

Conceptual Review Agenda

Schedule for 05/05/22

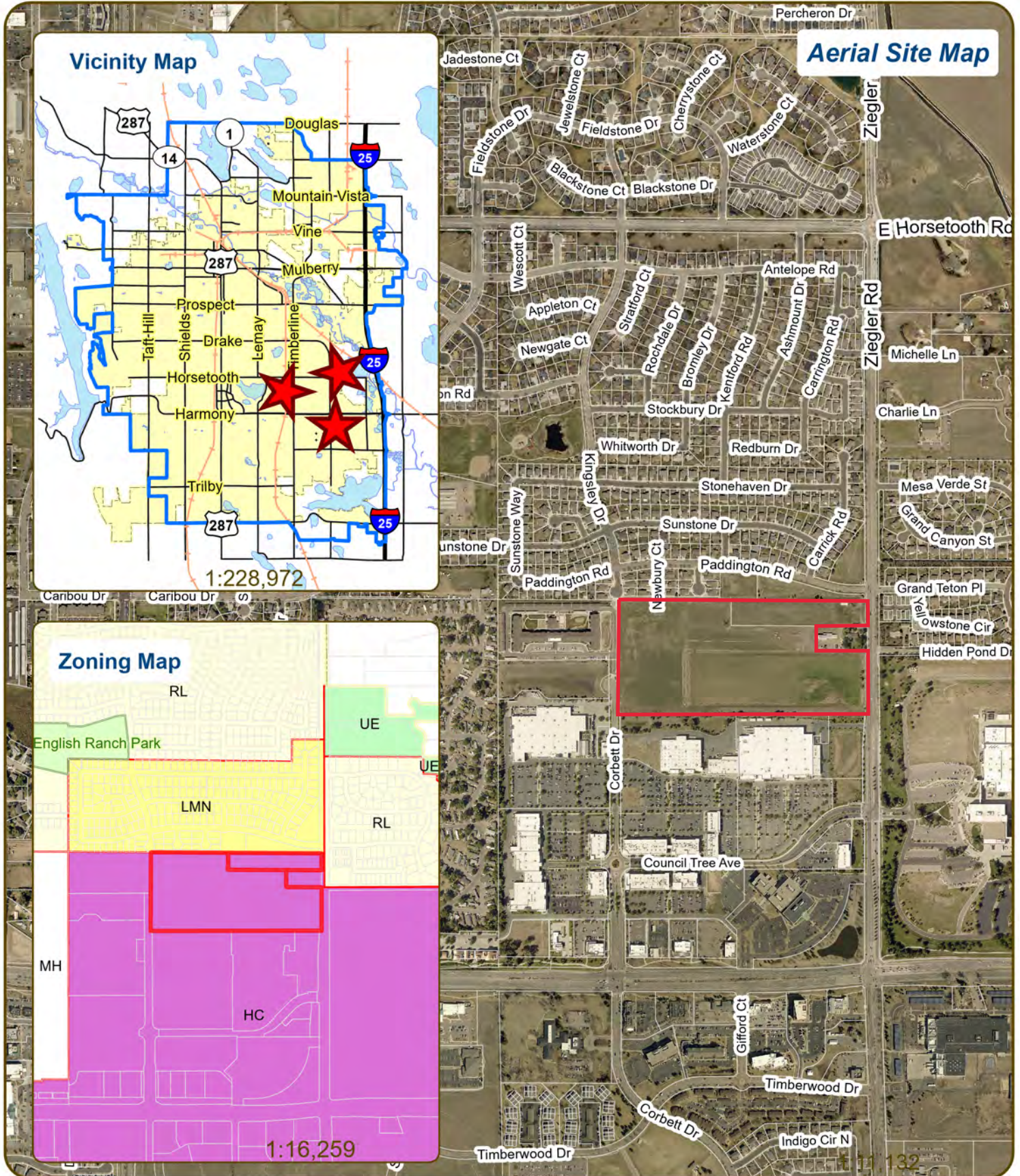
Meetings hosted via Zoom Web Conferencing

Thursday, May 5, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	Ziegler-Corbett Phase 1 PDP CDR220035	Jason Sherrill 720-938-8090 jsherrill@mylandmarkhomes.net	This is a request to develop phase 1 of the Ziegler-Corbett ODP (parcel # 8732000002). Applicant is proposing approximately 32 duplexes, 10 4–8-unit townhome buildings, and 6 20-unit multi-family buildings. Access to the site is from Ziegler Rd and Corbett Dr. The site is directly west of Ziegler Rd, and approximately 0.34 miles north of E Harmony Rd. The property is within the Harmony Corridor District (H-C) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Ryan Mounce Engineer: Sophie Buckingham DRC: Todd Sullivan

Ziegler - Corbett 9732000002

Mixed Use Multi-Family



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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) _____

Jason Sherrill - Landmark Homes - Developer / Home Builder

Business Name (if applicable) Landmark Homes

Your Mailing Address 6341 Fairgrounds Ave, Suite 100, Windsor CO 80550

Phone Number 720-938-8090 **Email Address** jsherrill@mylandmarkhomes.net

Site Address or Description (parcel # if no address) _____
Parcel # 8732000002

Description of Proposal (attach additional sheets if necessary) _____
Multi-Use and Multi Family Development - See Exhibits Provided

Proposed Use Mixed Use - Multi Family **Existing Use** Undeveloped

Total Building Square Footage N/A **S.F. Number of Stories** 2-4 **Lot Dimensions** N/A

Age of any Existing Structures N/A

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 what risk level?** N/A

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

Increase in Impervious Area 18 Acres / 784,080 **S.F.** _____
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

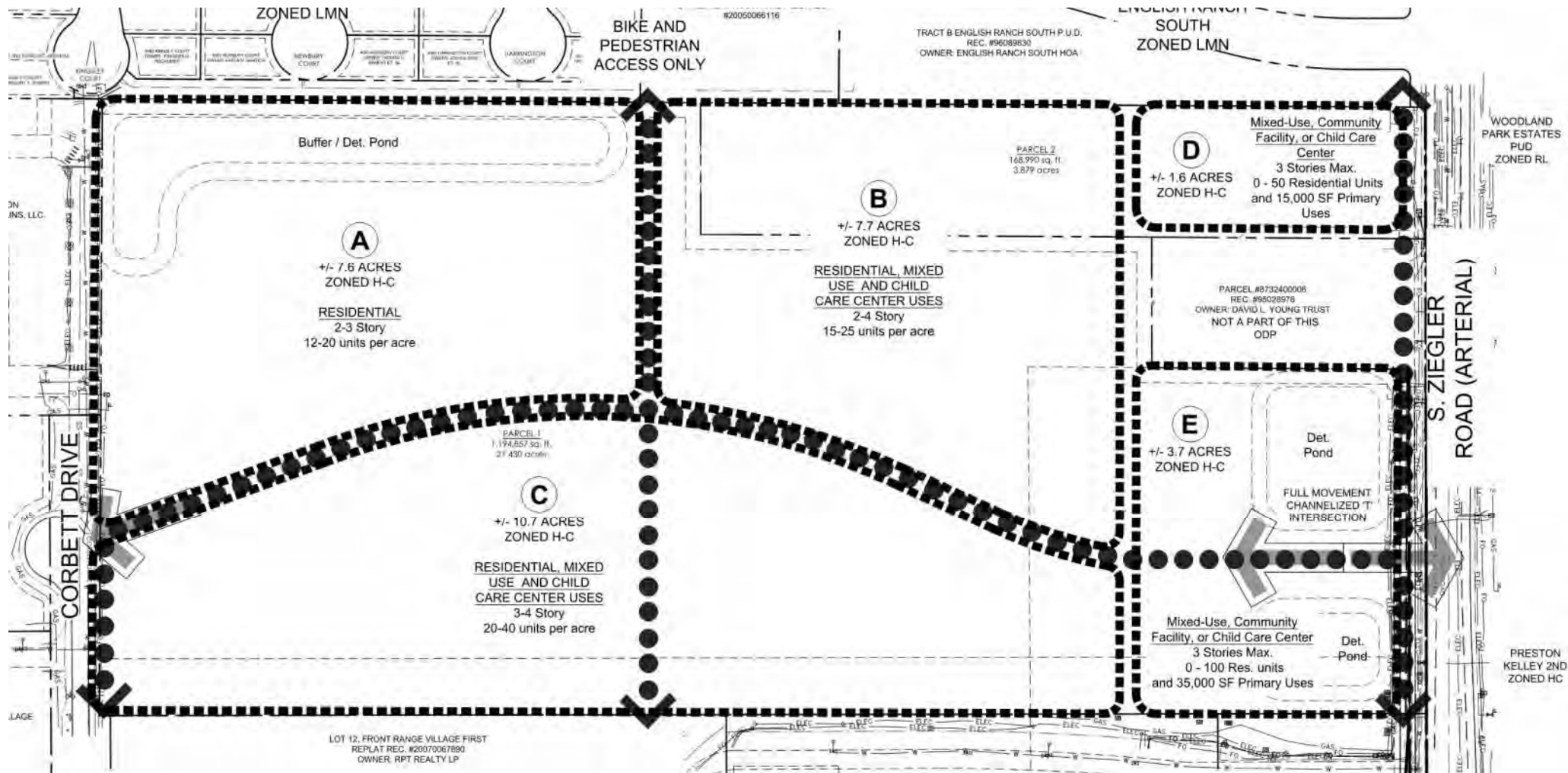
Suggested items for the Sketch Plan:

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?

Ziegler - Corbett 1st PDP Concept Review Meeting May 5, 2022

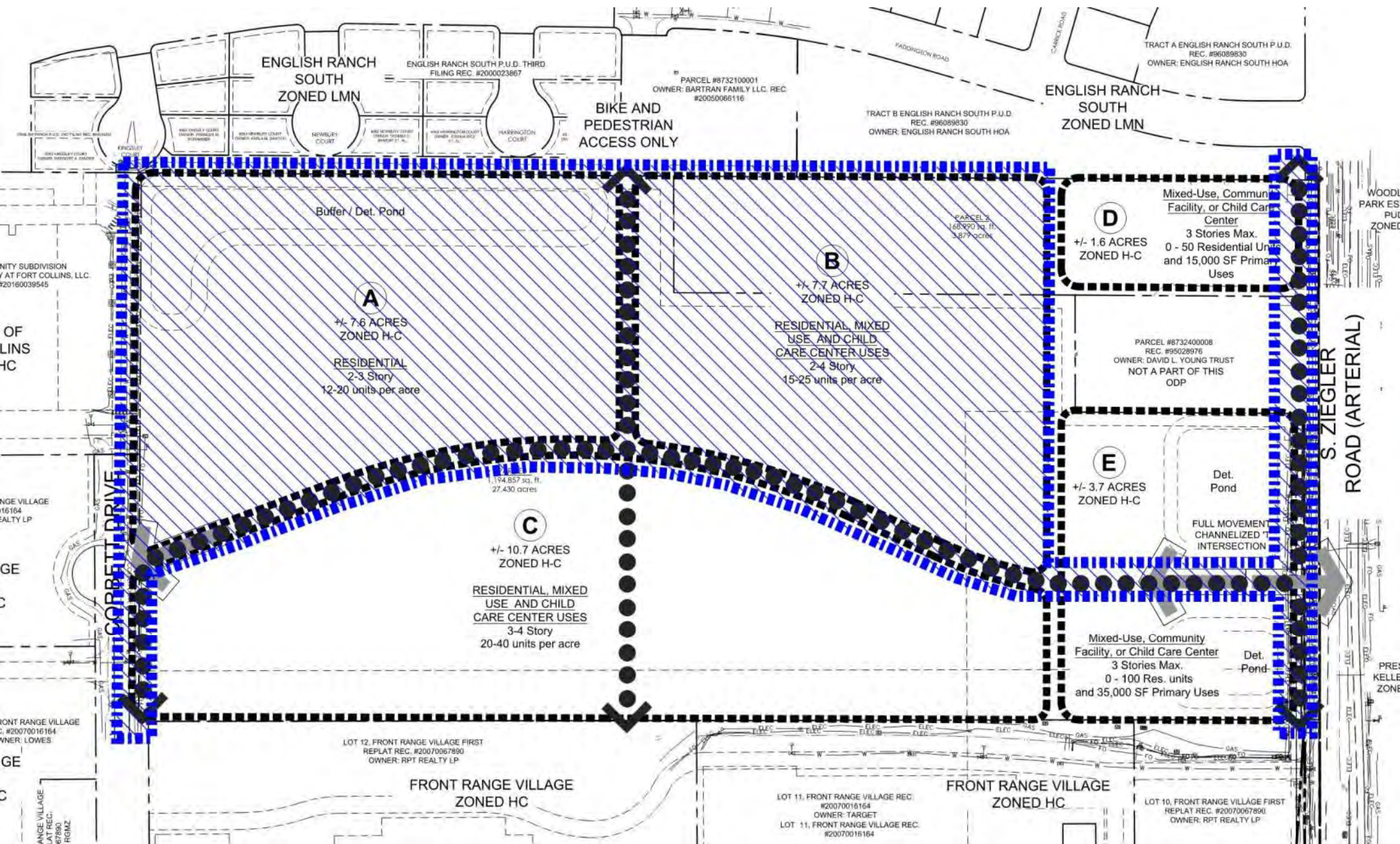


Ziegler – Corbett: Concept Review



Ziegler - Corbett ODP Map

Ziegler – Corbett: Concept Review



Ziegler - Corbett ODP Map – Phase 1

Ziegler – Corbett: Concept Review



Visionary Images – “Making A Place”

Ziegler – Corbett: Concept Review



Visionary Plan – Overall Conceptual

Ziegler – Corbett: Concept Review



Visionary Plan – First Phase

Ziegler – Corbett: Concept Review

EXTERIOR FINISH LEGEND:	
	BOARD AND BATTEN SIDING - SILVER BROWN GRAY
	STUCCO - SILVER BROWN STEEL (BODY) SILVER PAVERSTONE (ACCENT)
	MANUFACTURED STONE VENEER - SANDSTONE CONCRETE SANDY STONE
	COMPOSITION SHINGLES - ESTATE GRAY
	SHINGLES (SHUTTER, ROOF) - WHITE
	PAINT (BALCONY, DECK) - SILVER PEPPERGRAY PAINT (WALL, FLOOR, ROOF) - SILVER PEPPERGRAY UNPAINTED - BRICK
NOTE: ALL BUILDING EXTERIOR UTILITIES AND EQUIPMENT INCLUDING GAS PATTERNS ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH	
NOTE: WITH THE EXCEPTION OF THE DESIGNATIVE LANTERN ALL LIGHTING SHALL BE FULL CUT-ON FURNISHED IN FULL OFF POSITION	



EXTERIOR ELEVATION
20 UNIT FLATS - REAR
④ 1/8" = 1'-0"



EXTERIOR ELEVATION
20 UNIT FLATS - LEFT
③ 1/8" = 1'-0"



EXTERIOR ELEVATION
20 UNIT FLATS - RIGHT
② 1/8" = 1'-0"



EXTERIOR ELEVATION
20 UNIT FLATS - FRONT
① 1/8" = 1'-0"

Ziegler – Corbett: Concept Review



The Brownstones - 5 Unit Townhome - Front Elevation

Fee Simple - Single Family Attached (SFA)

Conceptual Only - Exact Colors and Materials Subject To Change



The Brownstones - 5 Unit Townhome - Rear Elevation

Fee Simple - Single Family Attached (SFA)

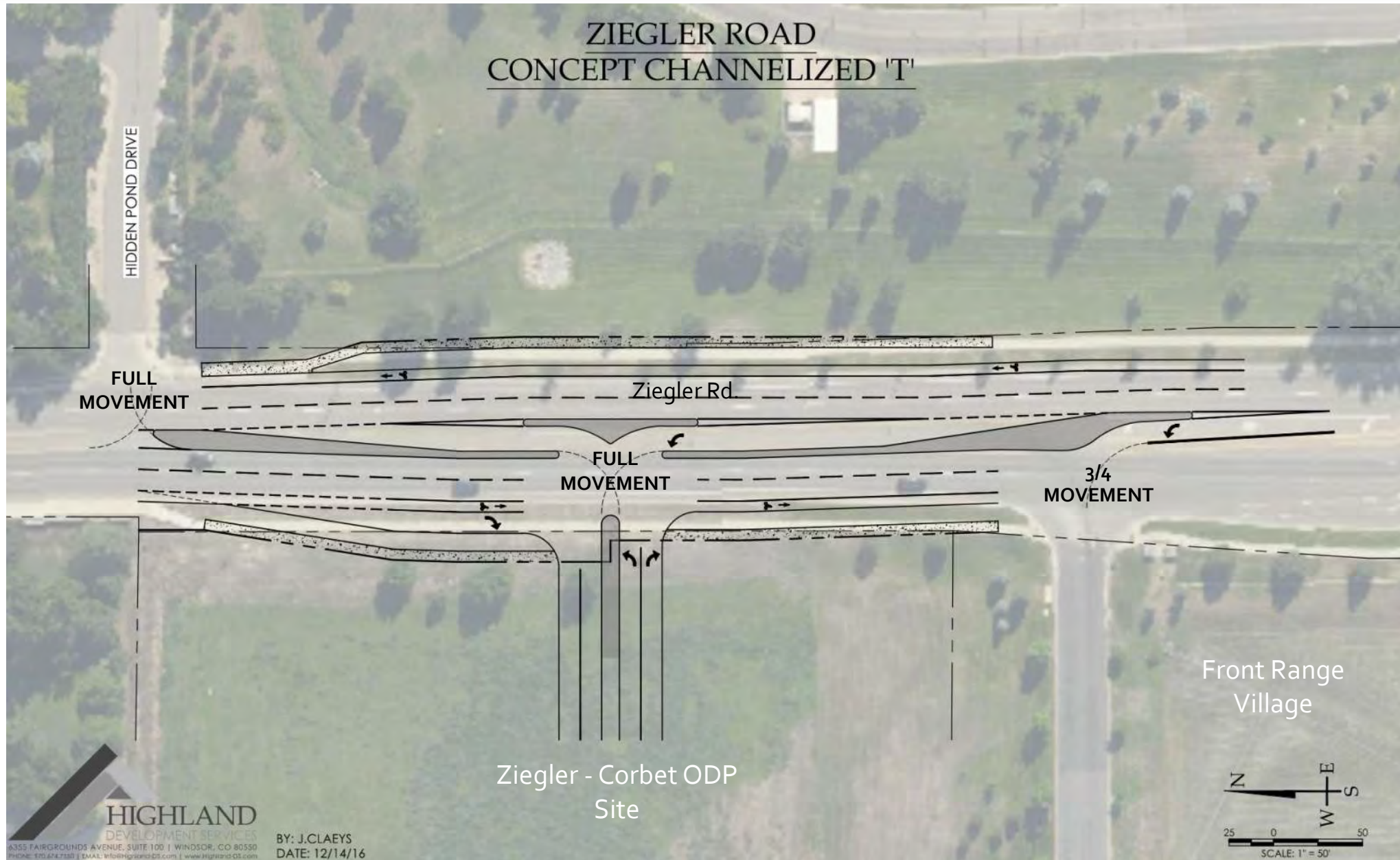
Conceptual Only - Exact Colors and Materials Subject To Change



Architecture | Landscape Architecture | Interiors | Energy Services

Conceptual Elevations – Single Family Attached

Ziegler – Corbett: Concept Review



Discussion - Channelized 'T' Intersection