

# Conceptual Review Agenda

Schedule for 02/10/22

Meetings hosted via Zoom Web Conferencing

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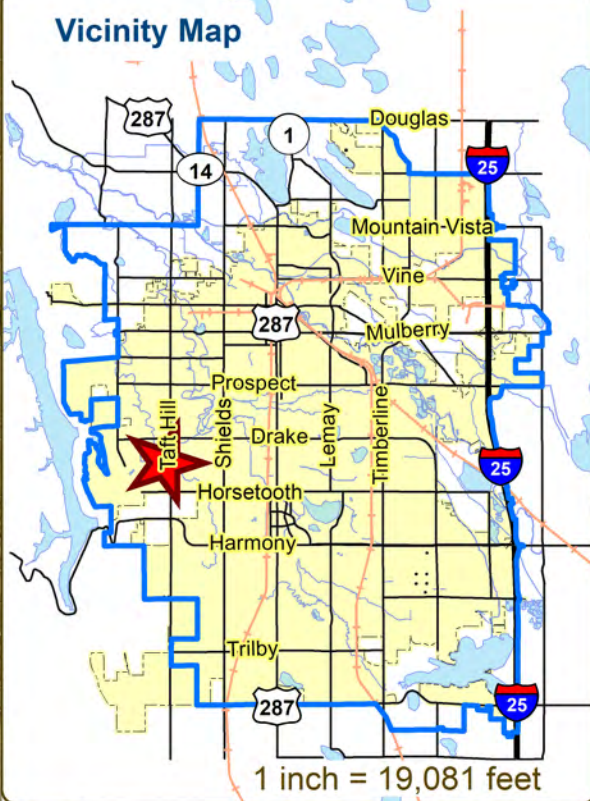
## Thursday, February 10, 2022

| Time  | Project Name                                                  | Applicant Info                                      | Project Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
|-------|---------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 10:15 | 1839 Hyline Dr<br>Residential<br>Development<br><br>CDR220011 | John Hostetler<br>970-290-3339<br>john@iconcoat.com | This is a request to develop a mixture of single-family, two-family, and multi-family (townhome) dwelling units at the properties addressed 1839 Hyline Dr, 1901 Hull St, and 1925 Hull St (parcel # 9727205012; 9727205008; 9727205007). The proposed project includes a between 54 and 62 lots. The site is accessed from Swallow Rd to the east, and Hull St to the north. The site is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) Review. | Planner: Will Lindsey<br>Engineer: Sophie Buckingham<br>DRC: Brandy Bethurem Harras |

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# 1839 Hyline Dr Residential Development

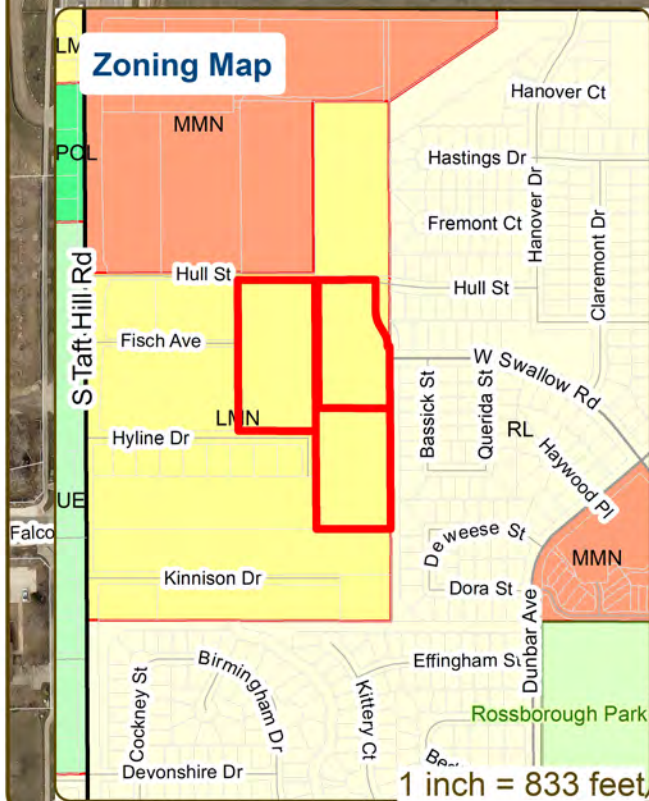
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



1 inch = 200 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](mailto: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) John Hostetler - owner

Andrea Bisnette - Realtor, Cliff Johnson Realtor

**Business Name** (if applicable) Strategic Management, LLC

**Your Mailing Address** 1921 Hyline drive Atr CO

**Phone Number** 970-290-3339 **Email Address** John@Iconcoat.com; Abisnette@gmail.

**Site Address or Description** (parcel # if no address) Johnson.Cliff1@gmail

1839 Hyline, 1901 Hull, 1925 Hull

**Description of Proposal** (attach additional sheets if necessary) SFH, Duplex, Townhome

**Proposed Use** SFH, Duplex, Townhome **Existing Use** Res

**Total Building Square Footage** 1600-2000 **S.F. Number of Stories** 2 **Lot Dimensions** 5000 SF

**Age of any Existing Structures** early 1900's

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** Approx 20% of 13 acres 11,256 sq. ft. 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?





**SITE SUMMARY**

**HERITAGE**  
60'X90' (3-CAR GARAGE)

MODELS:  
WILMINGTON  
CHARLESTON  
MANCHESTER  
LEXINGTON

**53 TOTAL LOTS**  
**±4.26 DU/AC.**

**SITE AREA = ±12.42 AC.**



0 30' 60' 120'  
SCALE: 1"=60'-0"





**SITE SUMMARY**

36 LOTS HERITAGE  
58% 60'X90' (3-CAR GARAGE)

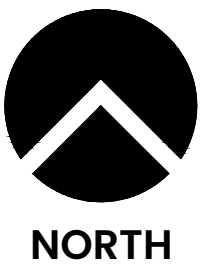
MODELS:  
WILMINGTON  
CHARLESTON  
MANCHESTER  
LEXINGTON

26 LOTS SKYLINE  
42% 35'X110'

62 TOTAL LOTS  
±5.00 DU/AC.

SITE AREA = ±12.42 AC.

\*SKYLINE 2342 NOT BUILDABLE



0 30' 60' 120'  
SCALE: 1"=60'-0"