

Conceptual Review Agenda

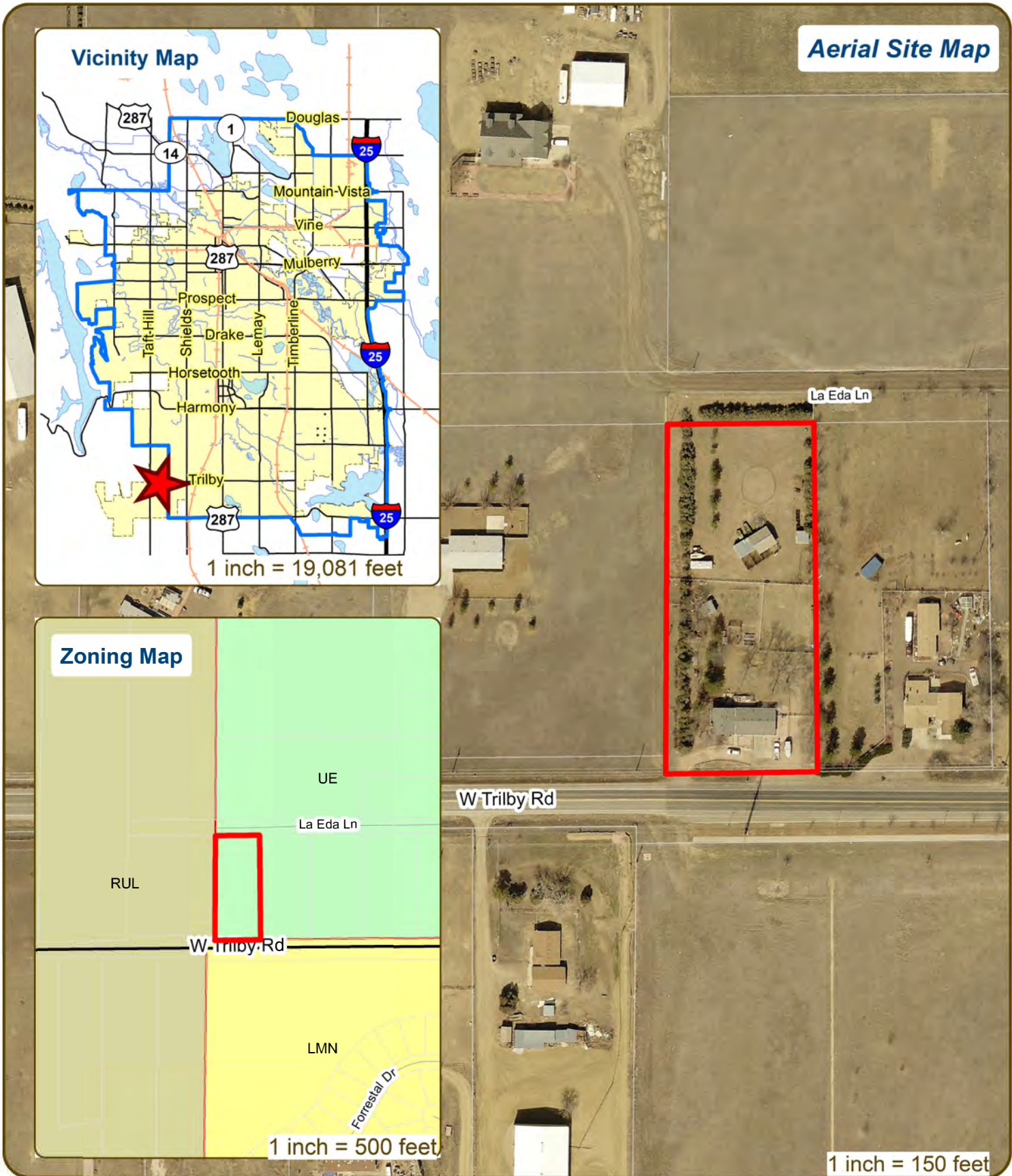
Schedule for 04/22/21

Meetings hosted via Zoom Web Conferencing

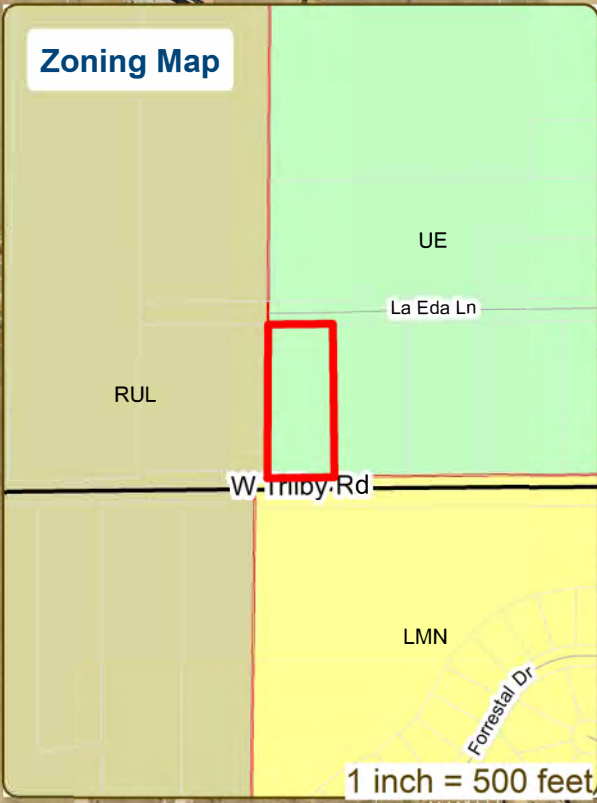
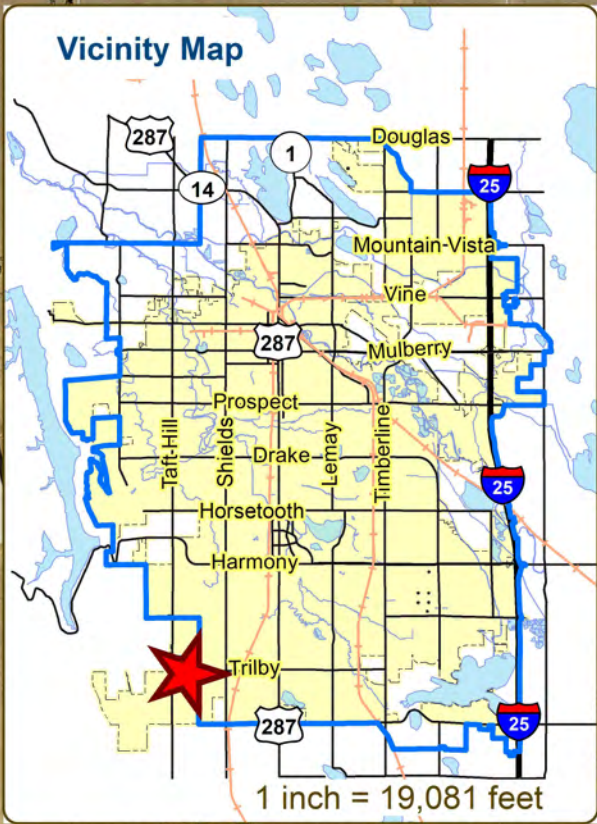
Thursday, April 22, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	1528 W Trilby Rd Accessory Structure / Horse Barn CDR210034	Leslie Leis 970-310-7093 leslie@nocohometeam.com	This is a request to develop an Accessory Structure for use as a horse barn at 1528 W Trilby Rd (parcel # 9610405016). The proposed structure would be 2,952 square feet and would include 3 horse stalls, a tack room, grooming area, hay storage, and an attached shop. Access to the structure would be from W Trilby Rd directly to the south. The site is directly north of E Trilby Rd and approximately .5 miles east of S Taft Hill Rd. The site is within Urban Estate (UE) zone district and since the proposed Accessory Structure is over 2,500 square feet the project is subject to Planning & Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Tenae Beane

1528 W Trilby Rd Accessory Structure / Horse Barn



Aerial Site Map



1 inch = 150 feet

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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 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 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) Leslie Leis - Property Owner

Business Name (if applicable) n/a

Your Mailing Address 1528 W. Trilby Rd. Fort Collins, CO 80526

Phone Number 970-310-7093 Email Address Leslie@nocohometeam.com

Site Address or Description (parcel # if no address) 1528 W. Trilby Rd. Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) Building a 3 stall horse barn with a tack room, grooming area Hay storage, and an attached shop

Proposed Use Personal horse barn and shop Existing Use N/a

Total Building Square Footage 3000 +/- S.F. Number of Stories 1 Lot Dimensions 166x401

Age of any Existing Structures Old sheds and horse corrals to be torn down

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.

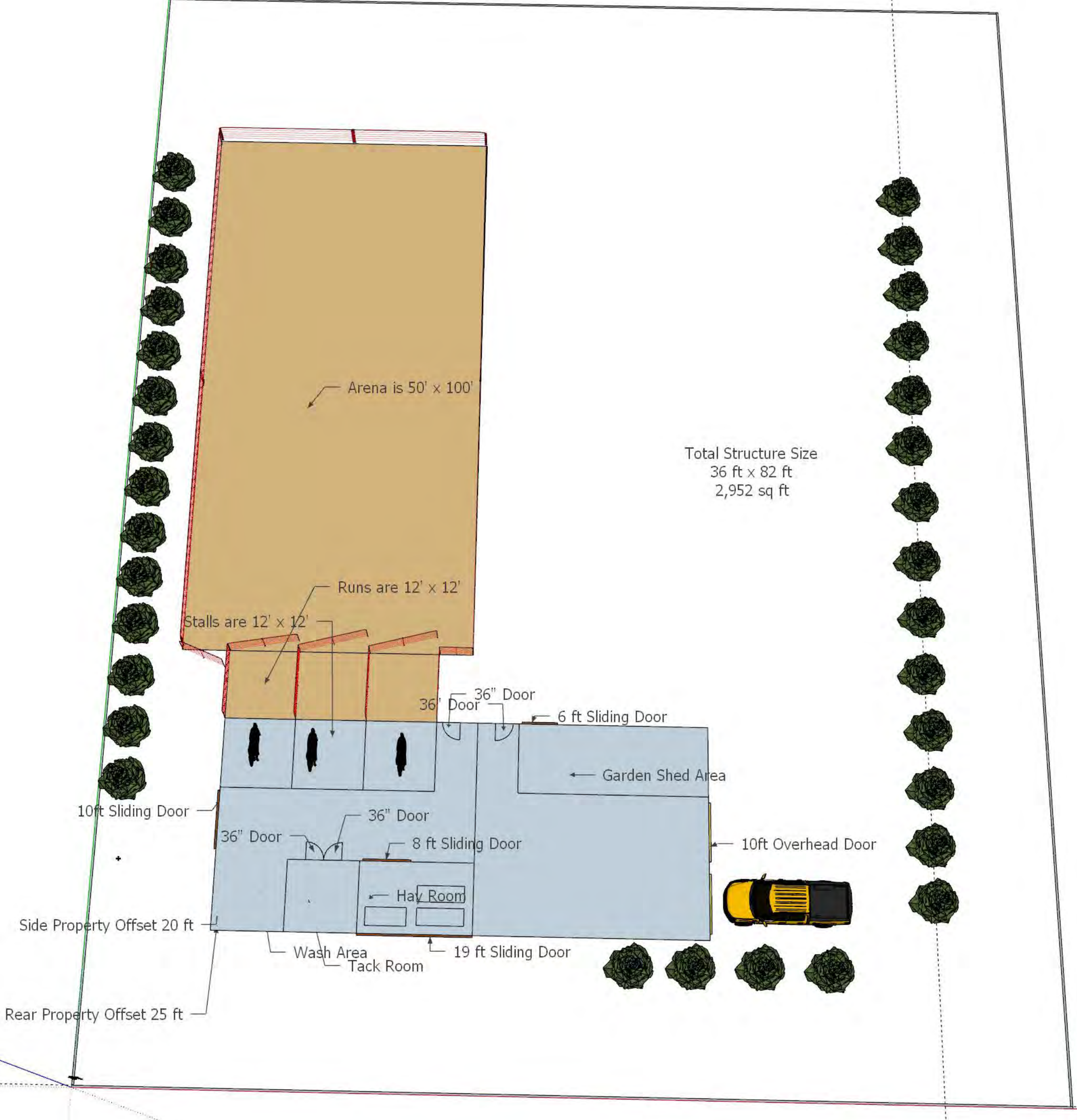
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area 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?



Arena is 50' x 100'

Total Structure Size
36 ft x 82 ft
2,952 sq ft

Runs are 12' x 12'

Stalls are 12' x 12'

36" Door 36" Door

6 ft Sliding Door

Garden Shed Area

10ft Sliding Door

36" Door 36" Door

8 ft Sliding Door

10ft Overhead Door

Side Property Offset 20 ft

Hay Room

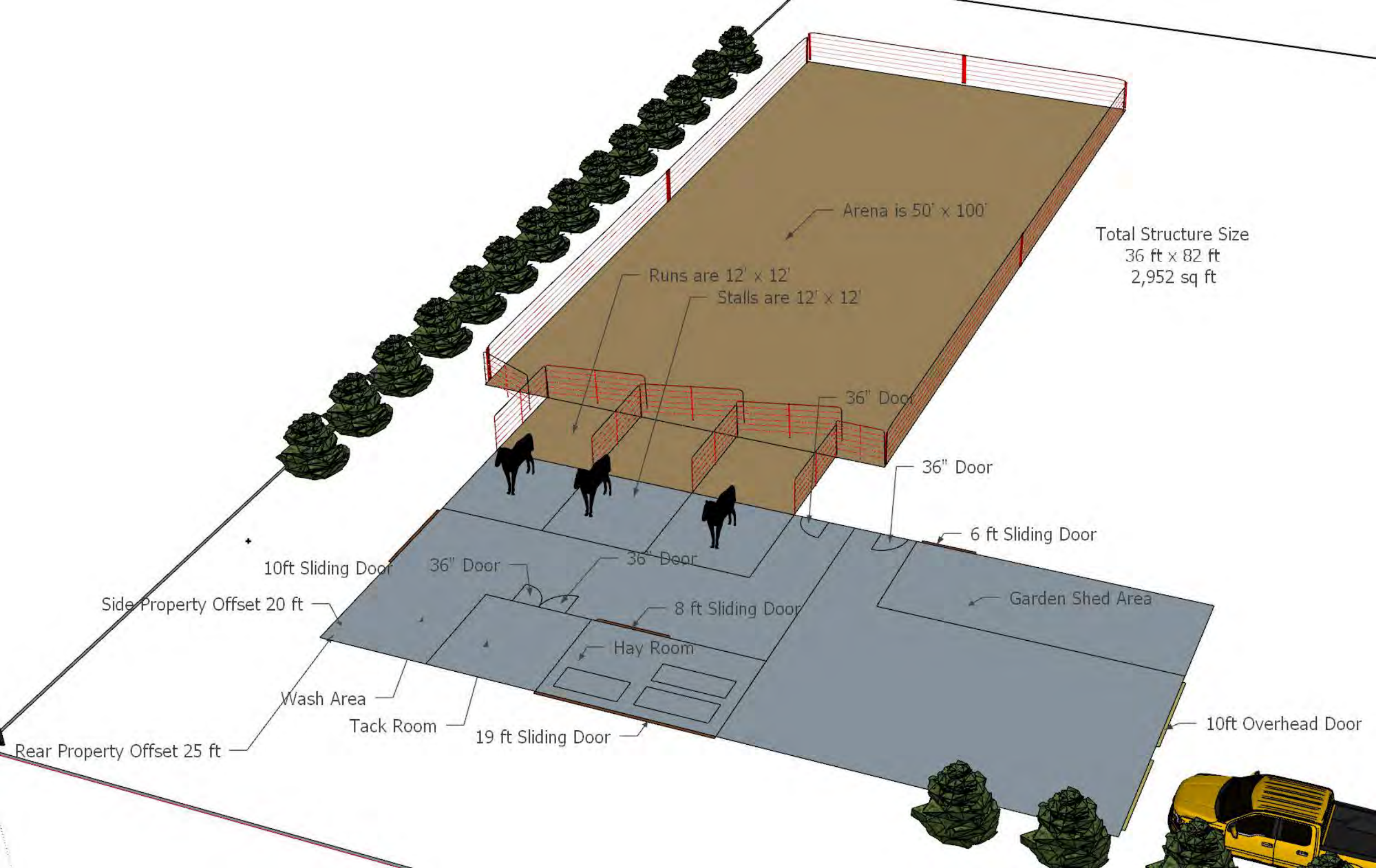
Wash Area

Tack Room

19 ft Sliding Door

Rear Property Offset 25 ft





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Hay Room

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Hybrid



Parcel

Trilby Rd

83

W Trilby Rd

83

W Trilby Rd

83

W Trilby Rd

La Ede Ln

La Foa Ln

La Ede Ln

Thompson Dr
Hudson Dr

Thompson Dr
Hudson Dr

Warrington Dr

Forrestral Dr