

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

2/2/2023 9:15 AM

Project Name

Subdivision of 2224 Kechter
CDR230005

Applicant

Jennifer and Miles Thorland
303-588-6086
jenn.thorland@comcast.net

Description

This is a request for a minor subdivision at 2224 Kechter Rd. (parcel # 8605312001). The applicant proposes to subdivide the 2224 Kechter Road lot in order to create an additional property with an easement to 2230 Kechter Road. No change to the current irrigation ditch (private) or to the use of property. Access is taken from Kechter Rd to the south. The site is approximately 0.13 miles east of S Timberline Rd and directly north of Kechter Rd. The property is within the Urban Estate District (U-E) zone district and the project would be subject to a Minor Subdivision Review.

Planner: Arlo Schumann

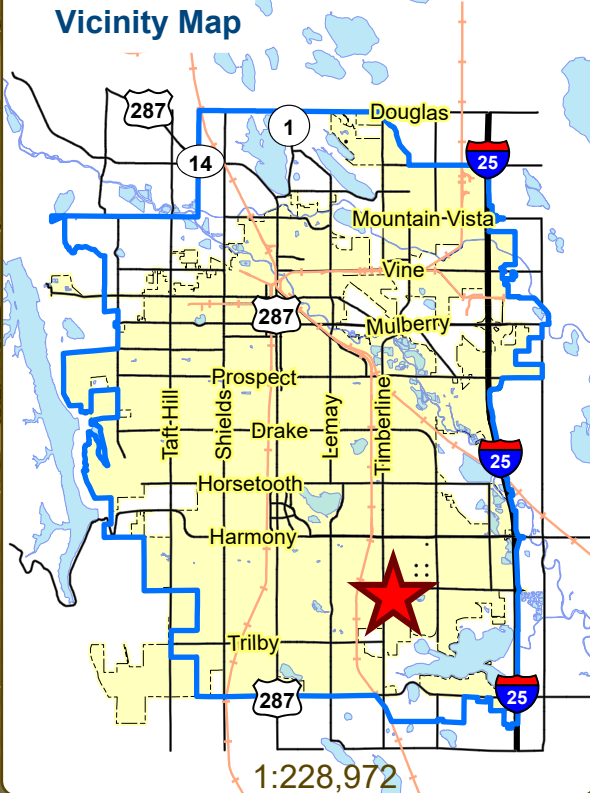
Engineer: Dave Betley

DRC: Tena Beane

Subdivision of 2224 Kechter

Minor Subdivision

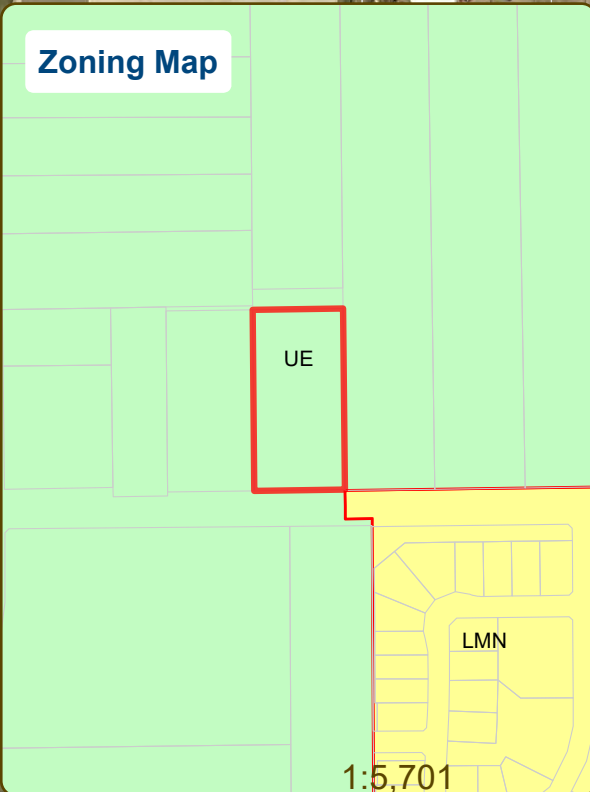
Vicinity Map



Aerial Site Map



Zoning Map



Kechter Rd





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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

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 _____ 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?

Proposed Lot

2224
Kechter
Road

Jade Floors, Inc

Arzt Studio

Road Trip Rentals

Savvy Interior Design

Muskrat Ditch

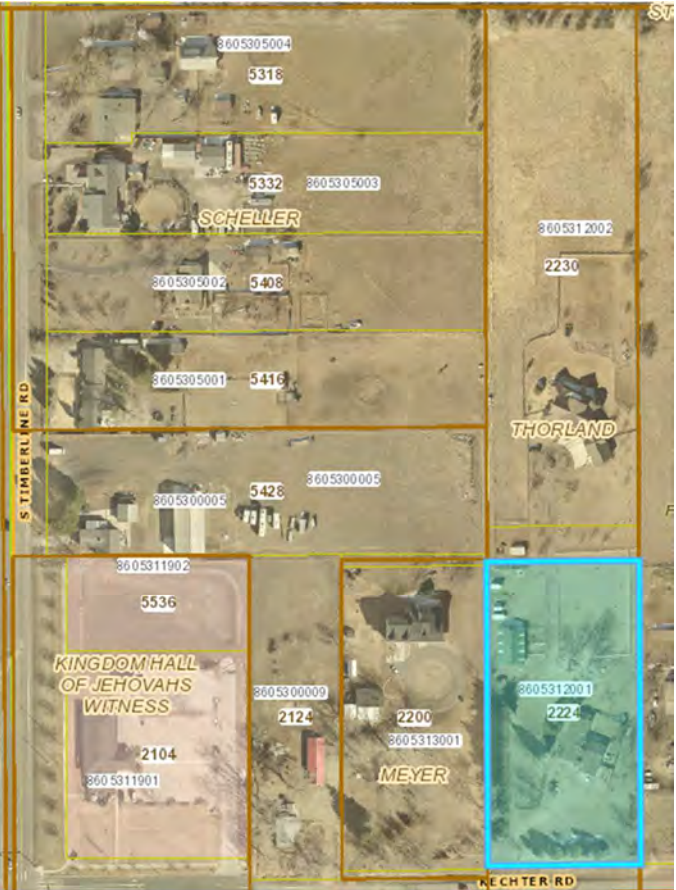
Rabbit Creek Rd

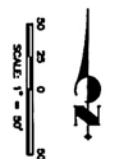
Saddle

Sage C

Brush

×

[illegible]



FINAL PLAT
THORLAND SUBDIVISION
 A REPLAT OF LOT 1, BLUEM SUBDIVISION
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
 TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FORT COLLINS, LARIMER COUNTY COLORADO

STETSON CREEK PUD, 2ND FILING
 (ZONED PL. LOW DENSITY RESIDENTIAL)

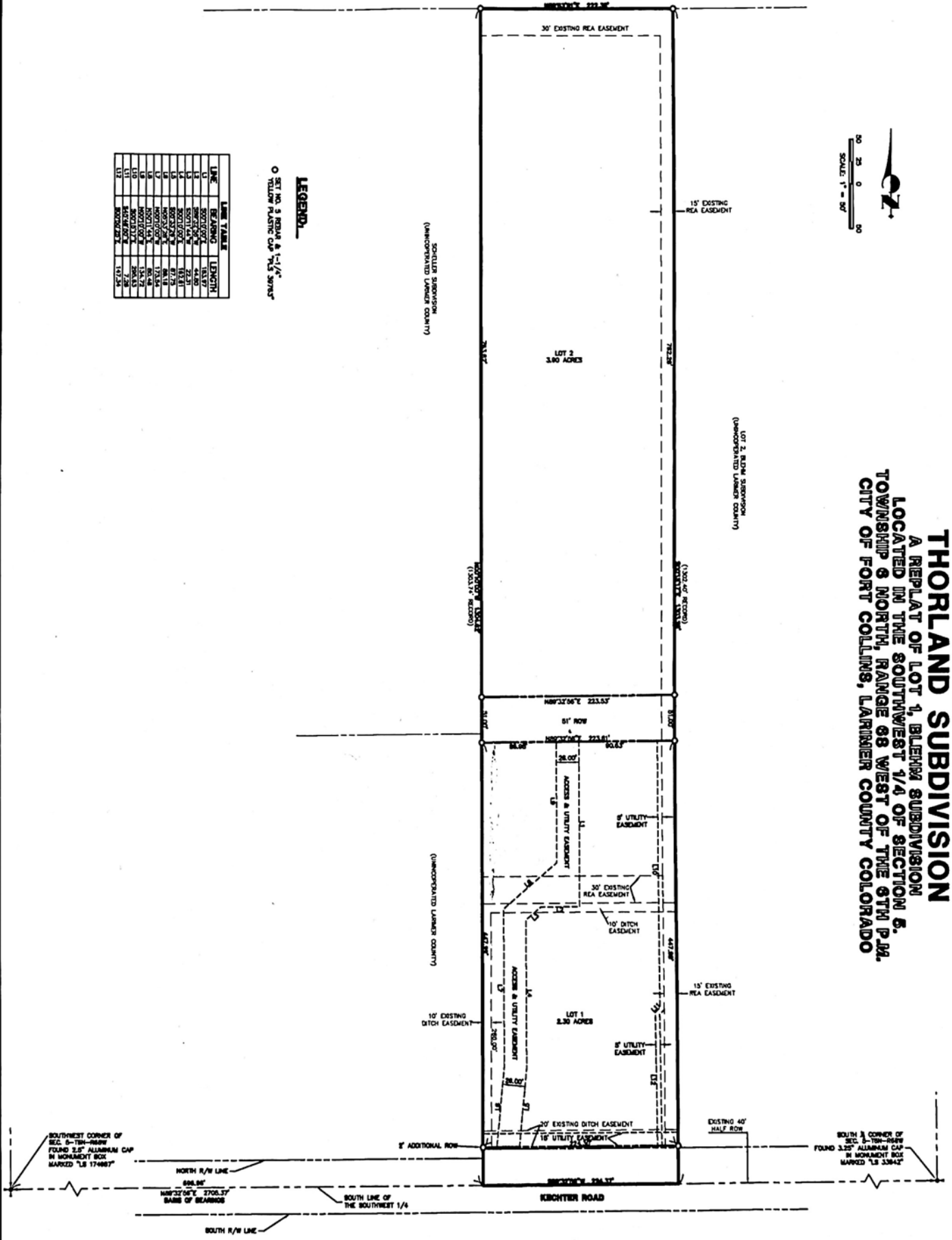
LINE	BEARING	LENGTH
1	S 89° 15' 00" E	155.53
2	S 89° 15' 00" E	44.00
3	S 89° 15' 00" E	22.51
4	S 89° 15' 00" E	87.73
5	S 89° 15' 00" E	86.18
6	S 89° 15' 00" E	175.54
7	S 89° 15' 00" E	48.53
8	S 89° 15' 00" E	154.75
9	S 89° 15' 00" E	280.83
10	S 89° 15' 00" E	197.24

LEGEND
 O SET NO. 2 REBAR 4" x 1/4"
 IN CONCRETE CAP FOR SURVEY

SCOTT'S SUBDIVISION
 (UNINCORPORATED LARIMER COUNTY)

LOT 2, BLUEM SUBDIVISION
 (UNINCORPORATED LARIMER COUNTY)

(UNINCORPORATED LARIMER COUNTY)



SOUTHWEST CORNER OF
 SEC. 6-TEN-68W
 FOUND 3.5" ALUMINUM CAP
 IN MONUMENT BOX
 MARKED "S 174867"

SOUTH 1/4 CORNER OF
 SEC. 6-TEN-68W
 FOUND 3.5" ALUMINUM CAP
 IN MONUMENT BOX
 MARKED "S 174867"



J.R. ENGINEERING
 A Member Company
 200 East Project Road Suite 201 Fort Collins, CO 80501
 970-481-4881 Fax 970-481-4881 www.jrengineering.com

FINAL PLAT
 THORLAND SUBDIVISION
 JOB NO. 36550.00
 3/28/08
 SHEET 4 OF 8