

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/1/2023 9:15 AM

Project Name

Single Family Homes at 3021 S Taft Hill
CDR230039

Applicant

Bill Gurski
970-294-8793
flanneryhomes@outlook.com

Description

This is a request for approval of a subdivision with single family detached homes at 3021 S Taft Hill Rd. (parcels #9728123001, 9728123002). The applicant proposes to subdivide the existing east parcel into two and establish the use as single family detached dwellings for the parcels of the subdivision. Access is taken from Falcon Dr to the north. The site is approximately 0.44 miles south of W Drake Rd and directly west of S Taft Hill Rd. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Administrative (Type 1) Review.

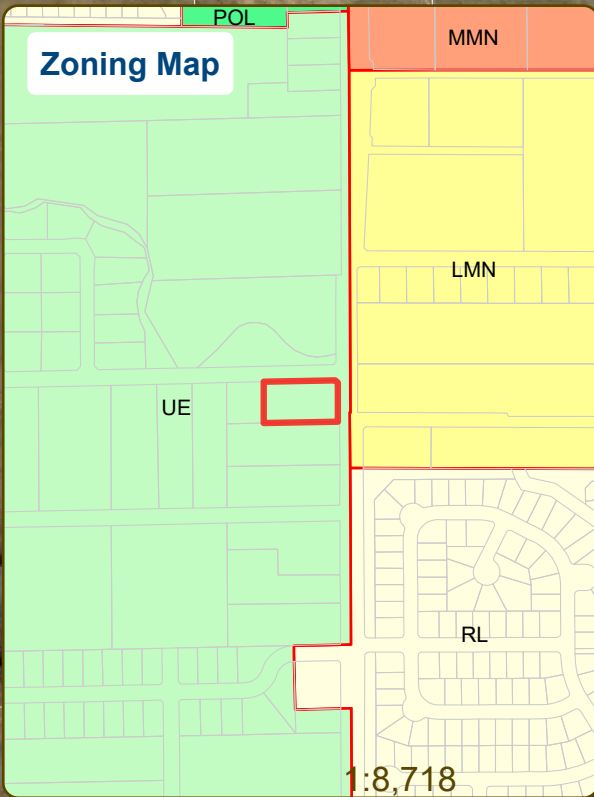
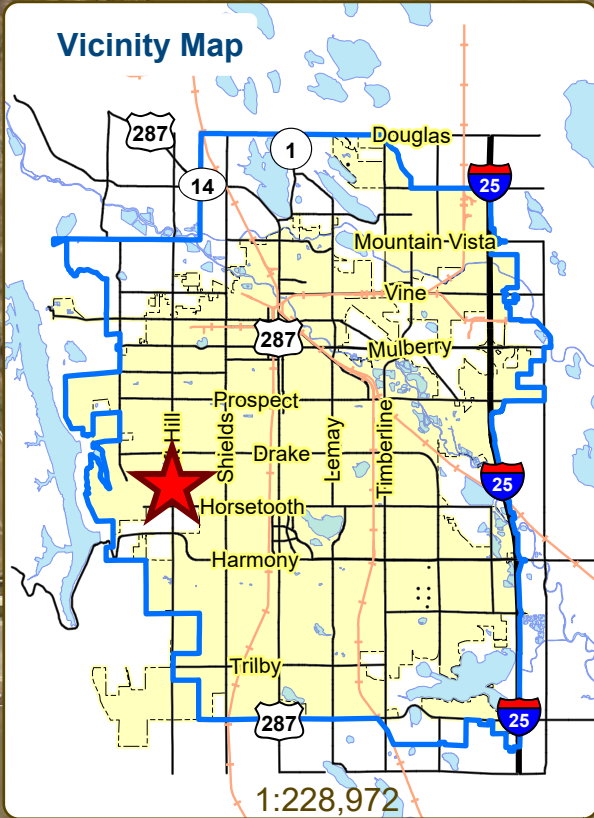
Planner: Katelyn Puga

Engineer: Sophie Buckingham

DRC: Todd Sullivan

Single Family Homes at 3021 S Taft Hill Single Family Subdivision

Aerial Site 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)

Bill Gurski Consultant, Thierry Bonnetain Owner

Business Name (if applicable) Flannery Homes, LLC

Your Mailing Address 3826 Sky Gazer Ln., Apt A, Fort Collins, CO. 80528

Phone Number 970-294-8793 Email Address flanneryhomes@outlook.com

Site Address or Description (parcel # if no address) 3021 S. Taft Hill Rd., 80526

Lot 1 Bonnetain

Description of Proposal (attach additional sheets if necessary) Lot 1 Bonnetain, 3021 S. Taft Hill Rd. to be divided into 3 Lots Approximately .5 acres.

Improve lots per city codes and sell the rear 2 or Build

Proposed Use Single family homes/lots Existing Use Big rear yard mostly vacant/hallow

Total Building Square Footage 5600 S.F. Number of Stories 2 Lot Dimensions 140' x 156'

Age of any Existing Structures 3021 S. Taft Hill Road 1964 - it is 1144 sq.ft.

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? Searched Records

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Add Sidewalk Initially 400', proposed 5000 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?











3021

