

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

5/18/2023 9:15 AM

Project Name

Multi-Family at 1509 S Shields
CDR230036

Applicant

John Dengler (consultant) Matthew Deault (owner)

970-223-1512

john@johndengler.com

Planner: Arlo Schumann, Katelyn Puga

Engineer: John Gerwel

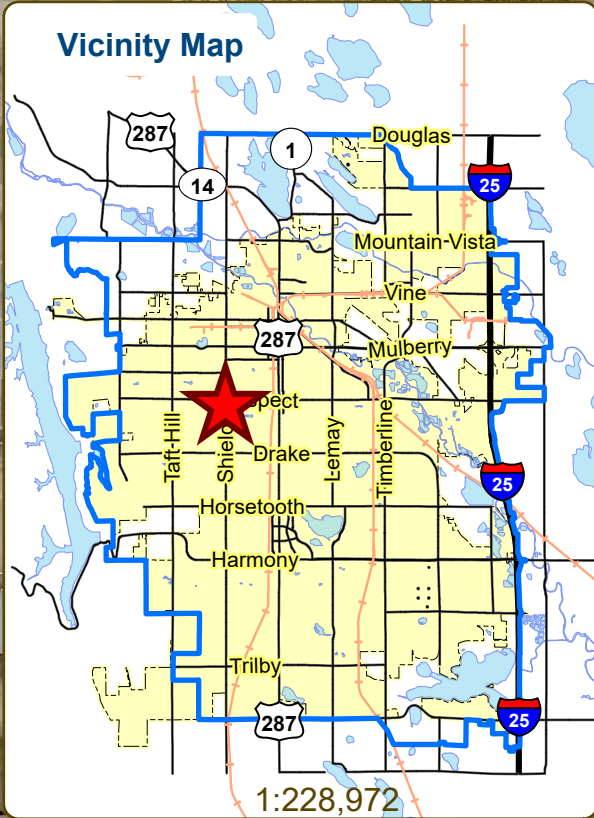
DRC: Todd Sullivan

Description

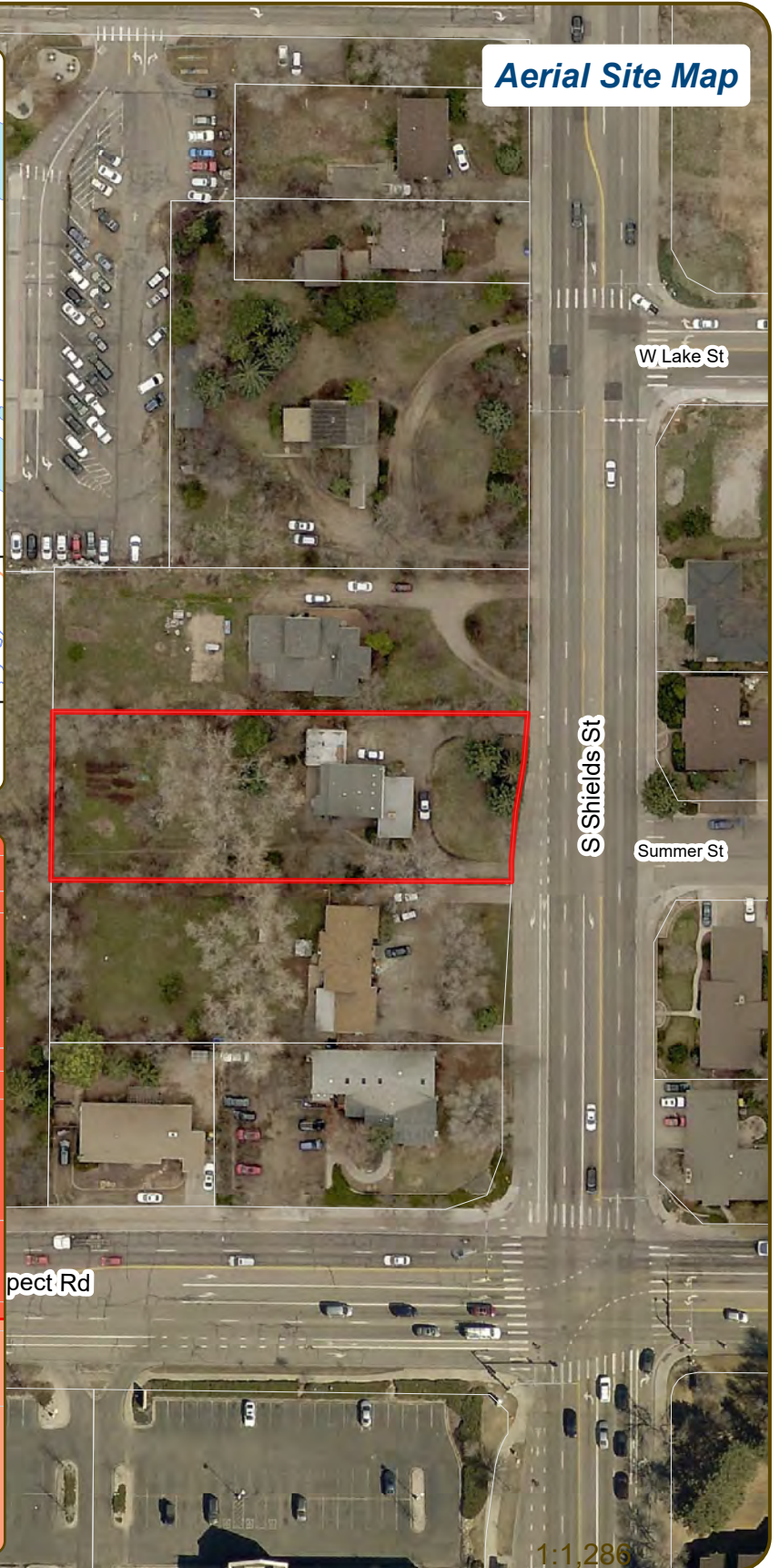
This is a request to develop a multifamily dwelling at 1509 S Shields St. (parcel # 9715418002). The applicant is proposing to construct a multifamily dwelling by converting the existing dwelling with an addition to create a building with a total of 8 units. The 8plex would provide (6) 2br units and (2) 1br units. Parking, shared green space and commons, a new drive, and new landscaping would be included in the project. Access is taken from S Shields St to the East. The site is approximately 0.05 miles north of W Prospect Rd and directly west of S Shields St. The property is within the Neighborhood Conservation, Buffer District (N-C-B) zone district, and the project would be subject to Administrative (Type 1) Review.

Multi-Family at 1509 S Shields Multifamily Residential Dwellings

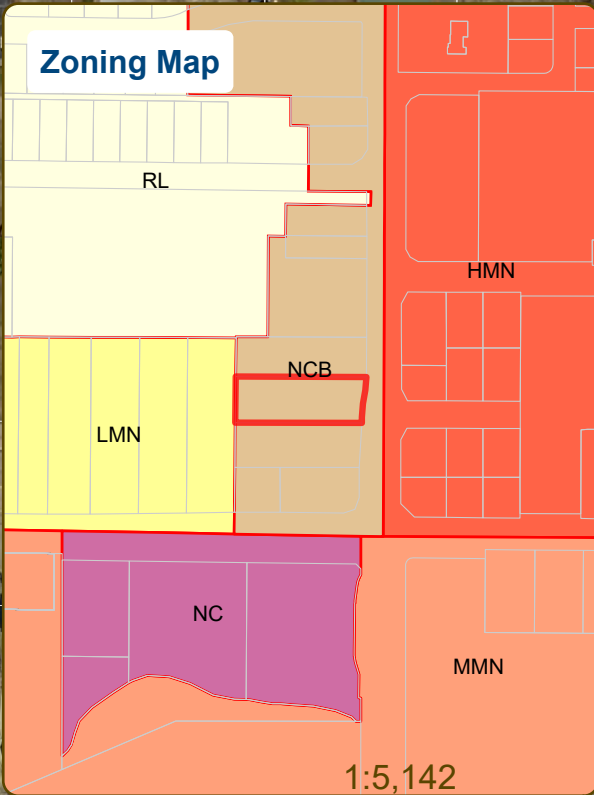
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____
John Dengler (consultant) Matthew Deault (owner)

Business Name (if applicable) John Dengler and Associates

Your Mailing Address 5336 Highcastle Court

Phone Number 970-223-1512 Email Address john@johndengler.com kim@johndengler.com mdeault7mac.com

Site Address or Description (parcel # if no address) 1509 S. Shields Street

Description of Proposal (attach additional sheets if necessary) _____

Existing duplex converted in 8plex with attached addition. The 8plex would provide (6) 2br units and (2) 1br units.

Parking, shared green space and commons, a new drive and new landscape would be provided.

Proposed Use Multi-family residential **Existing Use** Residential

Total Building Square Footage +/-6655 S.F. Number of Stories 2 Lot Dimensions 102'x291'

Age of any Existing Structures 1947

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.

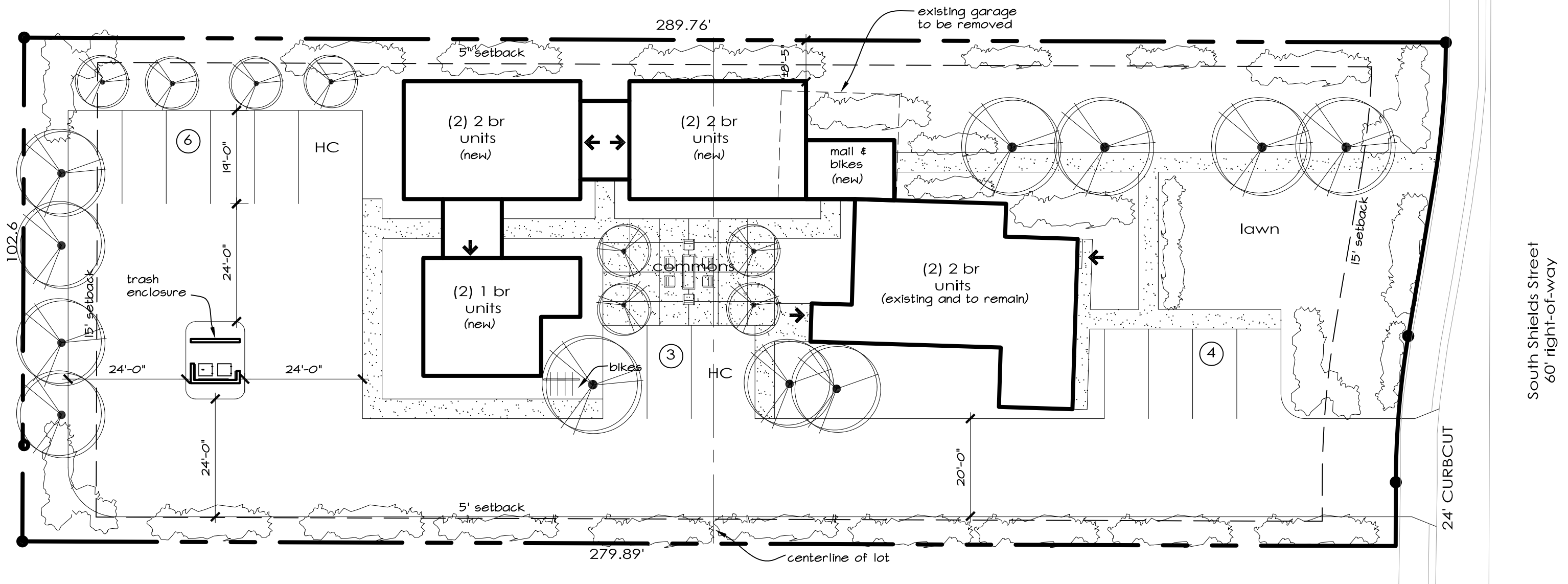
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

Increase in Impervious Area +/-14,350 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?



site diagram

1"=20'-0"

1509 S. Shields

3.16.2023

Zoning Info

NCB

- 15' front/rear setback
- 5' side setback
- Lot Size 29,156 s.f.
- Existing Footprint ±1482 s.f.
- 4,810.74 S.F. allowed on rear half

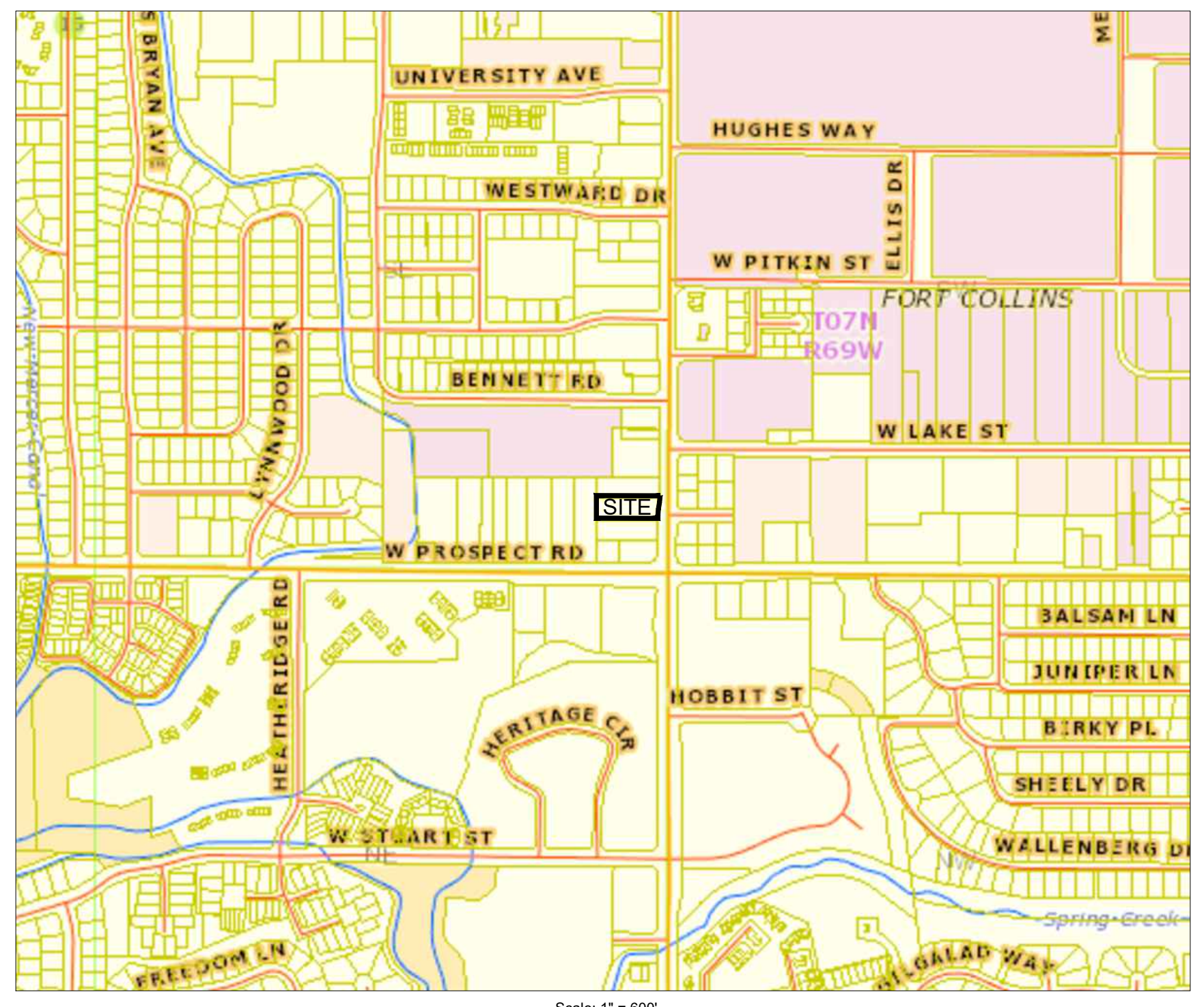
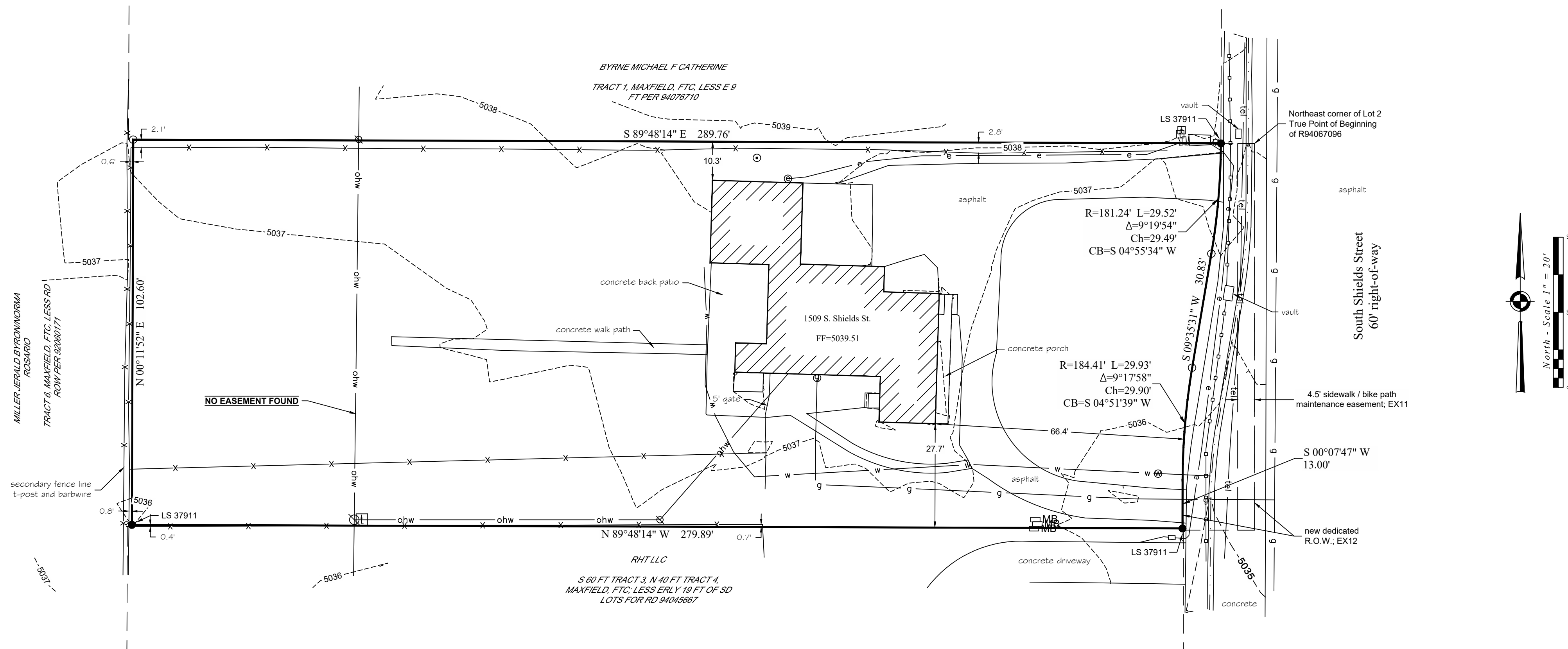
Proposed

(1) 8-plex includes:

- (2) 2br from existing structure (one on main level one at basement level) ±1,482 s.f. (above grade)
- (2) new 4-plexes with
- (3) 2 br units @ 864 s.f. ea.
- (1) 2 br unit @ 936 s.f,
- (1) 1 br unit @ 684 s.f.
- (1) 1 br unit @ 744 s.f,
- (1) mail & bike storage @ 217s.f.

Total s.f on lot 6,655

Total s.f. on rear half 4,039



LEGAL DESCRIPTION (per title commitment):

LOT 2 AND THE NORTH 20 FEET OF LOT 3, MAXFIELD SUBDIVISION IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 9, 1994 AT RECEPTION NO. 94067096.

TITLE COMMITMENT NOTES:

PLS Corporation relied upon Land Title Guarantee Company title commitment, Commitment No: FC25200522-3. Effective Date: 08/31/2022 at 5:00 P.M.

SCHEDULE B-1: PLS Corporation did not address or research these items.

SCHEDULE B- Section 2 Exceptions:

Items 1-8: PLS Corporation did not address or research these items.

8. EASEMENTS AND RIGHTS OF WAY FOR IRRIGATION CANALS AS RESERVED IN DEED RECORDED MAY 15, 1877 IN BOOK I AT PAGE 354 AND IN DEED RECORDED SEPTEMBER 3, 1881 IN BOOK L AT PAGE 210. UNABLE TO DETERMINE IF APPLIES, APPEARS TO ENCOMPASSES ENTIRE PROPERTY
9. RIGHT OF WAY EASEMENT AS GRANTED TO STATE BOARD OF AGRICULTURE IN INSTRUMENT RECORDED MARCH 30, 1894, IN BOOK 101 AT PAGE 153. APPLIES, SHOWN HEREON
10. TERMS, CONDITIONS AND PROVISIONS OF RESTRICTIONS IN DEED RECORDED OCTOBER 1, 1946 IN BOOK 823 AT PAGE 179 RELEASE OF COVENANTS RECORDED AUGUST 17, 1978 IN BOOK 1882 AT PAGE 723 AND 726 APPLIES, UNPLOTTABLE
11. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED SEPTEMBER 02, 1980 IN BOOK 2066 AT PAGE 422 APPLIES, SHOWN HEREON
12. TERMS, CONDITIONS AND PROVISIONS OF WARRANTY DEED RECORDED AUGUST 09, 1994 UNDER RECEPTION NO. 94067096. APPLIES, SHOWN HEREON
13. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED NOVEMBER 4, 2016 PREPARED BY COFFEY ENGINEERING & SURVEYING, JOB #2228.00 AND RECORDED APRIL 5, 2017 AT RECEPTION NO. 20170021845:
 A. FENCES DO NOT COINCIDE WITH THE PROPERTY LINES
 B. UTILITIES WITHOUT EASEMENTS
 C. NOT ALL UNDERGROUND UTILITIES WERE LOCATED.
 APPLIES, ENCOMPASSES PROPERTY
14. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE CERTIFIED SEPTEMBER 07, 2022 PREPARED BY LANDSTAR ILC, LLC, JOB #C8563:
 A. FENCES DO NOT COINCIDE WITH PROPERTY LINES
 B. POWER POLES AND OVERHEAD POWER LINES WITHOUT EASEMENTS SAID DOCUMENT STORED AS OUR ESI 40866678
 APPLIES, UNPLOTTABLE

Legend:

- found 0.5" iron rod w/ 1.0" plastic cap stamped as shown
- set 0.5" iron rod w/ 1.0" plastic cap stamped PLS 32444
- telephone riser
- ⊙ gas meter
- ⊕ electric meter
- ⊗ power pole
- boundary line
- ohw — overhead utility wire
- w — underground water line
- e — underground electric line
- g — underground gas line
- tel — underground telephone line
- o — o — o — underground fiber optic line

SURVEYORS NOTES:

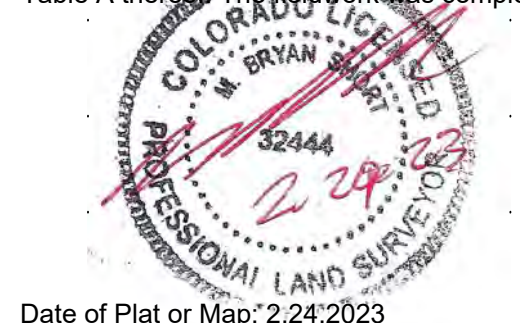
1. No wetlands determinations were made this date.
2. Only the improvements shown hereon were located this date.
3. No offsite improvements, other than those shown, were located this date.
4. Distances shown are in U.S. Survey Feet.
5. Bearings are based on the South line of the subject property as bearing N 89°48'14" W. Being monumented as shown hereon. Bearings are based on an assumed meridian.
6. Denotes a potential **ENCROACHMENT** as noted on the drawing.

TABLE A ITEMS:

1. Monuments placed or found: as shown hereon.
2. Address of the surveyed property as observed and per title commitment: 1509 South Shields Street Fort Collins, CO
4. Gross land area: 0.669 acres, more or less.
5. Vertical Datum is NAVD 88. NGS Benchmark N 322; elev.= 5030.67'; contours as shown hereon.
- 7.(a) Exterior dimensions of all buildings at ground level: as shown hereon.
8. Substantial features observed in the process of conducting the fieldwork: as shown hereon
- 11.(a) Underground utilities, markings coordinated by the surveyor: as shown hereon.
13. Adjoining property owners: as shown hereon

To MATTHEW M. DEALT; FIRST BANK, A COLORADO STATE BANKING CORPORATION; AND LAND TITLE GUARANTEE 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, 4, 5, 7a, 8, 11b, 13 of Table A thereon. The fieldwork was completed on 2.8.2023.



Date of Plat or Map: 2.24.2023

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.

P:\Projects\2023\23005\23005.dwg February 24, 2023 - 10:15am

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Field Date <u>February 8, 2023</u> ST <u>ADS</u> Party Chief <u>ADS</u> PM <u>ADS</u> Print Date <u>February 24, 2023</u> PLS <u>MBS</u>	CLIENT Matthew Dealt	TITLE PLS Corporation 1205 Des Moines Ave, Loveland, Colorado 80537 Phone: 970.669.2100 - Info@plscorporation.com	TITLE ALTA / NSPS Land Title Surveys Maxfield Sub, Lot 2, 3 Section 15, Township 07 North, Range 69 West, 6th P.M., Larimer County, Colorado	PROJECT NO. 23005.001	SHEET NO. 1	NO. OF SHEETS 1
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1509 S. Shields Existing Elevations



1. East Elevation From South



4. West Elevation House



2. North Elevation House East Garage



5. South Elevation Garage West House



3. West Elevation Garage



6. South Elevation House