

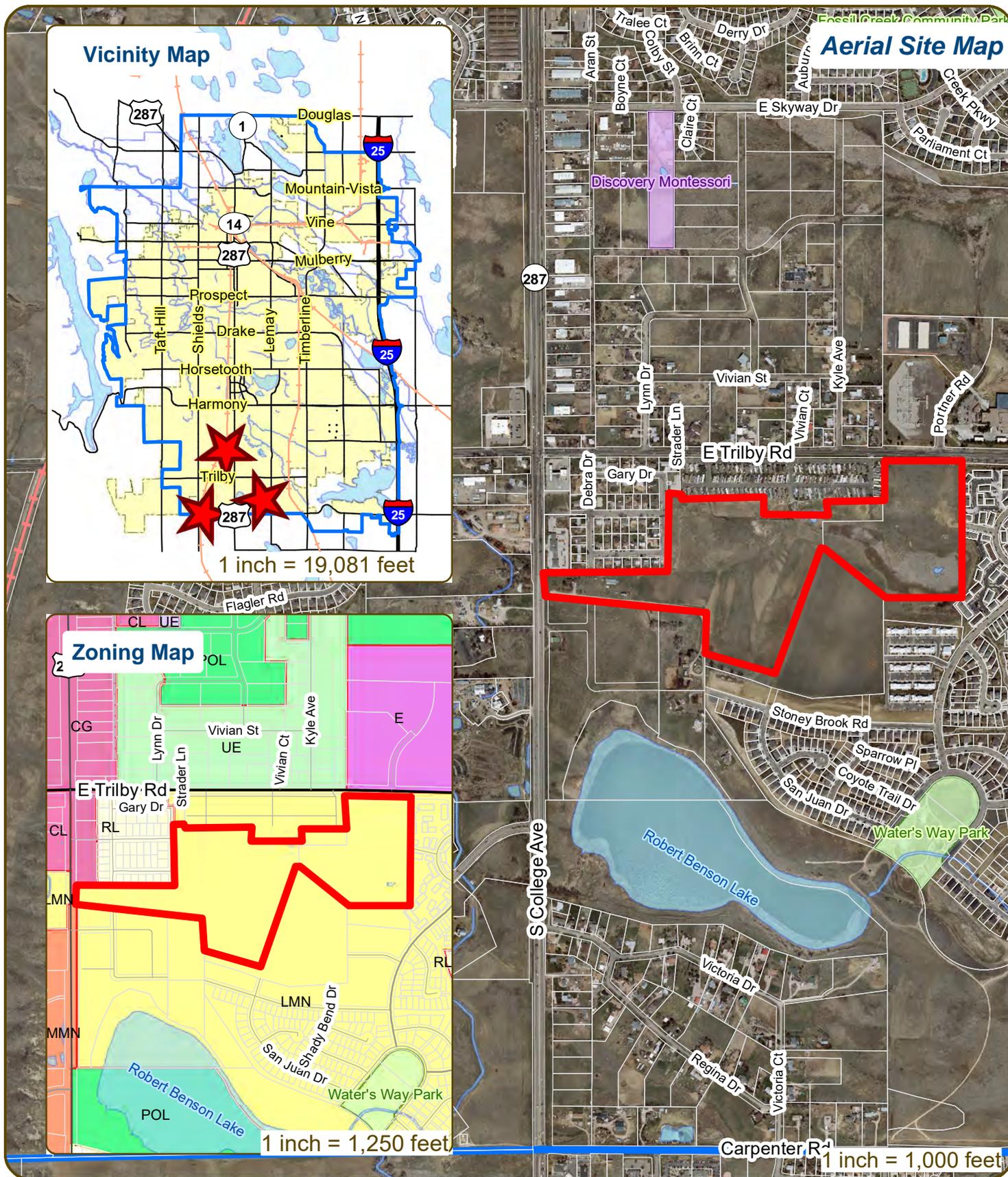
Conceptual Review Agenda

Schedule for 8/29/19
281 Conference Room A

Thursday, August 29, 2019

Time	Project Name	Applicant Info	Project Description	
9:00	Sun Communities Mobile Home Park CDR190071	Chad Gans 248-864-0430 cgans@atwell-group.com	This is a request to develop a mobile home park to be developed, owned and operated by Sun Communities at 6750 S. College Ave. (parcel #9613200003, 9613100001). The proposed plan includes 211 dwelling units with a 1.8-acre amenity center and a .5-acre pocket park. Proposed access will be taken from S. College Ave. to the west and E. Trilby Rd. to the north. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Meaghan Overton Engineer: Marc Virata DRC: Brandy BH

Sun Communities Mobile Home Park



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) Chad Gans
Director of Acquisitions, Atwell, LLC - Consultant to Sun Communities, Inc.

Business Name (if applicable) Atwell, LLC

Your Mailing Address 2 Town Square, Southfield, MI 48076

Phone Number 248-864-0430 Email Address cgans@atwell-group.com

Site Address or Description (parcel # if no address) 6750 S. College Avenue, Fort Collins, CO and parcel No. 96131-00-001 (adjacent parcel)

Description of Proposal (attach additional sheets if necessary) Single Family residential community development as a manufactured housing community to be developed, owned and operated by Sun Communities

Proposed Use Residential Community Existing Use Vacant Land

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 [X] No If yes, then what risk level?
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?



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FORT COLLINS • CONCEPT A - (211 UNITS)

- 📍 Fort Collins, Colorado
- 📅 August 07, 2019
- # 19002785
- 👤 Sun Communities



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.
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