

# Conceptual Review Agenda

Schedule for 06/04/20

Meetings hosted via Zoom Web Conferencing

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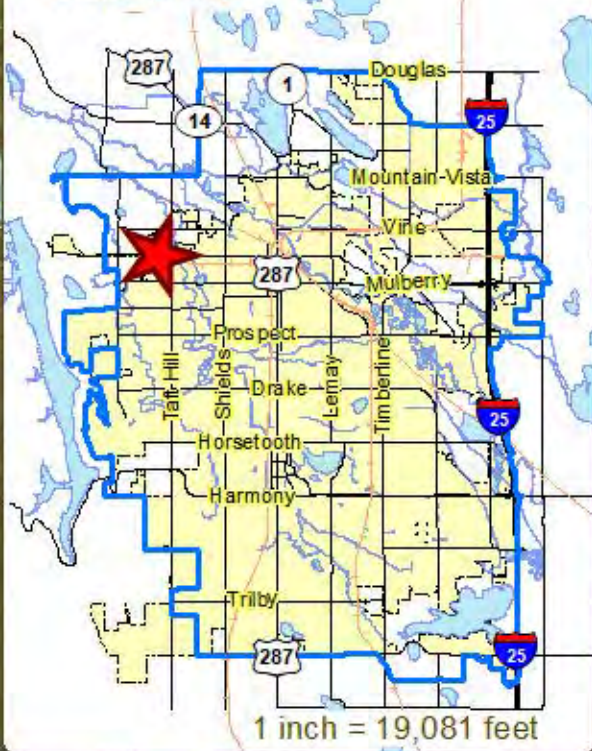
## Thursday, June 4, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	<b>241 N Taft Hill Rd Annexation</b>  CDR200043	Gary Van Doren 970-482-9901 <a href="mailto:gncvd@comcast.net">gncvd@comcast.net</a>	This is a request to annex a property near Laporte Ave and Taft Hill Rd (parcel #9709104024). Access is taken from N Taft Hill Rd directly to the east. The property is outside of the City limits, but within the Growth Management Area boundary. Prior to any development the site would require annexation into the City which would be subject to a City Council approval. Once, annexed the site would be zoned Low Density Mixed Use Neighborhood (LMN) zone district.	Planner: Kai Kleer Engineer: Morgan Stroud DRC: Todd Sullivan
10:15	<b>2400 Kechter Rd Minor Subdivision</b>  CDR200044	Chris Hill 970-227-3112 <a href="mailto:chill004@yahoo.com">chill004@yahoo.com</a>	This is a request to subdivide an existing parcel to create two lots at 2400 Kechter Road (parcel # 8605306005). Proposed access to the newly created lot will be from Kechter Road to the south. The property is within the Urban Estate (UE) zone district and is subject to Basic Development Review.	Planner: Sylvia Tatman-Burrus Engineer: Marc Virata DRC: Tenae Beane
11:15	<b>Trail Head Development Major Amendment</b>  CDR200045	Kenneth Merritt 970-305-6754 <a href="mailto:kmerritt@jrengineering.com">kmerritt@jrengineering.com</a>	This is a request to amend the Overall Development Plan for the Trail Head Filing 2 (Lots 1-25, Block 3 and Lots 1-20 Block 4) which was previously approved for the construction of 45 townhome lots into 27 single-family lots. The amendment also includes revisions to the landscape plan to coordinate with the new single-family lot layout. Future access will be taken from Green Lake Drive to the south and north of the proposed units. The project is located in the Low Density Mixed-Use Neighborhood (LMN), zone district and is subject to a Major Amendment (MJA) process.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane

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# 241 N Taft Hill Rd Annexation

Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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\*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) \_\_\_\_\_

Gilbert Boyer (Owner) - 970-482-9901 Gary Van Doren (Son in law, Assisting) 970-214-5159 gncvd@comcast.net

Business Name (if applicable) \_\_\_\_\_ N/a

Your Mailing Address \_\_\_\_\_ Gilbert Boyer 241 North Taft Hill Rd Fort Collins Colorado 80521

Phone Number \_\_\_\_\_ 970-482-9901 Email Address \_\_\_\_\_ gncvd@comcast.net (Son in laws)

Site Address or Description (parcel # if no address) \_\_\_\_\_

241 north taft Hill Road Fort Collin Colorado 80521 Parcel Number: 9709104024

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Please see attached

Proposed Use \_\_\_\_\_ I would like to be annexed into the city Existing Use \_\_\_\_\_ Currenty my single family home in the county

Total Building Square Footage \_\_\_\_\_ @ 2600 S.F. Number of Stories \_\_\_\_\_ 1 Lot Dimensions \_\_\_\_\_ 150x70

Age of any Existing Structures \_\_\_\_\_ Home is @ 70 years old with a 30 year old detached garage

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? \_\_\_\_\_ 100 year flood plain

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ no additional building or changes 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?

Gilbert Boyer at 241 North Taft Hill RD would like the aforementioned property to be annexed into the city of Fort Collins. This property is adjacent to city property on both the north and west sides. Approximately  $\frac{1}{2}$  of the total property perimeter is touching city boundaries on the north and west. To the south is 2 single family homes that are in the county followed by homes further to the south that reside in the city. On the east side lies Taft Hill road. He is in a small island of 3 county homes surrounded by the city.

Gil is continually being charged city sales taxes for utilities/vehicles/large item purchases because of the confusion of where his property lies. Gil would like to be annexed into the city.



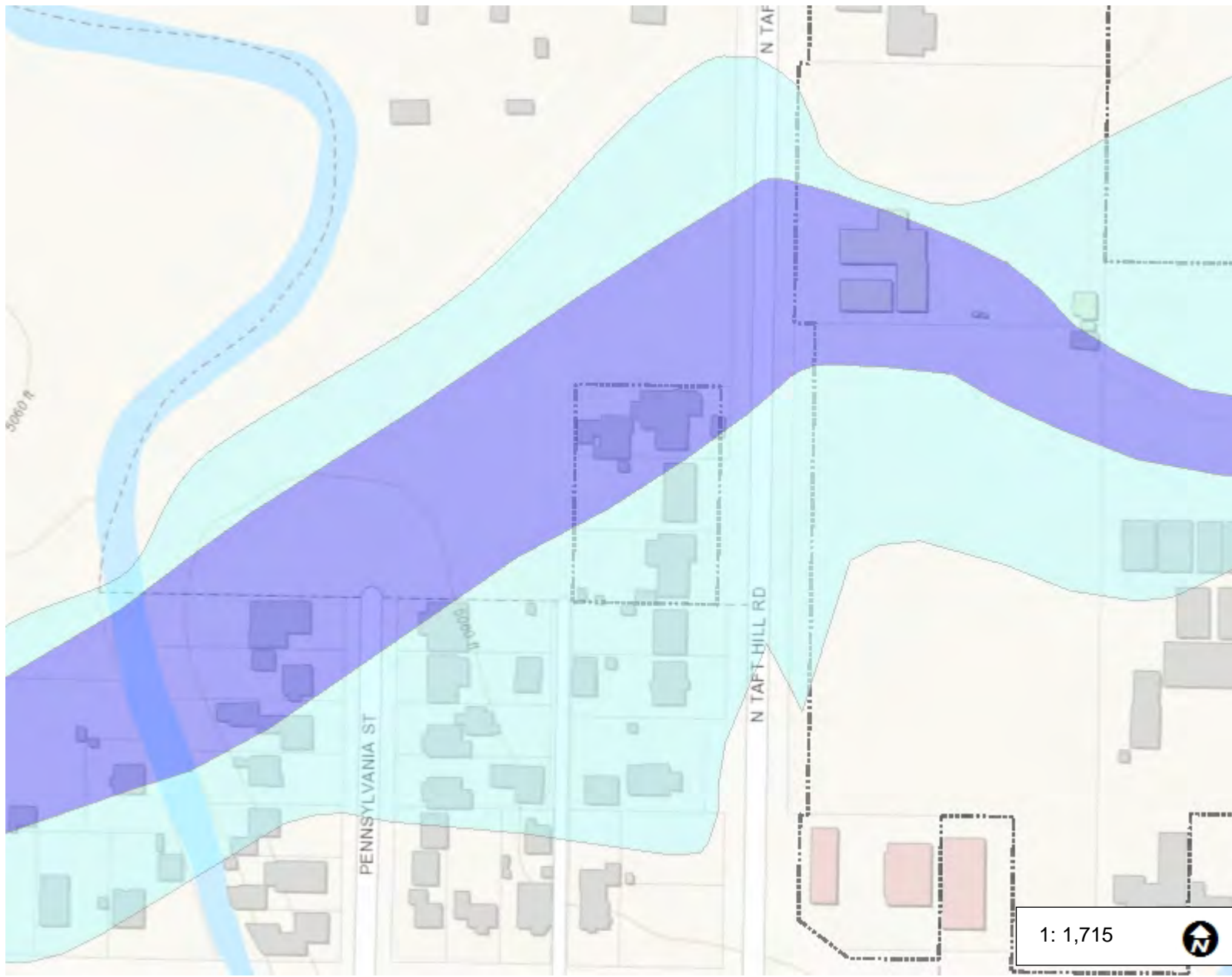


- Legend**
- Downtown Development Authc
  - School Districts
  - Parcels
  - Growth Management Area
  - Parks
  - Schools
  - Natural Areas
  - City Limits

1: 3,430



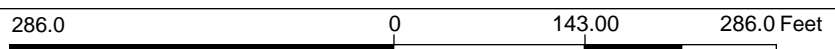
**Notes**



### Legend

- FEMA Floodplain**
  - FEMA High Risk - Floodway
  - FEMA High Risk - 100 Year
  - FEMA Moderate Risk - 100 / 500 Y
- City Floodplains**
  - City High Risk - Floodway
  - City High Risk - 100 Year
  - City Moderate Risk - 100 Year
- City Limits

1: 1,715



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes





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BCY-681











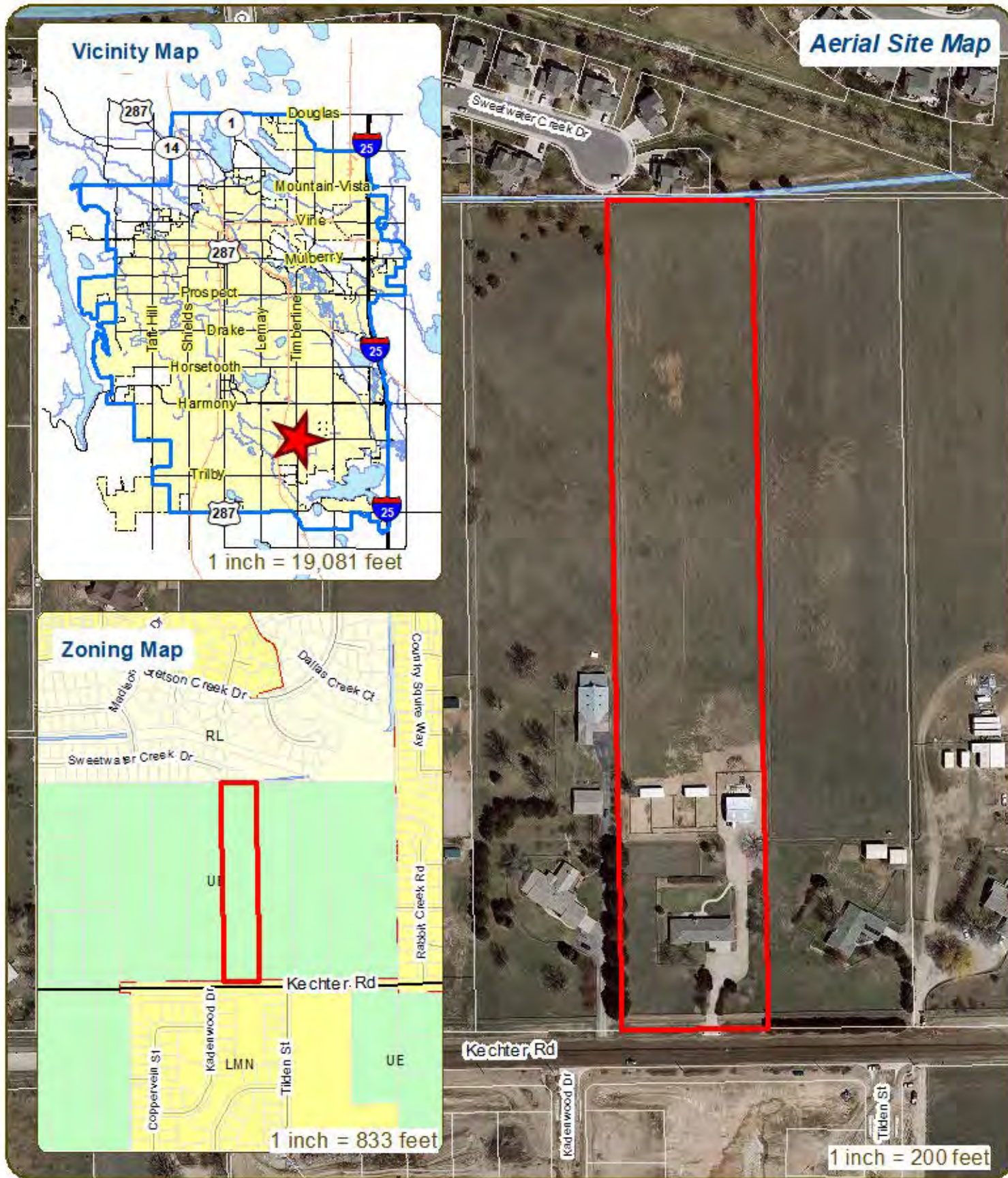








# 2400 Kechter Rd Subdivision



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\*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) \_\_\_\_\_

Chris Hill - Owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 2400 Kechter Road, Fort Collins

Phone Number 9702273112 Email Address Chill004@yahoo.com

Site Address or Description (parcel # if no address) 2400 Kechter Road, Fort Collins / 8605306005

Description of Proposal (attach additional sheets if necessary) I would like to talk about dividing this property in to a 2.5 and 4 acre lot.

Proposed Use One resident on each plot/Urban Existing Use currently one resident/Urban Estate District (I

Total Building Square Footage 2051 S.F. Number of Stories 1 Lot Dimensions 6.65 acres

Age of any Existing Structures 1979

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 at what risk is it? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 3000 S.F.

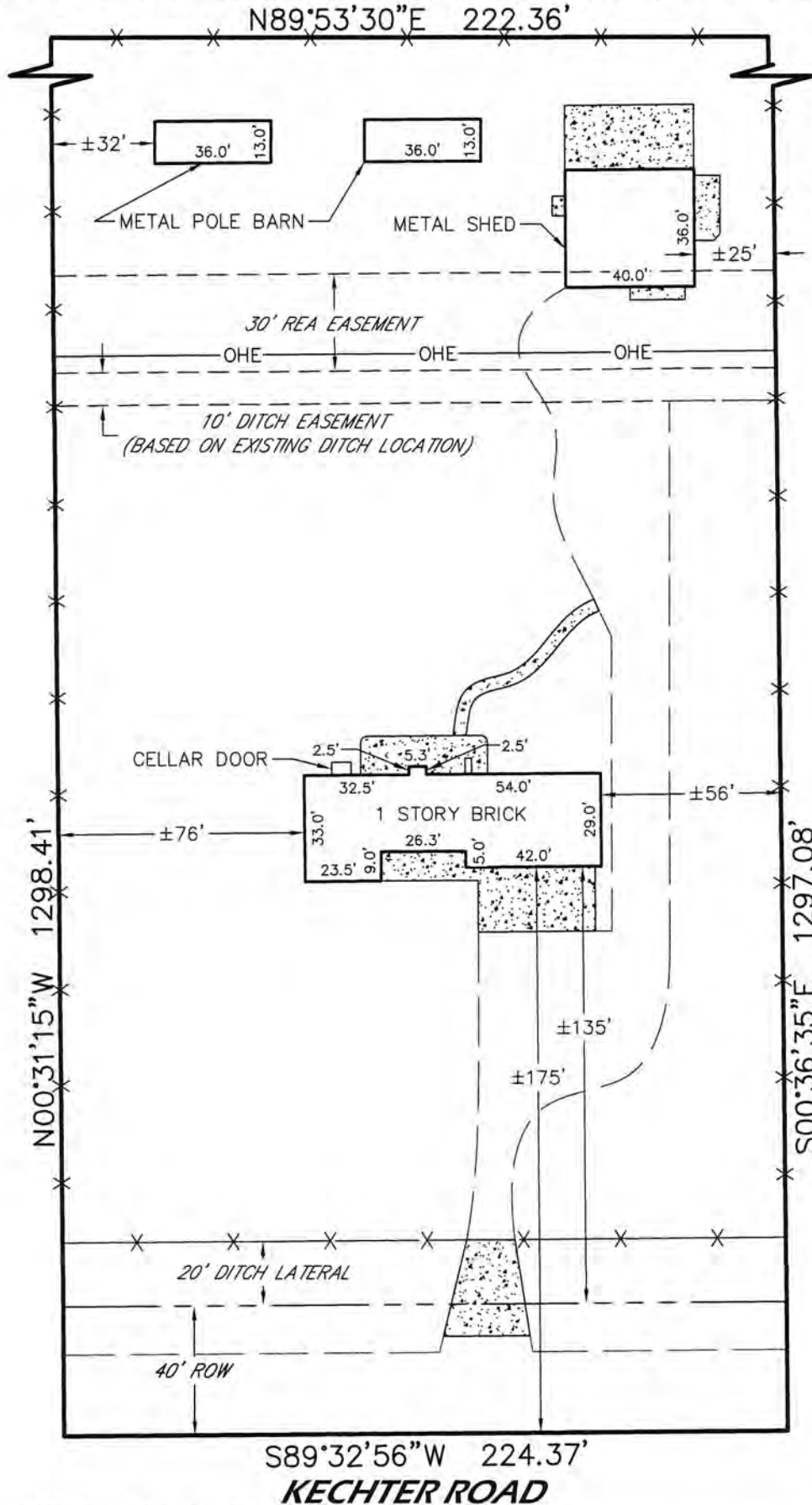
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



# IMPROVEMENT LOCATION CERTIFICATE



**SURVEYORS NOTE:**  
No monuments were found in the course of field work for this ILC. The location of improvements shown are based on lines of occupation. A full boundary survey is recommended.



Address: 2400 Kechter Road, Fort Collins, Colorado

Parcel Description: (Source: Guaranteed Title Group, LLC File #998GTG) Lot 5, Blehm Subdivision, County of Larimer, State of Colorado.

I hereby certify that this improvement location certificate was prepared for The Group Inc., that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by The Group Inc. and describes the parcel's appearance on 3-23-2020.

I further certify that the improvements on the above described parcel on this date, 3-23-2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



## MAJESTIC SURVEYING

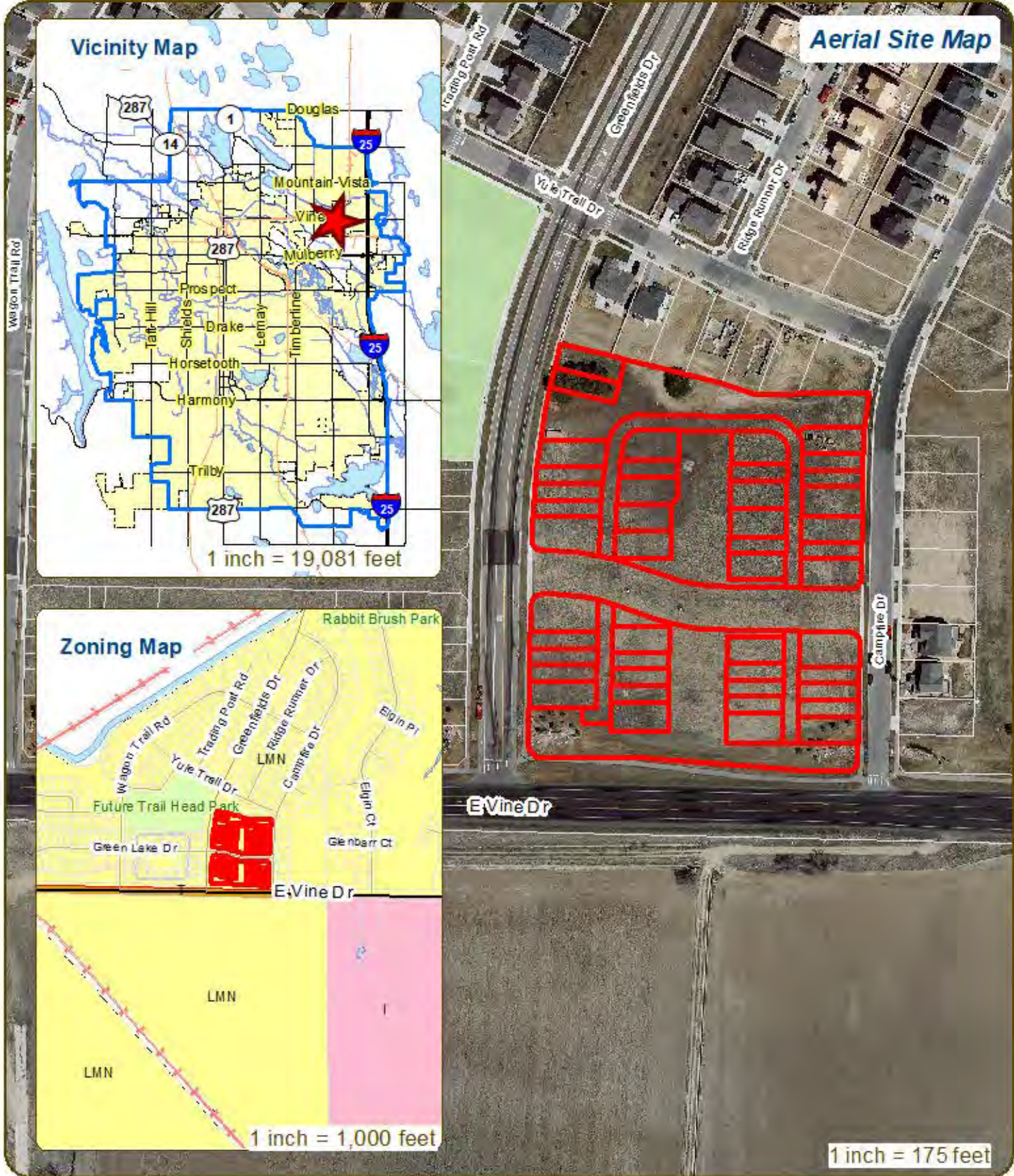
Steven Parks, PLS 38348  
On behalf of Majestic Surveying, LLC

PROJECT NO: 2020086  
DATE: 3-24-2020

CLIENT: The Group Inc.  
SCALE: 1"=50'



# Trail Head Filing 2 Majoe Amendment



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Stan Scott - Owner; Ken Merritt, APA, RLA - Planning & Engineering Consultant for the Owner

Business Name (if applicable) JR Engineering

Your Mailing Address 2900 S. College Ave. Suite 3D

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) Trail Head Filing Two Lots 1 - 25, Block 3 & Lots 1 - 20, Block 4

Description of Proposal (attach additional sheets if necessary) The Proposal is to revise the east half of Trail Head Filing 2 from 45 Townhome Alley Access Lots to 27 Single Family

Detached Alley Access Lots. The current horizontal and vertical layouts of Green Lake Drive and the Private Alleys will remain the same. Sanitary sewer and water main layout will also remain the same but water tap locations will need to be revised to coordinate with new lot layout. Additionally the common open space areas will remain the same but minor revisions to the landscape will need to be made in order to coordinate with the new lot layout.

Proposed Use Single Family Detached Residential with Alley Access Existing Use Vacant Land approved for 45 Townhomes with Alley Access

Total Building Square Footage Approximately 48,000 total Living S.F. Number of Stories 2 Lot Dimensions Lot size will vary but the average lot is approximately 50' x 82'

Age of any Existing Structures N/A

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 at what risk is it?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Less building coverage with 27 Single Family Homes vs. the approved 45 Townhomes but the pavement coverage will remain the same. 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?



UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

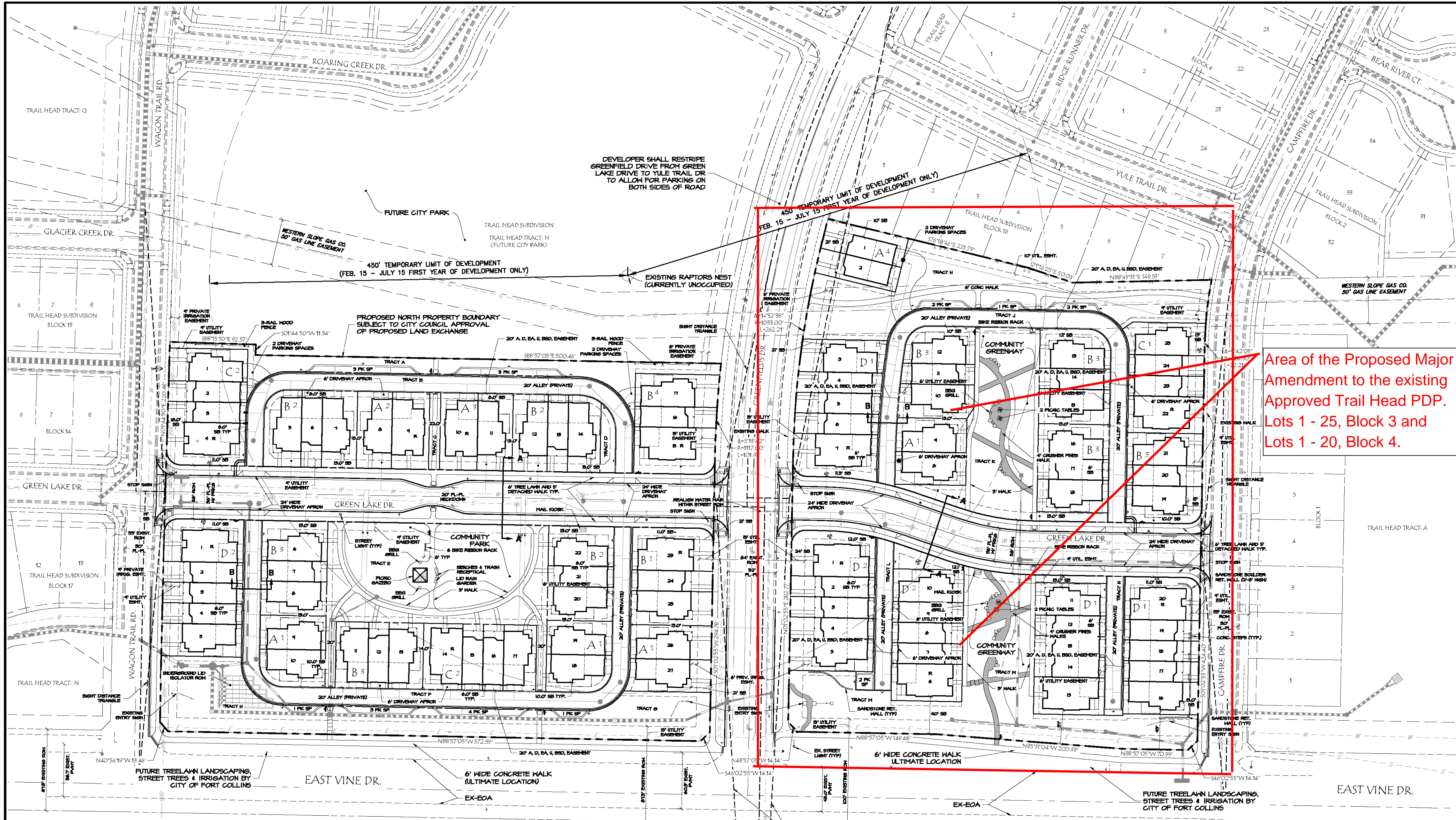
PREPARED FOR  
**TRAIL HEAD, LLC**  
 5013 BLUESTEM COURT  
 FORT COLLINS, CO 80525  
 STAN SCOTT  
 P-970.217.4876  
 STAN.SCOTT@ME.COM

**J.R. ENGINEERING**  
 A Western Company  
 Central 303-740-9883 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

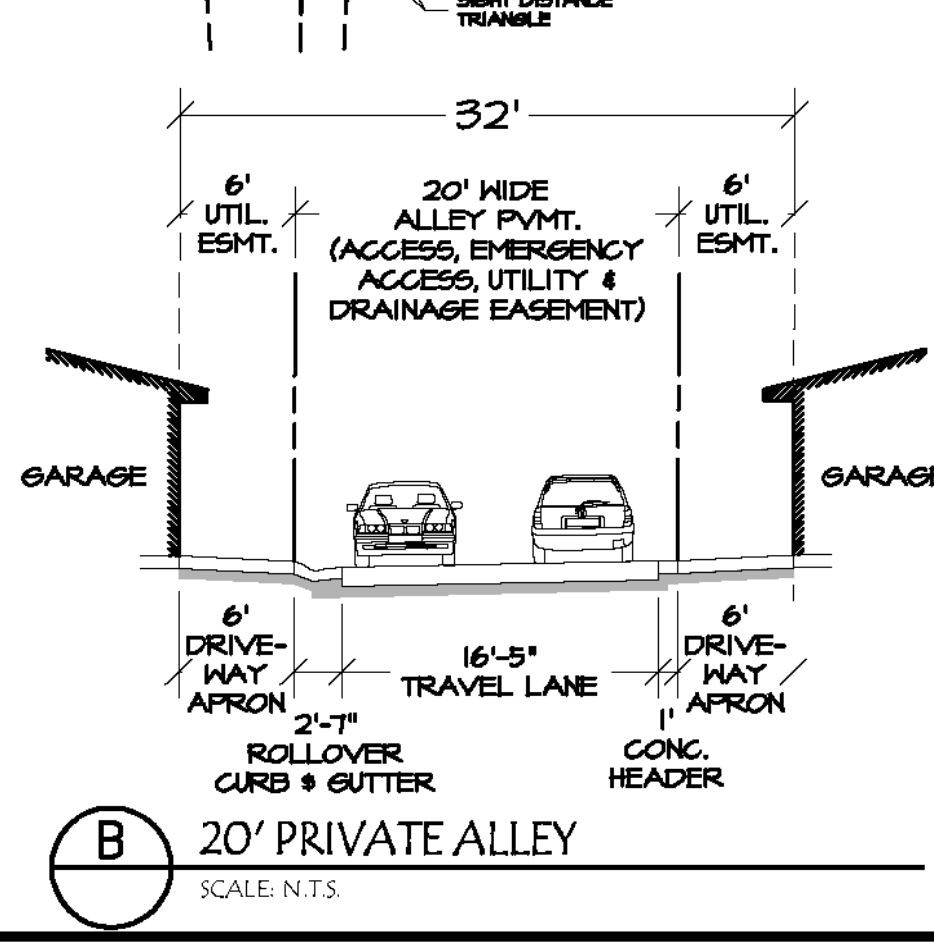
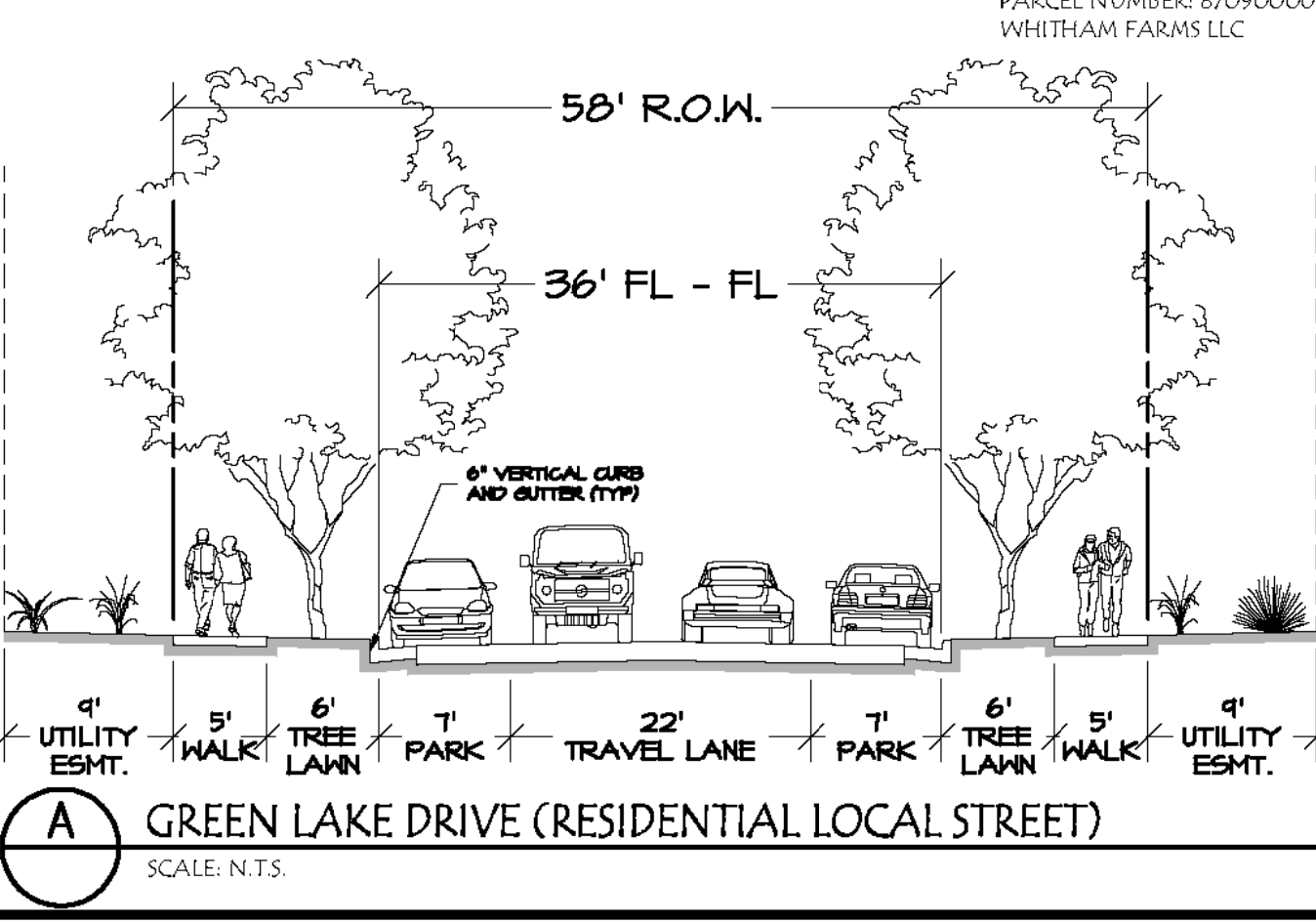
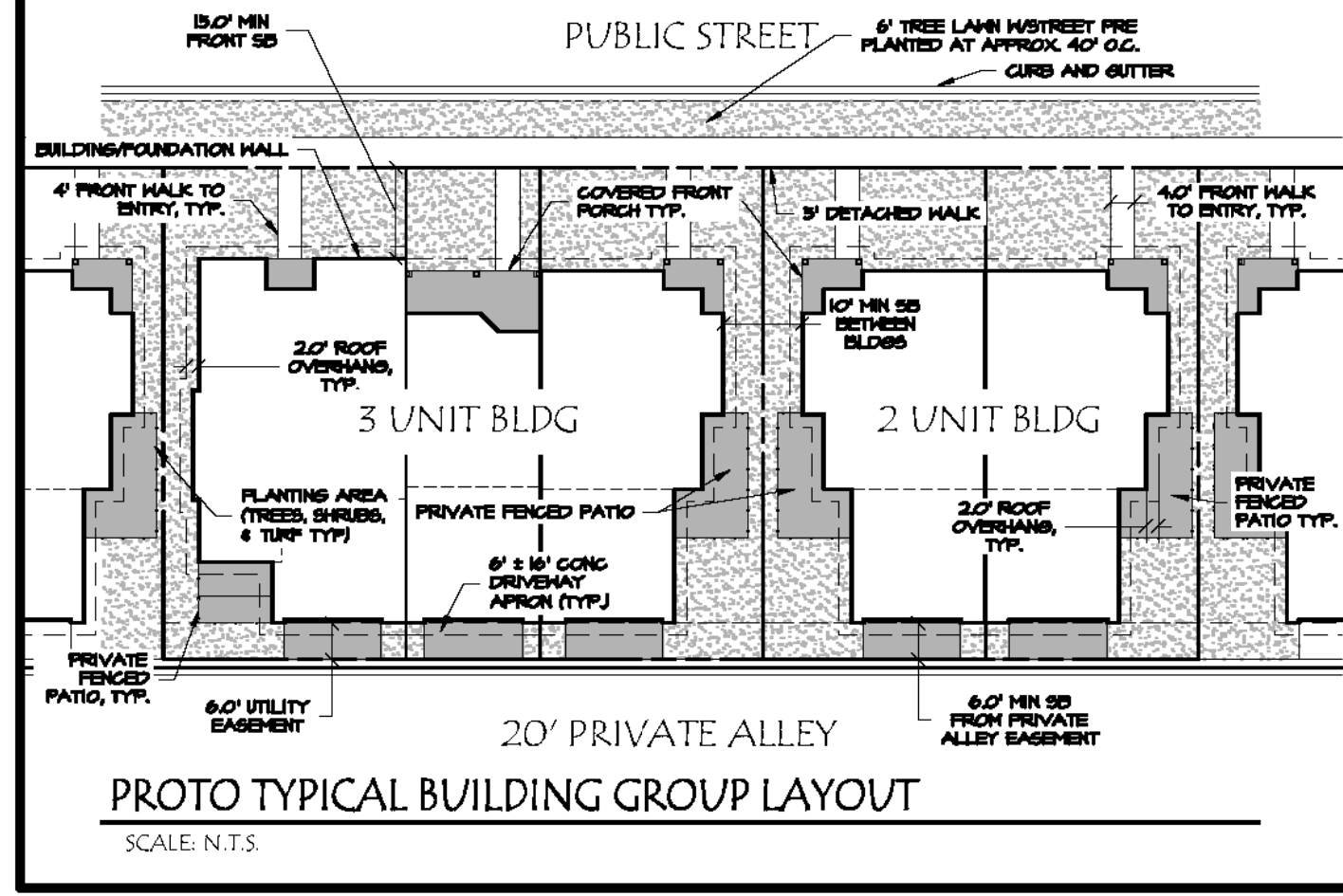
NO.	REVISION	DATE	BY
1	REVISOR PER CITY COMMENTS DATED 3-13-18	04/03/18	KRW

TRAIL HEAD FILING TWO  
 SITE PLAN  
 PROJECT DEVELOPMENT PLAN

SHEET 2 OF 17  
 JOB NO. 39145.51



Area of the Proposed Major Amendment to the existing Approved Trail Head PDP. Lots 1 - 25, Block 3 and Lots 1 - 20, Block 4.



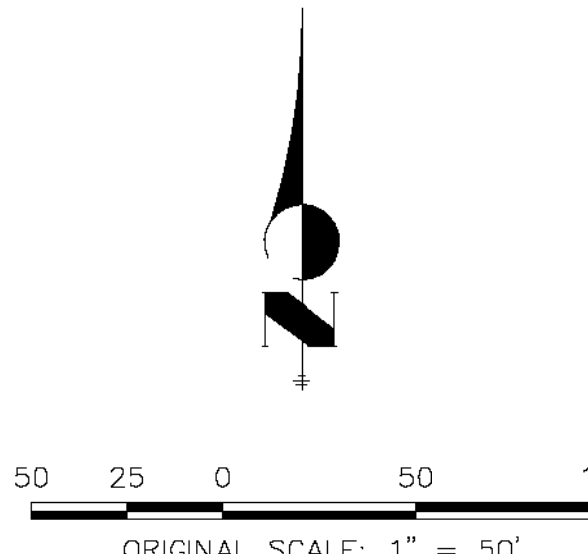
**LEGEND**

BOUNDARY LINE	---
PROPERTY LINE	---
EXISTING EASEMENT LINE	---
PROPOSED EASEMENT LINE	---
RIGHT OF WAY	---
CENTERLINE	---
WOODEN FENCE	X
GAS MAIN	G
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	S
EXISTING WATER MAIN	W
PROPOSED WATER MAIN	W
EXISTING STORM DRAIN	---
PROPOSED STORM DRAIN	---
EXISTING CURB AND GUTTER	---
PROPOSED CURB AND GUTTER	---
PROPOSED SIGN	---
EXISTING STREET LIGHT	---
PROPOSED STREET LIGHT	---
1 1/2" & 1" METER VAULTS	---
FIRE HYDRANT	---

**BUILDING GROUPS**

A1:	4 BUILDING GROUPS (2 UNIT BLDG)
A2:	1 BUILDING GROUPS (2 UNIT BLDG)
A3:	1 BUILDING GROUPS (2 UNIT BLDG)
A4:	1 BUILDING GROUPS (2 UNIT BLDG)
B1:	1 BUILDING GROUPS (3 UNIT BLDG)
B2:	3 BUILDING GROUPS (3 UNIT BLDG)
B3:	6 BUILDING GROUPS (3 UNIT BLDG)
B4:	1 BUILDING GROUPS (3 UNIT BLDG)
C1:	1 BUILDING GROUPS (4 UNIT BLDG)
C2:	2 BUILDING GROUPS (4 UNIT BLDG)
D1:	3 BUILDING GROUPS (5 UNIT BLDG)
D2:	3 BUILDING GROUPS (5 UNIT BLDG)

**STREET TREE NOTE**  
 A PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED IN THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY. THIS PERMIT SHALL APPROVE THE LOCATION AND SPECIES TO BE PLANTED. FAILURE TO OBTAIN THIS PERMIT IS A VIOLATION OF THE CITY OF FORT COLLINS CODE SUBJECT TO CITATION (SECTION 27-31) AND MAY ALSO RESULT IN REPLACING OR RELOCATING TREES AND A HOLD ON CERTIFICATE OF OCCUPANCY.



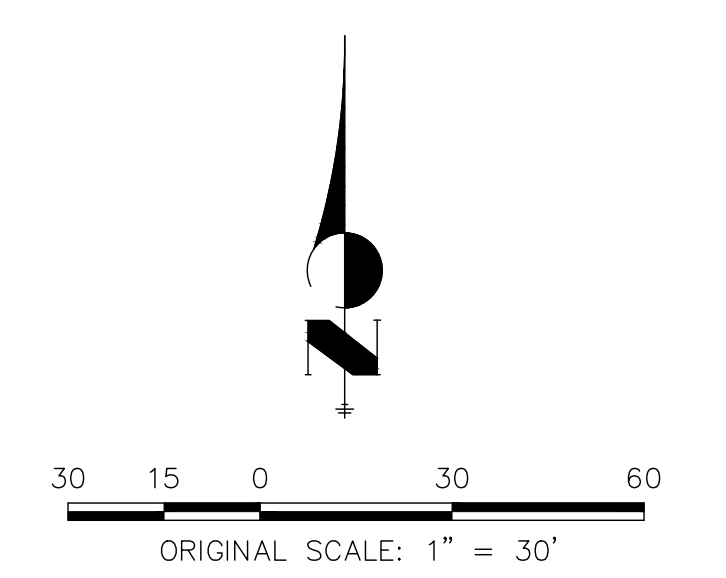


# TRAIL HEAD FILING 4

## CONCEPT SITE PLAN



LAND USE DATA	
TOTAL GROSS SITE AREA: (INCLUDES EXISTING GREEN LAKE DR. ROW)	5.18 AC
TOTAL GREEN LAKE ROW:	0.60 AC 0.12%
NET DEVELOPABLE SITE AREA:	4.58 AC 0.88%
TOTAL ALLEY PAVED AREA:	0.45 AC 0.09%
TOTAL OPEN SPACE: (BASED ON NET SITE AREA)	1.49 AC 0.29%
TOTAL LOTS:	27 LOTS
GROSS DENSITY (BASED ON 5.18 AC SITE AREA)	5.21 DU'S/AC
NET DENSITY (BASED ON 4.58 SITE AREA)	5.90 DU'S/AC



TRAIL HEAD FILING 4  
CONCEPT SITE PLAN  
JOB NO. 39145.52  
MAY 05, 2020  
SHEET 1 OF 1



Centennial 303-740-9993 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

X:\39145.52\Drawings\Presentations\Trail Head Filing 4 Concept Site Plan.dwg, Concept Site Plan, 05/05/2020, 10:50:17 AM, PC