

Conceptual Review Agenda

Schedule for 12/02/21

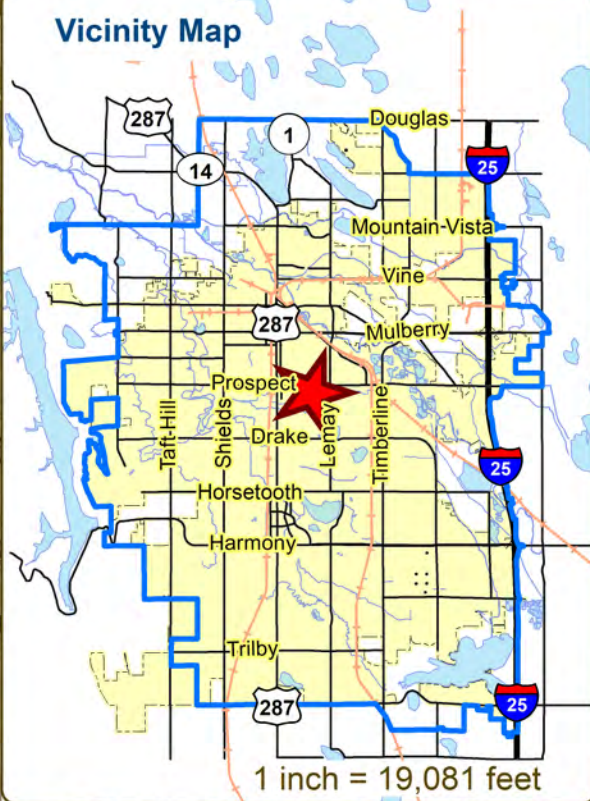
Meetings hosted via Zoom Web Conferencing

Thursday, December 2, 2021

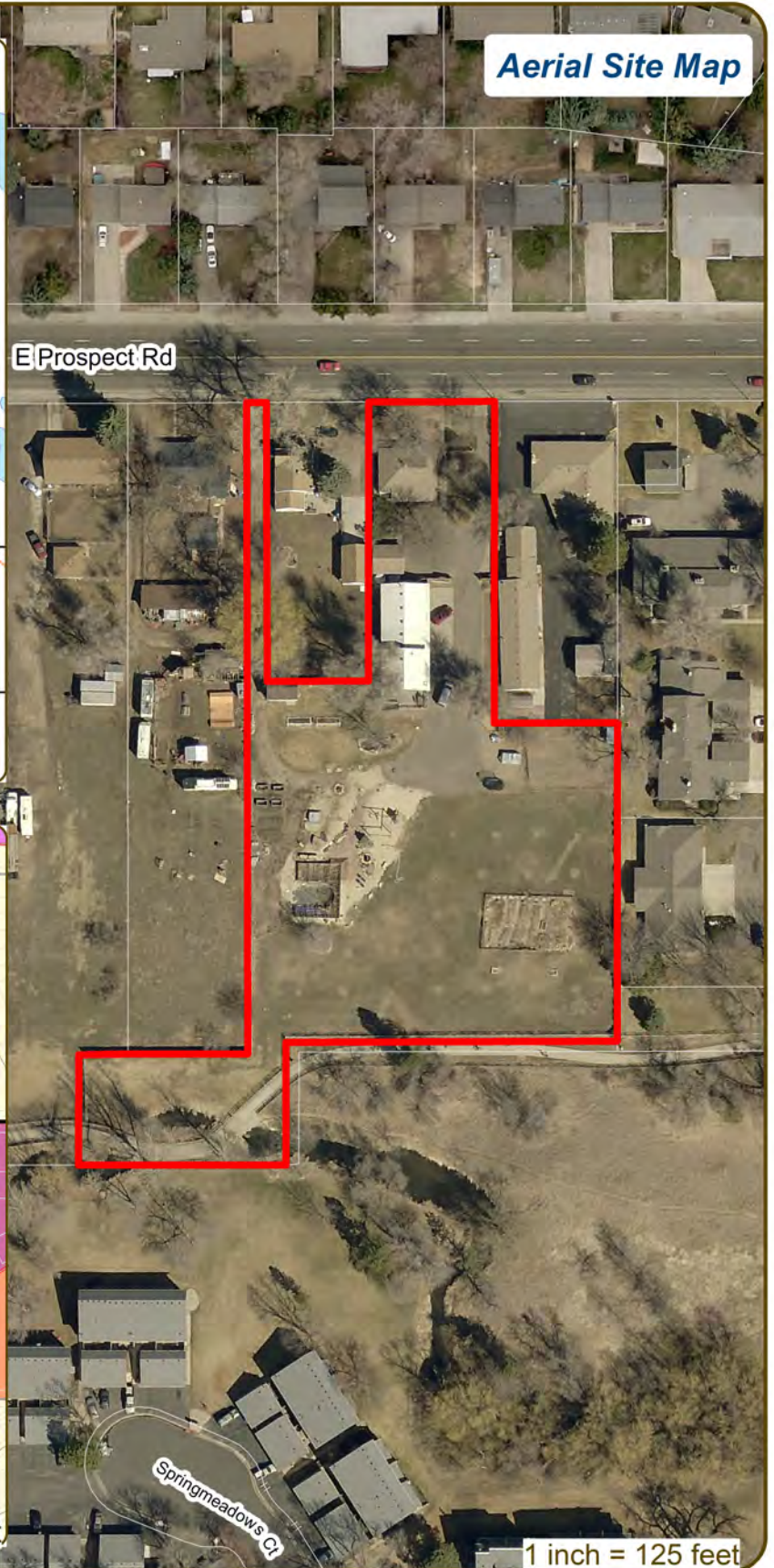
Time	Project Name	Applicant Info	Project Description	
10:15	917 E Prospect Rd Single-Family Dwelling CDR210092	John Stace McGee 505-720-3680 stace@edi-arch.com	<p>This is a request to convert an existing pole barn auxiliary structure into a single-family dwelling at 917 E Prospect Road (parcel #9724106011). Six parking spaces are currently provided on the parcel for the existing single-family dwelling and the pole barn. Access to the site is taken at two points from E Prospect Rd to the north. The site is directly south of E Prospect Rd and approximately .12 miles west of S Lemay Ave. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) Review.</p> <p>Please Note: A previous Conceptual Review submittal for this site can be found under project # CDR180082.</p>	Planner: Ryan Mounce Engineer: Dave Betley DRC: Brandy Bethurem Harras

917 E Prospect Rd Single-Family Dwelling

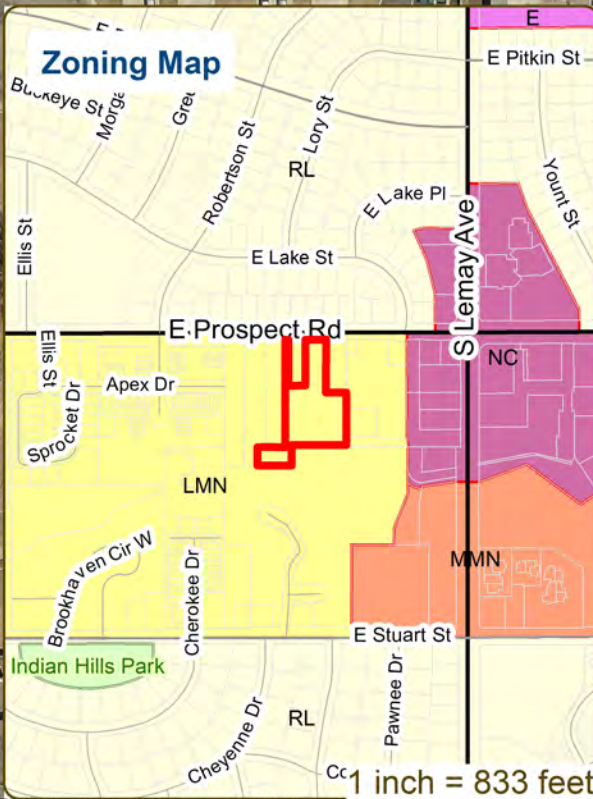
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____
John Stace McGee (Stace)

Business Name (if applicable) _____
Your Mailing Address 917 E Prospect Rd, Unit B, Fort Collins, CO 80525
Phone Number 505-720-3680 **Email Address** stace@edi-arch.com
Site Address or Description (parcel # if no address) 917 E Prospect Rd

Description of Proposal (attach additional sheets if necessary) See attached Conceptual Site
Turn Auxiliary (accessory) structure with habitable space into a
second dwelling unit

Proposed Use Residence/dwelling **Existing Use** Auxiliary Structure
Total Building Square Footage 3167 S.F. Number of Stories 2 Lot Dimensions see site
Age of any Existing Structures 1980's plan

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. auxiliary structure is

Is your property in a Flood Plain? ☒ Yes ☐ No If yes, then what risk level? not in flood plain

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

Increase in Impervious Area 3822 increased driveway 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?

