

Conceptual Review Agenda

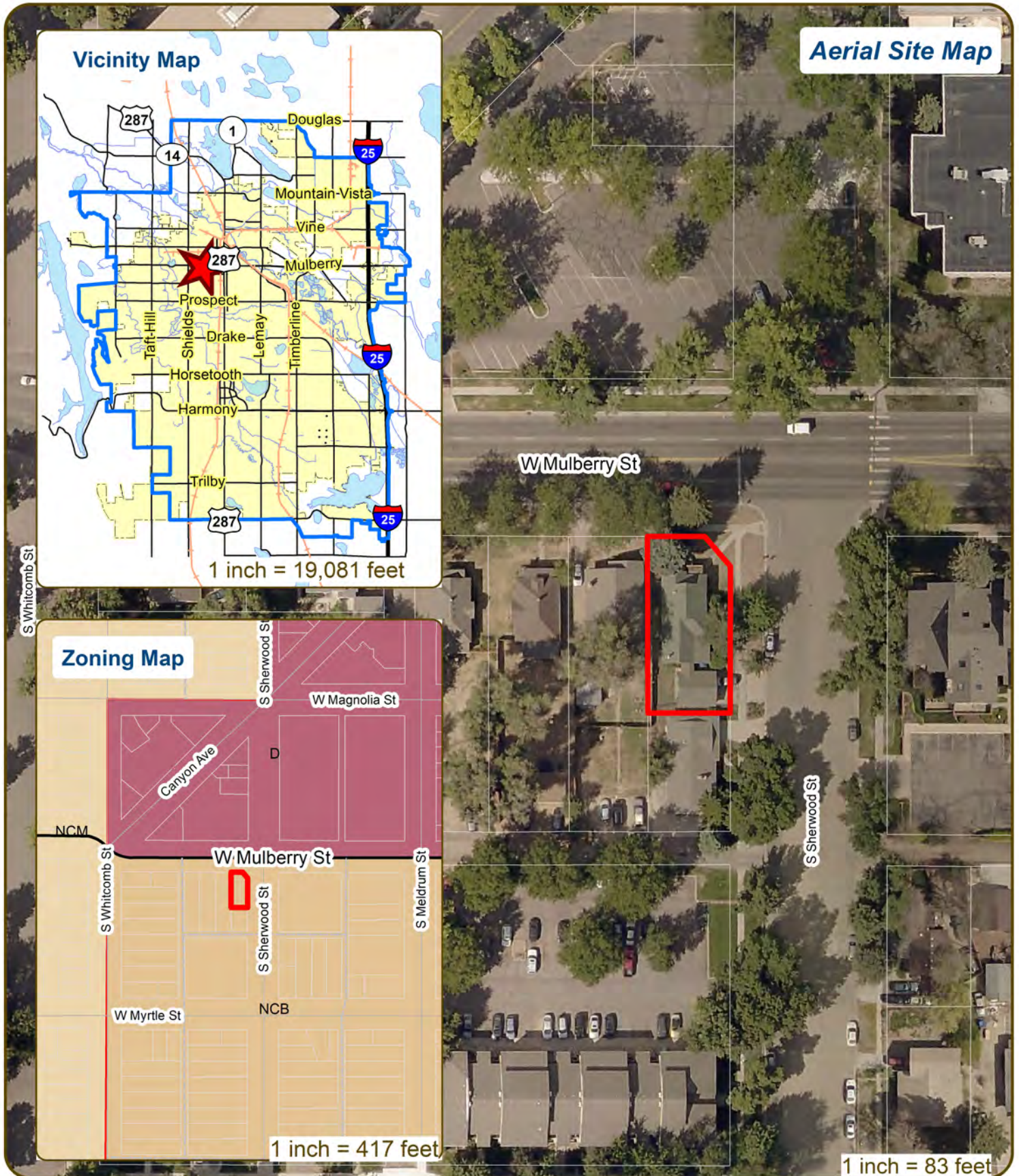
Schedule for 07/15/21

Meetings hosted via Zoom Web Conferencing

Thursday, July 15, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	503 W Mulberry St Extra Occupancy CDR210054	Silas Beaner 970-443-9425 silas@stegnerrentals.com	This is a request to convert an existing two-family dwelling into an extra occupancy rental house for 5 occupants at 503 W Mulberry St (parcel # 9714109012). Access is taken from W Mulberry St to the north and S Sherwood St to the west. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Basic Development Review.	Planner: Will Lindsey Engineer: Dave Betley DRC: Tenae Beane

503 W Mulberry St Extra Occupancy



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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.

BOLDDED 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) Silas Beamer

Property Manager

Business Name (if applicable) _____

Your Mailing Address 1020 Luke St Suite B Fort Collins, CO 80524

Phone Number 970-443-9425 **Email Address** silas@stagnerrentals.com

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

503 W. Mulberry St. Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) _____

Extra Occupancy request / change of occupancy

Proposed Use Single family **Existing Use** ~~Single~~ Duplex

Total Building Square Footage 2,261 **S.F. Number of Stories** 1 **Lot Dimensions** 00.000 5,500 sq ft

Age of any Existing Structures 121 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?** _____

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

Increase in Impervious Area NA **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?



503 W Mulberry St Conceptual Review



Legend

Addresses

Subdivisions

Tax Parcels

Platted Lots

Home Owners Assoc & Severed Mineral Rights

Recorded Dimensions

PLSS Township and Range

PLSS Sections

PLSS Quarter Sections

Railroads

Major Road System

Road System

Lakes and Ponds

Major Rivers and Streams

Rivers and Streams

County Boundary

Rocky Mountain National Park

Incorporated Areas

City or Town

County

State

Federal

Other

Notes

0.0 0 0.01 0.0 Miles

Date Prepared: 7/6/2021 2:01:05 PM

1: 1,200

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet



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