

# Conceptual Review Agenda

Schedule for 04/21/22

Meetings hosted via Zoom Web Conferencing

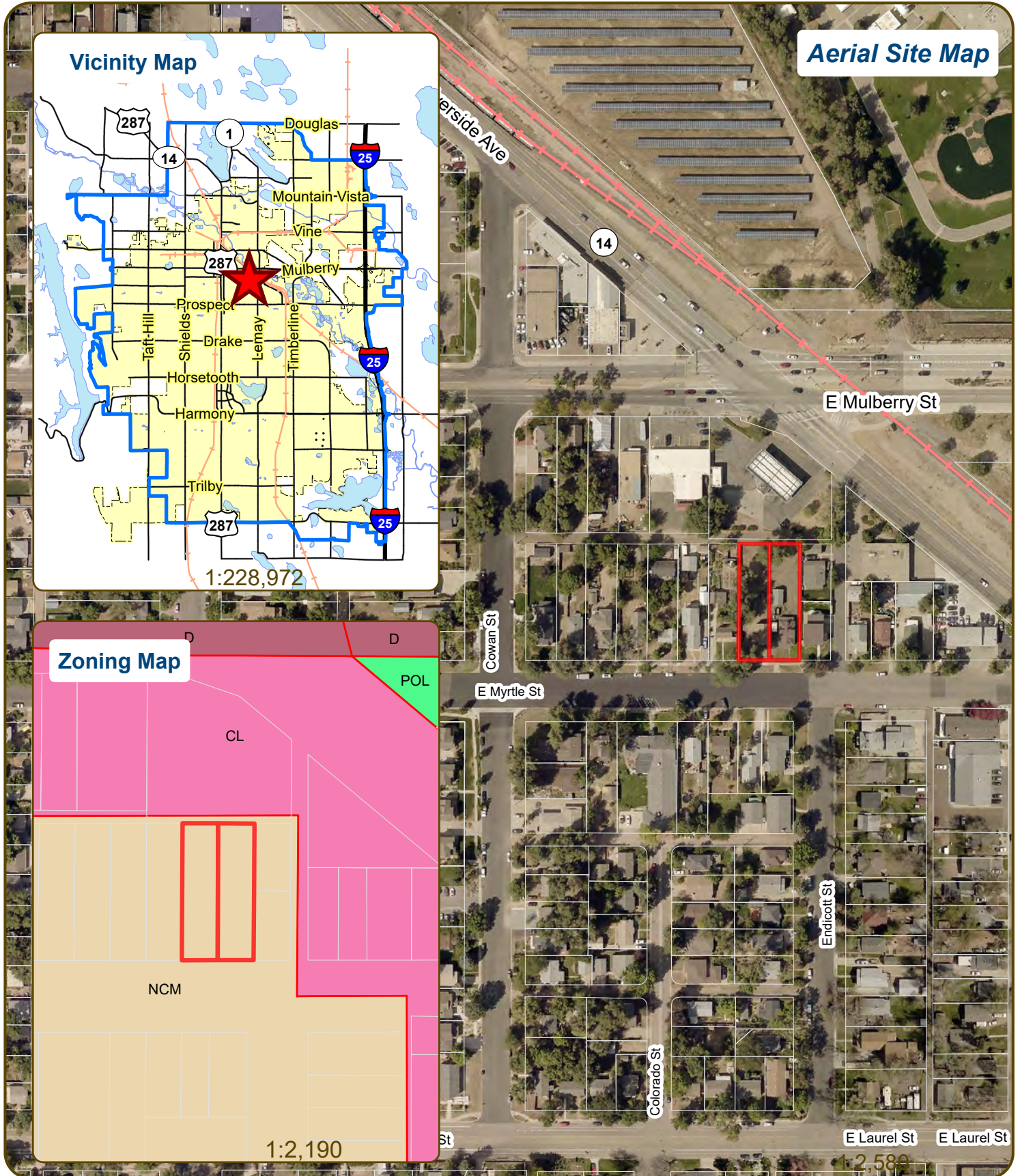
---

## Thursday, April 21, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	830 & 834 E Myrtle Single- Family Attached  CDR220031	Ralph Shields 970-231-7665 wrkshpinc@gmail.com	This is a request to build 4 single family dwellings at 830 & 834 E Myrtle St. (Parcels # 9713107017, 9713107018). The applicant proposes to replat each lot to create zero lot line, single-family attached housing for a total of 4 dwelling units (2 ea. lot). The new dwelling units would be approx. 1,900 above grade SF, 2-story with basements, and include 3 bedrooms and 2.5 bathrooms per unit. The project site is approximately .04 miles south of E Mulberry St and .09 miles west of Riverside Ave. The site is within the Neighborhood Conservation, Medium Density District (NCM) zone district and the project would be subject to Planning and Zoning Board (Type 2) review.	Planner: Clark Mapes  Engineer: Sophie Buckingham  DRC: Todd Sullivan

---

# 830 & 834 E Myrtle Single-Family Attached



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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) \_\_\_\_\_

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?





West of 830 E Myrtle St.



Subject  
834 E. Myrtle St.

Subject  
830 E.  
Myrtle St.



830 + 834 e myrtle st.



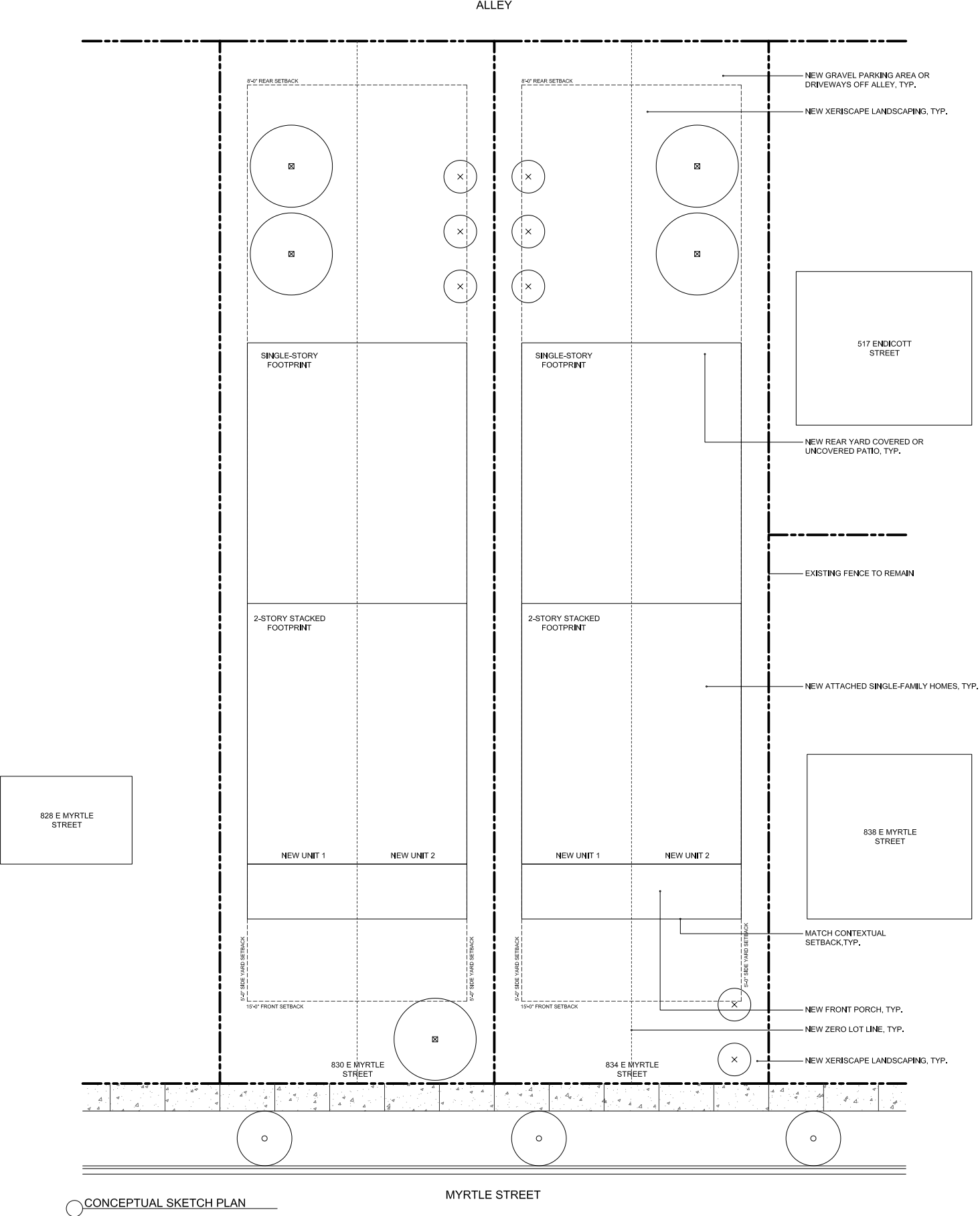
Rear of Lot  
834 E. Myrtle St



Rear of Lot  
830 E. Myrtle St.

- proposed project notes:**
- NCM zone district
  - 1. demolish existing (condemned?) buildings
  - 2. build new: approx. 1,900 sf single-family attached homes
    - each unit approx. 1,900 sf above grade
    - replat zero lot line to create 2 new lots at each existing parcel
    - 3 bedrooms/ 2.5 bath units
    - front porch and rear patio
    - alley vehicle access + parking
    - front of home setback to match existing street context
    - new permeable landscaping
    - architecture of new home to fit contextually with neighborhood





PROPERTY ADDRESS: 830 + 834 E MYRTLE STREET  
PROPERTY OWNERS:  
OWNER'S PHONE NO.:  
PARCEL NO.:  
LEGAL DESCRIPTION:  
ZONING DISTRICT: NCM  
SUBDIVISION: NONE  
NEIGHBORHOOD:  
SETBACKS:  
FRONT YARD: 15 FEET  
REAR YARD: 8 FEET  
SIDE YARD: 5 FEET  
LOT SIZE: 9,500 SF (50' X 190')  
FLOOR AREA RATIO: 40% OF TOTAL LOT AREA ALLOWED  
:9,500 SF LOT \* 40% = 3,800 SF ALLOWED ALL FLOORS ABOVE GRADE  
FLOOR AREA RATIO AT REAR HALF: 33% OF REAR LOT ALLOWED  
:4,750 SF LOT \* 33% = 1,568 ALLOWED ALL FLOORS AT REAR HALF OF LOT

LEGEND  
EASEMENT LINE - - - - -  
PROPERTY LINE - - - - -  
CONCRETE WALK

scale: nts  
N