

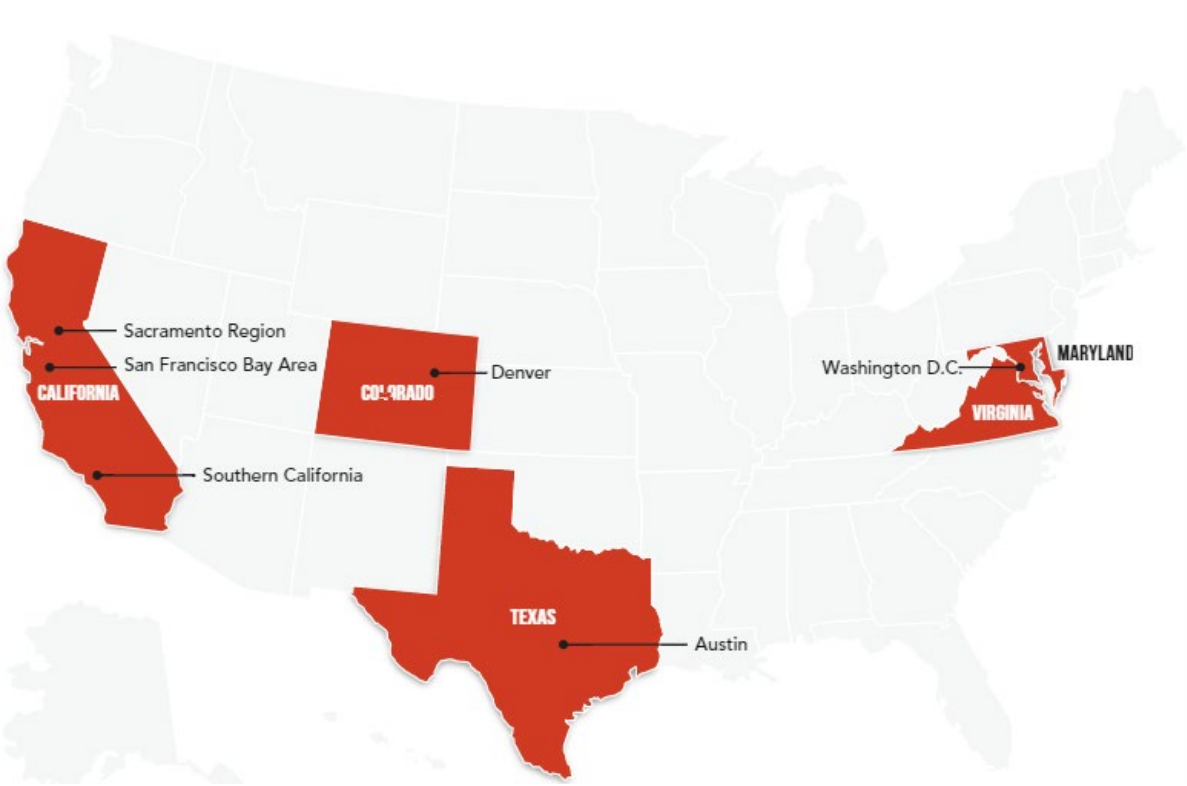
**Appellant's Presentation to  
the Historic Preservation  
Commission  
December 14, 2022**

# Appeal of Eligibility Determination

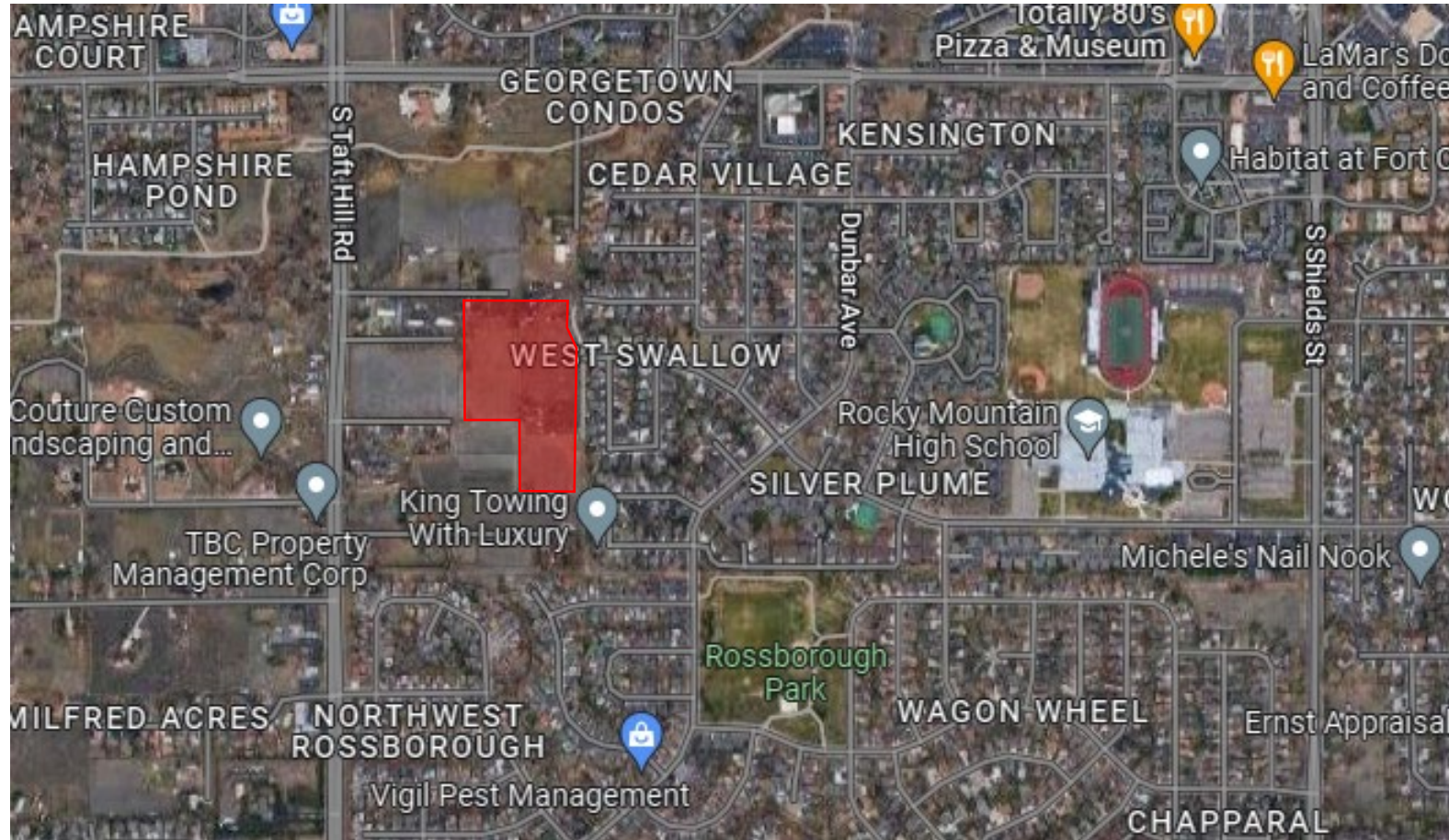
1901 and 1925 Hull Street – Fort Collins, Colorado



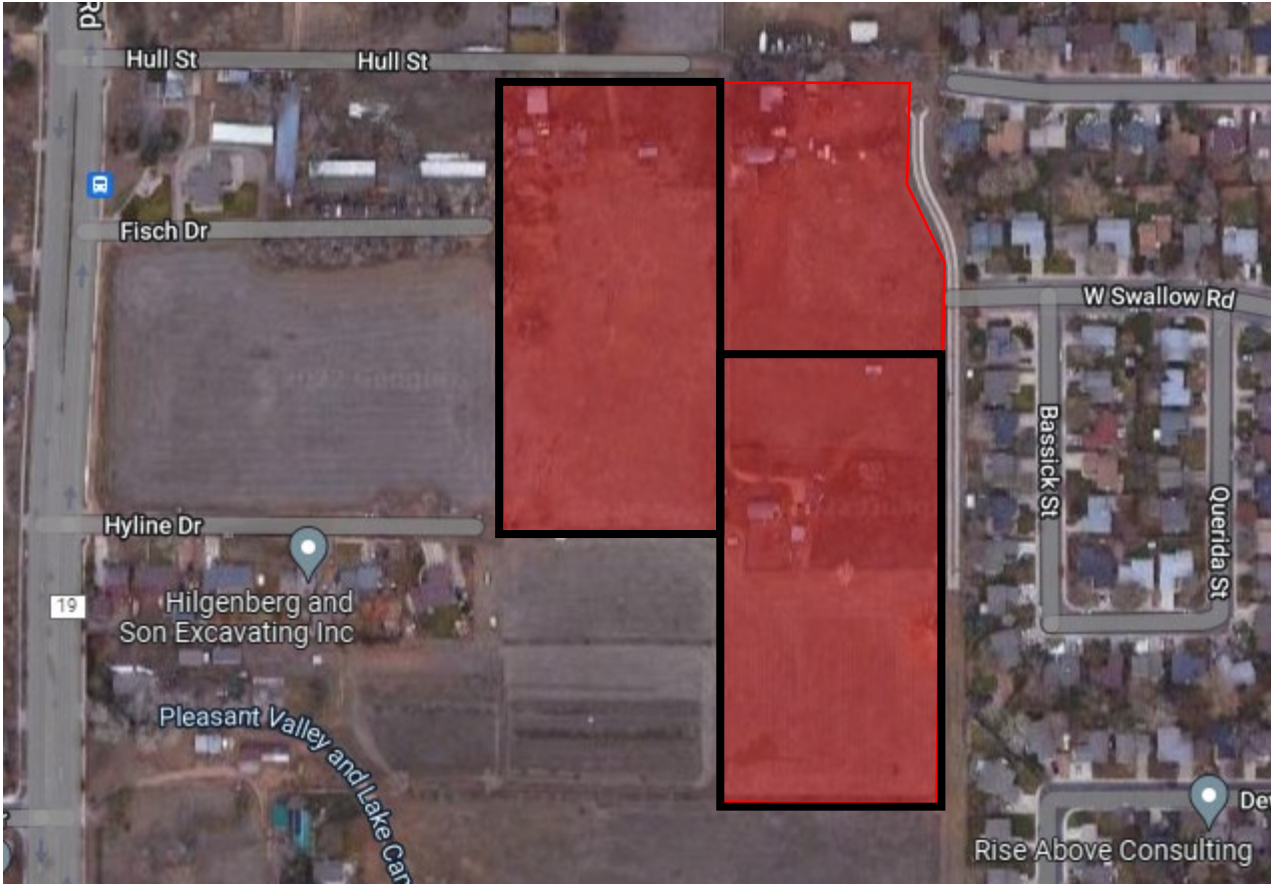
# The True Life Companies



# Aerial Map Image



# Aerial Map Image



# 1901 Hull Street



# 1901 Hull Street



# 1925 Hull Street





# 1925 Hull Street



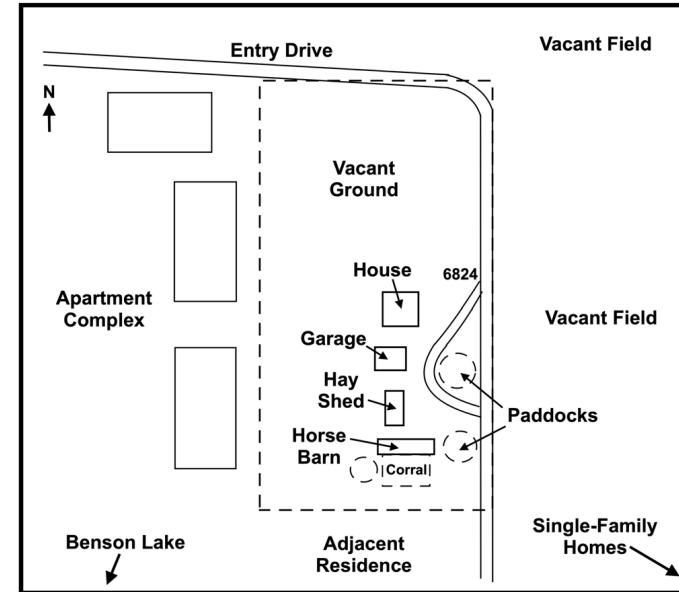
# 2318 LaPorte



# 6824 S. College – Humar Farm



# 6824 S. College – Humar Farm



# 2825-2917 S. Taft Hill Road

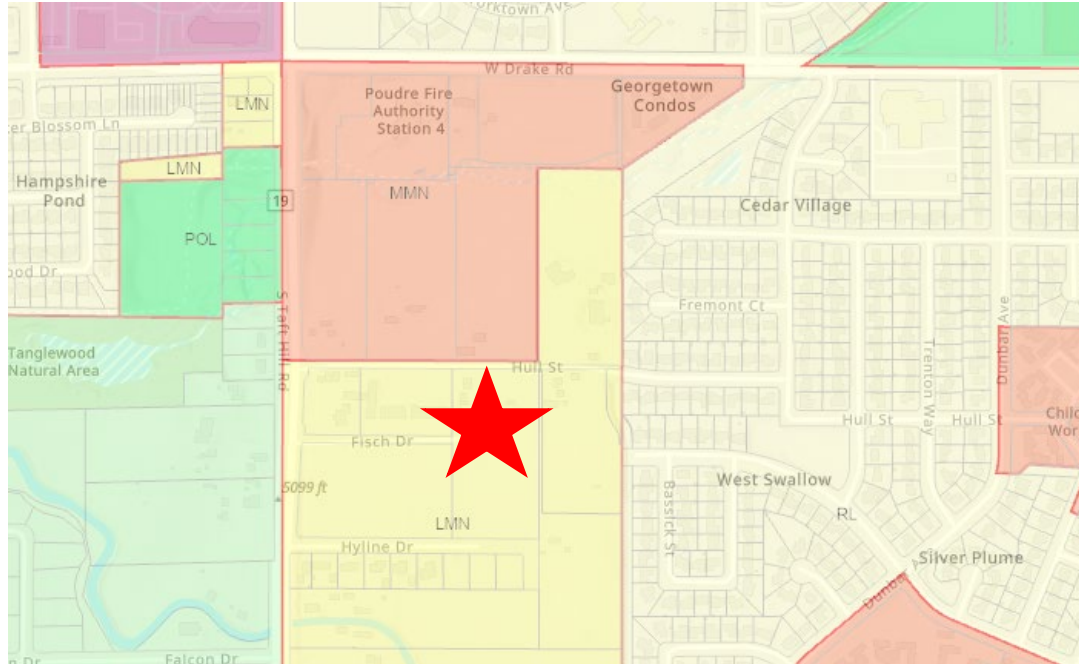


Rd  
Hull St  
2917 S  
Fort Co  
Hyline D  
Kin

# 3226 S. Shields



# Existing Zoning



- Low Density Mixed-Use Neighborhood (LMN)
- Maximum 9 DU/Acre
- Multi-Family Dwellings up to 8 DUs
- Medium Density Mixed-Use Neighborhood (MMM)
- Minimum Average 12 DU/Acre
- Multi-Family Dwellings up to 50 DUs

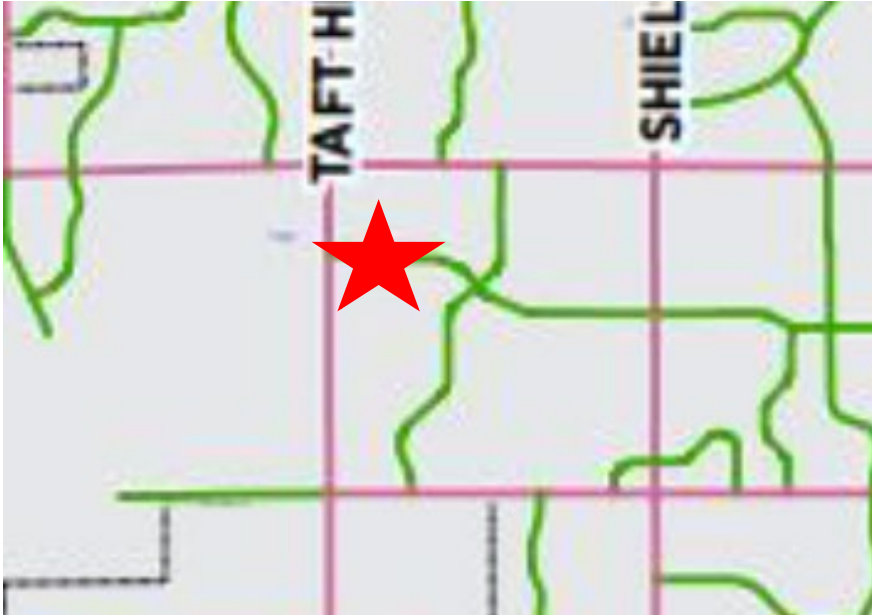
# Fort Collins City Plan



- Mixed Neighborhood
- Opportunity to provide alternative housing in effort to increase density
- Adaptation or replacement of older housing stock to reinvigorate neighborhoods.

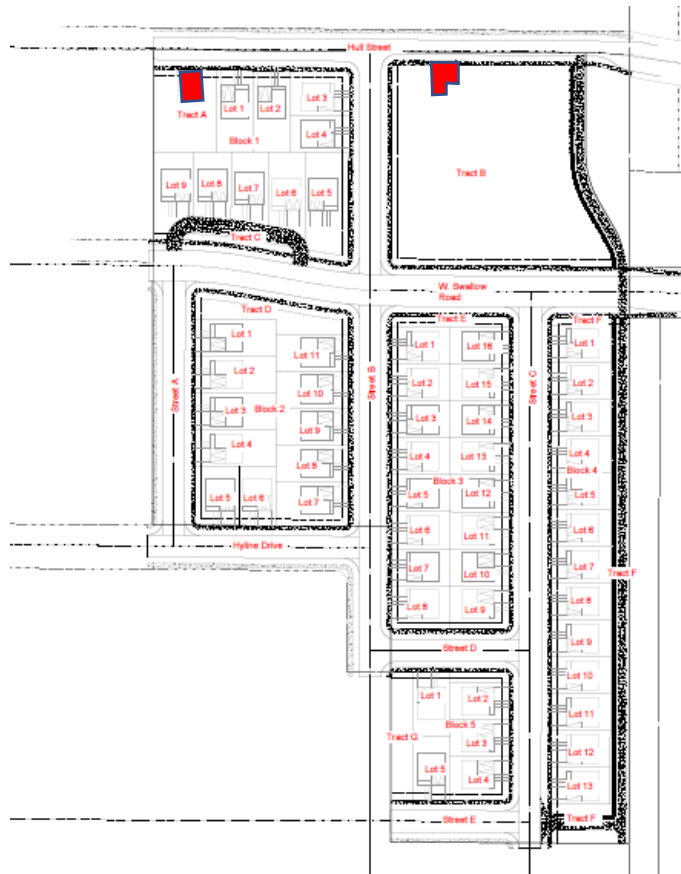


# Transportation Master Plan



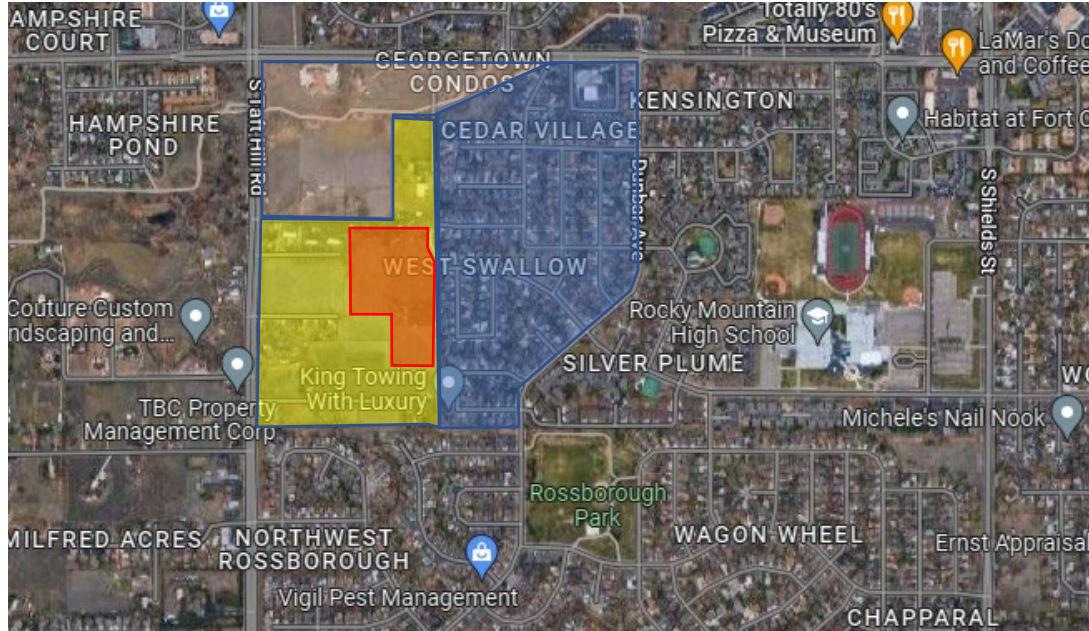
- Swallow as designated Collector
- Extension through property from East to West
- Future Connection to Taft Hill

# Transportation and Planning



- Swallow as designated Collector to be extended through property from East to West
- Future Connection to Taft Hill
- Completion of Hull Avenue
- Addition of North-South Streets to create a grid system as directed by planning staff.

# Future Context



- Encroachment of existing neighborhood to the East
- Existing MMM Zoning to the North
- Existing LMN Zoning to the West and South.
- Extension of Swallow to Taft
- Completion of Hull Street
- North-South Street Grid

# Appeal of Eligibility Determination

1901 and 1925 Hull Street – Fort Collins, Colorado

