

Conceptual Review Agenda

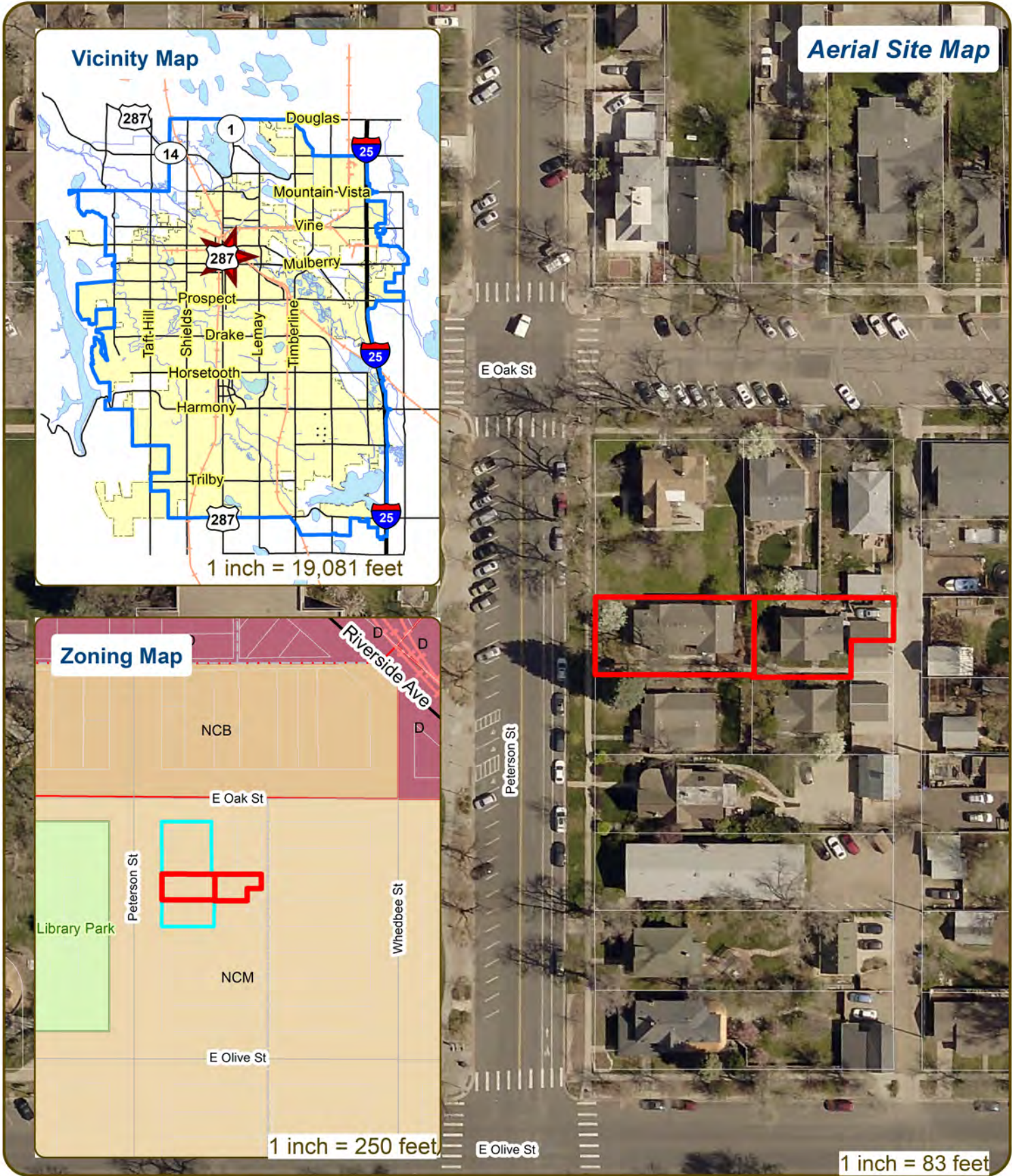
Schedule for 06/17/21

Meetings hosted via Zoom Web Conferencing

Thursday, June 17, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	208-210 Peterson St Replat CDR210050	Hollie Johnson 919-323-7441 hollie.r.johnson@gmail.com	This is a request to replat the existing parcels for 208 and 210 Peterson St parcel # 9712355005; 9712355002) The proposal is to move the existing east/west boundary line between to the two properties 5 feet to the west. The lots are 5,000 sf and 3,800 sf respectively. The site is located approximately 700 feet south of E Mountain Ave and approximately 700 feet west of Riverside Ave. Access is taken from Peterson St directly to the west. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Basic Development Review.	Planner: Kai Kleer Engineer: TBD DRC: Brandy Bethurem Harras

208-210 Peterson St Replat



Aerial Site Map

Vicinity Map

1 inch = 19,081 feet

Zoning Map

1 inch = 250 feet

1 inch = 83 feet

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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 currentplanning@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?

Conceptual Review Application: 208 Peterson Street

Description of Proposal

In 2001 Lots 7-A and 7-B were created through the city's replat process. **We propose a second replat of both properties to improve the outdoor living space available at the adjacent boundary of these lots. No new structures will be built, and the use of the land as permeable yard would remain the same.** The fence on the adjacent boundary would be moved 4-5 feet east towards the alley. This would transfer 250 square feet from 210 Peterson to 208 Peterson allowing us to improve the outdoor living space. Our intention is to be able to better host friends, family, and neighbors.

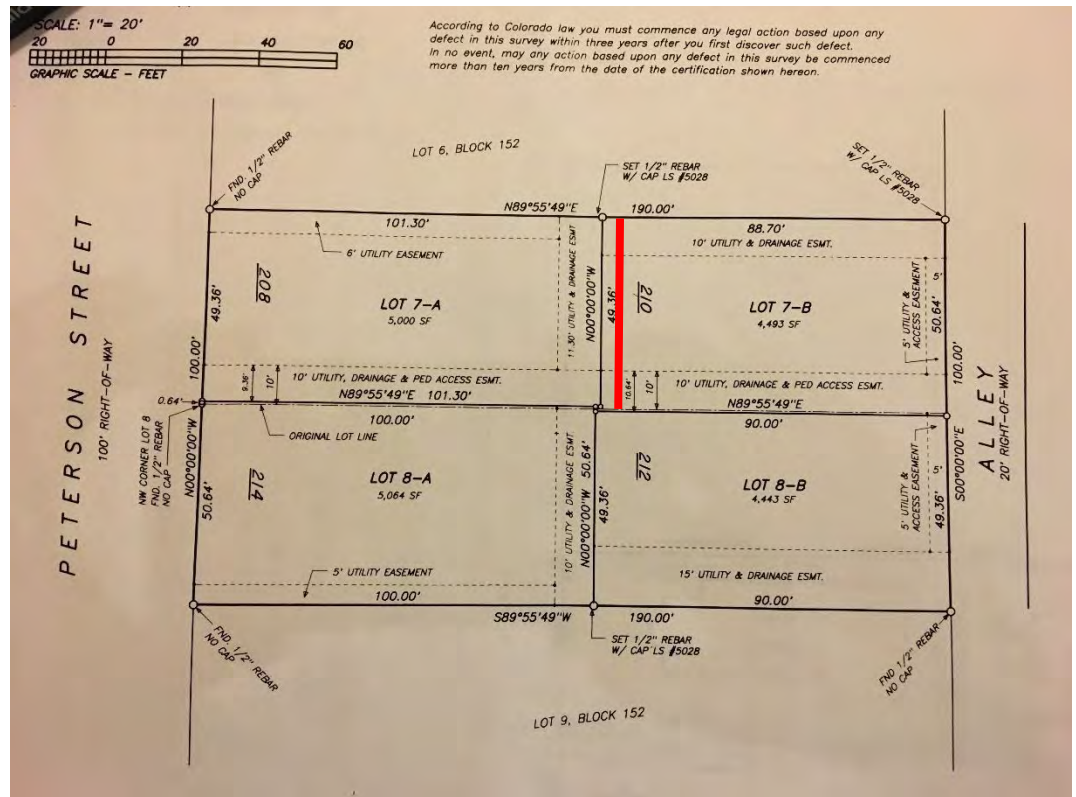
Photo A to the right shows the current fence and property line between 208 and 210 Peterson. The yellow arrow indicates the proposed movement of the fence.



Photograph A

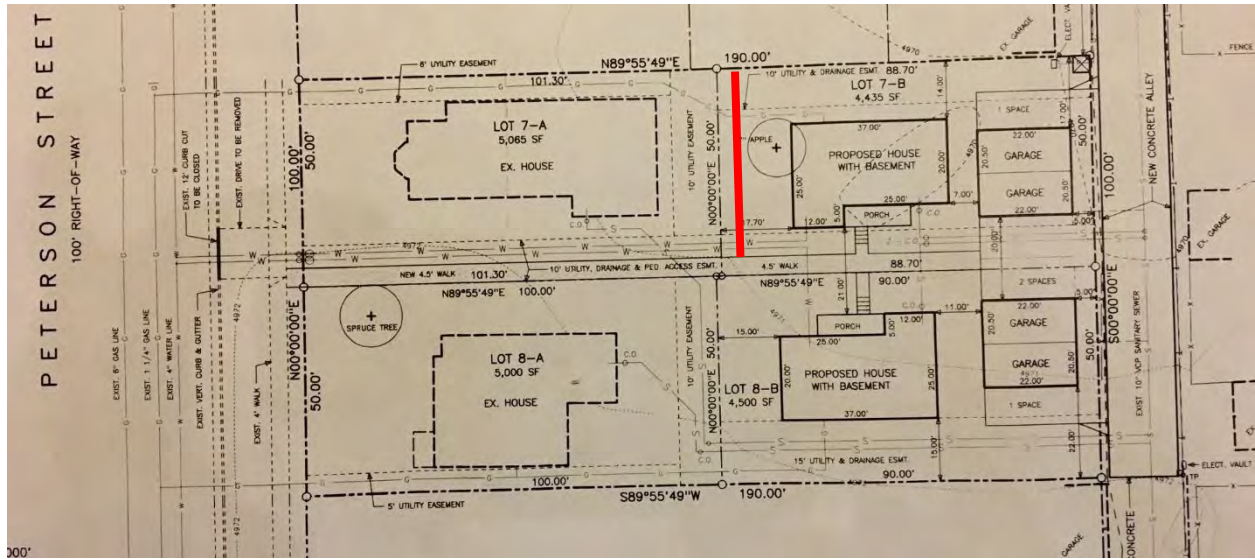
Photographs B and C show the existing property dimensions and boundaries. The red line is the approximate proposed new boundary.

Note: On these plans it appears that the square feet of the sidewalk is included in lots 7-A and 7-B making each lot 50 feet wide. However, the understanding between the owners of 7-A, 7-B, 8-A, and 8-B is that the sidewalk is our collective property. If this is the case, lots 7-A and 7-B would be approximately 45 feet wide, not 50 feet wide. Since no dimensions are listed on the Larimer County Assessor's website for our lots, we are uncertain about the legal width of 7-A and 7-B.



Photograph B

Conceptual Review Application: 208 Peterson Street



Photograph C

Summary

In summary, the proposal is to adjust lot 7-A, 208 Peterson from 50' x 101' to 50' x 106' and lot 7-B from 50' x 89' to 50' x 84. Since both properties have existing nonconformities (e.g. lot size), this proposal includes a request for modifications for all nonconformities. The 250 square feet of land transferred from lot 7-A to lot 7-B would not change in function. The land would remain land and sidewalk. No structures would be built.

Conceptual Review Application: 208 Peterson Street

Photographs of 208 Peterson



210 Peterson

Proposed
Adjusted
Boundary

208 Peterson: Street View



208 Peterson: West Side



208 Peterson: South Side



208 Peterson: East Side



208 Peterson: North Side