

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

5/11/2023 9:15 AM

Project Name

Single Family Attached at 341 S Taft Hill
CDR230033

Applicant

Paul Sorensen
970-590-1579
paul@secengineering.net

Planner: Katelyn Puga

Engineer: Tim Dinger

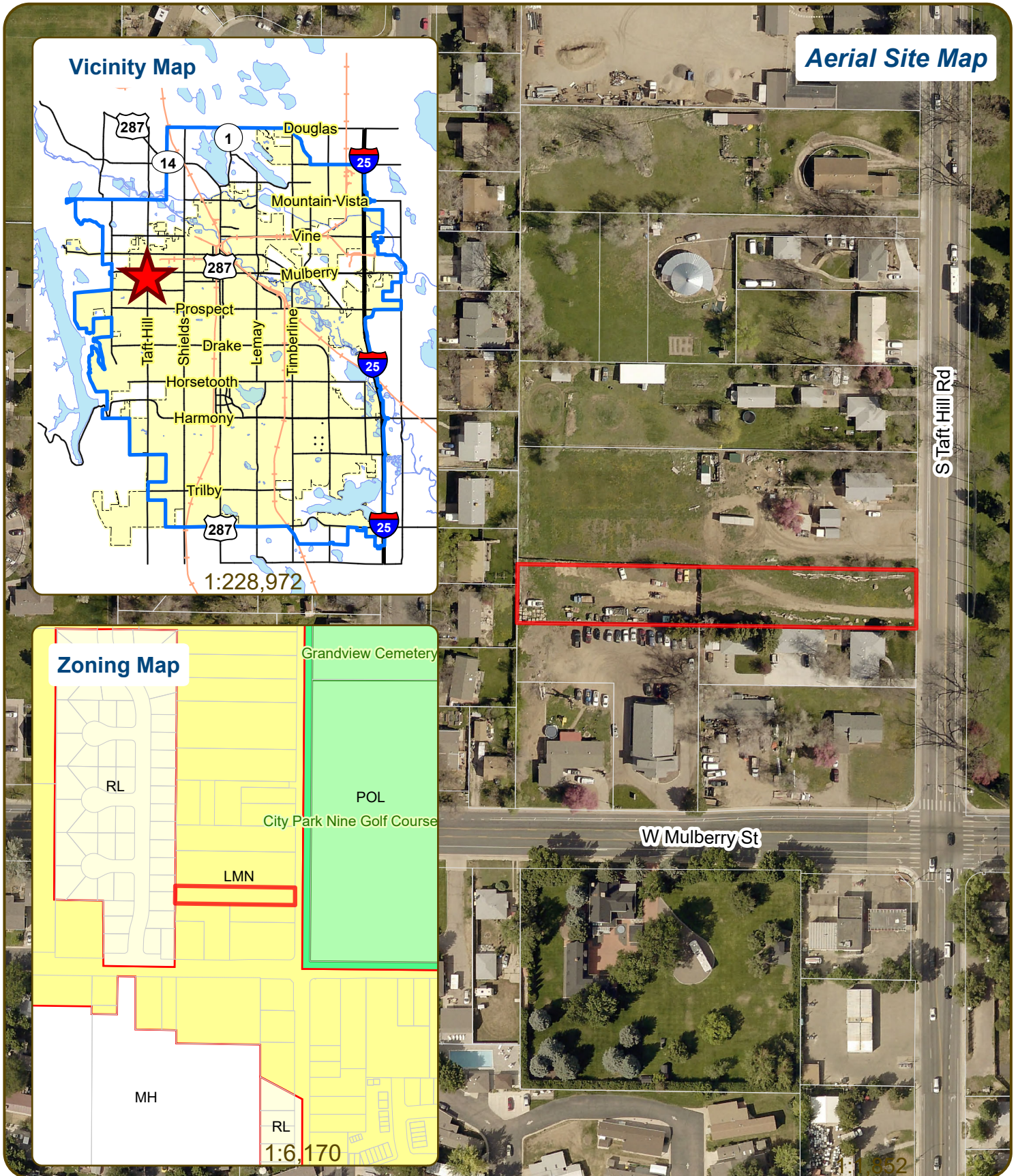
DRC: Todd Sullivan

Description

This is a request to develop a new residential subdivision at 341 S Taft Hill Rd. (parcel # 9709404005). The applicant is proposing to subdivide the existing 0.80 acre lot into four lots for single-family attached dwellings. With a fifth lot of 0.2 acres on the west end of the property left for future development. Access is taken from S Taft Hill to the east. The site is approximately 0.05 miles north of W Mulberry St. and directly west of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Administrative (Type 1) Review.

Single Family Attached at 341 S Taft Hill

Single Family Attached Dwellings



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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) _Owner: Evan Gilmartin, 970-308-3927. Engineering Consultant: Paul Sorensen_970-590-1579. paul@secengineering.net_____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _See above._____ Email Address _____

Site Address or Description (parcel # if no address) 341 _____

S. Taft Hill Road. ___ Parcel Number 9709404005. _____

Description of Proposal (attach additional sheets if necessary) See attached. _Four Single Family Attached Dwelling Units _____

Proposed Use _4 single family attached on .6 acre, Dedication of Pennsylvania Street, Lot West of Pennsylvania to Remain Undeveloped At This Time. _____ Existing Use _____

_Vacant _____ Total Building Square Footage _Approx. 6,500

sq.ft. _____ S.F. Number of Stories __1.5__ Lot Dimensions ___TBD_____ 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 _Approx. 13,000 sq.ft., Depending on the extent of the Fire Access

Lane _____ 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?

Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580

Conceptual Conceptual Review

341 South Taft Hill Road – Request: Four Single Family Attached Dwelling Units – LMN Zone

- 341 South Taft Hill Road.
- Unplatted. Parcel is described by metes and bounds.
- Parcel Number #9709404005
- The owner, Mr. Evan Gilmartin, has owned the subject site since 2006.
- Site is .08 acre.
- Zoning is LMN, Low Density Mixed Use Neighborhood.
- Taft Hill Road is a Two-Lane Arterial and includes a four-foot attached walk, vertical curb, gutter and striped bike lane.

- Request includes a Plat for five lots and one Tract for access and utilities.
- Includes 57-foot wide public right-of-way for future Pennsylvania Street. (Local Street).
- Four lots east of Pennsylvania Street, proposed for four townhomes in a single building.
- Tract A would serve the four townhomes with access, emergency access, utilities and stormwater detention.
- Lot Five would be 0.2 acre west of Pennsylvania Street and remain undeveloped.
- Density: 4 d.u.'s on .6 acre = 6.6 dwelling units per acre.
- Tract A includes Emergency Access Easement with rating of 40 tons. Alternatives to asphalt are being investigated to minimize the runoff coefficient.
- EAE would also be combined with a Utility Easement and Access Easement.

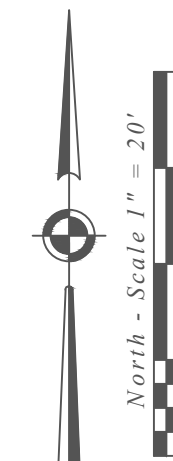
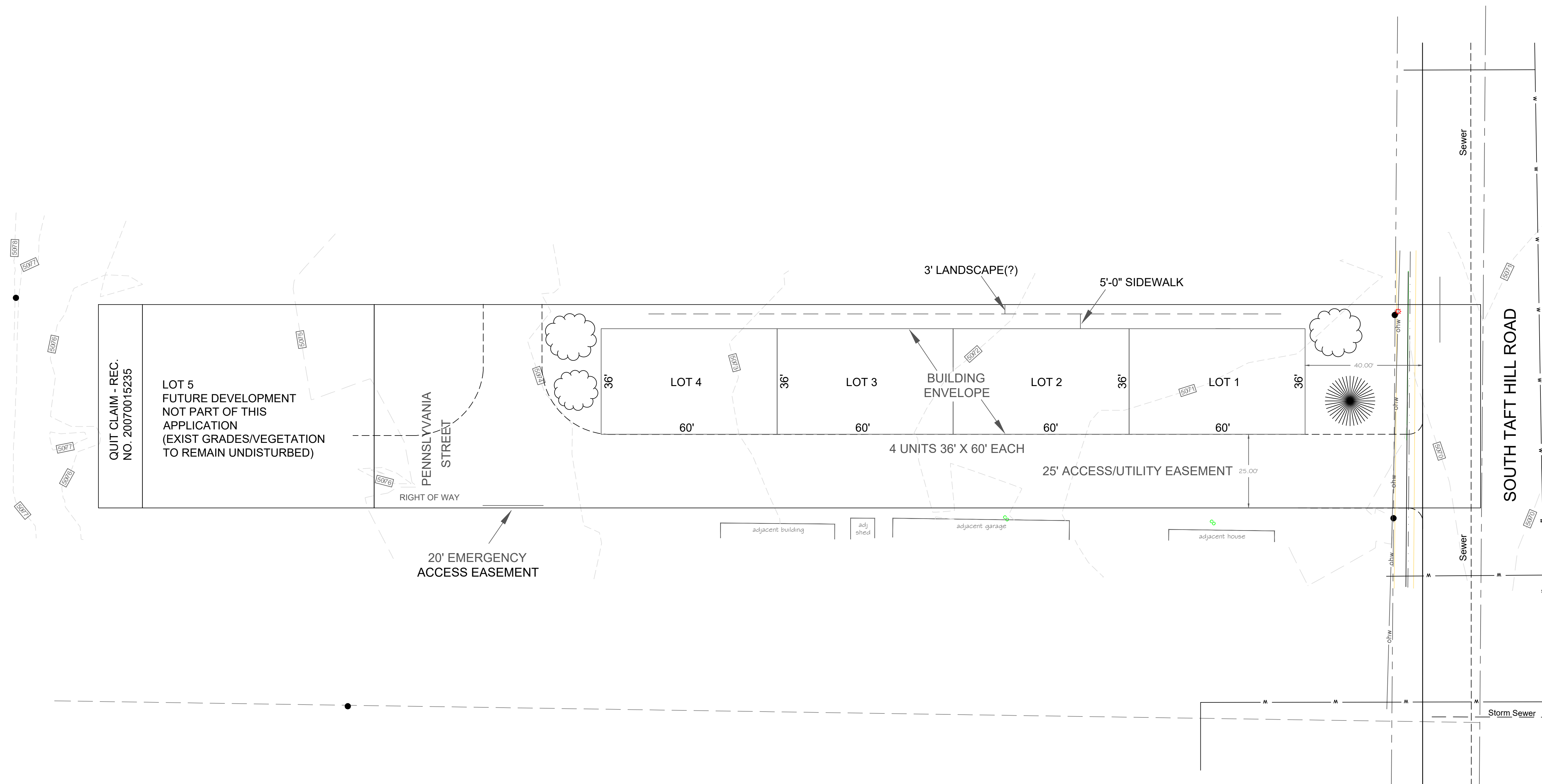
- As with similar parcels to the north, Pennsylvania Street is not expected to be constructed at this time.
- Plat would include dedication of 42 feet of half-width for Taft Hill Road – Two Lane Arterial Street.
- Plat would include a 15-foot Utility Easement behind the newly dedicated right-of-way.
- There is no overhead electric.
- The nearest hydrant is at the northeast corner of Taft Hill Road and Mulberry Street.

Questions for the Conceptual Review Team:

1. Pre-submittal discussions indicate that public improvements along Taft Hill Road would be deferred until there is a larger-scale capital project for the reach between Laporte Avenue and Mulberry Street. As such, a payment in-lieu be established by a Development Agreement since there is no Engineering Capital Improvement Project planned or funded at this time. Is our understanding still the case?

2. Could an estimate of the local street proportional share of the Two-Lane Arterial standard public improvement obligation be provided?
3. Pennsylvania Street – is it reasonable to assume that there would be no construction at this time, and no payment in-lieu would be required at this time since it is a Local Street and not the responsibility of the City to construct? Would the D.A. simply call for the applicant to participate in construction should project be brought forward in the future by private developers?
4. Would the driveway on Taft Hill Road be considered “Low Volume?”
5. Given the residential character and low volume anticipated, could the EAE and UE also double as a connecting walkway to Taft Hill Road?
6. If the building is equipped with a fire sprinkler system, would a new fire hydrant be needed?
7. The site is exceptionally narrow. What is the minimum allowable width of a Fire Lane?
8. Numerous sound walls have recently been constructed in front of residences where houses abut Shields Street, Taft Hill Road and LaPorte Avenue. Would the City support a solid masonry, decorative, six-foot high sound wall along Taft, excluding, of course, the driveway and complying with sight distance standards?
9. In reading the residential criteria for a “Limited-Scope Development Project,” it appears that this proposal would be eligible. Could you please verify?

341 SOUTH TAFT HILL ROAD CONCEPTUAL SITE PLAN



SEAL

SORENSEN ENGINEERING & CONSTRUCTION, INC
 CIVIL / ENVIRONMENTAL ENGINEERING
 1901 BEAR COURT
 FORT COLLINS, CO 80525
 PHONE: 970.590.1579
 paul@seengineering.net

PROJECT
 341 SOUTH TAFT HILL ROAD
 FORT COLLINS, COLORADO

SHEET TITLE
 CONCEPTUAL SITE PLAN

REVISIONS	
NO.	DESCRIPTION

DRAWN BY: PAS
CHECKED BY: PS
SCALE: AS NOTED
DATE: 04/25/23

SHEET NUMBER:

FIGURE 1

SHEET INDEX:

JOB NUMBER: