

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/10/2023 10:15 AM

Project Name

Duplex at 1413 W Mulberry
CDR230049

Applicant

Don Stepp
303-818-9064
donjstepp@yahoo.com

Description

This is a request to establish a residential Duplex at 1413 W Mulberry St. (parcel # 9715109003). The applicant proposes to establish a two-family residential use. Access is taken from W Mulberry St to the north and an alley to the south. The site is directly south of W Mulberry St and approximately 0.27 miles west of S Shields St. The property is within the Low Density Residential District (R-L) zone district and the project would be subject to an Addition of Permitted Use (APU) Review.

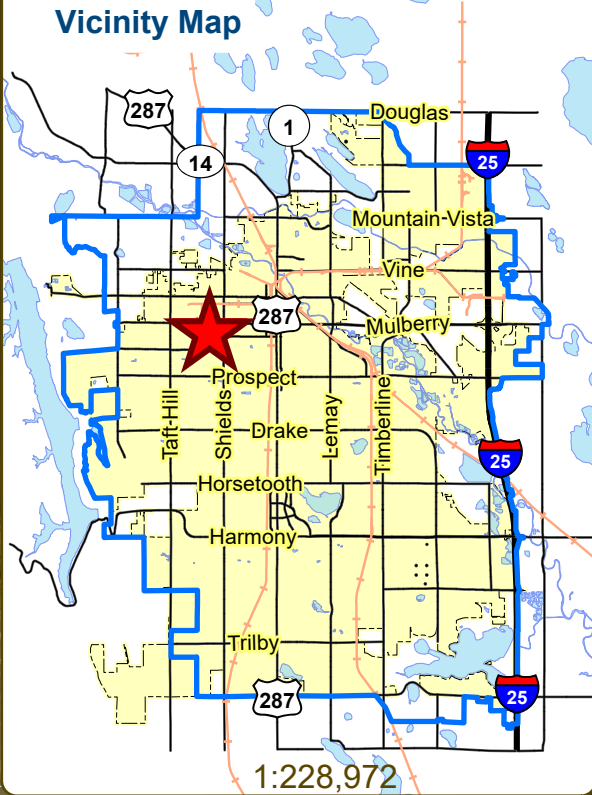
Planner: Arlo Schumann

Engineer: Tim Dinger

DRC: Marissa Pomerleau

Duplex at 1413 W Mulberry Two Family Dwelling (APU)

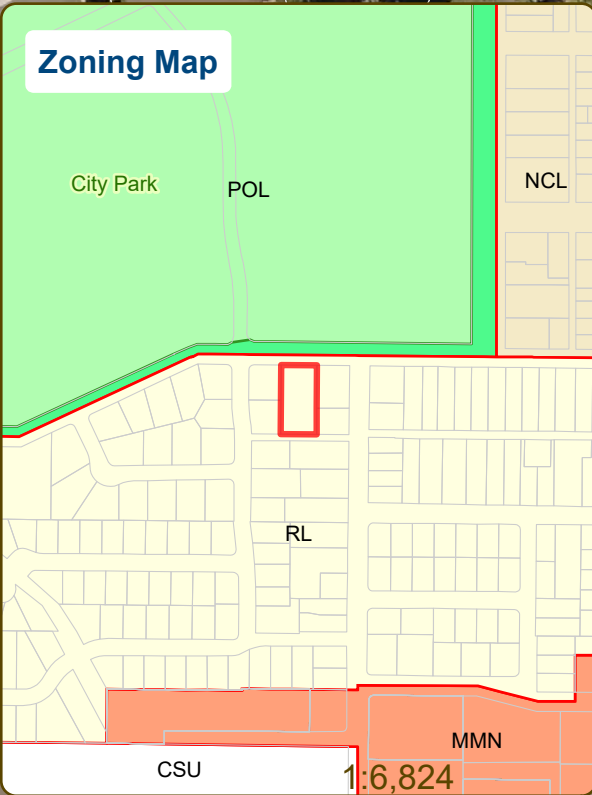
Vicinity Map



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) _____

Business Name (if applicable) Don Stepp

Your Mailing Address 1401 W Mulberry

Phone Number 303-818-9064 Email Address donystepp@yahoo.com

Site Address or Description (parcel # if no address) 1413 W Mulberry St.

Description of Proposal (attach additional sheets if necessary) _____

Request APV for existing apartment

Proposed Use Apartment Existing Use Apartment

Total Building Square Footage 1800 S.F. Number of Stories 1 Lot Dimensions 205x105

Age of any Existing Structures 1950's construction

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.

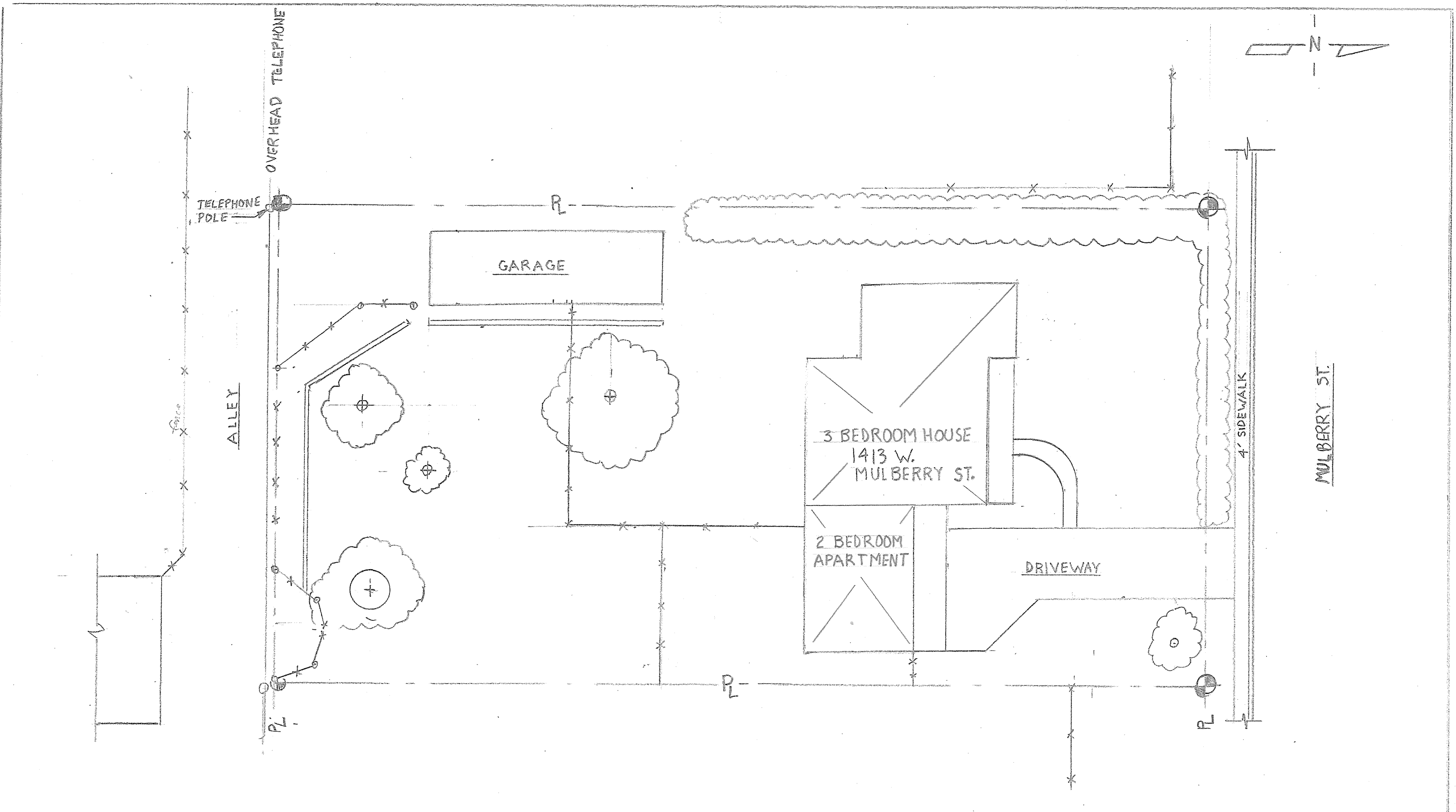
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

Increase in Impervious Area N/A 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?



Project Location: <u>1413 Mulberry St, Ft Collins, CO</u>		
Project Description: <u>Duplex Revision</u>		
Title: <u>Existing Site Plan</u>		
Drawn by: Don Stepp	Date: April 23, 2023	Scale: 1" = 20' - 0"