

Conceptual Review Agenda

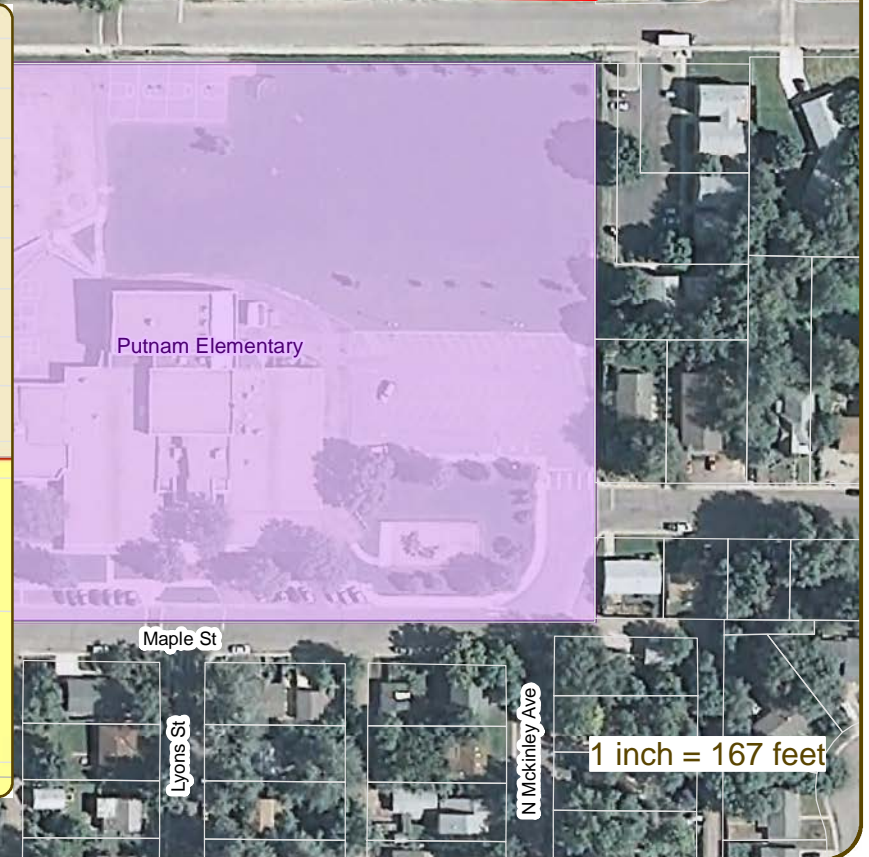
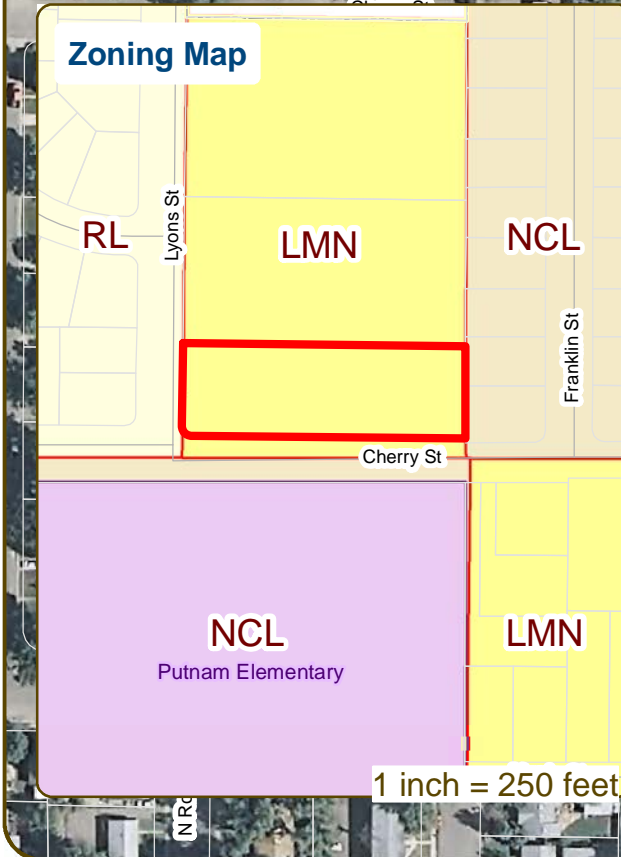
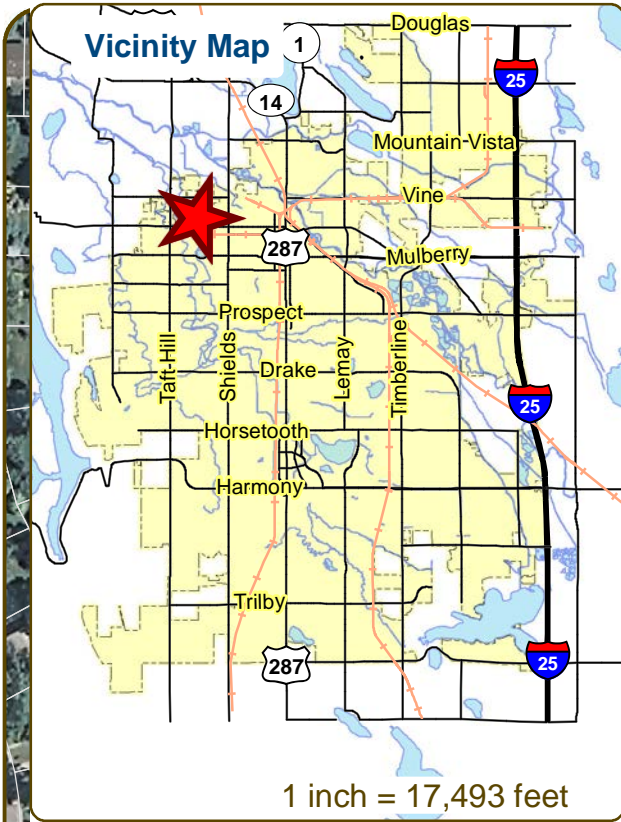
Schedule for 11/05/12 to 11/05/12

281 Conference Room A

Monday, November 5, 2012

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Cherry & Lyons Subdivide	Bud Curtiss 970-568-5406 bud@northernengineering.com	This is a request to subdivide a 1.01 acre lot into one single family lot and one tract located at the northeast intersection of Cherry Street & Lyons Street (Parcel #9710102048). The size of the single family lot and the remaining tract are yet to be determined. The site is currently zoned Low Density Mixed Use Neighborhood District (L-M-N). Single-family dwellings are permitted in the L-M-N District subject to administrative (Type 1) review.	Seth Lorson
10:15	1040 Taft Hill Annex & Subdivide	Thomas Donovan 650-207-1822 henovan1@gmail.com	This is a request to look at the possibilities of several annexation and subdivision options of a lot located at 1040 N Taft Hill Road (Parcel # 9703300003). The site current sits outside city limits adjacent to Lincoln Middle School. More than 1/6 of the site's boundary is contiguous with city limits and located within the Growth Management Area. The City Structure Plan designates this area as Urban Estate (U-E). Two lots would be created (an east and west lot) with existing structures remaining on the western lot, and the potential for a single family home and other approved buildings to be built on the eastern lot. Single family dwellings are permitted in the U-E district subject to administrative (Type 1) review.	Courtney Levingston
11:00	Woodward Project Meeting			

Cherry & Lyons Subdivide



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) _____

BUD CURTISS, CONSULTANT

Business Name (if applicable) NORTHEAST ENGINEERING SERVICES

Your Mailing Address 200 S. COLLEGE SUITE 010

Phone Number 563-5406 Email Address bud@northernengineering.com

Site Address or Description (parcel # if no address) _____

PARCEL NO. 97101-02-048

Description of Proposal (attach additional sheets if necessary) 1.01 ACRE SITE TO

BE SUBDIVIDED INTO 1 SINGLE FAMILY LOT & 1 TRACT

Proposed Use SINGLE FAMILY DET. Existing Use NONE - VACANT

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? [X] Yes [] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area ± 2000 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?

Tax Parcel

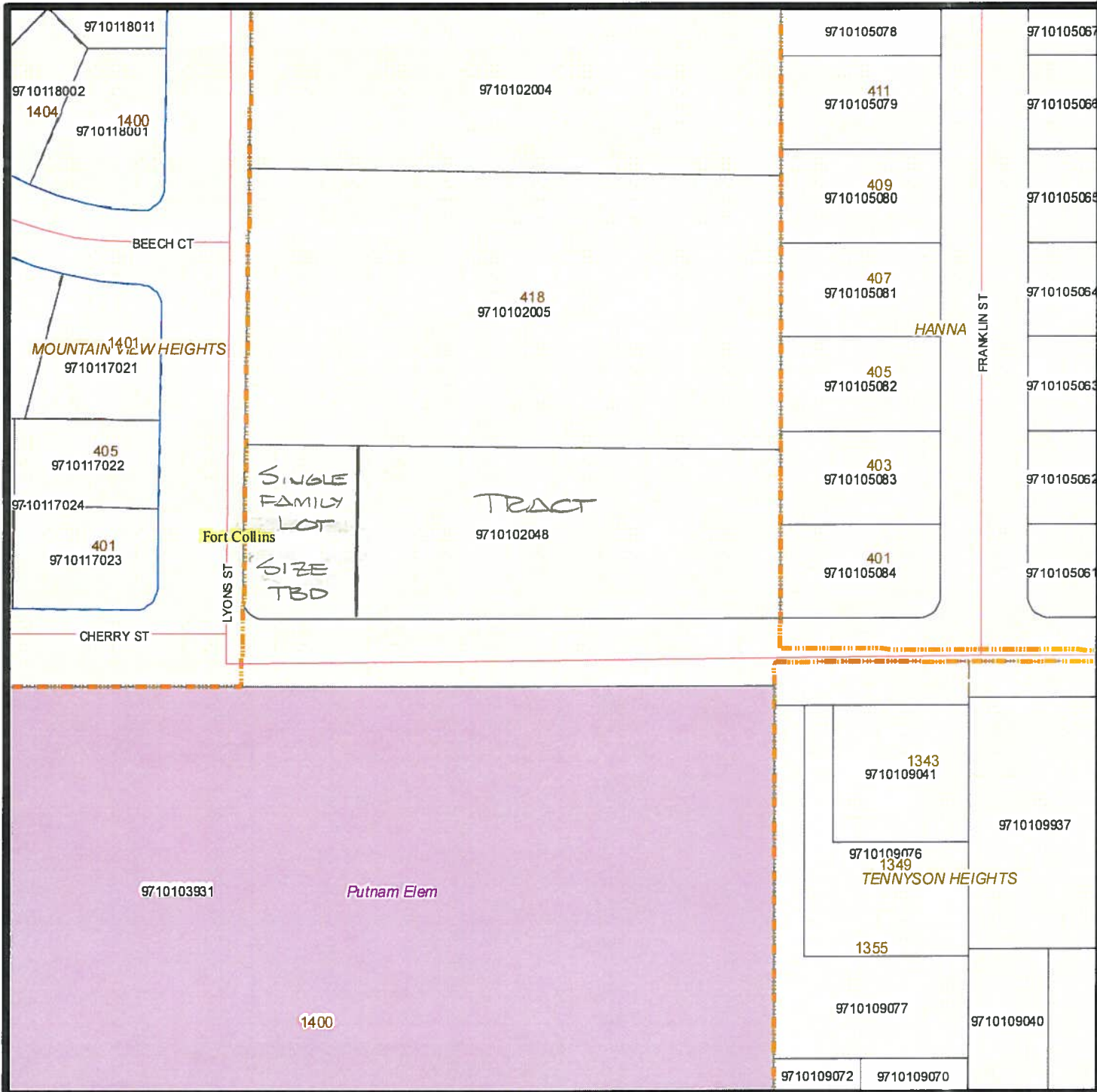
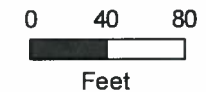
10/16/2012

Legend

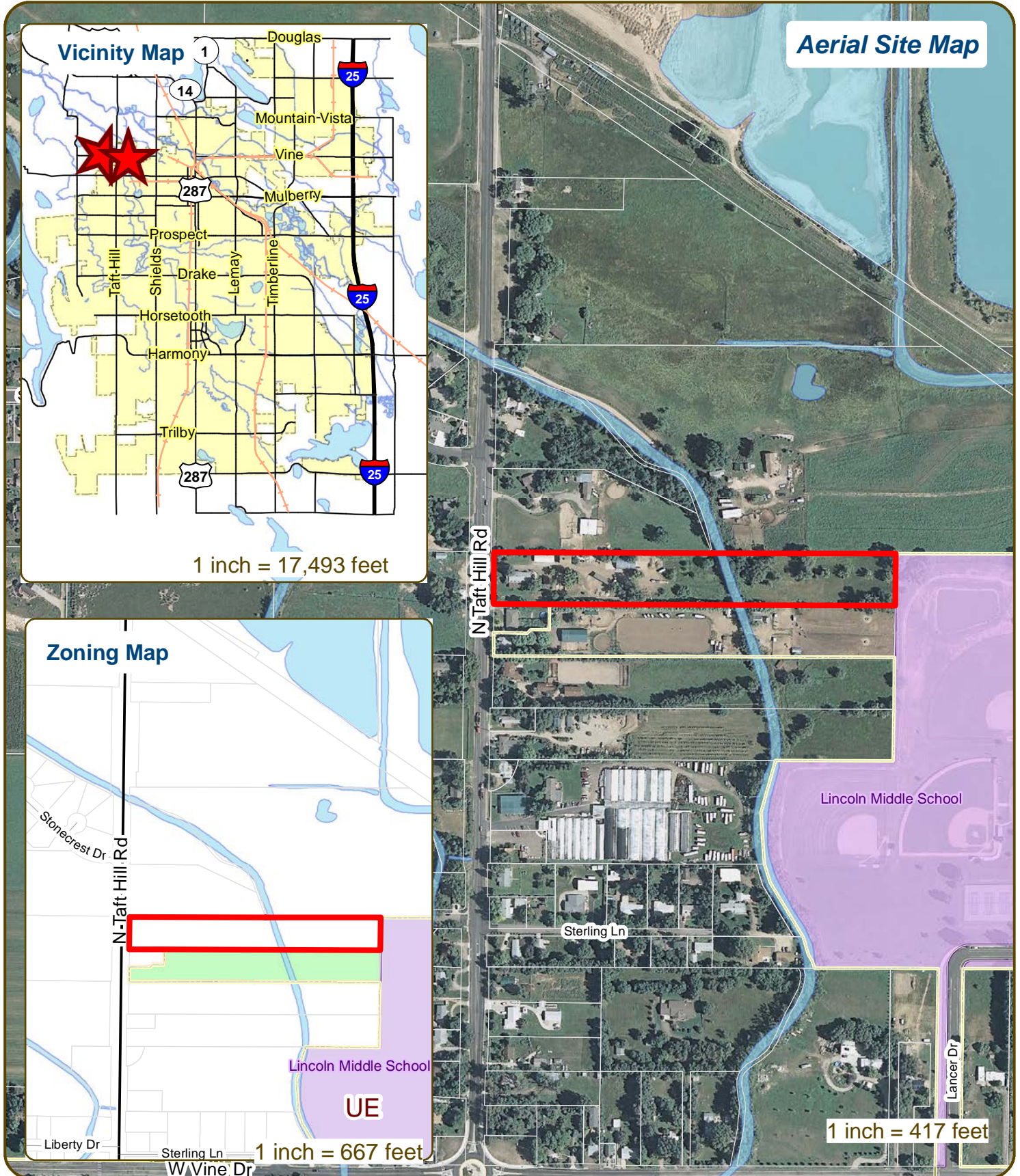
- Subdivisions
- Tax Parcels
- Platted Blocks
- Buildings
- Garages
- Rocky Mountain National Park (Larimer Portion)
- Parks and Recreation
- School Property
- Natural Resource Areas
- Incorporated Areas



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1040 N Taft Hill Rd Annex & Subdivide



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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) _____

THOMAS DONOVAN (individual); BRADY WALTERS (realtor)

Business Name (if applicable) _____ **Remax alliance**

Your Mailing Address **PO Box E Santa Clara, CA 95055**

Phone Number **650-207-1822** Email Address **henovan1@gmail.com**

Site Address or Description (parcel # if no address) _____

1040 N Taft Hill Rd

Description of Proposal (attach additional sheets if necessary) _____

See Attachments

Proposed Use **Residential** Existing Use **Residential**

Total Building Square Footage **N/A** S.F. Number of Stories **N/A** Lot Dimensions **1276' x 165'**

Age of any Existing Structures **3 (Home)**

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? **N/A**

Info available on FC Maps: <http://gis.fcgov.com/fcmaps/fcmap.aspx> Click Floodplains tab and zoom to property.

Increase in Impervious Area **8,745 - 12,915** 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?

Proposed Lot Split Application for “Conceptual Review” feedback

Applicant: Thomas Donovan, prospective purchaser of property (please contact by email or phone, not mailing address since I am currently on the road)
650-207-1822; henovan1@gmail.com

Applicant’s Representative: Brady Walters of Remax (phone 970-988-7766,
Email bradywalters@remax.net)

Property: 1040 N Taft Hill Road, Fort Collins, CO 80521
Parcel No. 97033-00-003
Legal Description: #2090038811 in Count Clerk/Recorder Office
Property currently adjacent to County/City line but would be annexed into city if divided
Property contains an adjudicated well (Donnell Well #1 W-3496) at the South west corner

Physical Property Description

This property is a 165’ by 1276 lot, with the 165’ side bordering on N Taft Hill Road on the west. The eastern boundary of the 165’ dimension is a school property (undeveloped immediately adjacent with regard to buildings, play fields, etc), providing no access to that side of the property. The regional irrigation canal runs through the eastern portion of the property. A wooden bridge runs across the canal. See Diagram No 1 (Property line is dashed line) and Google aerial photo 1.

Reason No 1 for Submission: Feasibility of Lot Split

As prospective buyer I am interested in possibly dividing the property into two parcel lots in the future. The shape of the property is conducive to dividing it into an east parcel and a west parcel. My goal would be to sell the western parcel adjacent to N Taft Hill Rd. and keep the eastern parcel. All existing buildings (1500 sq foot house, garages, old small barn, Quonset hut) would be on the western parcel. (These can be seen on the aerial photo). A home and other approved buildings would be built on the eastern parcel.

The current owner had a survey done by Steward and Associates, filed with the County on April 12, 2012. It divided the property into an eastern parcel of approximately 2.5 acres (dimensions 165’ by 661’) and a western parcel of approximately 2.4 acres (dimensions 165’ by 614’) See Diagram No 2 and/or the full sized survey plat mailed by Mr. Walters (too large to scan and email).

We might want to revise this division line, as depicted on Diagram No 3. The reason for this is that access to the eastern portion of the property, where a house would be built, might require replacement of the bridge with a more substantial structure, to allow transport of heavy building materials. The revision would allow a building

site on the west site of the bridge. This would leave approximately 1.6 acres in the western parcel and 3.3 acres in the eastern parcel.

The issue of access and utilities will be discussed in Reason No 2.

The questions are:

1. Would these lot splits be approved?
2. Would there be no problem retaining the adjudicated well with the eastern parcel in the manner proposed
3. Would a septic tank still be allowed on the eastern parcel if the acreage of the eastern parcel remains over 2.3 acres
4. How many horses or other animals would be allowed on the eastern parcel, once it was annexed into the city?

Reason No 2 for Submission:

I would need access to the eastern parcel along the southern boundary of the parcel. I also want to retain the adjudicated well with the eastern parcel. Since pipe lines for adjudicated wells cannot cross boundary lines, the well house, some surrounding property for potential maintenance, and a 21' strip of land along the southern boundary would be retained with the eastern parcel. This is grossly depicted on Diagram No 4 as the solid area. (In the remainder of diagrams it will be the heavy solid line, as contrasted with the dashed property line) Note that there is a wooden fence currently 3' north of the property line, leaving about 18' of access. The goal would be to have a 10' graveled road, with trees or heavy shrubbery on each side. This would increase the "impervious" area by 4,150 feet or 6,410 feet depending on where the lot split was.

Pipeline from the well, plus any other appropriate utilities would be run in this strip. The exception would be electricity which is easily accessed from poles at other places adjacent to the proposed eastern parce.

Diagram No 4 gives dimensions of the retained property (with solid line), relative to the dimensions of the lot. Due to the extreme length of the property, relative to width, the "squiggly lines" are used to depict that the diagram is not to scale past the first squiggly line. An area of 53' by 30' around the well house would be retained, along with the 21' strip along the southern border. This would leave the western parcel with 109' of frontage along N Taft Hill Rd, which includes the current entrance.

Diagram No 5 and Google satellite photo No 2 shows details of structures within and in the vicinity of the property to be retained. Important points:

1. The water meter for the western parcel remains about 3'-4' north of the boundary
2. A reasonable area around the existing well house is retained for any potential maintenance that might be necessary to the well in the future

3. A Utility pole (P) is 23' north of the southern perimeter boundary. It would not be touched.
4. A small evergreen tree (T) would have to be removed
5. The existing house would be 20 feet from the proposed strip. There is no entrance to the house on this side, with the main entrances on the east and west sides. Some "insulation" of the road on that side could be done with small shrubbery or small trees.

Note that removal of this property from the western parcel will still leave about 1 acre.

Questions:

1. Would this realignment be approved with (well, well house, strip of land for road along southern side) retained with the eastern parcel?
2. Would a graveled road be sufficient or would it have to be paved
3. Would potable water hookups and possibly sewer (if choice was made to not put a septic tank on the eastern parcel) be any problem, with piping run down the 21' strip at owners cost?
4. Mr. Walters mentioned that sometimes a separately named off branch street is done. Would this be necessary, or could it be kept as a private road (more acceptable)?

More questions received via email on October 19, 2012:

I would like to add two questions to my conceptual review meeting. They do not require any other materials. I do this at the suggestion of Larimer County Planning Office.

- 1) There are three options for the property, one which I just learned from the County:
 - a) Divide into two parcels, in which case it would automatically become part of the city since it is on the county-city border
 - b) Keep the parcel intact in the county, which has desirable features, but several which are potentially undesirable (discussed below). The county said that if we did that it could be annexed to the city at any time, without our consent, because the growth plan includes significant growth in that area.
 - c) **Voluntarily annex to the city, as one parcel.**

The property currently contains a modular home, 1500 square feet, that was put on the western portion in 2009. Our goal, if we kept the entire property is to still put a passive solar home on the back eastern portion since the exposure is perfect. If it is in the county, there could be a problem with the modular home. It would exceed the 800 square feet that can be approved for "assisted living" or "family" or "farm help"; This can be appealed, but the lady at the County said there was no guarantee.

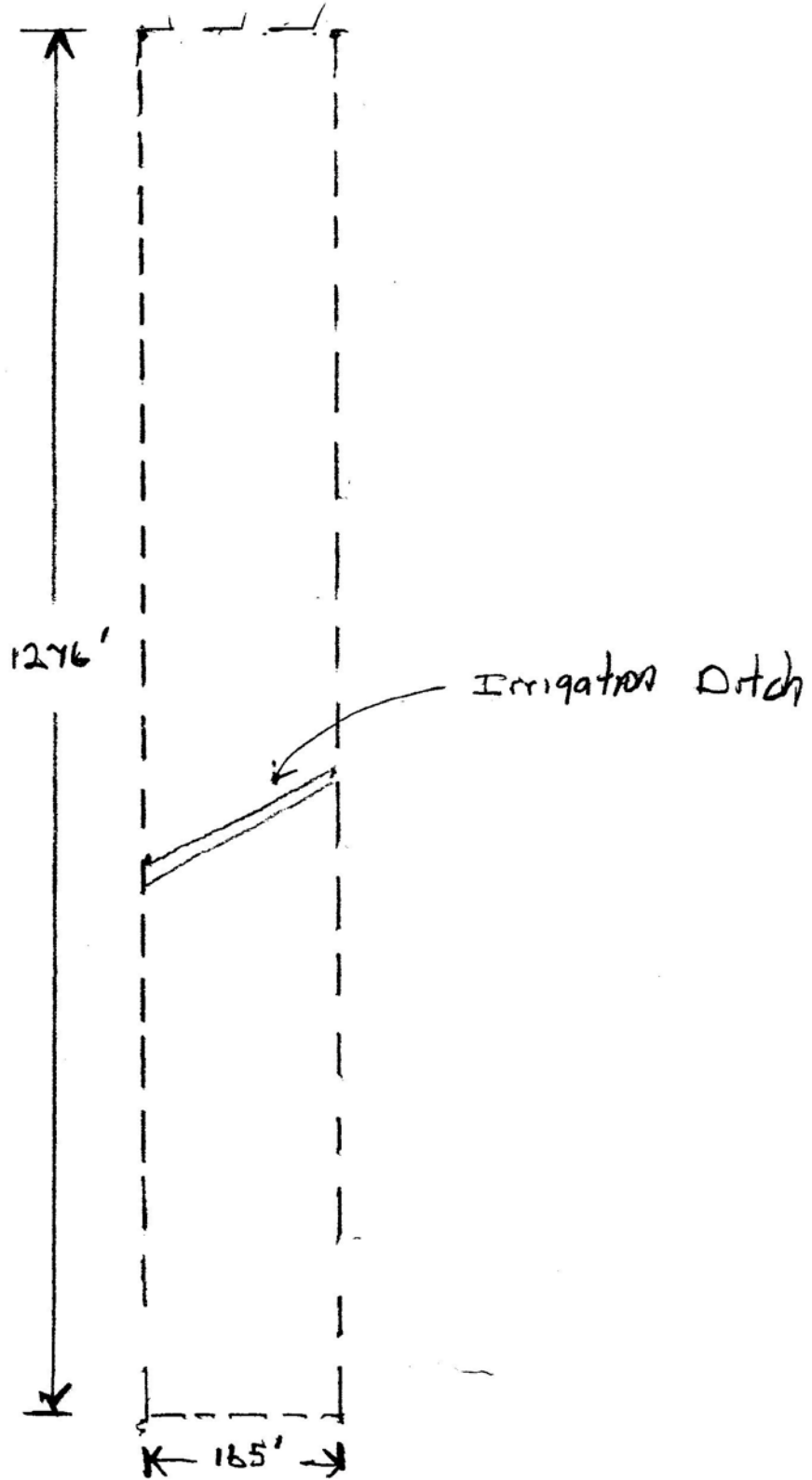
She suggested that I add to my questions for the conceptual review meeting (or perhaps just written feedback is sufficient) if it would be more desirable to annex the entire 5

acres to the city voluntarily, if the rules on the 2nd living quarter were more flexible. Our anticipated new house would be not greater than 3000 square feet probably.

No 1

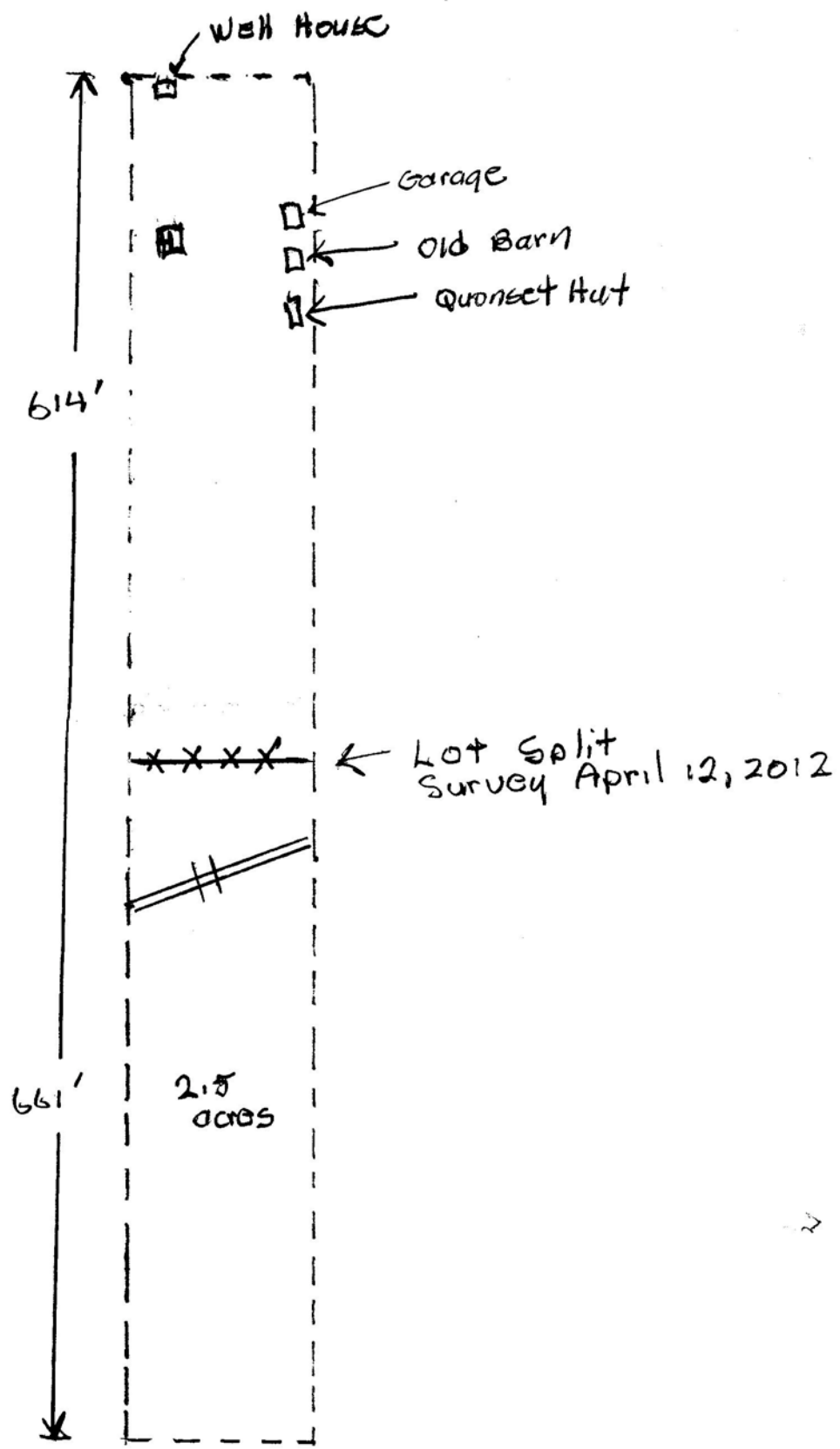


N TAFT HILL ROAD

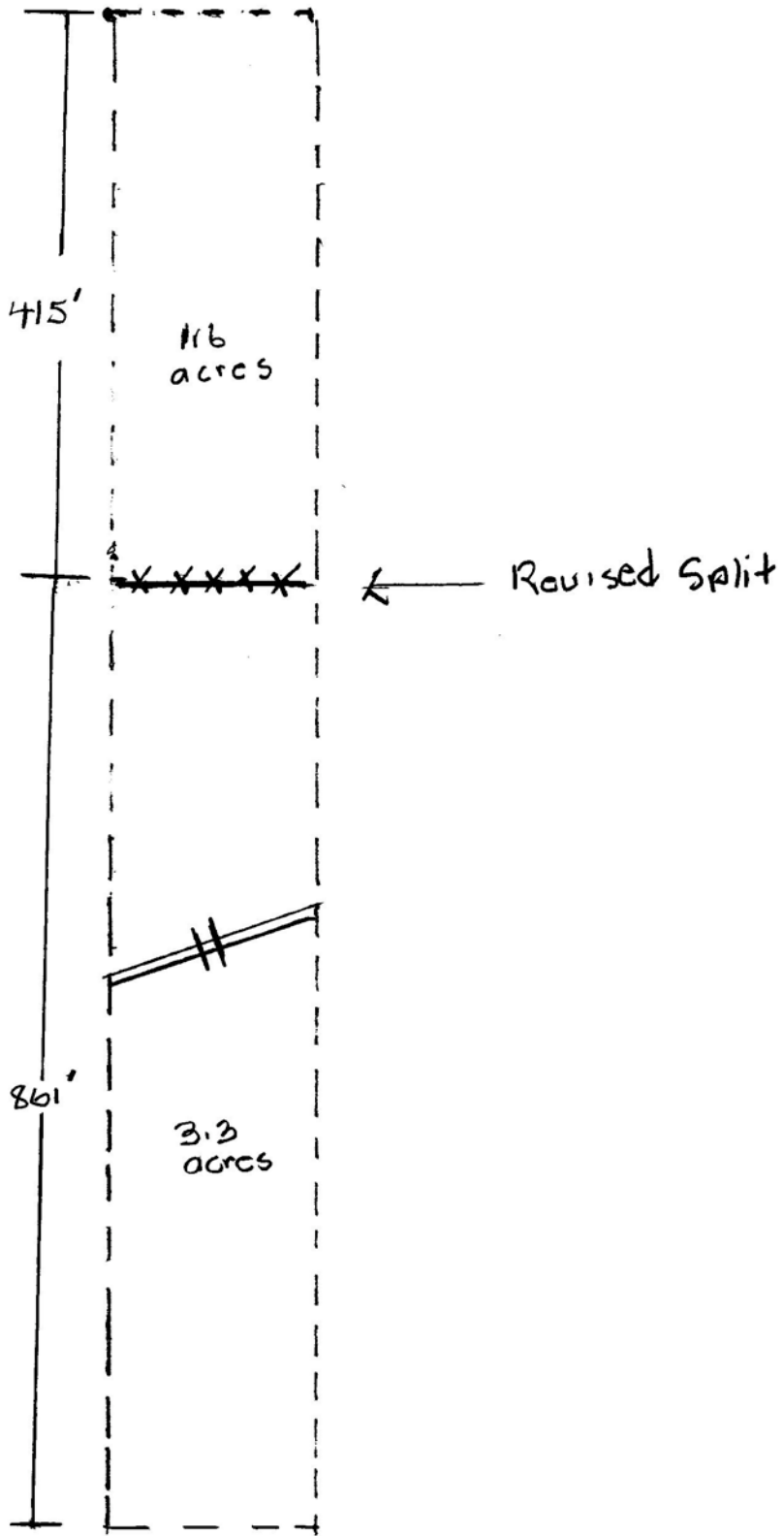


School Property (No adjacent buildings)

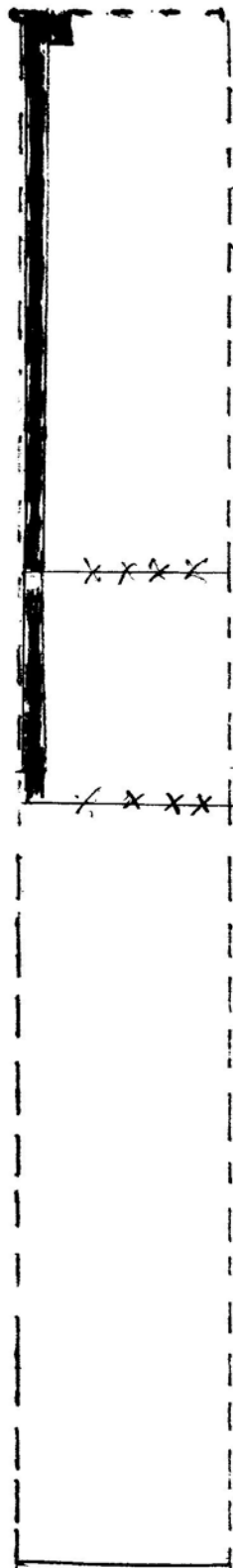
No 2



No 3

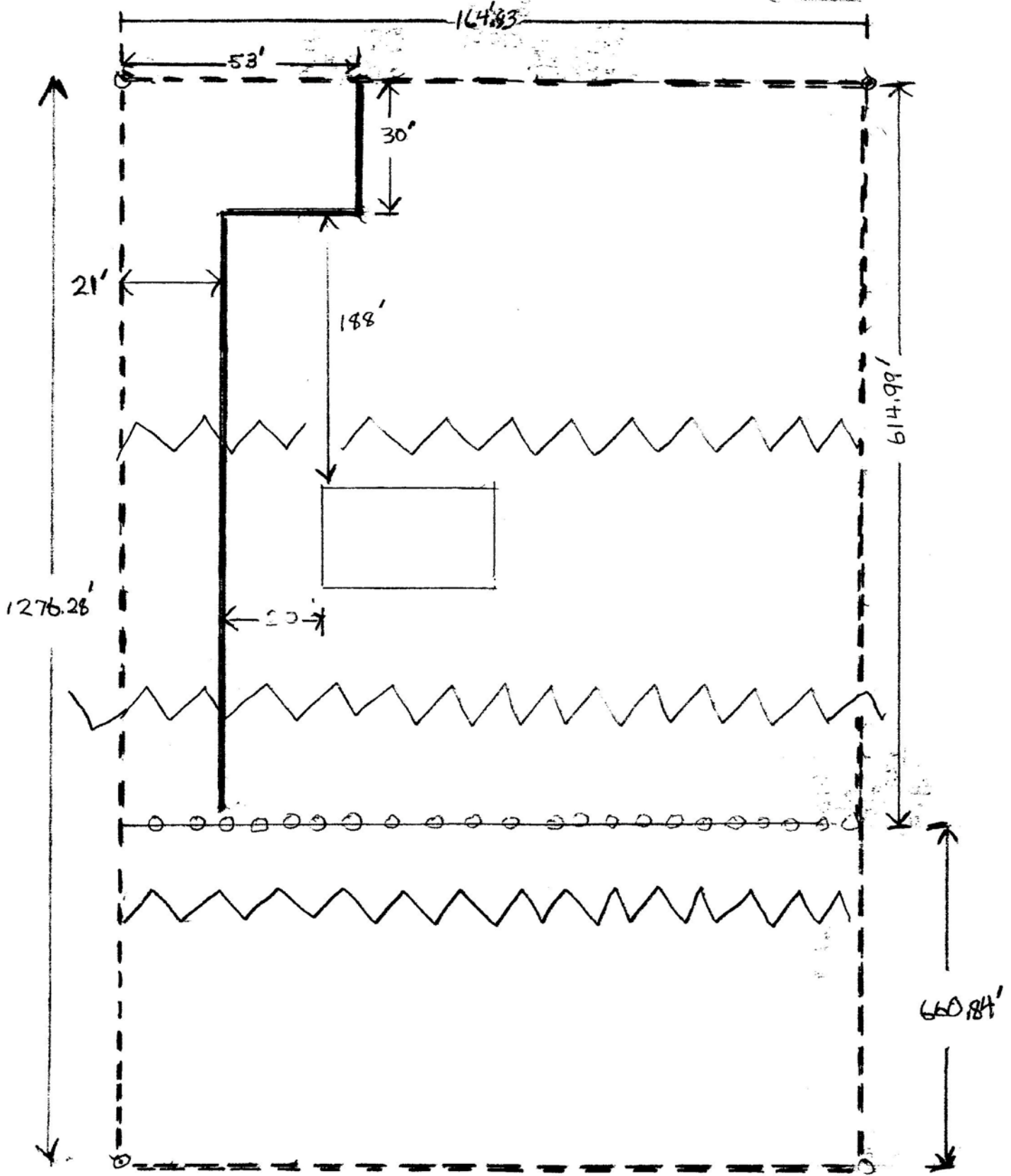


No 4

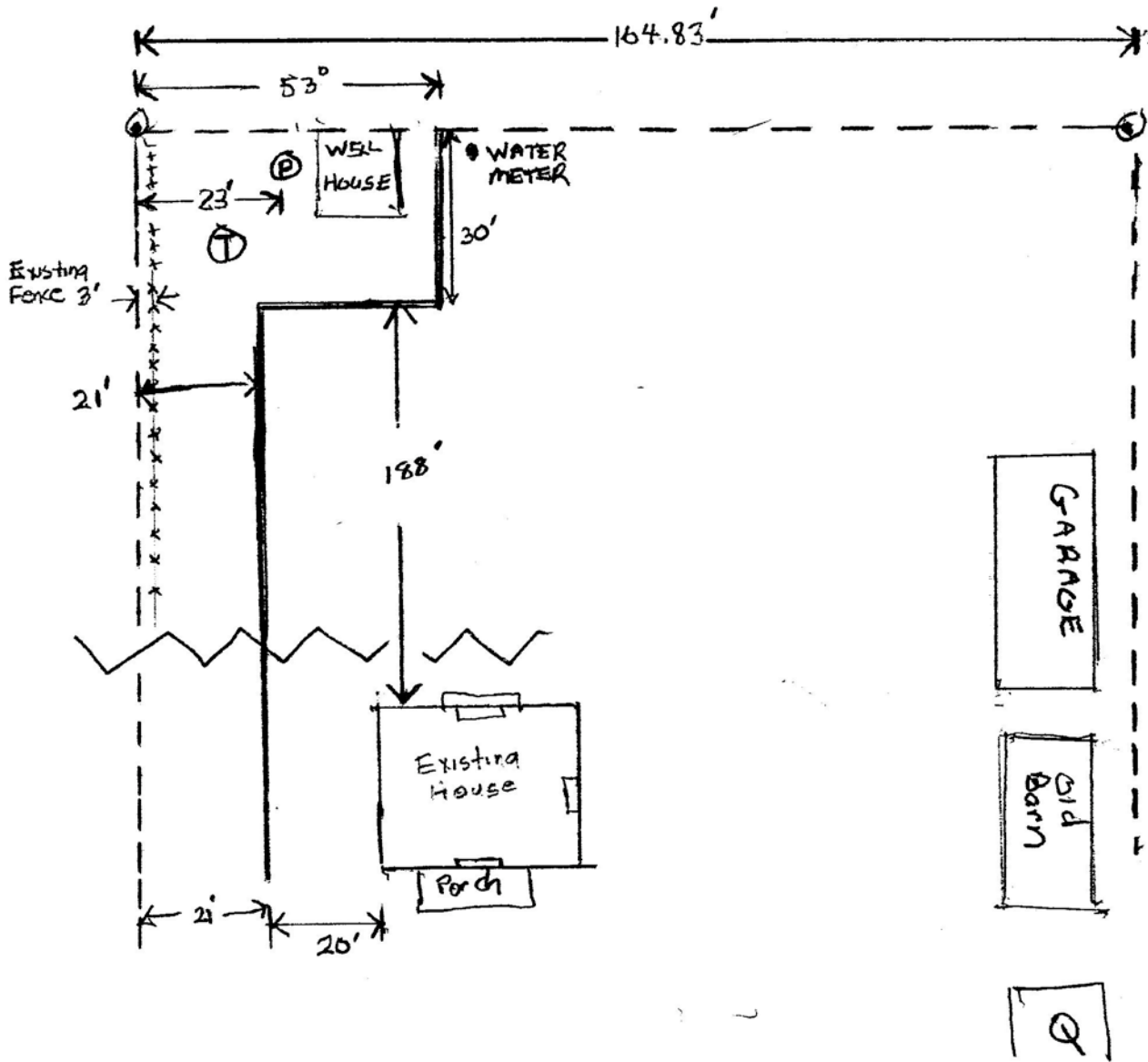


No 5

NORTH TAFT HILL ROAD



No 6



Ⓣ = Tree that would be removed

Ⓟ = utility pole
(doesn't interfere)

Aerial No 1

← N Taft Hill Road



CANAL

Aerial No 2

