

# Conceptual Review Agenda

Schedule for 05/12/22

Meetings hosted via Zoom Web Conferencing

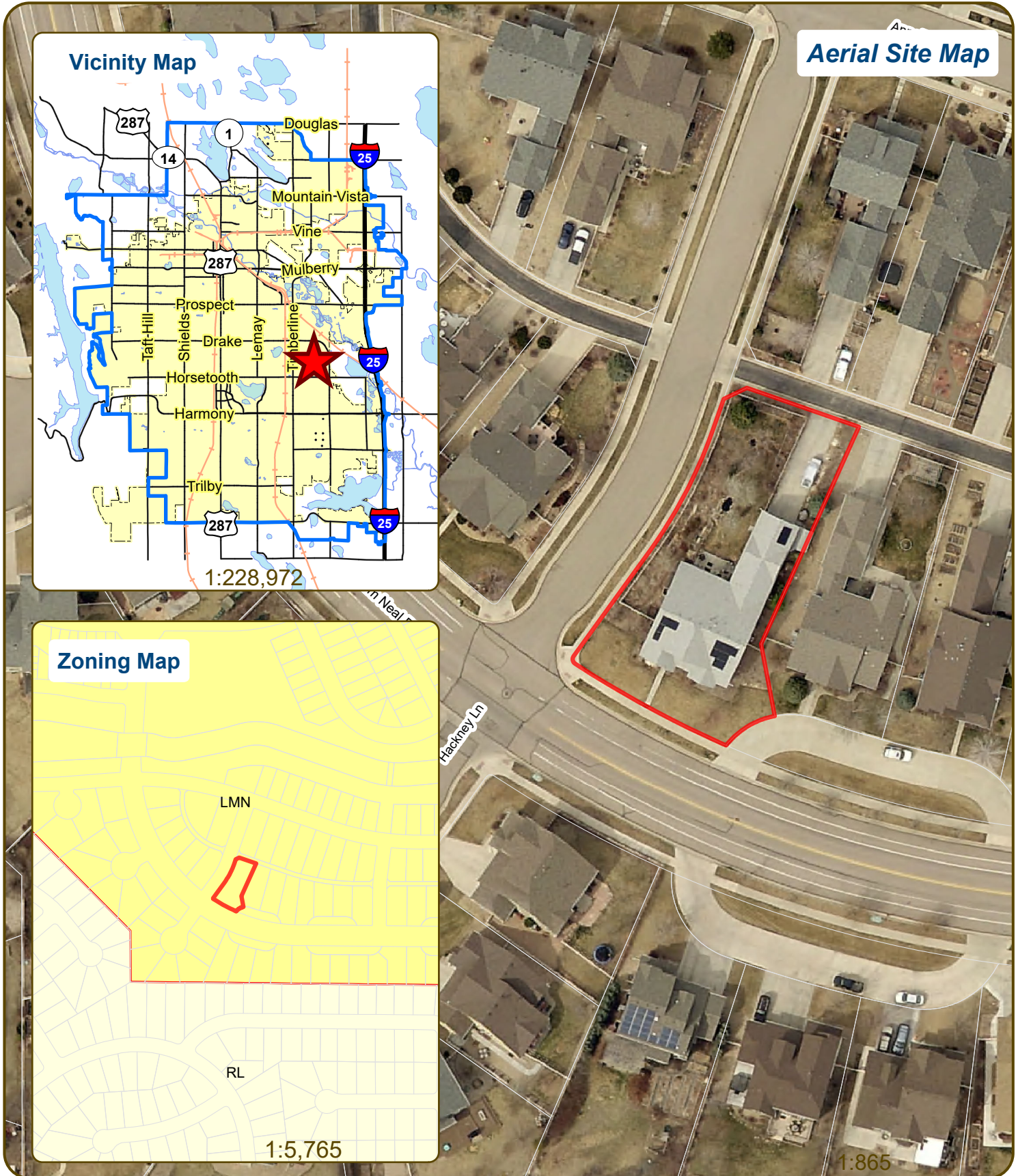
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## Thursday, May 12, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	2702 William Neal Parkway Extra Occupancy Rental  CDR220037	Mary LaDouceur 720-525-0691 ladouceurmk@gmail.com	This is a request for Extra Occupancy Rental at 2702 William Neal Pkwy. (Parcel #8729160388). The applicant is requesting extra occupancy rental with 4 or more bedrooms and to provide parking via the alley accessed garage and driveway. The site is located at the NE corner of William Neal Pkwy and Hackney Ln. and is 0.41 miles west of Ziegler Rd and 0.43 miles south of Drake Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to Administrative (Type 1) Review.	<b>Planner: Will Lindsey</b> <b>Engineer: Tim Dinger</b> <b>DRC: Tenae Beane</b>

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# 2702 William Neal Pkwy Extra occupancy Rental



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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?

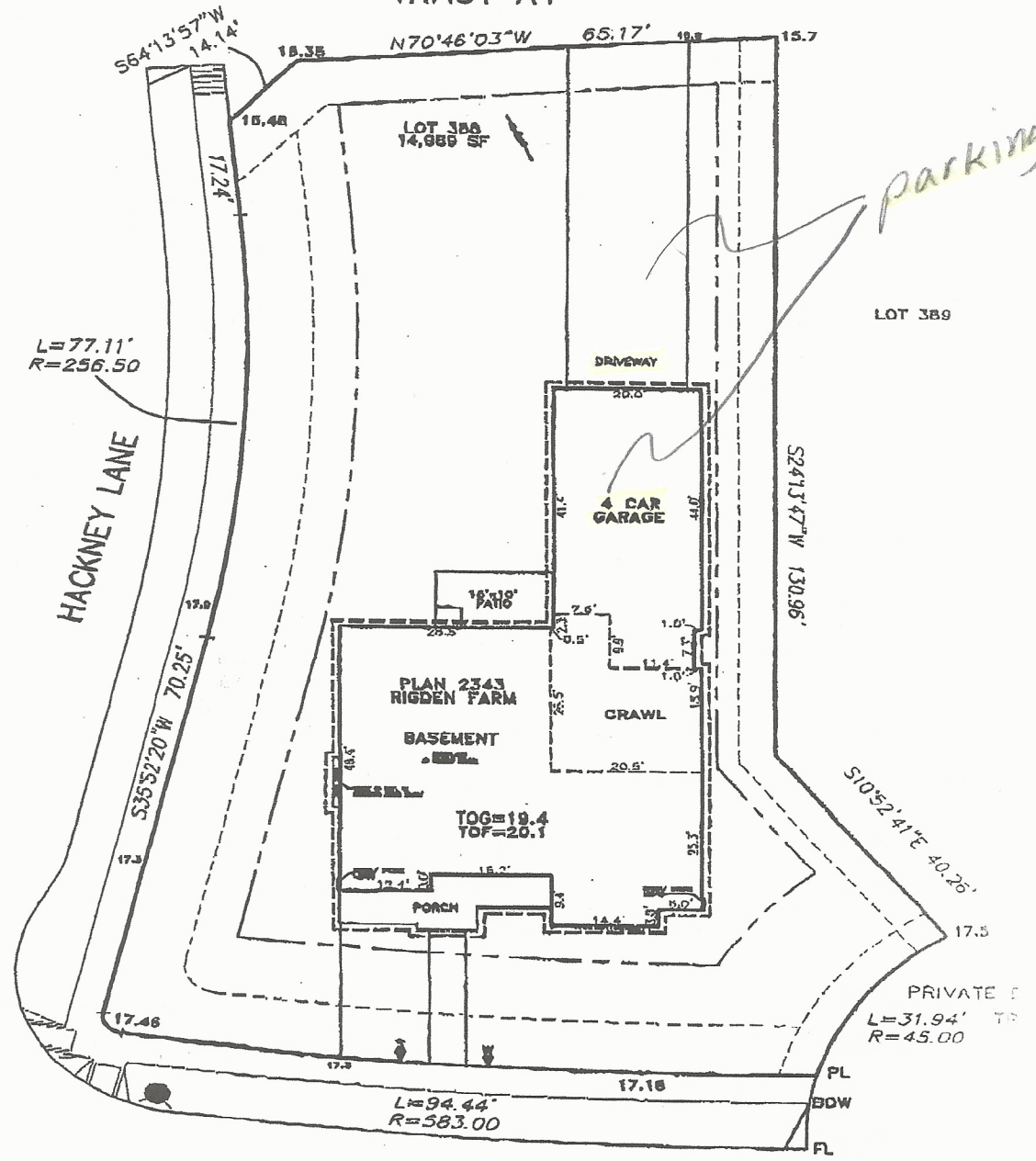
TO: Mary Kaye La Douceur

# DR HORTON MELODY SERIE BUYERS PLOT PLAN

LOT 388, BLOCK 0, RIGDEN FARM FILING #6  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF CO  
ADDRESS 2702 SHAYLAH COURT

THIS DRAWING IS DESIGNED TO SHOW THE LOCATION OF THE HOUSE FOR LOT 388, BLOCK 0 AT RIGDEN FARM FILING #6. ACTUAL LOCATION OF THE HOUSE MAY CHANGE FROM THE DRAWING SHOWN, DEPENDING ON FACTORS SUCH AS, BUT NOT LIMITED TO, GRADE, ADJACENT HOUSES, CITY REGULATIONS, LOCATION OF UTILITIES OR OTHER FIELD VARIABLES. NOT TO SCALE.

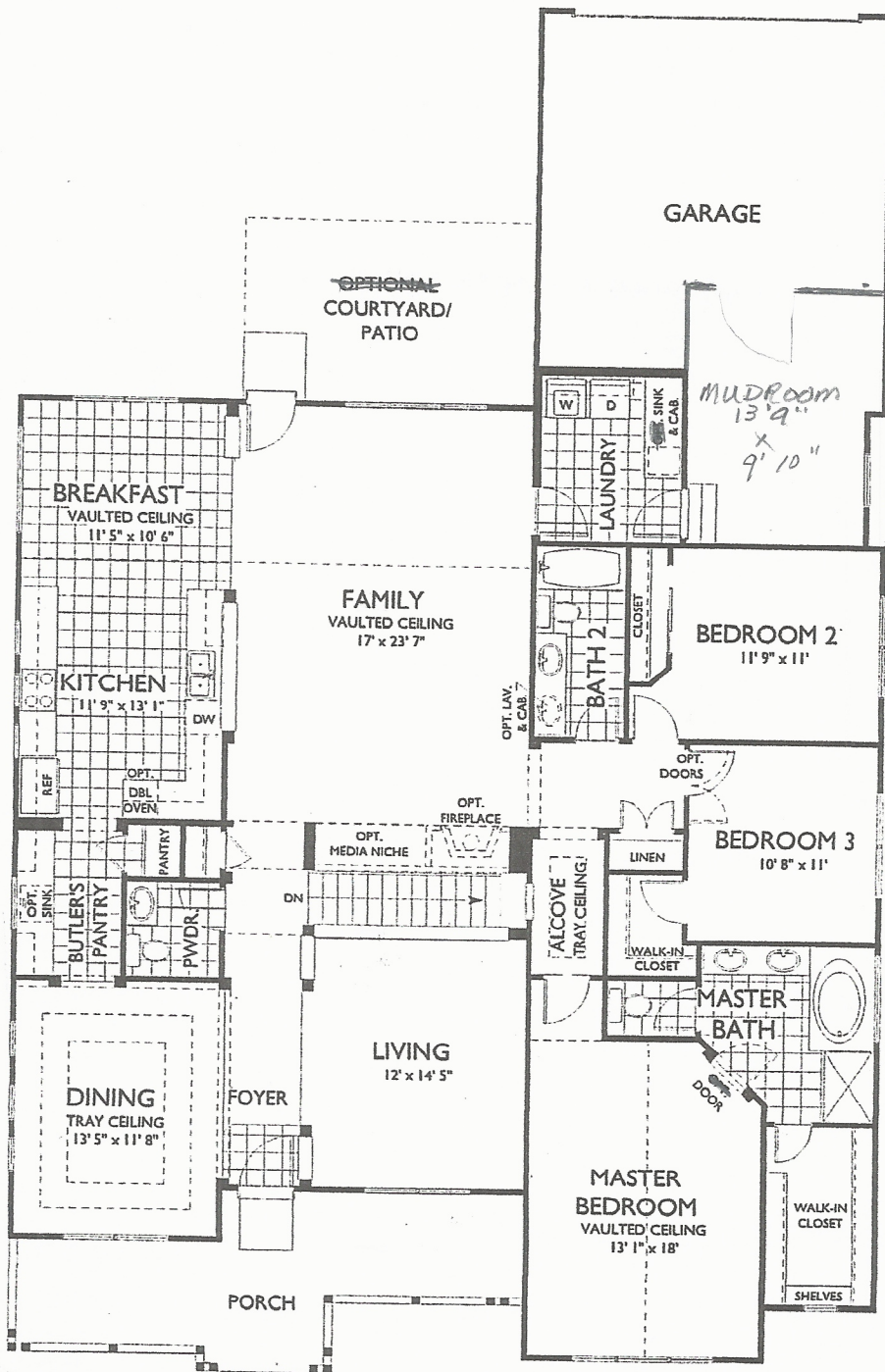
## TRACT AY



## WILLIAM NEAL PARKWAY

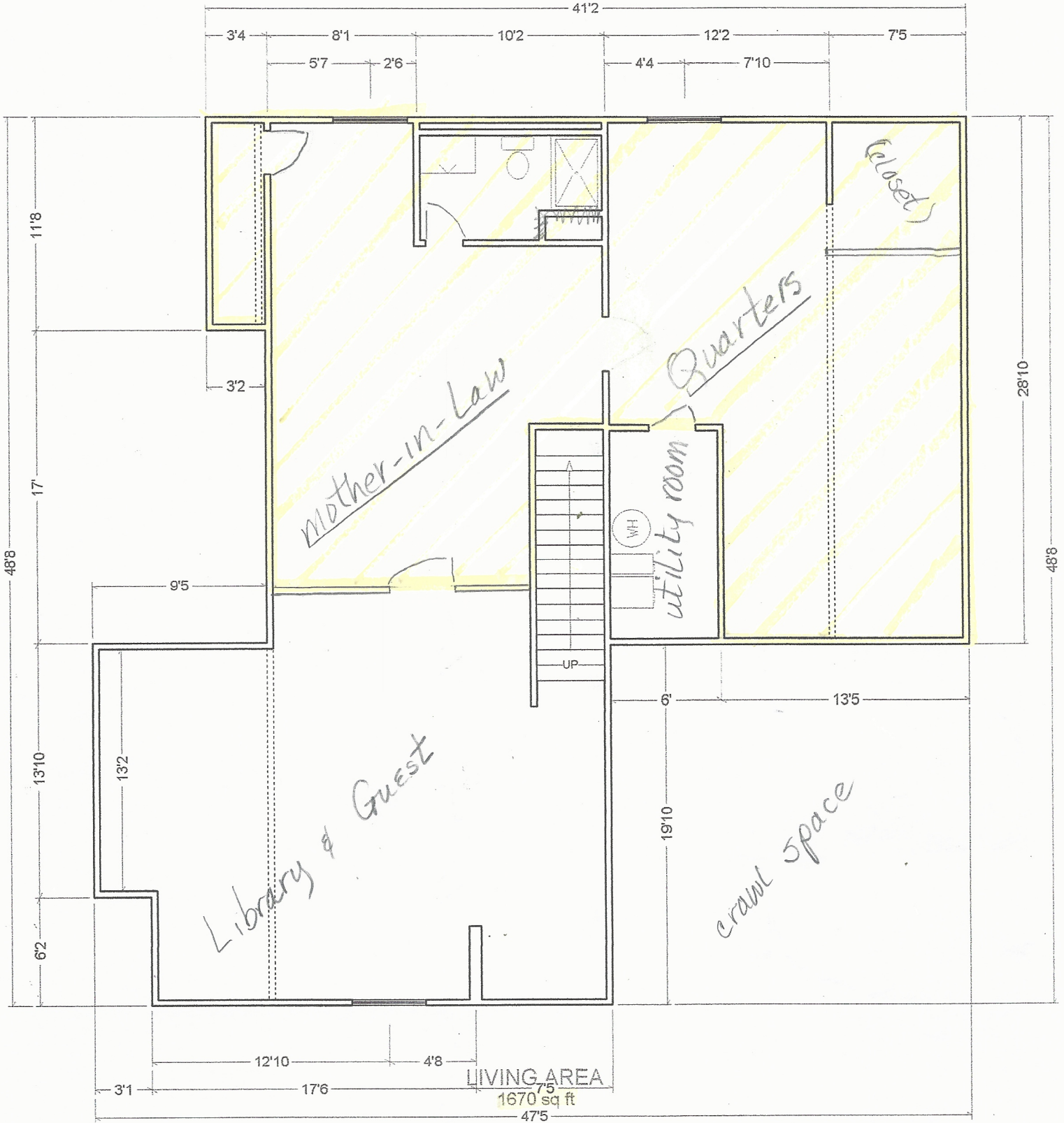
City, County, and / or other recorded regulations take precedence over the descriptions contained herein.  
I/We the Purchaser(s) have reviewed the above and understand the type and placement of the house on the Property.

*Existing improvements Property Location & Boundaries*



*Parking still holds 4 cars or truck and 2 cars*

Main floor



Basement