

Conceptual Review Agenda

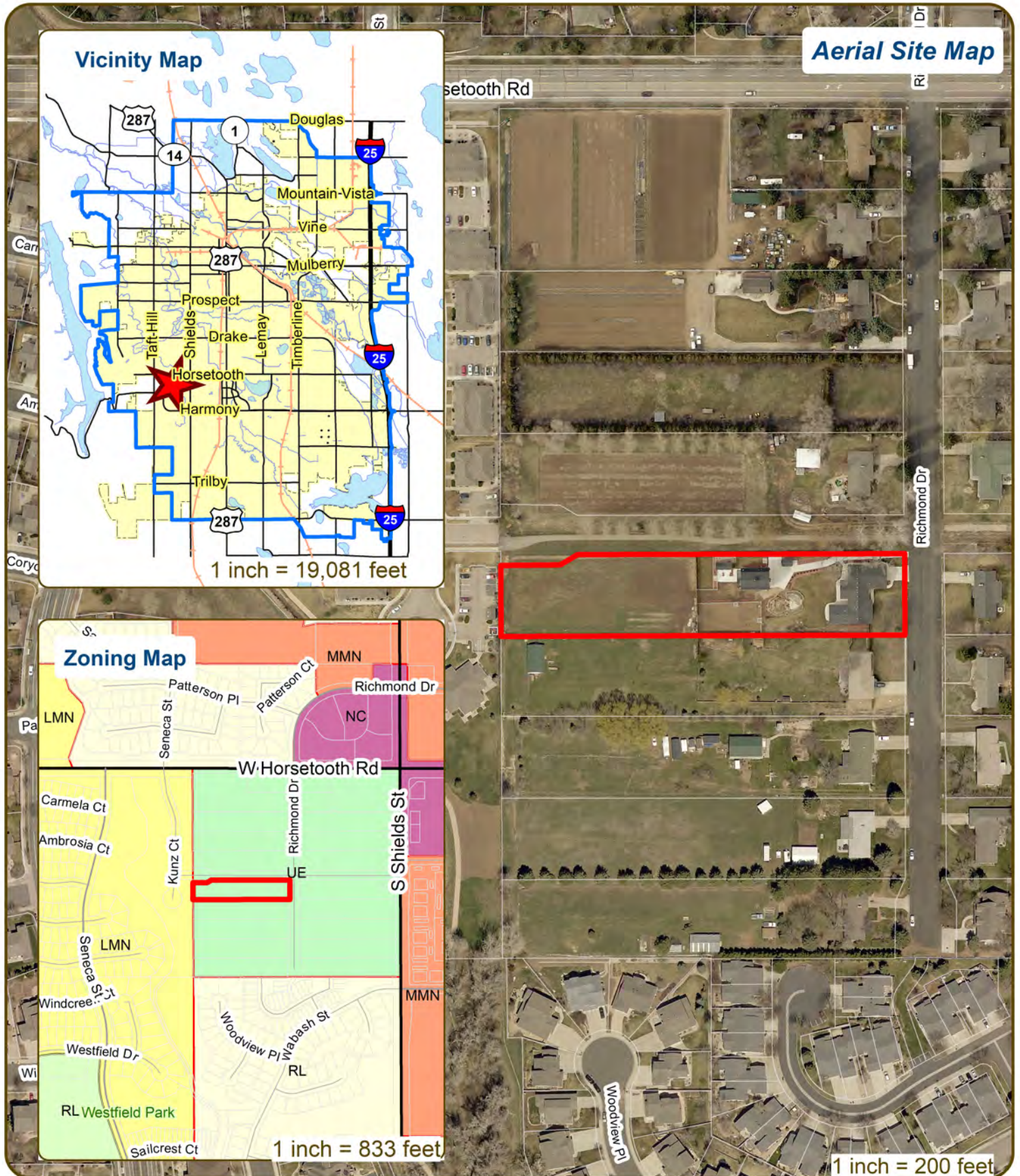
Schedule for 01/06/22

Meetings hosted via Zoom Web Conferencing

Thursday, January 6, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	3701 Richmond Dr Single-Family Dwelling & Barnhouse CDR210098	Conor Parrish 970-342-6867 cparrish7@hotmail.com	This is a request to subdivide the lot and add a second single-family detached dwelling at 3701 Richmond Dr (parcel # 9734105006). The dwelling will be approximately 2,500-2,800 sf, and one-story in height. An accessory structure (barn) proposed to be approximately 1,300 sf is also proposed. Access to the site will be from Brooks Dr to the northwest. The site is approximately .13 miles south of W Horsetooth Rd and approximately .13 miles west of S Shields St. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: Dave Betley DRC: Brandy Bethurem Harras

3701 Richmond Dr Single-Family Detached Dwelling



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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?

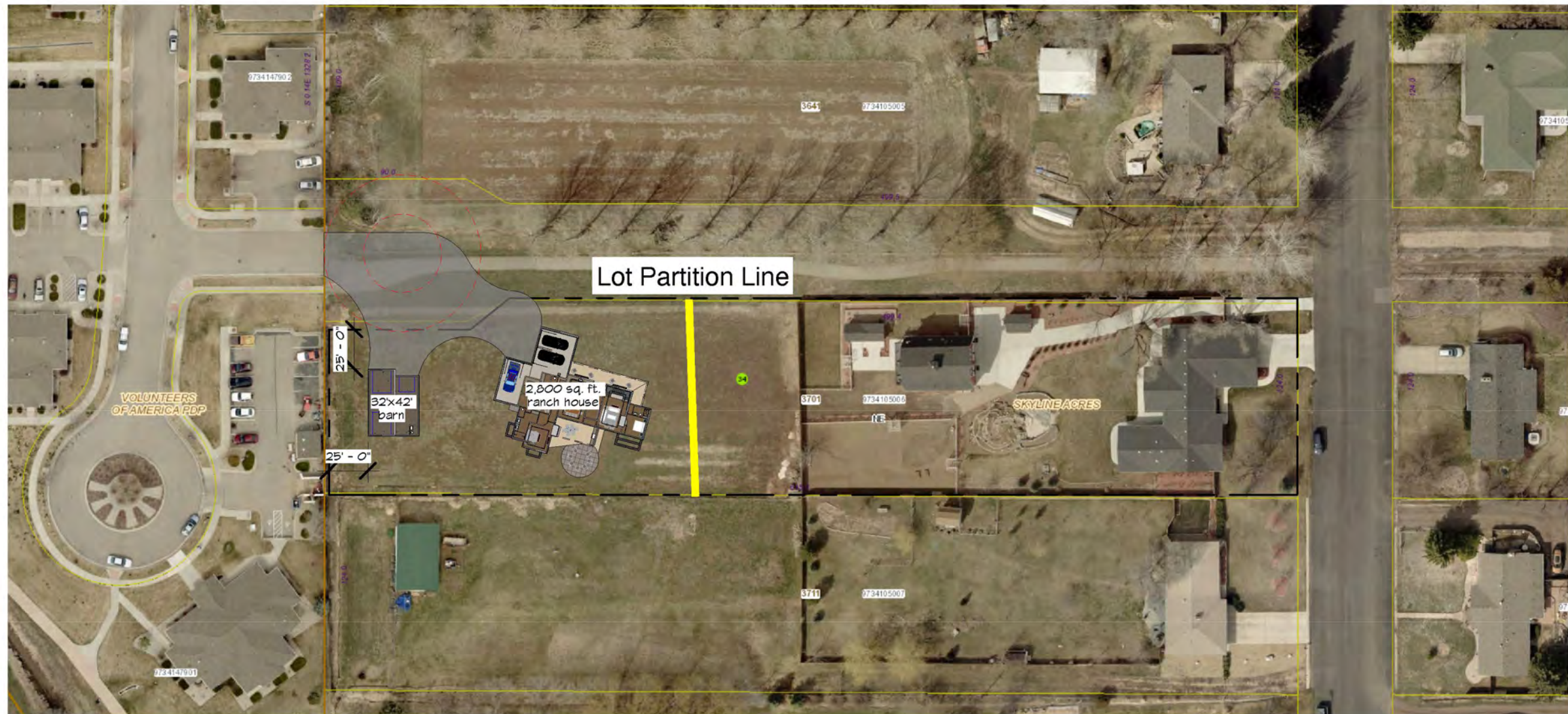
3701 Richmond Dr Back Lot Development Overview

Idea:

Partition back pasture into a separate lot and build a Modern Farmhouse style residence. Current vision is for approximately 2500 sf 1-story house. We also envision a pole barn on the lot for increased storage capacity. It is possible that the pole barn may go on the east side of the yellow partition line on the drawing – this will be decided throughout the planning process.

Questions:

- What is required from an access standpoint? Do we need a fire turn around (red dotted line in drawing)? We also drew in just a generic driveway that accessed both structures, but this was quick and is larger than we would intend to do. Ideally, we would just create a driveway off the end of the stub of road (Brooks Dr). We want to keep this as simple as possible with minimum road/infrastructure development to prevent this from becoming cost prohibitive.
- Do we need to tie into city water, or can we use onsite well water?
- Do we need to tie into city sewer, or can we utilize the septic system (if sized properly)? If it's not, can we utilize our own septic?
- What are electrical tie-in requirements?
- If we need to tap into all three – city water, city sewer, and electrical – what are estimated costs for this?
- State Stormwater permit – if the expected partition of the lot is expected to be less than 1 acre will this be required?
- Total expected costs to consider on the stormwater front
- Are there requirements to plant trees? What should we consider for this?
- What does the process of separating into new lot look like?



1 Site Plan_1-80
1" = 80'-0"



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Date: 10-13-21

Residence @ 3701 Richmond Drive Fort Collins, Colorado



DAVIDHUETERDESIGN
Custom Home Design • Interior Design • Remodel / Addition Design



1 Site Plan 1-40
1" = 40'-0"



Residence @ 3701 Richmond Drive Fort Collins, Colorado



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