

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/8/2023 11:15 AM

Project Name

Extra Occupancy at 1612 Smith Pl
CDR230044

Applicant

Laura Grant and Kevin Feldis
907-529-2050
ljgrantalaska@gmail.com

Description

This is a request to convert an existing single-family dwelling into an extra occupancy rental house for four occupants at 1612 Smith Pl (parcel # 9724206004). No site plan changes are proposed with this project. Access is taken from Smith Place directly to the west. The site is approximately 0.04 miles south of E Prospect Rd, and approximately 0.44 east of S College Ave. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.

Planner: Arlo Schumann

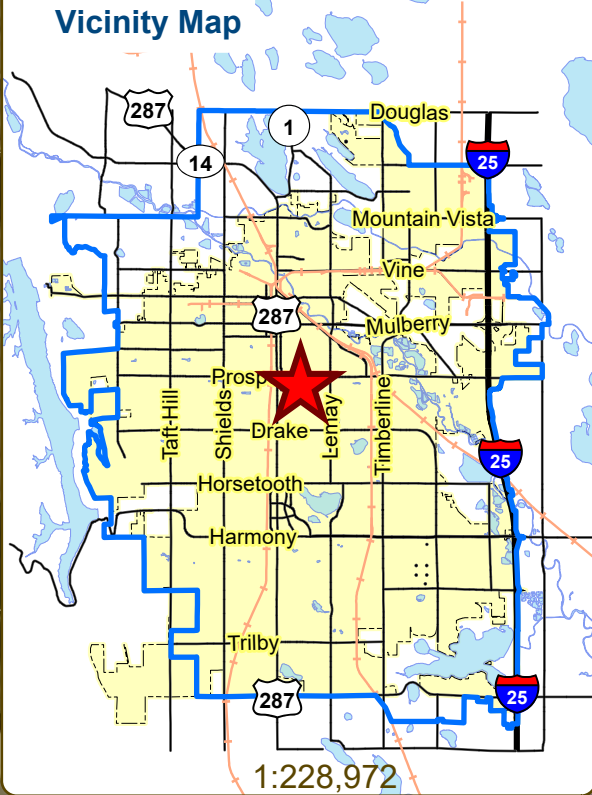
Engineer: Sophie Buckingham

DRC: Marissa Pomerleau

Extra Occupancy at 1612 Smith Pl

Extra Occupancy Rental

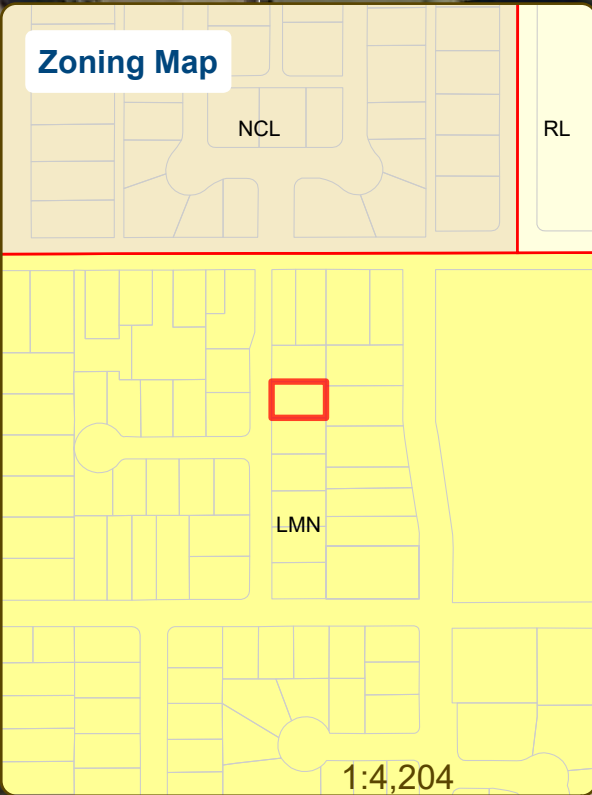
Vicinity Map



Aerial Site Map



Zoning Map



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Development Review Guide – STEP 2 of 8

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.

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allocated per applicant. Please call the Community Development and Neighborhood Services Office at 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. Applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials can be dropped off in person to 281 N College Ave., emailed to emcardle@fcgov.com or faxed to (970)224-6134.

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) OWNERS
Laura Grant + Kevin Feldis

Business Name (if applicable) _____

Phone Number 907-529-2050 Fax Number _____

Mailing Address 1814 Scenic Wy, Anchorage Email Address Ljgrantalaska@gmail.com

Site Address or Description (parcel # if no address) 1612 SMITH PL.
FT COLLINS, CO 80525

Description of Proposal (attach additional sheets if necessary) Change current use of house to Extra Occupancy Rental House for 4 occupants, without doing any new development. see attached

Proposed Use Extra Occupancy (4) Existing Use rental house

Total Building Square Footage 1600 S.F. Number of Stories 1 Lot Dimensions 66' x 99.57'

Age of any Existing Structures Built in 1971 ; 52 years old

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.

Increase in Impervious Area none S.F.

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

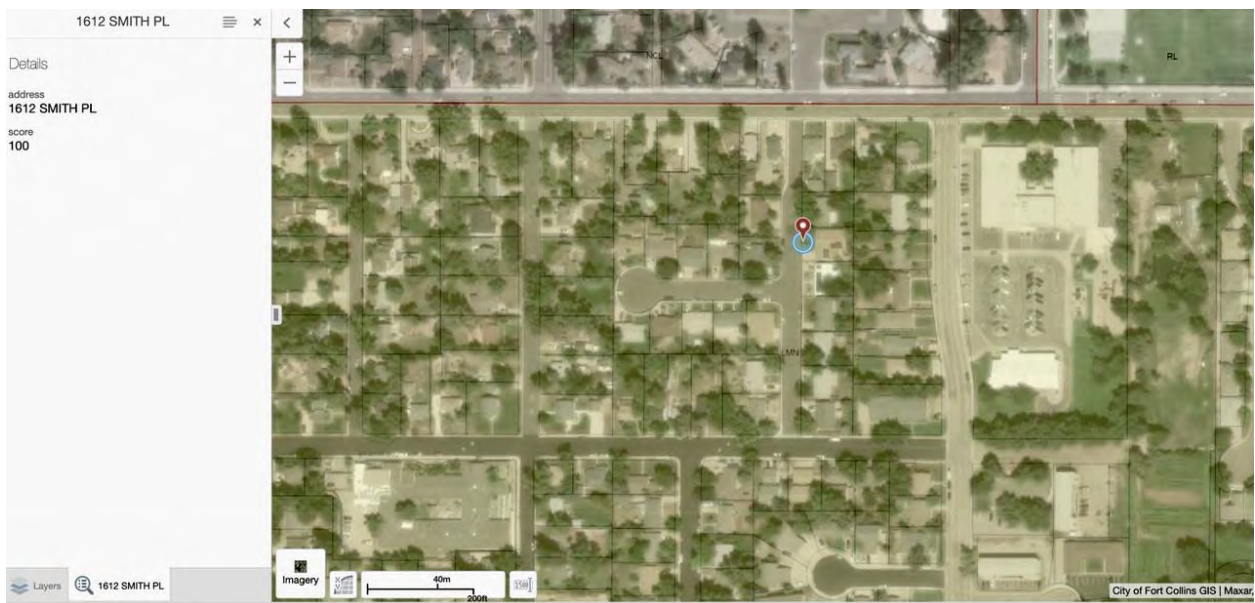
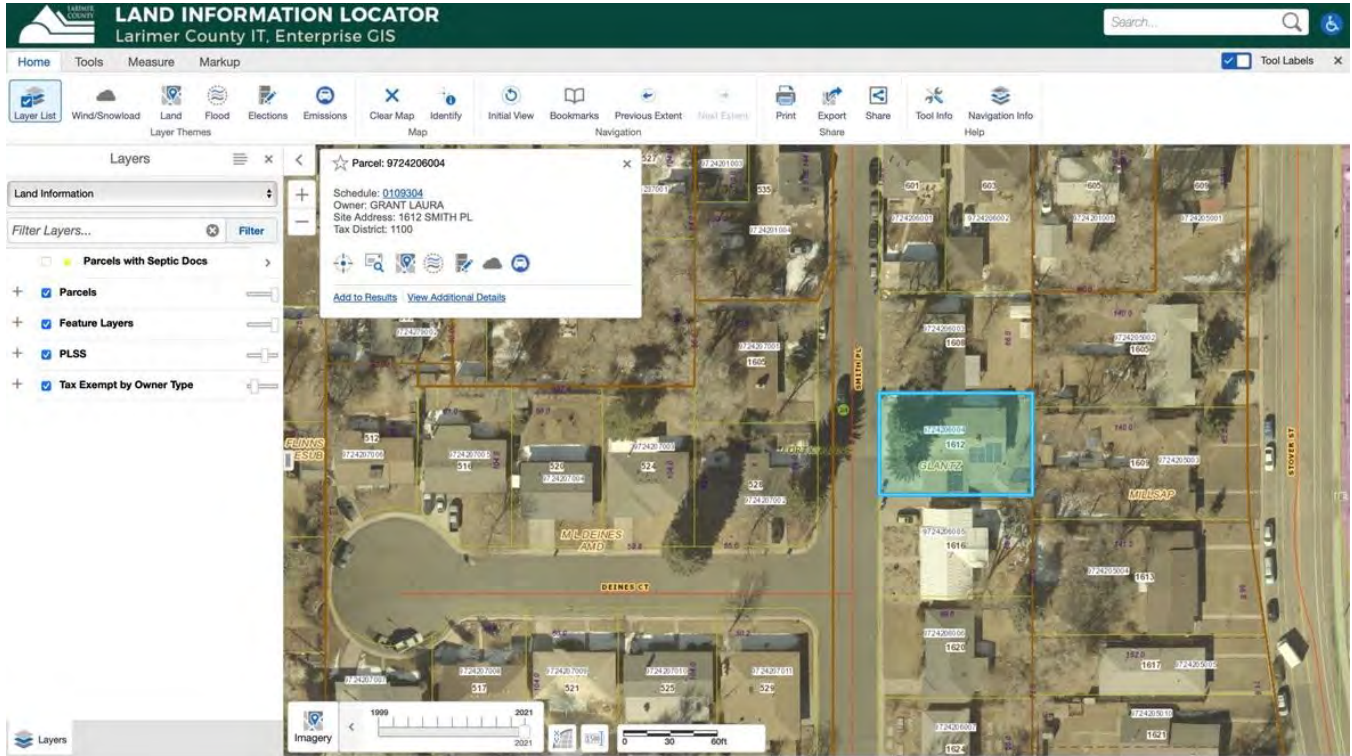
Things to consider when making your proposal:

- Is water detention being provided? If so, where?
- How does the site drain now? Will it change? If so, what will change?
- What is being proposed to treat run-off?
- Where will access and parking for the site be located?

Suggested items for the Sketch Plan:

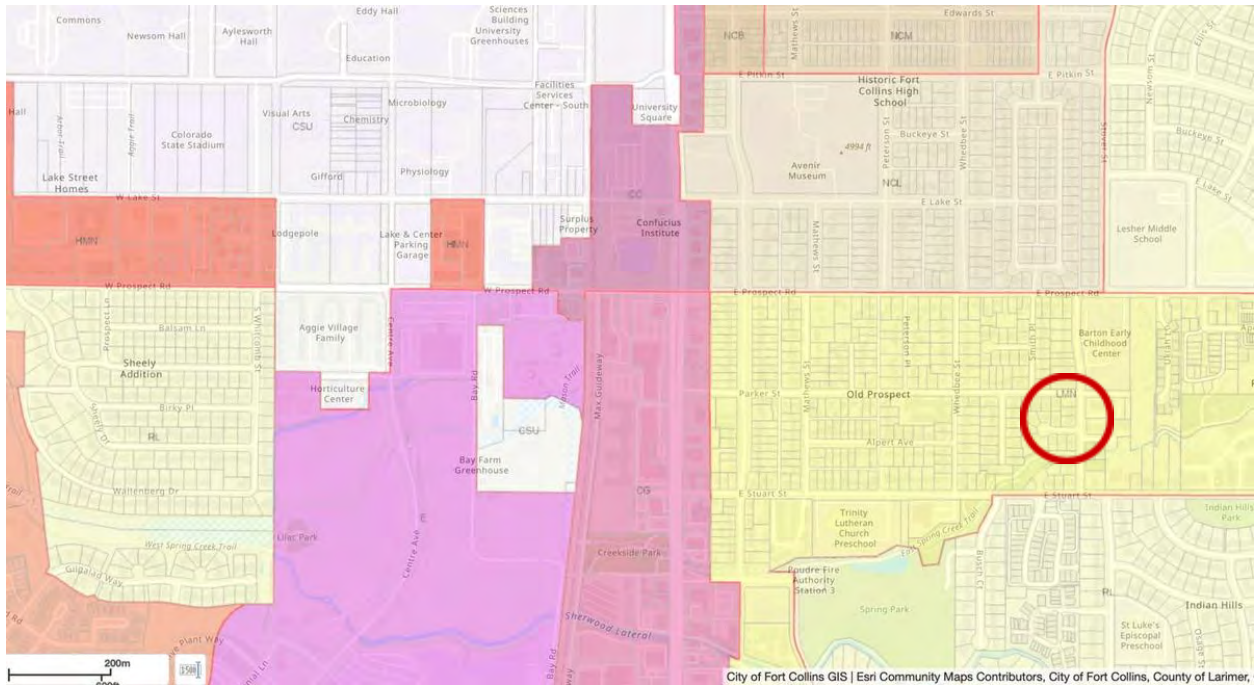
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required).

1612 Smith Place, Ft. Collins, CO 80525 Extra Occupancy

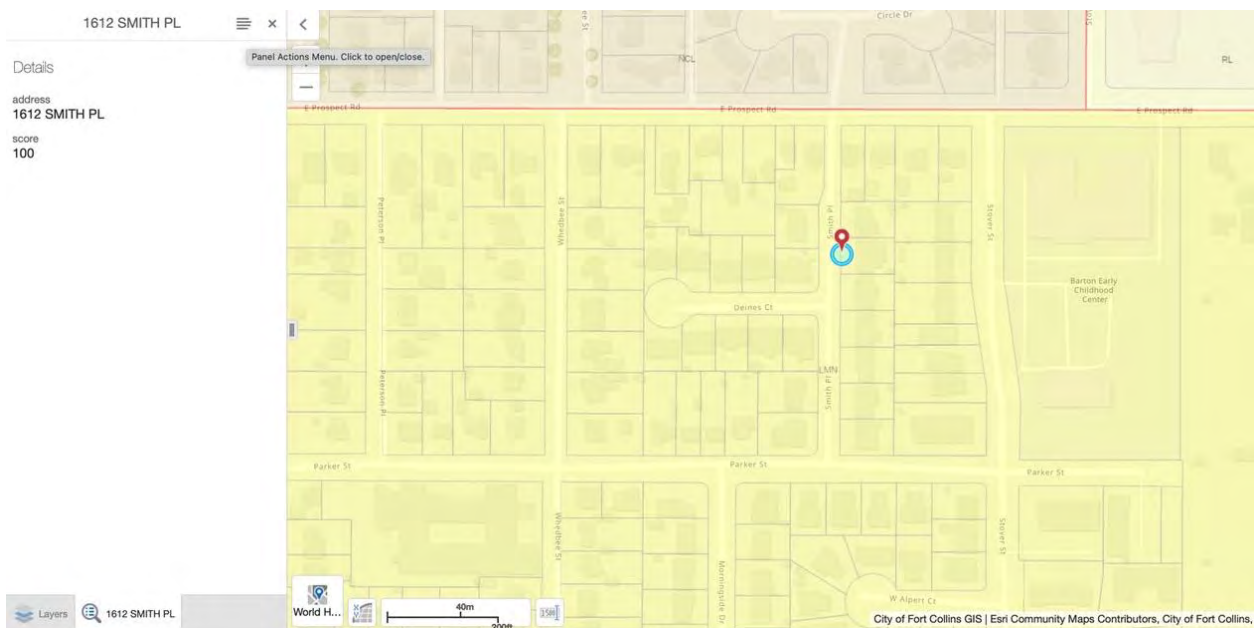


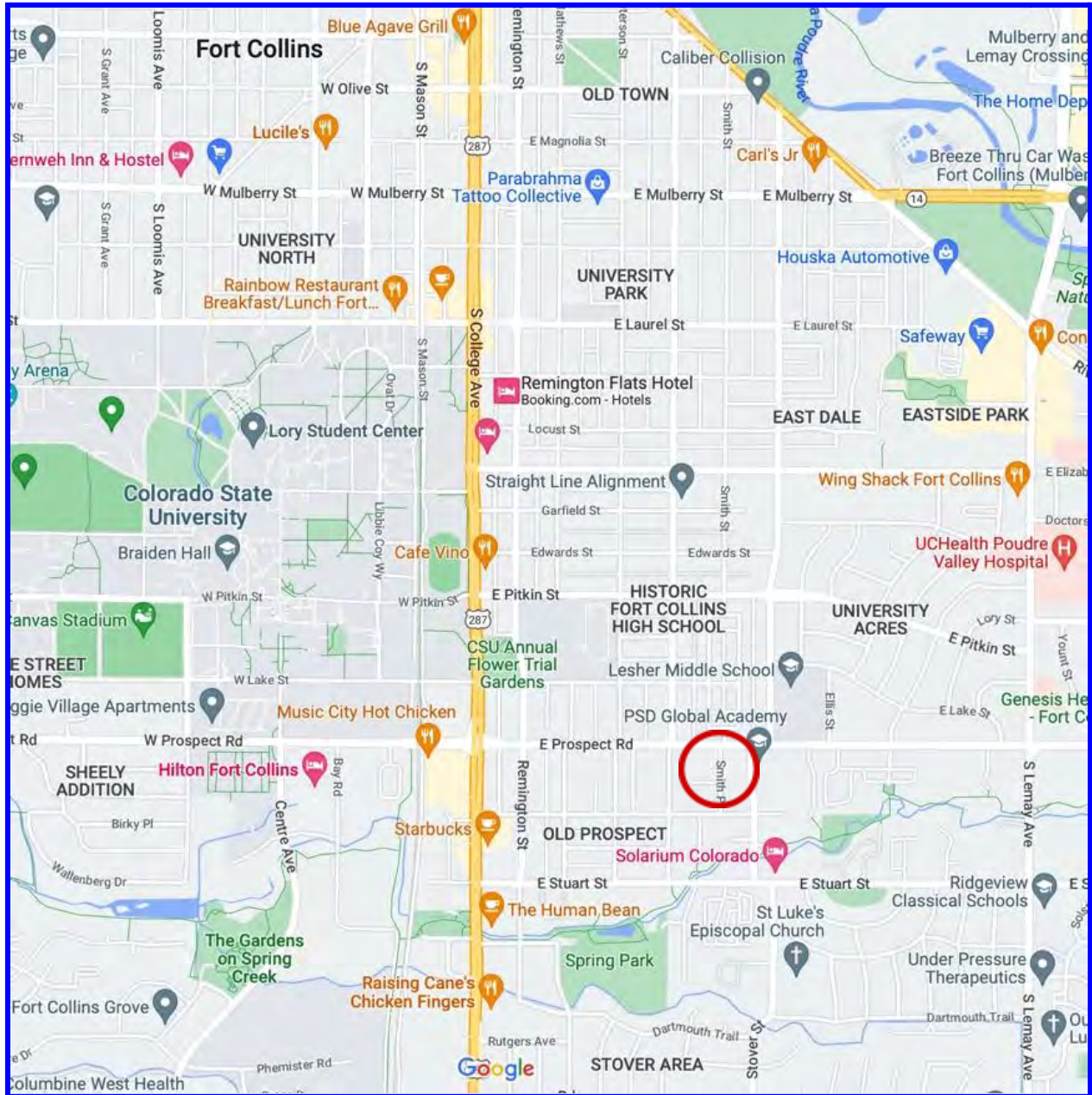
Zoning Maps:

1612 Smith Place is located in Old Prospect, in the LMN Zone.



The upper map shows the Old Prospect LMN Zone in yellow, and the lower map zooms in and shows the parcel where 1612 Smith Place is located, indicated by a blue circle and red pin.





1612 Smith Place is located just to the north of “Solarium Colorado” on this map, and south of E. Prospect Rd, indicated by the red circle.

Description of Proposal

We are seeking to use our house as an Extra Occupancy Rental House that can accommodate up to 4 persons. We are not intending to perform any new development for this conversion.

The house is a detached single-family dwelling. It is built on a platted lot, and does not appear to be in any flood plains. The parcel number is 97242-06-004. Additional information: Glantz Subdivision, Lot 4.

The house is located in the LMN zone (section 2.2.1 of Ft Collins Land Development Code https://www.fcgov.com/housing/files/article-2_idc_2nd-reading.pdf?1666729696), so our understanding is that Extra Occupancy Rental Houses are allowed (FCFAQS Extra Occupancy <https://www.fcgov.com/developmentreview/pdf/boardhouse.pdf>).

The house has 1600 finished square feet, which covers the 350 square feet per tenant for 4 people (350 sqft/person * 4 people = 1400 sqft) with 200 sqft to spare.

Parking - see next page

Parking:

Per the land use code, 3 parking spaces will be required for the 4 occupants (.75 spaces per occupant: 4 people * .75 = 3 spaces). The house has a 2-car garage, as well as paved driveway with gravel on both sides of the pavement. Based on the plat, the lot has 66 feet of street frontage, so 3 parking spaces need to provide direct access to the street.

The width of the paved driveway is 20'8", and the gravel pad to the right side (south) of the driveway (as you look toward the garage from the street) is 6'8". See below.

The **Lot** per the Plat for Lot 4, Glantz Subdivision, is **66' wide**:



House with gravelscape yard + front walk & trees

Paved Drive + Gravel

Combined 27'10"

38'2"

20'8"

7'2"



Space available for parking: 27'10" on the paved drive + gravel pad to the right

Space allowed for parking per city rules: 40% of 66' = 26'5"

In conclusion, there is enough space on the paved driveway plus the gravel pad on the right side of the pavement to accommodate the 26'5" foot wide parking area that is allowed.

With 26'5" allowed for parking, there is $26.4 \text{ ft} / 3 \text{ cars} = 8.67 \text{ ft}$ wide space per car for parking with unobstructed access to the street which is enough. Typical parking spaces are 7.5 - 9 ft wide.

We have obtained and will install a permanent metal bike parking rack with space for 4 bikes.

Our property at 1612 Smith Place meets all the requirements for an Extra Occupancy Dwelling Unit as far as we understand the requirements, and we look forward to discussing our application with you. Thank you.

Laura Grant and Kevin Feldis

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