

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

11/2/2023 11:15 AM

Project Name

8 Unit Development at 920 S Overland Trail
CDR230084

Applicant

Heather Kyseth

970-443-5860

shotgun.betty16@gmail.com

Planner: Clark Mapes

Engineer: John Gerwel

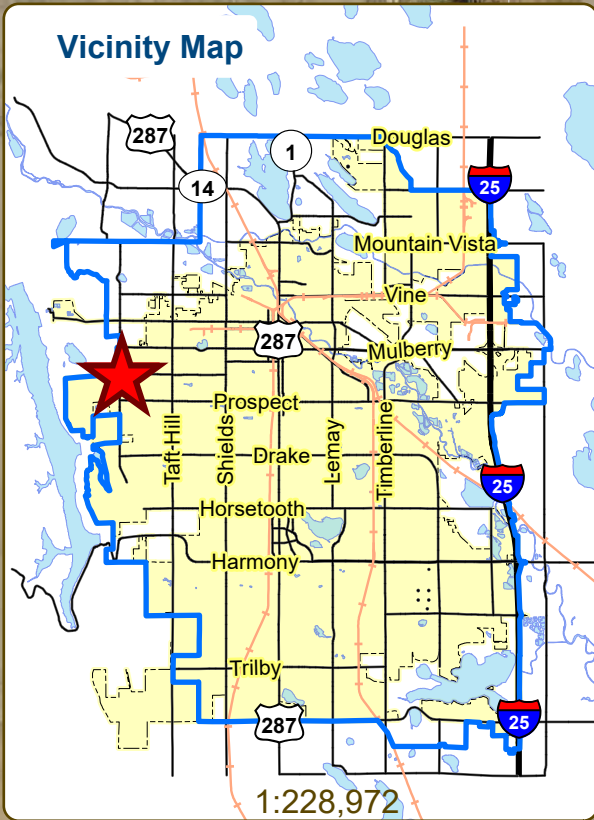
DRC: Todd Sullivan

Description

This is a request to build a single family detached development at 920 S Overland Trail (parcel # 9716224001). The applicant would like to build a tiny home development with 8 small single family detached units. Access is taken from S Overland Trail to the west. The site is approximately 0.37 miles south of W Mulberry St and directly east of S Overland Trail. 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.

8 Unit Development at 920 S Overland Trail Single Family Detached

Vicinity Map

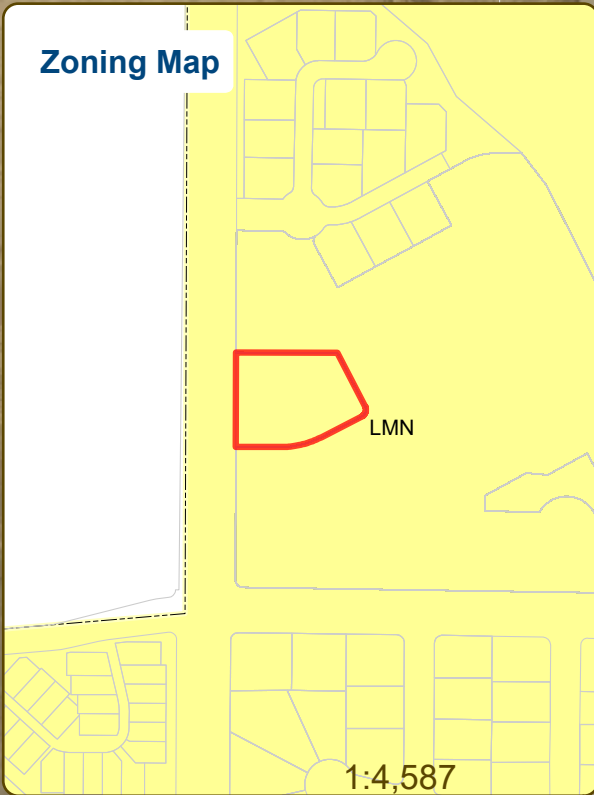


Aerial Site Map



S Overland Trl

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 preappmeeting@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) _____

Heather Kysath, Owner 970.443.5860

Business Name (if applicable) _____

Your Mailing Address PO Box 312 Laporte CO 80535

Phone Number 970.443.5860 Email Address shotgun.betty16@gmail.com

Site Address or Description (parcel # if no address) 920 S. Overland Trl Fort Collins 80521 Parcel # 9716224001

Description of Proposal (attach additional sheets if necessary) 8 tiny homes on slab with removal of existing structure

Proposed Use residential Existing Use residential

Total Building Square Footage TBD S.F. Number of Stories TBD Lot Dimensions Not certain

Age of any Existing Structures approx 140 yrs 1,727 sq ft

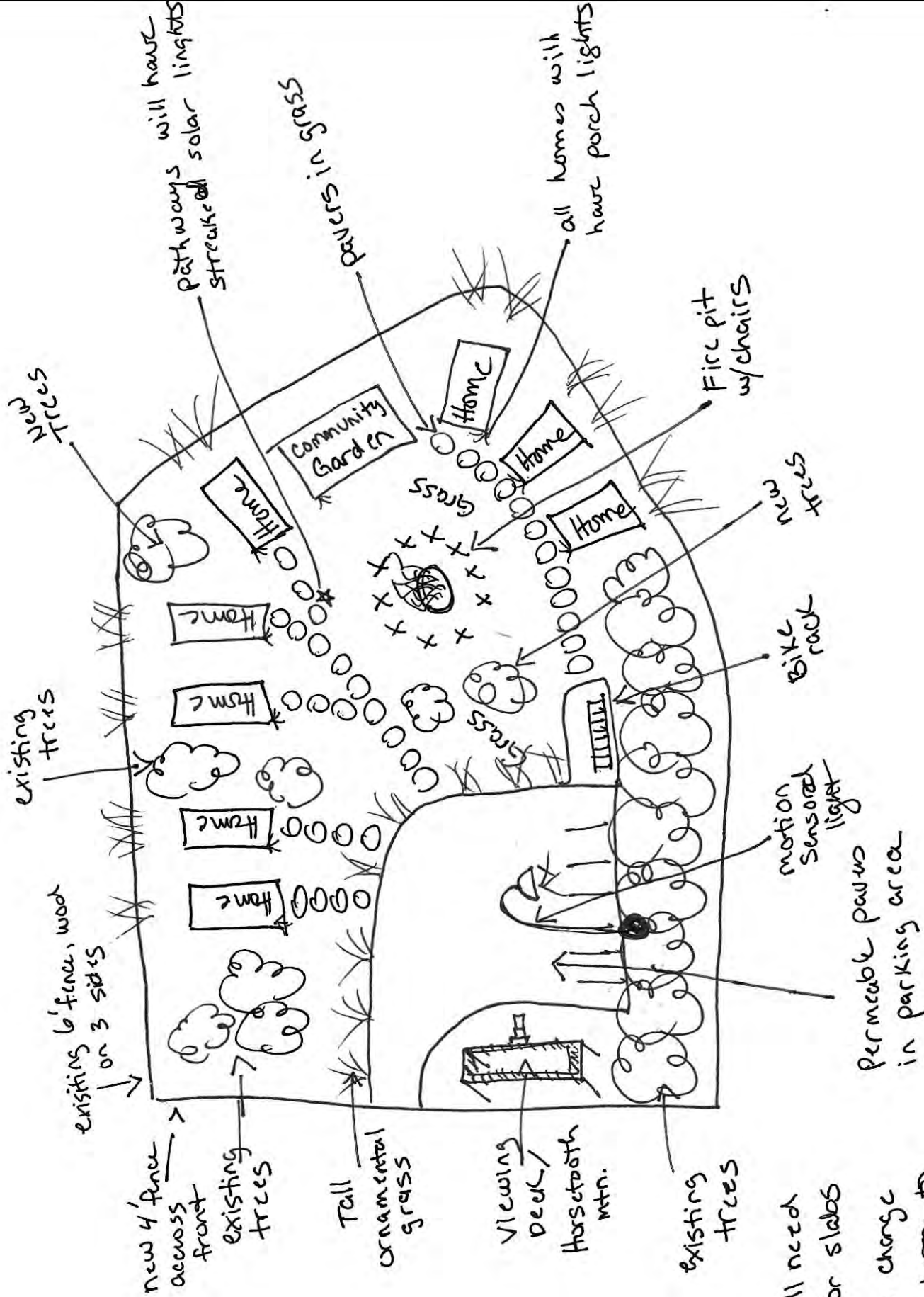
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [X] 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 500 sq ft 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?



920 S Overland Trl 805a1

Property will need regrading for slabs run off will charge from 1 large home to 8 tiny homes spread out