

# Conceptual Review Agenda

Schedule for 11/17/22

Meetings hosted via Zoom Web Conferencing

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## Thursday, November 17, 2022

Time	Project Name	Applicant Info	Project Description	
8:15	<b>Ziegler Corbett Mixed-Use and Multi Family</b>  CDR220091	Jason Sherrill 720-938-8090 jsherrill@mylandmarkhomes.net	This is a request to develop the Ziegler-Corbett ODP (parcels # 8732000002, 8732400008, 8732400009, 8732400010). Applicant is proposing a variety of commercial, mixed-use, and multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr. The site is directly west of Ziegler Rd, and approximately 0.34 miles north of E Harmony Rd. The property is within the Harmony Corridor District (H-C) zone district and is subject to Planning and Zoning Board (Type 2) Review.	<b>Planner: Ryan Mounce</b>  <b>Engineer: Sophie Buckingham</b>  <b>DRC: Todd Sullivan</b>

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

\*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) Jason Sherrill - Landmark Homes - Developer / Home Builder

Business Name (if applicable) Landmark Homes

Your Mailing Address 6341 Fairgrounds Ave, Suite 100, Windsor CO 80550

Phone Number 720-938-8090 Email Address jsherrill@mylandmarkhomes.net

Site Address or Description (parcel # if no address) Parcel # 8732000002, 8732400008, 8732400009, 8732400010

Description of Proposal (attach additional sheets if necessary) Multi-Use and Multi Family Development - See Exhibits Provided

Proposed Use Mixed Use - Multi Family Existing Use Undeveloped

Total Building Square Footage N/A S.F. Number of Stories 2-4 Lot Dimensions N/A

Age of any Existing Structures Residential-1971

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.

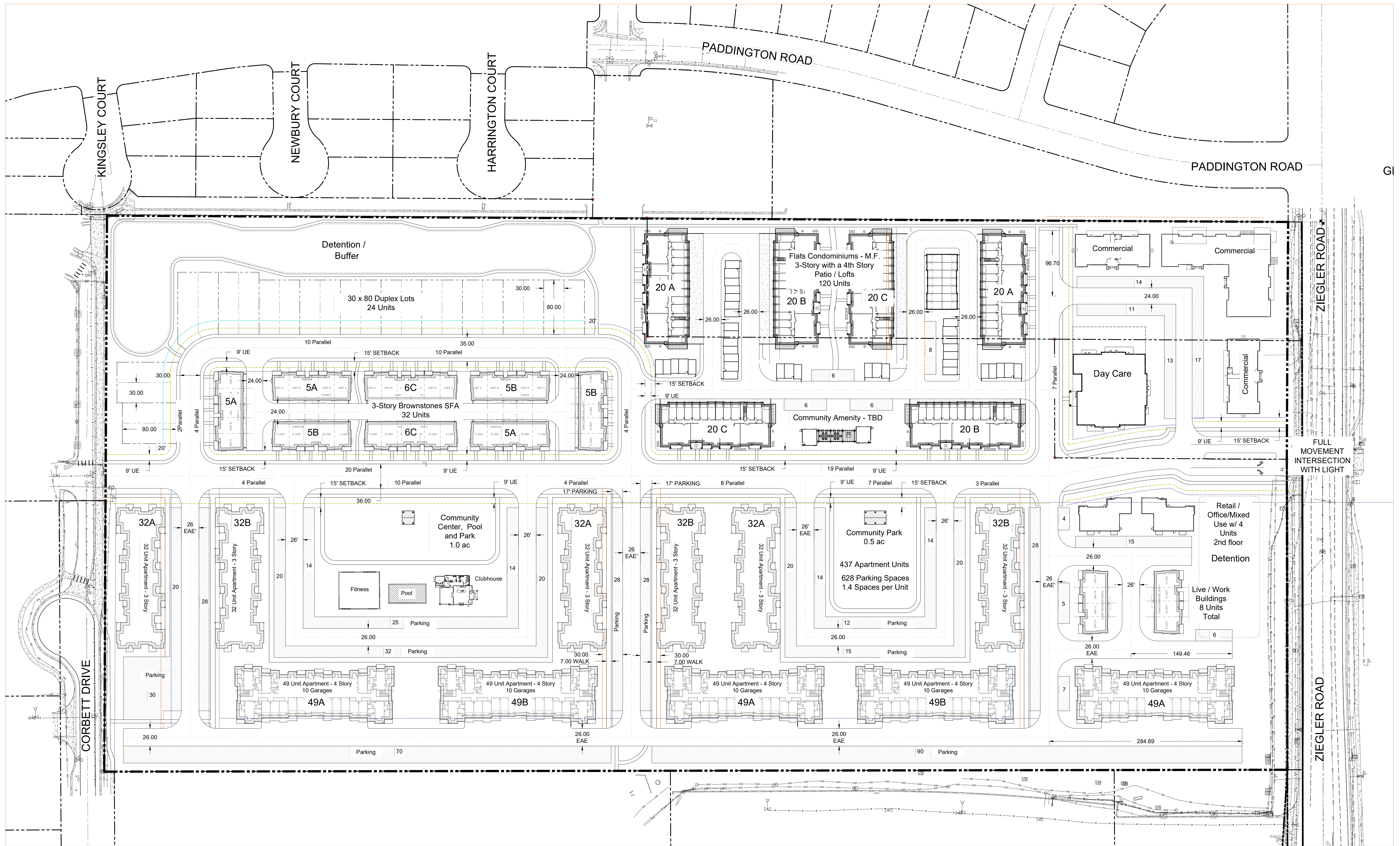
Is your property in a Flood Plain? [ ] Yes [X] No If yes, then what risk level? N/A Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 18 Acres / 784,080 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:

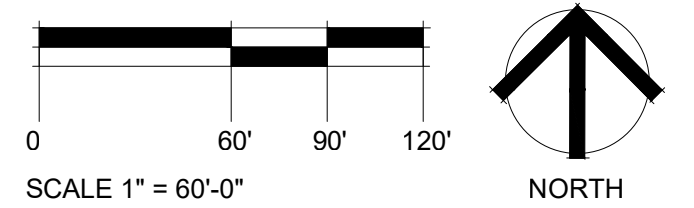
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?





# Ziegler-Corbett - Sketch Plan

All Streets / Drives are Private

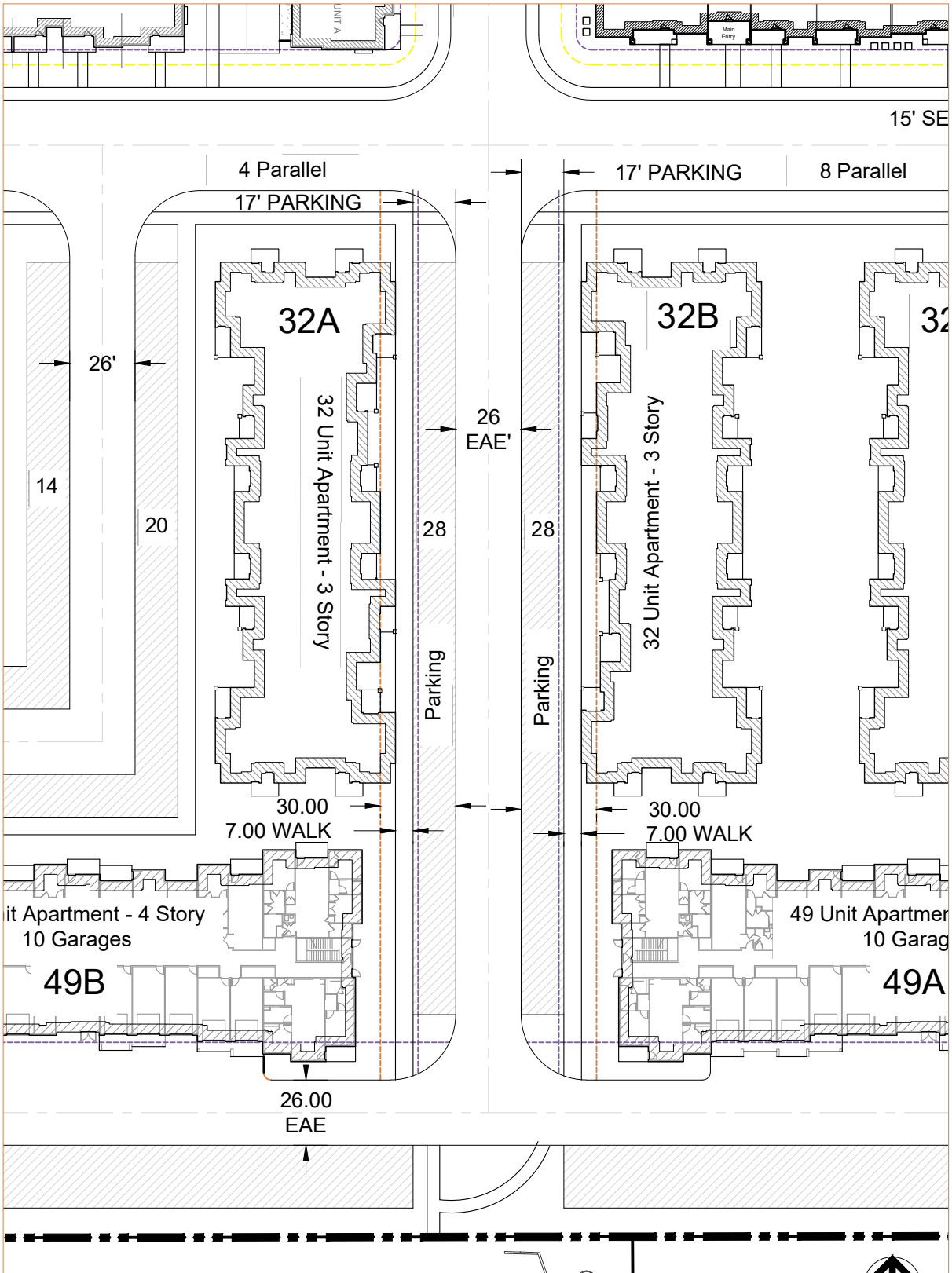






Ziegler-Corbett - Conceptual Building Elevations





Ziegler-Corbett - Exhibit for PFA



Emergency / Fire Access  
 5' pedestrian walks will be in front of all buildings

SCALE 1" = 60'-0"

**ZIEGLER PARKING ANALYSIS**

	<b>Vehicle Parking Per building</b>	<b>Vehicle Parking Per Project</b>	<b>Bike Parking Per building</b>	<b>Bike Parking Per Project</b>
<b>49 Unit Buildings</b>				
Studio	5	25	5	25
1BD	19	95	19	95
2BD	25.5	127.5	34	170
3BD	16	80	24	120
<b>TOTAL</b>	<b>65.5</b>	<b>327.5</b>	<b>82</b>	<b>410</b>
<b>32 Unit Buildings</b>				
Studio	6	36	6	36
1BD	15	90	15	90
2BD	13.5	81	18	108
3BD	4	24	6	36
<b>TOTAL</b>	<b>38.5</b>	<b>231</b>	<b>45</b>	<b>270</b>

TOTAL VEHICLE PARKING NEEDED

**558.5**

TOTAL BIKE PARKING NEEDED

**680**

TOTAL ENCLOSED BIKE PARKING NEEDED

**408**