

Conceptual Review Agenda

Schedule for 07/15/21

Meetings hosted via Zoom Web Conferencing

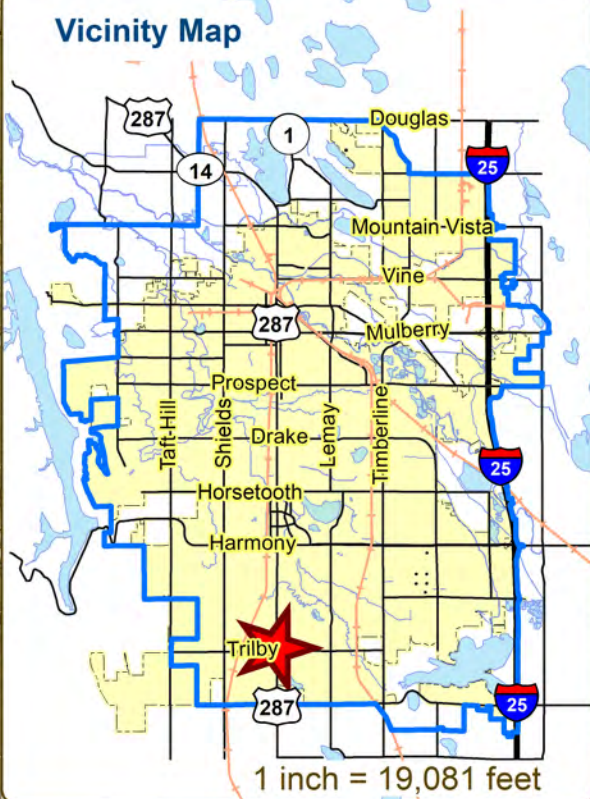
Thursday, July 15, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	6412 Lynn Dr Single-Family Detached Dwelling CDR210055	Ruth Barber 970-689-1585 2016aov@gmail.com	This is a request to add a second single-family detached dwelling (modular home) at 6412 Lynn Dr (parcel # 9612311002). The second dwelling will be approximately 2,100 sf. Access to the dwelling will be from Vivian St to the south. The site is approximately .1 miles north of E Trilby Rd and approximately .16 miles east of S College Ave. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: Spencer Smith DRC: Todd Sullivan

6412 Lynn Dr

Single-Family Detached Dwelling

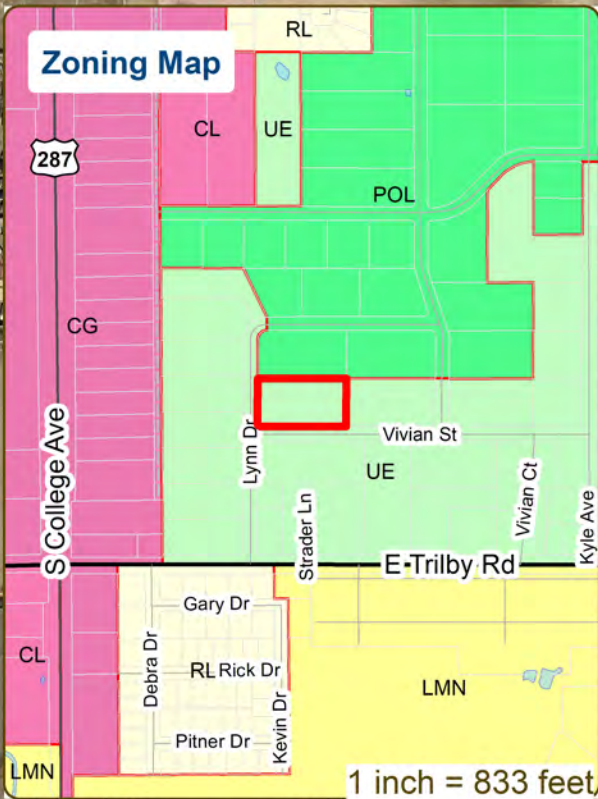
Vicinity Map



Aerial Site Map



Zoning Map



Lynn Dr

Vivian St

Vivian St

E-Trilby Rd

Strader Ln

Gary Dr

Debra Dr

RL Rick Dr

Pitner Dr

Kevin Dr

Strader Ln

1 inch = 133 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) _____

RUTH BARBER, owner

Business Name (if applicable) _____

Your Mailing Address PO BOX 271664 Fort Collins CO 80527

Phone Number 970.689.1585 **Email Address** 2016AUV@gmail.com

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

6412 Lynn Drive Fort Collins CO 80525

Description of Proposal (attach additional sheets if necessary) Either ADD another modular (new) home on the lot (1.84acre lot) OR bring new modular in while living in the old one and then take down the old one (have not decided yet)

Proposed Use residence for g-parents **Existing Use** residence

* **Total Building Square Footage** 1512 old home **S.F. Number of Stories** 1 story **Lot Dimensions** 1.84 acres (389.92 x 208.71)

Age of any Existing Structures 1972

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? _____

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

Increase in Impervious Area # New modular home 2128 S.F.

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

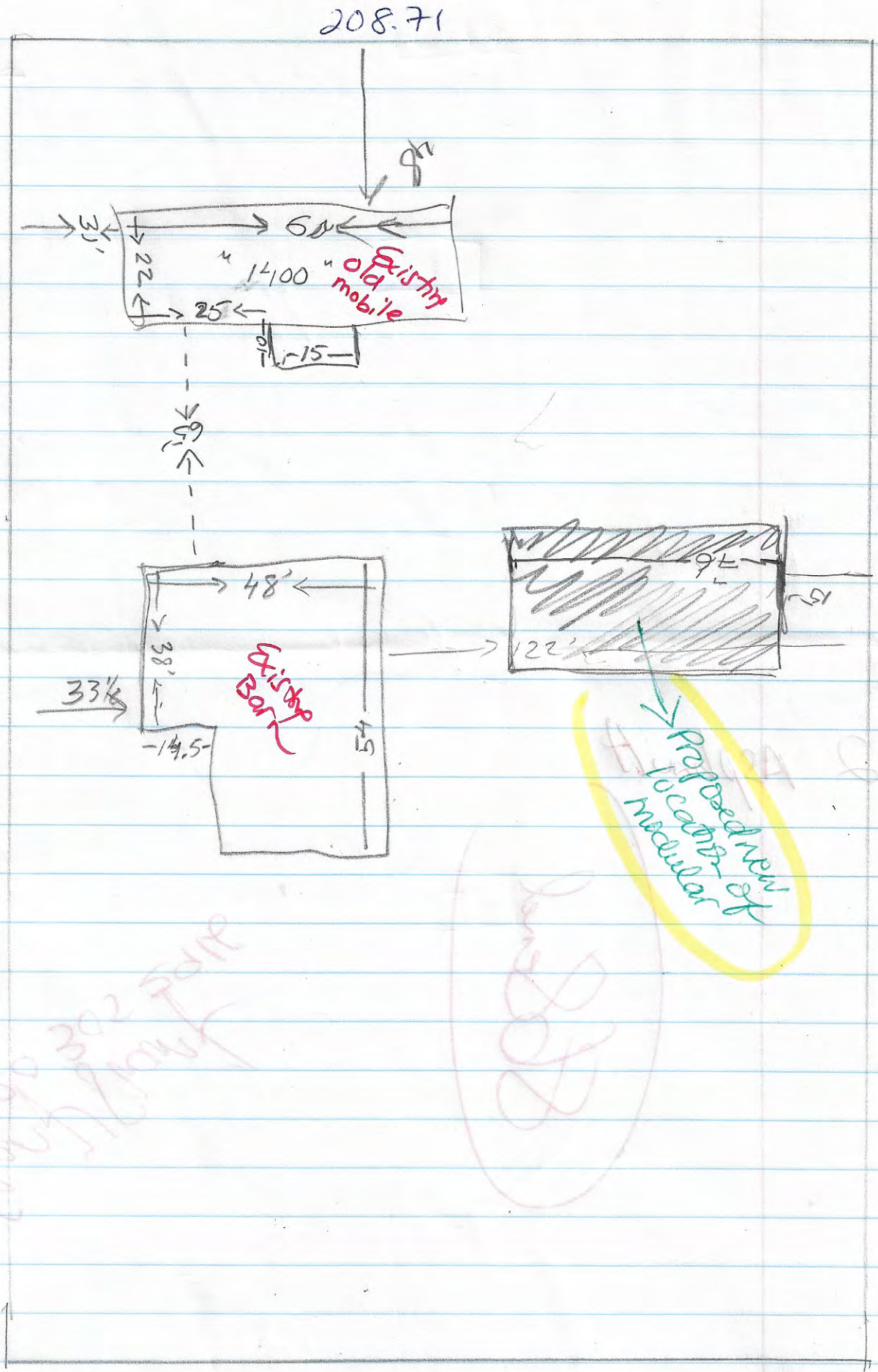
Suggested items for the Sketch Plan:

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?

PARCEL #
9612311002
Schedule #
0229920

6412 Lynn Dr. Folw 80525

Vision



29x
76