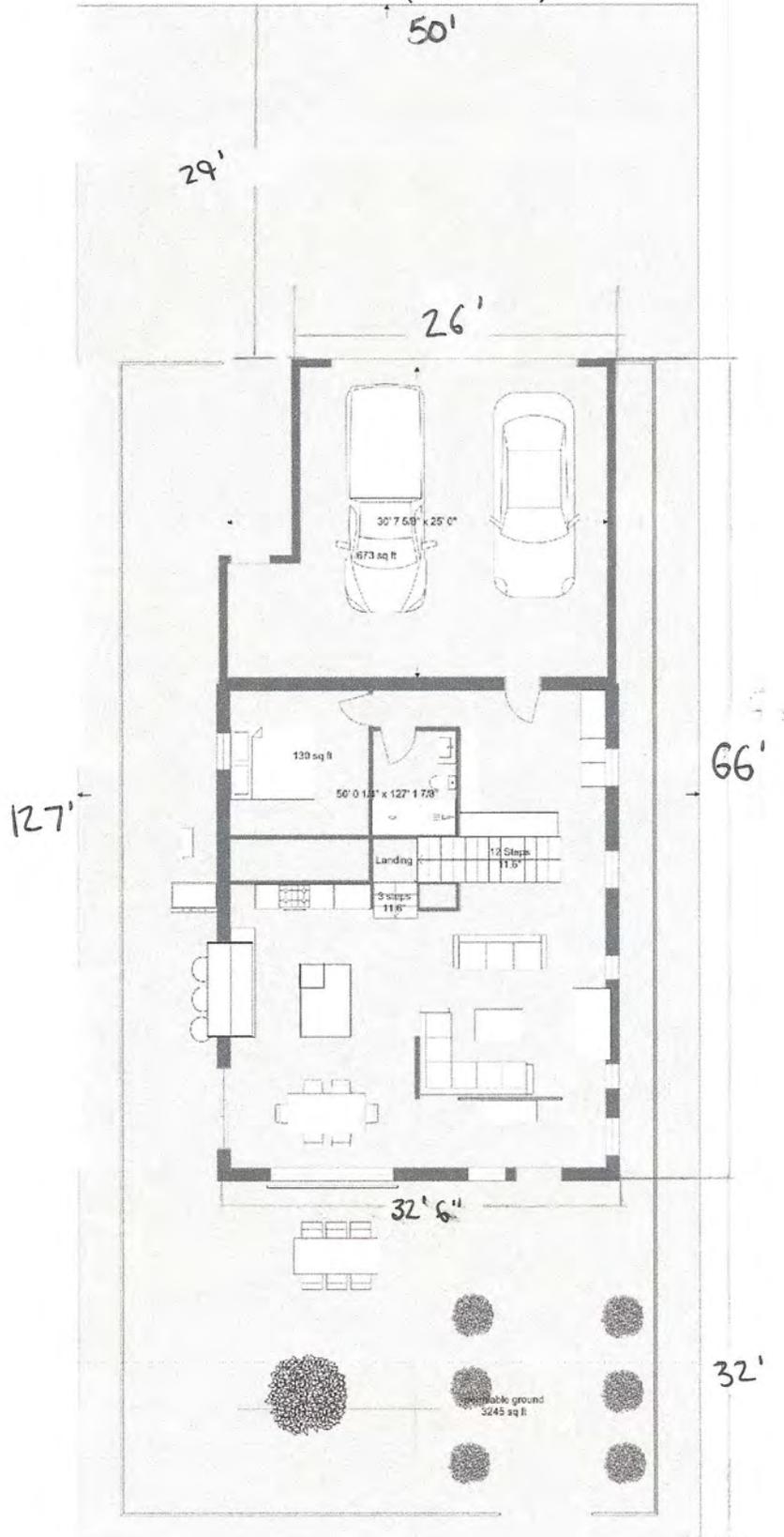
Total Impervious area: 3,106 S.F.

of stories: 2 + basement

of parking spaces: 4

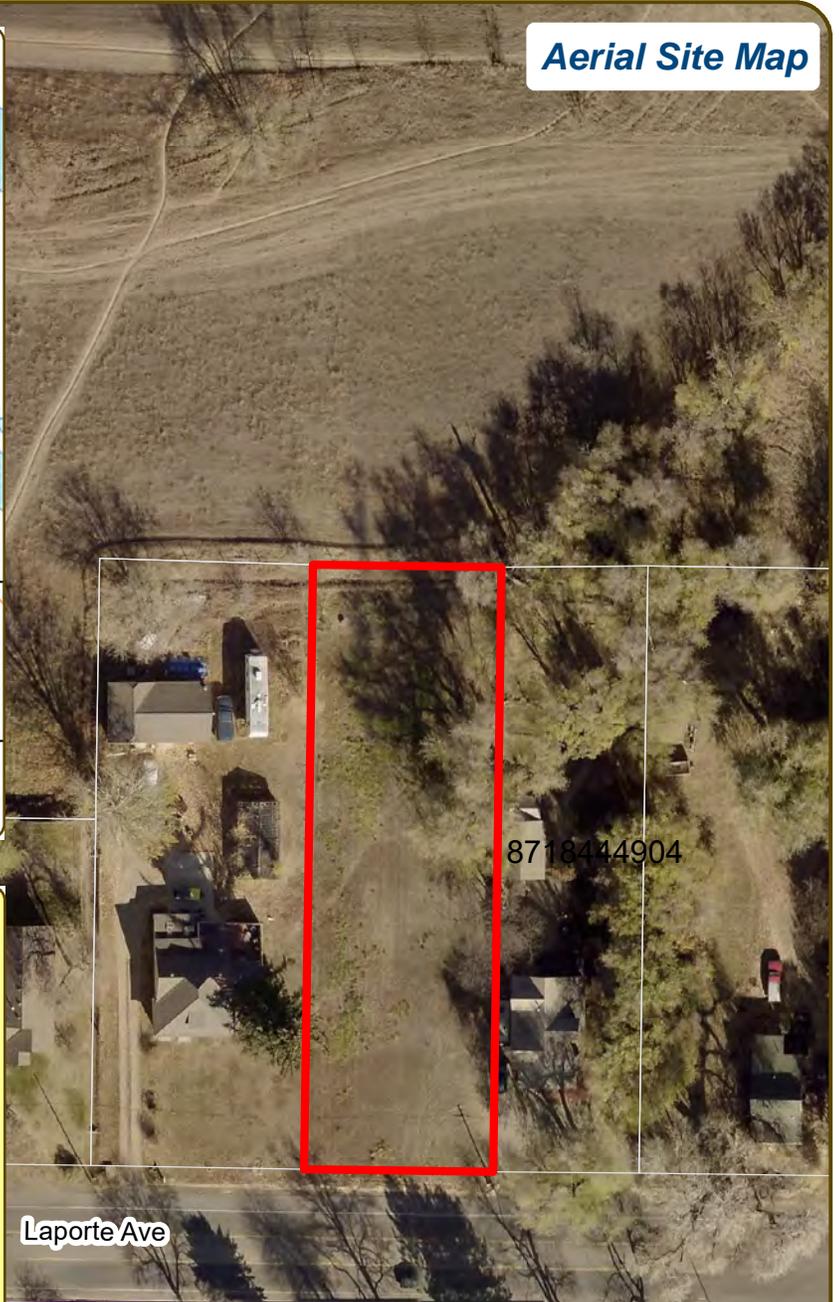
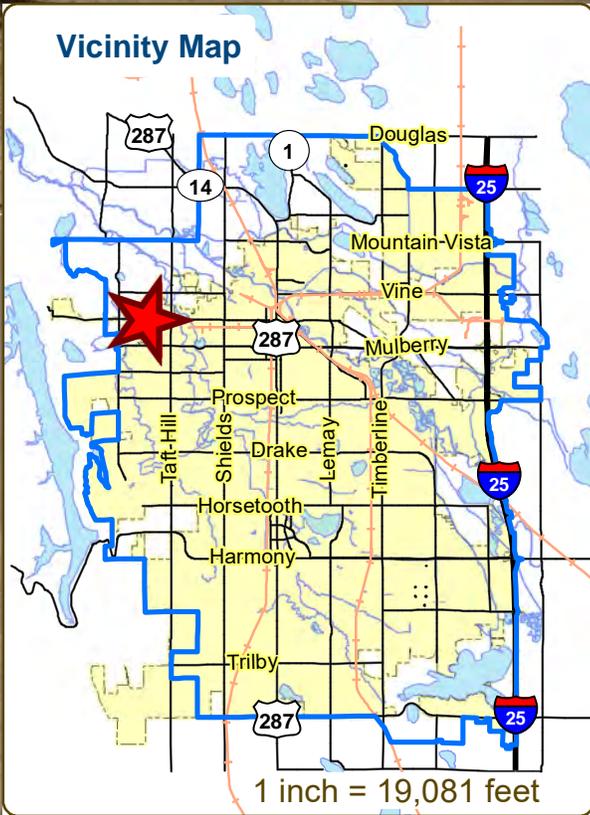


120 1st St. 1st level (21220)



W. Laporte Ave & S. Taft Hill Rd Single-Family Detached

Aerial Site Map



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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 _____

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?

Dear Conceptual Review board,

I'm making an offer on parcel # 9709103009, on LaPorte, and hoping to get city approval of my plans so I can go under contract. I'm proposing to build a single-family residence for myself and my children, and possibly an ADU, for when my aging parents need to be taken in. My children's father lives not far from here and I'm hoping to stay as close as possible, since we co-parent. We looked at the parcel behind his house (The Farmstead parcels, immediately west of 35 S Taft Hill) but it was untenable to build on without triggering civil engineer work. Hence my interest in this parcel.

I'm currently working to get quotes from 3 construction and design/build firms in town, to finalize the schematics of what we might be able to do for my budget, but the details I'm submitting are my ideal.

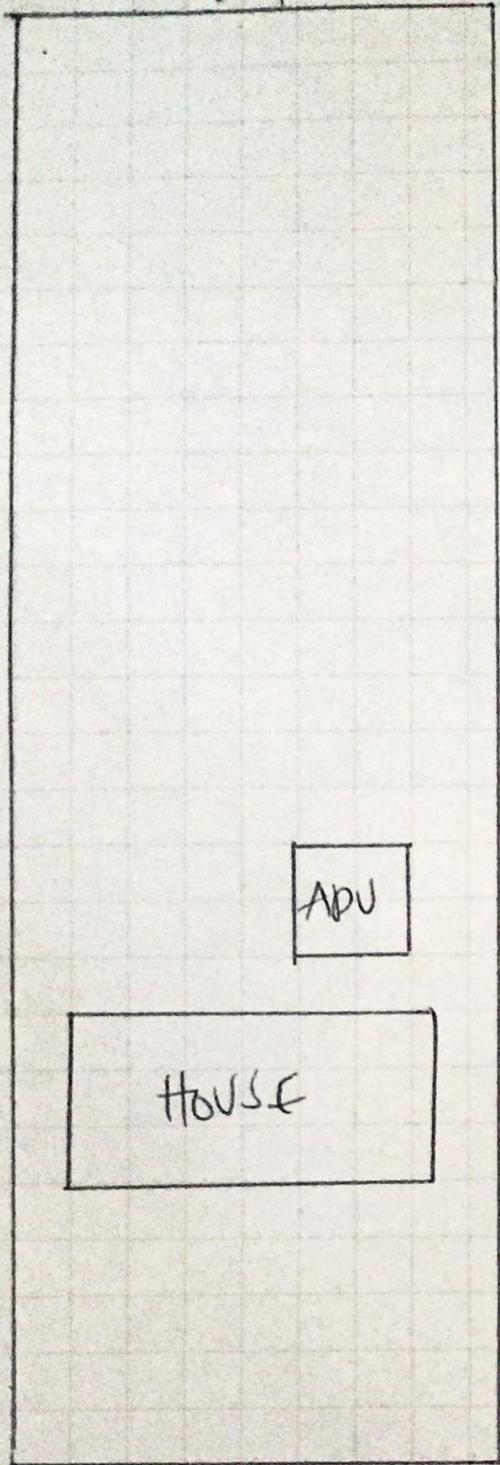
- The house would be 2 storey with a single pitch roof (the 2nd storey will be on the highest side, the lower side would be 1.5 storey in height for open-plan living/kitchen space).
- Given my budget, I'm looking at about a 1700-2000 sq foot in total, the footprint of the first floor would be less than that. I'm open to discussion with the city on set-backs and easements necessary as per city code (I'm aware there's talk of widening sidewalks on LaPorte).
- The ADU would be a 1 bedroom 1 bathroom of about 400 sq ft.
- I would be building up some of the greenery around the perimeter, partly for optics, due to the development that is likely to happen behind this parcel, but also to beautify the area
- I'm investigating cost of solar panels as I would prefer to do that
- I would be interested in a driveway, leading out to LaPorte
- The parcel behind the house would be used as a yard for my kids and to grow vegetables, the parcel in front would just be beautified

Thank you for your time, hope to hear from you soon,

Naomi Win

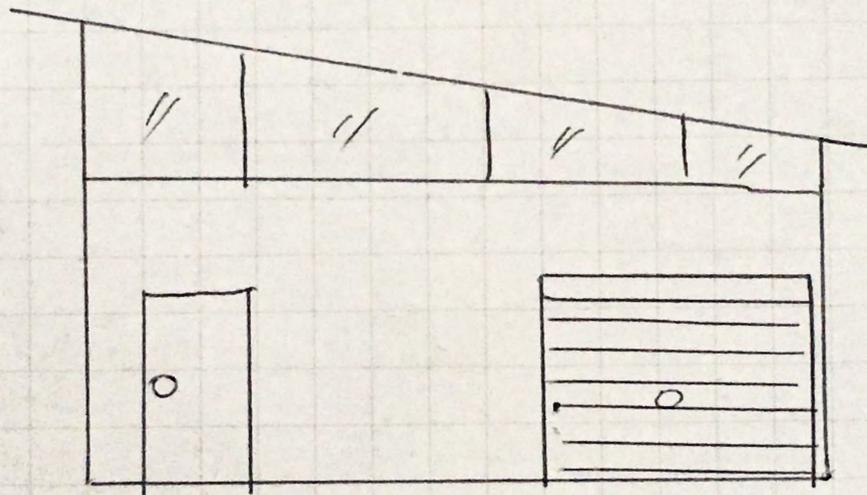
267.699.6621 naomi.win@gmail.com

83 ft



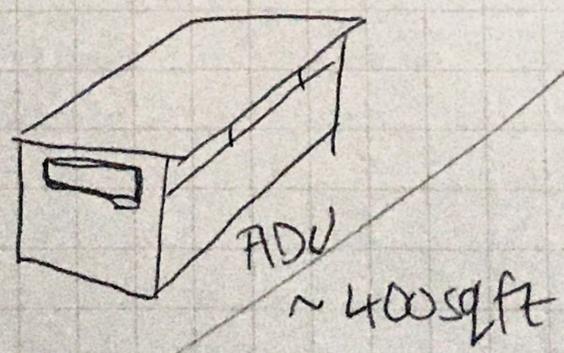
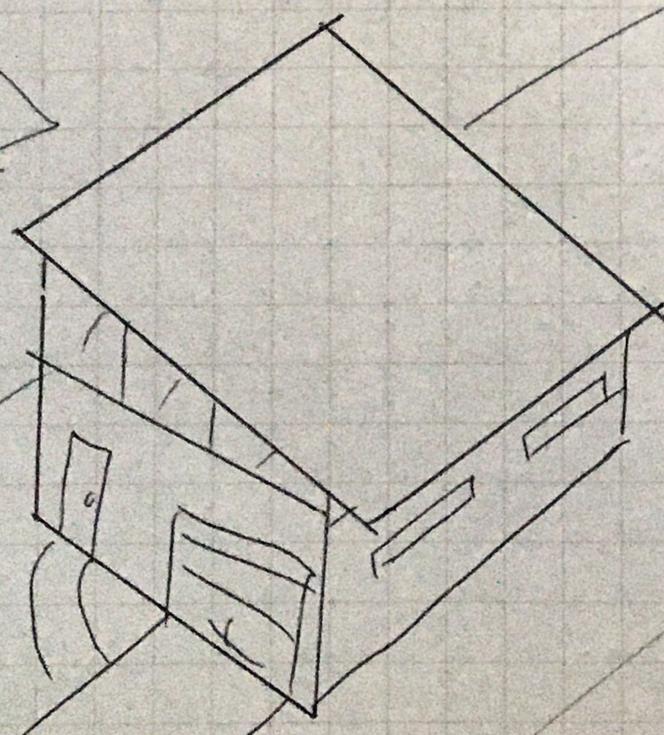
HOUSE

- o 3 BED, 1 FLEX ROOM, 2 BATH
- o ~ 1800 - 2000 sq ft HOUSE
- o SOLAR PANELS
- o OPEN PLAN KITCHEN / LIVING
- o 1 FAMILY, PRIMARY RESIDENCE
- o 2 STOREY
- o SET-BACK NEGOTIABLE



~ 10 ft

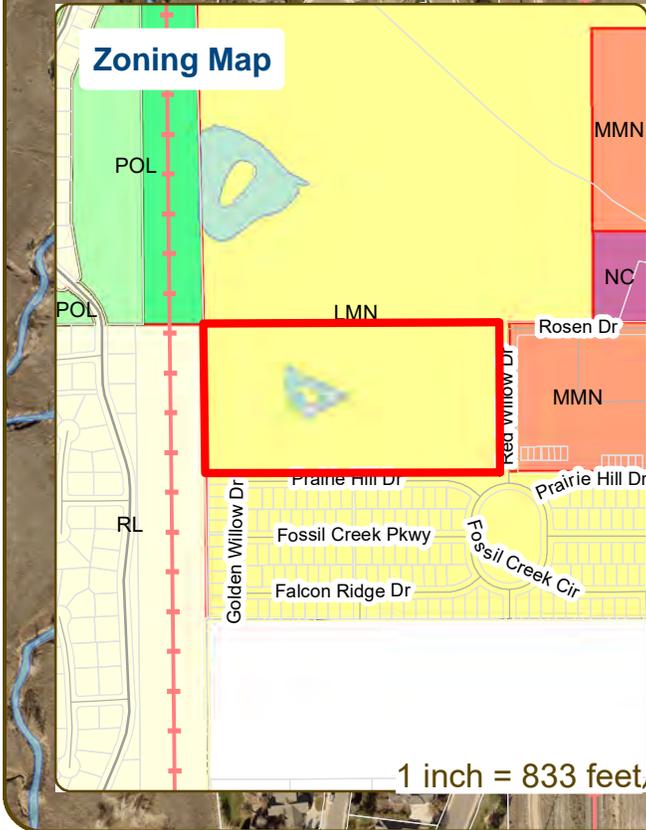
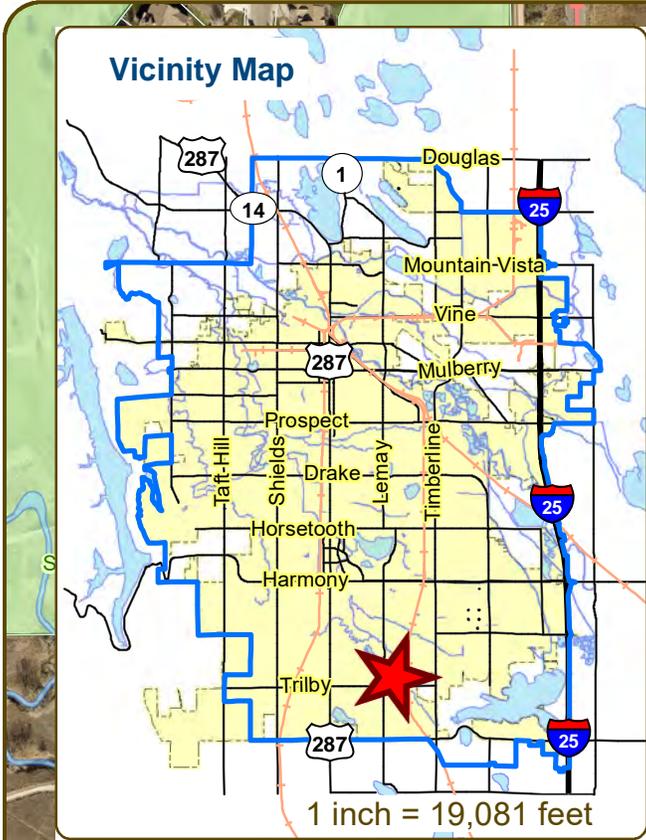
neighbor house



plant large foliage
 (field behind is becoming a development)

it's not in flood plain, but

1801 Rosen Drive Single-Family Attached & Detached



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Ryan McBreen (consultant) _____

Business Name (if applicable) Norris Design

Your Mailing Address 244 N. College Ave. # 130

Phone Number 970.409.3414 **Email Address** rmcbreen@norris-design.com

Site Address or Description (parcel # if no address) 1801 Rosen Dr.

Description of Proposal (attach additional sheets if necessary) Proposed are 90 alley-loaded, single family detached homes and 56 alley-loaded, paired homes. Includes detention area, parks space, and trail connections as shown on included plan. Propose to realign and pipe existing irrigation canal that bisects property.

Proposed Use Residential **Existing Use** Single Family home, agricultural

Total Building Square Footage _____ **S.F.** **Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures Existing home to be removed.

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Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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Increase in Impervious Area ~50% _____ **S.F.**
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SITE DATA TABLE

Total Area	19.9 acres
Total Density	7.3 du/ac
Total Units	146 units
Urban Duplex	90 units
Lot Size	25'x87'
Alley-Loaded	
Single Family Detached	56 units
Lot Size	45'x100'
Alley-Loaded	



1801 ROSEN DRIVE | CONCEPTUAL LOTTING

02/25/2020

