

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

7/20/2023 9:15 AM

## Project Name

Strata Attainable Housing  
CDR230054

## Applicant

Jordan Zielinski, Principal/Director of Development  
720-598-1303  
housing@stcharlestown.com

## Description

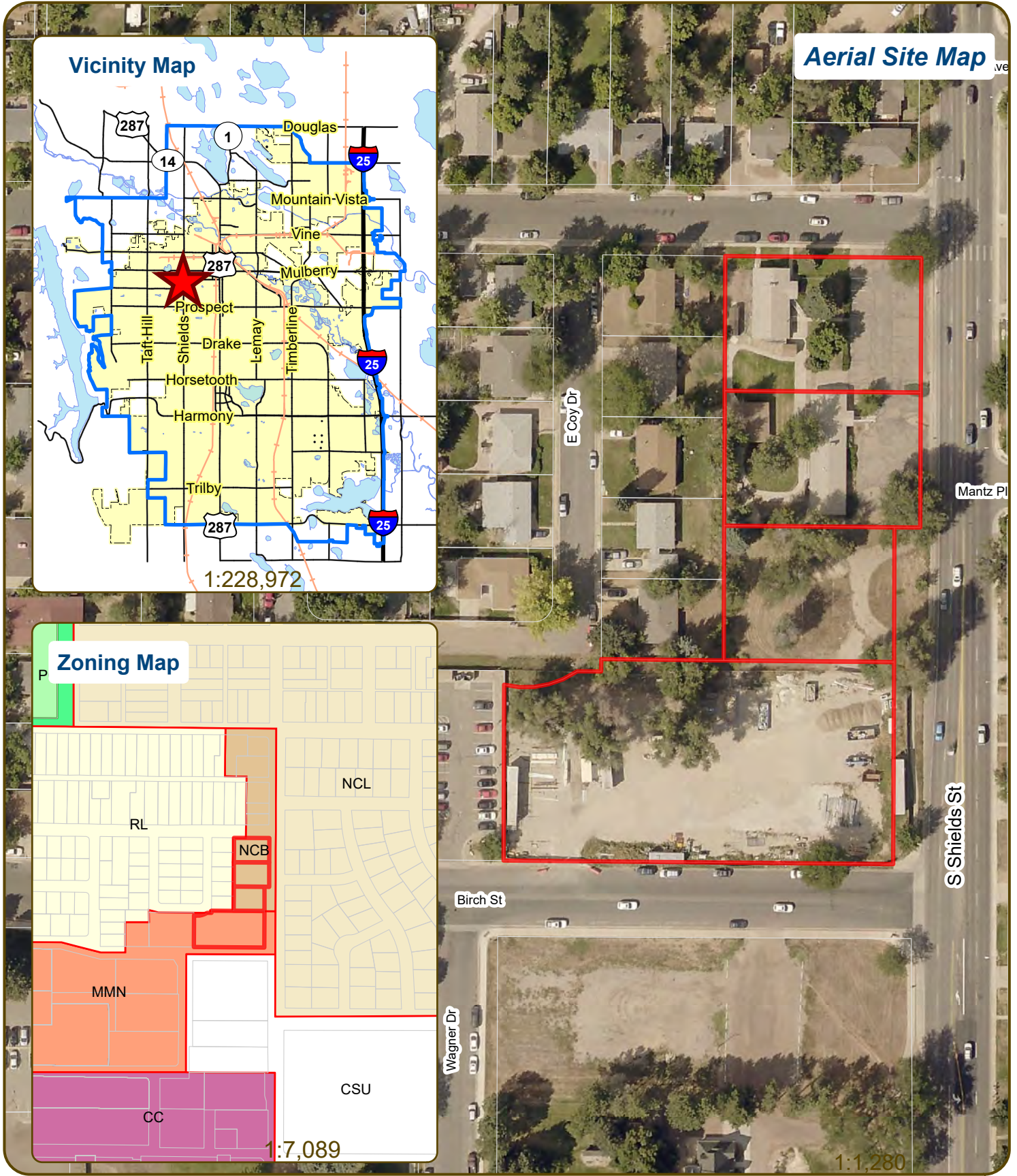
This is a request to build a new residential development along the west side of S Shields St between W Myrtle St and Birch St. (parcels # 9715154001, 9715154002, 9715114001). The applicant proposes to build 26 townhome unit with 2 24-unit multifamily buildings at the south end of the site. Access is taken from W Myrtle St to the north and Birch St to the south. The site is approximately 0.09 miles south of W Mulberry St and directly west of S Shields St. The property is within the Neighborhood Conservation, Buffer District (N-C-B) and Medium Density Mixed-Use Neighborhood District (M-M-N) zone districts and the project would be subject to Planning & Zoning Commission (Type 2) Review.

**Planner:** Arlo Schumann

**Engineer:** Tim Dinger

**DRC:** Brandy Bethurem Harras

# Strata Attainable Housing Mixed Residential Development



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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?

## Arlo Schumann

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**From:** Jordan Zielinski <jzielinski@stcharlestown.com>  
**Sent:** Thursday, May 11, 2023 3:23 PM  
**To:** Current\_Planning  
**Subject:** [EXTERNAL] Development Review - CRT  
**Attachments:** 20230509 - 625 S Shields - cr\_app\_updated-2019.pdf; Site Plan Analysis - S Shields Apts-THs.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Arlo

Good Afternoon –

Attached to this email is an application for development review for 4 existing lots in 2 zone districts between W Myrtle Street and Birch Street along S Shields Street, approximately 2.33 acres in total containing two existing, obsolete single story structures. In addition to the attached site and zoning analysis, site layout, and massing we have the following questions for your team:

1. There are three existing easements of 8.5' (pedestrian), 15' (utility), 6' (utility) and 3' (utility). Which of those easements have existing infrastructure and/or which can be abandoned.
2. There is a partial ROW dedication which forms a portion of a culdesac/turn west into E Coy Dr and we are wondering if that could be abandoned.
3. Will the City require through street access from E Coy Dr south to Birch Street?
4. Will City require further ROW dedication on S Shields St within lots 1 & 2 (the two northern parcels) of Ray L. Randleman subdivision?
5. Does the City have any interest in providing fee waivers/rebates or other type of assistance toward potential attainable housing within this proposed community development?

Please let me know if you have any questions in your evaluation of this development review request.

Thank You,

**[PLEASE NOTE ADDRESS CHANGE](#)**

**Jordan C. Zielinski**  
Principal/Director of Development  
St. Charles Town Company  
2368 15<sup>th</sup> Street, Suite B  
Denver, CO 80202  
[\(720\) 598-1300](tel:7205981300)

