

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

6/6/2024 9:15 AM

Project Name

Subdivision at Majestic Place Owners Association
CDR240032

Applicant

David Rummel
(480) 221-7802
davidrummelmd@gmail.com

Description

This is a request to subdivide 2 lots into 8 lots at Majestic Place Owners Association (parcel #s 8617213001 and 8617213002). The applicant proposes to divide the open space tracts into 8 parcels directly behind each of Lots 1-8. No change to the use of the land are proposed. Access is taken from Majestic Drive to the west. The site is directly south of Trilby Rd and 0.09 mi east of Timberline Rd. The property is located in the Urban Estate (UE) zone district and is subject to a residential subdivision.

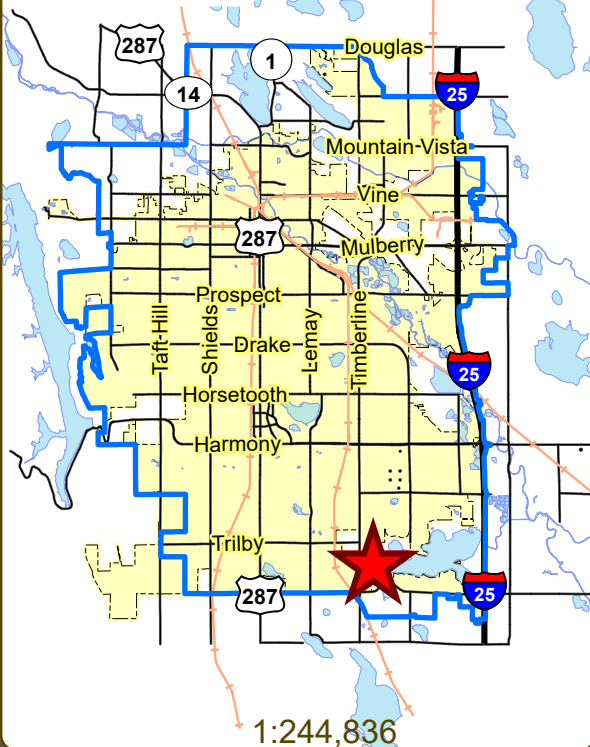
Planner: Arlo Schumann

Engineer: John Gerwel

DRC: Seth Goldstein

Subdivision at Majestic Place Owners Association - Open Space

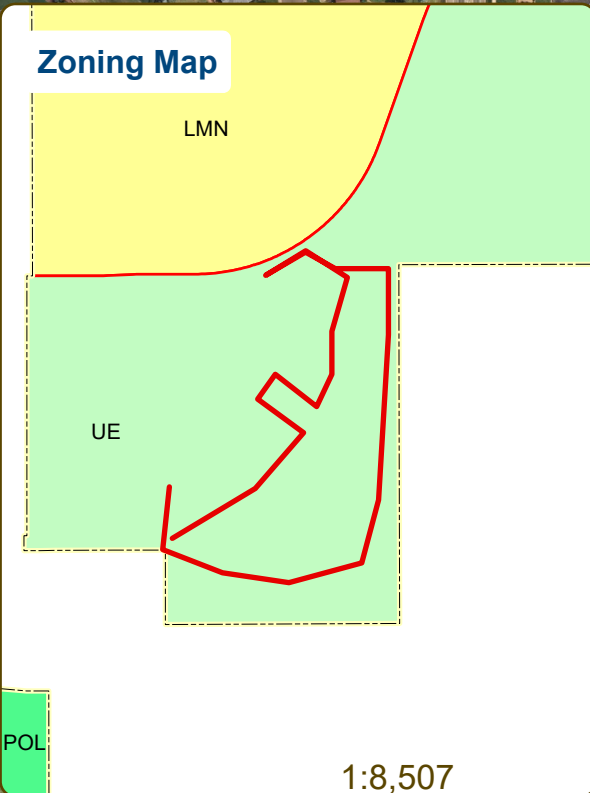
Vicinity Map



Aerial Site Map



Zoning Map



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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 preappmeeting@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) _____

Are you a small business? Yes No 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.

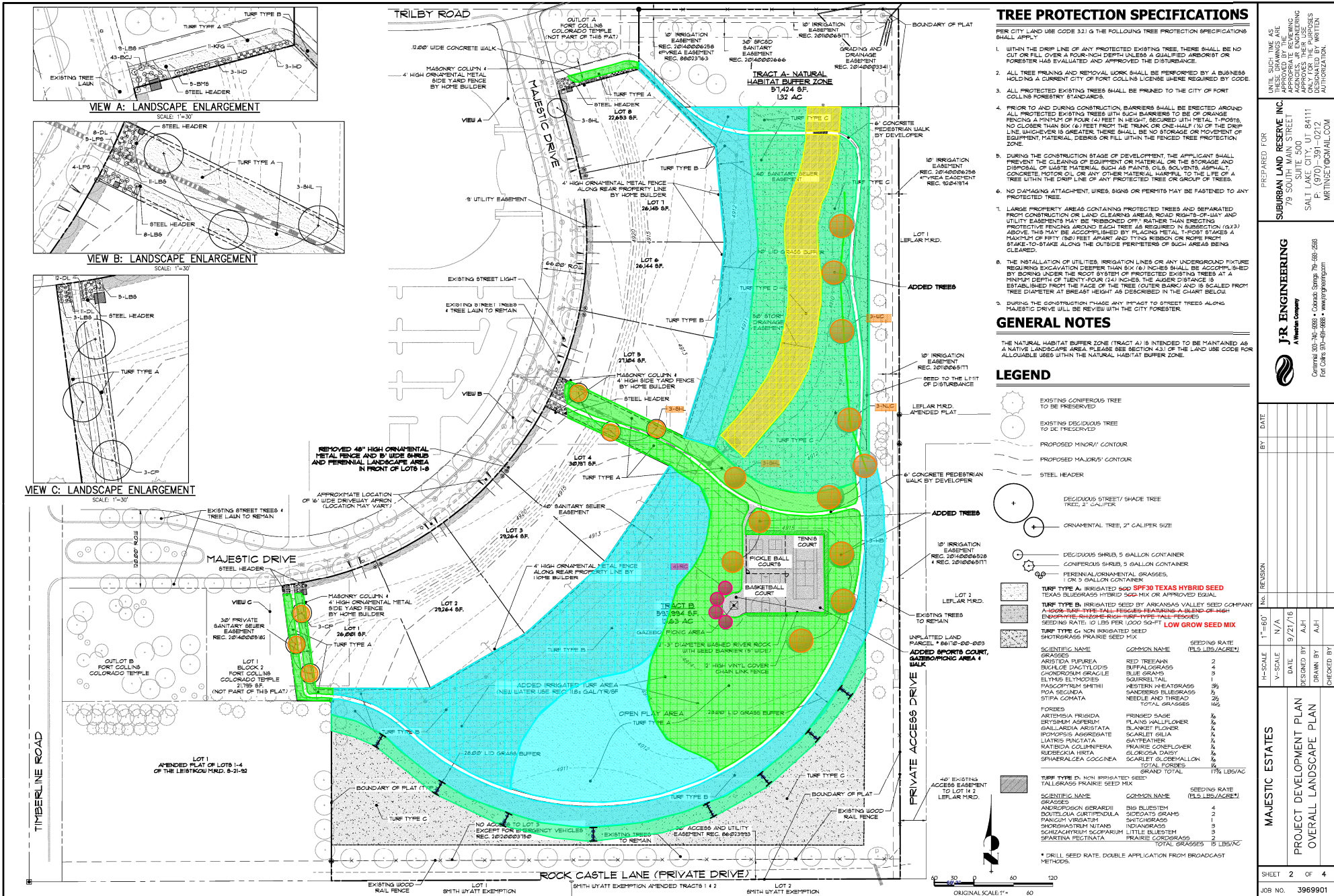
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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?



TREE PROTECTION SPECIFICATIONS

- PER CITY LAND USE CODE 33.1 G THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHALL APPLY.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
 - ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A BUSINESS HOLDING A CURRENT CITY OF FORT COLLINS LICENSE WHERE REQUIRED BY CODE.
 - ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
 - PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE INSTALLED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF METAL FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
 - DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL, SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
 - NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
 - LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "BARRIERS OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACHIEVED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RUBBER OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETER OF SUCH AREAS BEING CLEARED.
 - THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE TRUNK AND IS SCALD FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.
 - DURING THE CONSTRUCTION PHASE ANY IMPACT TO STREET TREES ALONG MAJESTIC DRIVE WILL BE REVIEWED WITH THE CITY FORESTER.

GENERAL NOTES

THE NATURAL HABITAT BUFFER ZONE (TRACT A) IS INTENDED TO BE MAINTAINED AS A NATIVE LANDSCAPE AREA. PLEASE SEE SECTION 4.3.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONE.

LEGEND

	EXISTING CONIFEROUS TREE TO BE PRESERVED
	EXISTING DECIDUOUS TREE TO BE PRESERVED
	PROPOSED MINOR/1' CONTOUR
	PROPOSED MAJOR/5' CONTOUR
	STEEL HEADER
	DECIDUOUS STREET SHADE TREE TREE, 2" CALIPER
	ORNAMENTAL TREE, 2" CALIPER SIZE
	DECIDUOUS SHRUB, 5 GALLON CONTAINER
	PERENNIAL/ORNAMENTAL GRASSES, 1 OR 3 GALLON CONTAINER
	TURF TYPE A: IRRIGATED SEED BY SP30 TEXAS HYBRID SEED TEXAS BLUEGRASS HYBRID SEED MIX OR APPROVED EQUAL
	TURF TYPE B: IRRIGATED SEED BY ARKANSAS VALLEY SEED COMPANY A-8008-RED-TYPE-TALL-FESCUE-HEAVYWEAR-A-BLIND-OR-HIGH-ENDURABLE-SHIMZIE-RICH-TURF-TYPE-TALL-FESCUE SEEDING RATE: 10 LBS PER 1,000 SQ-FEET
	TURF TYPE C: NON IRRIGATED SEED SHOTGRASS PRAIRIE SEED MIX LOW GROW SEED MIX
	SCIENTIFIC NAME
	COMMON NAME
	SEEDING RATE (LBS./ACRE)
	TURF TYPE D: NON IRRIGATED SEED TALLGRASS PRAIRIE SEED MIX
	SCIENTIFIC NAME
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	SEEDING RATE (LBS./ACRE)

UNIL SUCH TIME AS THE PROJECT IS APPROVED BY THE CITY OF FORT COLLINS. APPROVED FOR THE PROJECT BY: [Signature]

PREPARED FOR: SUBURBAN LAND RESERVE INC. 79 SOUTH MAIN STREET FORT COLLINS, CO 80504 P. (970) 391-0272 MFTNCSY@GMAIL.COM

PREPARED BY: J.R. ENGINEERING A Wetland Company 1000 W. 10TH AVENUE FORT COLLINS, CO 80504 P. (970) 391-0272 www.jrengineering.com

NO.	REVISION	DATE

H-SCALE	1"=60'
V-SCALE	N/A
DATE	9/21/16
DESIGNED BY	AJH
DRAWN BY	AJH
CHECKED BY	

MAJESTIC ESTATES

PROJECT DEVELOPMENT PLAN
OVERALL LANDSCAPE PLAN

SHEET 2 OF 4

JOB NO. 3989901



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