

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

3/16/2023 10:15 AM

Project Name

ECLT Morgan St Triplex
CDR230019

Applicant

Lauren DeBell
303-748-2757
ldebell@elevationclt.org

Planner: Clark Mapes

Engineer: Sophie Buckingham

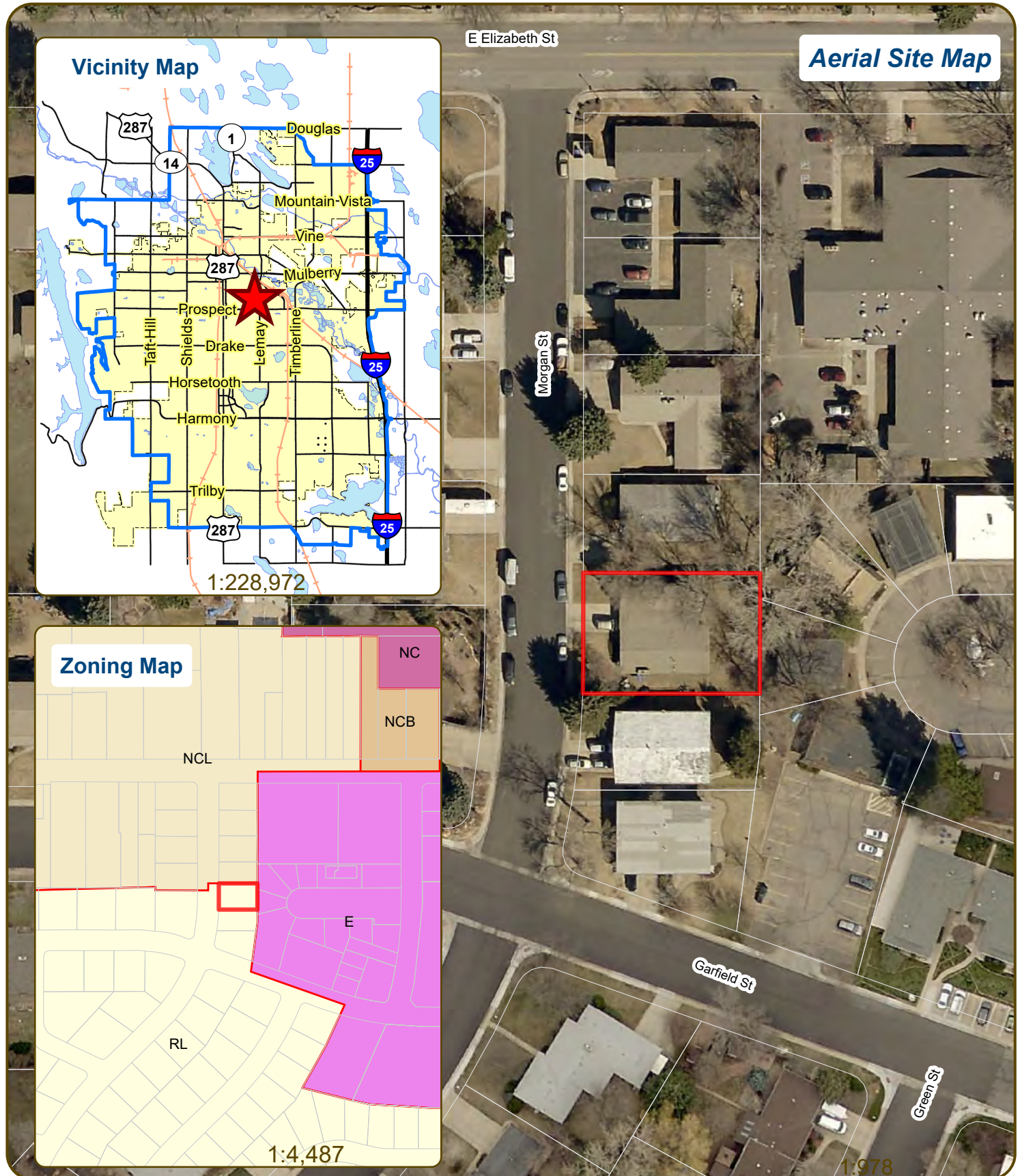
DRC: Marissa Pomerleau

Description

This is a request to establish a residential Triplex at 1016 Morgan St. (parcel # 9713400931). The applicant proposes to establish a 3 dwelling unit multi-family residential use with 2 units on the ground floor and 1 unit on the basement level. Access is taken from Morgan St to the west. The site is approximately 0.14 miles west of S Lemay Ave and approximately 0.42 miles north of E Prospect Rd. The property is within the Low Density Residential District (R-L) zone district and the project would be subject to an Addition of Permitted Use (APU) Review.

ECLT Morgan St Triplex

Three Family Dwelling (Triplex)



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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. 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?



Morgan St

1010

1014

Morgan St

1016 Morgan St, Fort
Collins, CO 80524

1018

1020

Morgan St

Greyrock
Family Dentistry

Rocky Mountain
Dental Care

ALTA/NSPS LAND TITLE SURVEY

Of a Parcel of Land, Situate in the Southeast Quarter of Section 13, Township 7 North, Range 69 West
of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

PARCEL IX:

A tract of land situate in Section 13, Township 7 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, being more particularly described as follows:
Which considering the East line of the SE 1/4 of said Section 13 as bearing North 00° 18' 30" East and with all bearings contained herein relative thereto, begin at a point which bears North 89° 38' West 839.56 feet and again South 00° 22' West 355.63 feet from the Northeast corner of SE 1/4 of said Section 13, and run thence South 00° 22' West 60.73 feet; thence along the arc of a 494.24 foot radius curve to the right a distance of 14.28 feet, the long chord of which bears South 01° 11' 35" West 14.27 feet; thence South 89° 38' East 110.21 feet; thence North 00° 22' East 75.00 feet; thence North 89° 38' West 110.00 feet to the Point Of Beginning, County of Larimer, State of Colorado.

Said described parcel contains 8,251 Square Feet or 0.189 Acre, more or less (±).

(Parcels VIII, X and XI, within the Title Commitment are not a part of this ALTA Survey.)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of subject parcel, as bearing South 89°54'10" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 110.00 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SURVEYOR'S CERTIFICATE

To: The Housing Authority of the City of Fort Collins also known as the Fort Collins Housing Authority now known as Housing Catalyst, a body corporate and politic
ECLT Northern Colorado LLC, a Colorado limited liability company
Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado, its successors and/or assigns
Land Title Guarantee Company
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(c), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 13, 2022.

Date of Plat or Map: October 3, 2022



Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FCH25195735.2-8, dated September 21, 2022 at 5:00 P.M., as prepared by Land Title Guarantee Company to delineate the aforesaid information.

That this certificate does not extend to any unnamed parties of The Housing Authority of the City of Fort Collins also known as the Fort Collins Housing Authority now known as Housing Catalyst, a body corporate and politic; ECLT Northern Colorado LLC, a Colorado limited liability company, Land Title Guarantee Company and Old Republic National Title Insurance Company.

The Notes shown hereon are included and hereby made part of this certification.



VICINITY MAP
SCALE: 1"=1000'

SCHEDULE B EXCEPTIONS

8. Any existing leases or tenancies. (NOT PLOTTABLE)
(Affects All Parcels)

9. (This Item Was Intentionally Deleted)

13. Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded June 05, 1890, in Book 32 at Page 147. (NOT PLOTTABLE)
(Affects Parcel IX)

(Exceptions 10-12 and 14-22, Affects Parcels VIII, X and XI, are not a part of this ALTA Survey.)

TABLE A NOTES

2. Property Address: 1016 Morgan Street and 1018 Morgan Street #A and #B, Fort Collins, Colorado 80521

3. The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "X", areas determined to be outside the 0.2% annual chance of floodplain" of the Flood Insurance Rate Map identified as Community Panel No. 08069C0983H, bearing an effective date of May, 2 2012.

6(a). Current Zoning Classification across the subject property is Low Density Residential District (R-L), per Zoning Letter dated August 31, 2022 prepared by City of Fort Collins Zoning.

6(b). Land Use Code Section: Fort Collins Municode — Division 4.4 — Low Density Residential District (R-L),
https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DIV4.4LODERED

Zoning Setbacks:

- Minimum setback of the front yard shall be twenty (20) feet.
- Minimum setback of the rear yard shall be fifteen (15) feet, except that the minimum setback of alley-accessed garages shall be six (6) feet.
- For residential uses, the minimum side yard width shall be fifteen (15) feet on the streetside of any corner lot and five (5) feet for all interior side yards. For all other uses, the minimum side yard width shall be the equivalent of one (1) foot for each three (3) feet of the height of the building, provided that for school church uses no side yard shall be less than twenty-five (25) feet wide.

9. No marked Parking Spaces. Driveway total 1.

10. No observable evidence of certain division or party walls with respect to adjoining properties.

11(b). Utilities were located by Primo Utility Locating Services LLC.

14. Subject parcel is 380' South of the intersection of E. Elizabeth Street and Morgan Street.

16. No observable evidence of earth moving work, building construction or building additions.

17. No changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.

NOTICE

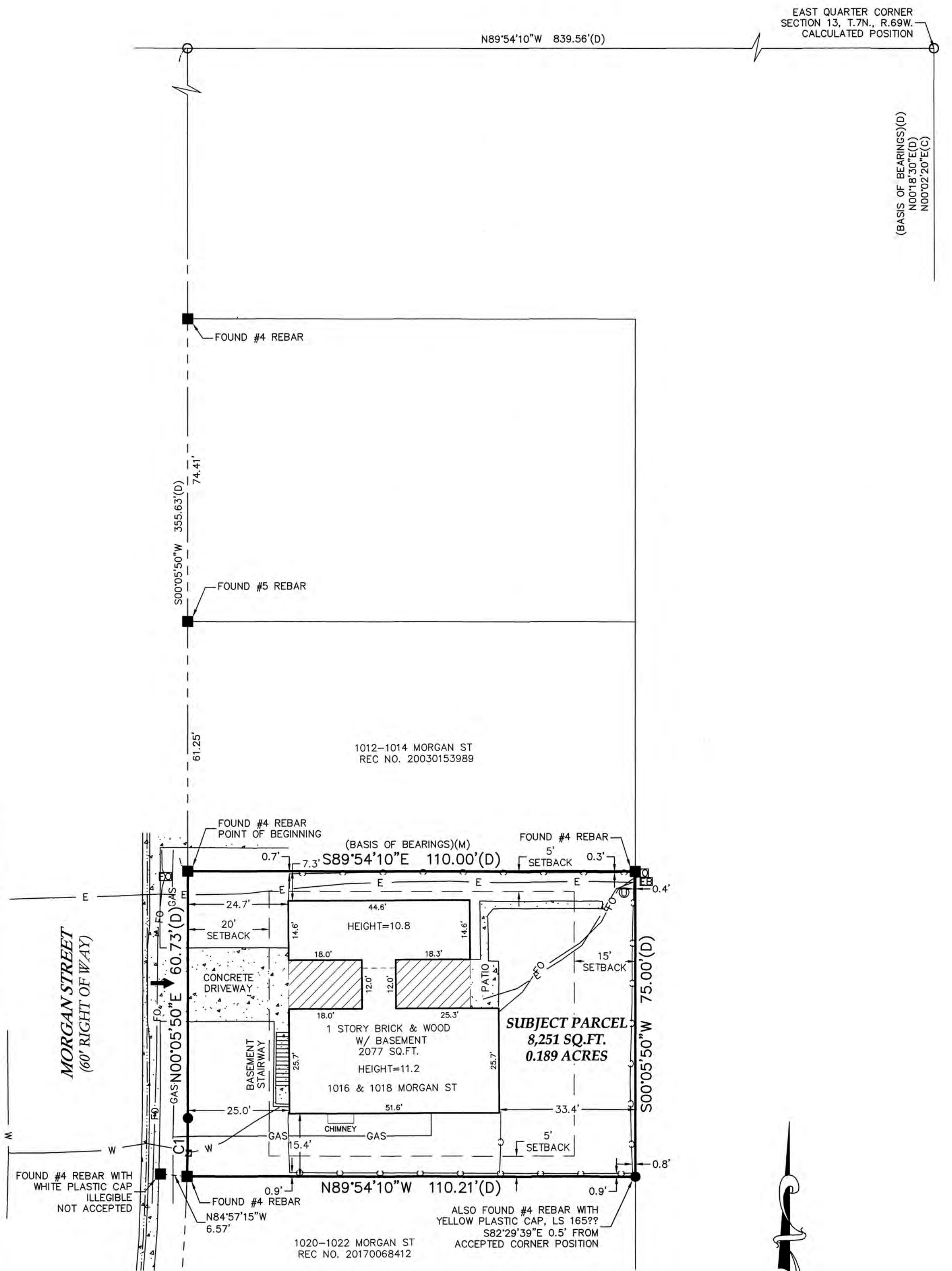
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

NOTE (per clients request)

- The subject property has direct access to Morgan Street.
- No evidence of property lines gaps, gores or overlaps with the adjoining property lines.
- No observable evidence of encroachments.
a. Fences are not along the north, east and south property lines.
- The survey meets all requirements of a Land Survey Plat as set forth in C.R.S. §§38-51-102(12) and 106 and an Improvement Survey Plat as set forth in §38-51-102(9).

LEGEND

—	FLOWLINE	○	UNKNOWN MANHOLE
—○—	CHAIN LINK FENCE	□	ELECTRIC BOX
—X—X—	FENCE LINE	▣	FIBER OPTIC VAULT
—FO—	FIBER OPTIC LINE	□	WATER METER
—GAS—	GAS LINE	■	FOUND MONUMENT AS DESCRIBED
—W—	WATER LINE	●	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
—E—	UNDERGROUND POWER LINE	○	CALCULATED POSITION
---	RIGHT-OF-WAY LINE	○	DEEDED
---	PROPERTY LINE	M	MEASURED
---	ADJACENT LINE	C	CALCULATED
---	PARTY WALL		
→	EXISTING ACCESS POINT		



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	14.27'	494.24'	1°39'16"	14.27'	N00°55'28"E

SCALE IN FEET
SCALE: 1"=20'

DATE: 9/14/2022
FILE NAME: 20220361ALTA
SCALE: 1"=20'
DRAWN BY: CSK
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@Kingsurveyors.com



DATE: 9/23/22
REVISED PER CLIENT COMMENTS
CSK

ALTA/NSPS LAND TITLE SURVEY
FOR
ELEVATION COMMUNITY LAND TRUST
1114 W. 7TH AVENUE, SUITE 101
DENVER, CO 80204

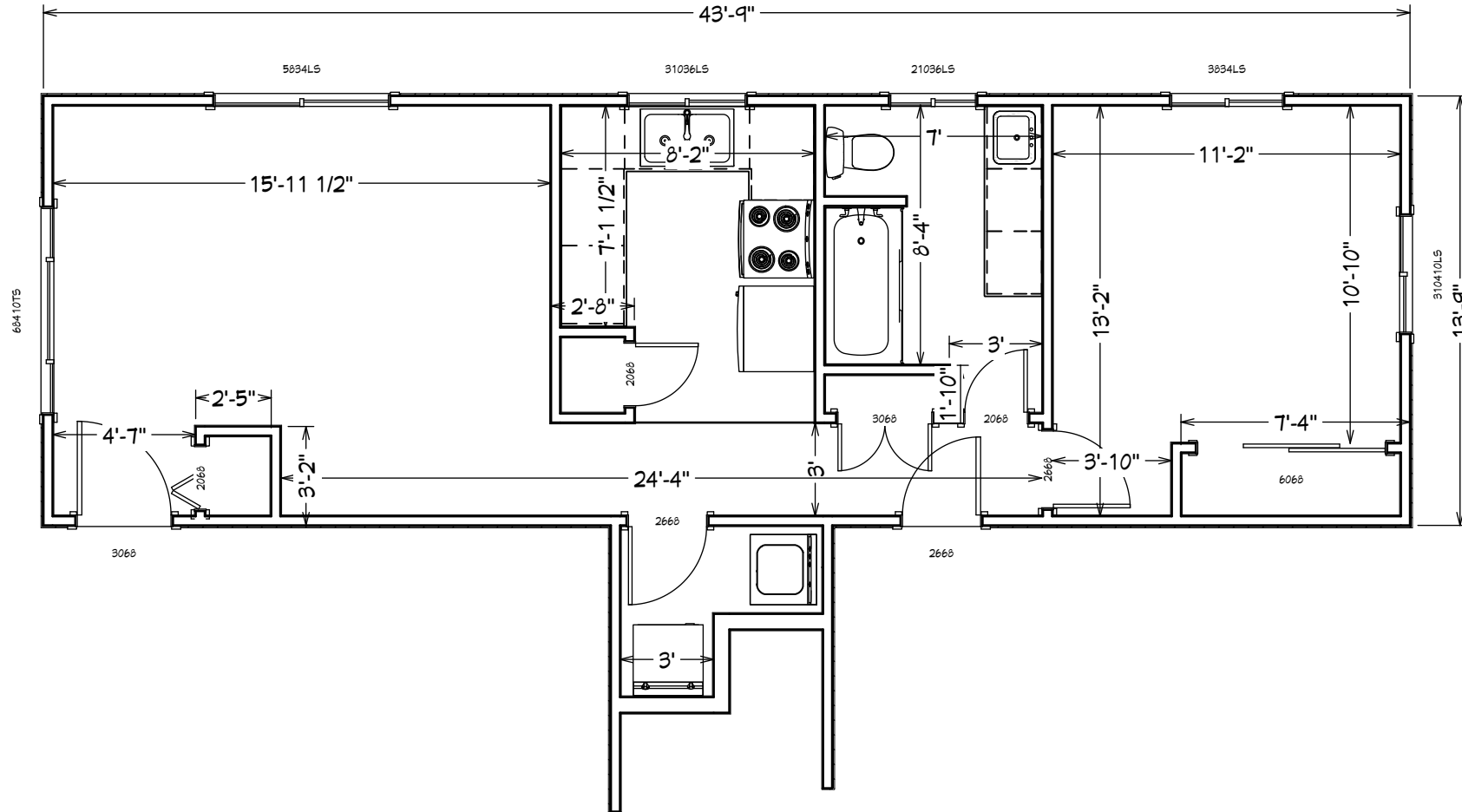
PROJECT #:
20220361

1
SHEET 1 OF 1

LOT 249
UNIVERSITY ACRES 8TH SUB.



Aaron Ferguson
Construction Manager
Aaron@impactdf.org
(970) 691-1256

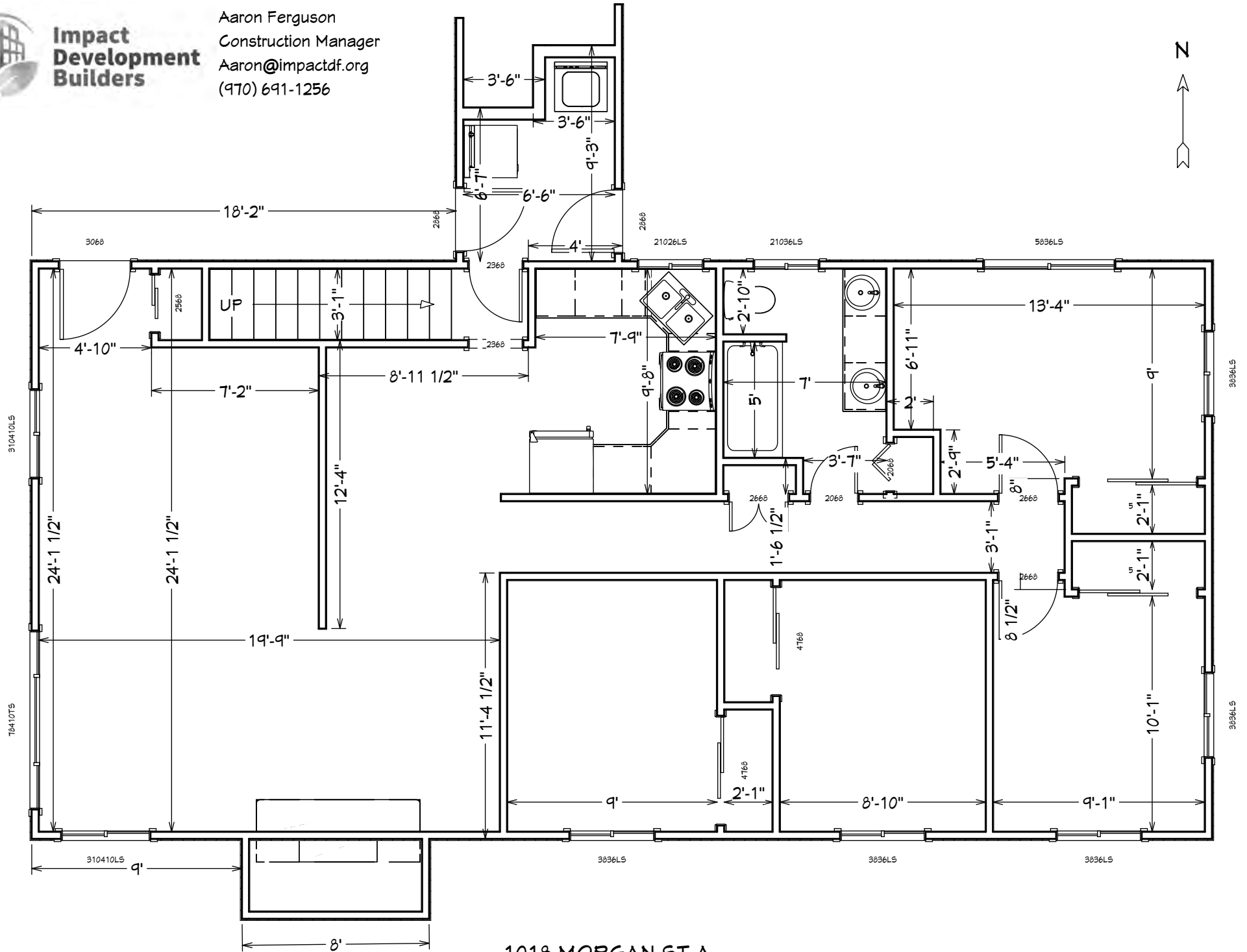


1016 MORGAN ST
630 SQ FT

Scale: 3/16" equals 1 foot



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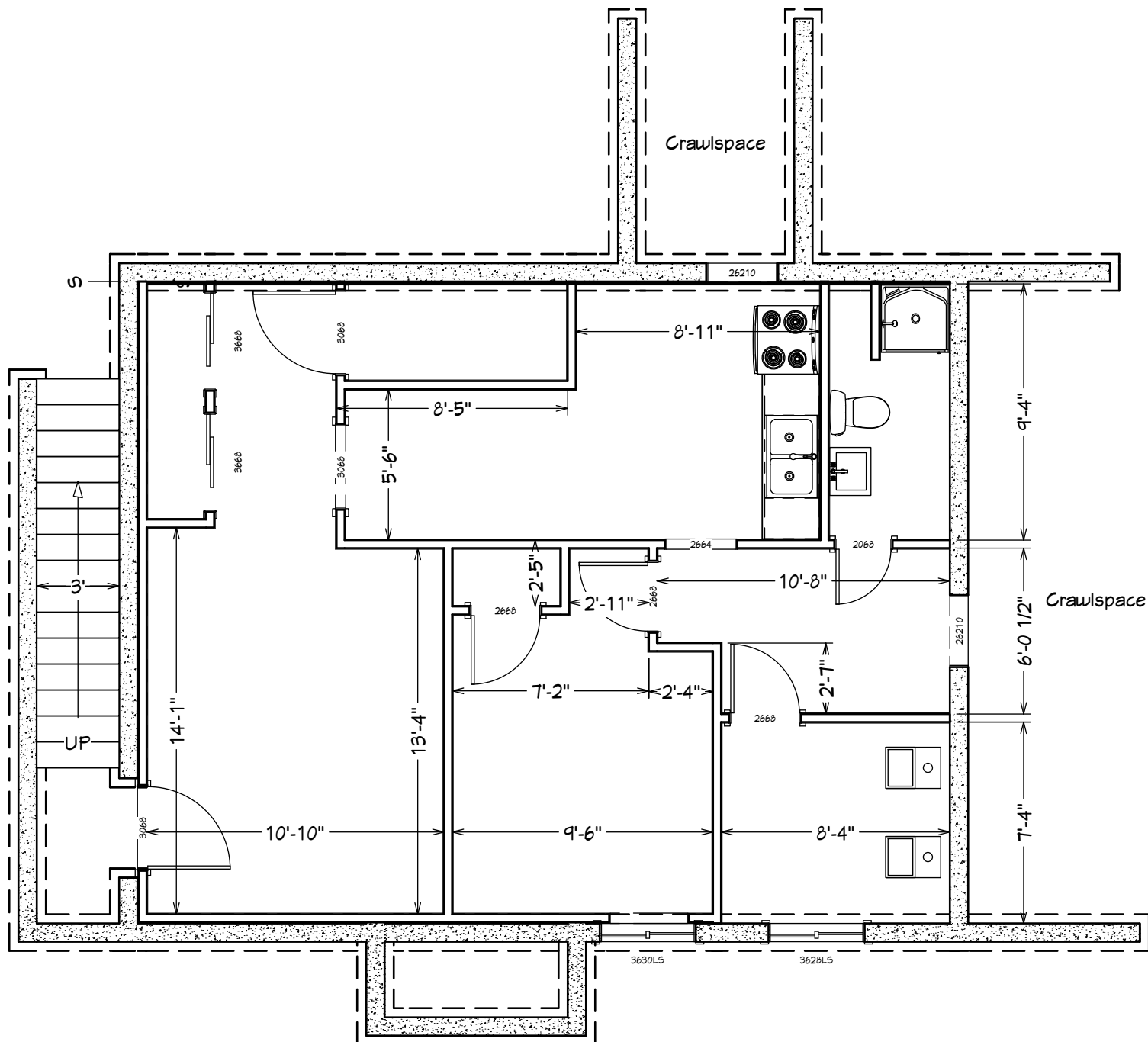


1018 MORGAN ST A
1305 SQ FT

Scale: 3/16" equals 1 foot



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1018 MORGAN ST B
768 SQ FT

Scale: 3/16" equals 1 foot







