

Conceptual Review Agenda

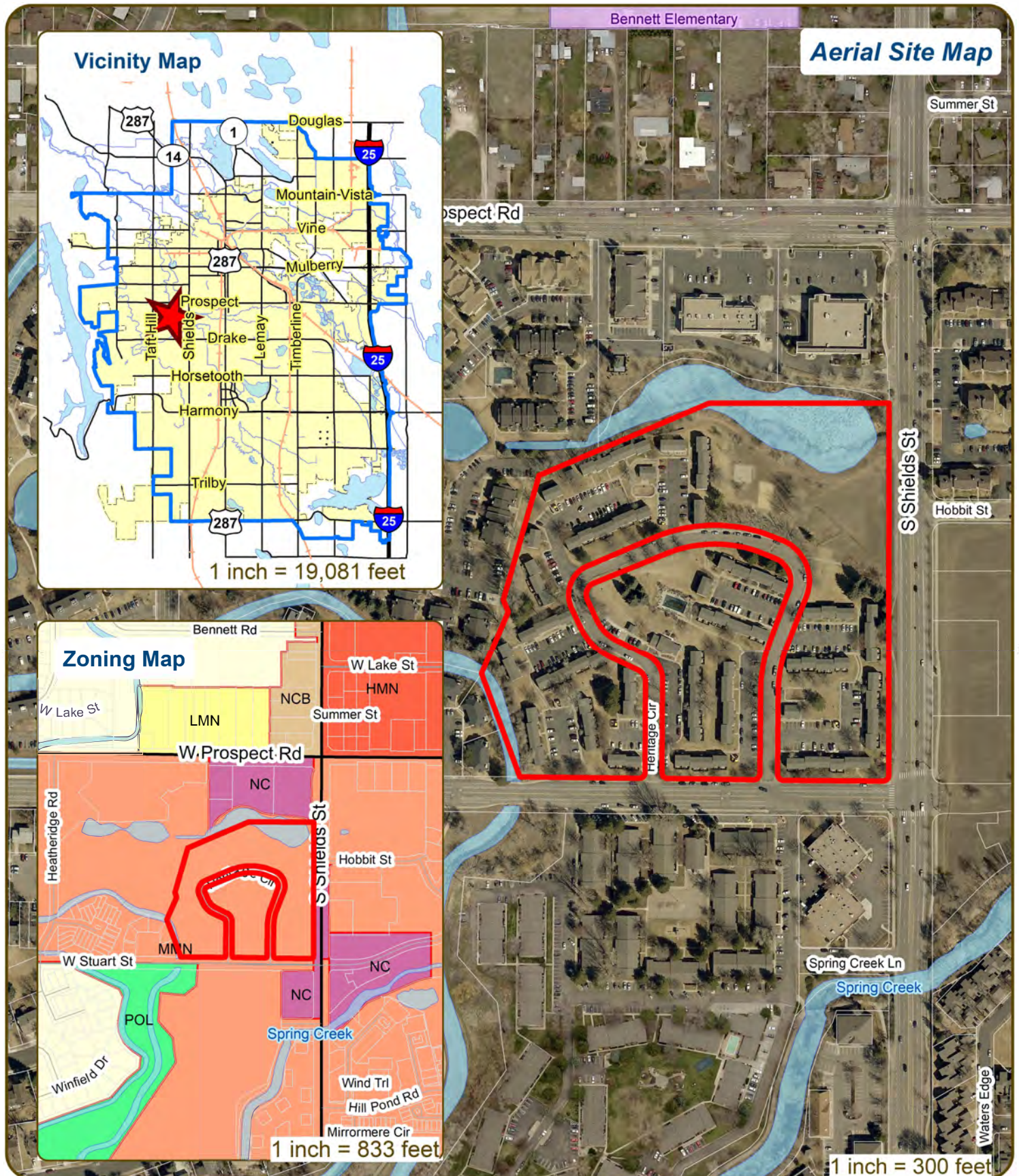
Schedule for 09/23/21

Meetings hosted via Zoom Web Conferencing

Thursday, September 23, 2021

| Time | Project Name | Applicant Info | Project Description | |
|------|--|--|---|--|
| 9:15 | 1742 Heritage Circle - Heritage Park Townhomes Addition CDR210072 | Adam Harrison 303-228-2311 adam.harrison@kimley-horn.com | <p>This is a request to construct townhome dwelling units as part of the Heritage Park Apartments located at 1742 Heritage Cir (parcel # 9722112001). The proposal includes 31 townhome dwelling units (18 2-bedroom units, 13 3-bedroom units) and 98 vehicle parking spaces (62 garage spaces, 36 surface spaces). The site is located directly west of S Shields St and approximately 400 feet south of W Prospect Rd. Access is taken from Heritage Circle directly to the south. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to a Major Amendment which will require Planning & Zoning Commission (Type 2) Review.</p> <p>Please Note: A previous submittal for this site can be found under project # CDR210049.</p> | <p>Planner: Jason Holland Engineer: Spencer Smith DRC: Brandy Bethurem Harras</p> |

1742 Heritage Cir Heritage Park Townhomes Addition



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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

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 ☐ 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?

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PORTION OF THE NE 1/4 OF SECTION 22, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M. COUNTY OF
LARIMER, STATE OF COLORADO

SHEET 2 OF 3

6 SPACES ADDED

16 SPACES
ADDED

31 UNITS ADDED
18 (2)-BEDROOM UNITS 13 (3)-BEDROOM UNITS

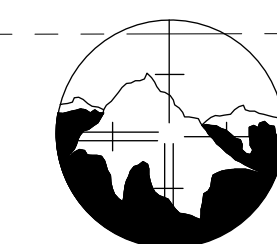
PARKING SUMMARY
CURRENT-
337 REQUIRED, 294 CURRENTLY PROVIDED
43 STALL DEFICIENCY

PROPOSED-
31 UNITS ADDED (1.75 SPACES/UNIT)
392 NOW REQUIRED, 392 PROPOSED
62 GARAGE SPACES ADDED
36 SURFACE SPACES GAINED (NET)

SOUTH SHIELDS STREET
100' PUBLIC ROW

WEST STUART STREET

80' PUBLIC ROW
(NORTH 40' PER PLAT BOOK 1708 AT PAGE 3)
(SOUTH 40' PER FIELD OBSERVATION)



prepared by:
RUBINO SURVEYING
3312 AIRPORT ROAD
BOULDER, COLORADO 80301
(303) 464-9515

| REVISIONS | |
|--------------------------------------|----------------------------|
| REVISED 5/26/2021, REVISED 6/08/2021 | |
| REVISED 5/23/2021 | |
| DRAWING NO: 21150.DWG | SHEET 2 OF 3 |
| DATE OF SURVEY: 5/05/2021 | DATE OF DRAWING: 5/11/2021 |
| DRAWN BY: BR | PROJECT NO: 21150 |

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.


1700 A AND B; 1704 A AND B; 1706 A AND B; 1712 A, B AND C; 1718 A, B AND C; 1724 A, B AND C, 1730 A,
B, C, D AND E; 1736 A, B AND C; 1742; 1748 AND 1754 A AND B HERITAGE CIRCLE, FORT COLLINS, CO 80526.

A PORTION OF THE NE 1/4 OF SECTION 22, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M. COUNTY OF
LARIMER, STATE OF COLORADO

SHEET 3 OF 3

OWNER: RIGWPM LLC
PARCEL NO. 9722162001

STATEMENT OF ENCROACHMENTS:

 BUILDINGS ENCR OACH INTO 6' UTILITY EASEMENT
 BUILDING ENCR OACHES INTO 20' SEWER EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

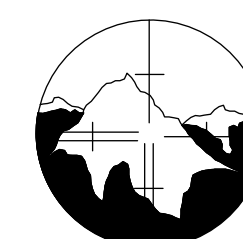
LEGEND

| | |
|-------|------------------|
| TS | TRAFFIC SIGNAL |
| ○ | UTILITY PEDESTAL |
| TE | TRASH ENCLOSURE |
| ⊗ | WATER VALVE |
| ⊗ | LIGHT POLE |
| ⊗ | MANHOLE |
| ⊗ | FIRE HYDRANT |
| □ | CLEANOUT |
| □ | A/C UNIT |
| □ | GAS METERS |
| — | ELECTRIC METERS |
| - x - | WOOD FENCE |
| (A) | FND PIN/CAP PLS |
| (B) | FND PIN/CAP PLS |
| (C) | FND PIN/CAP PLS |
| (D) | SET PIN/CAP PLS |
| (E) | UNABLE TO LOCATE |

(POINT IS UNDER

OWNER: FC 1225 LLC
PARCEL NO. 9722148002

1700 A AND B; 1704 A AND B; 1706 A AND B; 1712 A, B AND C; 1718 A, B AND C; 1724 A, B AND C, 1730 A, B, C, D AND E; 1736 A, B AND C; 1742; 1748 AND 1754 A AND B HERITAGE CIRCLE, FORT COLLINS, CO 80526.



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| | |
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| REVIEWS | |
| / | |
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| SHEET 3 OF 3 | |
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