

Conceptual Review Agenda

Schedule for 01/12/23

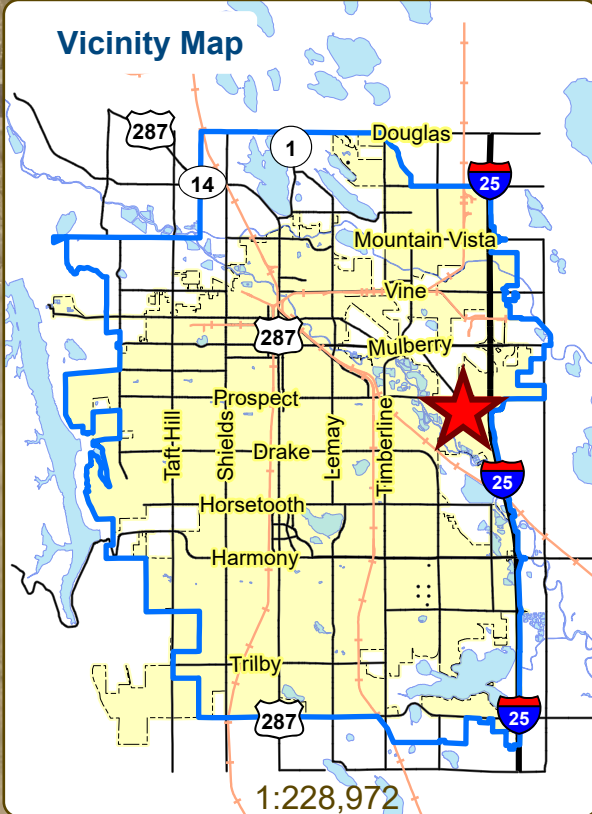
Meetings hosted via Zoom Web Conferencing

Thursday, January 12, 2023

Time	Project Name	Applicant Info	Project Description	
10:15	Hurr Vasa Annexation & Zoning CDR230001	Graham MacGregor 970-567-8608 grahamhurr@gmail.com	This is a request for annexation and zoning for the existing property at 1522 S Summit View Dr. (Parcel # 8716300009). The proposal is to request the annexation of an existing 3.78 acre parcel that is adjacent to city limits to the south into the City of Fort Collins. After annexation it is the desire of the applicant is to establish a landscaping business use on the property. The site is approximately 0.52 miles west of Interstate-25 and directly north of E Prospect Rd. The site is outside of city limits but falls within the City's Growth Management Area. The annexation proposal will be subject to City Council Review.	Planner: Megan Keith Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

Hurr Vasa Sprinkler & Landscape Annexation and Zoning

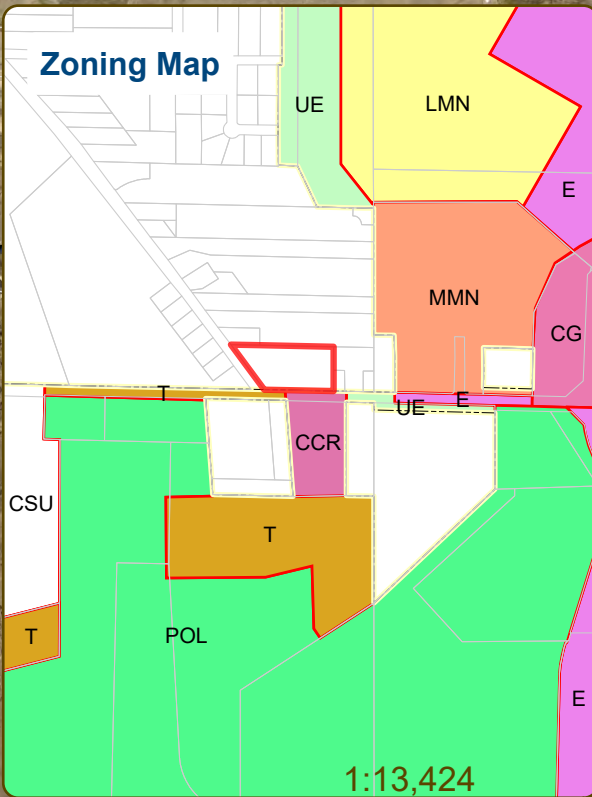
Vicinity Map



Aerial Site Map



Zoning Map



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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) Graham MacGregor owner

Business Name (if applicable) Hurr Vasa Sprinkler & Landscape

Your Mailing Address 1522 S Summitview Drive, Fort Collins, CO 80524

Phone Number 970-567-8608 Email Address grahamhurr@gmail.com

Site Address or Description (parcel # if no address) 1522 S Summitview Drive, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) I bought a landscape company that was operating out of this location for 5 years. When we moved in the county said we couldn't have a landscape company on this property. I would like to look into voluntary annexation and changes the zoning to allow my type of business.

Proposed Use landscaping **Existing Use** rural residential

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 0 _____ 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?