

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

---

## Review Date

10/19/2023 10:15 AM

## Project Name

Single Family Use at 1101 E Elizabeth  
CDR230081

## Applicant

Jill Barends  
970-800-1898  
onesourcelivewell@gmail.com

## Description

This is a request for a change of use to single family home at 1101 E Elizabeth St (parcel # 9713405002). The applicant is proposing to change the use of the existing clinic to single family residential and use as a short term rental. Access is taken from E Elizabeth St to the north and Robertson St to the west. The site is approximately 0.03 miles west of S Lemay Ave and approximately 0.47 miles north of E Prospect Rd. The property is within the Employment District (E) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

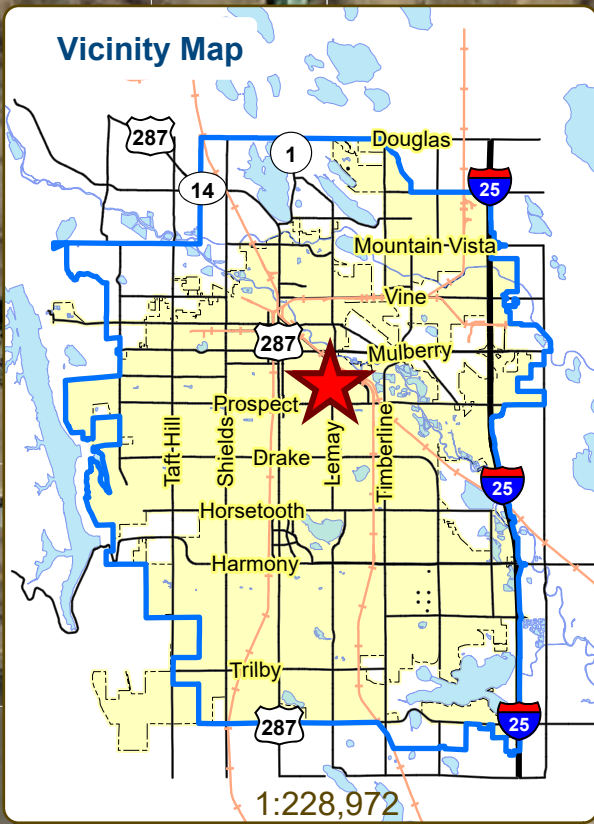
**Planner:** Katelyn Puga

**Engineer:** Tim Dinger

**DRC:** Marissa Pomerleau

# Single Family Use at 1101 E Elizabeth Single Family Dwelling

Vicinity Map



Aerial Site Map

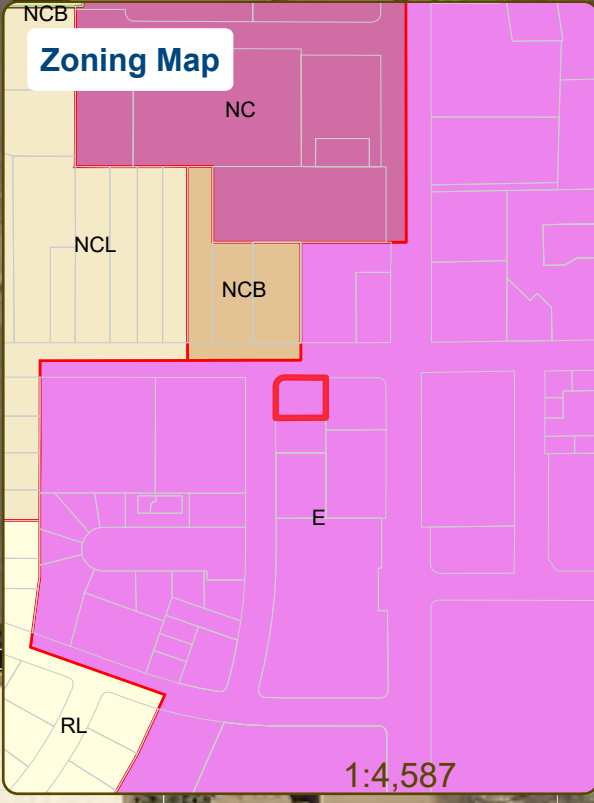


E Elizabeth St



Robertson St

Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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 preappmeeting@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) \_\_\_\_\_

Jill Barends (Potential Buyer)

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 1040 E. Elizabeth St. #102 Fort Collins CO 80524

Phone Number 970-800-1898 Email Address onesourcelivewell@gmail.com

Site Address or Description (parcel # if no address) \_\_\_\_\_

1101 E. Elizabeth St. Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

I am interested in purchasing this property and having it re-zoned from Commercial (E) back

to its original zoning which was Residential

Proposed Use STR Existing Use Commercial E

Total Building Square Footage 3436 S.F. Number of Stories 2 Lot Dimensions .17 acre

Age of any Existing Structures 1965

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 [x] 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?

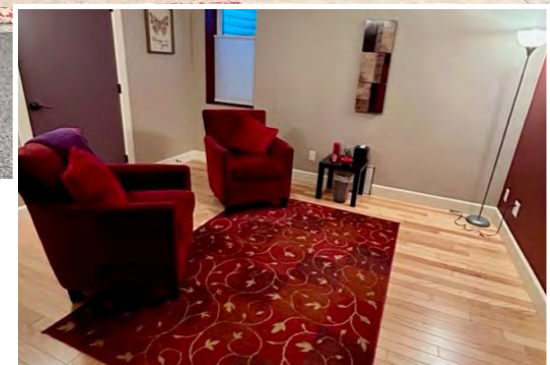


# FOR SALE

## 1101 E ELIZABETH STREET FORT COLLINS, CO 80524

**RE/MAX**  
COMMERCIAL  
**ALLIANCE**

**Price \$650,000**



### **Julie Norris**

RE/MAX Commercial Alliance  
(970) 227-9127 - Cell  
(970) 482-1781 - Office  
commercialrejulie@outlook.com

### **Michelle Hickey-Crawford, CCIM**

RE/MAX Commercial Alliance  
(970) 215-7016 - Cell  
(970) 482-1781 - Office  
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.

125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated

RE/MAX Commercial Alliance  
ColoradoCommercialBrokers.com



**RE/MAX**  
COMMERCIAL  
**ALLIANCE**



# FOR SALE

## 1101 E ELIZABETH STREET FORT COLLINS, CO 80524



### Offering Summary



- \$650,000.00
- 2,590 SF
- Washer & Dryer Hookups
- E Zone, employment district
- ADA assessable
- Parking lot
- Corner Lot with mature landscaping

RE/MAX Commercial Alliance is pleased to present the opportunity to purchase this standalone real estate offering.

Located on the corner of Elizabeth and Robertson in the E Zone, this property offers a plethora of uses for an owner/user. Nicely updated building offers a waiting room, reception area, 4 private offices – 1 with a separate entrance/exit, 2 restrooms and a breakroom complete with full kitchen amenities and separate entrance/exit on the main floor. The lower level consists of 2 private offices, washer & dryer hookups, restroom with shower and a large classroom area with an abundance of storage.

### Julie Norris

RE/MAX Commercial Alliance  
(970) 227-9127 - Cell  
(970) 482-1781 - Office  
commercialrejulie@outlook.com

### Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance  
(970) 215-7016 - Cell  
(970) 482-1781 - Office  
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.  
125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated

RE/MAX Commercial Alliance  
ColoradoCommercialBrokers.com

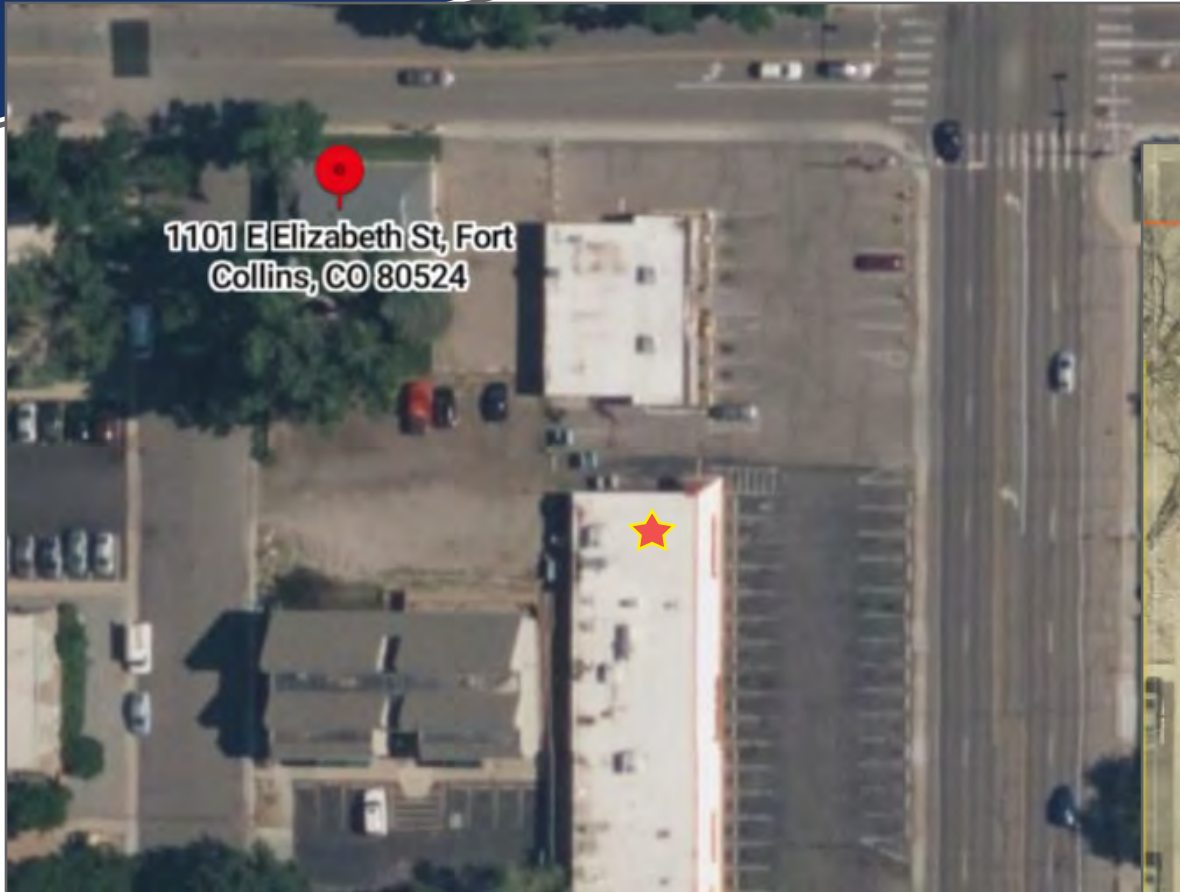


# FOR SALE

## 1101 E ELIZABETH STREET FORT COLLINS, CO 80524



Aerial View



**Julie Norris**

RE/MAX Commercial Alliance  
(970) 227-9127 - Cell  
(970) 482-1781 - Office  
commercialrejulie@outlook.com

**Michelle Hickey-Crawford, CCIM**

RE/MAX Commercial Alliance  
(970) 215-7016 - Cell  
(970) 482-1781 - Office  
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.  
125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated

RE/MAX Commercial Alliance  
ColoradoCommercialBrokers.com





# FOR SALE

## 1101 E ELIZABETH STREET FORT COLLINS, CO 80524



All information provided deemed reliable, but not guaranteed.  
125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated



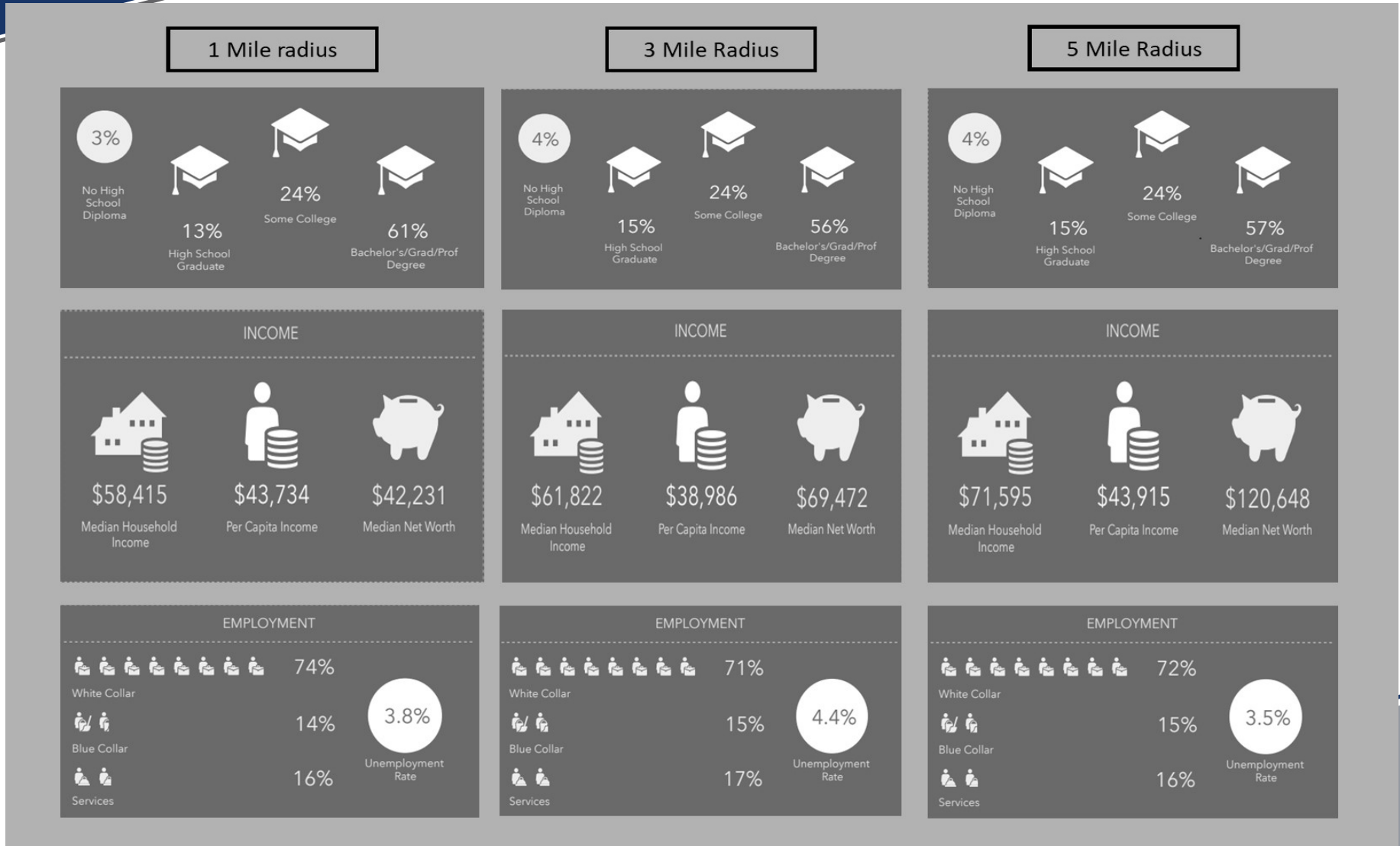
# FOR SALE

## 1101 E ELIZABETH STREET

### FORT COLLINS, CO 80524



### Demographics





# FOR SALE

1101 E ELIZABETH STREET  
FORT COLLINS, CO 80524

**RE/MAX**  
COMMERCIAL

**ALLIANCE**

## Regional Information

### TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

UC Health

### KEY INDUSTRY CLUSTERS



ADVANCED  
MANUFACTURING



HEALTH &  
WELLNESS



ENERGY & NATURAL  
RESOURCES



FOOD &  
AGRICULTURE



TRANSPORTATION &  
LOGISTICS

### NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per  
Capita Income



### Regional Culture

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

### Quality of Life

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development

# FOR SALE

1101 E ELIZABETH STREET  
FORT COLLINS, CO 80524



## Broker Contact

### Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance

(970) 215-7016 - Cell

(970) 482-1720 - Fax

(970) 482-1781 - Office

Michelle@NoCoMichelle.com

125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated

### Julie Norris

RE/MAX Commercial Alliance

(970) 227-9127 - Cell

(970) 482-1720 - Fax

(970) 482-1781 - Office

commercialrejulie@outlook.com

125 S. Howes Street #120 Fort Collins, CO 80521  
Each office independently owned and operated

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY ANDDO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

RE/MAX Commercial Alliance  
ColoradoCommercialBrokers.com



RE/MAX  
COMMERCIAL

ALLIANCE