

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

4/13/2023 10:15 AM

## Project Name

Sunrise Ridge Lot 1  
CDR230025

## Applicant

Ian Bromell

W Mulberry St. Suite 208

## Description

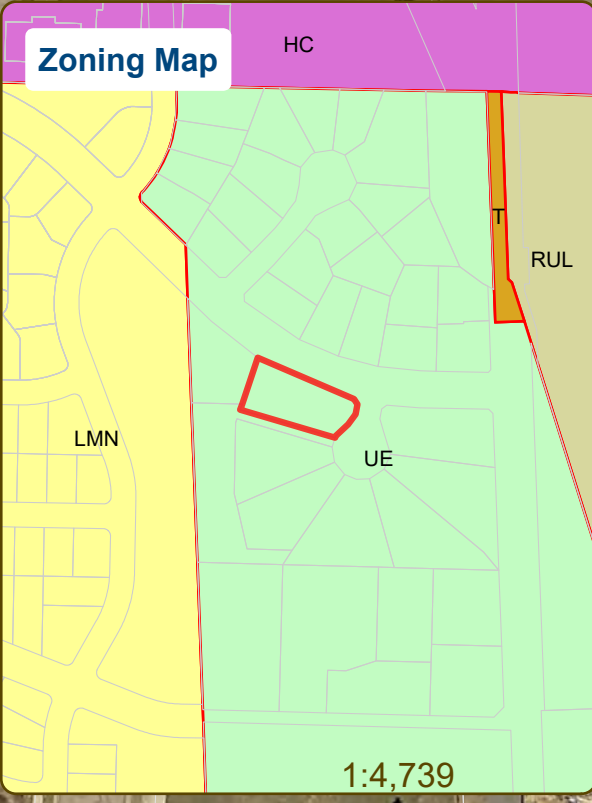
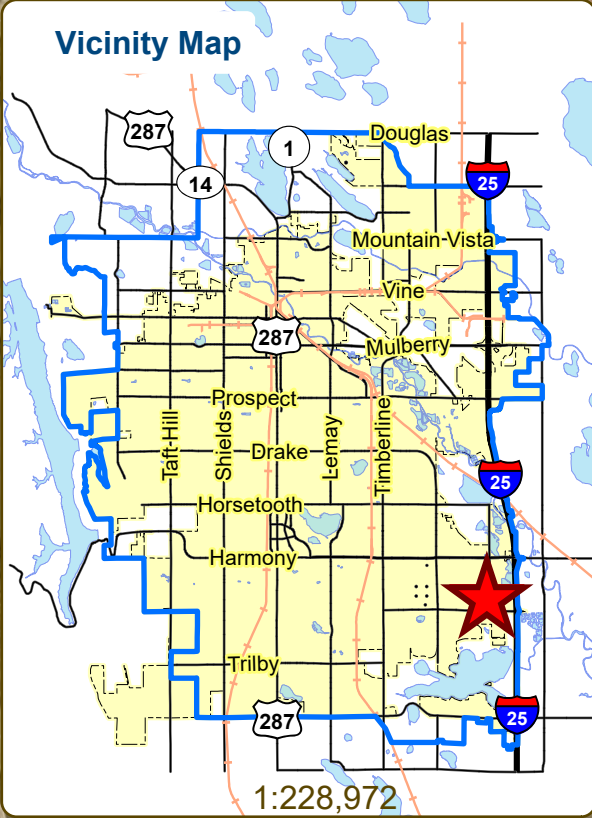
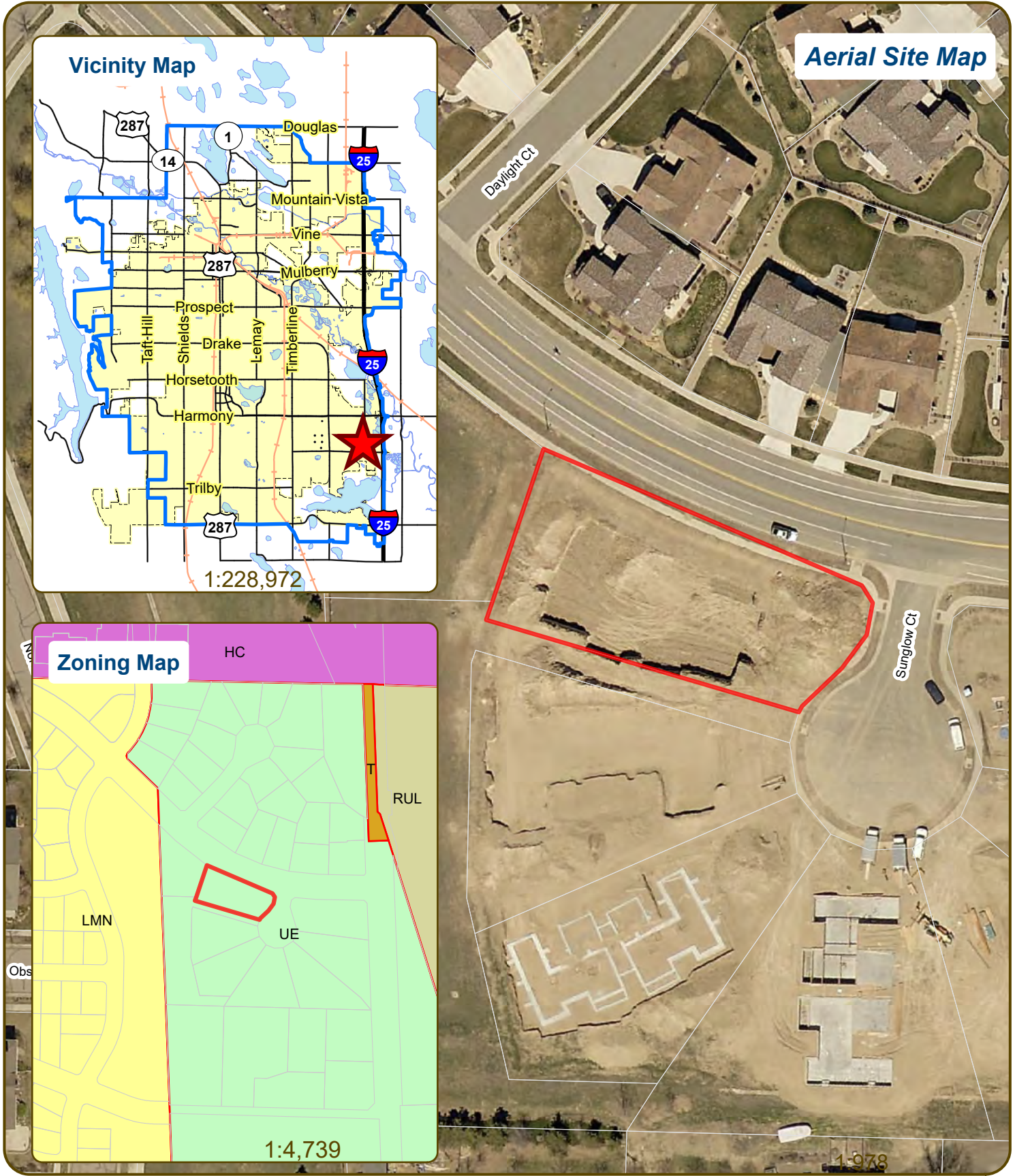
This is a request for approval of a subdivision and change of use to single-family attached at 4007 Rock Creek Dr. (parcel # 8604436001). The applicant proposes to subdivide the existing lot and convert the existing duplex into single-family attached units on separate parcels. Access is taken from Sunglow Ct to the east and Rock Creek Dr to the north. The site is approximately 0.65 miles south of E Harmony Rd. and approximately 0.05 miles west of Strauss Cabin Rd. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Minor Subdivision, Major Amendment (Administrative (Type 1) Review.

**Planner:** Jenny Axmacher

**Engineer:** John Gerwel

**DRC:** Marissa Pomerleau

# Sunrise Ridge Lot 1 Single Family Subdivision



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URGENT - SALE PENDING  
Request - compassionate understanding



Development Review Guide – STEP 2 of 8

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) \_\_\_\_\_

IAN BROMELL

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 425 W Mulberry St Fort Collins Suite 208

Phone Number +61498018041 Email Address Ian.bromell@yahoo.com

Site Address or Description (parcel # if no address) Second filing Sunrise Ridge  
Lot 1 4007 Rock Creek Rd F.C. - Inside Lot lines

Description of Proposal (attach additional sheets if necessary) Split Lot 1 into 2 separate Duplex - Permit approved B1916641 for tax & title 1.4.7 into 4007 & 4007 as addressed Parcel 96044-36-001

Proposed Use Residential Duplex Existing Use Residential Duplex - New

Total Building Square Footage 2800 S.F. Number of Stories 2 Lot Dimensions attached

Age of any Existing Structures New

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>.

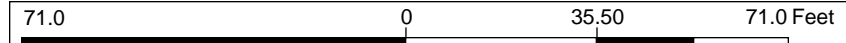
Increase in Impervious Area Zero NA S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**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?



- Legend**
- Parcels
  - Growth Management Area
  - Parks
  - Schools
  - Natural Areas
  - City Zoning**
  - Community Commercial
  - Community Commercial North Coll
  - Community Commercial Poudre Ri
  - General Commercial
  - Limited Commercial
  - Service Commercial
  - CSU
  - Downtown
  - Employment
  - Harmony Corridor
  - Industrial
  - High Density Mixed-Use Neighborh
  - Low Density Mixed-Use Neighborh
  - Manufactured Housing
  - Medium Density Mixed-Use Neighb
  - Neighborhood Commercial
  - Neighborhood Conservation Buffer
  - Neighborhood Conservation Low D
  - Neighborhood Conservation Mediu
  - Public Open Lands
  - River Conservation
  - River Downtown Redevelopment
  - Residential Foothills
  - Low Density Residential
  - Rural Lands District
  - Transition
  - Urban Estate
  - City Limits

1: 429



This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes