

# Conceptual Review Agenda

Schedule for 06/17/21

Meetings hosted via Zoom Web Conferencing

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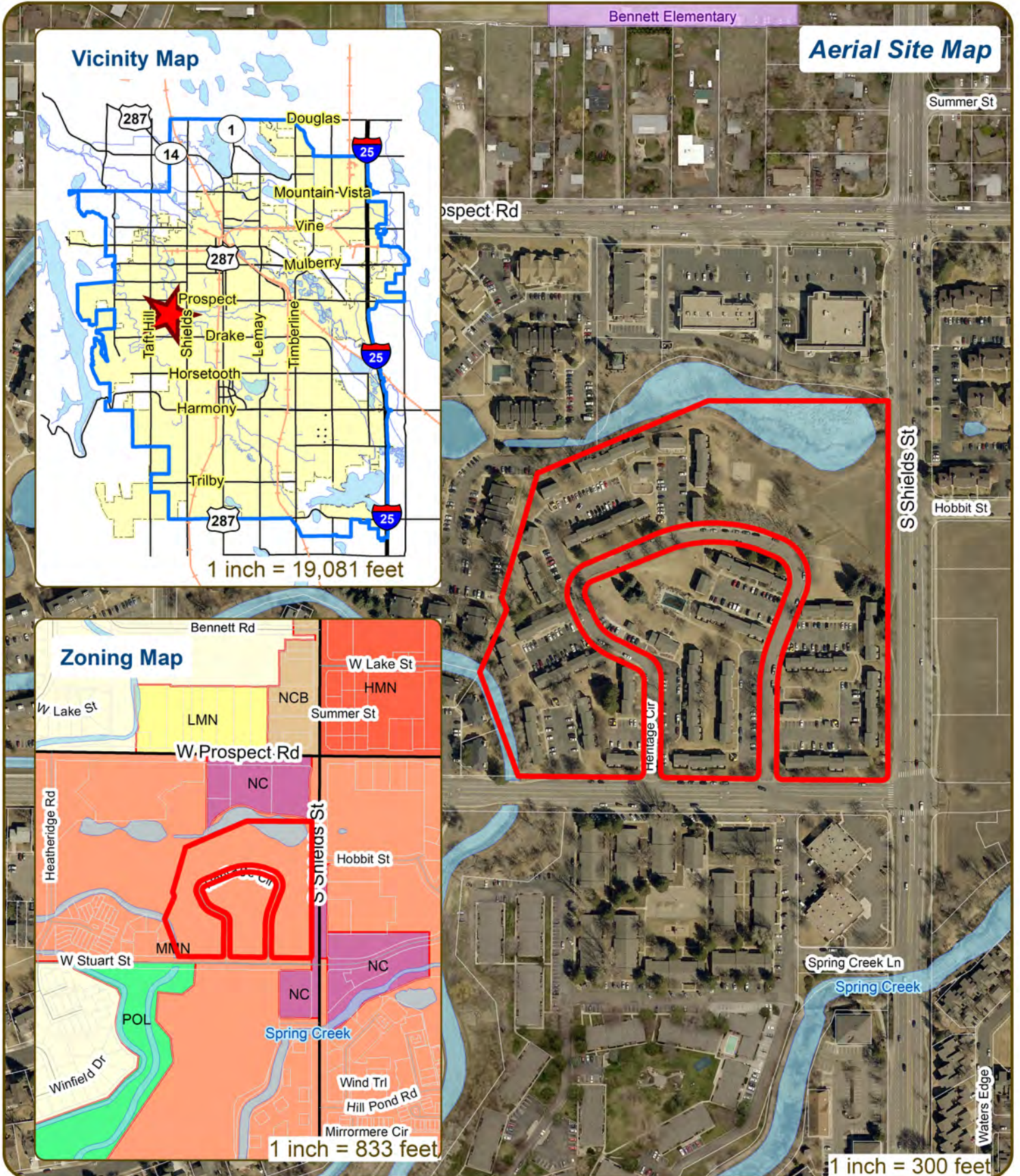
## Thursday, June 17, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	<b>1742 Heritage Circle Heritage Park Multi- Family Expansion</b>  CDR210049	Adam Harrison 303-228-2311 adam.harrison@kimley-horn.com	This is a request to construct an additional multi-family dwelling building as part of the Heritage Park Apartments located at 1742 Heritage Cir (parcel # 9722112001). The proposal 60 multi-family dwelling units and 105 vehicle parking spaces. The site is located directly west of S Shields St and approximately 400 feet south of W Prospect Rd. Access is taken from Heritage Circle directly to the south. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to a Major Amendment which will require Planning & Zoning Commission (Type 2) Review.	Planner: Pete Wray Engineer: TBD DRC: Brandy Bethurem Harras

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# 1742 Heritage Cir Heritage Park Apartments Expansion



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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) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

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

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

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 [ ] No If yes, then at what risk is it? \_\_\_\_\_

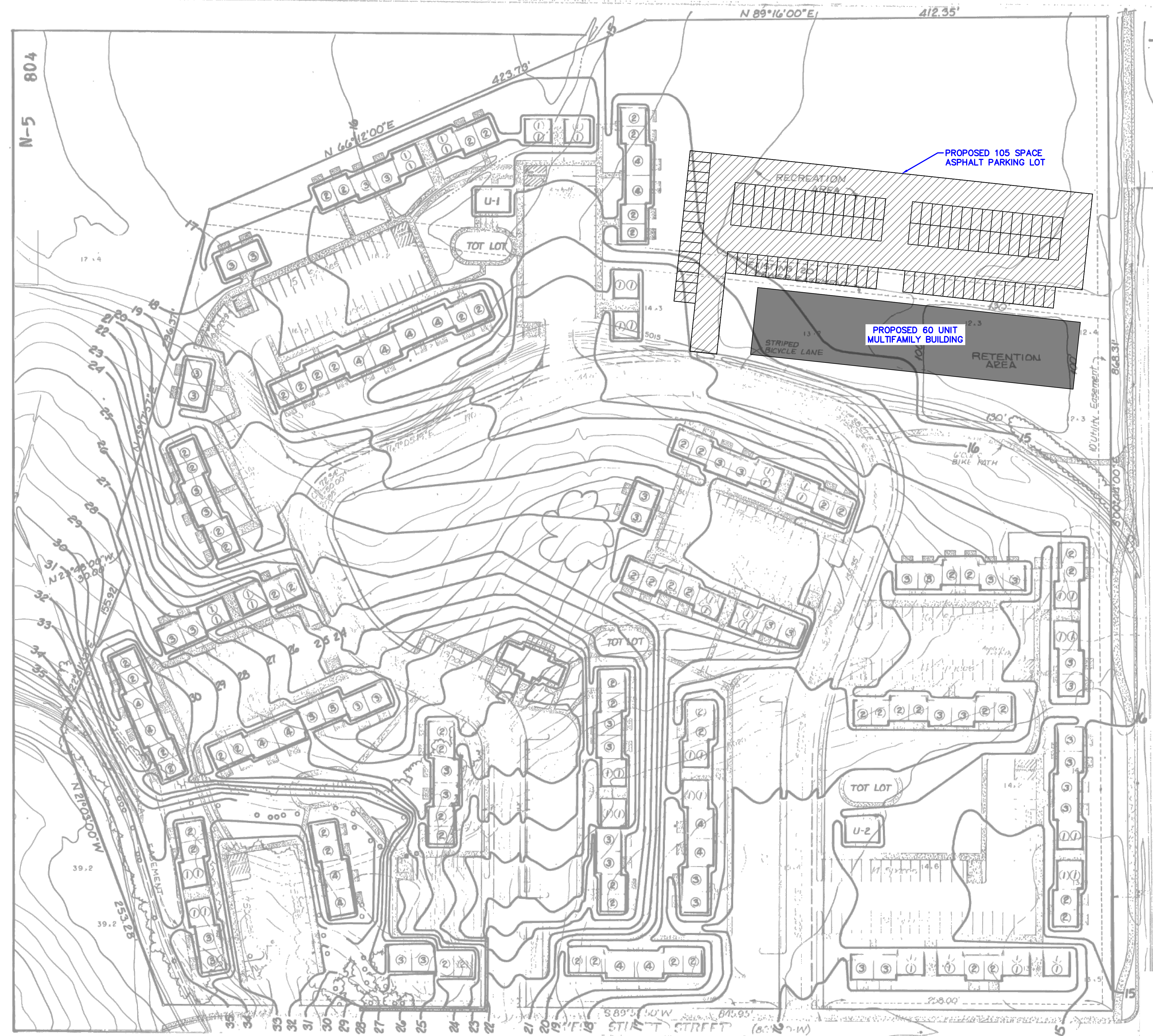
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ 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?





**Site Area Calculations**

Coverage Type	Area (Acres)	Percent of Total
Total Building Area (Ground Level)	2.25	13%
Total Green Area	10.23	61%
Total Paved Area	4.25	25%
Total Land*	16.73	
<b>Dwelling Unit Average Density</b>		
Total Density	14.5 Units/Acre	

\*Per Northwoods Apartments Site Plan dated 2002-05-24

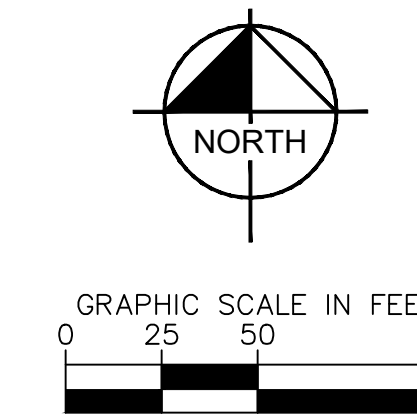
**Heritage Park Existing Parking Requirements**

Unit type	Mix	Standard req.	Standard Total
1b	52	1.5	78
2b	68	1.75	119
3b	46	2	92
4b	16	3	48
	182	<b>Total Req.</b>	<b>337</b>

\*Heritage Park Existing Parking: 293 spaces

**Heritage Park Proposed Parking Requirements**

Unit type	Mix	Standard req.	Standard Total
2b	60	1.75	105
	60	<b>Total Req.</b>	<b>105</b>



HERITAGE PARK APARTMENTS  
CONCEPTUAL PLAN  
05/05/2021

**Kimley»Horn**  
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