

# Conceptual Review Agenda

Schedule for 06/02/22

Meetings hosted via Zoom Web Conferencing

---

**Thursday, June 02, 2022**

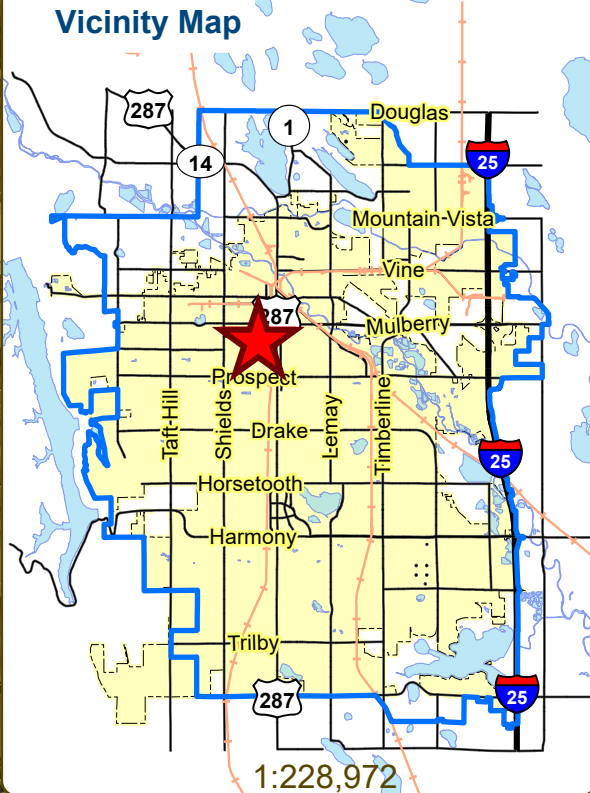
Time	Project Name	Applicant Info	Project Description	
11:15	610 S Sherwood – tri-plex  CDR220045	Ed Schneider 970-372-7116 eddie211@comcast.net	This is a request for approval of 3 dwelling units at 610 S Sherwood St (parcel #9714111019). The proposal would approve 3 dwelling units in an existing single-family home. Access to the property is taken from S Sherwood St and the alley to the east of the property. The site is approximately 0.10 miles north of W Laurel St. and 0.33 miles west of S College Ave. The site is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and the project would be subject to Basic Development Review (BDR) Review.	<b>Planner: Will Lindsey</b> <b>Engineer: Tim Dinger</b> <b>DRC: Todd Sullivan</b>

---

# 610 S Sherwood St. #9714111019

## 3-Plex

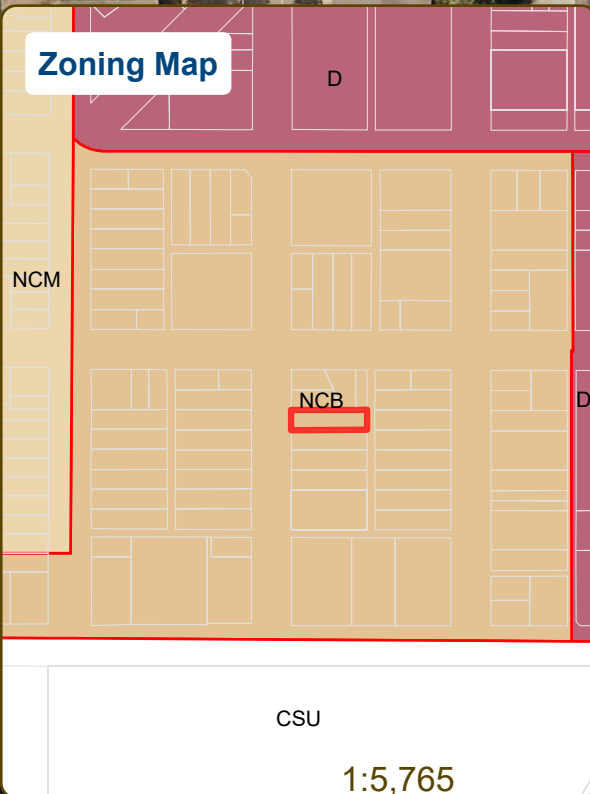
Vicinity Map



Aerial Site Map



Zoning Map







**Development Review Guide – STEP 2 of 8**  
**PRELIMINARY DESIGN REVIEW:**  
**APPLICATION**

**General Information**

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal **in greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to [planning@fcgov.com](mailto:planning@fcgov.com) or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

<b>Date of Meeting</b> _____	<b>Project Planner</b> _____
<b>Submittal Date</b> _____	<b>Fee Paid (\$1,000)</b> _____

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*

**Project Name** 610 S. Sherwood St. 3-Plex

**Project Address** (parcel # if no address) 610 S. Sherwood St. Fort Collins, Co. 80521

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) Owner - Ed Schneider

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

**Applicant Mailing Address** 1013 Fossil Creek Parkway Fort Collins, Co. 80525

**Phone Number** (970)372-7116

**E-mail Address** eddie211@comcast.net

**Basic Description of Proposal** (a detailed narrative is also required) Purchased as a duplex in 1999.

Received permit to finish upstairs as a 3rd unit (B0010083). Found out that property was not showing as a 3-plex. Need to make it compliant.

**Zoning** NCB **Proposed Use** 3-Plex **Existing Use** 3 Plex (Thought that I was legal)

**Total Building Square Footage** 2755 **S.F. Number of Stories** 2 **Lot Dimensions** 50 x 190

**Age of any Existing Structures** 1915 (107 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.**

**Is your property in a Flood Plain?** ☐ Yes ☒ No If yes, then what risk level? \_\_\_\_\_

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

**Increase in Impervious Area** No changes were done to exterior other than fencing and walkways in 2000 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)





DEVELOPMENT REVIEW:  
APPLICATION FORM

For Office Use Only

Date Submitted \_\_\_\_\_ Current Planning File # \_\_\_\_\_ Planner \_\_\_\_\_

**Project Information**

Project Name: 610 S. SHERWOOD ST. PLEX  
Project Description (Choose type of request from the list on the back):  
SUBMITTING FOR 3 PLEX  
APPROVAL

Location Description/Project Address: 610 S. SHERWOOD  
ST. FORT COLLINS, CO. 80521

Major Cross Streets: SHERWOOD / MYRTLE ST.  
Zone District: NCB  
Parcel Number: 9714111019

**Building/Unit Information**

Residential: 2755 Square Feet  
Commercial: - Square Feet  
Industrial: - Square Feet  
Building Floor Area Ratio: \_\_\_\_\_  
Platted Area: \_\_\_\_\_

**Number of Units:**

Single Family Attached: \_\_\_\_\_ Single Family Detached: \_\_\_\_\_  
Two Family: \_\_\_\_\_ Multi-Family: 3 UNITS  
Total Number of Bedrooms Rented Separately: RENTED  
BY THE UNIT

**Dates:**

Conceptual Review Meeting Date NOT REQUIRED  
Neighborhood Meeting Date PER BRANDY  
Hearing Type \_\_\_\_\_

**Site/Area Information**

Residential Area: \_\_\_\_\_ Sq. Ft. 2755 Acres  
Commercial Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Industrial Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Mixed Use Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Right of Way Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Parking and Drive Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Stormwater Detention Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Landscape Area: (APPX) 5700 Sq. Ft. \_\_\_\_\_ Acres  
Open/Other Areas: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Gross Area: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Acres  
Floor Area Ratio: \_\_\_\_\_  
Gross Density: \_\_\_\_\_ Net Density \_\_\_\_\_

**Owner Information**

Name: EDWARD AND JENNIFER SCHNEIDER  
Address: 1013 FOSSIL CREEK PARKWAY  
City: FORT COLLINS State: CO. Zip: 80525  
Phone: (970) 372-7116 Email: EDD@FALLC.COM  
.NET

**Applicant Information**

Name: SAME  
Organization Name: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Preferred Method of Contact: \_\_\_\_\_

**CERTIFICATION**

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Edward Schneider  
Address: 1013 FOSSIL CREEK PARKWAY FORT COLLINS, CO 80525  
Telephone: (970) 372-7116  
Signature: (and title showing authority to sign, if applicable) Edward Schneider

⇒ CERTIFICATION MUST BE SIGNED. ⇐



## **Project Narrative - 610 S. Sherwood St. Fort Collins**

A. Proposed use - 3 Plex

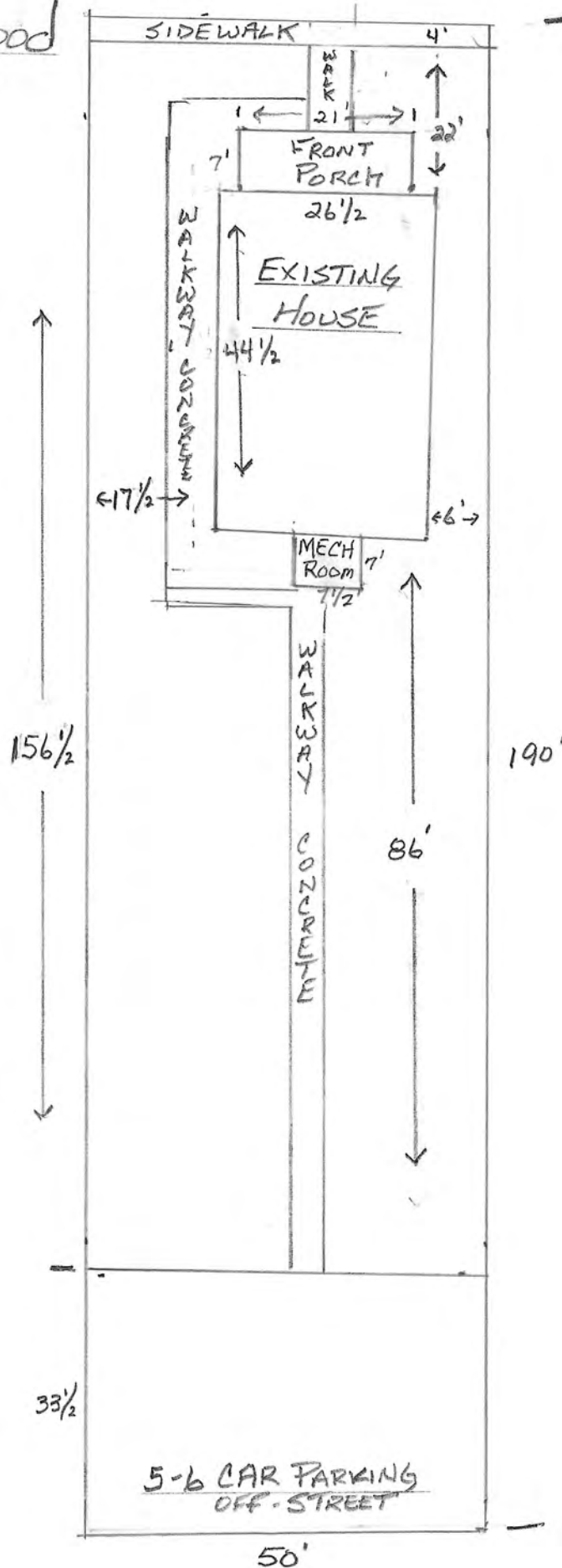
B. Existing improvements - I purchased property in 1999 as a duplex (main level+finished basement. Had 2 separate exterior entrances with no access between units at that time. When I added the 3rd unit (or so I was told - Building Permit #B0010083) upstairs in the unfinished attic area, I installed a circulating baseboard hot water heating system with each unit on it's own zone with individual thermostats for each unit, added parking for 5 to 6 cars (paved) off of the alley (50x33) and a walkway from the rear parking area to each unit. I also added 3 separate electrical meters at that time. Everything was inspected by the City and passed. House has a large rear yard (86 feet deep x 50 feet wide) and I was told at the time of submittal in 2000 that I have plenty of area for storm drainage. Exterior of property is original since well before I purchased it in 1999. All work performed in 2000 was within the original structure and no additions or changes have been made since. Upstairs unit was added and original main level was taken down to the studs, re-insulated, rewired and replumbed in 2000. Property is flat and I never had any water intrusion into the basement since I purchased it. I have been renting this as a 3 plex for over 20 years assuming that everything was inspected and approved. When I found out that I was not compliant, I did not renew lease for lower level and tenant vacated. It is now a duplex which it is showing as. I will not rent out the basement until this is approved.

C. Site circulation - Continuous sidewalk from rear alley to front sidewalk. Off street parking off of alley on property. Driving down the alley, we have more improved parking than just about all of our neighbors, including those with 2nd structure alley houses.

- D. Site design - is the same as when the original house was built other than fencing and walkways. Architecture is somewhat victorian in nature.
- E. Property is of similar age and design to the neighborhood.
- F. Water detention - Do not have any water detention. Nor does my neighboring houses. Since I have owned property, I never had any of my neighbor's water come onto my property and was never told that our waater was running onto theirs. Lots of grass on property to absorb water.
- G. Site drainage - Site is flat and storm water is absorbed by the lawn. Nothing is changing as all work had been previously completed over 20 years ago.
- H. Treating run-off - I have never seen water run off of this property.
- I. How does proposal impact natural features - No exterior work is being performed.
- J. Does structure have fir sprinklers - No.
- K. Unusual factors/characteristics - Exterior, none. All interior work was done in 2000 to meet the current building codes at that time.
- L. This is my 1st application submittal in the last 20+ years.
- M. All of my initial questions were thoroughly answerd by Brandy.

# EXISTING SITE PLAN

610 S. SHERWOOD  
ST.



SCALE - 1/2" = 10'

LOT 190' x 50'  
(9500 SQ. FEET)













South Side



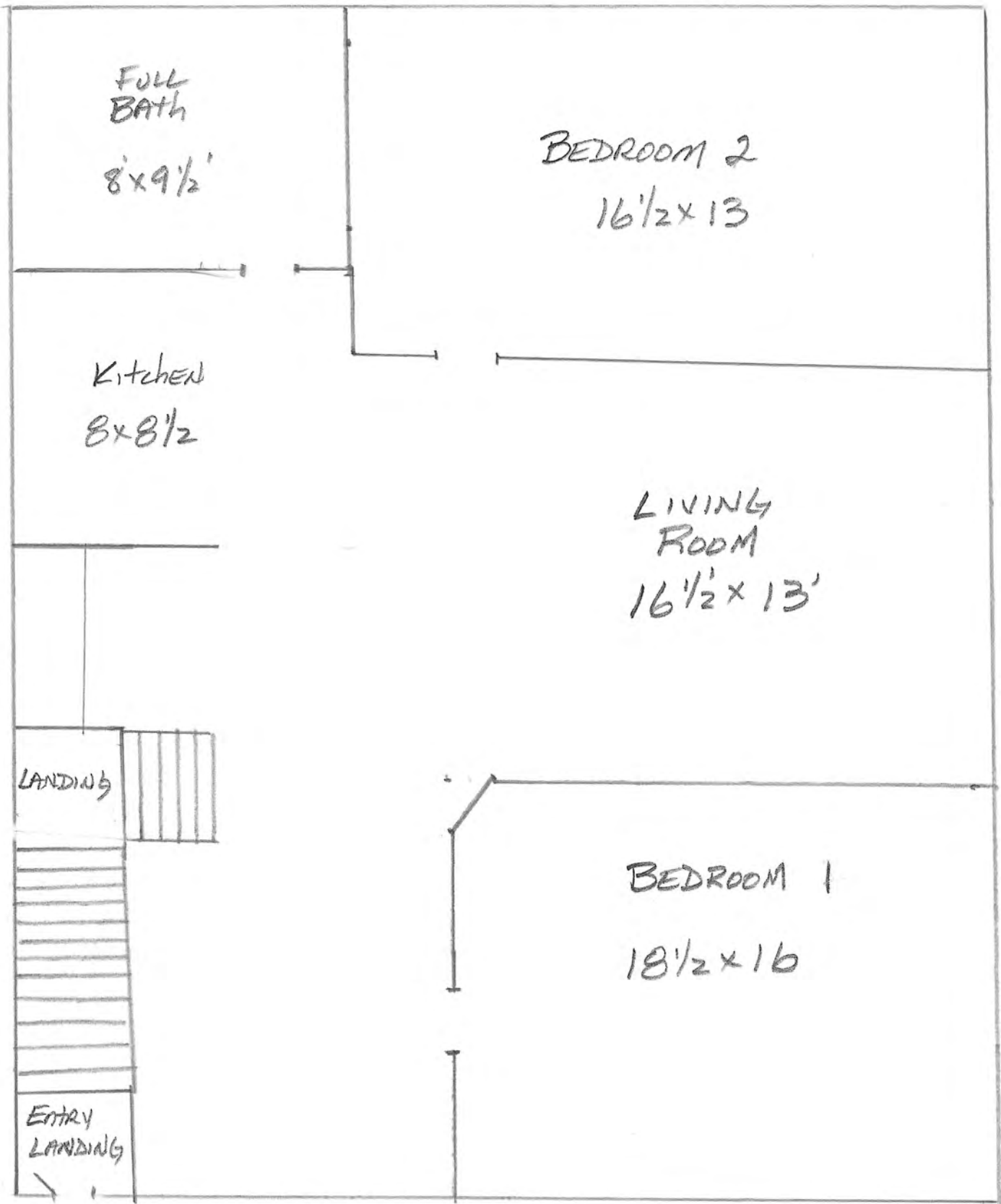


REAR PARKING

610 S. SHERWOOD

9604

UPSTAIRS - UNIT A

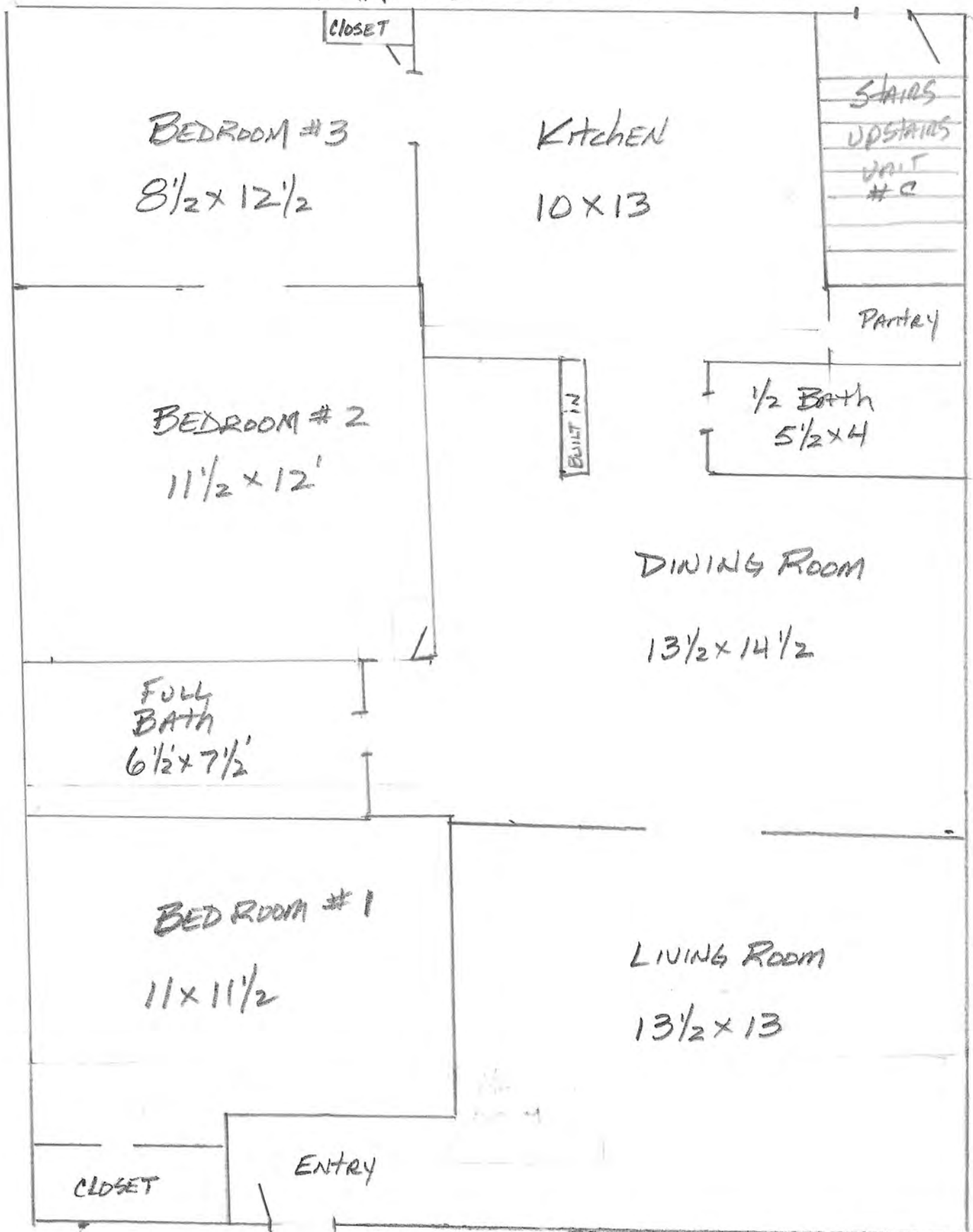


EXISTING FLOORPLAN - NOT TO SCALE



1065¢

610 S. SHERWOOD  
MAIN LEVEL - UNIT B

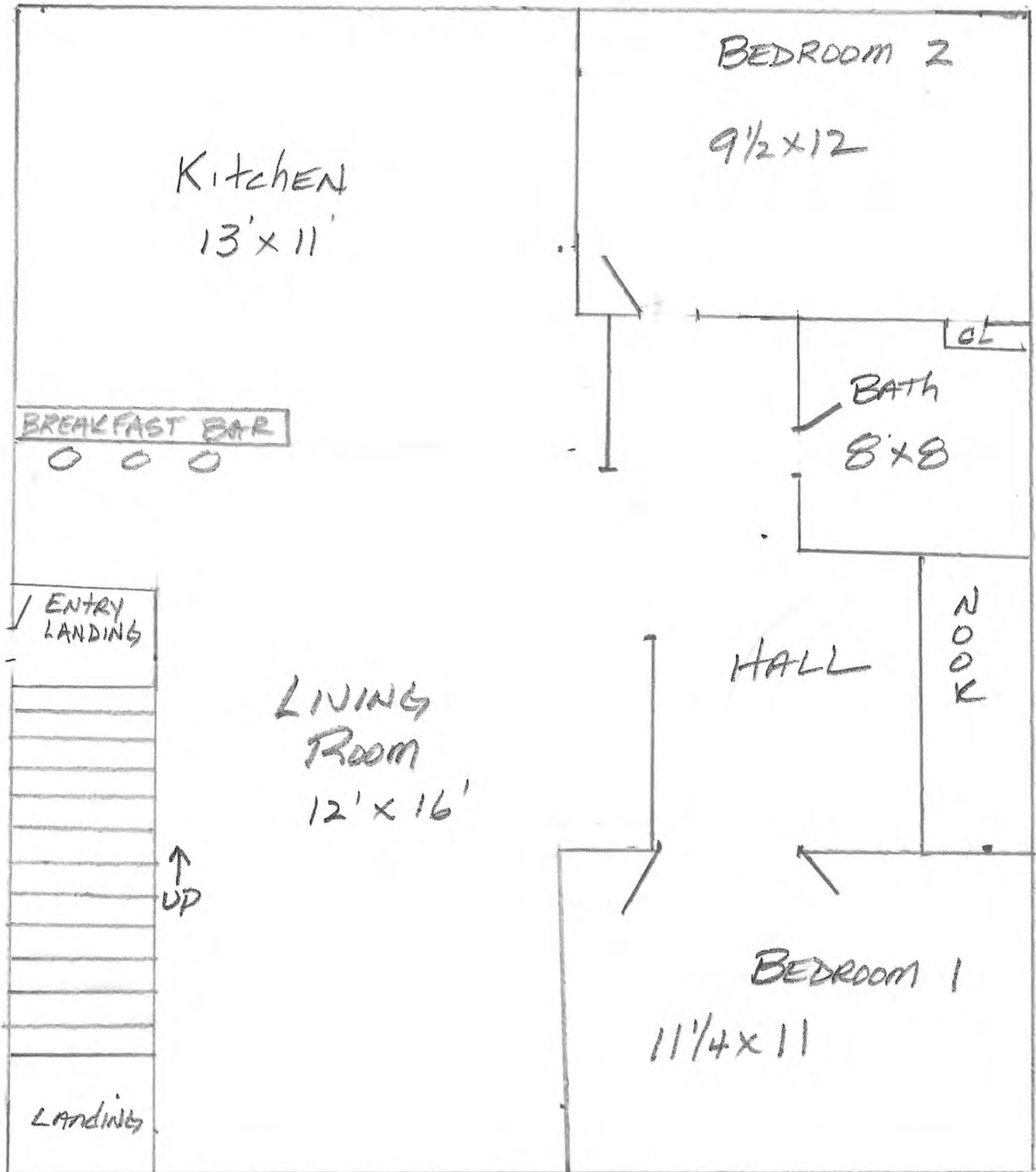


EXISTING FLOOR PLAN - NOT TO SCALE

610 S. SHERWOOD

730¢

DOWNSTAIRS UNIT C



EXISTING FLOOR PLAN - NOT TO SCALE