

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/10/2023 11:15 AM

Project Name

Redtail Ponds Condos
CDR230061

Applicant

Cathy Mathis
970-532-5891
cathy@tbgroup.us

Planner: Clark Mapes

Engineer: Sophie Buckingham

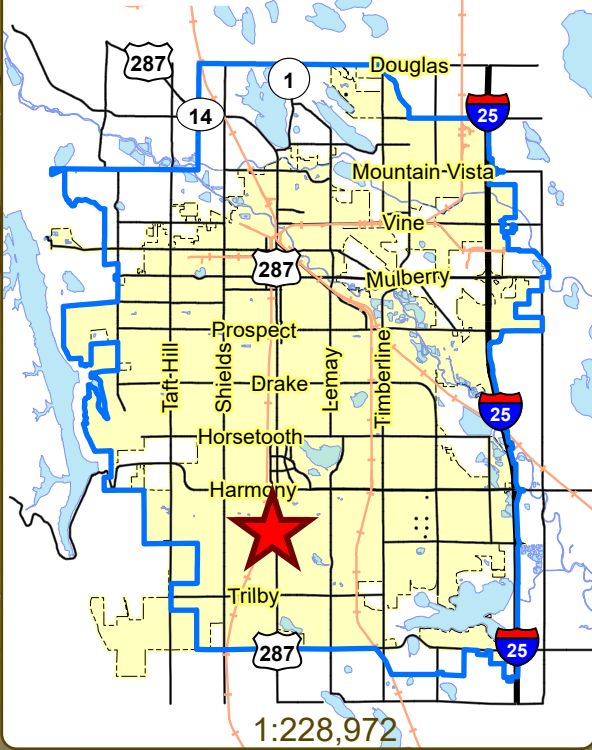
DRC: Todd Sullivan

Description

This is a request to develop 24 single-family attached townhome style units on parcels previously approved for office use. (parcels #9602417001, 9602417002, 9602416002, 9602416001, 9602416007, 9602416008, 9602416006, 9602416009, 9602416003, 9602416004, 9602416005, 9602417003, 9602417005). The proposal includes 24 townhome style condo units in 1, 2 and 3 level configurations with detached garages across an 11.42 acre site. Access would be taken directly from Conejos Rd. and Cameron Dr. The site is approximately 0.52 miles south of W Harmony Rd and approximately 0.13 miles west of S College Ave. The property is within the General Commercial District (C-G) zone district, and is subject to Administrative (Type 1) Review.

Redtail Ponds Condos Single Family Attached Residential

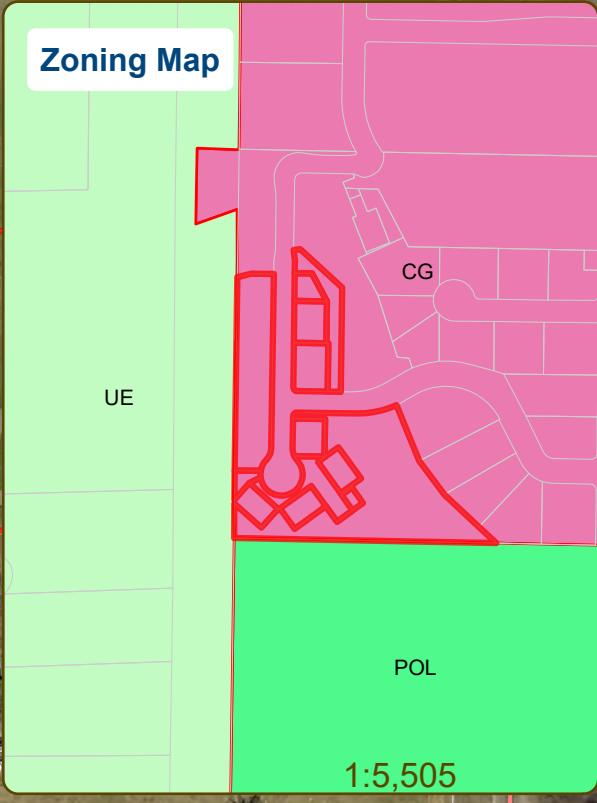
Vicinity Map



Aerial Site Map



Zoning Map



1:1,833

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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.

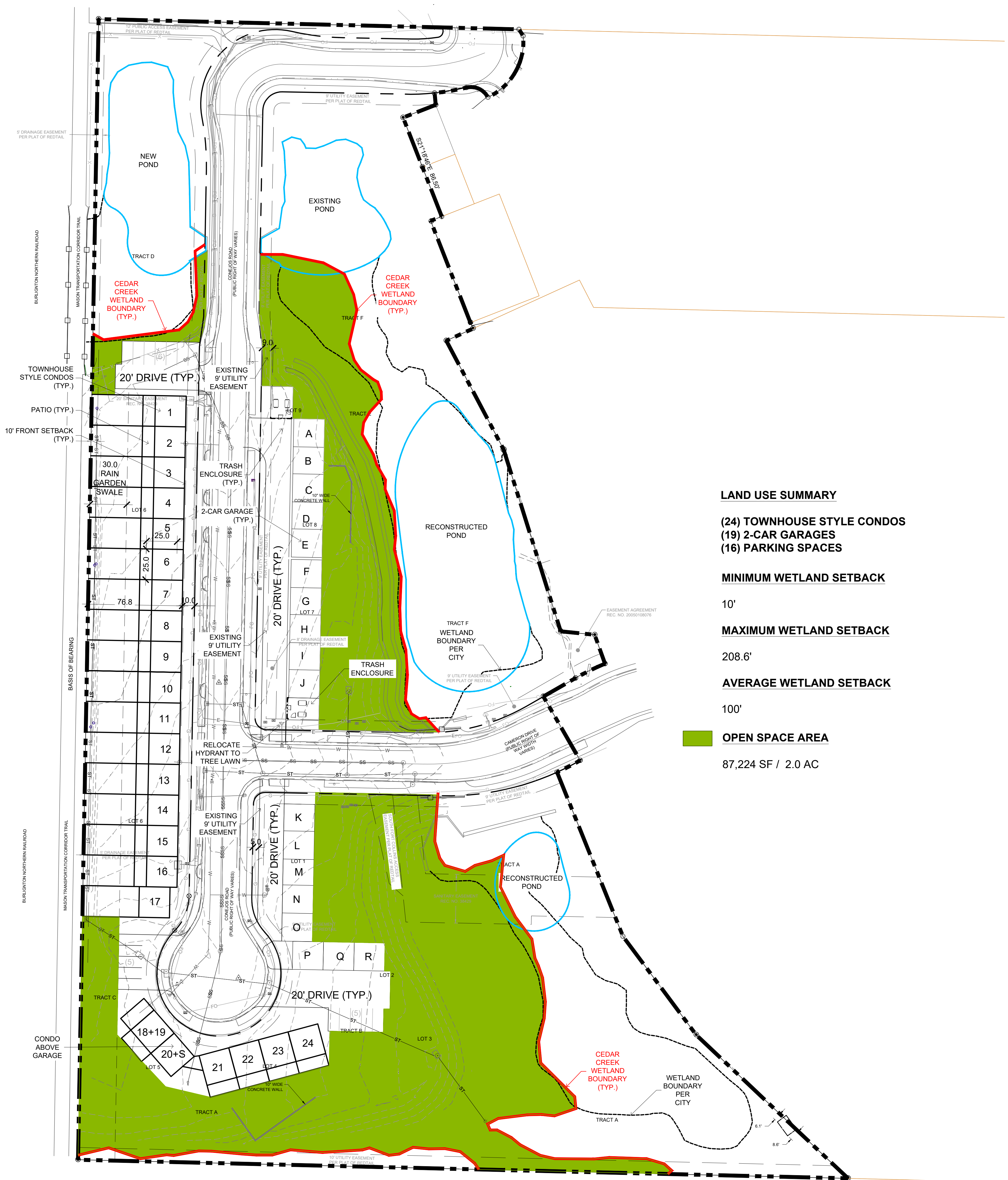
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?



LAND USE SUMMARY

- (24) TOWNHOUSE STYLE CONDOS
- (19) 2-CAR GARAGES
- (16) PARKING SPACES

MINIMUM WETLAND SETBACK

10'

MAXIMUM WETLAND SETBACK

208.6'

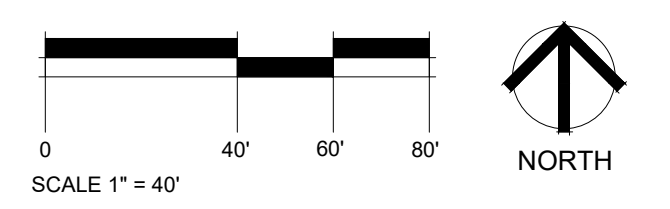
AVERAGE WETLAND SETBACK

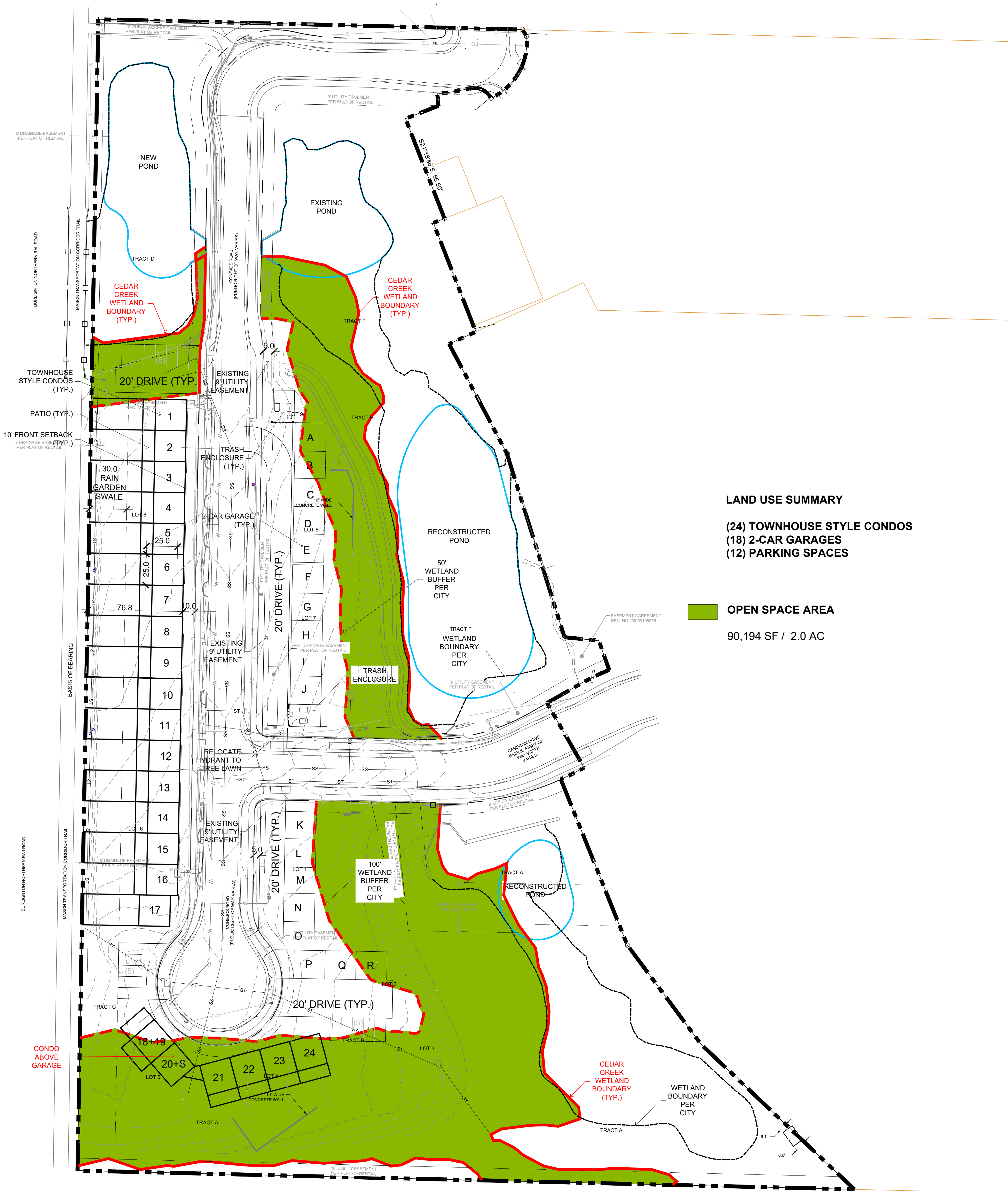
100'

OPEN SPACE AREA

87,224 SF / 2.0 AC

REDTAIL - LAGUNITAS - PROPOSED BUFFER MAP
7.31.23



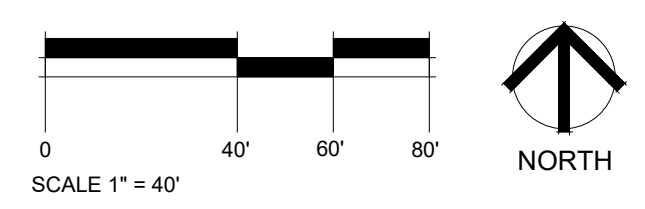


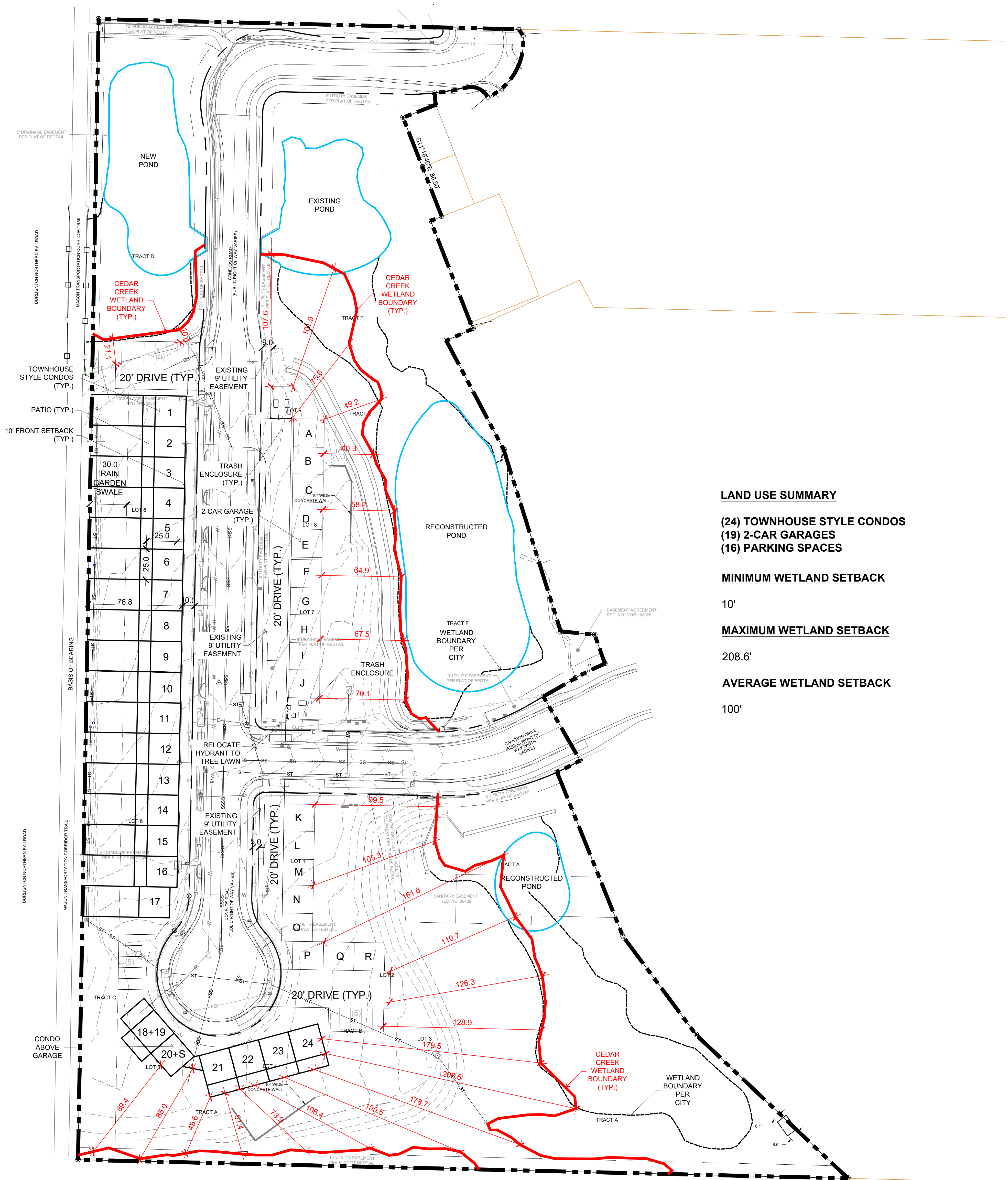
LAND USE SUMMARY

- (24) TOWNHOUSE STYLE CONDOS
- (18) 2-CAR GARAGES
- (12) PARKING SPACES

OPEN SPACE AREA
 90,194 SF / 2.0 AC

REDTAIL - LAGUNITAS - CITY BUFFER MAP
 7.31.23





LAND USE SUMMARY

- (24) TOWNHOUSE STYLE CONDOS
- (19) 2-CAR GARAGES
- (16) PARKING SPACES

MINIMUM WETLAND SETBACK

10'

MAXIMUM WETLAND SETBACK

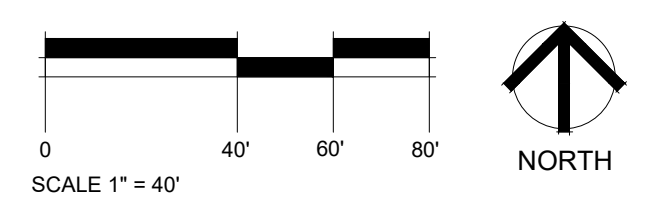
208.6'

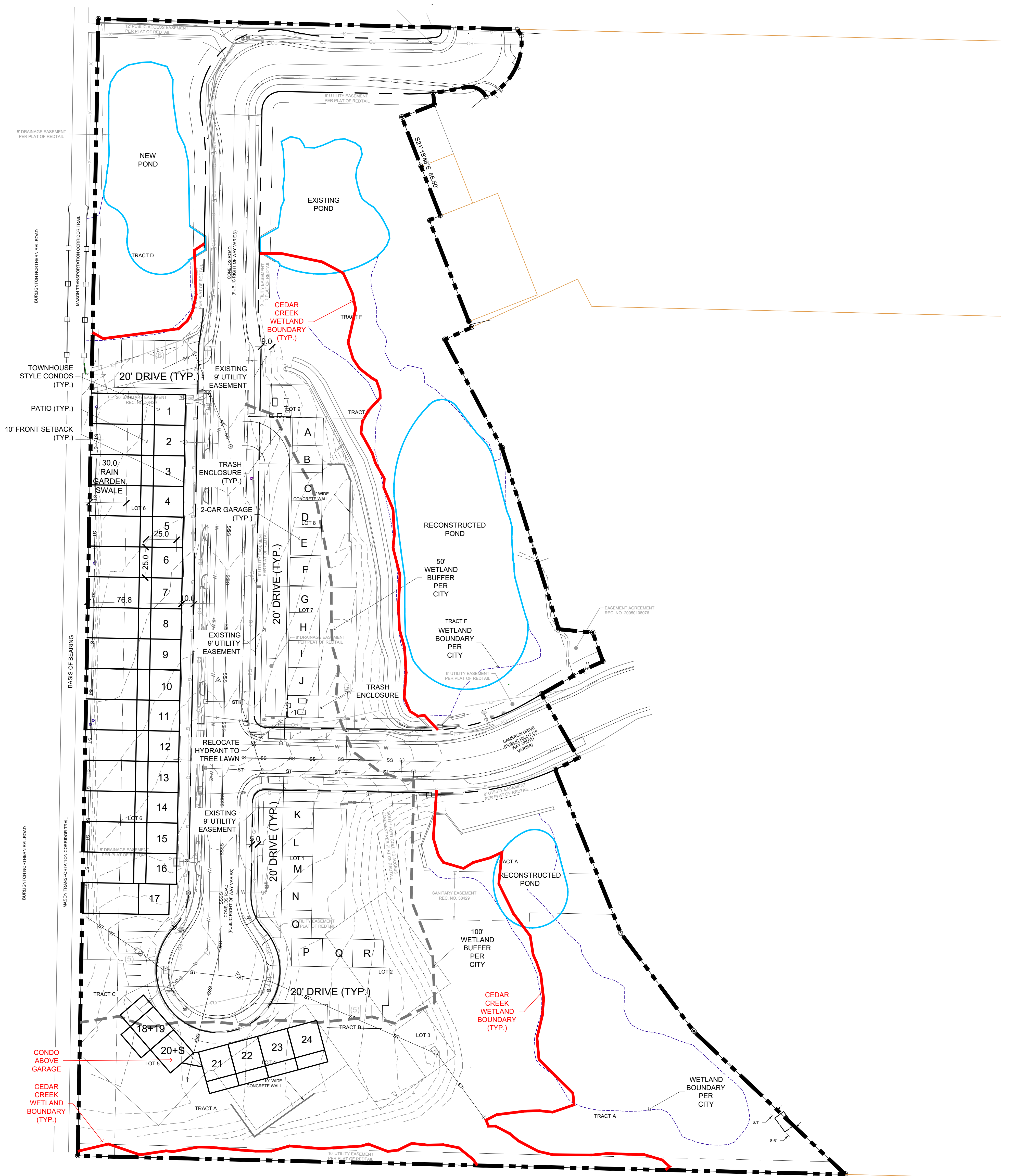
AVERAGE WETLAND SETBACK

100'

REDTAIL - LAGUNITAS - WETLAND SETBACKS

7.31.23





REDTAIL - LAGUNITAS - CONCEPT PLAN
7.31.23

