

Conceptual Review Agenda

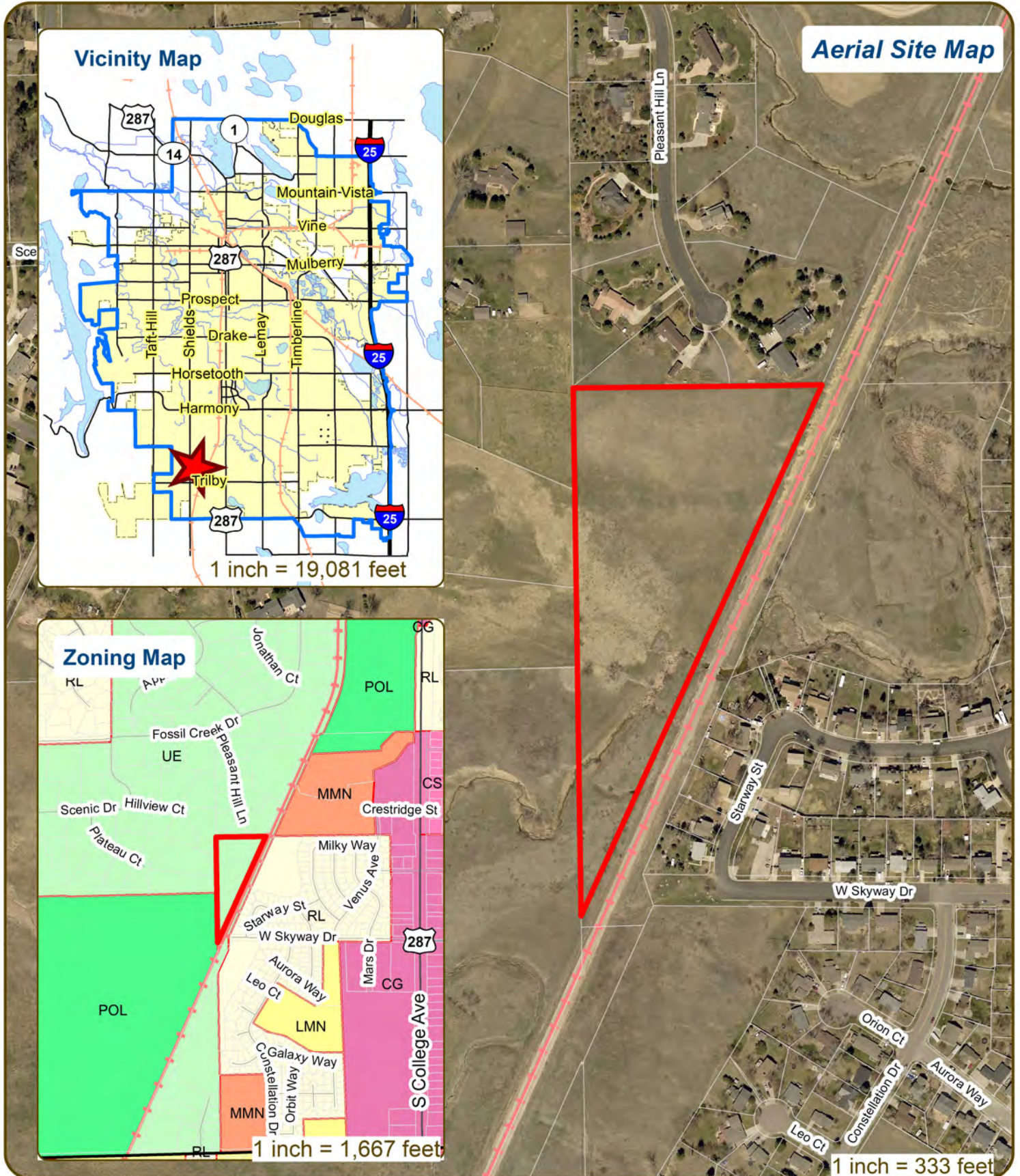
Schedule for 01/13/22

Meetings hosted via Zoom Web Conferencing

Thursday, January 13, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	SW Enclave Single-Family Dwelling Development CDR220002	Leslie Leis 970-310-7093 team@nocohometeam.com	This is a request to develop up to 4 single-family dwelling units at the site which is located directly south of Pleasant Hill Ln (parcel # 9611100030). The proposal would divide the existing 6 acre lot into 3 two-acre lots. The applicant has not provided information on how the site will be accessed. The site is located approximately .5 miles east of S Shields St and approximately .5 miles north of W Trilby Rd. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) review.	Planner: Sylvia Tatman-Burruss Engineer: Marc Virata DRC: Brandy Bethurem-Harras

SW Enclave Single-Family Dwelling 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) Leslie Leis - Realtor of Seller

Business Name (if applicable) NoCo Home Team

Your Mailing Address 200 S. College Ste 160 Fort Collins, CO 80526

Phone Number 970-310-7093 Email Address team@nocohometeam.com

Site Address or Description (parcel # if no address) Parcel # 9611100030

Description of Proposal (attach additional sheets if necessary) Sellers are trying to determine highest and best use of parcel.

They would like to know what it would take to sell lot as a buildable lot for 1-4 single family homes.

They are open to just selling entire parcel to one individual for one custom home, but would also like to know if it is possible to develop it into 2 acre lots

Proposed Use Single Family Residential Existing Use Raw land

Total Building Square Footage n/a S.F. Number of Stories n/a Lot Dimensions See parcel map

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.

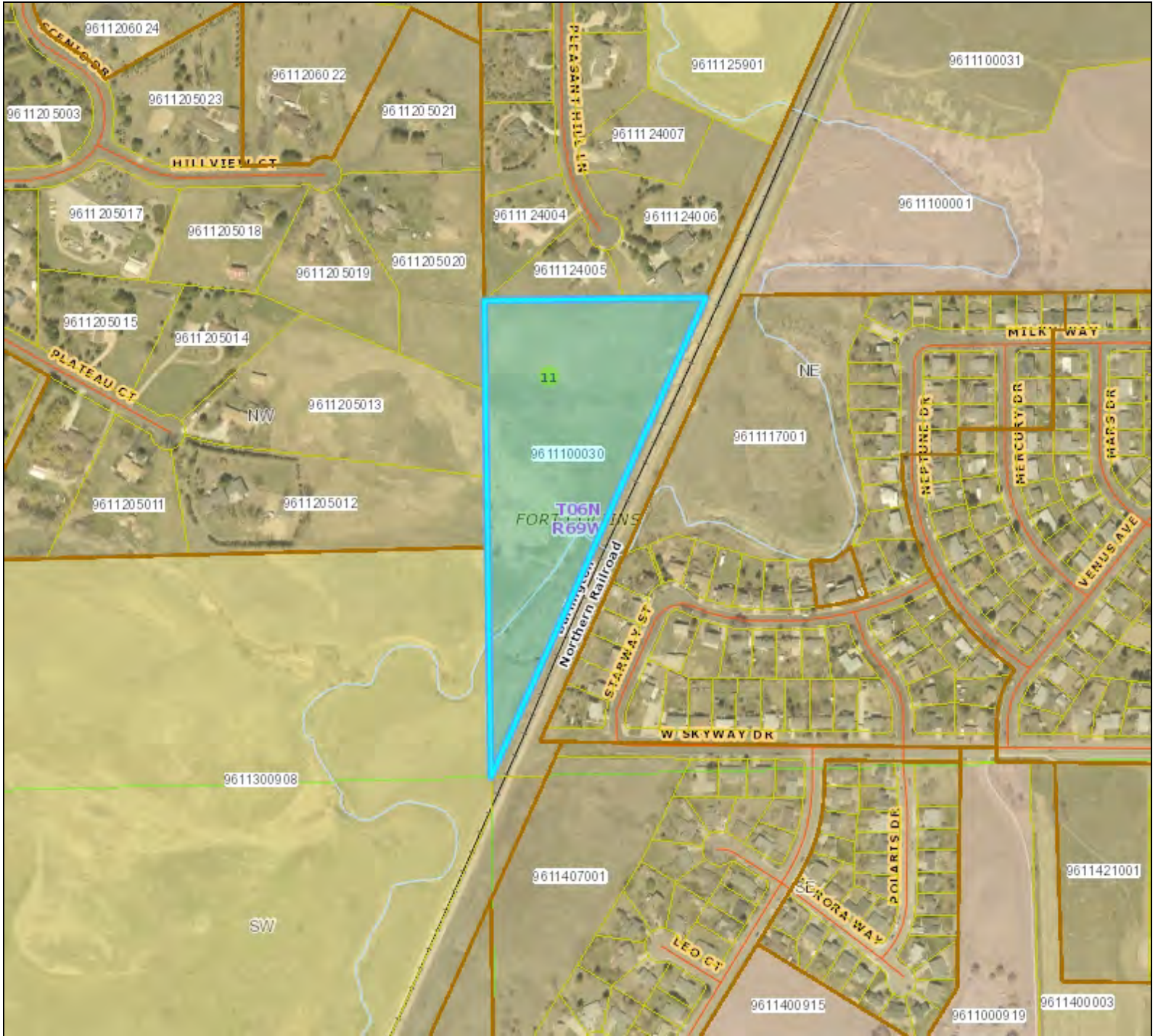
Increase in Impervious Area Unknown at this time S.F.

(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?

SW Enclave - Miller Property




Legend

- | | | |
|--|--|---|
|  Subdivisions |  Major Rivers and Streams |  Other |
|  Tax Parcels |  Rivers and Streams | |
|  PLSS Township and Range |  County Boundary | |
|  PLSS Sections |  Rocky Mountain National Park | |
|  PLSS Quarter Sections |  Incorporated Areas | |

Notes

Considering development of 1-4 single-family dwellings on the site.

0.1 0 0.1 Miles



Scale
1: 4,800



Date Prepared: 1/4/2022 1:54:14 PM

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