

Preliminary Design Review Agenda

Schedule for 02/02/22

Preliminary Design Review meetings will be hosted via Zoom web conferencing.

Wednesday, February 2, 2022

Time	Project Name	Applicant Info	Project Description	
8:30	Elevations Community Land Trust Dwelling Units Conversions PDR220001	David Ogunsanya 720-822-2083 dogunsanya@elevationclt.org	This is a request to convert 14 for-rent duplex units owned and operated by Housing Catalyst throughout the City into single-family attached dwelling units. No redevelopment of any of the sites is proposed, with all conversions taking place within the existing structures. A detailed breakdown of the dwelling units which includes the addresses, parcel numbers, existing zoning, and the affiliated Land Use Code review process can be found on page 2 of the PDR packet.	Planner: Ryan Mounce Engineer: TBD DRC: Tenae Beane



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:

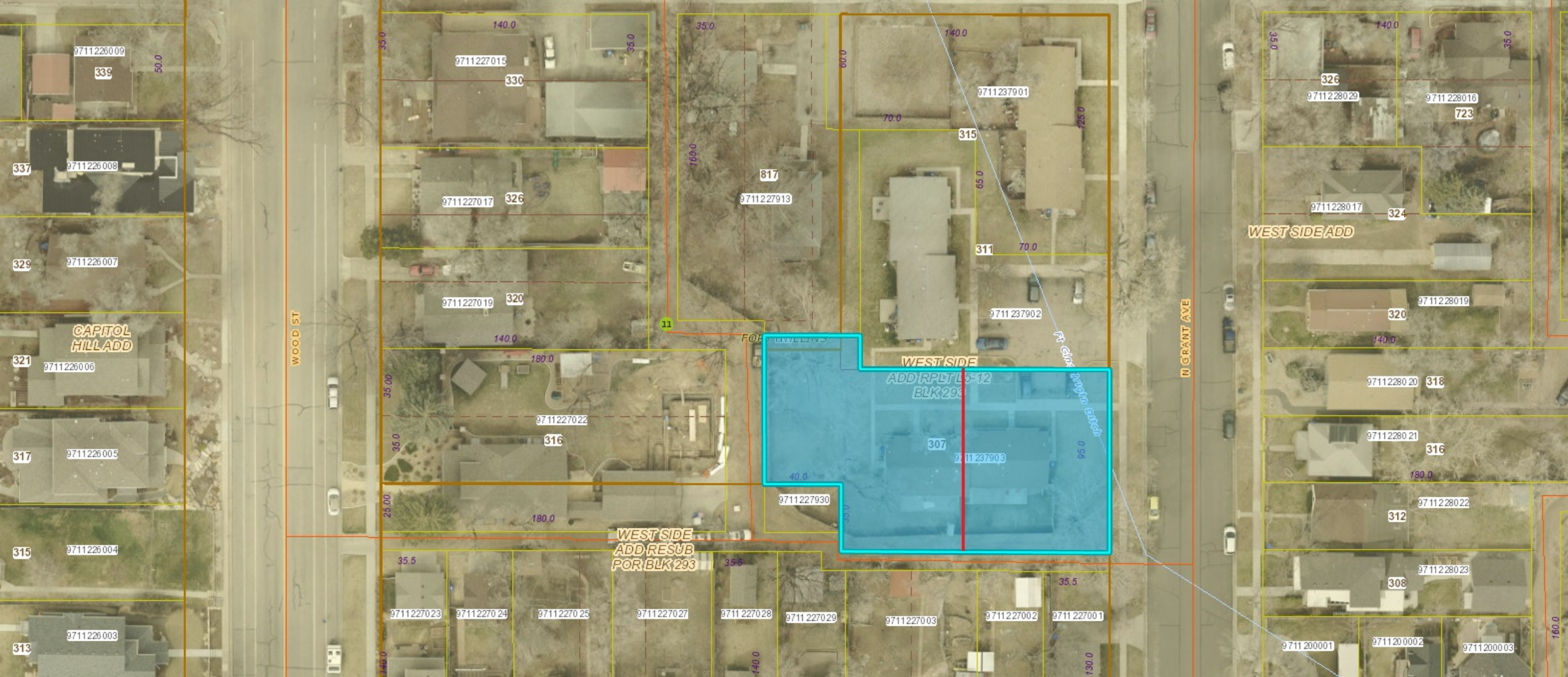
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

Community Land Trust PDR Overview

Housing Catalyst is exploring the sale of a number of properties to a Community Land Trust who is seeking to convert rental units to affordable home ownership opportunities. This would be accomplished by adding lot lines to existing duplexes and creating single-family attached units. No site changes are proposed.

List of PDR Sites, zoning, and review processes:

ADDRESS	PARCEL	ZONING	APPROVAL PROCESS
1016 & 1018 Morgan St	9713400931	Low Density Mixed-Use Neighborhood (LMN)	Type 1
2912 & 2914 Rams Ln	9721224913	Medium Density Mixed-Use Neighborhood (MMN)	Type 1
331 S Loomis Ave (A&B)	9711328916	Neighborhood Conservation – Low Density (NCL)	Addition of a Permitted Use (APU)
307 & 309 N Grant Ave	9711237903	Neighborhood Conservation – Medium Density (NCM)	Addition of a Permitted Use (APU)
311 & 313 N Grant Ave	9711237902	Neighborhood Conservation – Medium Density (NCM)	Addition of a Permitted Use (APU)
315 & 317 N Grant Ave	9711237901	Neighborhood Conservation – Medium Density (NCM)	Addition of a Permitted Use (APU)
512 & 514 West St	9711238902	Neighborhood Conservation – Medium Density (NCM)	Addition of a Permitted Use (APU)



9711226009

339

50.0

337

9711226008

329

9711226007

321

9711226006

317

9711226005

315

9711226004

313

9711226003

140.0

9711227015

330

35.0

35.0

9711227017

326

9711227019

320

140.0

35.0

35.0

25.0

9711227022

316

180.0

WEST SIDE
ADD RESUB
FOR BLK 293

35.5

9711227023

9711227024

9711227025

9711227027

9711227028

9711227029

9711227003

9711227002

9711227001

35.0

817

9711227913

11

FOR INVESTORS

WEST SIDE

ADD RPT L5-12
BLK 293

307

9711237903

9711227930

9711237901

315

65.0

311

9711237902

70.0

40.0

35.0

130.0

140.0

60.0

70.0

725.0

FOR INVESTORS

FOR INVESTORS

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N GRANT AVE

WOOD ST

WEST SIDE ADD

35.0

326

9711228029

140.0

9711228016

723

35.0

9711228017

324

9711228019

320

140.0

9711228020

318

9711228021

316

180.0

9711228022

312

9711228023

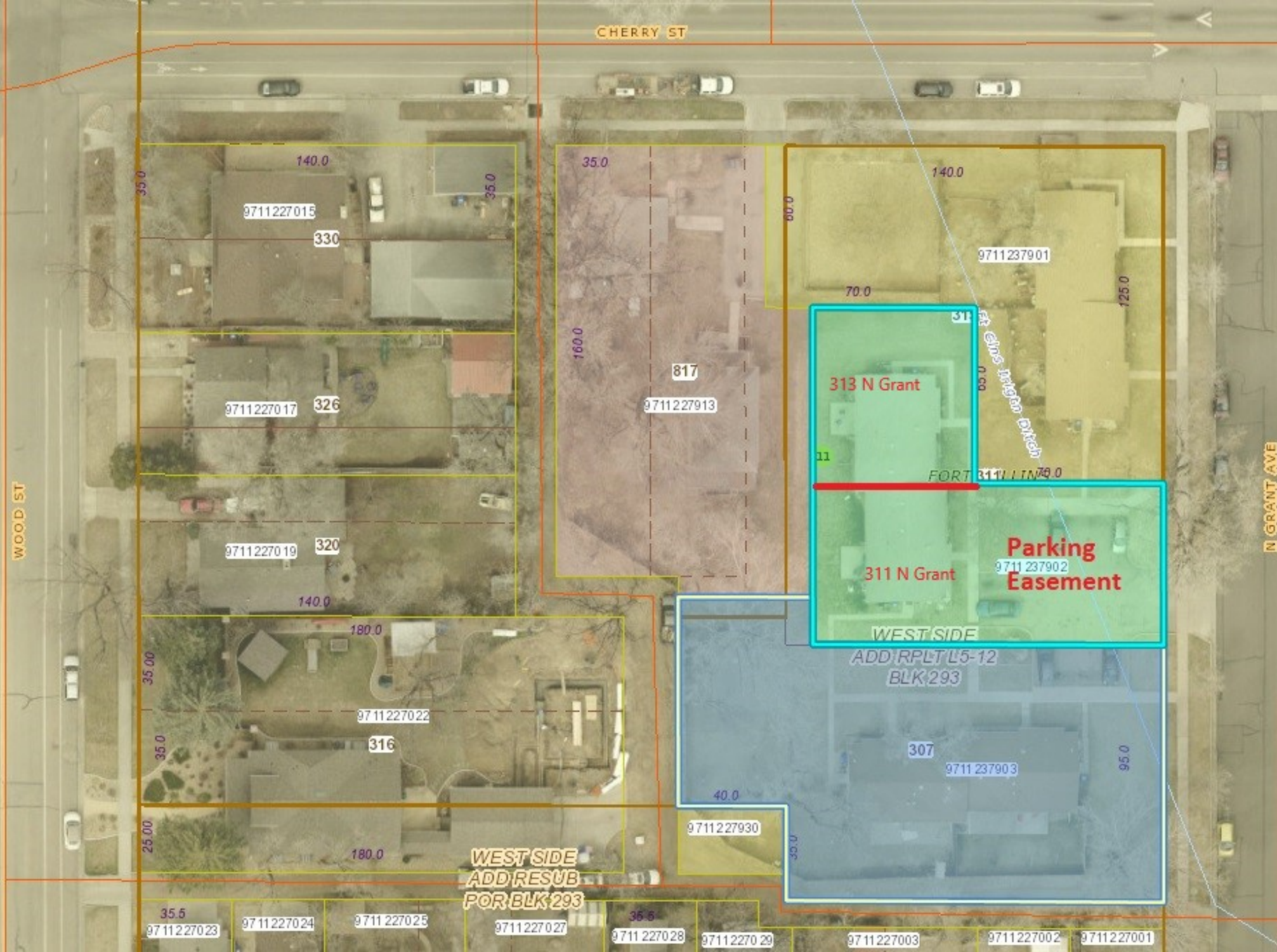
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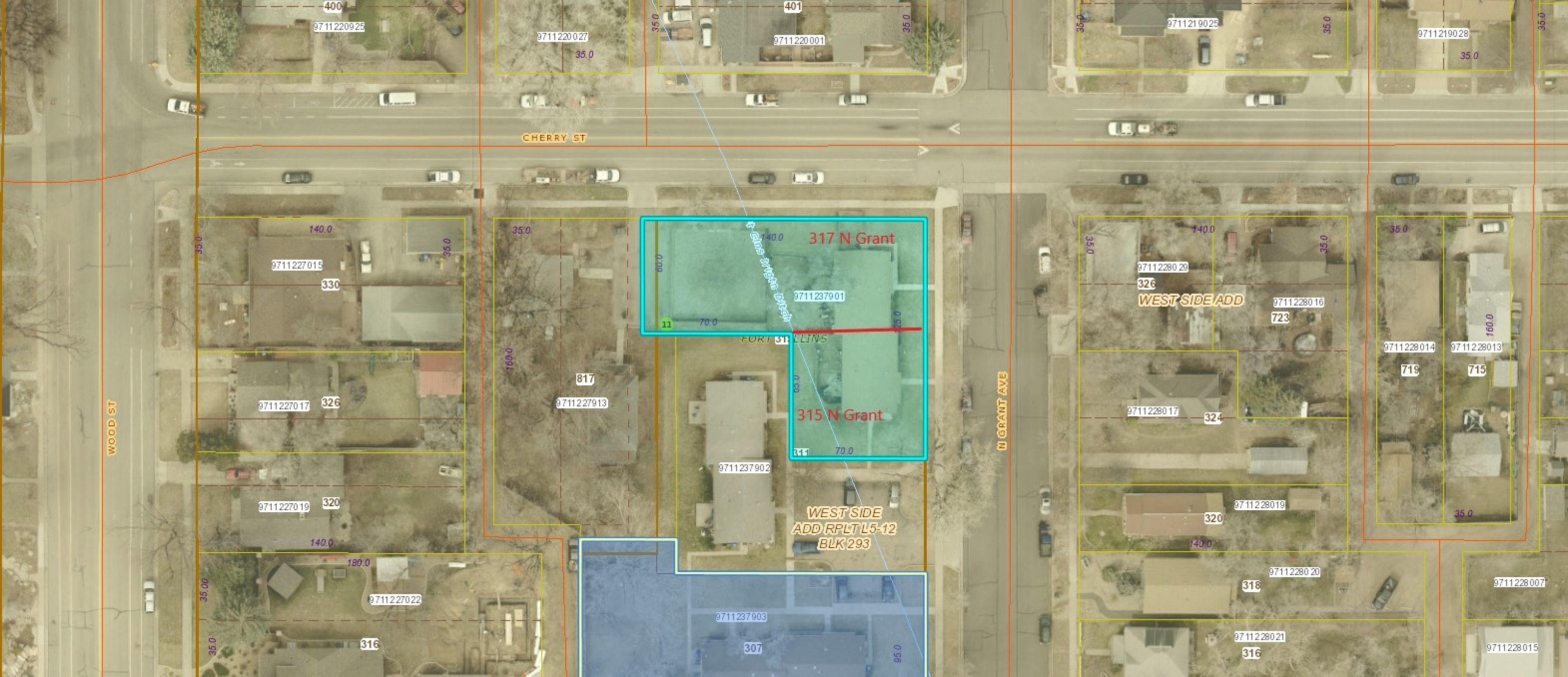
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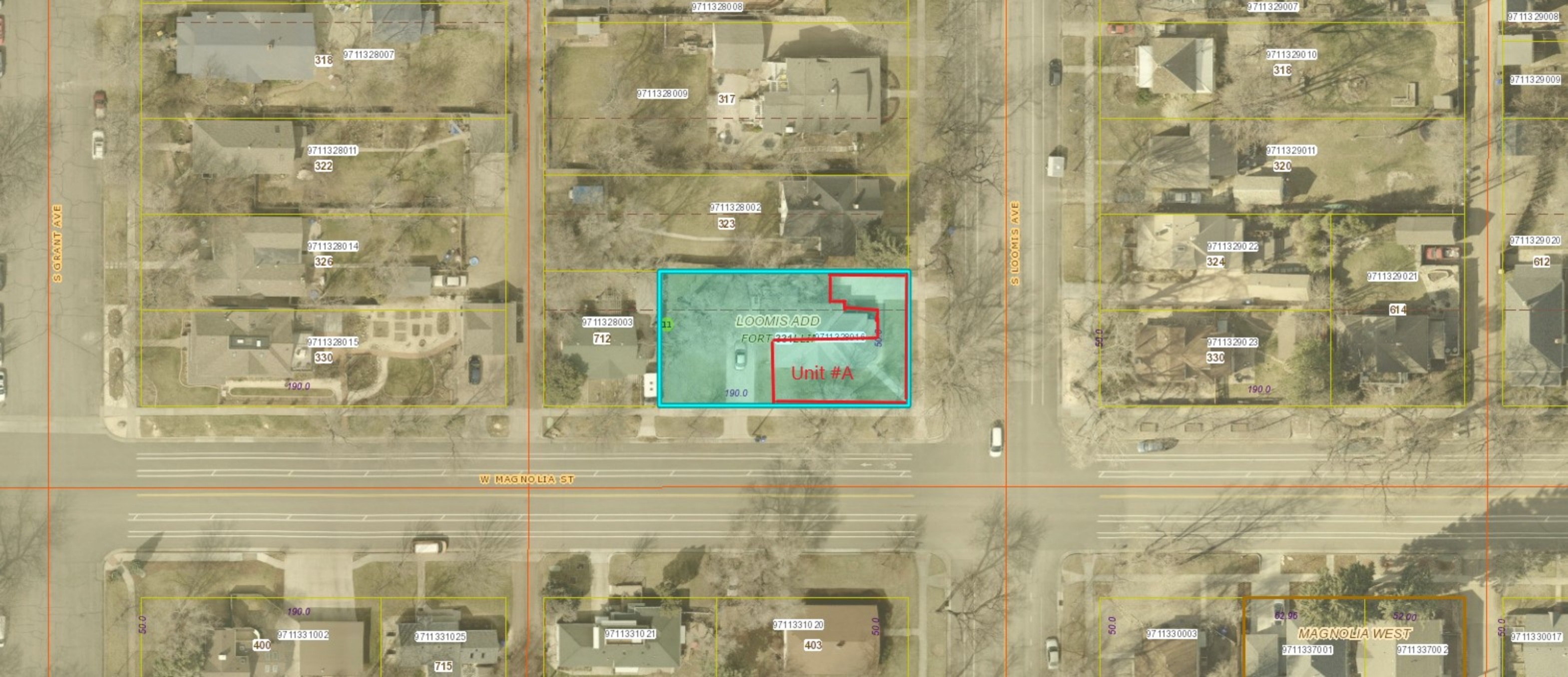
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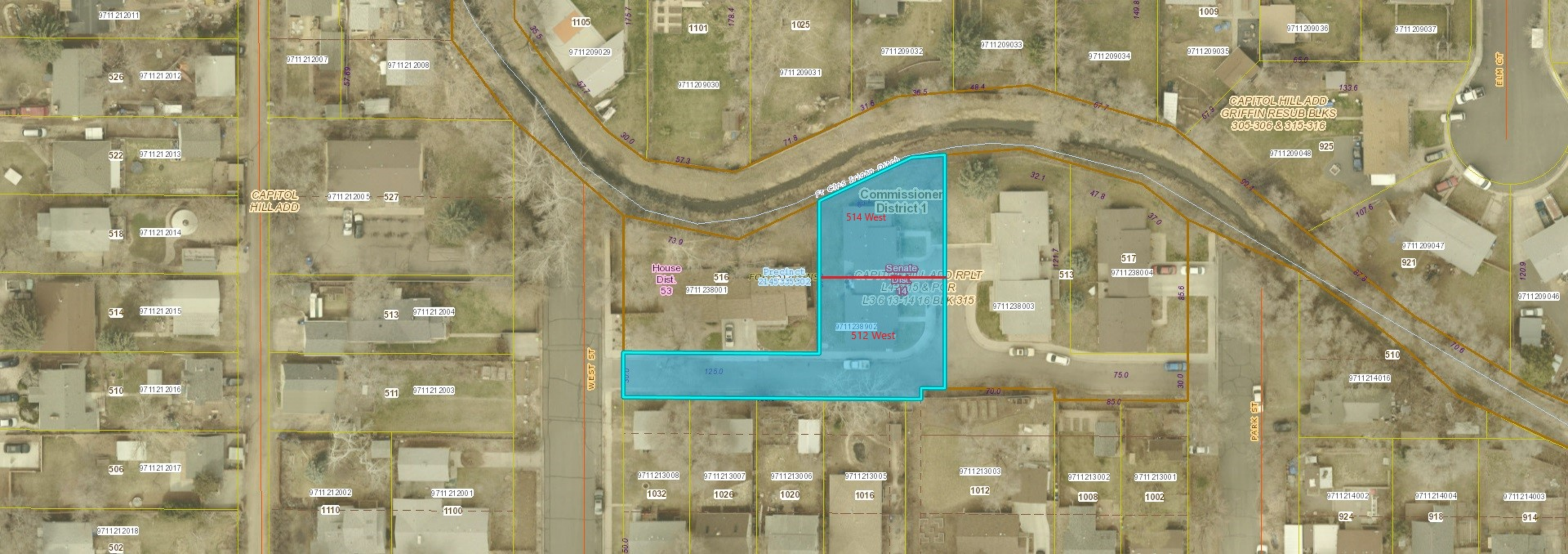
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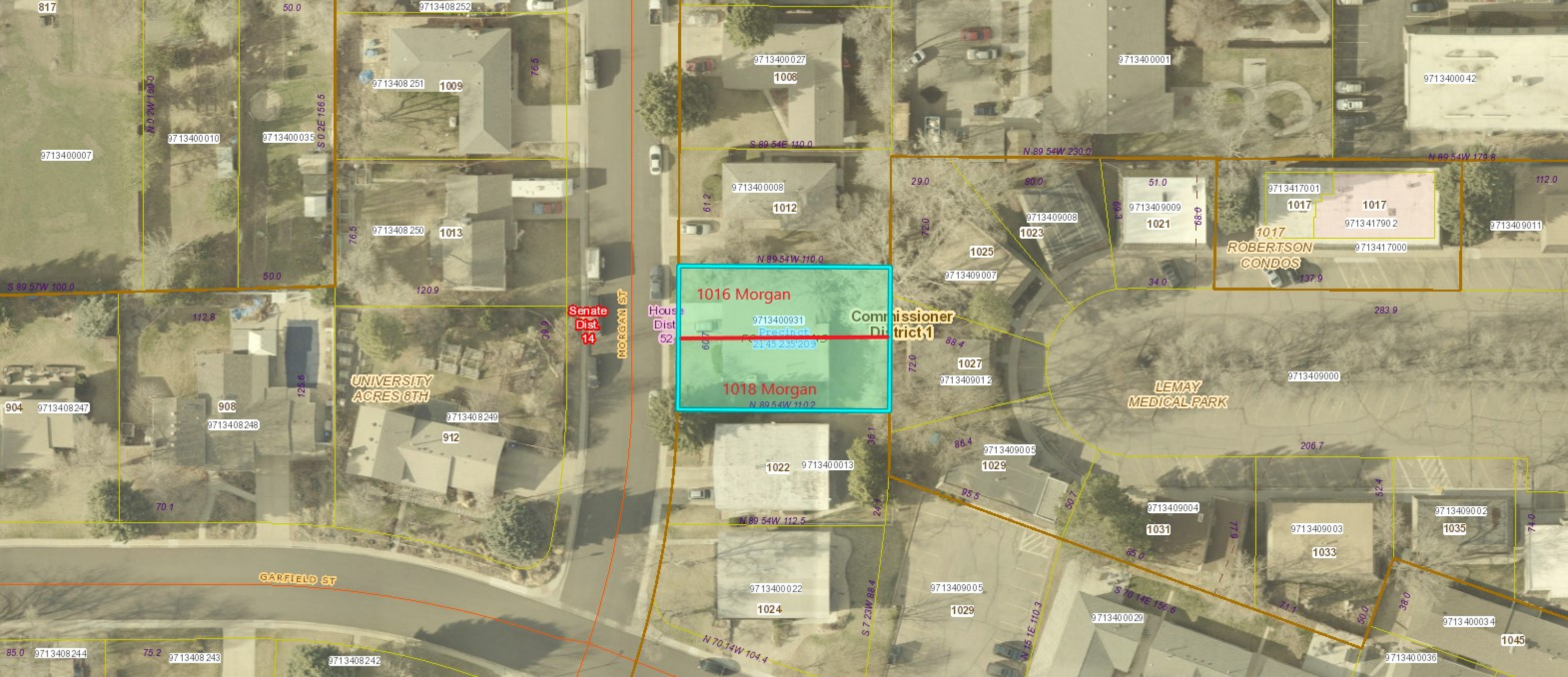
160.0











1016 Morgan
9713400931
2145 235 209
1018 Morgan
N 89.54W 110.2

Commissioner District 1

UNIVERSITY ACRES 8TH

ROBERTSON CONDOS

LEMAY MEDICAL PARK

Senate Dist. 14

House Dist. 52

GARFIELD ST

MORGAN ST



ELLIOTT MILLER
FOOTHILLS WEST 9TH

ELLIOTT MILLER
FOOTHILLS
WEST 10TH

TRAILVIEW
CONDOS SUPP 3

TRAILVIEW
CONDOS
SUPP 8

TRAILVIEW
CONDOS SUPP 2

STADIUM
HEIGHTS

STADIUM
HEIGHTS

TRAILVIEW CONDOS
SUPP 1

RAMS LN

PECAN ST

REAL CT