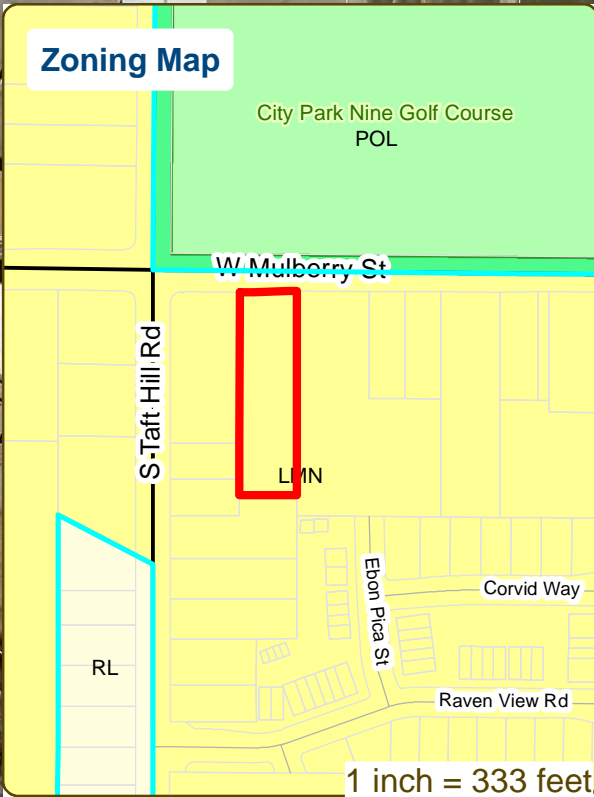
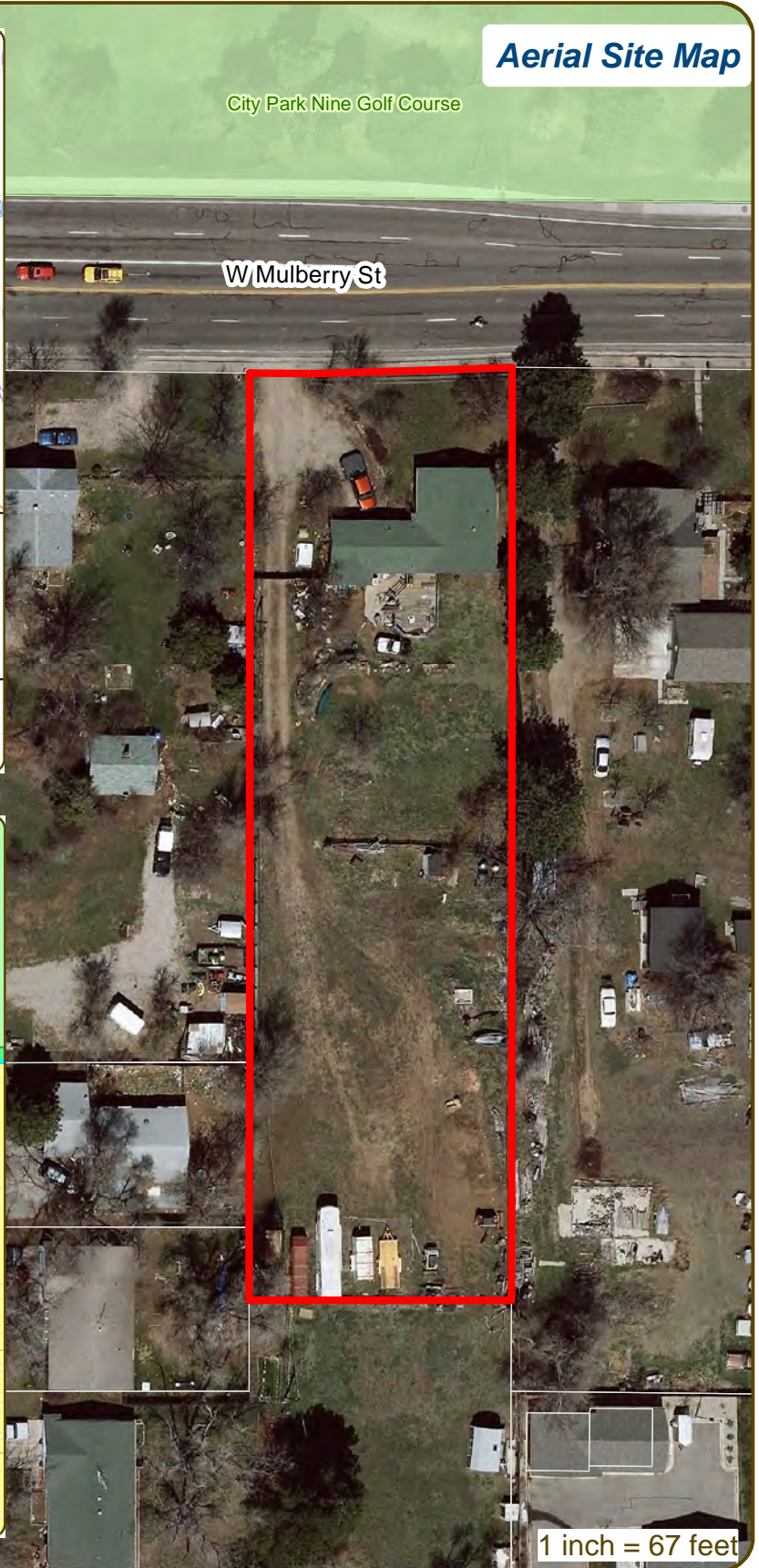
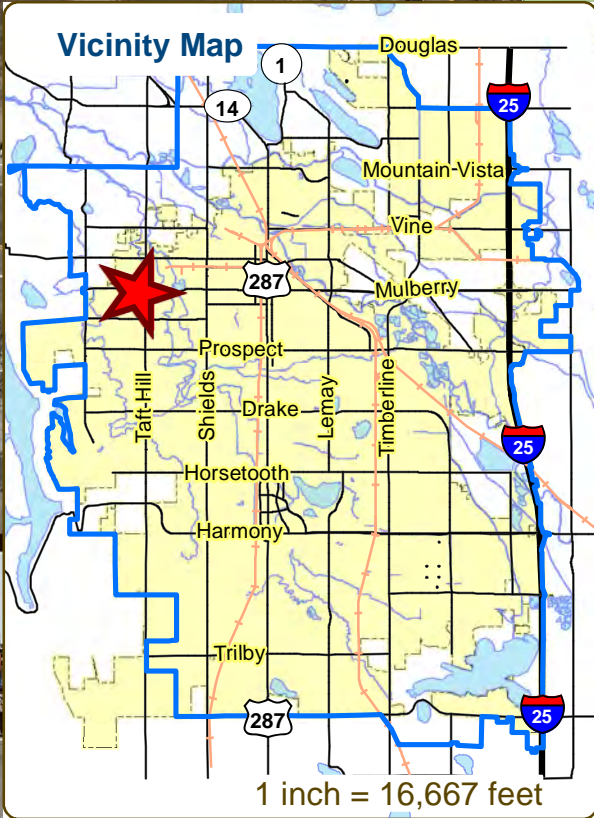


# 2039 W Mulberry Multifamily

## Aerial Site Map



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**Development Review Guide – STEP 2 of 8**  
**PRELIMINARY DESIGN REVIEW:**  
**APPLICATION**

**General Information**

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in **greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date**. Application materials can be e-mailed to [currentplanning@fcgov.com](mailto:currentplanning@fcgov.com) or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff	
Date of Meeting _____	Project Planner _____
Submittal Date _____	Fee Paid (\$500) _____

**\*BOLDED ITEMS ARE REQUIRED\*** \*The more info provided, the more detailed your comments from staff will be.\*

**Project Name** 2039 MULBERRY

**Project Address** (parcel # if no address) 2039 MULBERRY STREET, FORT COLLINS

**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) JUSTIN LARSON - VFLA

**Business Name** (if applicable) VFLA

**Applicant Mailing Address** 419 CANYON AVE SUITE 200

**Phone Number** 970 224-1191 **E-mail Address** JUSTIN@VFLA.COM

**Basic Description of Proposal** (a detailed narrative is also required) 2 MULTI-FAMILY DWELLINGS

**Zoning** LMN **Proposed Use** MULTI FAMILY **Existing Use** SINGLE FAMILY

**Total Building Square Footage** 7,890 **S.F. Number of Stories** 2 **Lot Dimensions** 100 x 353

**Age of any Existing Structures** BUILT IN 1951

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.

**Increase in Impervious Area** 8,800 **S.F.**  
 (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)



Strength in **design**. Strength in **partnership**. Strength in **community**.

#### Project Narrative

The 2039 West Mulberry Street property has a lot size total of .81 acres or 35,300 square feet. The parcel is located in the Low Density Mixed-Use Neighborhood (LMN) Zone District. This is a request to build six (2) Multi-Family Dwellings. The existing home at 2039 West Mulberry Street will be deconstructed. The total number of units will be 7 residential which complies with the Land Use Code for required residential density within the LMN Zone District. All of the residential units will front Mulberry Street with an enhanced private drive that extends to private garages and step backed unit.

The existing parcel's access drive onto Mulberry will be maintained. The private drive will have sidewalks and permeable pavers. The architecture is informed by the adjacent 1 and 2 story residential context and is reflected in scale, massing and form. Each of the units will step from 1 ½ to 2 ½ stories in height and include open porches. There will be attached garages for residents and an additional 8 spaces provided in front of each garage. A detention pond is planned for the southern portion of the site as well as enhanced landscaping along Mulberry Road.

Please Note:

**Department: Historical Preservation**

**Contact: Josh Weinberg, 970-221-6206, [jweinberg@fcgov.com](mailto:jweinberg@fcgov.com)**

**Topic: General**

**Comment Number: 1**

**Comment Originated: 04/06/2015**

**04/06/2015:**

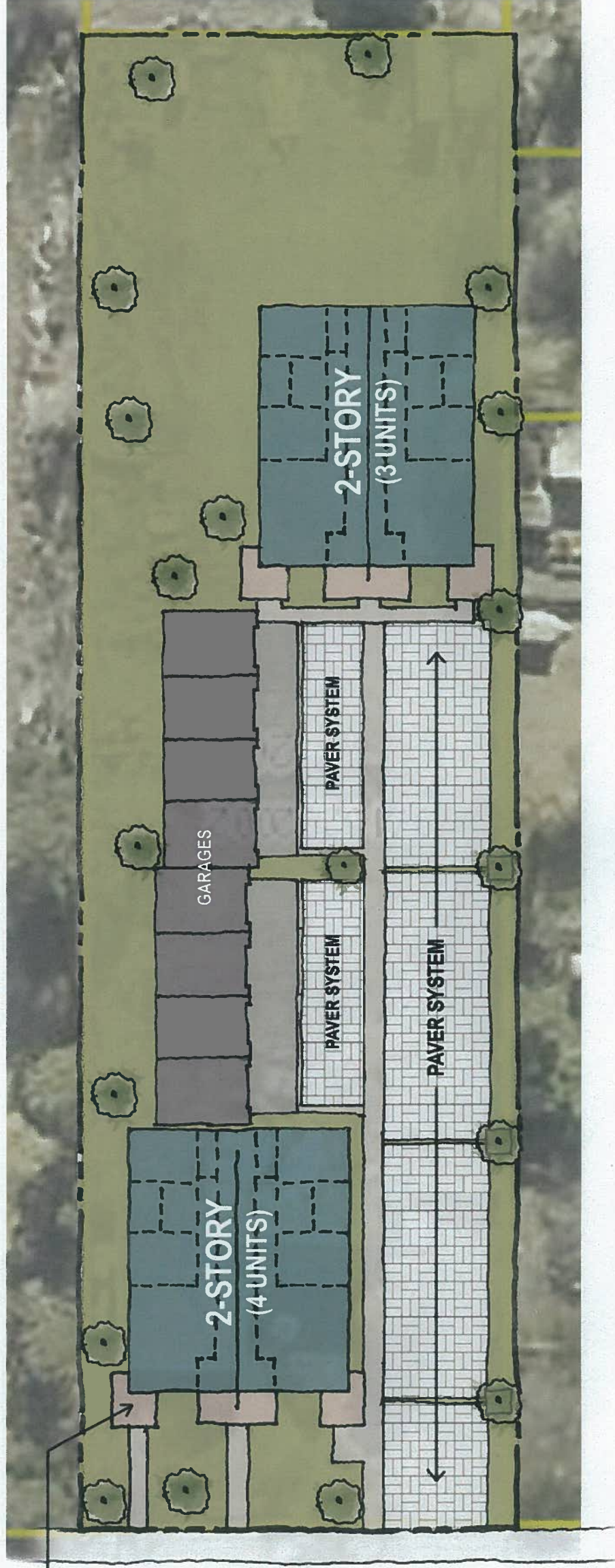
The building located 2039 West Mulberry was determined to not be eligible for designation as a Fort Collins Landmark, per the process outlined in Section 14 of the Municipal Code. Therefore, there will be no further review of its demolition by the historic Preservation Department.

**VAUGHT FRYE LARSON architects**

419 Canyon Ave, Suite 200 ■ Fort Collins, CO ■ 970.224.1191  
108 East Lincolnway ■ Cheyenne, WY ■ 307.635.5710

[www.vfla.com](http://www.vfla.com)





PORCH, TYP.

MULBERRY ST