

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/1/2023 10:15 AM

Project Name

Minor Subdivision at 327 Remington
CDR230040

Applicant

Harriet Fox
303-579-5020
harrietfox1820@gmail.com

Description

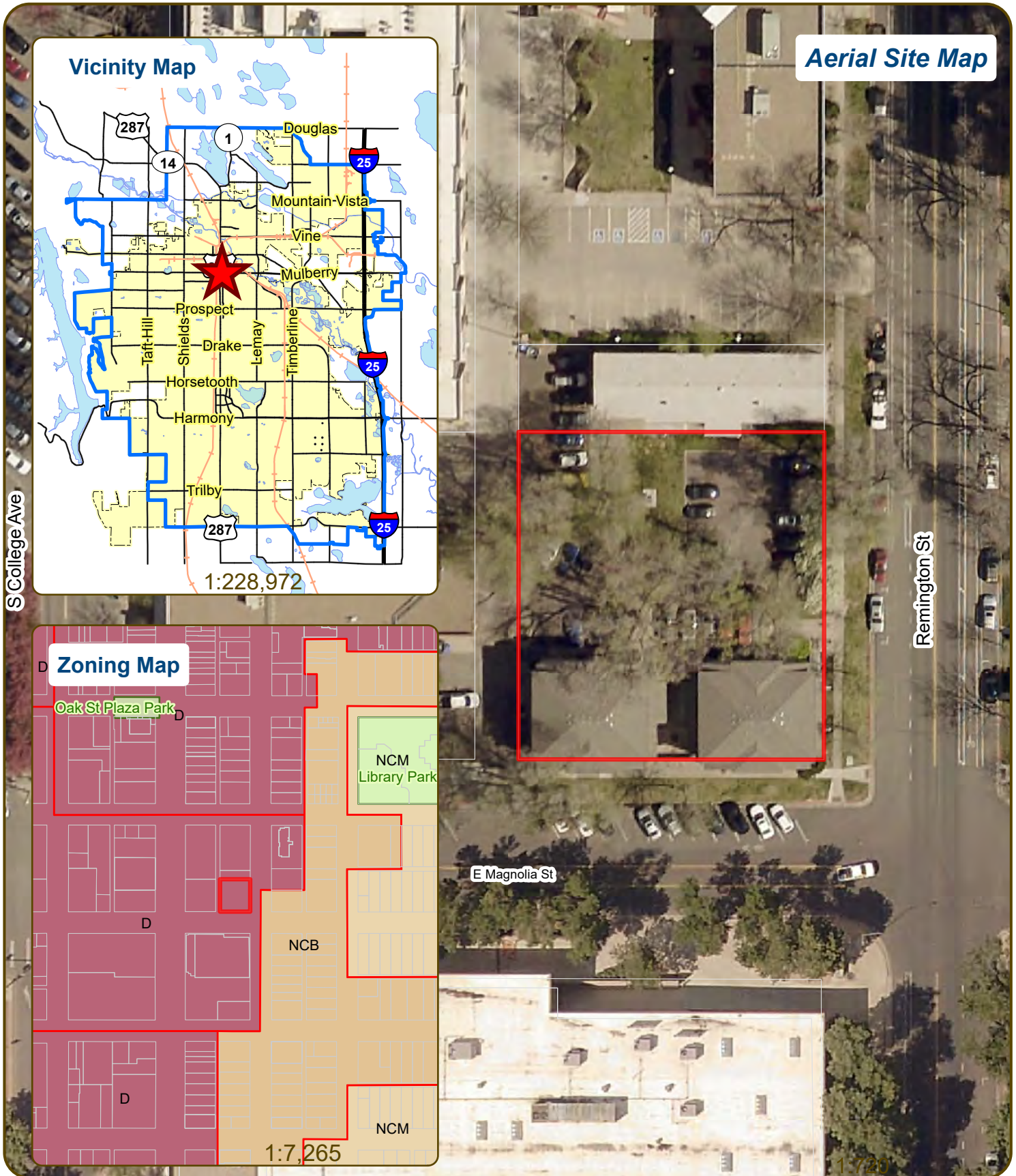
This is a request to develop a new residential subdivision at 327 Remington St. (parcel #s 9712329001, 9712329002, 9712329003). The applicant is proposing to combine the three existing parcels into a single lot. Access is taken from Remington St to the east, E Magnolia St to the south, and the alley to the west. The site is approximately 0.11 miles north of E Mulberry St. and approximately 0.04 miles east of S College Ave. The property is within the Downtown District (D), Canyon Avenue Subdistrict zone district and the project would be subject to Minor Subdivision Review.

Planner: Katelyn Puga

Engineer: Tim Dinger

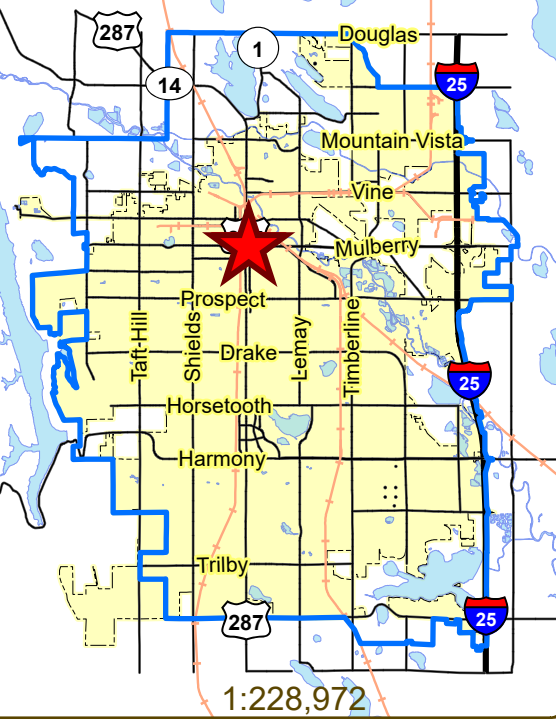
DRC: Marissa Pomerleau

Minor Subdivision at 327 Remington Minor Subdivision



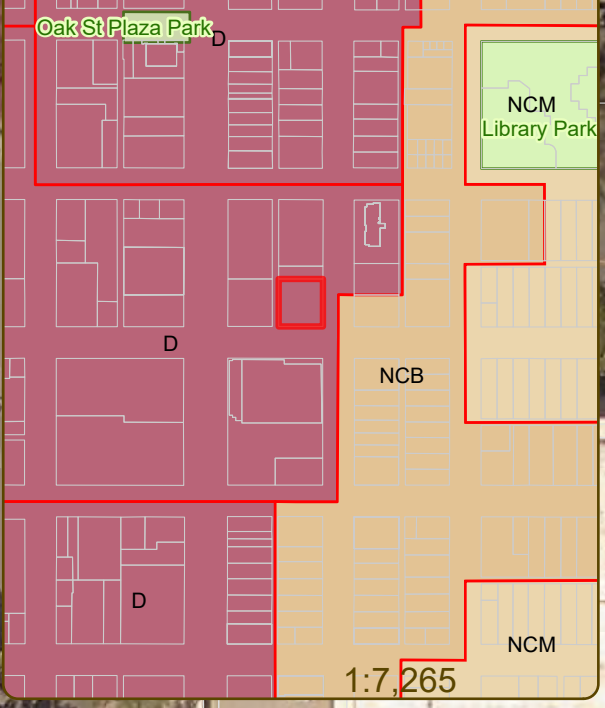
Aerial Site Map

Vicinity Map



1:228,972

Zoning Map



1:7,265

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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) _____

Harriet Fox manager Frobb 327 LLC

Business Name (if applicable) _____

Your Mailing Address 1446 Lander Lane Lafayette

Phone Number 303 579 5020 Email Address harrietfox1820@gmail.com

Site Address or Description (parcel # if no address) _____

327 Remington St. Ft. Collins

Description of Proposal (attach additional sheets if necessary) _____

Create 1 lot from Lots 1,2,3 (3 parcels)

9712329001, 9712329002, 9712329003

Proposed Use _____ Existing Use _____

Total Building Square Footage 4312 S.F. Number of Stories 2 Lot Dimensions _____

Age of any Existing Structures 1995

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?



9711424006

CLOCKTOWER
SQUARE
CONDOS

9711458000

9711458003
9711458001

9711424001

50.0

S COLLEGE AVE

287

SE

W MAGNOLIA ST

302
UNCOMMON
9712352001

9712329014
330

50.0

MONTEZUMA FULLER ALY

9712329005
9712329004 317
9712329003 321
FORT COLLINS
9712329002 325
9712329001 327
140.0

12

REMINGTON ST

9712362009
9712362010
9712362002
9712362005
DMA PLAZA
CONDOS
9712362000

9712328013
324

9712328015
328
140.0

50.0

E MAGNOLIA ST

9712362011
DMA PLAZA
CONDOS

9712328004

9712328001

50.0