

Conceptual Review Agenda

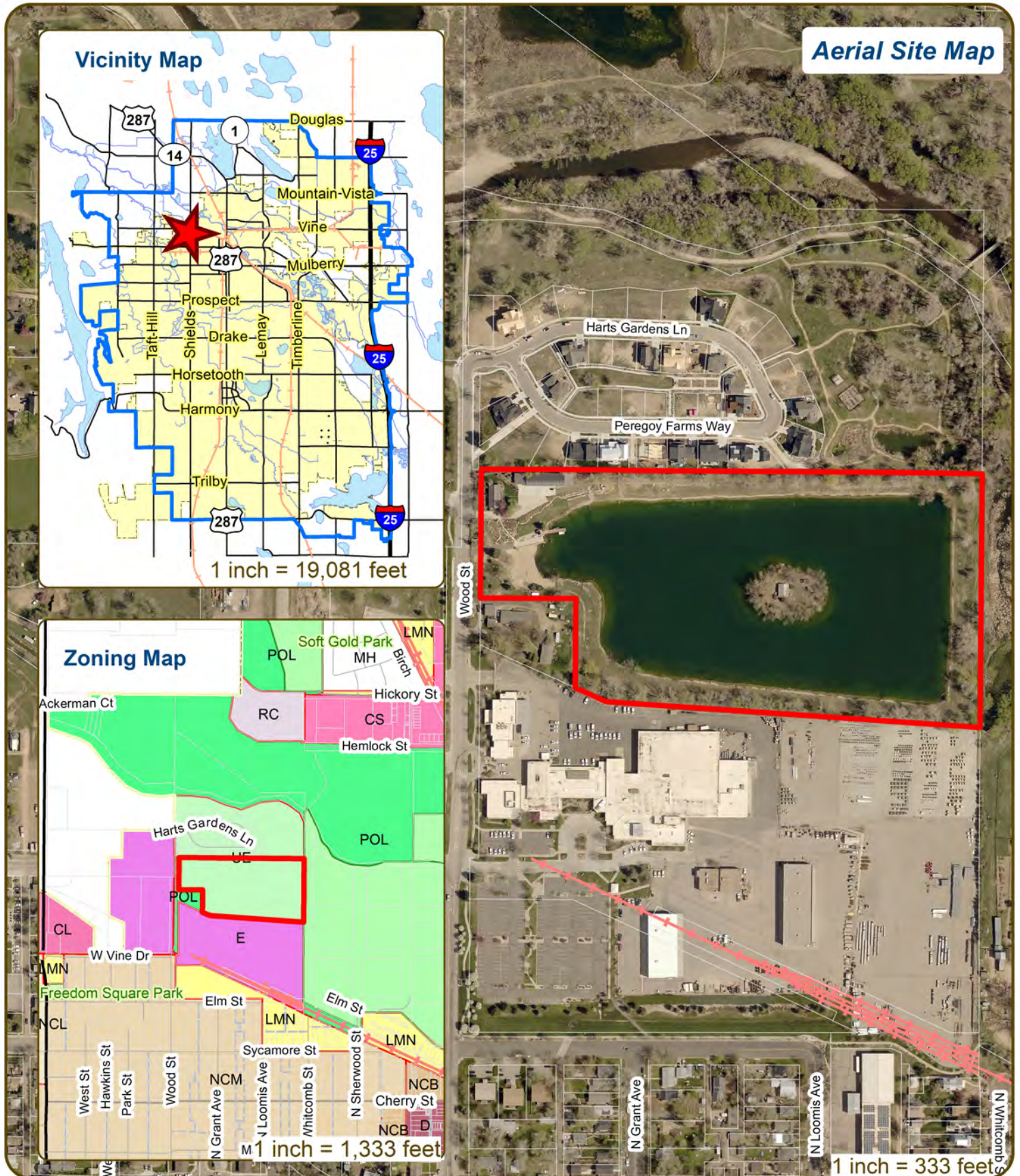
Schedule for 01/20/22

Meetings hosted via Zoom Web Conferencing

Thursday, January 20, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	832 Wood St Single-Family Detached Dwelling CDR220004	Steve Josephs 970-218-6905 steve@craftsmenbuildersinc.com	This is a request to develop a single-family detached dwelling at 832 Wood St (parcel #9702300034). The existing single-family detached dwelling would remain on the site to be used as a separate dwelling (i.e. guest house and/or caretaker's residence). Access is taken Wood St directly to the west. The site is approximately .5 miles west of N College Ave and approximately .15 miles north of W Vine Dr. The site is within the Urban Estate (UE) zone district and is subject to an Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

832 Wood St 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) Steve Josephs (consultant/builder)

Business Name (if applicable) Craftsmen builders Inc.

Your Mailing Address 319 E. magnolia St. Ft Collins Co. 80524

Phone Number 970-218-6905 Email Address steve@craftsmenbuildersinc.com

Site Address or Description (parcel # if no address) 832 Wood St.

Description of Proposal (attach additional sheets if necessary) Construction of new primary residence with existing primary residence turned into a caretakers residence or guest house.

Proposed Use residential Existing Use residential

Total Building Square Footage 3000 S.F. Number of Stories 2 Lot Dimensions 17.48 acres

Age of any Existing Structures 59 years for residence, 8 yrs for the garage

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? No If yes, then at what risk is it?

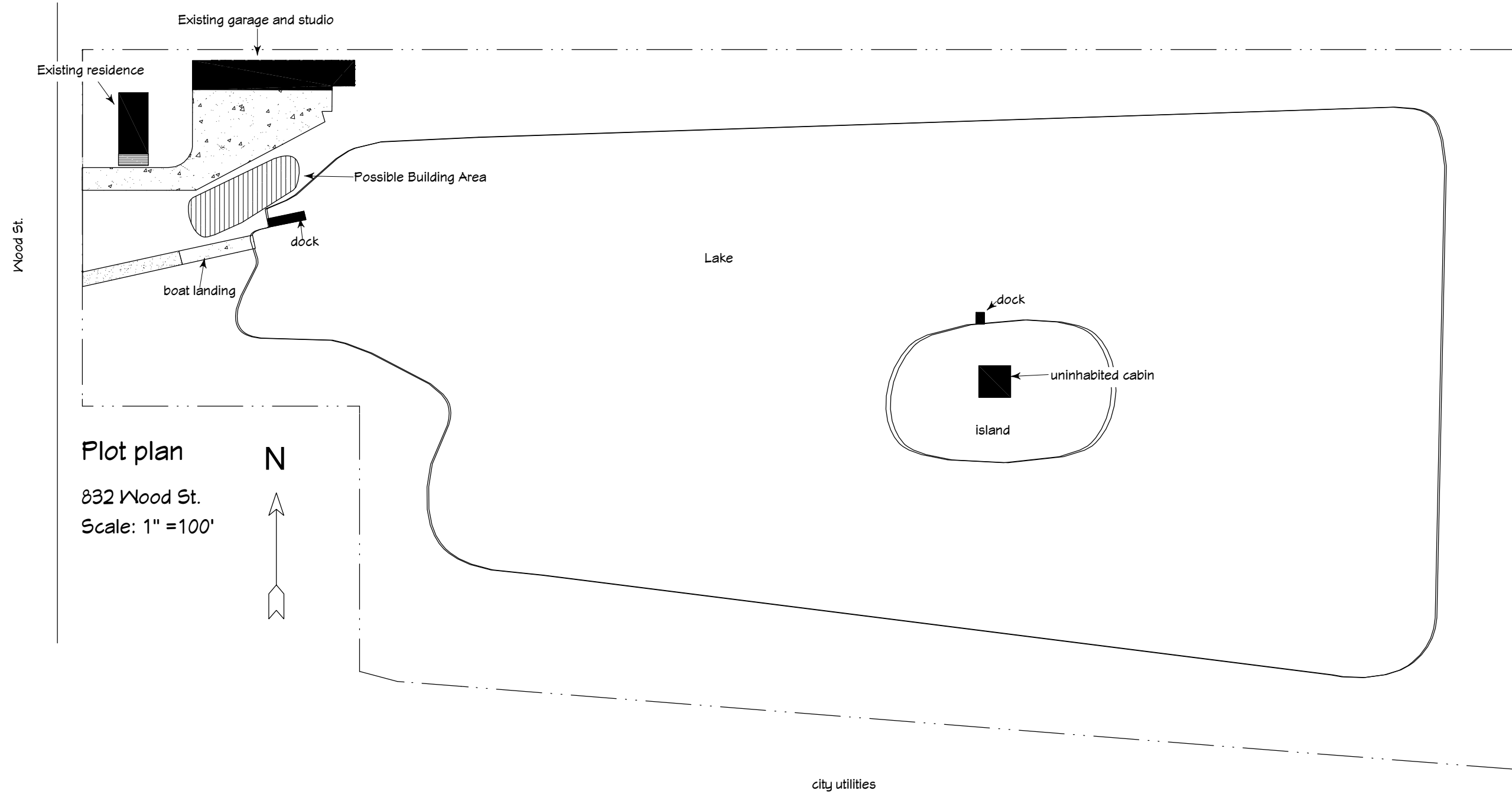
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 1500 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?

Pateros Creek Subdivision



Plot plan

832 Wood St.

Scale: 1" = 100'

N

