

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

12/12/2024 9:15 AM

Project Name

Single Unit Dwellings at 2814 S Taft Hill Rd
CDR240074

Applicant

Matthew Osborn

303-598-5970

mosborn@stelviomanagement.com

Planner: Kai Kleer, Benjamin Hulberg

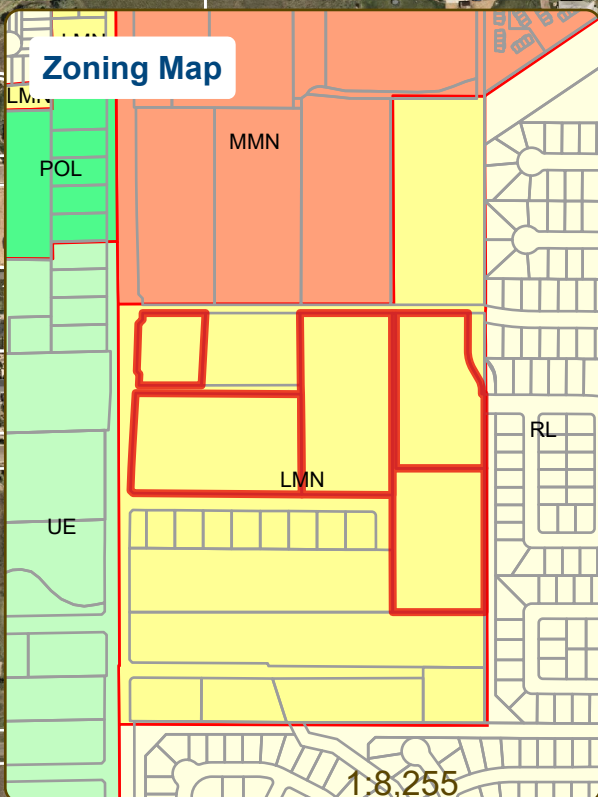
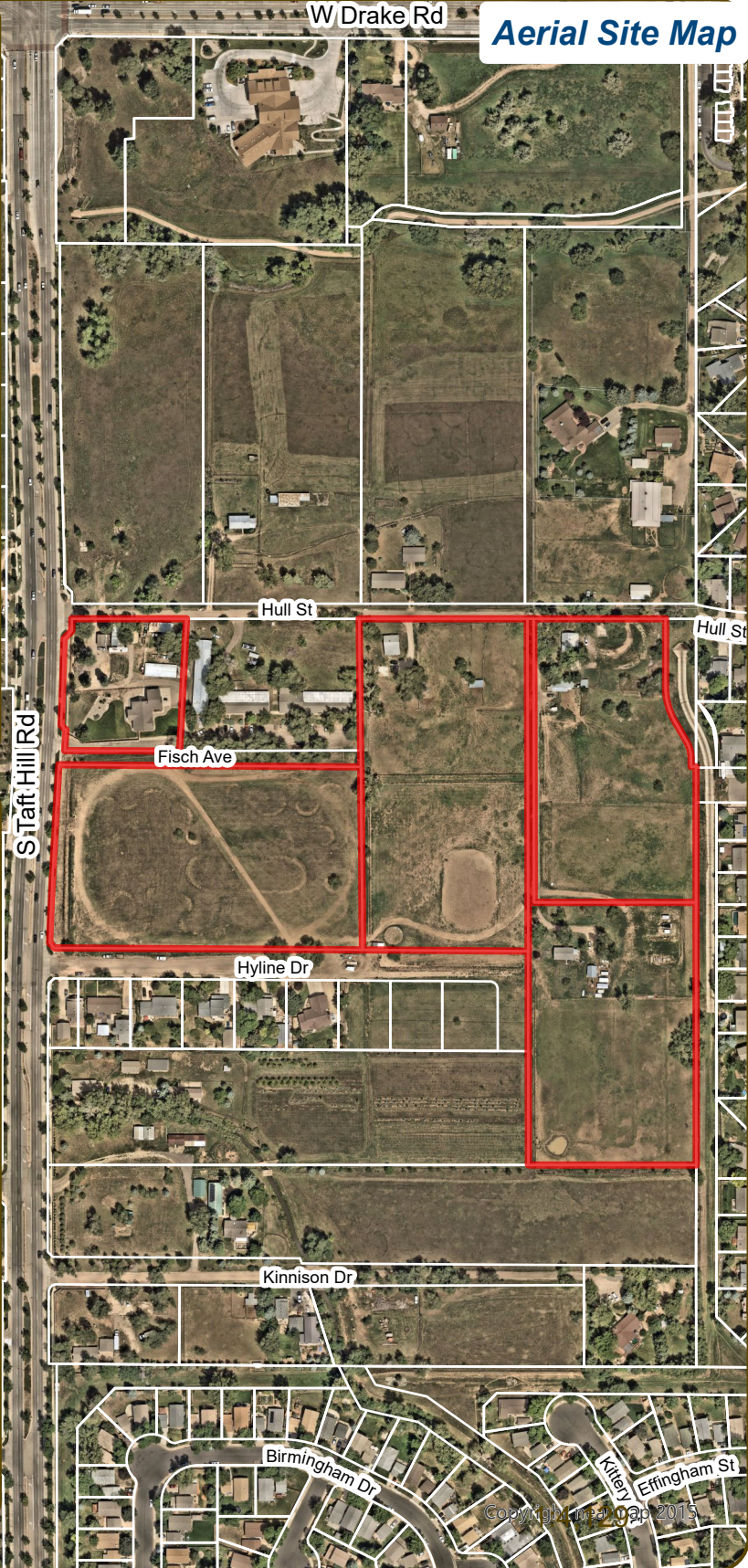
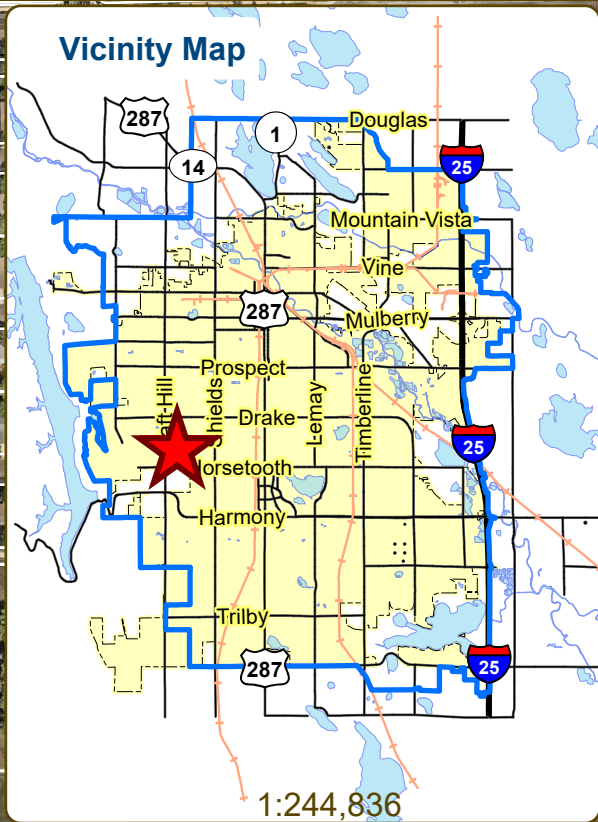
Engineer: Sophie Buckingham

DRC: Todd Sullivan

Description

This is a request to construct 98 single-family detached units on the parcels at 2814 S Taft Hill Rd., 1839 Hyline Dr., 1901 Hull St., and 1925 Hull St. (parcel # 9727205005, 9727205008, 9727205012, 9727205007). With access taken from Hull St connecting through on the north, Hyline Dr. connecting from the west, and W Swallow Rd connecting from the east. The site is approximately 0.22 miles south of W Drake Rd. and approximately 0.12 miles east of S Taft Hill 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.

Single Unit Dwellings at 2814 S Taft Hill Rd- Single Unit Dwellings



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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) Matthew Osborn, Stelvio Management, LLC (Consultant)

Are you a small business? Yes No Business Name (if applicable)

Your Mailing Address 4100 E. Mississippi Ave., Suite 500, Denver, CO, 80246

Phone Number 303-598-5970 Email Address mosborn@stelviomanagement.com

Site Address or Description (parcel # if no address) 2814 S. Taft Hill Rd.; 1839 Hyline Dr.; 1901 Hull St.; 1925 Hull St.

Description of Proposal (attach additional sheets if necessary) See attached sheet

Proposed Use Residential (LMN) Existing Use Residential (LMN)

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

Age of any Existing Structures There are various existing structures on the properties.

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 580,000 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?



City of Ft. Collins
281 N. College Ave.
Ft. Collins, CO 80522-0580

Re: Hull Orchards – Conceptual Review Narrative

On behalf of KB Home Colorado, please accept this letter as the narrative for the Conceptual Review for a proposed residential community containing an assemblage of four properties, totaling 19.34 acres, east of Taft Hill Road (2814 S. Taft Hill Rd.; 1839 Hyline Dr.; 1901 Hull St.; 1925 Hull St.). The properties are generally bounded by Taft Hill Road on the west, the West Swallow neighborhood on the east, Hull Street on the north, and Hyline Drive on the south.

The primary access points for the property are anticipated to be located from Taft Hill Road on the west and existing Hull Street and Swallow Road on the east. Three access points are anticipated from the west on Taft Hill Road, with one at Hull Street, the second at an extended Swallow Road, and the third at Hyline Drive. Two connections are anticipated on the east side of the property. One, at Hull Street, on the north side of the property, and the other at Swallow Road, at the center of the property. The site plan anticipates extending Swallow Road through the site, from the existing stub on the east to Taft Hill Road on the west.

The topography of the property is generally flat, with a slight slope from south to north toward Spring Creek. The site is currently zoned LMN (Low Density Mixed-Use Neighborhood). The site plan contains a mix of paired homes and single-family detached homes. The paired homes are planned with attached two-car garages that are accessed from private alleys. The single-family detached homes are planned with attached two-car garages that will be accessed from the public roadway network.

The site will contain an open space area in the northeast corner, which will provide stormwater detention for the site, as well as a developed park area. Additionally, an open space tract is planned on the east side of the property, which will include a concrete trail, providing a north-south pedestrian connection through the site.

KB Home Colorado has been building homes in Colorado for over 30 years and has built several neighborhoods in Ft. Collins, including Warren Farms, Water Glen, and Richards Lake. We look forward to working with the City of Ft. Collins through the planning and development process for the property with the goal of developing a community that reflects the objectives of both KB Home and the City.

Sincerely,

Matthew P. Osborn
Principal
Stelvio Management, LLC

