

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

5/4/2023 10:15 AM

## Project Name

Multi-Family at 514 Wood  
CDR230031

## Applicant

Douglas Bennett  
970-556-4297  
doubennett73@gmail.com

## Description

This is a request to develop a multifamily dwelling at 514 Wood St. (parcel # 9711215001). The applicant is proposing to construct a multifamily dwelling with 3 to 4 units. Access is taken from Wood St to the west. The site is approximately 0.14 miles south of W Vine Dr and approximately 0.25 miles east of N Shields St. The property is within the Neighborhood Conservation, Medium Density District (N-C-M) zone district, and the project would be subject to Planning & Zoning Commission (Type 2) Review.

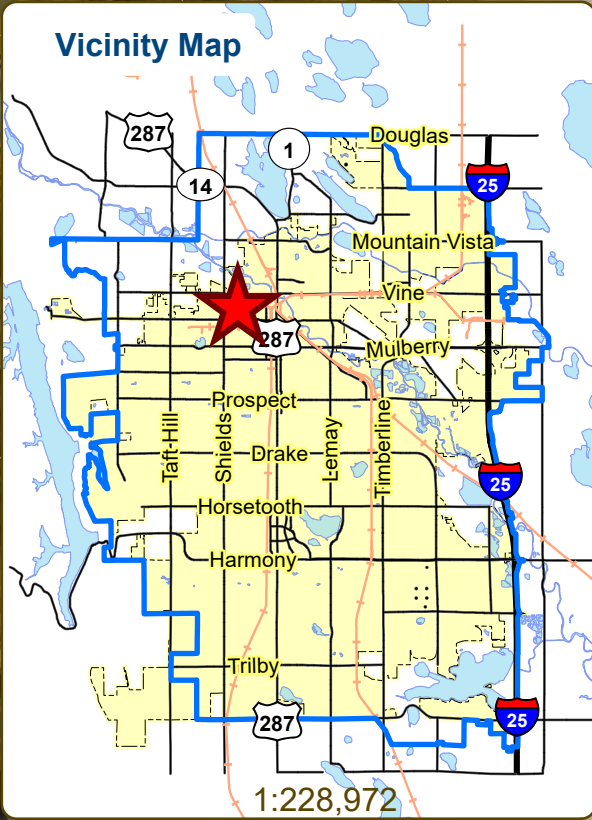
**Planner:** Clark Mapes

**Engineer:** John Gerwel

**DRC:** Brandy Bethurem Harras

# Multi-Family at 514 Wood Multifamily Dwelling

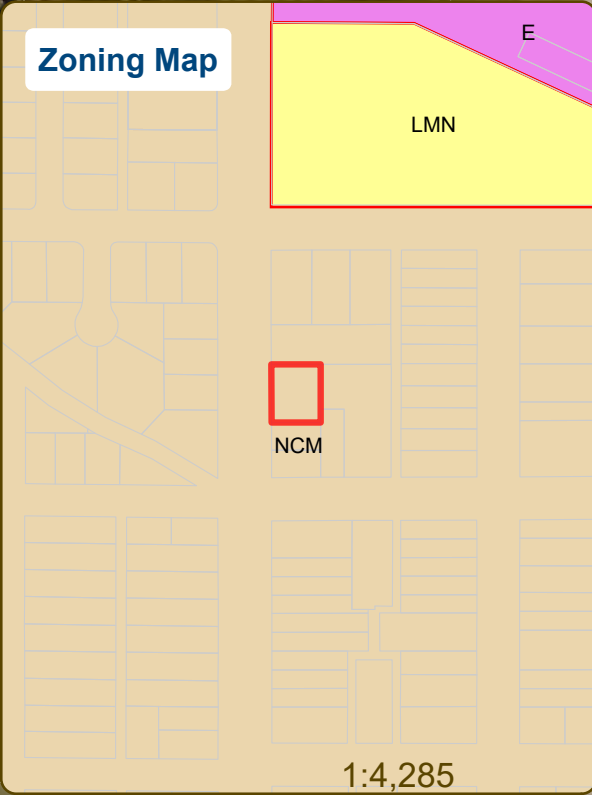
Vicinity Map



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](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) \_\_\_\_\_

Jennifer Vervier - Owner                      Douglas Bennett - General Contractor

**Business Name** (if applicable) Ciel, llc

**Your Mailing Address** 521 N. Whitcomb St. Fort Collins, CO 80521

**Phone Number** 970-556-4297                      **Email Address** dougbennett73@gmail.com

**Site Address or Description** (parcel # if no address) 514 Wood St. 80521

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

Build multi-family 3plex or 4plex

**Proposed Use** Residential Dwelling Units                      **Existing Use** None - Vacant Lot

**Total Building Square Footage** \_\_\_\_\_ **S.F. Number of Stories** \_\_\_\_\_ **Lot Dimensions** 110' x 88'

**Age of any Existing Structures** None

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?

WOOD STREET

N89° 52' 59"W 88.00'



Irrigation box  
Electric Box  
Electric Pedestal

Water Stop

Drip Line

2.0' Wide  
Tree  
Trunk