

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/13/2023 11:15 AM

Project Name

Duplex Conversion at 335 E. Magnolia St
CDR230053

Applicant

David Lund
970-420-3021
dave@nobleventure.com

Planner: Clark Mapes

Engineer: Tim Dinger

DRC: Todd Sullivan

Description

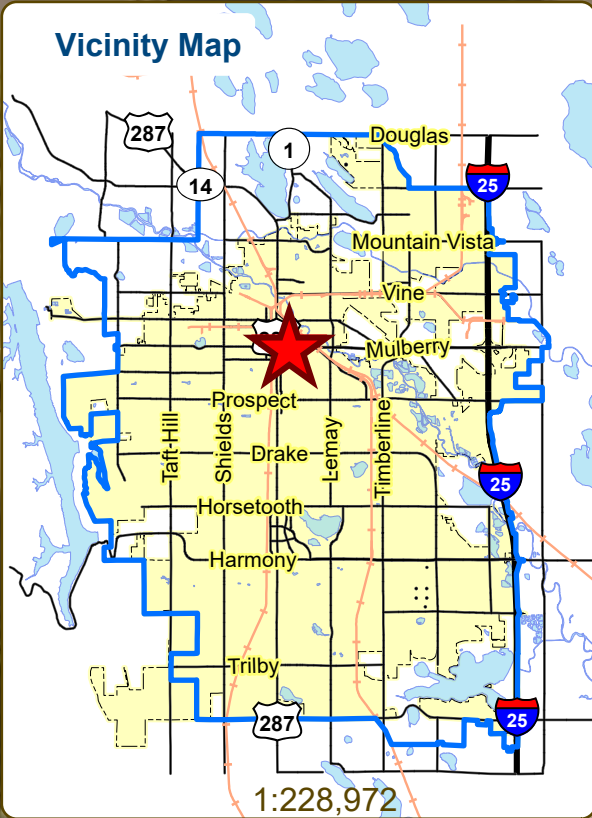
This is a request to establish a residential Duplex at 335 E. Magnolia St. (parcel # 9712332021). The applicant proposes to establish a two-family residential use in an existing single-family home with one unit having two bedrooms and the other unit having 1 bedroom. Access is taken from E Magnolia St to the north and an alley to the south. The site is approximately 0.05 miles north of E Mulberry St and approximately 0.24 miles east of S College Ave. The property is within the Neighborhood Conservation, Medium Density District (N-C-M) zone district and the project would be subject to a Basic Development Review (BDR) Review.

Duplex Conversion at 335 E. Magnolia St Two Family Dwelling

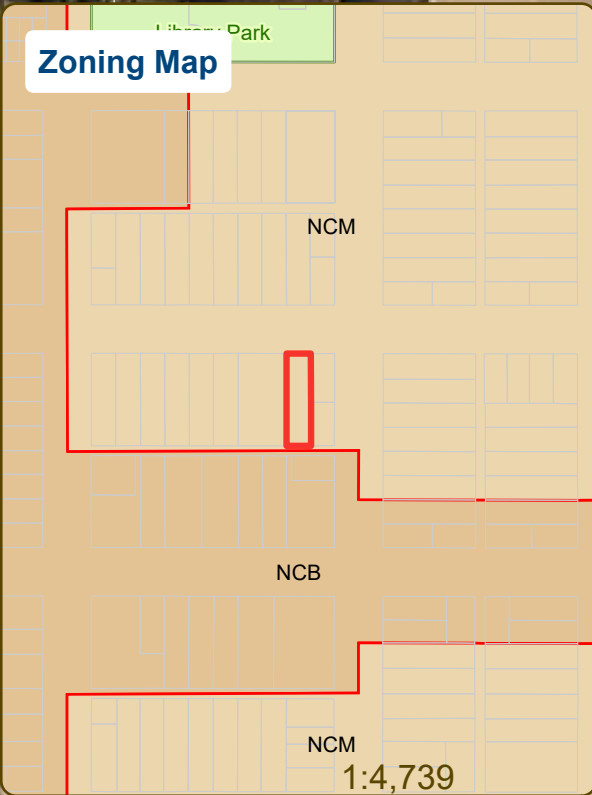
Aerial Site Map

E Magnolia St

Vicinity Map



Zoning Map



1:410

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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.

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) _____

Business Name (if applicable) _____

Phone Number _____ Fax Number _____

Mailing Address _____ 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.

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)

Things to consider when making your proposal:

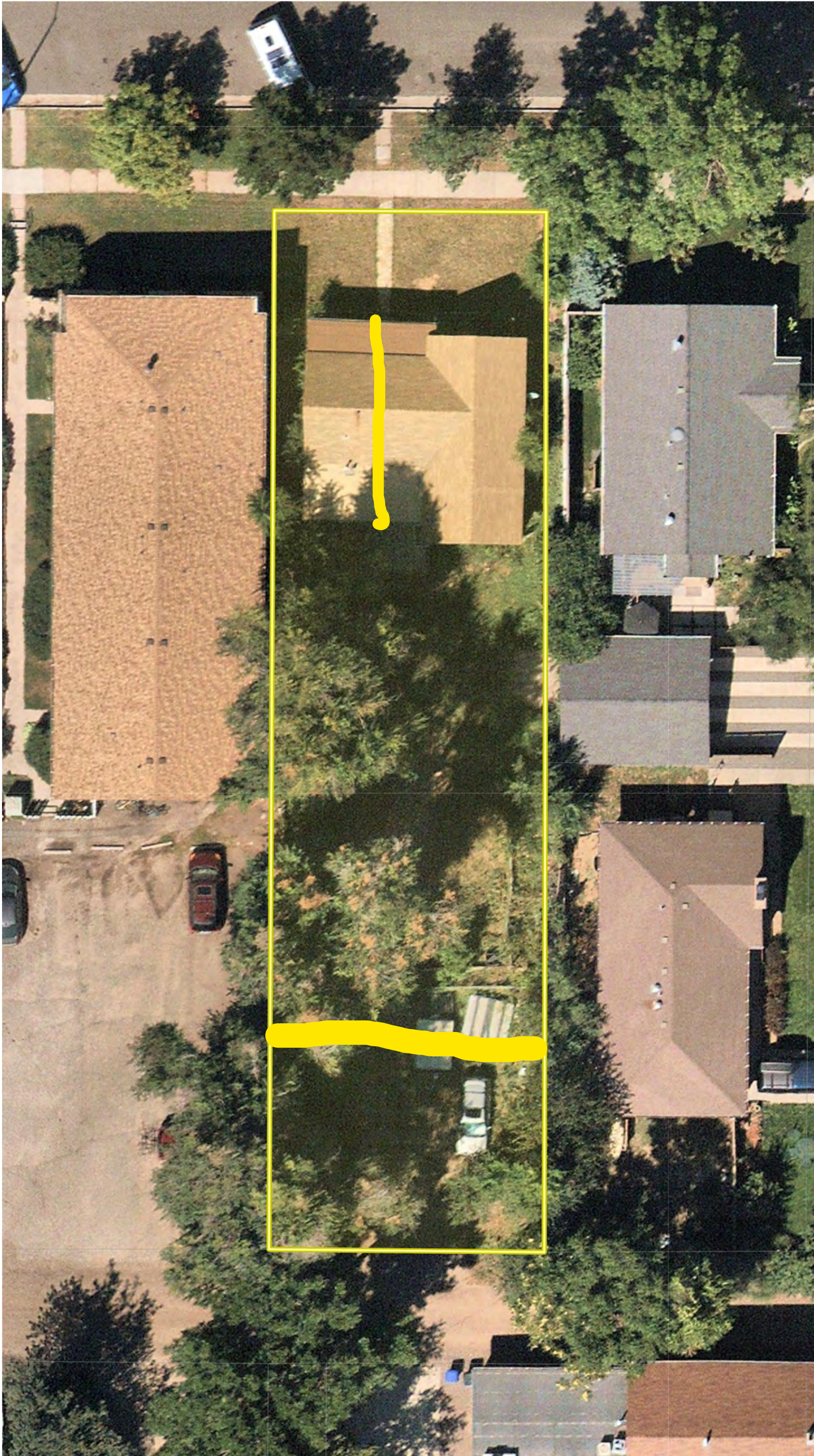
- Is water detention being provided? If so, where?
• How does the site drain now? Will it change? If so, what will change?
• What is being proposed to treat run-off?
• Where will access and parking for the site be located?

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).



**Secondary
Entrance**



Legend

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

1: 214



36.0 0 18.00 36.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes