

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

4/11/2024 11:15 AM

Project Name

Multifamily at 830 & 834 Myrtle

CDR240023

Applicant

Greg Orr

970-567-6841

greg@relianceconstructionconsulting.com

Planner: Clark Mapes

Engineer: Sophie Buckingham

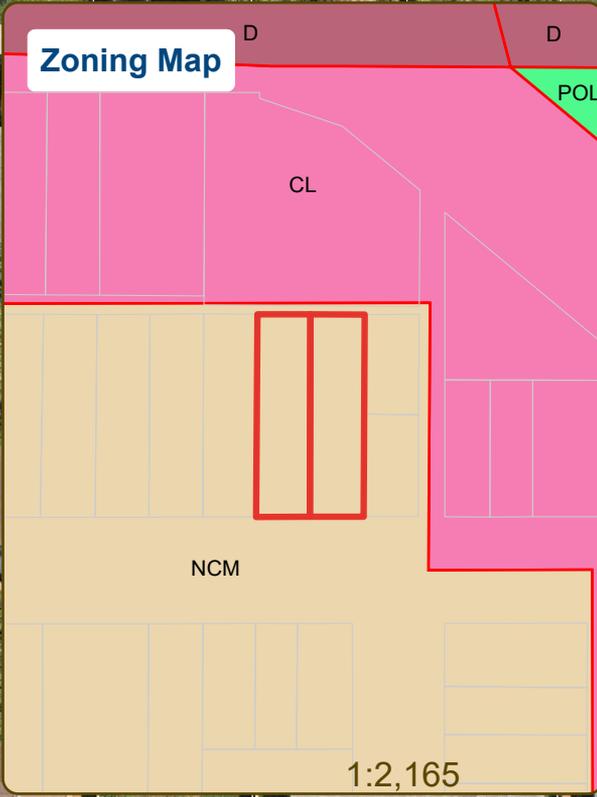
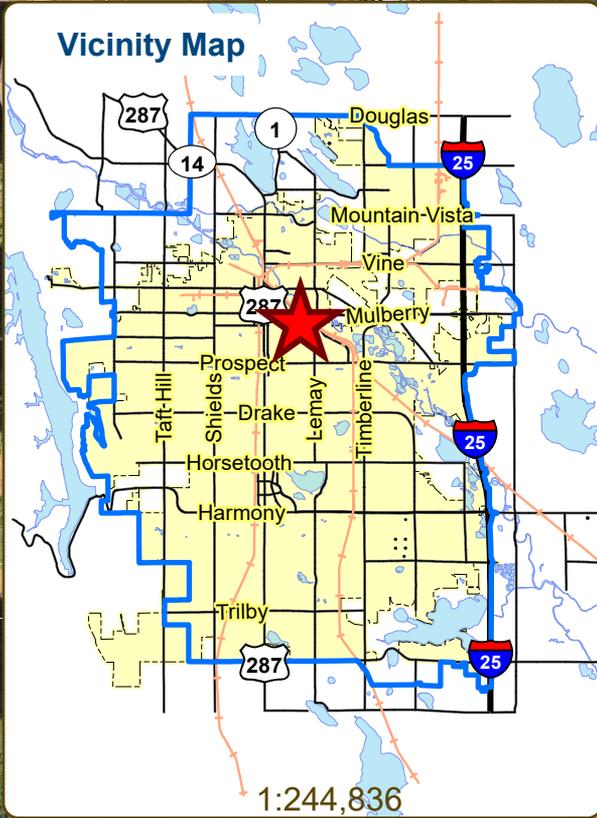
DRC: Todd Sullivan

Description

This is a request for a multifamily development at 830 & 834 Myrtle St (parcels # 9713107017, 9713107018). The applicant is proposing to consolidate the two lots and place one building with 3 dwelling units and another building with 4 dwelling units. The applicant is proposing access to be taken from the alley north of the property. The site is 0.09 mi west of Riverside Ave and 0.11 mi south of E Mulberry St. The property is located in the Neighborhood Conservation, Medium Density (NCM) District and subject to an Addition of Permitted Use (APU).

Multifamily at 830 & 834 Myrtle - Multifamily

Aerial Site 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) _____

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?



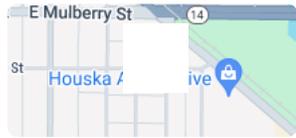
830 and 834 East Myrtle Concepts

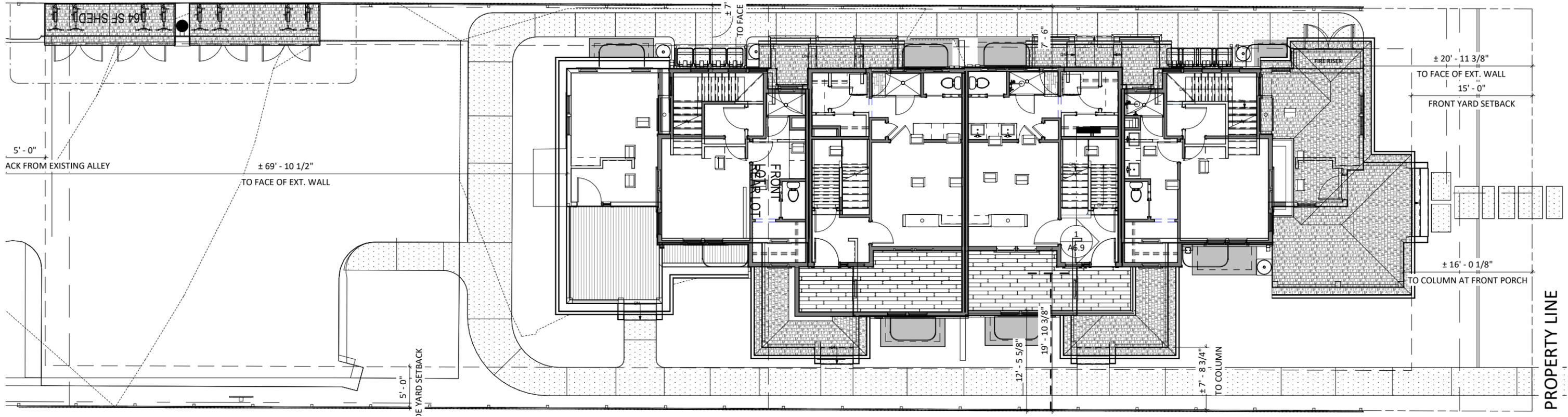


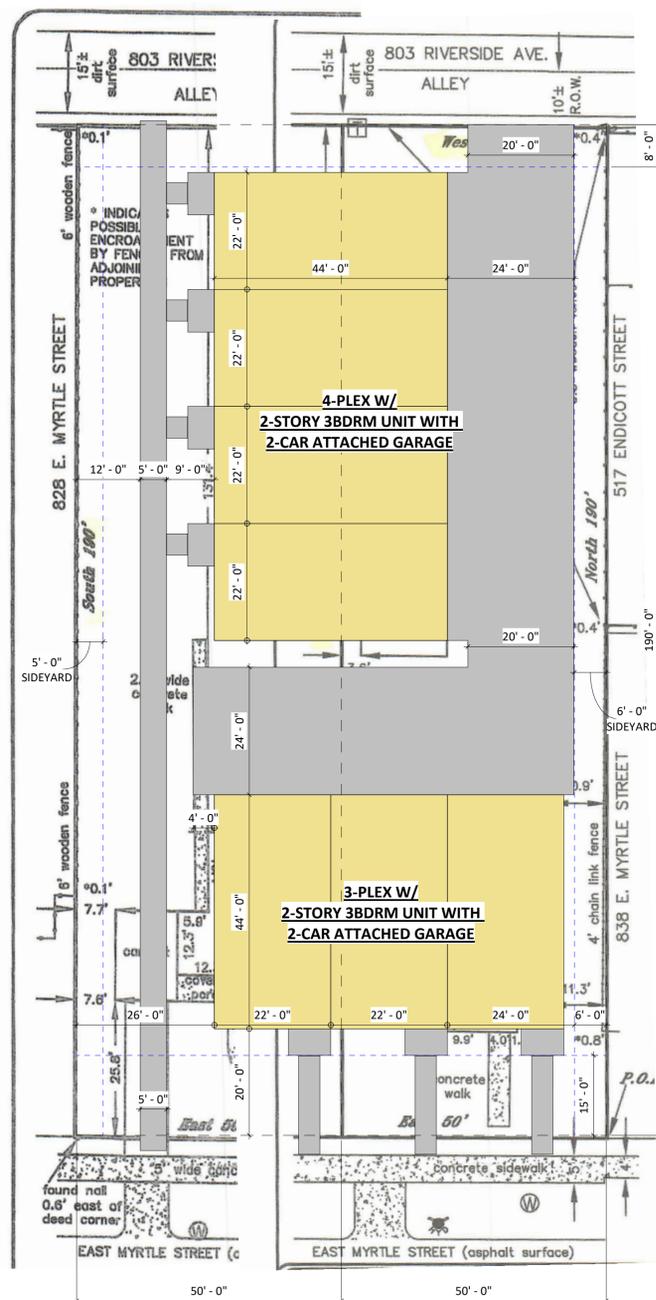
Fort Collins, Colorado
Google Street View
Jun 2023 See more dates



Image capture: Jun 2023 © 2024 Google





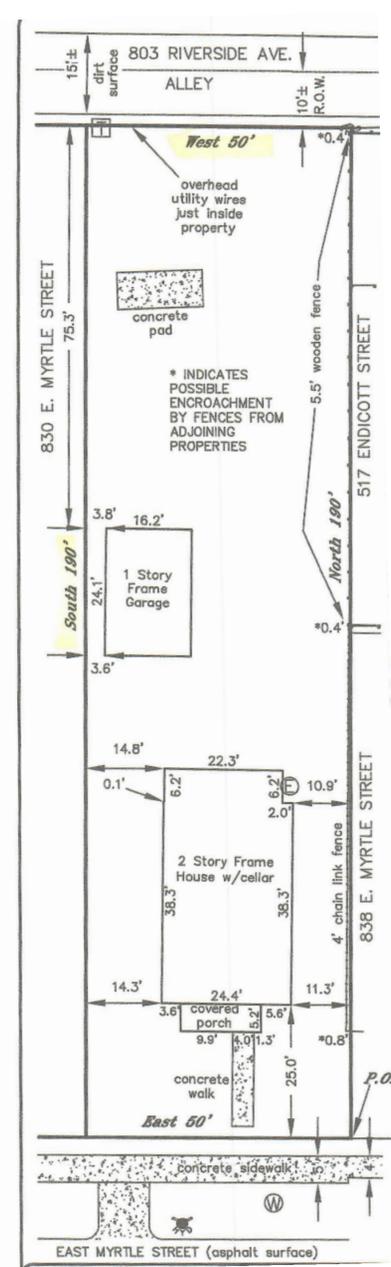
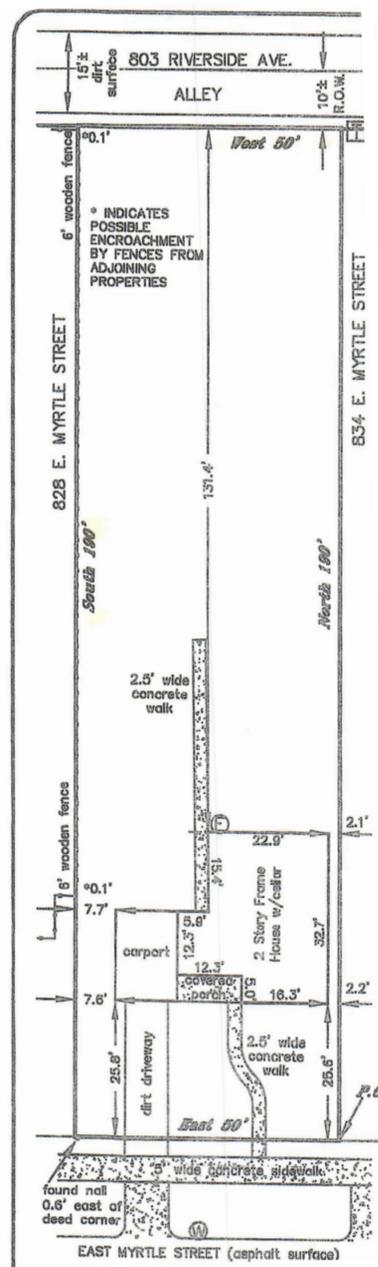


830 AND 834 EAST MYRTLE
 (2) 4-PLEX MULTI-FAMILY UNITS WITH ATTACHED PARKING

| TYPE | COUNT | PARKING |
|------|---------|------------|
| 3BR | 7 UNITS | 2 PER UNIT |

PARKING PROVIDED: 14 SPACES
 PARKING REQUIRED: 14 SPACES

SITE AREA: 0.44 ACRES/19,000 SF
 SITE DENSITY: 15.9 UNITS/ACRE



CONCEPTUAL SITE PLAN
 SCALE: 1/16" = 1'-0"



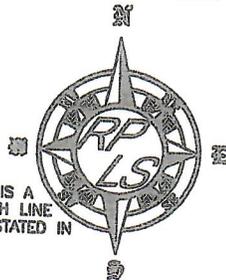
830 & 834 E. MYRTLE ST. MULTI-FAMILY

CONCEPTUAL SITE PLAN

03/28/24
 2419

IMPROVEMENT LOCATION CERTIFICATE

830 EAST MYRTLE STREET FORT COLLINS, COLORADO 80524



NOTES:
 1 - THE BASIS OF BEARINGS FOR THIS ILC IS A RECORD BEARING OF WEST ALONG THE SOUTH LINE OF BLOCK 195, CITY OF FORT COLLINS AS STATED IN THE QUITCLAIM DEED FOUND AT REC. NO. 20110003531.
 2 - THIS ILC WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND NO EASEMENT OR RIGHT-OF-WAY INFORMATION WAS PROVIDED TO THE UNDERSIGNED. THEREFORE NONE ARE DEPICTED HEREON.
 3 - BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD VALUES TAKEN FROM THE RECORDED DEED REFERENCED IN NOTE 1 ABOVE UNLESS INDICATED OTHERWISE.

LEGAL DESCRIPTION:
 Commencing at a point 100 feet West of the Southeast Corner of Block 195, City of Fort Collins; thence North 190 feet; thence West 50 feet; thence South 190 feet; thence East 50 feet to the Point of Beginning; County of Larimer, State of Colorado.

LEGEND:
 Electric meter 
 Water meter 
 Telephone pod 

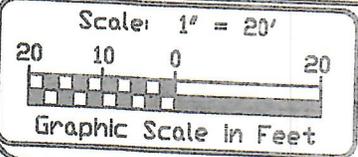
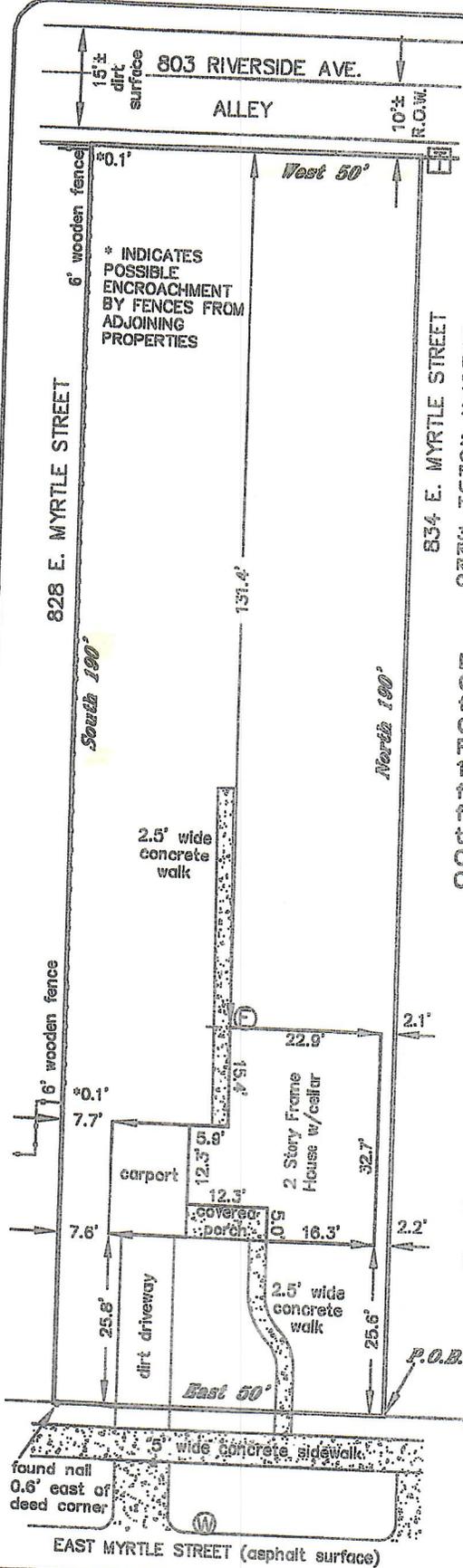
CERTIFICATION:
 I hereby certify that this Improvement Location Certificate was prepared for _____, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

I further certify that the permanent improvements observed on the above described parcel on this date, March 2, 2013, except utility connections, are entirely within the boundaries of the parcel, except as shown above, that there are no encroachments observed upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as shown.

BY: _____
 DATE: _____



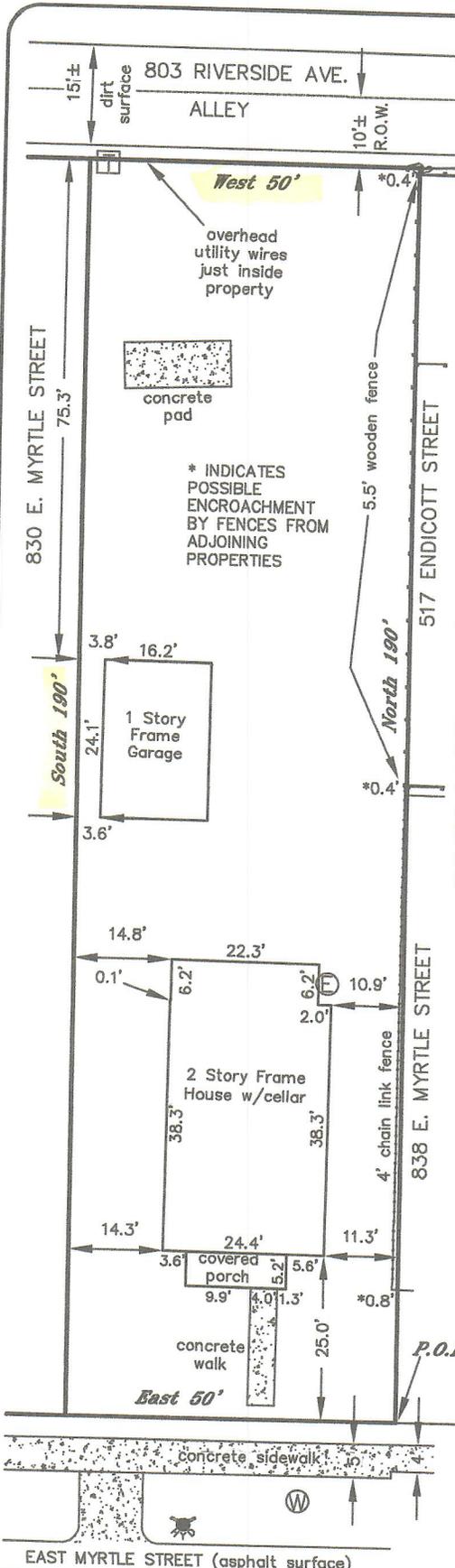
SE Corner Block 195
 Found No. 6 rebar



RON PERKINS, LAND SURVEYOR
 03/25/2013
 DRAWING BY ARP
 SURVEY BY ARP
 FIELD BOOK 30
 PROJECT NO. 6304MYRLE
 305 W Magnolia Street PMB 381
 FORT COLLINS, COLORADO 80521
 PHONE: (970)420-5542 EMAIL: rperkins@perkinsland.com

IMPROVEMENT LOCATION CERTIFICATE

834 EAST MYRTLE STREET FORT COLLINS, COLORADO 80524



NOTES:
 1 - THE BASIS OF BEARINGS FOR THIS ILC IS A RECORD BEARING OF WEST ALONG THE SOUTH LINE OF BLOCK 195, CITY OF FORT COLLINS AS STATED IN THE QUITCLAIM DEED FOUND AT REC. NO. 20100082923.
 2 - THIS ILC WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND NO EASEMENT OR RIGHT-OF-WAY INFORMATION WAS PROVIDED TO THE UNDERSIGNED. THEREFORE NONE ARE DEPICTED HEREON.
 3 - BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD VALUES TAKEN FROM THE RECORDED DEED REFERENCED IN NOTE 1 ABOVE UNLESS INDICATED OTHERWISE.

LEGAL DESCRIPTION:
 Commencing 50 feet West of the Southeast Corner of Block 195, City of Fort Collins; thence North 190 feet; thence West 50 feet; thence South 190 feet; thence East 50 feet to the Point of Beginning; County of Larimer, State of Colorado.

- LEGEND:**
- Electric meter
 - Water meter
 - Utility pole
 - Fire hydrant
 - Telephone ped.

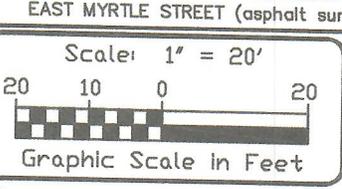
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BY: _____
 DATE: _____



P.O.B. SE Corner Block 195 Found No. 6 rebar



RON PERKINS, LAND SURVEYOR

03/21/2013
 DRAWING BY ARP
 SURVEY BY ARP
 FIELD BOOK 30
 PROJECT NO. 834MYRTLE

305 W Magnolia Street PMB 381
 FORT COLLINS, COLORADO 80521

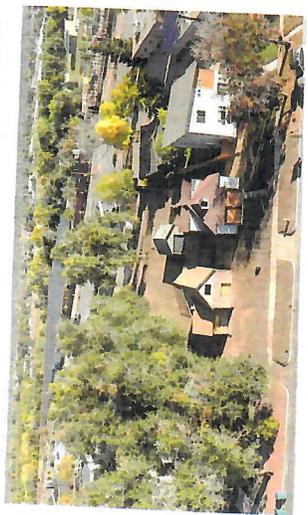
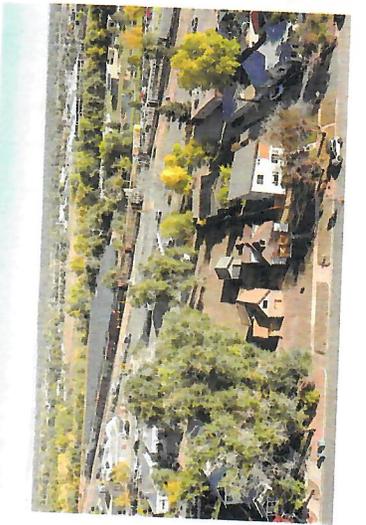
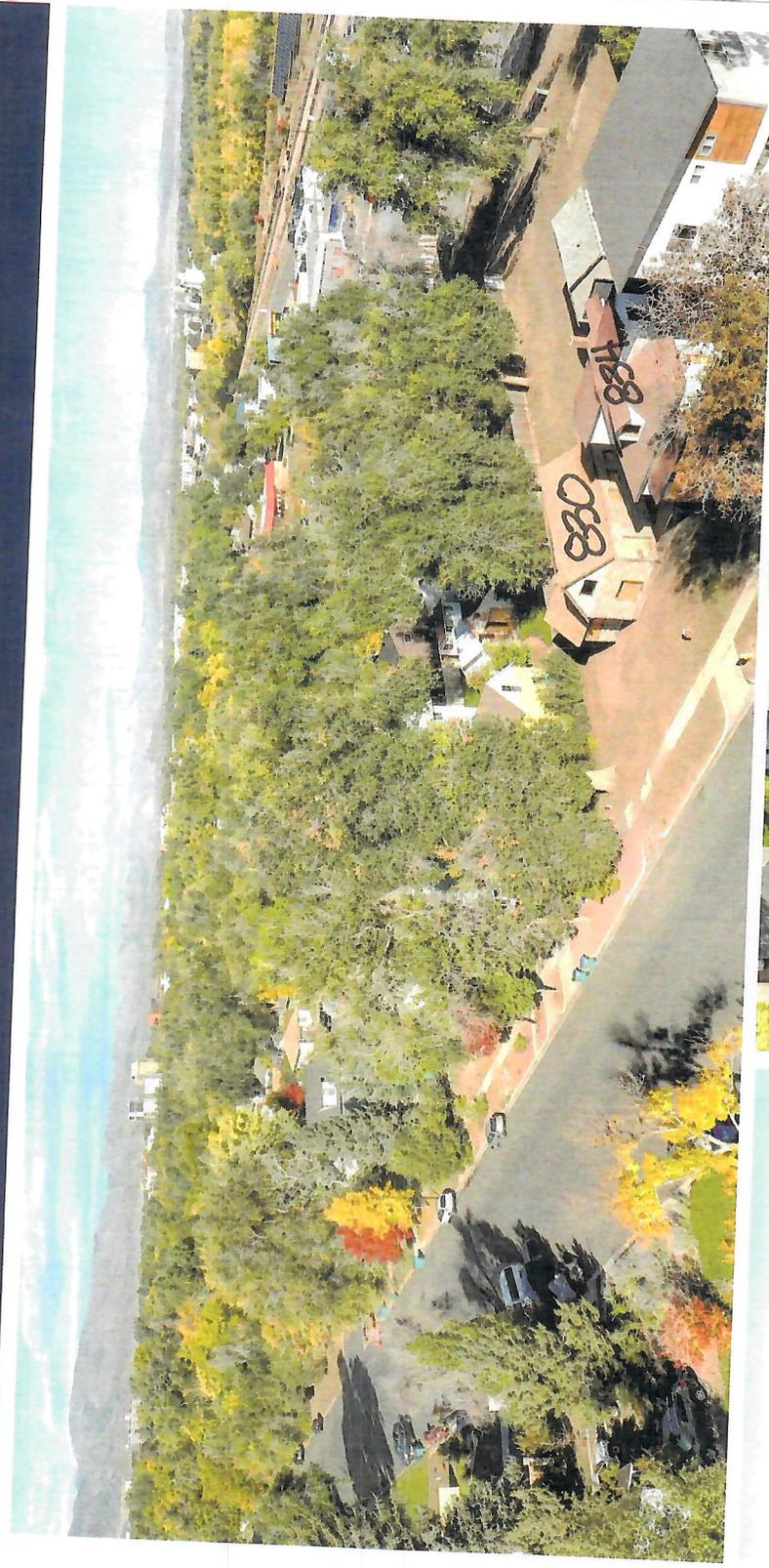
PHONE: (970)420-5542 EMAIL: aperkins@perkins.com

830/834 E MYRTLE STREET

Fort Collins, CO 80524



Windermere
REAL ESTATE





Rayno Seaser <raynosea@gmail.com>

RE: Re: 830 & 834 E Myrtle, Ft Collins - Historic Survey complete

1 message

Jim Bertolini <jbertolini@fcgov.com>
To: Kyle Seaser <kyle.seaser@gmail.com>
Cc: Rayno Seaser <raynosea@gmail.com>

Thu, Mar 31, 2022 at 4:48 PM

Kyle,

FRRA was able to complete the historic survey for [834 E. Myrtle](#). Attached is the survey form and finding for that. While there's some interesting working class history there, and FRRA found some great historic images of the 834 property, nothing met the City's eligibility requirements for City Landmarks. We've also re-issued the finding for [830 E. Myrtle](#) from 2016 – this one was a bit more complex since the historian in 2016 recommended the property eligible and staff/the HPC chair at the time disagreed with that finding. After examining the survey form, we're determining that the [830 E. Myrtle](#) property is Not Eligible and have explained our reasons for disagreeing with the 2016 historian in the cover memo to that form, also attached for your records.

Please note the following:

Per Article II, Section 14-23 of the code, any determination made by staff regarding eligibility may be appealed to the [Historic Preservation] Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination.

With both properties confirmed Not Landmark Eligible, assuming you agree with the findings, that greatly diminishes the Historic Preservation component of your project review. We'll be reviewing your conceptual packet next month but since this survey result means there are no historic resources on your development site, there will be some minimal design compatibility requirements under Land Use Code 3.4.7 that are mostly redundant with what's already required elsewhere in the Land Use Code (your assigned city planner will review those with you).

If you have questions about these findings, please let me know. Cheers!

JIM BERTOLINI

Pronouns: he/him/his

Senior Historic Preservation Planner

Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbortolini@fcgov.com

From: Kyle Seaser <kyle.seaser@gmail.com>