

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

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## Review Date

10/16/2025 10:15 AM

## Project Name

Duplex at 719 Stover Street  
CDR250071

## Applicant

Jill Kuch  
970-227-6540  
jillkuch@hotmail.com

**Planner:** Benjamin Hulberg

**Engineer:** Tim Dinger

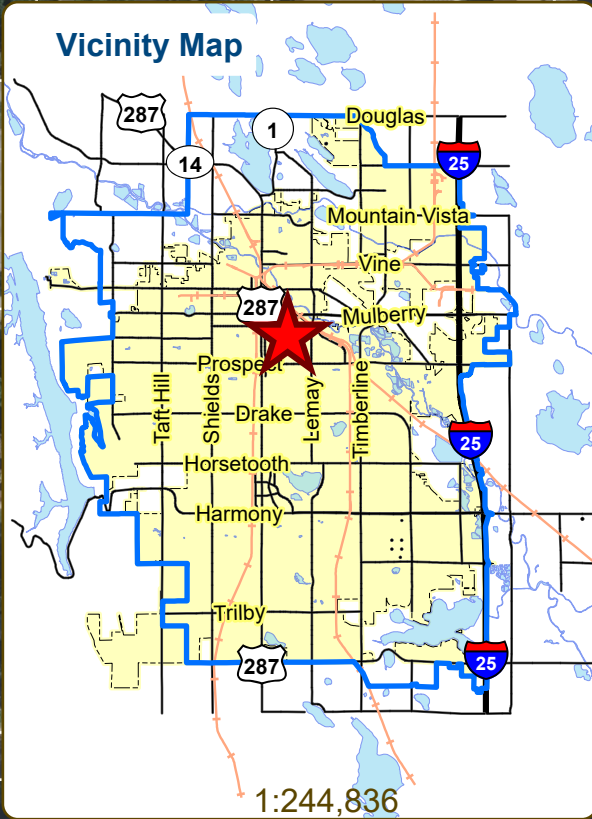
**DRC:** Marissa Pomerleau

## Description

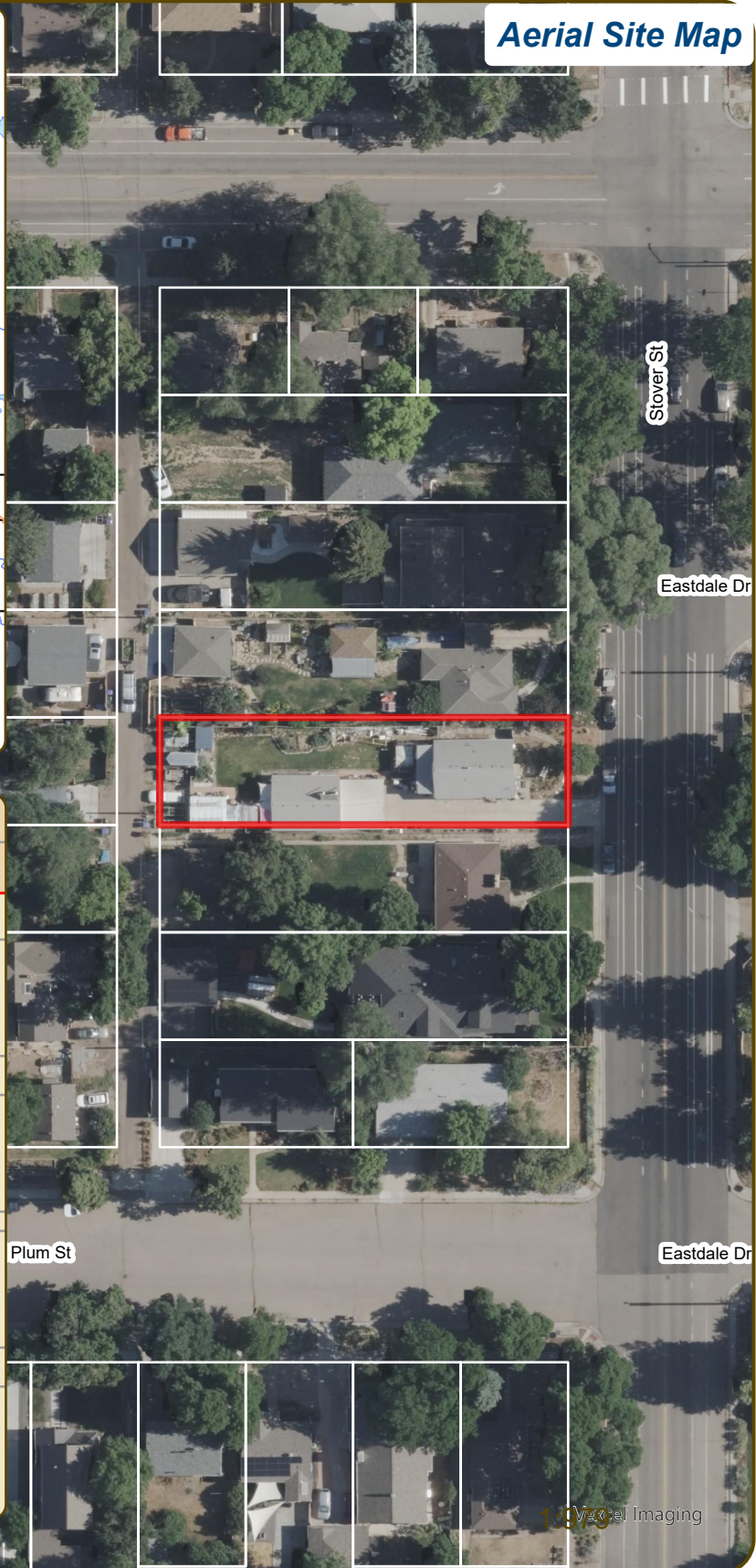
This is a request to construct a duplex at 719 Stover St (parcel #9713119016). The applicant is proposing to tear down the single unit home in the front portion of the lot and connect an additional unit to the rear unit to create a duplex. Access can be taken from Stover St. The site is approximately 0.06 mi south of E Laurel St and approximately 0.47 mi west of S Lemay Ave. The property is located in the Old Town District, Medium, (OT-B) and the project is subject to a Type 2 (Planning & Zoning Commission) Review.

# Duplex at 719 Stover St- Duplex

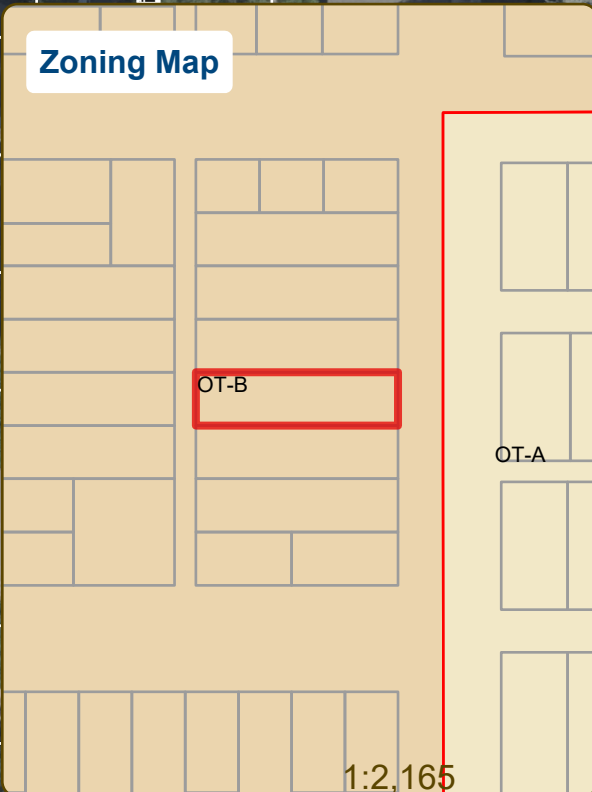
Vicinity Map



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](mailto: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?

# Project Plan

## 719 Stover Street



## Proposal for a Generational Home

Our family aims to develop a generational home that incorporates ADA Accessibility throughout, serving as a residence for both our parents and ourselves in a legal duplex.

## Current Property Condition

- The existing residence structure is a dilapidated single-family home with a failing foundation and expiring utilities
- The garage was converted into a dwelling unit to facilitate the remodeling of the front house, but this approach proved to be too challenging.

## Planned Changes

- The front house will be removed and a new front house will be constructed, connecting to the back house to create the duplex.
- To meet modern needs, we also plan to include a new garage accessible from the alley as part of this project.

Proposed Use Goals	Existing Use Objectives
To create a two-unit, ADA-compliant generational home that enables us to live close to and support our parents.  This initiative will increase housing density in our neighborhood while ensuring aesthetically pleasing results that align with the local character.	To ensure the current single-family property meets legal compliance, we aim to expand the living space and convert it into a duplex. The design will harmonize with the neighborhood, creating minimal impact on the street view, and enhancing the overall curb appeal.

## Contact information

For any inquiries on this project, reach out to:

Jill Kuch	jillkuch@hotmail.com	970-227-6540
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# Considerations

- ☐

Collaboration with the City and County to convert this property into a duplex within the OT-B Neighborhood Zone.
- ☐

This property is currently a single-family residence including an unapproved dwelling unit in the converted garage. We will ensure that the converted garage meets code compliance requirements as it becomes a unit of the duplex.
- ☐

Collaboration with the City Historical Preservation Department, as the single-family residence was constructed in 1920. The foundation is deteriorating and the structure cannot support any remodeling efforts.
- ☐

There is an extensive concrete driveway that spans a large portion of the front lot, so this property alteration may not significantly increase the current impervious area.
- ☐

Additional square footage is essential to meet the contemporary needs of families seeking an ADA-accessible home.
- ☐

All small outbuildings will be eliminated, to be replaced by a detached garage on the alley.

# Parcel Information

Parcel: 9713119016    Schedule: 0051233

- Owner: JACKSON ROSE FAMILY TRUST
- Site Address: 719 STOVER ST
- University Park
- Zoning: OT-B
- Land Cover
- Developed, Open Space: 42.8571%
- Developed, Low Intensity: 57.1429%

# Timeline

Project timelines for phasing of construction.

Phase 1	Lot & Utility Improvements			
Phase 2	Unit #2 - Roof & Solar Install	Unit #2 - Room Addition		
Phase 3		Unit #1 - West Foundation Wall	Unit #1 - Demo & Construction	Unit #1 - Finish Details
Phase 4			Removal of Outbuildings	Alley Garage Construction



# Photographs

Images of the 1920 Single-Family Residence Building



Front View - Facing East



Side View - Facing South



# Photographs

Images of the 1920 Single-Family Residence Building



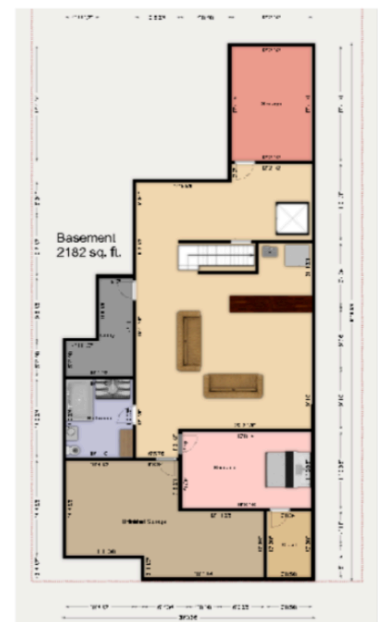
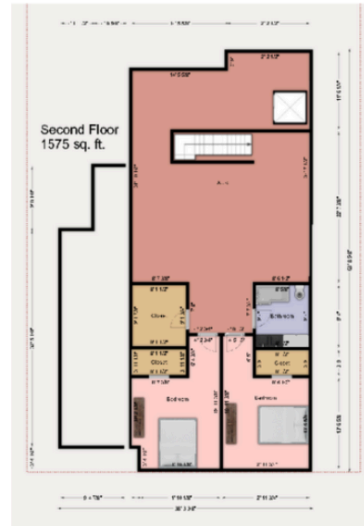
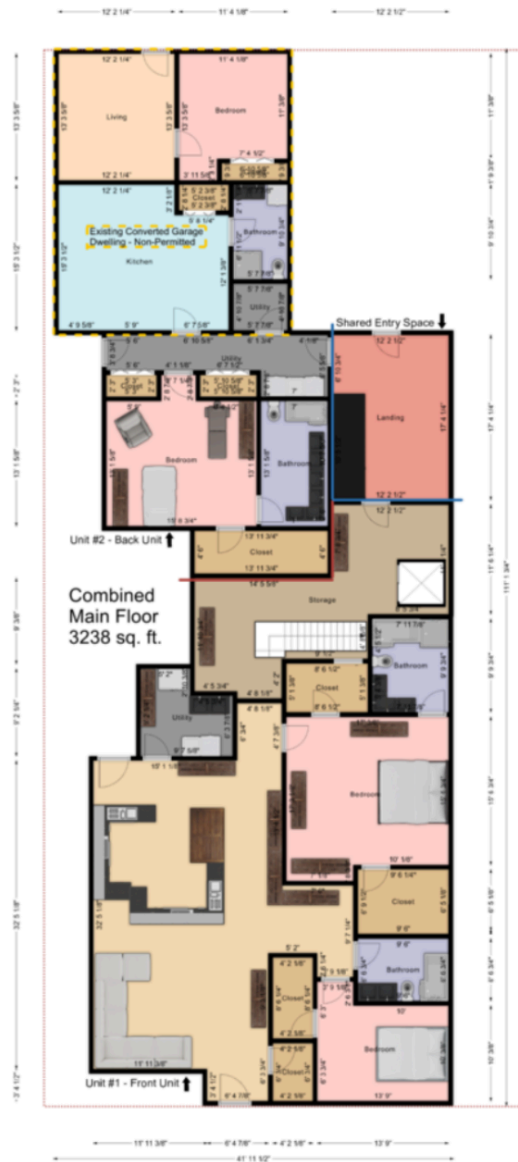
Back View - Facing West



Side View - Facing North

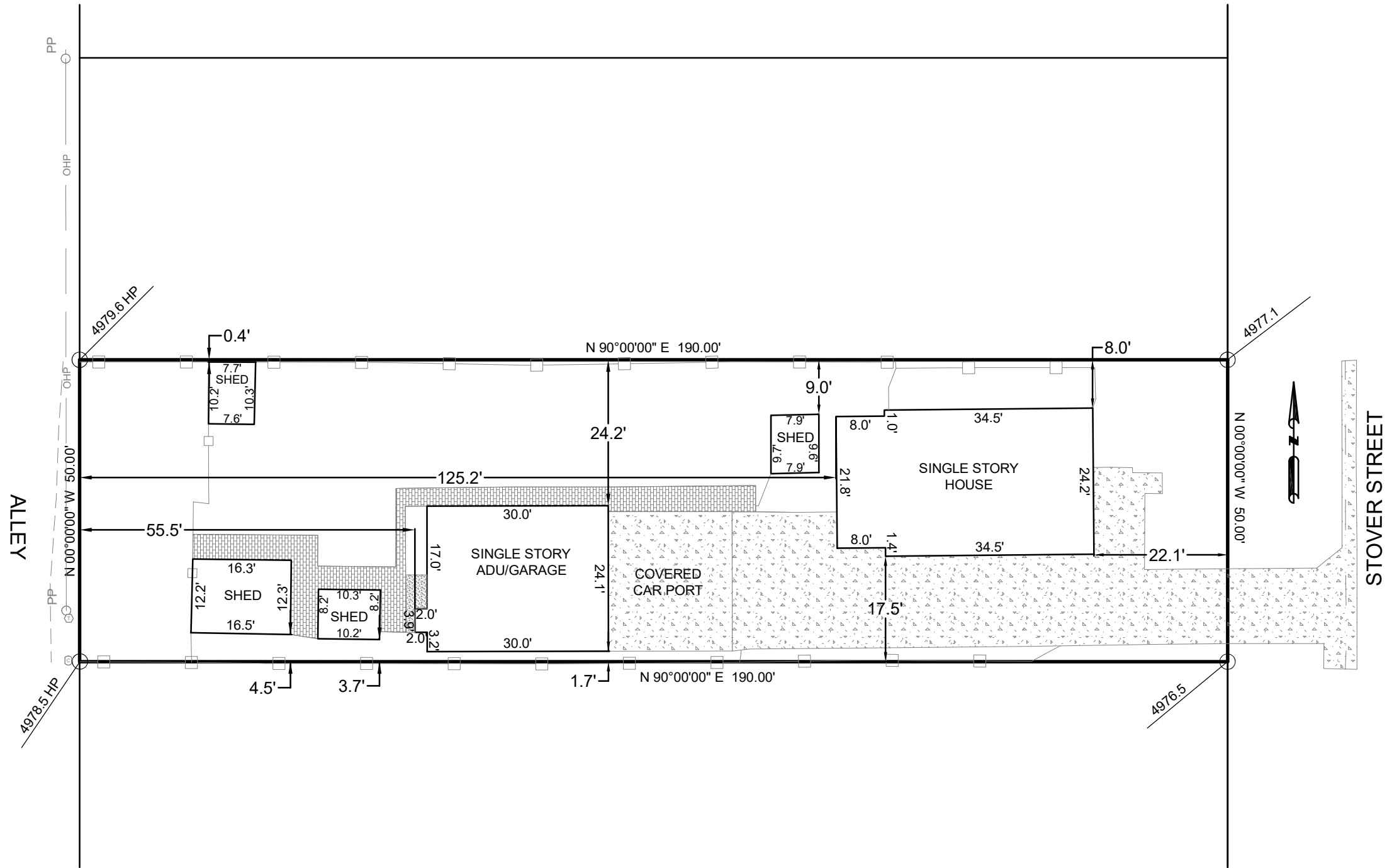


# Proposed Designs

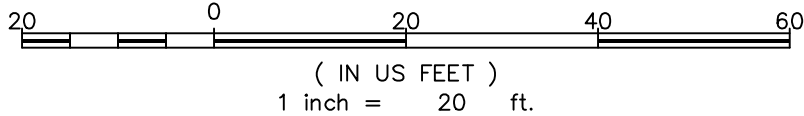




EXISTING CONDITIONS EXHIBIT



4970.1  
NO MONUMENTS WERE RECOVERED ON LOT 177, FORT COLLINS SUBDIVISION  
INDICATES ELEVATION PER THIS TOPOGRAPHIC SURVEY NAVD88 FROM CORS NETWORK



No.	Revisions	Date:

**CDS Engineering Corporation**  
165 2nd St. S.W., Loveland, Colorado 80537 Tele: (970) 667-8010  
"Consulting Engineers and Professional Construction Managers"  
CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,  
DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS,  
SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

PROJECT:	DATE:
2788	06/19/2025
DESIGNED BY:	REVIEWED BY:
JAJ	SDW
DRAWN BY:	SCALE: 1"=20'
JAJ	

JILL KUCH  
719 STOVER STREET  
BLOCK 177,  
FORT COLLINS SUBDIVISION  
FORT COLLINS, COLORADO