

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/14/2023 10:15 PM

Project Name

Subdivision at 1200 Pomona St
CD230094

Applicant

Daniel Crisafulli

970-402-8006

team@crisafulliteam.com

Planner: Katelyn Puga

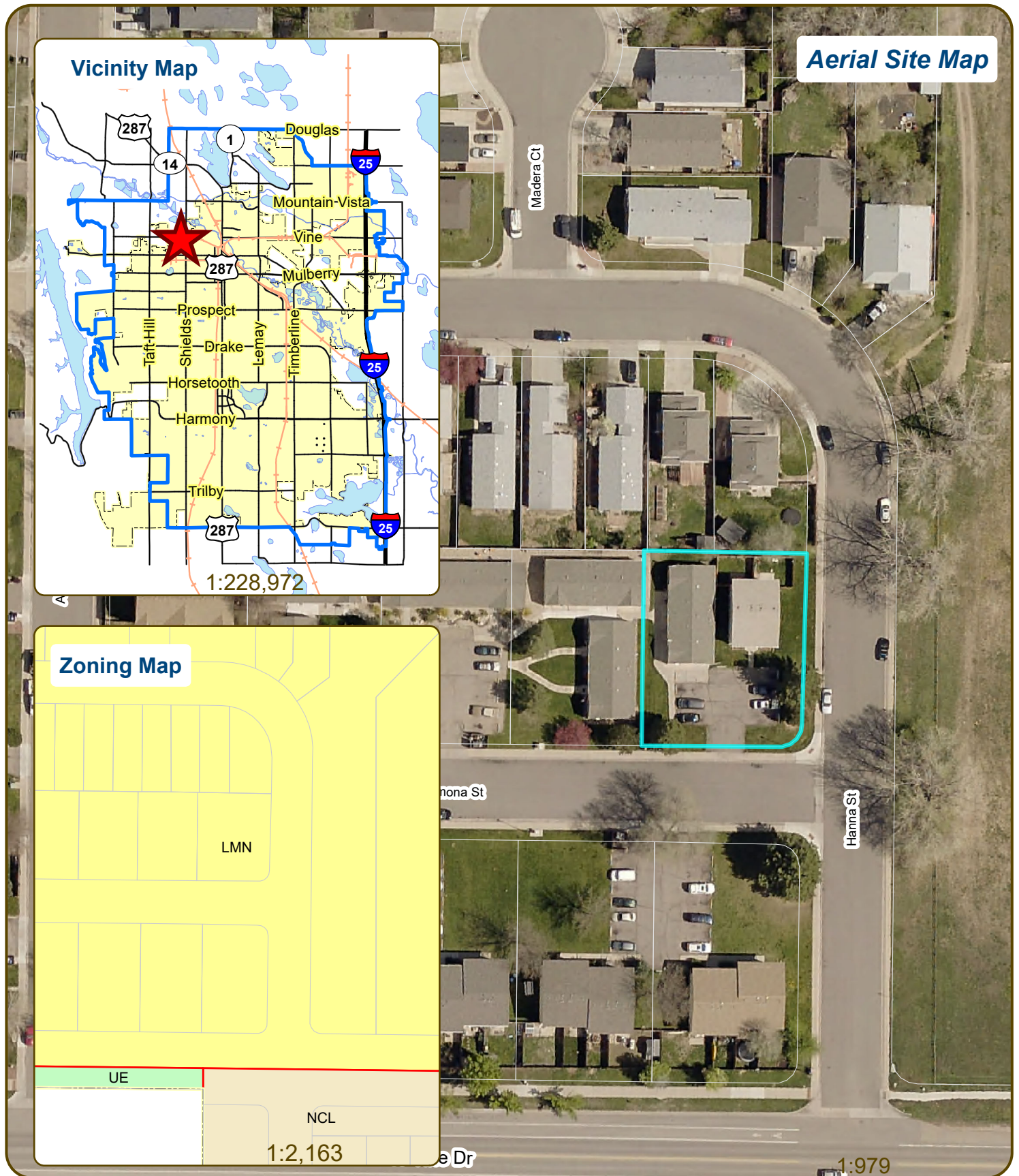
Engineer: John Gerwel

DRC: Brandy Bethurem Harras

Description

This is a request for approval of a subdivision with two (2) duplexes at 1200 Pomona St. (parcel #9703405034). The applicant proposed the subdivision of 1 lot into 2 to legally separate the duplexes. Access is taken from Pomona St to the south. The site is approximately 0.06 mi from W Vine Dr. to the south and approximately 0.15 mi from N Shields St. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and the project would be subject to a Basic Development Review (BDR).

Subdivision at 1200 Pomona St - Attached Duplexes



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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 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) _____

Are you a small business? Yes No 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?

1200 Pomona Conceptual Review

Description of Proposal

The Crisafulli Group will be purchasing the property located at 1200 Pomona St. Fort Collins, CO 80521 in mid-January. The existing property is organized as 2 separate duplexes, but is currently recognized as a “4-plex” on a single lot.

Duplex 1 is two units. Both units are 2 bedroom & 1 bathroom. Approximate unit size is 808 sq ft per unit. This is a ranch style, side-by-side duplex shown highlighted in blue below (building on left)

Duplex 2 is a 2 story duplex located directly adjacent to Duplex 1. Duplex 2 is made up of 2 units which are approximately 1,016 sqft, 2 bedrooms & 1.5 bathrooms each. (building on right highlighted in blue below)

From what we can find, these duplexes look to have been built about 6 years apart in 1973 & 1979 respectively. Each duplex has its own water and sewer tap.

Our proposal is to legally separate the duplexes onto their own lots (See the diagram below). Lot 1 would hold one duplex and lot 2 would hold the other duplex. We would provide the necessary easements so that both duplexes will utilize a shared parking area. This would provide lot sizes just over 6,000 sqft. More importantly, this would provide two duplexes, which will increase the number of saleable “missing middle” housing units (a passion of ours).

