

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/13/2023 9:15 AM

Project Name

Residential-Commercial at 5428 S Timberline
CDR230051

Applicant

Erik and Jenna Olson
970-988-4429
jennakolson@icloud.com

Description

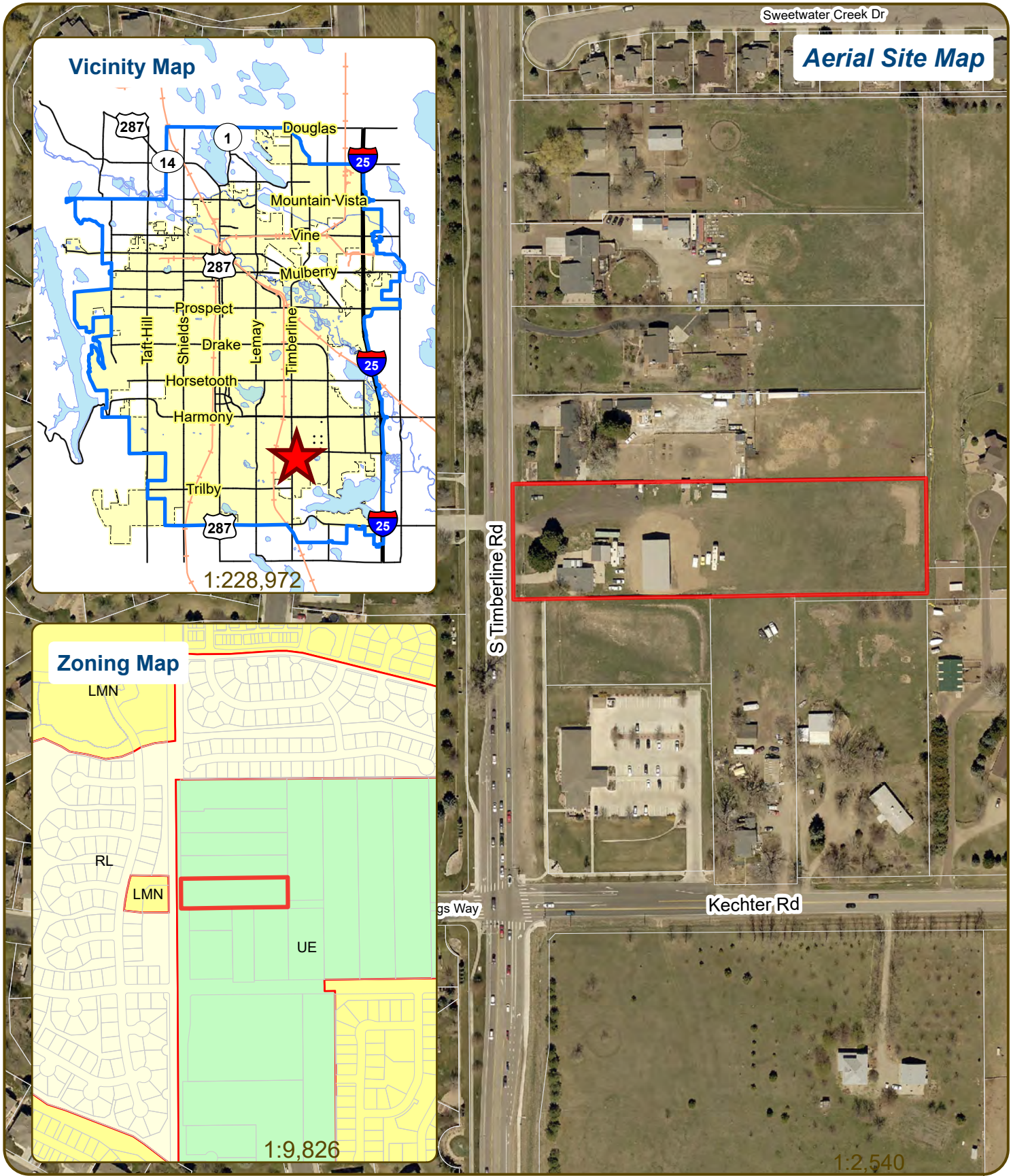
This is a request to develop either a commercial storage facility or three new residential lots at 5428 S Timberline Rd (parcel #8605300005). Access is taken from S Timberline Rd to the west. The site is directly east of S Timberline Rd. and approximately 0.09 miles north of Kechter Rd. The proposed project is within the Urban Estate (UE) zone district and is subject to the Addition of Permitted Use (APU) process including a Planning and Zoning Board recommendation for City Council Review.

Planner: Katelyn Puga

Engineer: Dave Betley

DRC: Marissa Pomerleau

Residential-Commercial at 5428 S Timberline Addition of Permitted Use



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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) _____

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.

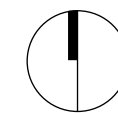
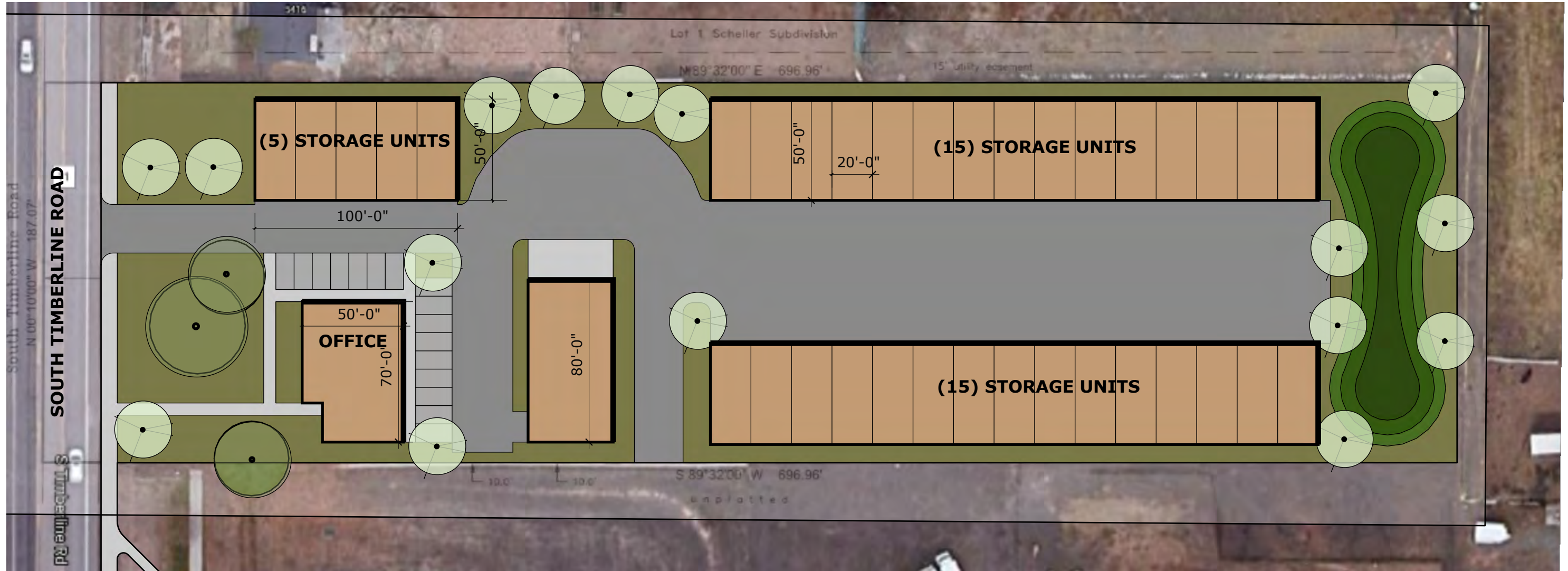
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?

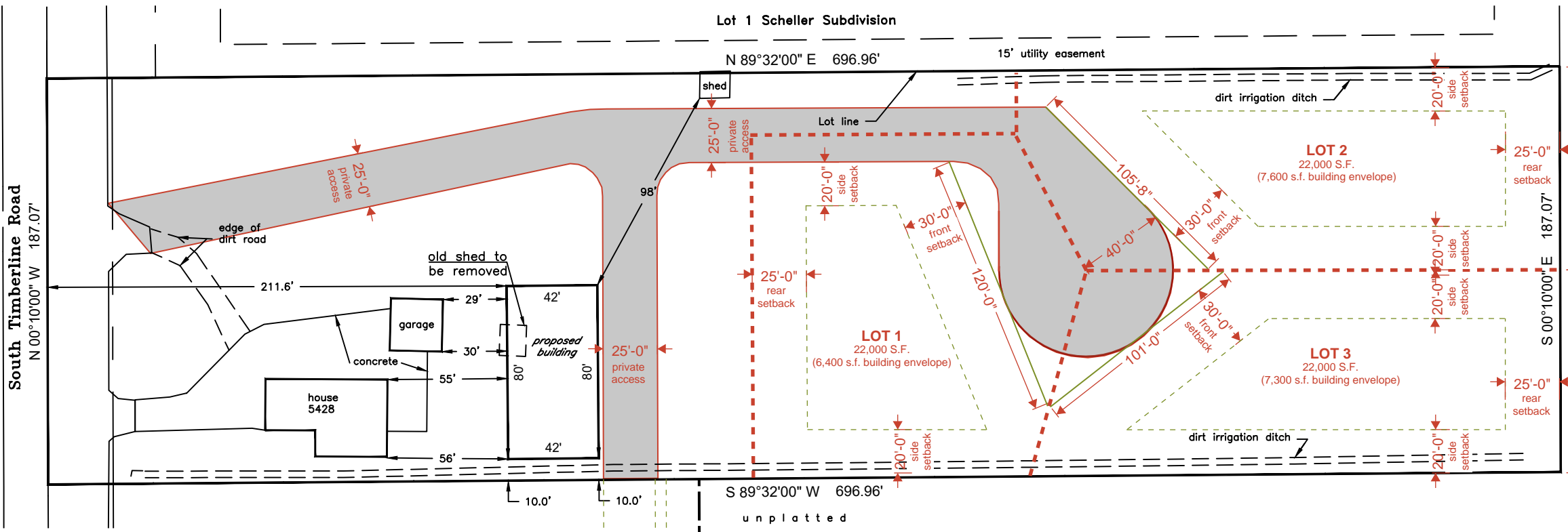


CONCEPT SITE PLAN

SCALE: 1" = 50'-0"

OPTION 1

Plot Plan



Kingdom Hall Property

Description:

That part of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado, more particularly described as follows:
 Beginning at a point on the West section line of said Section 5, Township 6 North, Range 68 West of the 6th P.M., 500 feet North of the Southwest corner of said Section 5;
 thence running East parallel to the South line of said Southwest quarter, 696.96 feet;
 thence North parallel to the West section line of said Section 5, 187.07 feet;
 thence West parallel to the South line of said Southwest quarter 696.96 feet, to the West section line of said Section 5;
 thence South along said Section line 187.07 feet to the point of beginning.

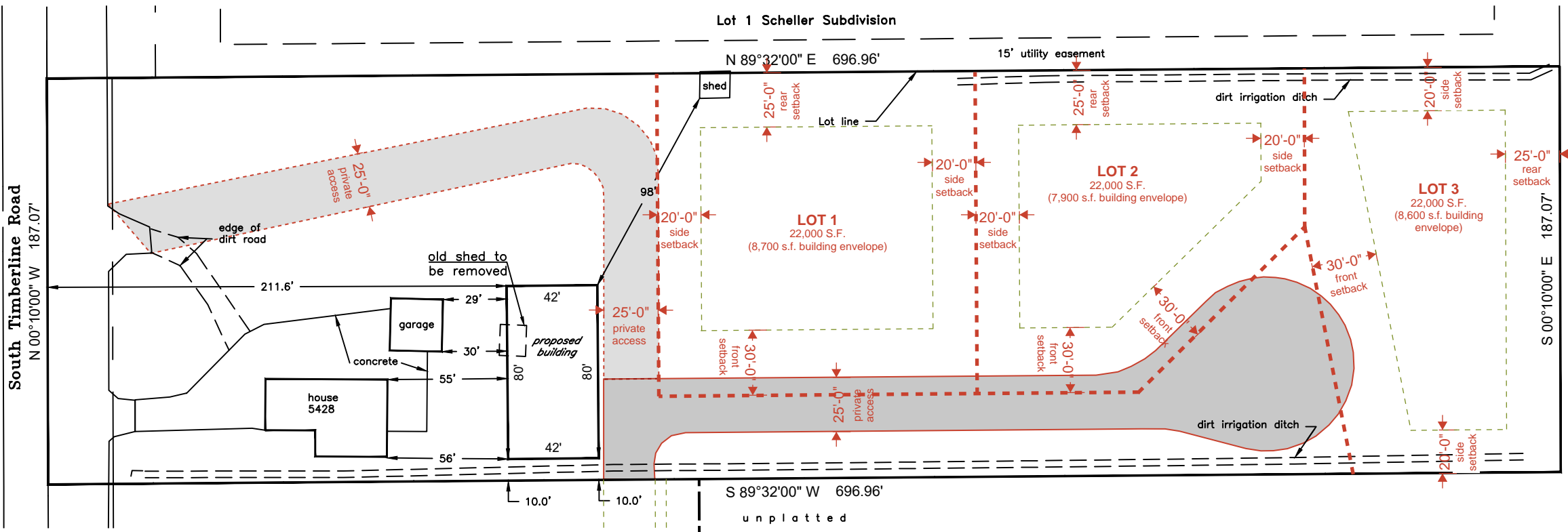
- Notes:**
- This is not a Monumented Land Survey.
 - Improvements are based on a 2005 survey. No current survey completed.
 - This survey is not intended for to be used for engineering design.
 - No offsite improvements, other than those shown, were located this date.
 - Address: 5428 S. Timberline Rd., Fort Collins, Colorado
 - Distances shown are in U.S. Survey Feet

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

#	Date	Revisions	Field Date	Prepared for:	Project#:
			n/a	Erik Olson	17025.001
			Party Chief		
			n/a		
			Survey Tech		
			n/a	PLS Group 6843 North Franklin Avenue Loveland, Colorado 80538 (970) 669-2100 - Fax (970) 669-3652	
			Proj. Manager		
			MBS		
			Scale		
			1" = 50'		

OPTION 2

Plot Plan



Kingdom Hall Property

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