

Conceptual Review Agenda

Schedule for 09/22/22

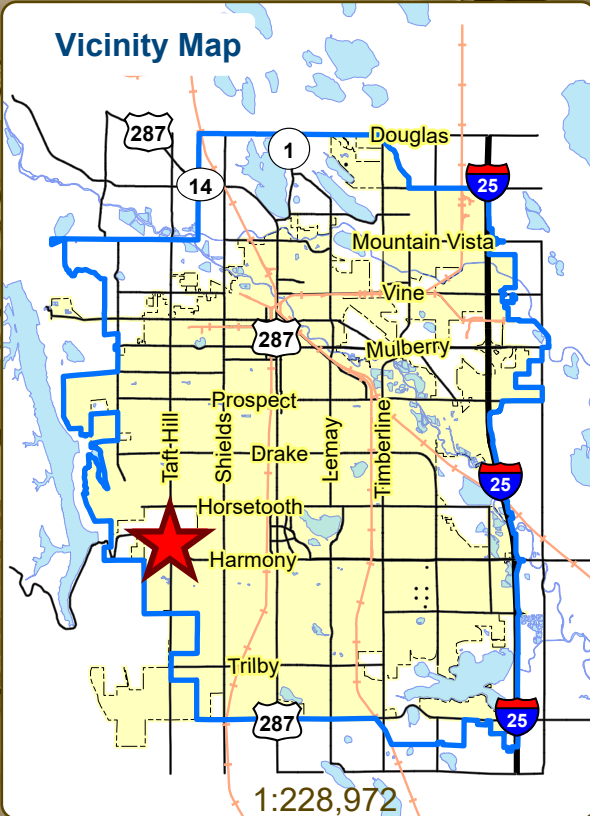
Meetings hosted via Zoom Web Conferencing

Thursday, September 22, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	2117 W County Rd 38E Multifamily CDR220075	Rachel Pflipsen 970-581-0242 rachel.lacerte@gmail.com	This is a request for annexation and zoning and construction of a 3-story apartment building at 2117 W County Rd. 38E. (parcel # 9733400032). This proposal is for a 3-story, ±13,500 sq.ft. apartment building containing between 9 -12 dwelling units. The property is located within the Fort Collins Growth Management area, adjacent to city limits, and is surrounded by commercial, mixed use and residential development. Access would be taken from County Rd. 38E directly to the north. The property is approximately 0.03 miles west of S Taft Hill Rd. and directly south of W County Road 38E. The annexation proposal will be subject to City Council Review.	Planner: Megan Keith Engineer: Tim Dinger DRC: Brandy Bethurem Harras

2117 W County Rd 38E-Multifamily Multifamily Residential

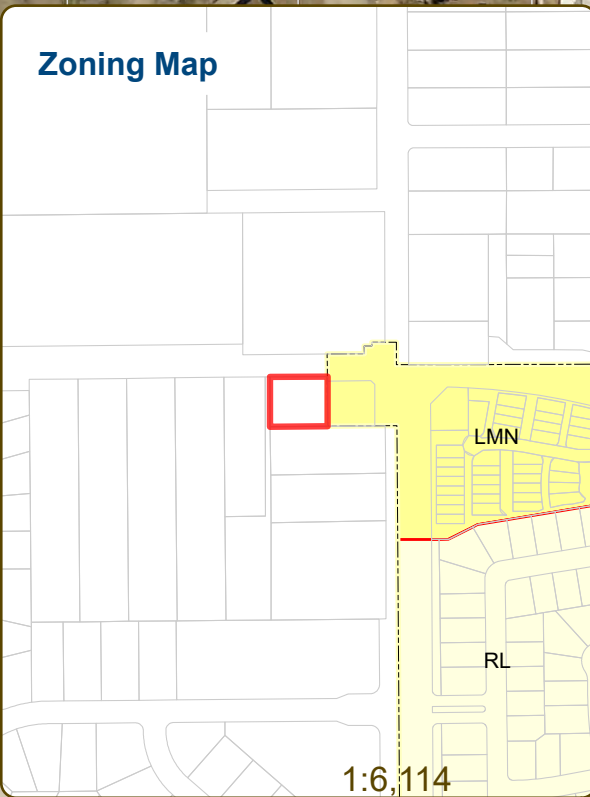
Vicinity Map



Aerial Site Map



Zoning Map





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?

09.07.2022

Conceptual Review Narrative

2117 W County Rd 38E

This proposal is for a small-scale multifamily development within the Fort Collins Growth Management Area. 2117 W County Road 38E is a .46 acre parcel currently zoned SF-1 within unincorporated Larimer County and adjacent to city limits. We are proposing a 3-story apartment building with 9-12 dwelling units, totaling ±13,500 sq.ft.

The City's Structure Plan Map identifies the place type for the area, should it be annexed into the city, as Suburban Neighborhood with a density of 2-5 principal dwelling units per acre. However, neighboring lots, within the same place type, are currently zoned LMN, allowing for multi-family use. Additionally, this lot is directly adjacent to a Place Type designated Neighborhood Mixed-Use District to the north, which is typically surrounded by a combination of Suburban and Mixed Neighborhood Place Types as shown on the Structure Plan Map. The intention, I believe, is for neighborhood centers to be surrounded by low to medium density housing, which would make small-scale multifamily an appropriate use in this area.

The parcel has existing water, electrical and natural gas service. It is currently on a septic system, and ideally could be tied into the city sewer. The plan includes ±13,000 sq.ft. of impervious area, which includes a parking lot and sidewalks in addition to the main structure.

We think a small-scale multifamily development is appropriate for this parcel, given its context, and appreciate the opportunity to discuss our options for the annexation and development of this lot. Thank you for your time and consideration, and we look forward to hearing your feedback.

Sincerely,

Rachel Pflipsen

CORAL | designs

rachel.lacerte@gmail.com

(970)581-0242

CONCEPTUAL PLAN

2117 W COUNTY ROAD 38E

FORT COLLINS, CO 80526

PARCEL NO: 9733400032

