

# Conceptual Review Agenda

Schedule for 05/12/22

Meetings hosted via Zoom Web Conferencing

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## Thursday, May 12, 2022

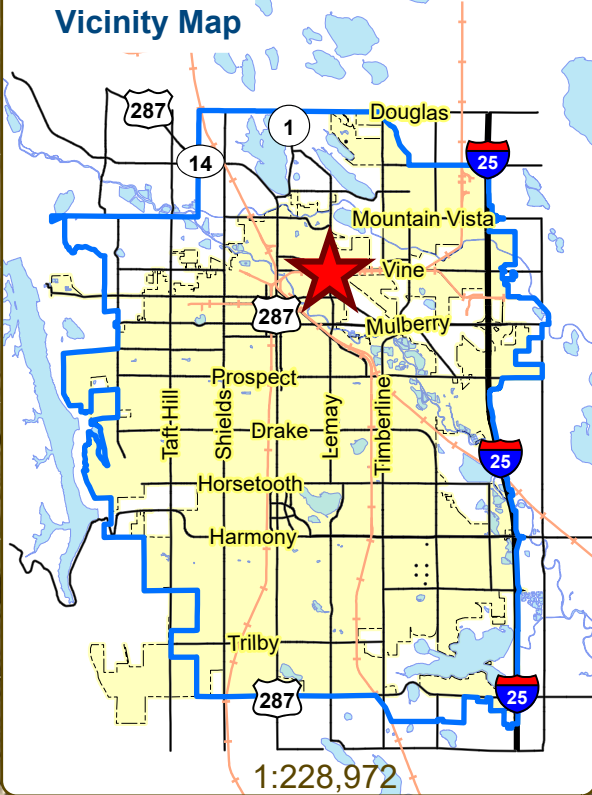
Time	Project Name	Applicant Info	Project Description	
11:15	737 Lindenmeier Rd Non-primary Short Term Rental APU  CDR220039		This is a request to develop the single family home at 737 Lindenmeier Rd as a Non-Primary Short Term Rental. (parcel # 9701400013). The proposed development would designate the property at 737 Lindenmeier Rd for use as a Non-Primary Short Term rental. The site is directly west of Lindenmeier Rd. and 0.09 miles north of E Vine Dr. The site is within the Low Density Residential District (R-L) zone district and the project would be subject to Addition of Permitted Use(APU) Review.	<b>Planner: Clark Mapes</b> <b>Engineer: John Gerwel</b> <b>DRC: Brandy Bethurem Harras</b>

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# 737 Lindenmeier Rd #9701400013

## Non-Primary STR - APU

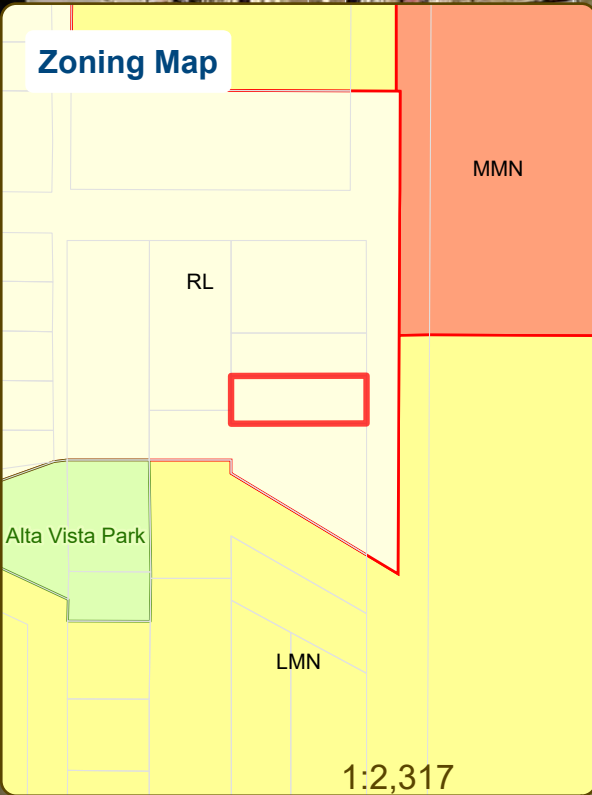
Vicinity Map



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 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) \_\_\_\_\_

Owner \_\_\_\_\_

Business Name (if applicable) N/A \_\_\_\_\_

Your Mailing Address 737 Lindenmeier Rd, Fort Collins, CO 80524 \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) 737 Lindenmeier Rd, Fort Collins, CO 80524 \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) See Exhibit 1 attached below \_\_\_\_\_

Proposed Use Non-Primary Short-Term Rental Existing Use Primary Detached Single-Family Dwelling \_\_\_\_\_

Total Building Square Footage 972 S.F. Number of Stories 1 Lot Dimensions 5,663 sqft; rectangle \_\_\_\_\_

Age of any Existing Structures 87 years \_\_\_\_\_

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 0 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?

## *Exhibit 1*

737 Lindenmeier Rd  
Fort Collins, CO 80524

My spouse and I are planning on getting a place in Denver as we both just completed school. We would like the City of Fort Collins to grant us permission in using our beautiful home as a non-primary, short-term rental property lending us access to permit tenants to sign leases less than thirty days per term. As a young couple trying to navigate through higher costs of living, record-setting inflation, and exorbitant house prices, it would be irresponsible of me to ignore the tools Cassie and I worked for to pursue an opportunity like the one we have in front of us today. Non-primary, short-term rental income could bring extra income for the city from tourists wanting to utilize remote work schedules and explore the great state of Colorado. It would provide capital to deploy back into the area through property improvements while paying local vendors for upkeep, translating to higher taxable incomes for each local business we partner with.

Traffic has become minimal after the overpass was completed, directly South of Lindenmeier, decreasing potential car accidents or injury when tourists enter or vacate the property on a main artery of Fort Collins. Alta Vista once had some of the lowest property values in Fort Collins. Giving Alta Vista residents the chance to capitalize on considerable appreciation and increased tourism from remote work, non-primary, short-term rentals could provide excess cash-flow for us which would be one way the city could indirectly curb financial inequality for residents in this area. We do not plan on making any significant or structural changes to the property and we would like to keep its historic integrity, which we think others would enjoy just like we did. I believe now is an appropriate time to visit an appeal to non-primary, short-term rental zoning restrictions for the great neighborhood of Alta Vista.