

Conceptual Review Agenda

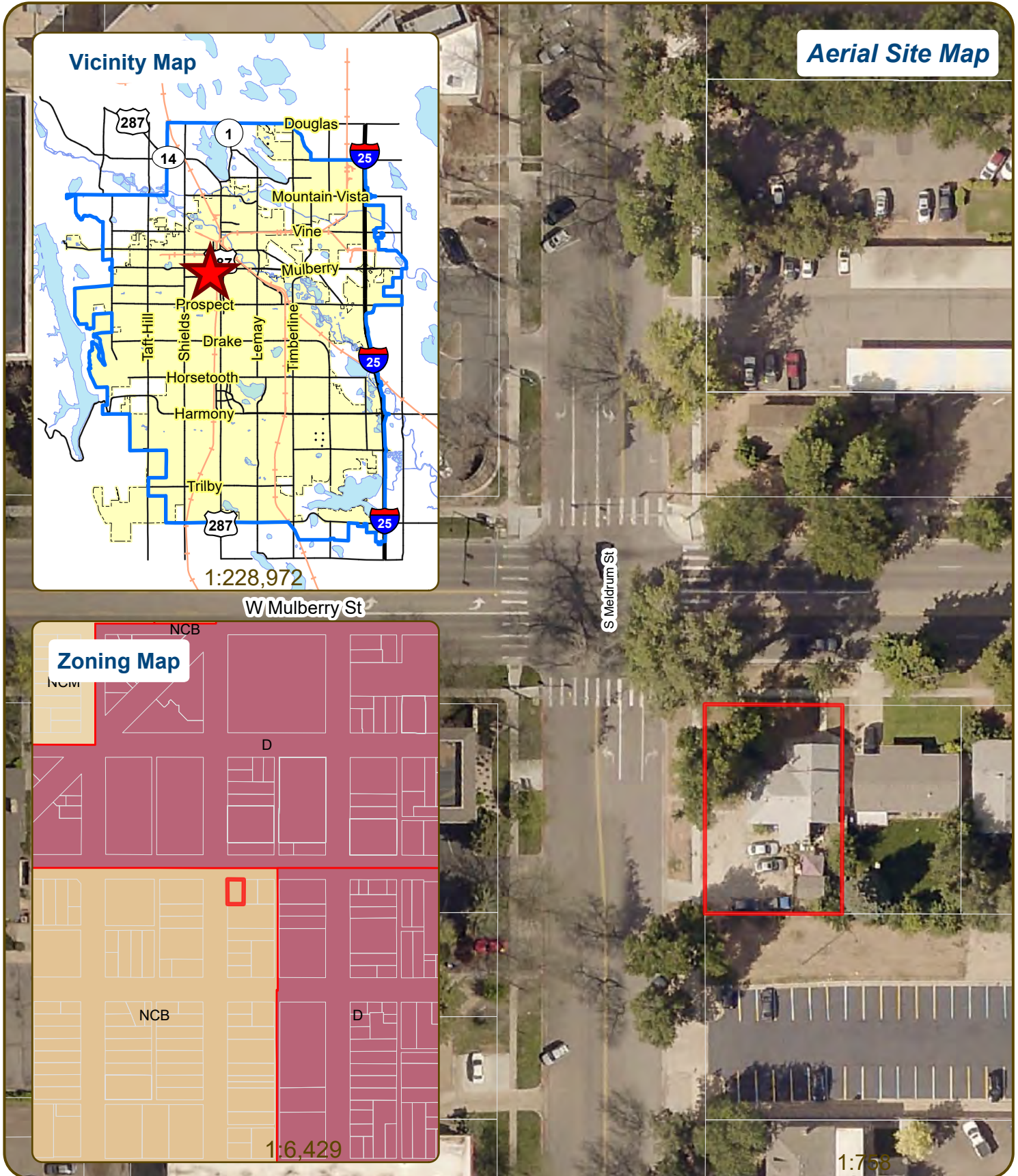
Schedule for 08/11/22

Meetings hosted via Zoom Web Conferencing

Thursday, August 11, 2022

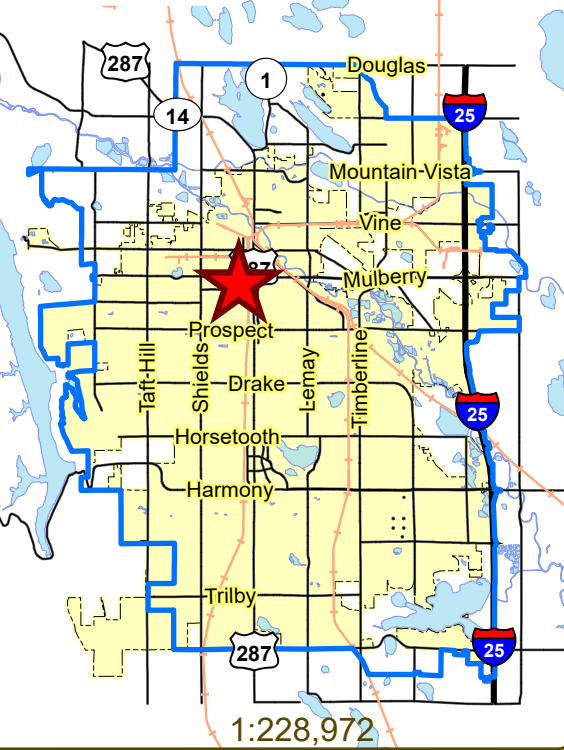
Time	Project Name	Applicant Info	Project Description	
10:15	325 W Mulberry Duplex CDR220063	Aubrey Carson 970-481-3366 carsondesign@comcast.net	This is a request to develop a new two-family dwelling at 325 W Mulberry St. (parcel # 9714107009). The applicant is requesting to demolish an existing single-family dwelling and construct a new two-family dwelling on the lot. Access would be taken from S Meldrum St to the west. The site is located directly south of W Mulberry St and approximately 0.26 miles west of S College Ave. The property is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and is subject to Basic Development Review (BDR) Review.	Planner: Katelyn Puga Engineer: Tim Dinger DRC: Todd Sullivan

325 W Mulberry Duplex Two Family Dwelling



Aerial Site Map

Vicinity Map

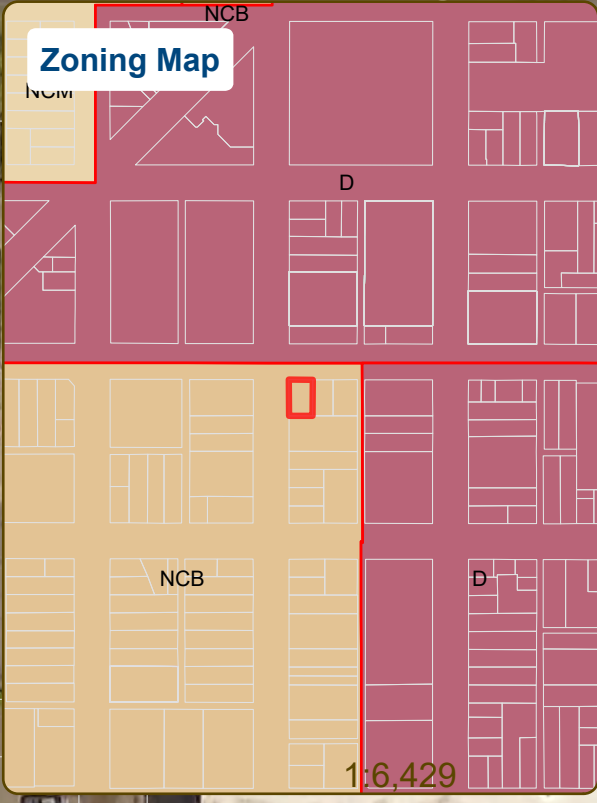


1:228,972

W Mulberry St

S Meldrum St

Zoning Map



1:6,429



1:758

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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 currentplanning@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) _____

Aubrey Carson Consultant

Business Name (if applicable) Carson Design Studio

Your Mailing Address 413 Cormorant Court

Phone Number 970 481 3366 Email Address carsondesign@comcast.net

Site Address or Description (parcel # if no address) 325 West Mulberry

Description of Proposal (attach additional sheets if necessary) NEW RESIDENTIAL DUPLEX

Proposed Use RESIDENTIAL DUPLEX Existing Use RESIDENTIAL DUPLEX

Total Building Square Footage 3584 S.F. Number of Stories 3 Lot Dimensions 67' x 100'

Age of any Existing Structures Built in 1902

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 [x] 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 +/- 2,000 S.F. 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?



Legend

-  Parcels
-  Growth Management Area
-  Parks
-  Schools
-  Natural Areas
-  City Limits
-  NearMap Logo

Notes

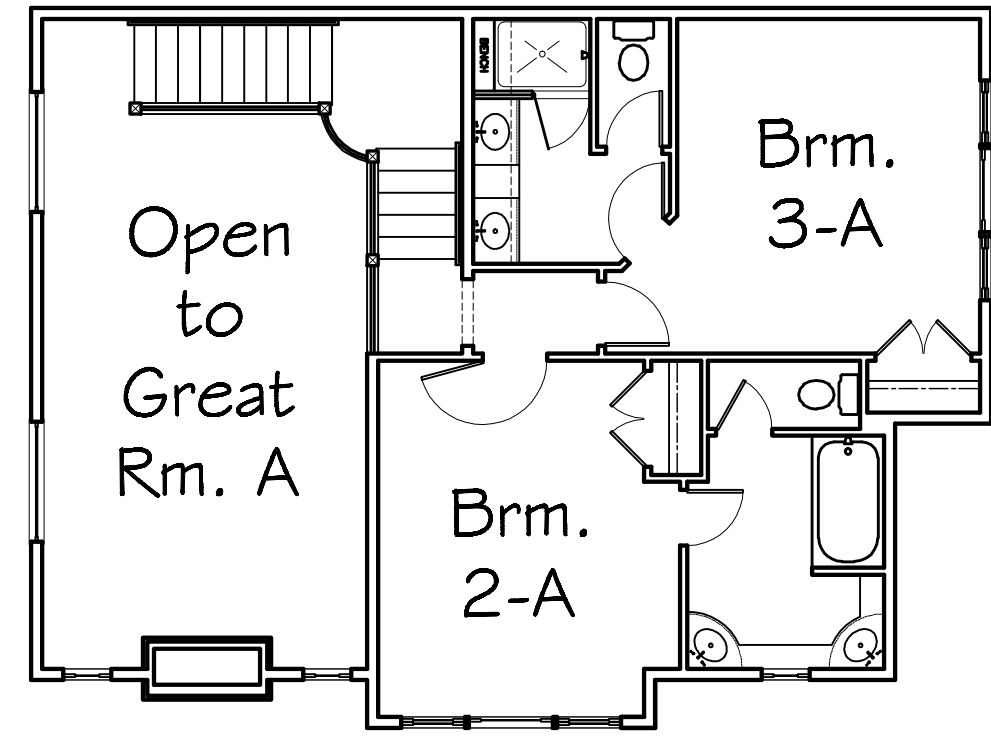
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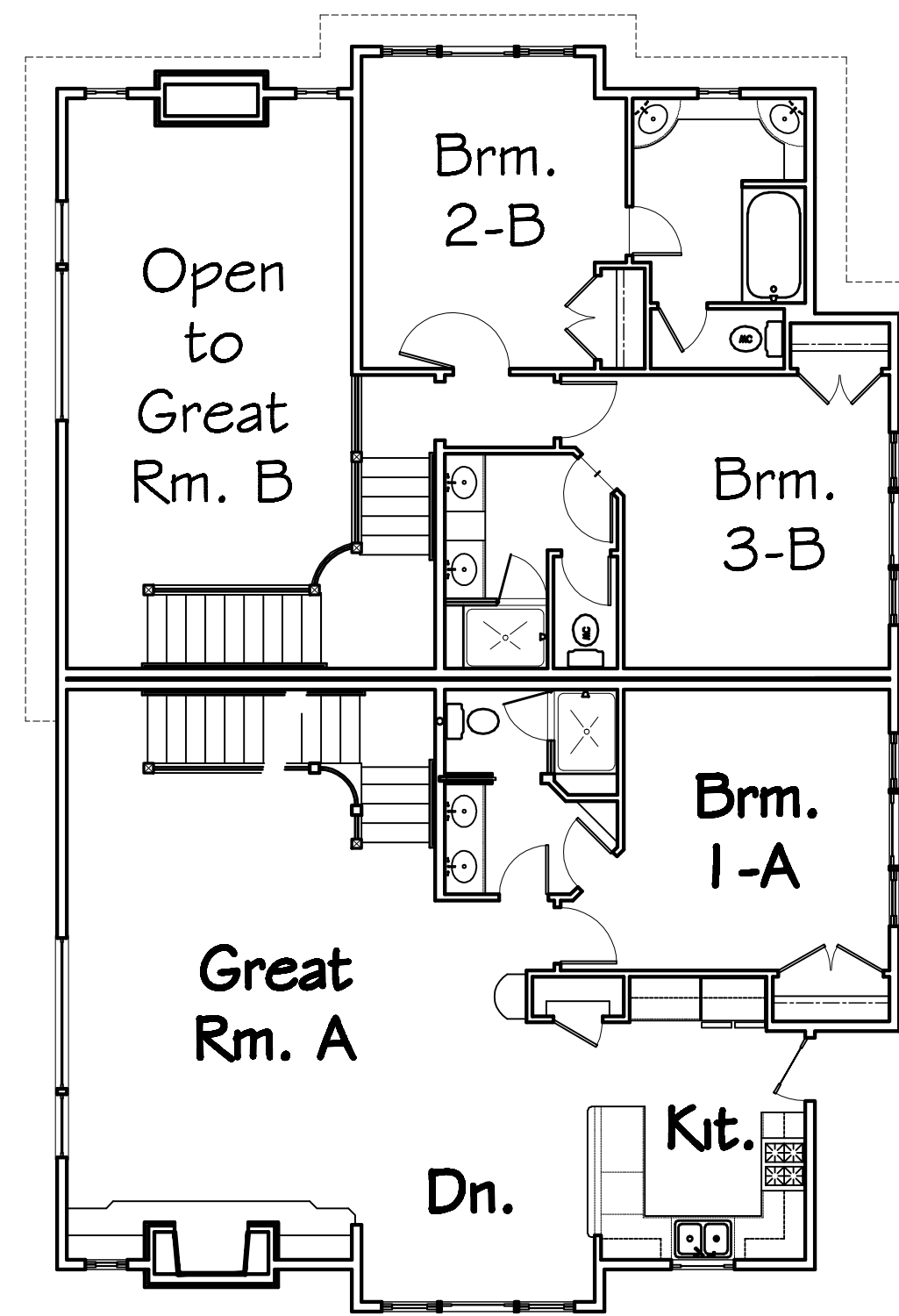
71.0 0 35.50 71.0 Feet

WEST MULBERRY STREET

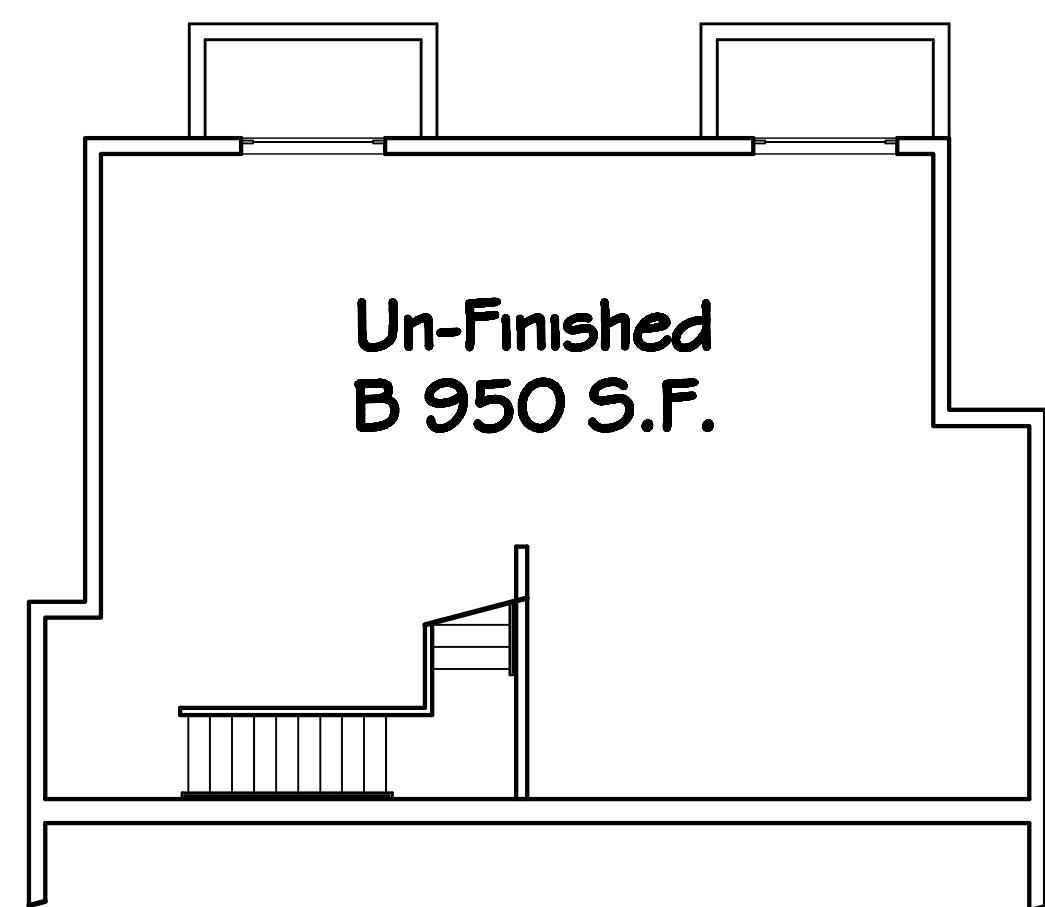
SOUTH MELDRUM STREET



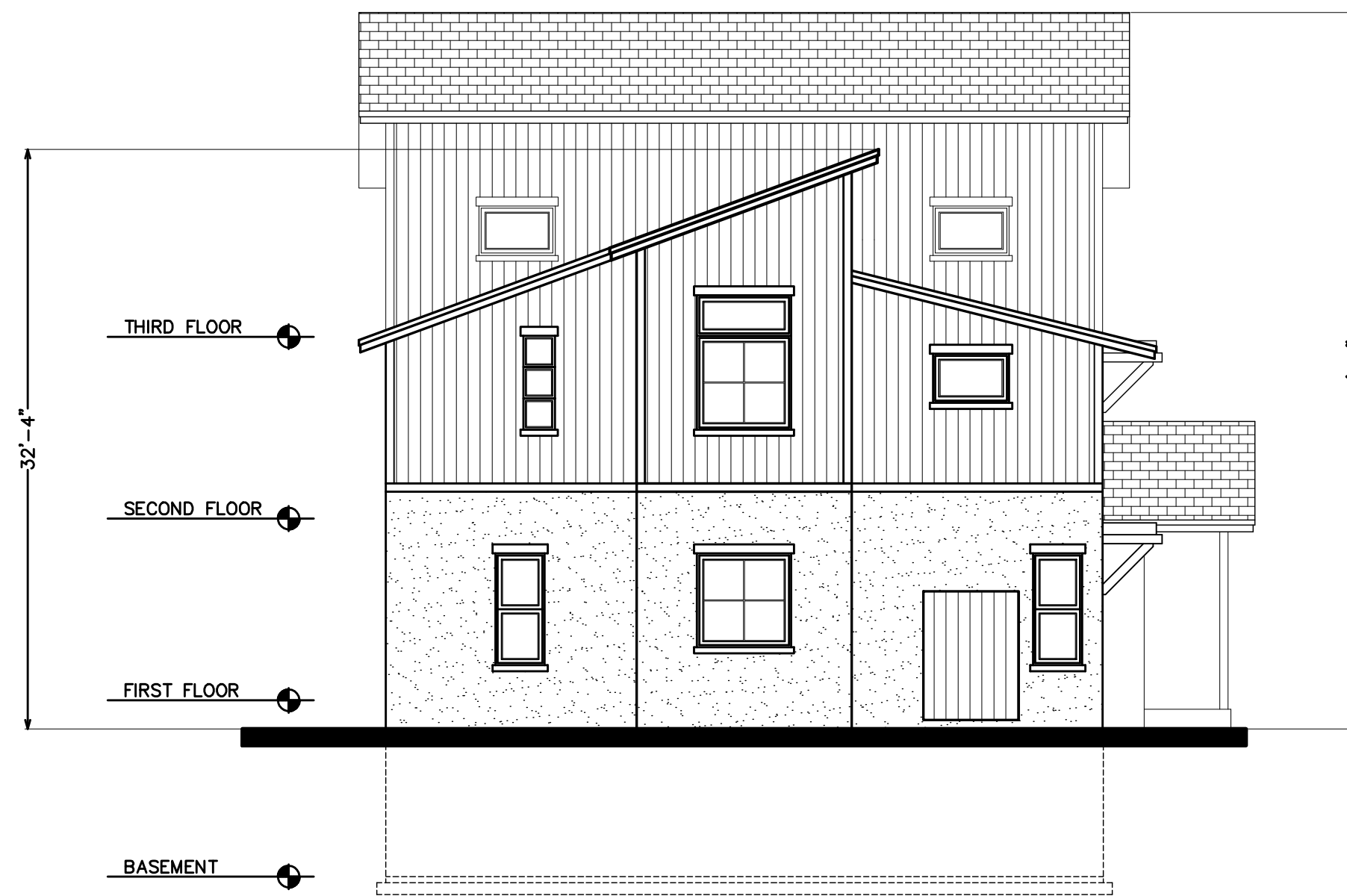
4 THIRD FLOOR PLAN
Scale 1/8" = 1'-0" **1,104 S.F.**



3 SECOND FLOOR PLAN
Scale 1/8" = 1'-0" **1,334 S.F.**



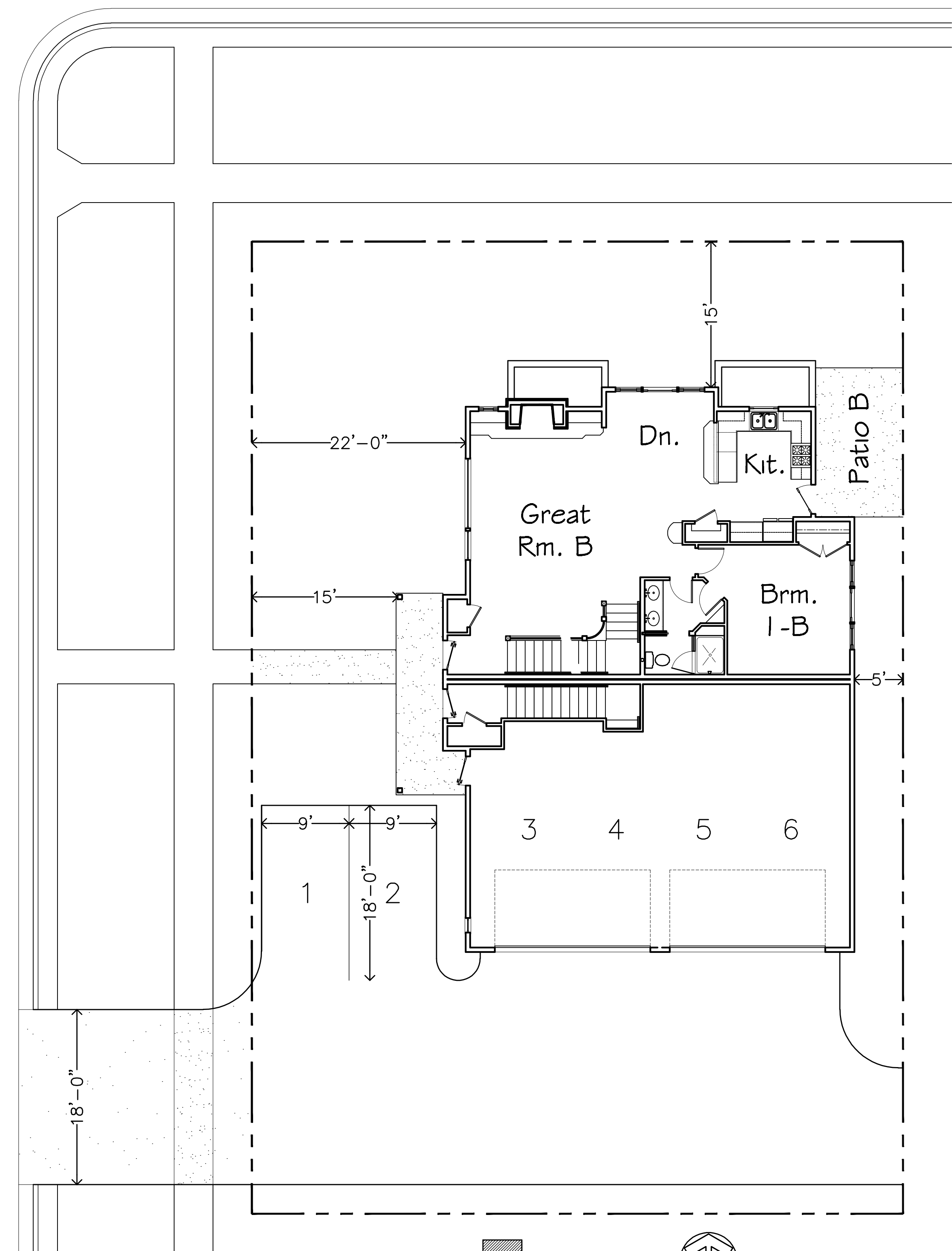
2 BASEMENT FLOOR PLAN
Scale 1/8" = 1'-0" **950 S.F.**



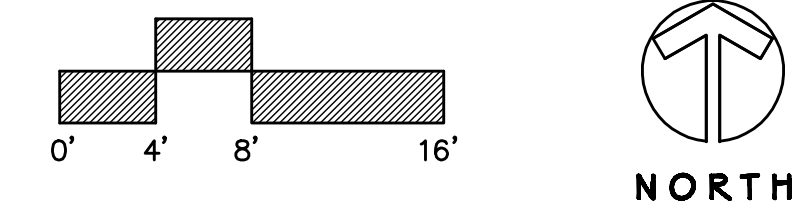
6 NORTH ELEVATION
Scale 1/8" = 1'-0"



5 WEST ELEVATION
Scale 1/8" = 1'-0"



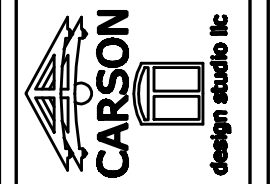
1 SITE PLAN
Scale 1/8" = 1'-0"



AREA OF LOT = 6,700 S.F.	
AREA OF PARKING & DRIVES = 1,347 S.F.	21 %
AREA OF PATIO & WALKS = 276 S.F.	4 %
AREA OF BUILDING FOOTPRINT = 2,250 S.F.	33 %
AREA OF LANDSCAPE = 2,827 S.F.	42 %
NUMBER OF BEDROOMS	6
NUMBER OF OFF STREET PARKING SPACES	6
TWO RESIDENTIAL UNITS A & B EACH ONE	1,792 S.F.
	x 2
TOTAL FINISHED SPACE	3,584 S.F.
UN-FINISHED BASEMENT	1,900 S.F.

PROJECT
New Duplex
325 West Mulberry Street
Fort Collins, Colorado 80521

Aubrey Carson
(970) 481-3366
carsondesign@comcast.net
413 Cormorant
Fort Collins, CO 80525



PROJECT NO.
DATE 5-26-22
DRAWN BY A.C.
CHECKED BY
REVISIONS

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