

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

8/14/2025 9:15 AM

Project Name

APU for 120 and 124 E Stuart Street
CDR250050

Applicant

Anthony Cirocco
303-947-8058
arcirocco@gmail.com

Planner: Jill Baty

Engineer: Shawn Mellinger

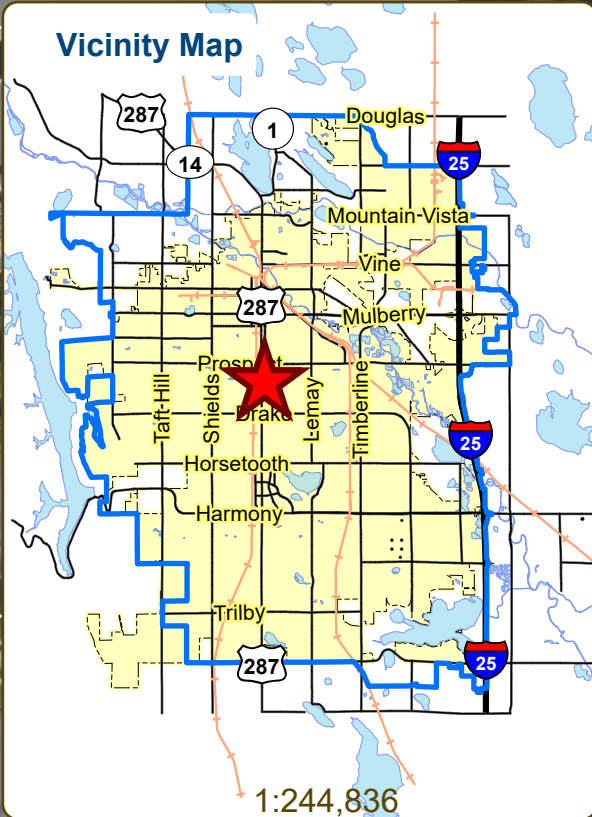
DRC: Seth Goldstein

Description

This is a request for two Addition of Permitted Use (APU) permits at 120 and 124 E Stuart St (parcel #s 9724217922 and 9724217912). The applicant is proposing two non-primary short term rentals (STR). Access can be taken from E Stuart St to the south. The site is approximately 0.05 mi east of S College Ave and approximately 0.24 mi south of E Prospect Rd. The property is located in the Low-Density Mixed-Use Neighborhood (LMN) zone district and the project is subject to an Addition of Permitted Use (APU) and review by City Council.

APU at 120 and 124 E Stuart- Non-Primary Short-Term Rentals

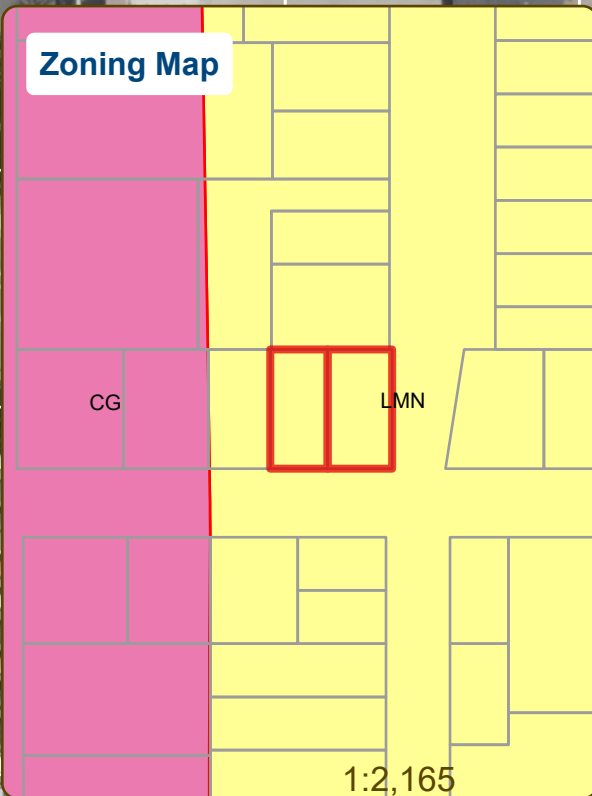
Vicinity Map



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) _____

Anthony & Sue Cirocco - Trustees for Cirocco Living Trust (Owner)

Are you a small business? ☐ Yes ☒ No **Business Name** (if applicable) _____

Your Mailing Address 3019 Waterside Circle Boynton Beach FL 33435

Phone Number 303-947-8058 Email Address arcirocco@gmail.com

Site Address or Description (parcel # if no address) 120 E Stuart Street Fort Collins CO 80525 and
124 E Stuart Street Fort Collins 80525

Description of Proposal (attach additional sheets if necessary) _____

Request for an APU to operate these properties as STRs - information deck attached

Proposed Use Yellow (STR) **Existing Use** Green

Total Building Square Footage survey attached S.F. Number of Stories 2 & 1 Lot Dimensions Survey attached

Age of any Existing Structures 120 (built in 1950 - 75 years old) and 124 (built in 1939 - 86 years old)

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? _____

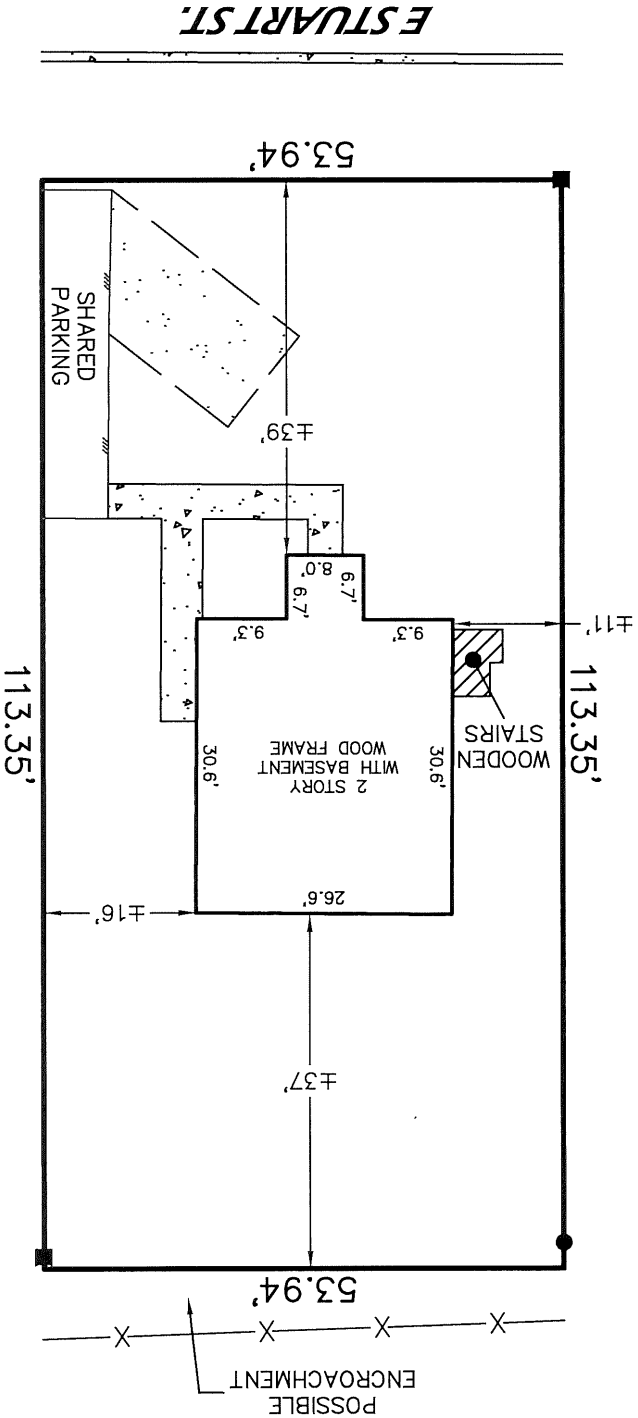
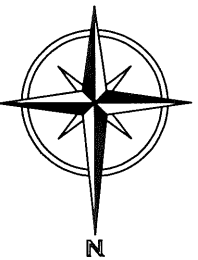
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area n/a - remodeling existing structures 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? Please survey and information deck attached

IMPROVEMENT LOCATION CERTIFICATE

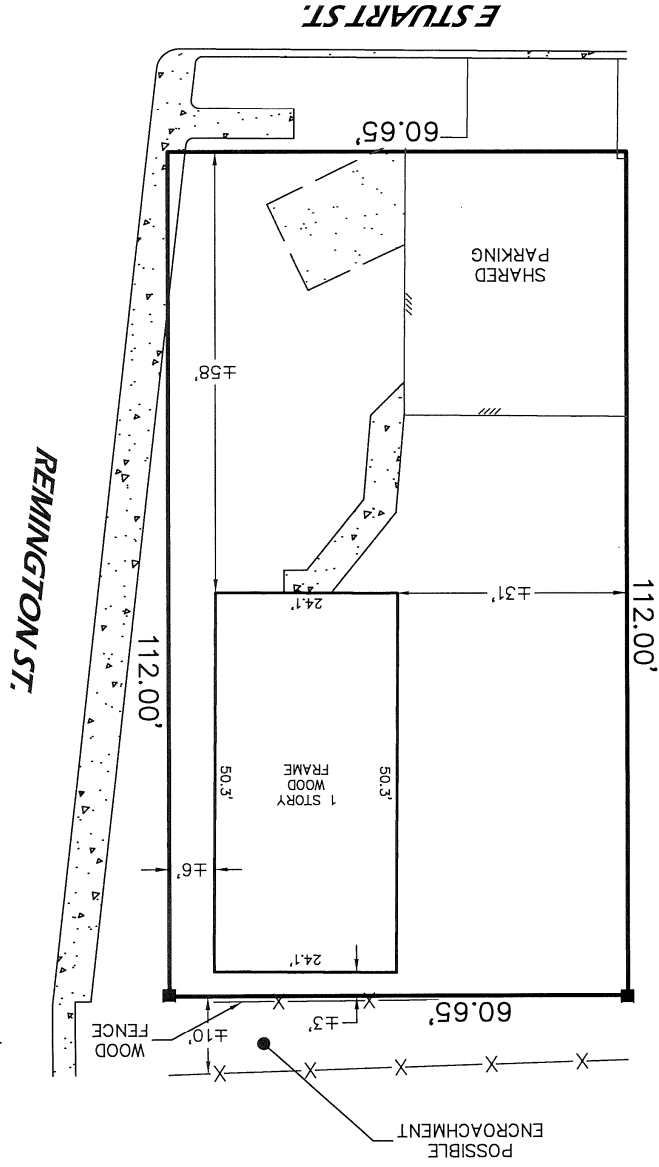
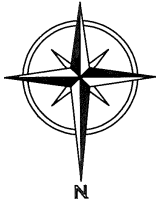


ESTUART ST.

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

Address: 120 E Stuart St., Fort Collins, Colorado
Parcel Description: (Source: Land Title Guarantee Company Order Number: FCC25215763) THE EAST 34.24 FEET OF LOT 5 AND THE WEST 19.70 FEET OF LOT 6, MAYNARD SUBDIVISION AND THE EAST 53.94 FEET OF THE WEST 121.95 FEET OF THE SOUTH 1.35 FEET OF LOT 4, REPLAT OF MAYNARD SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.
I hereby certify that this improvement location certificate was prepared for WAYPOINT REAL ESTATE, 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. This certificate is valid only for use by WAYPOINT REAL ESTATE and describes the parcel's appearance on 2/25/2025.
I further certify that the improvements on the above described parcel on the date 2/25/2025, except utility connections, are entirely within the boundaries of the

IMPROVEMENT LOCATION CERTIFICATE



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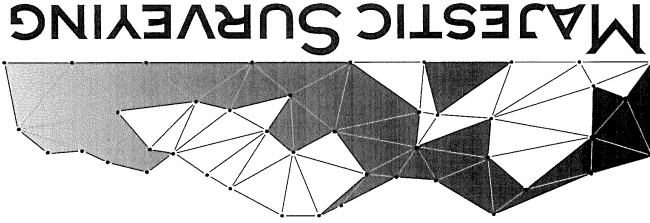
■ FOUND #4 REBAR

Address: 124 E Stuart St., Fort Collins, Colorado

Parcel Description: (Source: Client) E 60.65 FT OF W 80.35 FT LOT 6, MAYNARD, City of Fort Collins, County of Larimer, State of Colorado.

I hereby certify that this improvement location certificate was prepared for WAYPOINT REAL ESTATE, 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. This certificate is valid only for use by WAYPOINT REAL ESTATE and describes the parcel's appearance on 2/25/2025.


I further certify that the improvements on the above described parcel on this date, 2/25/2025, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments 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 noted.



PROJECT NO: 2025072 CLIENT: WAYPOINT REAL ESTATE
DATE: 2-26-2025 SCALE: 1"=20'



Steven Parks, PLS 38348
On behalf of Majestic Surveying, LLC



Sue and Anthony Cirocco

Fort Collins Project



Our History in Colorado

- In 1998, we relocated our family from out of state to a suburb of Denver because we loved Colorado!
- After the last child moved out of the house, we decided we wanted to own property we could rent out but also use as a vacation home.
- Our house was great for renting to families but could not accommodate our desire to vacation there.
- We realized that Metro Denver no longer suited our needs since it had developed too many of the challenges that come with big-city life.
- We longed to be near the Rocky Mountains and hoped to find a community that was charming and scenic, with a lively downtown, safe neighborhoods, access to hiking and biking trails, and a strong sense of community.
- We remembered how much we loved Fort Collins whenever we would visit for one of our kid's sporting events.

FORT COLLINS HAS IT ALL FOR US!



Fort Collins is conveniently located at the base of the Rocky Mountains and offers exciting recreational opportunities, unique cultural offerings, and is a regional center for employment and shopping.

- FOCO is a great place to live and a great destination for visitors.
- It has a wealth of outdoor recreational opportunities, a vibrant and walkable downtown, a renowned craft beer scene, diverse arts and cultural events, and an exceptional food and dining experience.
- It offers a wide variety of accommodations for visitors, including a significant number of hotels, as well as both long- and short-term rentals.

The Importance of the Overnight Stay

Visitors who stay overnight in Fort Collins generate significantly more value for the city's local economy and community than visitors who only make day trips.

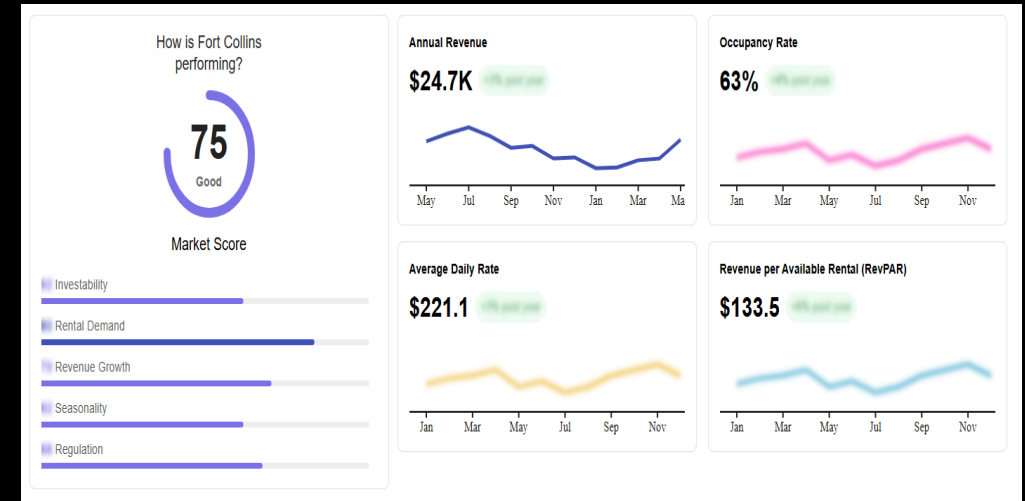
When Michael Eisner became the CEO of The Walt Disney Company in 1984, one of his first priorities was to build hotels on WDW property.

- At the time, other than 2 hotels onsite, the only hotels available to visitors were in areas surrounding the property.*
- He understood that visitors staying in WDW hotels on the property was ideal because visitors would not have to leave WDW (and visit competing attractions) to fully enjoy their vacation.*
- The economic impact of WDW building over 25 onsite hotels was significant and threefold:*
 - WDW saw a substantial increase in guest out-of-pocket spending on property,*
 - Visitors developed a deeper appreciation for the full range of WDW's offerings, and*
 - Guests are less likely to stay offsite near competing attractions like Universal Studios or SeaWorld.*
 - TODAY MANY OF THE GUESTS SPEND THEIR ENTIRE VACATION ON WDW PROPERTY, RARELY LEAVING UNTIL ITS TIME TO GO HOME.*

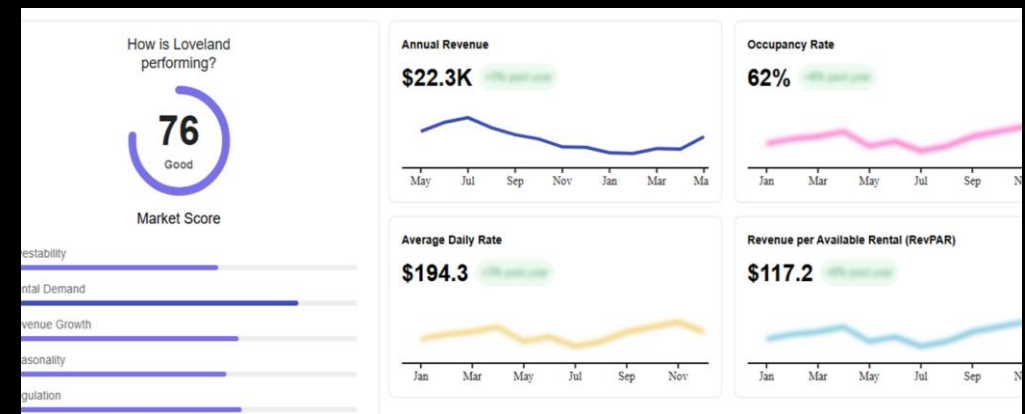
This applies to Fort Collins as well. Every opportunity to responsibly expand short-term rentals should be thoughtfully considered as a way to strengthen Fort Collins' tourism industry and local economy.

Short Term Rental Data – Fort Collins and Loveland

- Spending by STR visitors is a key driver in NOCO's economy.
- Fort Collins is a great market for tourism however so are the surrounding areas within NOCO.
- Each overnight stay outside Fort Collins city limits is a missed opportunity for visitors to fully experience everything the city has to offer.
- Overnight stays may be missed, particularly in the summer months, because of limited supply of STRs.



Source: <https://www.airdna.co/vacation-rental-data/app/us/colorado/fort-collins/overview>



Source: <https://www.airdna.co/vacation-rental-data/app/us/colorado/loveland/overview>

FOCOs Founding Fathers Treatment of STRs



Ok maybe not FOCO's Founding Fathers, but the City Council addressed STRs in 2017...

In 2017, the City adopted regulations requiring a license and prohibiting short-term rentals dependent on the zone district. The initial Ordinance that adopted these regulations stated the purposes included:

- The City wanted to protect neighborhoods while accommodating an existing and desired activity,
- Utilize existing zoning code provisions and apply additional requirements on short-term rental activities,
- Limit Short-Term Rental activity by zone, inspecting properties, requiring minimum parking, and requiring tax remittance to address concerns and provide a framework for Short-Term Rental activity without jeopardizing neighborhood quality.

Since its adoption, the increase in the supply of short-term rentals (STRs) increased tourism but the unanticipated popularity of STRs in Old Town North ("OTN") has created problems with some of its residents.

Adoption of STRs has its Share of Problems

Since 2017, the City has received complaints about STRs in Old Town North and responded by taking action.

- In February 2025, the City Manager's Office and Planning and Zoning staff hosted a neighborhood open house to discuss the topic of Short-Term Rentals in the OTN Neighborhood.
- Feedback was mixed; however, many complaints about STRs in OTN focused on increased noise, traffic, limited parking, more trash, and a perceived loss of neighborhood character and sense of community.

On May 15, 2025, the Planning and Zoning Commission met to determine if it would recommend to the Fort Collins City Council the proposed adoption removing nonprimary short term rental (STRs) from the Community Commercial-North College (CCN) Zone District (aka OTN). The staff recommended approval of the proposed Land Use Code change.

On June 17, 2025 based on the recommendation of the Planning and Zoning Commission, the City Council voted to adopt Ordinance No. 106, 2025 to amend the Land Use Code to remove Non-Primary Short Term Rentals from the list of licensed uses in the Community Commercial-North College (CCN) zone district and amend the City Code to allow existing licenses to be renewed (essentially - new licenses would no longer be approved and only existing licenses would be eligible for renewal).

STRs ARE GOOD FOR FOCO AND ITS ECONOMY PROVIDED AN AREA DOES NOT BECOME TOO SATURATED!

Our Request and Objectives

- We are requesting approval to use these properties as short-term rentals (STRs) for the following reasons:
 1. These units will benefit the City of Fort Collins by providing much-needed rental units near CSU.
 2. The City gets the incremental lodging tax on STR rentals.
 3. The properties are not located in areas currently saturated with STRs.
 4. Their proximity to retail businesses means they are unlikely to cause disruptions to nearby residents.
 5. These STRs will offer larger accommodations that are ideal for families and groups—something not always available through traditional lodging options
- We are committed to following all regulations set by City leadership. We believe strong communities thrive when elected officials remain engaged with the issues that matter to residents.
- We are not big investors. FOCO is our only investment property. We aim to be good neighbors by thoughtfully restoring both the homes and the surrounding grounds.
- We also hope to enhance the neighborhood's character by commissioning local artists to paint the utility box at 120 E Stuart Street, through the City's Art in Public Places ("APP").
- We genuinely love Fort Collins, and our goal is to help preserve its unique charm while welcoming more overnight visitors to experience all the city has to offer.

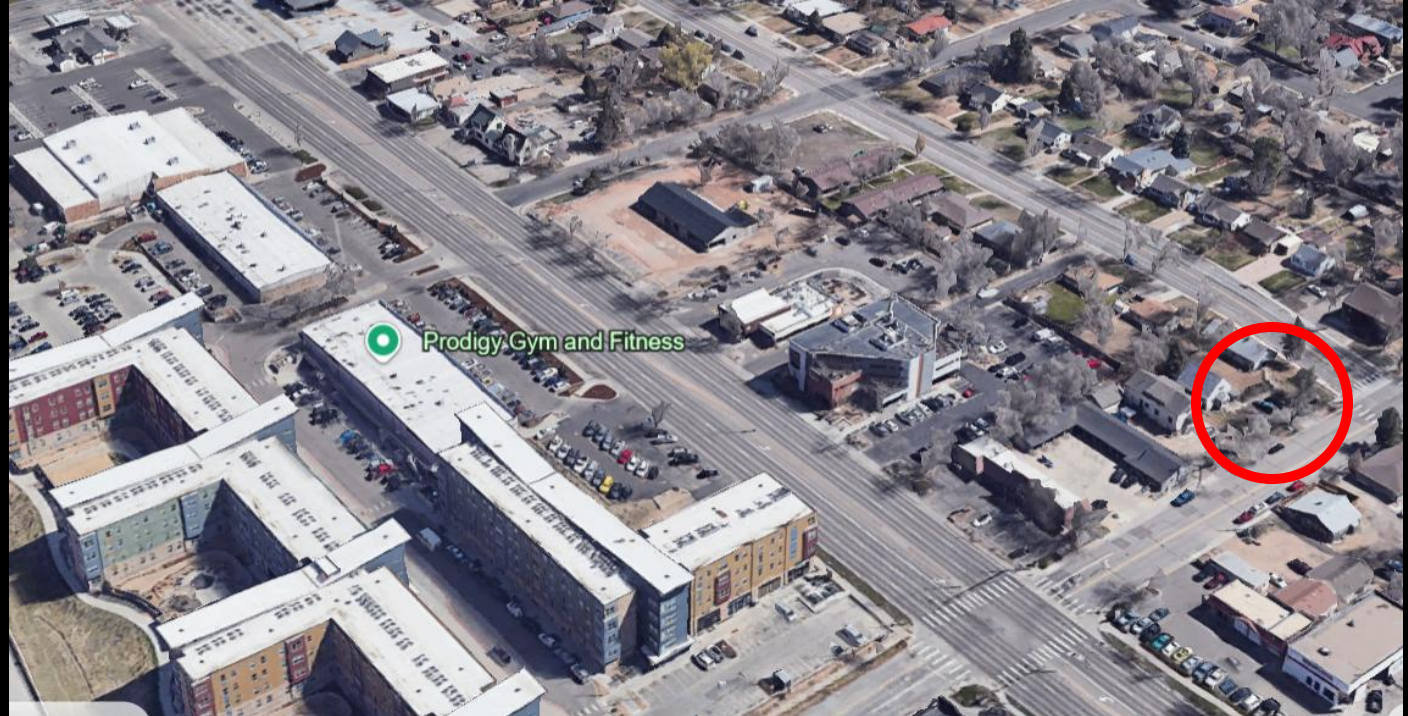
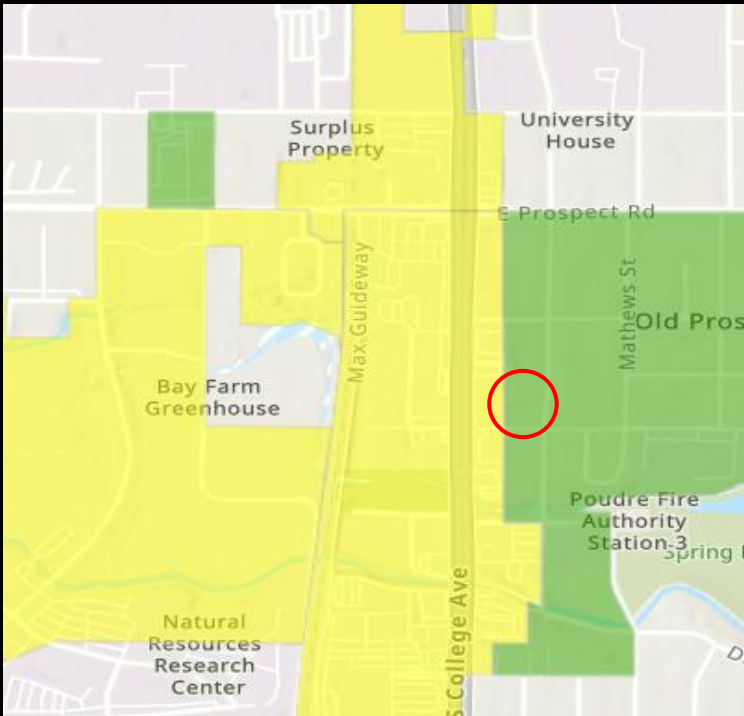
While raising our kids, we hosted various family events, such as graduations, weddings, & holidays. Our goal in FOCO is to create a setting for large gatherings whether it be our family or others.



Well...we didn't host this wedding.



Why we think an Addition of Permitted Use (APU) make sense



- The two properties located at 120 and 124 East Stuart Street in Maynard neighborhood.
- They are very close to the border of the yellow zone and adjacent to CSU, businesses, and apartments.
- If these properties were operated as STRs, they could increase the supply of overnight stays near CSU without causing a nuisance to neighbors.
- They are not located in a highly saturated area and can easily abide by the spirit as well as the letter of the regulations adopted in 2017.

Within walking distance to all the best FOCO has to offer!



CSU Campus (1.2 miles)



120 E Stuart Street



Old Town (1.6 miles)



Starbucks (.1 mile)



Whole Foods Market (.4 miles)



Gardens on Spring Creek (.8 miles)



These two houses were overlooked gems.
They just needed some TLC!

With the help of highly skilled local vendors these properties are being transformed into something we can all be proud of!



We hired Becky Cramer from The Group to help us find our dream vacation home and then hired Heather Schreiner with ABD, as well as other local vendors to turn our rental properties into something we could be proud of!



Becky Cramer
Broker Associate/Partner
The Group Real Estate

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📞 970-413-4937
📍 401 W Mulberry St, Fort Collins, CO 80521
🔗 beckyinthehouse.com


TheGroup



HEATHER SCHREINER, CGR
Owner | Principal Designer
NAHB Professional Women in Building
NAHB Certified Graduate Remodeler

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Thank you for your time.

Any Questions?