

Conceptual Review Agenda

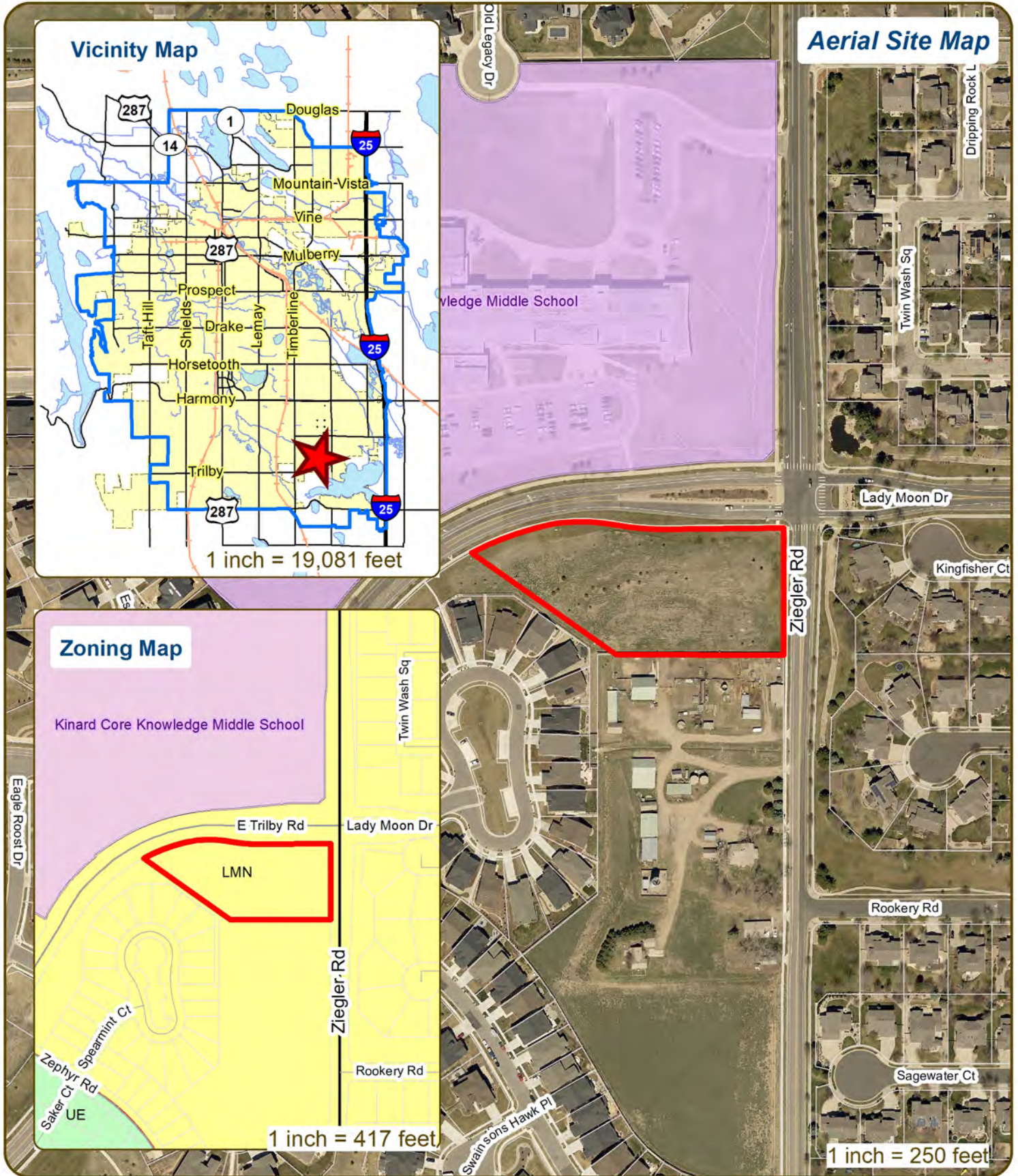
Schedule for 10/22/20

Meetings hosted via Zoom Web Conferencing

Thursday, October 22, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	E Trilby Rd & Ziegler Rd Townhome Development CDR200073	Kenneth Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to develop 23 single-family attached (townhome) dwelling units and one mixed-use dwelling with a first floor office and second floor dwelling at the southwest corner of Ziegler Rd and E Trilby Rd (parcel # 8608420001). The proposal includes 68 on-site parking spaces. The project is located directly east of the Ziegler Rd and directly south of E Trilby Rd. Access is taken from the E Trilby Rd to the north and Ziegler Rd to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) and zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Dave Betley DRC: Tenae Beane

E Trilby Rd & Ziegler Rd Townhome Development



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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) Stan Scott, Owner & Developer

Kenneth Merritt, APA, RLA Planning Consultant - JR Planners & Engineers

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 South College Ave. Suite 3D Fort Collins, CO 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) South West Corner of Ziegler & Trilby Road

Description of Proposal (attach additional sheets if necessary) Property is approximately 2.83 acres Zoned LMN in the City. The developer is proposing 23 Fee-Simple Lots with one and two story townhomes each with a 2 car garages accessed from a 24' Wide Private Alley and Emergency Access Easement and one mixed-use dwelling with ground floor office. Each garage shall be setback from the Private Alley a minimum of 8'. The total density of the proposed development is 8.45 Du's/Ac. which is in compliance with the LMN Zone District that allows for up to 9.0 Du's/Ac. There is 1.54 Acres of Open Space (54% of total site area).

Proposed Use Townhomes and 1 Mixed-Use Dwelling Existing Use Vacant Land with Temporary Landscaping & Native Grasses planted throughout.

Total Building Square Footage 38,400 S.F. Number of Stories 1 & 2 Lot Dimensions 25', 35' & 40' Wide x 65' Deep Lots

Age of any Existing Structures N/A

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 56,300 sf of additional Impervious Site Area (46% of the total site area) S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

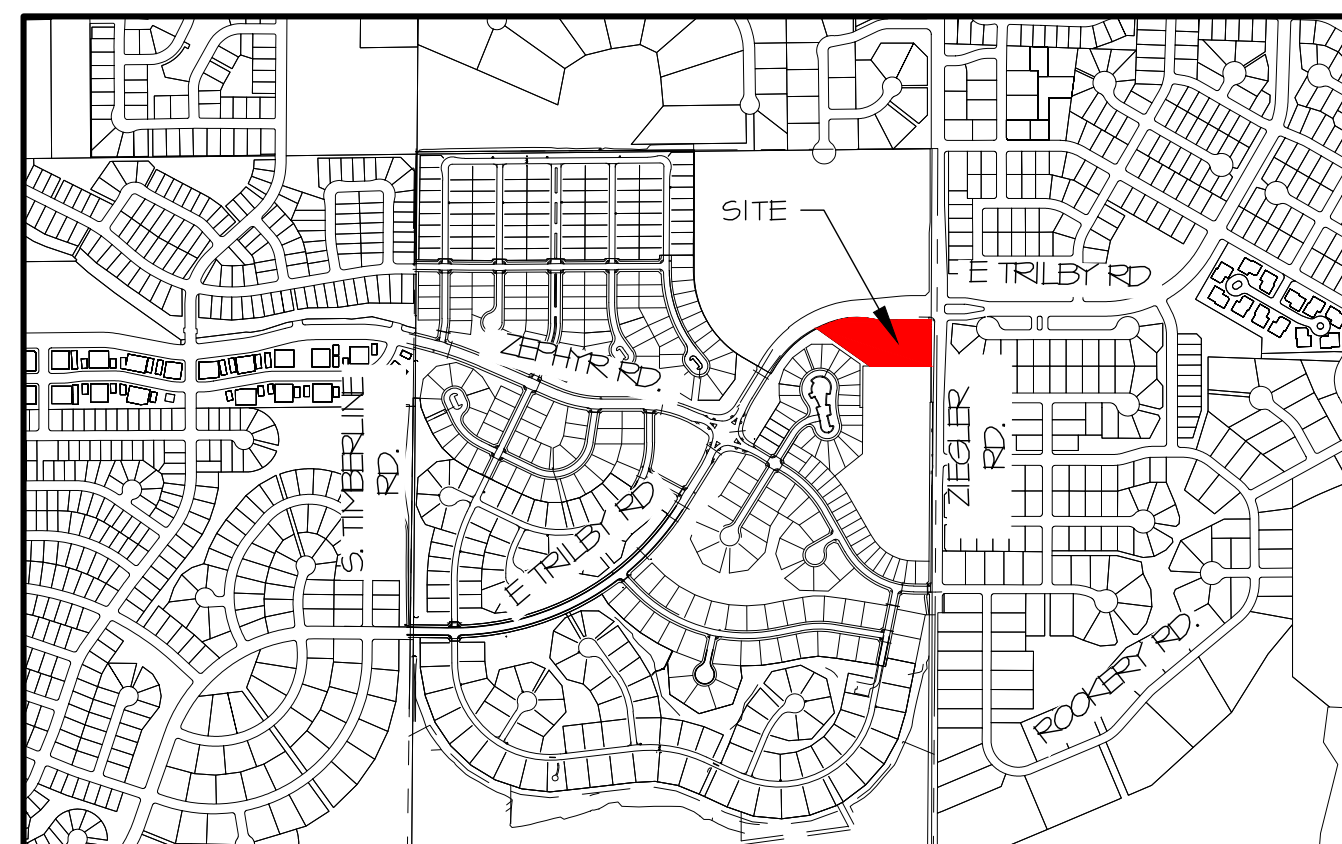
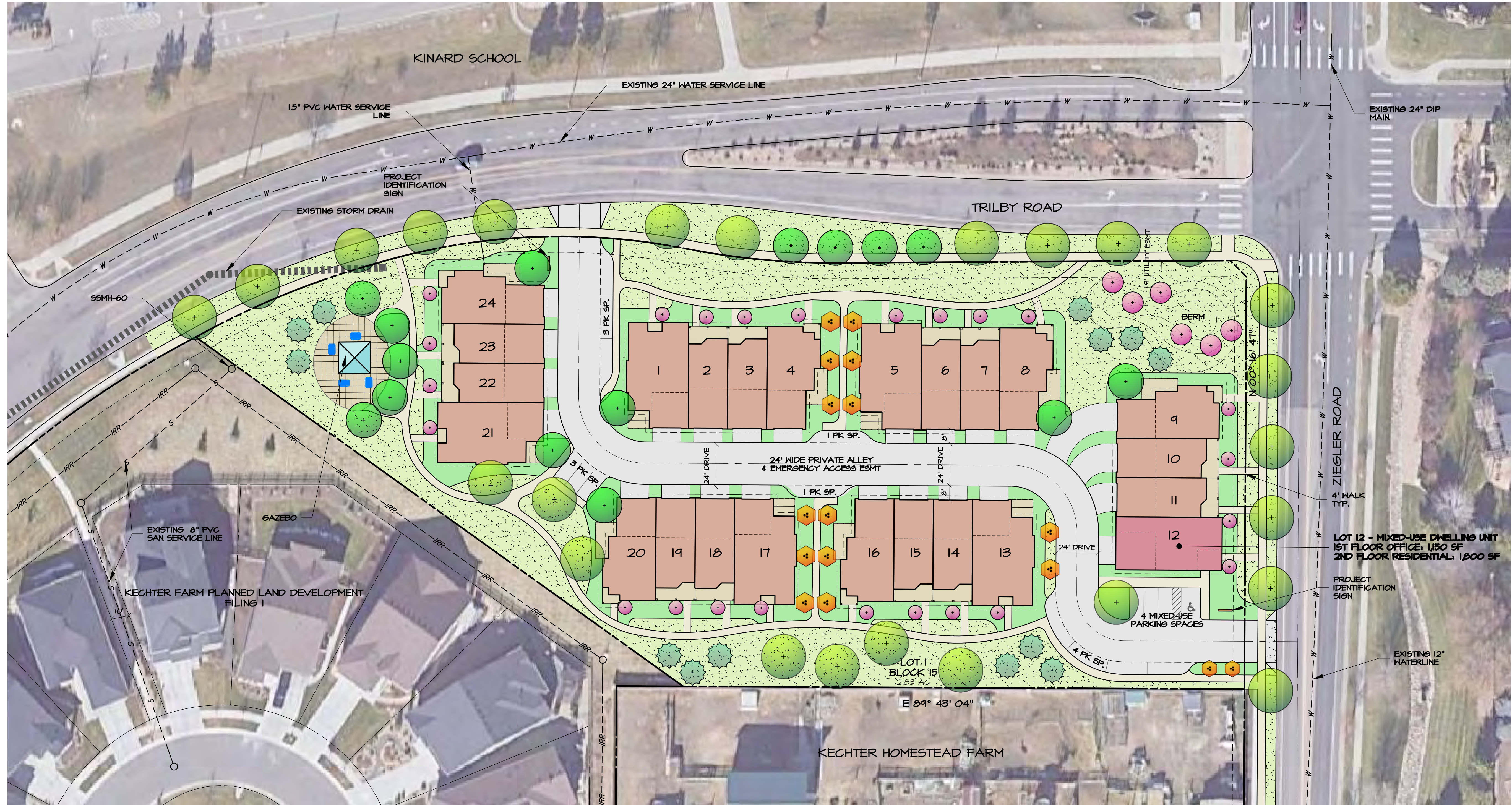
Suggested items for the Sketch Plan:

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?

KECHTER FARM TOWNHOMES

LOT 1, BLOCK 15 OF THE KECHTER FARM PLANNED LAND DEVELOPMENT FILING 1

CONCEPT SITE PLAN



VICINITY MAP

LAND USE DATA

CURRENT ZONING	LMN (CITY OF FORT COLLINS)		
TOTAL SITE AREA:	115,336 SF	2.83 AC	100%
• TOTAL BLDGS COVERAGE	40,546 SF	0.43 AC	33%
• PRIVATE DRIVE AREA	15,124 SF	0.36 AC	13%
• TOTAL OPEN SPACE AREA	67,282 SF	1.54 AC	54%
TOTAL RESIDENTIAL DWELLING UNITS	23 UNITS		
MIXED-USE DWELLING UNIT	1 UNITS		
• 1 ST FLOOR OFFICE:	1,150 SF		
• 2 ND FLOOR LIVING UNIT:	1,800 SF		
GROSS DENSITY	8.45 DU/AC (BASED ON 2.83 AC SITE)		
TOTAL ON-SITE PARKING SPACES	68 ON-SITE PARKING SPACES		
• GARAGE SPACES (2 PER UNIT)	46 PRIVATE PARKING SPACES		
• SURFACE PARKING SPACES	12 PARKING SPACES		
• DRIVEWAY PARKING SPACES	4 PRIVATE PARKING SPACES		
• MIXED-USE DWELLING PARKING	6 PARKING SPACES (4 SURFACE & 2 GARAGE)		



KECHTER FARM TOWNHOMES
39713.02
09/29/2020
SHEET 1 OF 1



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