

# Conceptual Review Agenda

Schedule for 08/05/21

Meetings hosted via Zoom Web Conferencing

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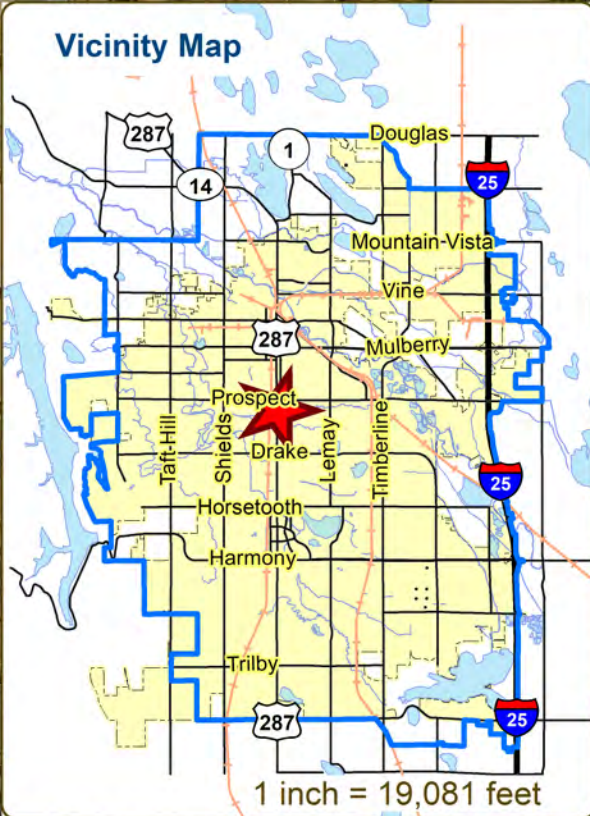
## Thursday, August 5, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	301 Parker St Two-Family Attached Dwelling  CDR210060	Adam Nelson 970-692-4266 nelsonadam68@gmail.com	This is a request to develop a two-family attached dwelling at 301 Parker St (parcel # 9724218008). The proposed plan would include the demolition of the existing single-family dwelling. The proposed duplex would have a 1,200 sf building footprint. Other site improvements would include a new gravel parking area to the rear of the lot, a new fence, a concrete patio, and landscaping. Access is taken from Parker St directly to the north and the alleyway directly to the south. The site is approximately .18 miles east of S College Ave and .13 miles south of E Prospect Rd. The site is within the Low Density Mixed-Use Neighborhood (LMN) zone district and the proposal is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Brandy Bethurem Harras

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# 301 Parker St Two-Family Attached Dwelling

**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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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](mailto: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) \_\_\_\_\_

Adam Nelson, agent of owner, main contact.

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** PO Box 271310, Fort Collins, CO 80527

**Phone Number** 970 692 4266 **Email Address** NelsonAdam68@gmail.com

**Site Address or Description** (parcel # if no address) 301 Parker St, Fort Collins, CO 80525

**Description of Proposal** (attach additional sheets if necessary) Demolish existing single family home and build new duplex of approximately 1,200 total SF

**Proposed Use** Duplex **Existing Use** Single Family

**Total Building Square Footage** 1,200 S.F. **Number of Stories** 1 **Lot Dimensions** approx. 125' by 59'

**Age of any Existing Structures** Existing home built 1939

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? High Risk 100 year

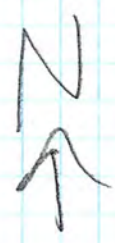
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** approx 1,165 SF 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?

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Parker Street

301

Trees

~51'

□ ~ 3' square

adjacent Duplex

~70'

New concrete patio/walk

New side-by-side Duplex ~1200SF

~52'

New fence

adjacent Duplex 2

8'

~55'

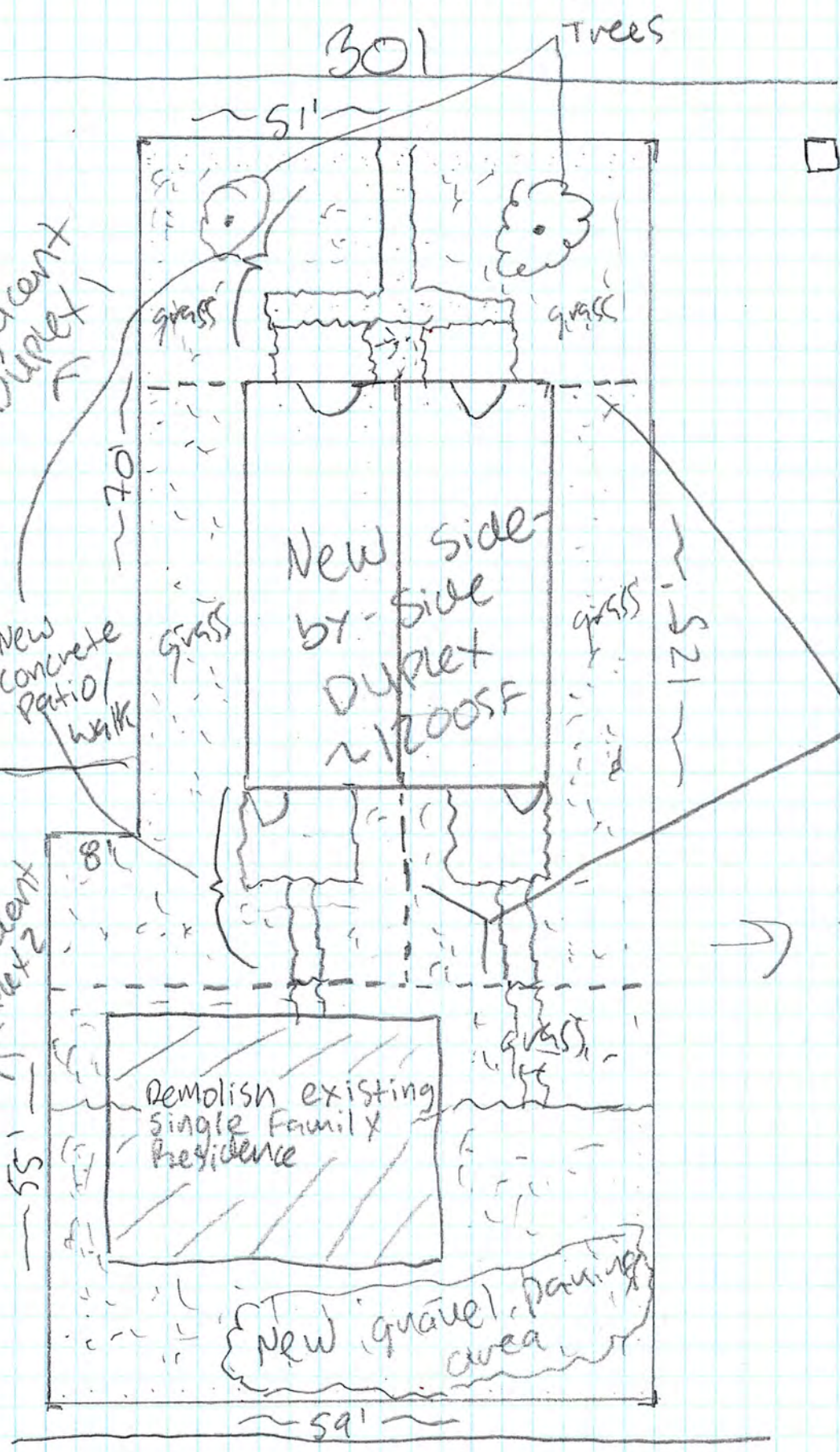
Demolish existing single family residence

New gravel parking area

~59'

Alley

adjacent single family house





















### **Overall Alpert Subdivision Size**

Legal Description: The South half of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  except the west 845 feet thereof

Section – 27,878,400 SF

$\frac{1}{4}$  Section – 6,969,600 SF

$\frac{1}{4}$  of  $\frac{1}{4}$  Section – 1,742,400 SF

$\frac{1}{2}$  of  $\frac{1}{4}$  of  $\frac{1}{4}$  Section – 871,200 SF

871,200 SF less west the 845 feet or 559,390 SF leaves 311,810 SF or **7.158** Acres in the Alpert Subdivision.

Schedule Number	Address Number	Street Name	Building Type	Number of Units	Lot SF
972421	9009	1718 Mathews St	Single Family Residence	1	6400
972421	9008	1722 Mathews St	Single Family Residence	1	6400
972421	9007	309 E Alpert	Single Family Residence	1	6400
972421	9006	311 E Alpert	Single Family Residence	1	6400
972421	9005	315 E Alpert	Single Family Residence	1	6400
972421	9004	317 E Alpert	Single Family Residence	1	5760
972421	9002	319 E Alpert	Single Family Residence	1	12160
972421	9001	1801 Peterson	Single Family Residence	1	6400
972421	9010	300 E Stuart	Single Family Residence	1	6400
972421	9011	304 E Stuart	Single Family Residence	1	6400
972421	9012	308 E Stuart	Single Family Residence	1	6400
972421	9013	312 E Stuart	Single Family Residence	1	6400
972421	9014	314 E Stuart	Single Family Residence	1	6400
972421	9015	334 E Stuart	Single Family Residence	1	8320
972421	8009	1702 Mathews St	Duplex	2	3200
972421	8019	1704 Mathews St	Duplex	2	2744
972421	8008	301 Parker St	Single Family Residence	1	6400
972421	8006	315 Parker St	Single Family Residence*	2	12951
972421	8005	317 Parker St	Single Family Residence	1	6400
972421	8003	319 Parker St	Single Family Residence	1	11520
972421	8002	323 Parker St	Duplex	2	6400
972421	8001	325 Parker St	Single Family Residence	1	5632
972421	8018	324 E Alpert	Duplex	2	6400
972421	8017	316 E Alpert	Single Family Residence	1	6400
972421	8016	314 E Alpert	Single Family Residence*	2	5770
972421	8015	312 E Alpert	Single Family Residence	1	5760
972421	8014	310 E Alpert	Single Family Residence	1	6400
972421	8013	308 E Alpert	Single Family Residence	1	6400
972421	8012	306 E Alpert	Single Family Residence	1	6400
972421	8011	304 E Alpert	Single Family Residence	1	6400
972421	8010	300 E Alpert	Single Family Residence	1	6400
972421	9016	338 E Stuart	Single Family Residence	1	8320
972421	9020	340 E Stuart	Single Family Residence	1	6400