

Conceptual Review Agenda

Schedule for 08/04/22

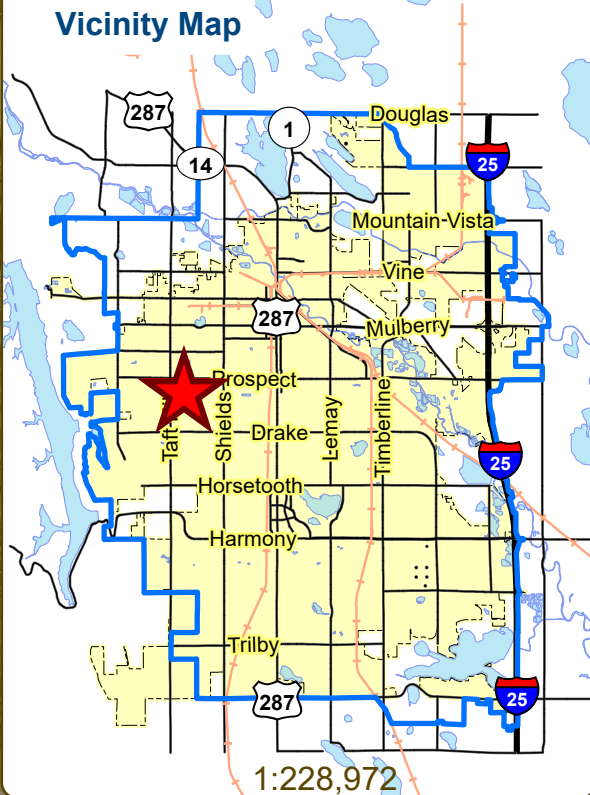
Meetings hosted via Zoom Web Conferencing

Thursday, August 04, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	1827 Michael Ln Guest House CDR220059	Rebecca Hill 970-817-0564 rebeccaannhill@hotmail.com	This is a request for the development of a single-family dwelling unit at 1827 Michael Ln. (Parcel # 9722205010). The proposal is to construct a 440sf guest house behind the existing single-family home. Access will be taken from Michael Ln. directly to the north. The site is approximately 0.09 miles south of W Prospect Rd. and approximately 0.21 miles east of S Taft Hill Rd. The property is within the Urban Estate District (U-E) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Tim Dinger DRC: Todd Sullivan

1827 Michael Ln Guest House Single Family Detached Dwelling

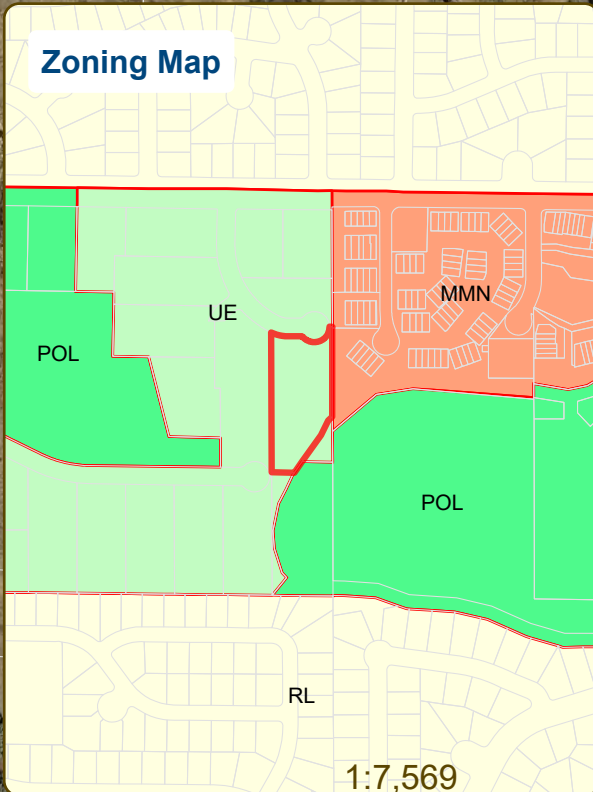
Vicinity Map



Aerial Site Map



Zoning Map



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) _____

Rebecca Hill (Owner)

Business Name (if applicable) _____

Your Mailing Address 2600 W Prospect Rd

Phone Number 970-817-0564 **Email Address** rebeccaannhill@hotmail.com

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

1827 Michael Lane

Description of Proposal (attach additional sheets if necessary) A guest house or tiny home on the property down the hill

Proposed Use guest house **Existing Use** Vacant Land

Total Building Square Footage 440 **S.F. Number of Stories** 2 **Lot Dimensions** 1.89 acres

Age of any Existing Structures 2010

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 440 SF 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?

