

Conceptual Review Agenda

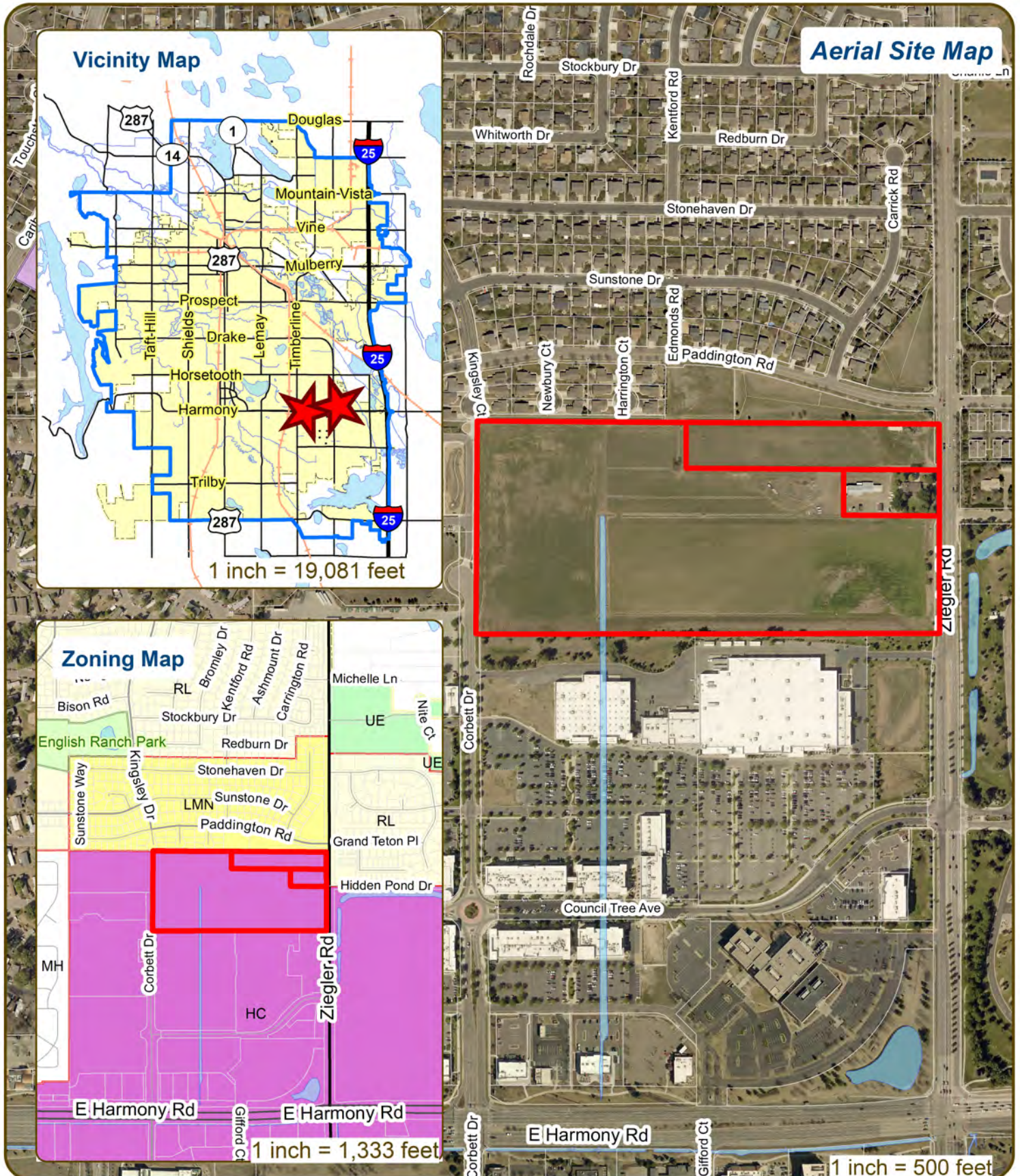
Schedule for 07/08/21

Meetings hosted via Zoom Web Conferencing

Thursday, July 8, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	Ziegler Rd & Corbett Dr Multi-Family Dwellings CDR210051	Jason Sherrill 720-938-8090 jsherrill@mylandmarkhomes.net	This is a request to develop approximately 25 acres into a multi-family dwelling development with some ground-floor commercial uses between Corbett Dr and Ziegler Rd (parcel # 8732000002; 8732400008; 8732000009). The proposal includes a mixture of 2-story townhomes, 3-story condominiums, and 3-4 story apartments. A central park is also proposed as part of the development. Access is proposed from both Corbett Dr to the west and Ziegler Rd to the east. The applicant is proposing a modification of the Harmony Corridor Plan Industrial designation of the site as well as an Overall Development Plan. The property is within the Harmony Corridor (HC) zone district and would be subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Ryan Mounce Engineer: Sophie Buckingham / Dave Betley DRC: Todd Sullivan

Ziegler Rd & Corbett Dr Multi-Family Development



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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) _____

Jason Sherrill - Landmark Homes - Developer / Home Builder

Business Name (if applicable) Landmark Homes

Your Mailing Address 6341 Fairgrounds Ave, Suite 100, Windsor CO 80550

Phone Number 720-938-8090 **Email Address** jsherrill@mylandmarkhomes.net

Site Address or Description (parcel # if no address) _____
Parcel # 8732000002

Description of Proposal (attach additional sheets if necessary) _____

Multi-Use and Multi Family Development - See Exhibits Provided

Proposed Use Mixed Use - Multi Family **Existing Use** Undeveloped

Total Building Square Footage N/A **S.F. Number of Stories** 2-4 **Lot Dimensions** N/A

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 ☒ No **If yes, then what risk level?** N/A

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

Increase in Impervious Area 18 Acres / 784,080 **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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NOTE:
1. PROPERTY LINES AND SITE AREAS ARE IN REFERENCE TO THE LARIMER COUNTY ASSESSOR MAPS AND ASSUMED TO BE APPROXIMATE. PROPERTY LINES AND AREAS SHOULD BE CONFIRMED BY AN ALTA SURVEY PRIOR TO DETAIL SITE DESIGN



NO.	REVISION	BY	DATE

ZIEGLER PROPERTY

SITE EXHIBIT

PREPARED BY OR UNDER THE DIRECT SUPERVISION OF:

REVIEW SET
NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF HIGHLAND DEVELOPMENT SERVICES

DATE	5/27/21
SCALE (H)	1" = 80'
SCALE (V)	N/A
DRAWN BY	JTC
CHECKED BY	JTC
HDS PROJECT #	

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This hand-drawn site plan illustrates a residential development layout. The plan includes several building footprints, parking areas, and landscaping features. Key elements include:

- Buildings and Units:**
 - Top Left: 3 - 2 Story Brownstone Townhomes (3.0 AC), 28 CONDOS.
 - Top Center: 3 Story Flats Condominiums (2.0 AC), 20 CONDOS.
 - Top Right: 3 Story Flats Condominiums (1.5 AC), 20 CONDOS.
 - Far Top Right: 4 Story Apartments (3.2 AC), 40 ATT GARAGES.
 - Middle Left: 3 - 2 Story Brownstone Townhomes (3.0 AC), 34 CONDOS.
 - Middle Center: Clubhouse, 3 - 2 Story Brownstone Townhomes (1.0 AC), 20 CONDOS.
 - Middle Right: FIRST FLR COMM.
 - Bottom Left: 3 Story Garden Apartments (4.0 AC), 40 APARTMENTS 24 ATT GARAGES, 60 PARKING GARAGES.
 - Bottom Center: Clubhouse, 3 Story Garden Apartments (4.0 AC), 40 APARTMENTS 24 ATT GARAGES, 60 PARKING GARAGES.
 - Bottom Right: FIRST FLR COMM., 4 Story Apartments (3.5 AC), 40 APARTMENTS 24 ATT GARAGES.
- Landscaping and Features:**
 - Top Left: Buffer / Det. Pond.
 - Middle: PARK (green area).
 - Bottom Right: Det. Pond.
- Infrastructure:**
 - Streets: TWO WAY, ONE WAY.
 - Driveways: INDICATED BY ARROWS.
 - Handwritten Markers: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.