

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

3/14/2024 10:15 AM

Project Name

Two-Family Dwelling at Cherry St
CDR240015

Applicant

Kirk Longstein
708-646-9486
Klongstein@gmail.com

Planner: Clark Mapes

Engineer: John Gerwel

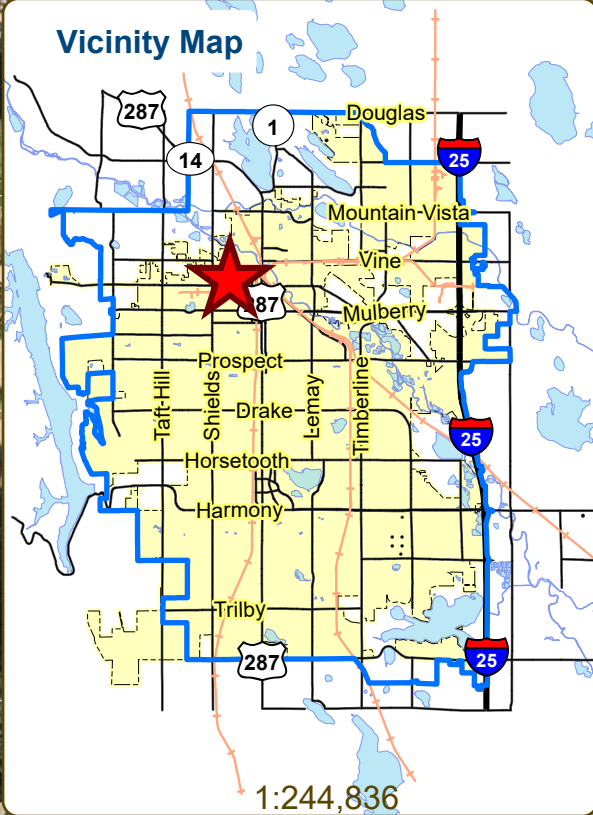
DRC: Todd Sullivan

Description

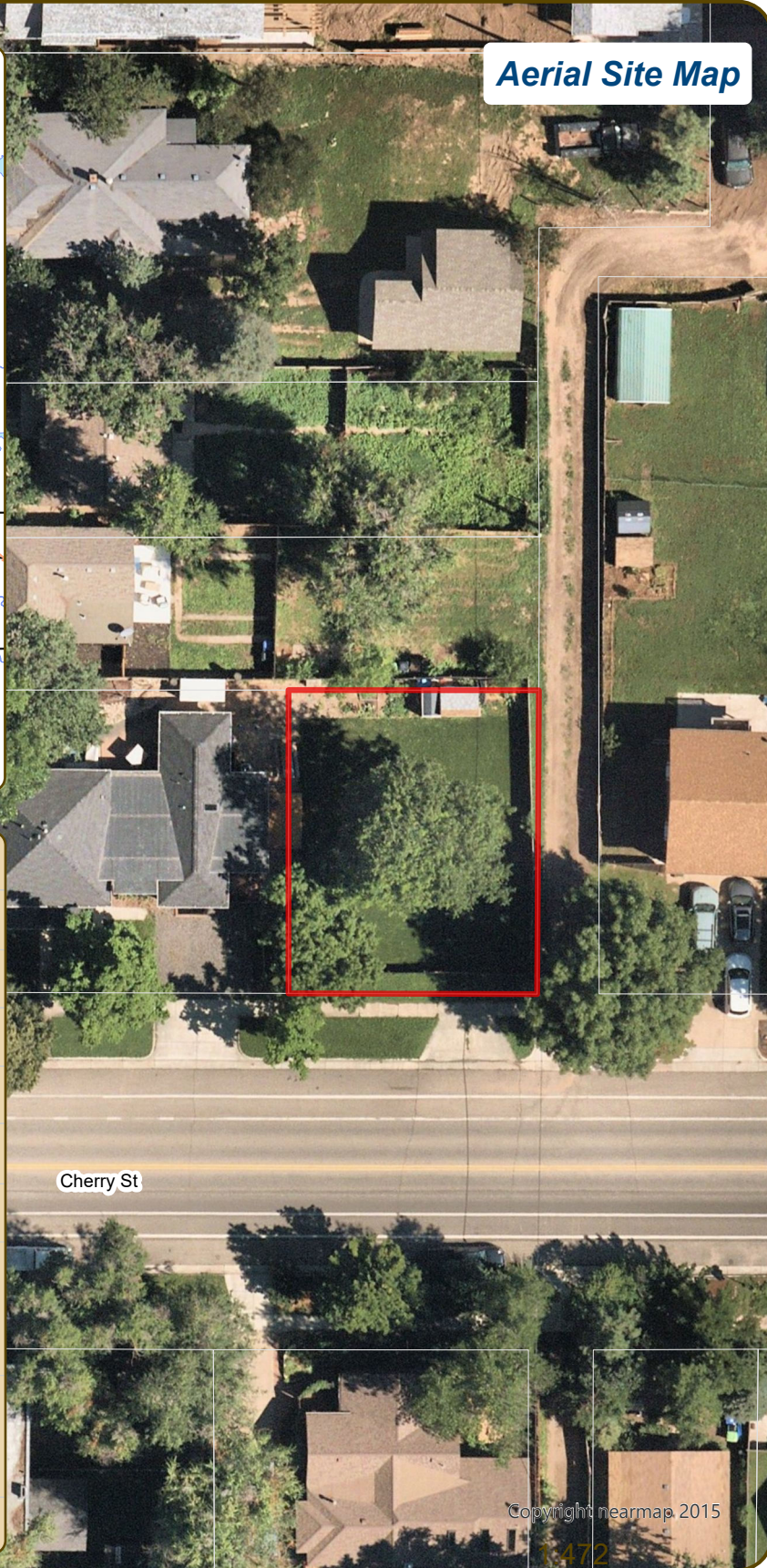
This is a request to build a duplex on Cherry St (parcel # 9711240001). The applicant is proposing a two-family dwelling on a vacant lot. Access is taken directly from Cherry St to the south. The site is approximately 0.37 mi east of N Shields St and 0.22 mi north of LaPorte Ave. The property is within the Neighborhoods Conservation, Medium District (NCM) zone district and is subject to a Basic Development Review (BDR) review.

Two-Family Dwelling at Cherry St- Two-Family Dwelling

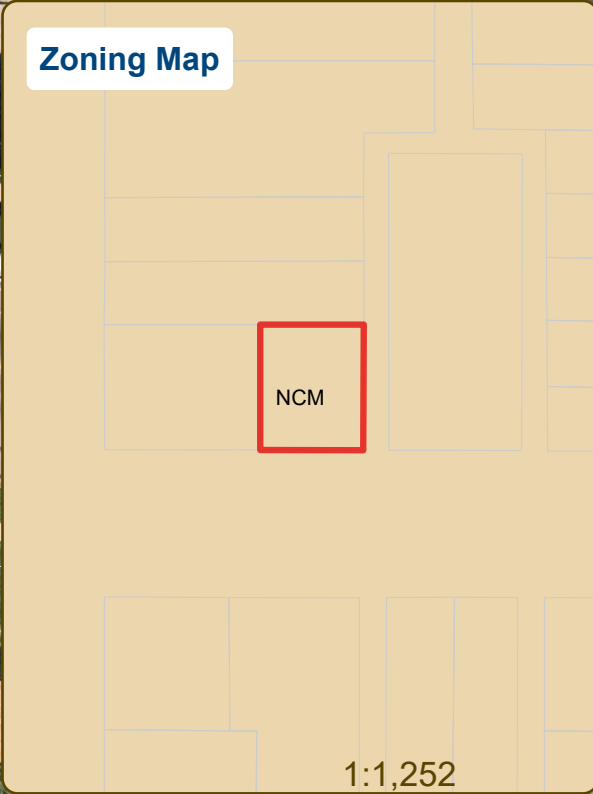
Vicinity Map



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 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.

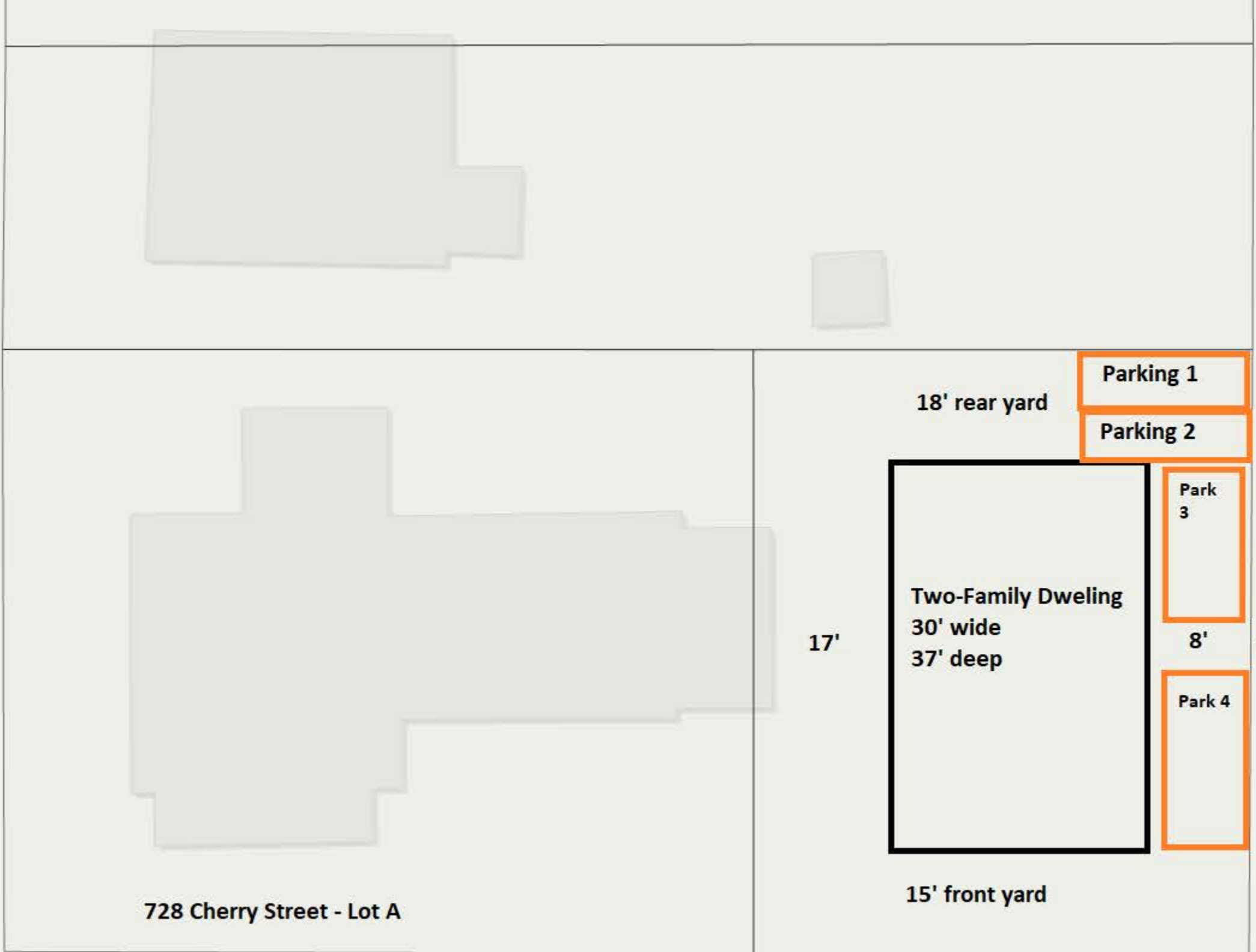
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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?



Contemporary Duplex

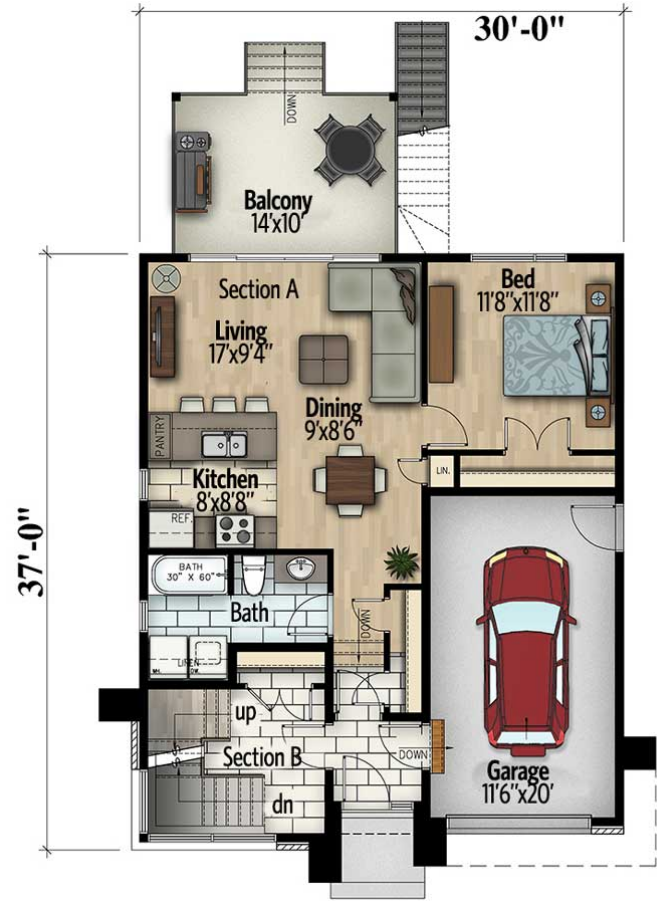
1,932
Heated S.F.

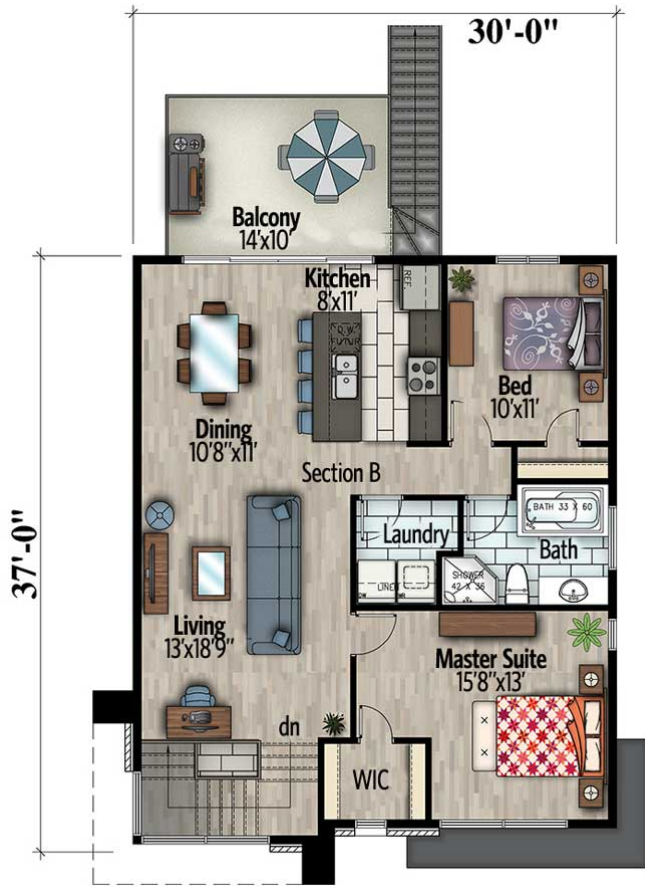
2
Units

30'
Width

37'
Depth







Plan 90290PD
architecturaldesigns.com



1-800-854-7852
1-262-521-4596

Kirk Longstein
Cherry Street Rentals LLC
728 Cherry Street

Longstein Subdivision - LOT B

Description of the site:

Lot B of the Longstein Subdivision is a 3,850 SF vacant lot located in the NCM Zoning District. The lot is fronting the north side of Cherry Street, east of Grant Street, and is located adjacent to an unimproved alley. Pursuant to LUC Section 4.8(B)(1)(a)(2), the applicant seeks a Basic Development Review review of a two-family dwelling application.

Proposed Use:

The applicant seeks to improve the vacant lot with a contemporary two-family dwelling house plan (see attached example) that includes a 1 bed, 1 bath first floor unit with 839 square feet of heated living and a 2 bed, 1 bath second floor unit with 1,039 square feet of heated living. The building footprint is approximately 1,932 SF above grade. The dimensions of the building is approximately 30-feet wide and 37-feet deep

LUC 4.8 (D)(2)(a)(1) - Allowable Floor Area on Lots.

Building Area: 1,932 SF
Lot Area: 3,850 SF
FAR: .5

LUC 4.8 (D)(3) - Allowable Floor Area on Rear Half of Lots.

Building Area: 510 SF
Rear Lot Area: 1,925 SF
FAR: .26

Description of the Project:

The Project follows a build to rent business model. A build-to-rent home is one that has been built for the purpose of long-term rental. Unlike standard apartments the proposed two-family dwelling is specifically intended to be an ideal option for individuals searching for a long-term rental residence. Whereas other build-to-rent homes across Fort Collins are managed by large out-of -state investors, the proposed project will be managed locally. So local that property managers live next door...the Project seeks to also incorporate amenities for the tenants including high performance building features; like all electric service, heat pumps, Solar, battery, electric vehicle charging.

Looking to schedule a conceptual review, and seeking to understand staff support for this project:

- The building will not include a garage. What are the parking requirements - what is the required size?
- stormwater requirements
- flat roof and other neighborhood characteristic consideration
- would light and power allow 1 electric meter?
- would water allow 1 water meter?