

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

1/16/2025 11:15 AM

Project Name

Townhomes at 713 E Prospect
CDR250003

Applicant

Lucas Hall
970-222-2077
lukeshirecsa@gmail.com

Planner: Jill Baty

Engineer: Tim Dinger

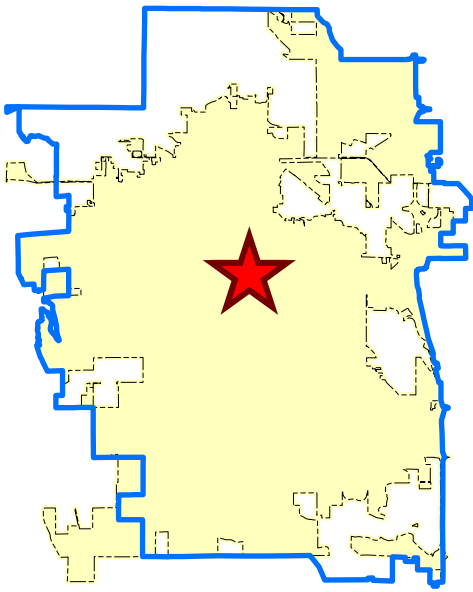
DRC: Marissa Pomerleau

Description

This is a proposal to develop 2 structures containing two (2) single unit attached dwellings (parcel # 9724100010). The applicant is requesting the construction of 2 structures with basements. There will be two townhomes per structure. Access can be taken from E Prospect Rd and Ukiah Ln. The site is directly south of E Prospect Rd and approximately 0.43 mi west of S Lemay Ave. The property is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and subject to an Administrative (Type 1) Review.

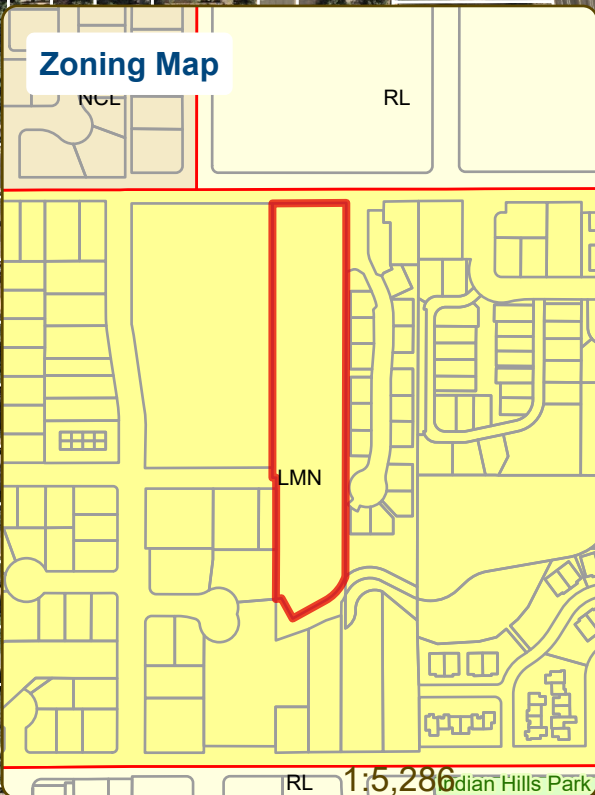
Townhomes at 713 E Prospect- Single Unit Attached Dwellings

Vicinity Map



1:244,836

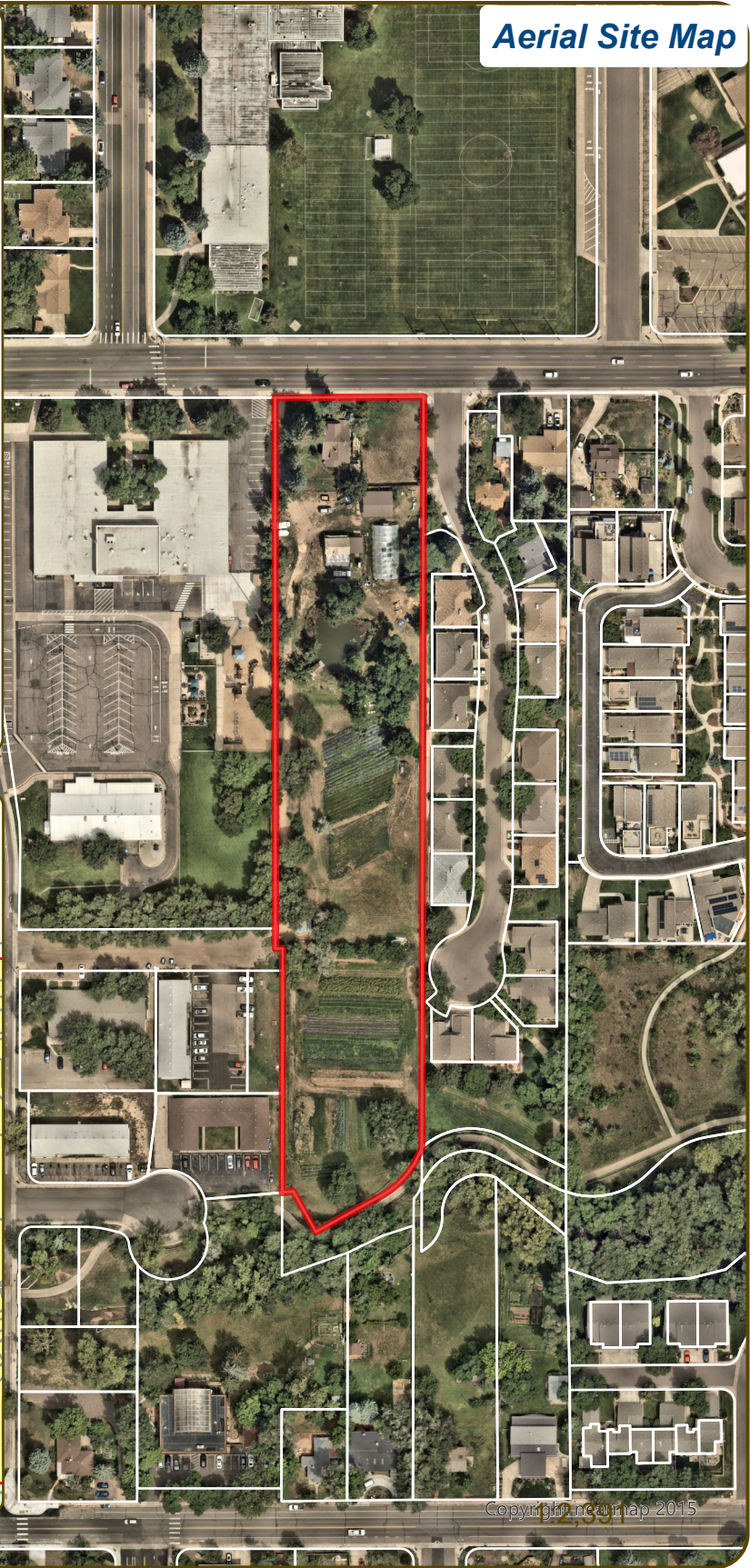
Zoning Map



RL 1:5,286

Indian Hills Park

Aerial Site 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?

Prospect Rd

Property Pin

Ukiah St

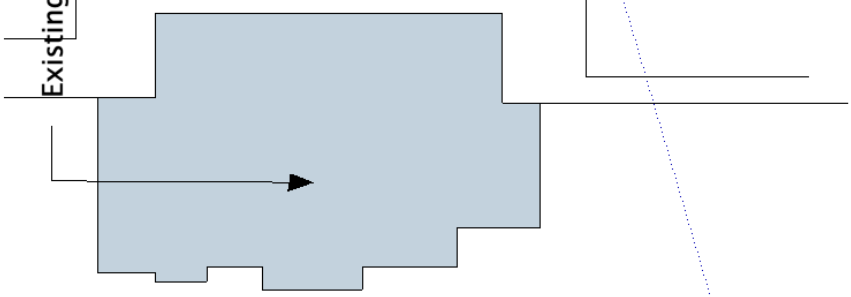
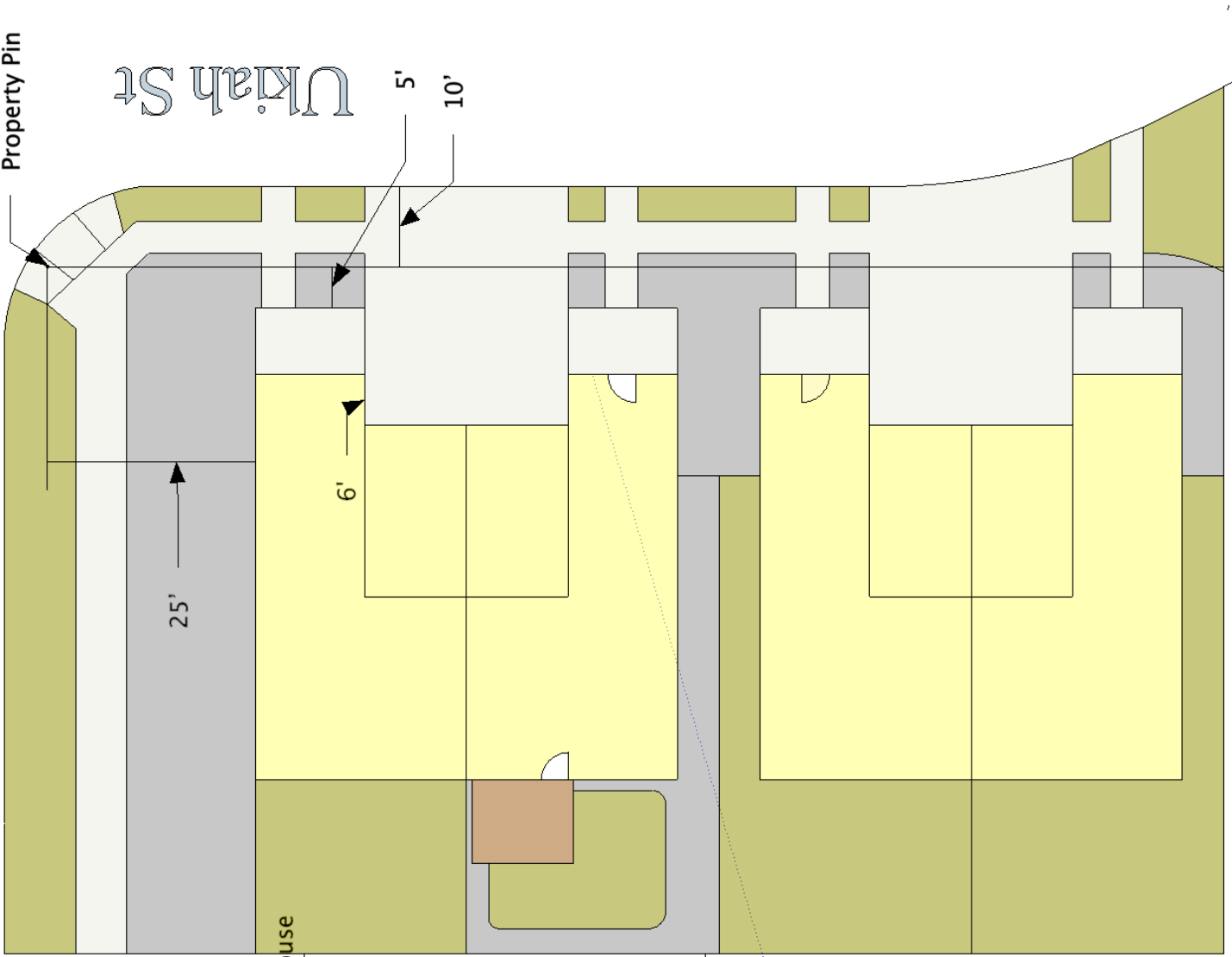
25'

6'

5'

10'

Existing House



713 E. Prospect Rd. – Proposed Townhomes

Two Buildings with Two Units Per Building

Total of Four Dwelling Units

Zoning: L-M-N

This project was previously submitted to the Conceptual Review Team and comments were received on October 4, 2018. With the design now being slightly revised, and with new City staff, the project team thought it would be prudent to have another opportunity to bring this Conceptual Plan forward at this time.

Luke Hall owns and resides in the existing house at 713 E. Prospect Rd. The site is 3.85 acres and has been used as a Community Supported Agricultural farm for the last several years. The site is a long rectangle bordered by Prospect Road on the north and Spring Creek on the south. It is the southwest corner of E. Prospect Rd. and Ukiah Lane.

The proposed plan matches the 2018 plan in that there would be two buildings each containing two dwelling units for a total of four units. Each unit would be on its own lot thereby meeting the definition of Single Family Attached. This housing type is a permitted use in the L-M-N zone subject to Administrative Review.

The buildings would be located in the northeast corner of the property with lots fronting on and access taken from Ukiah Lane. (The existing garage would be demolished.) What has changed since 2018 is that the parking has been shifted from the west side of buildings to the east side with four, single-car garages fronting on Ukiah Lane. These garages would comply with the standard that they be recessed by a minimum of 4' from the front porch (measuring no less than 6' x 8').

One of the reasons for fronting the garages along Ukiah Lane is to decrease the amount of impervious surface and to minimize the impact on the character and context of the existing house which has been determined to be Eligible for Historic Landmark Designation.

The frontage along Ukiah Lane is public right-of-way and not encumbered by the abutting Prospect Commons homeowner's association.

Outside the project boundary, the balance of the property would remain unchanged and continue to be a primary residence and a CSA farm.

We have the following questions for the Conceptual Review Team:

1. Stormwater Engineering:

In 2018, the comment was made that detention is required for the runoff volume difference between the 100-year developed inflow rate and the two-year historic release rate. Our question is that by being so close to Spring Creek, would it be possible to release without detaining in order to beat the peak stormwater flow in Spring Creek? We understand that a water quality feature may still be needed.

2. Environmental Planning:

In 2018, the comment was made that an Ecological Characterization Study would be required due to the project being within 500 feet of Spring Creek and Mallards Rest Natural Area. Based on our measurements, the southern boundary of the project would be approximately 675 feet from Spring Creek and 510 feet from Mallards Rest. Please note that the project site is separated from Mallards Rest by the existing homes in Prospect Commons. (There is a man-made pond for capturing ditch water and used for irrigating the CSA farm on a seasonal basis.) Given these conditions, our question is would an ECS still be required?

3. Historic Preservation:

As noted, the existing farmhouse has been deemed to be Eligible. Consequently, our project needs to comply with the applicable sections of 5.8.1 of the Land Use Code. In reading these sections, it appears that compliance takes on a degree of subjectivity. Our question is would the Historic Preservation be willing to meet onsite to evaluate the character and context of the proposed project and its degree of impact on the farmhouse? We would like to know in advance, to the extent possible, what constitutes compliance with these standards.

Thank you for your review of this Concept Plan. We look forward to discussing all the land development issues so that our submittal is as thorough as can be.

IMPRO

BEING WITHIN THE RANGE 69 WEST OF THE

E. PROSPECT ROAD



E 494.49'(M)
494.49'(P1)

EAST 172.6' (R)
N 89°51'42" E 172.60' (M)

SET NAIL AND BRASS TAG, PLS 25372, IN CONCRETE WALK.

SET NAIL AND BRASS TAG, PLS 25372, IN CONCRETE WALK.

NORTH 660' (R)
N 00°00'03" W 660.08' (M)

SOUTH 660' (R)
S 00°00'03" E 660.01' (M)

±3.701 ACRES (GROSS)
±3.582 ACRES (NET)

W 7.78' (R)
T 7.6' (R)

WEST 172.6' (R)
N 89°50'13" E 172.60' (M)
N 89°50'13" E 164.82' (M)
EAST 165.0' (R)

N 00°00'43" W 277.96' (M)

SOUTH (R)
S 00°00'03" E 230.16' (M)

S 85°02'26" W 13.98' (M)
S 85°01'46" W 14.04' (R2)
N 29°01'38" W 53.02' (M)
N 29°02'18" W 53.02' (R2)
S 60°58'22" W 85.95' (M)
S 60°57'42" W 85.95' (R2)

N 00°00'03" W 40.92' (M)
N 00°00'44" W 40.92' (R2)

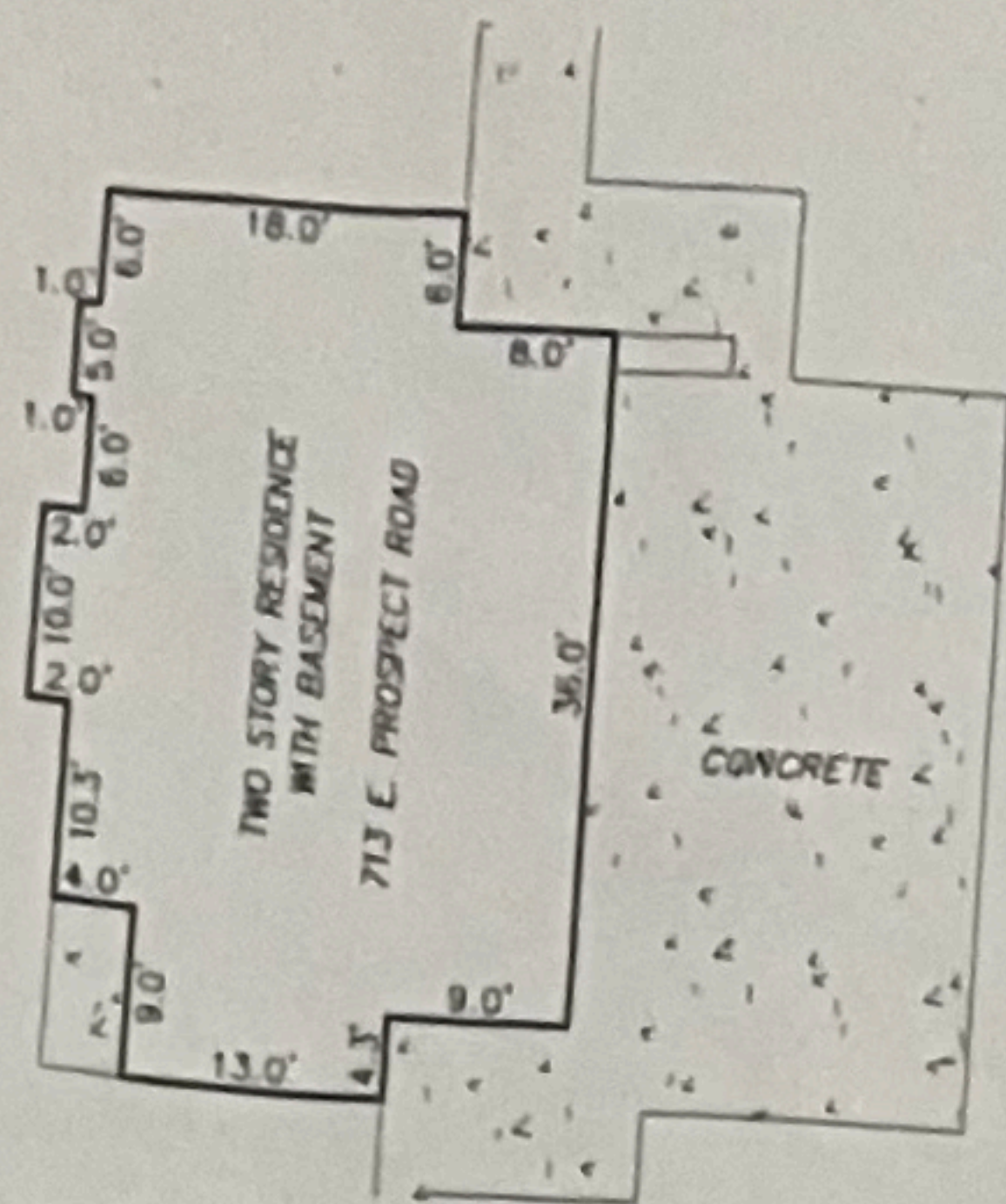
EAST LINE
D INSTITUTE P

APPROXIMATE CENTER OF SPRING CREEK

AREA OF CONCERN
SEE NOTE NO. 5

THE HANSEN
SUBDIVISION

D INSTITUTE P.U.D.



HOUSE DETAIL
SCALE: 1"=20'

LEGAL DESCRIPTION
(PROVIDED BY CLIENT)

BEGINNING AT A POINT ON THE NORTH LINE OF THE NE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH POINT IS 322.4 FEET EAST OF THE NW CORNER OF SAID NE $\frac{1}{4}$; THENCE EAST 172.6 FEET; THENCE SOUTH 660 FEET; THENCE WEST 172.6 FEET; THENCE NORTH 660 FEET TO THE POINT OF BEGINNING;
 AND BEGINNING AT A POINT 330.0 FEET EAST AND 660 FEET SOUTH OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, THENCE EAST 165.0 FEET; THENCE SOUTH TO CENTER OF SPRING CREEK; THENCE WESTERLY ALONG CENTER OF SPRING CREEK TO POINT DUE SOUTH OF POINT OF BEGINNING; THENCE NORTH TO POINT OF BEGINNING;
 EXCEPT THAT PORTION AS CONVEYED IN BOOK 2140 AT PAGE 1413, COUNTY OF LARIMER, STATE OF COLORADO.

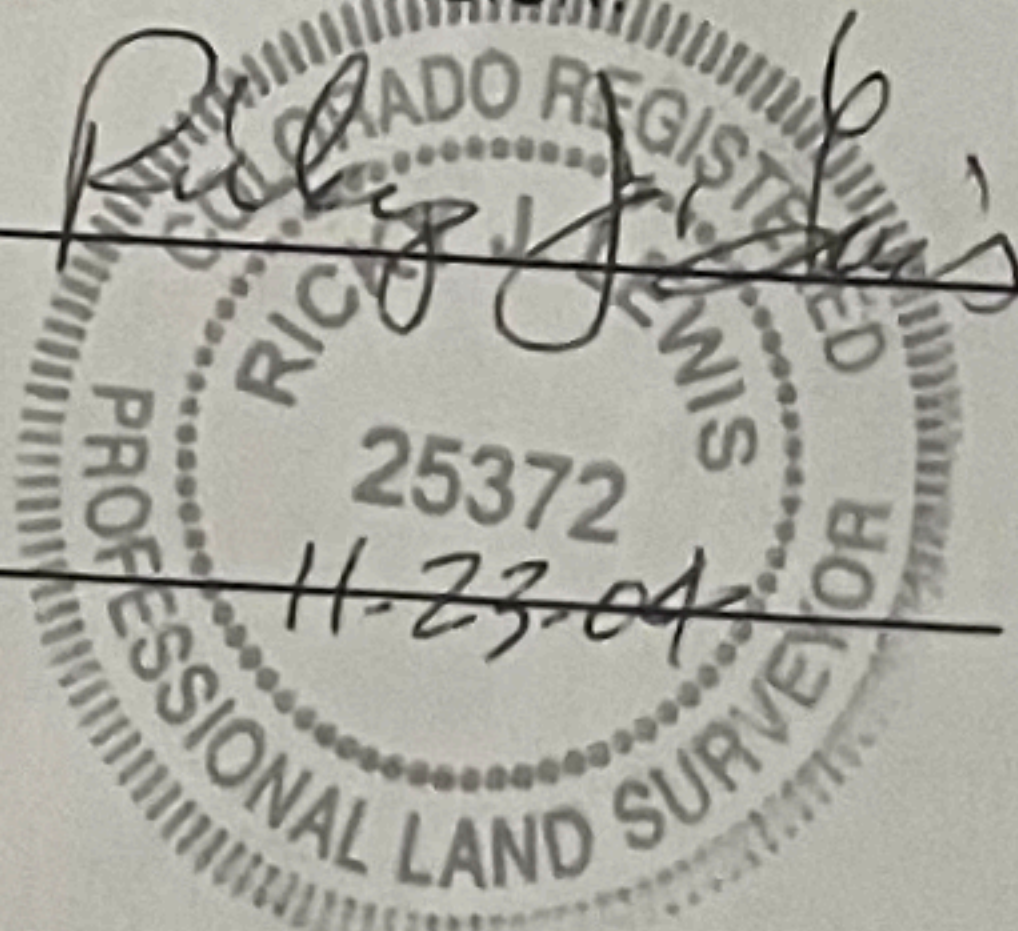
CONTAINS 3.701 ACRES OR MORE OR LESS. (GROSS) (BY THIS SURVEY)

SURVEYOR'S CERTIFICATE:

I, RICKY J. LEWIS, BEING A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

RICKY J. LEWIS
COLORADO P.L.S. 25372

DATE



NOTES:

- 1) ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF SURVEY SHOWN HEREON.
- 2) BASIS OF BEARINGS: BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING MONUMENTED AT EACH END AS SHOWN AND DESCRIBED HEREON. SAID LINE BEARS N89°51'42"E, BEING A GRID BEARING ON THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
- 3) NO FURTHER RESEARCH OF EASEMENTS, RIGHTS-OF-WAY OR ENCUMBRANCES WAS PERFORMED BY RJL SURVEYS. THERE MAY BE EASEMENTS AND/OR RIGHTS-OF-WAY ON RECORD, WHICH ARE NOT SHOWN ON THIS PLAT.
- 4) GROSS AREA INCLUDES THE 30' WIDE ROAD RIGHT-OF-WAY, NET AREA EXCLUDES THIS RIGHT-OF-WAY.
- 5) AREA OF CONCERN: QUESTION OF TITLE OF THAT PORTION LYING SOUTH OF THE PARCEL DESCRIBED IN BOOK 2140 AT PAGE 1413 AND NORTH OF THE CENTERLINE OF SPRING CREEK - SPLITS SUBJECT PROPERTY INTO TWO NON-ADJOINING PARCELS. THIS PORTION WAS NOT INCLUDED IN THE LAND AREA LISTED HEREON.
- 6) THIS PLAT SHOULD NOT BE RELIED UPON FOR LOCATION OF UNDERGROUND UTILITIES. ONLY VISIBLE EVIDENCE OF SUCH UTILITIES ARE SHOWN HEREON AND ARE APPROXIMATE. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 FOR THE MARKING OF UNDERGROUND UTILITIES.

326 713 E PROSPECT-ALL FOLDERS\2326 ISP GROUND\DWG\2326_ISP.DWG

DATE: 11/19/2004 DRAWN: _____
 SCALE: 1" = 60' CHECKED: _____
 FIELD BOOK: 76 APPROVED: _____

TITLE: IMPROVEMENT SURVEY PLAT

R.J.L. SURVEYS
 113 CAMERON DRIVE, SUITE B 80525
 FORT COLLINS, COLORADO 970) 226-3007 F 970) 226-3027

CLIENT: WELLS FARGO HOME MORTGAGE

SHEET NO.	NO. OF SHEETS	CLIENT
1	1	WELLS FARGO HOME MORTGAGE

OBJECT NO. 2326