

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

11/16/2023 11:15 AM

Project Name

Extra Occupancy at 1014 Andrews Peak Dr
CDR230090

Applicant

Troy Stucky
303-903-9783
tstucky@aol.com

Planner: Kayla Redd

Engineer: John Gerwel

DRC: Todd Sullivan

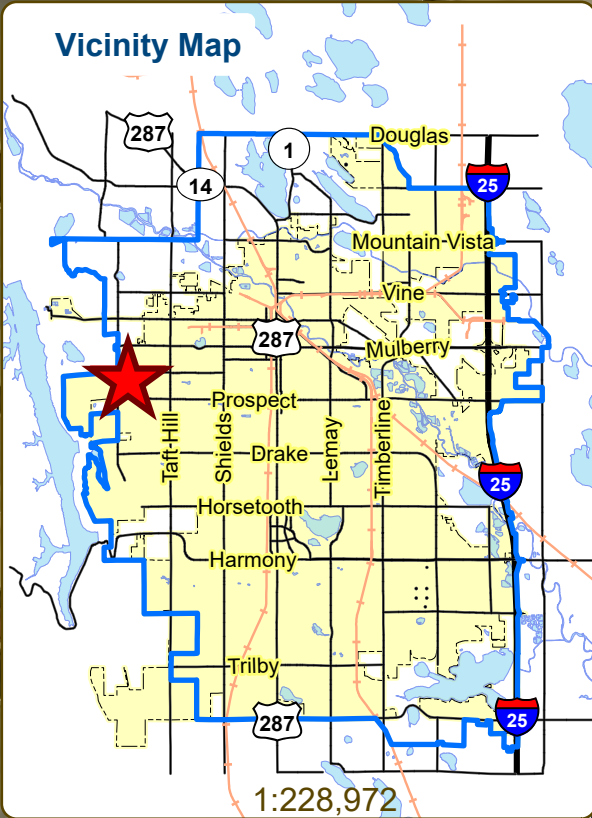
Description

This is a request to Extra Occupancy Rental at 1014 Andrews Peak Dr E113 (parcel # 9716330113). The applicant is proposing an Extra Occupancy Rental with 4 tenants. Access is taken from Andrews Peak Dr to the west. The site is approximately 0.20 miles east of S Overland Trail and approximately 0.43 miles north of W Prospect 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.

Extra Occupancy at 1014 Andrews Peak Dr

Extra Occupancy Rental

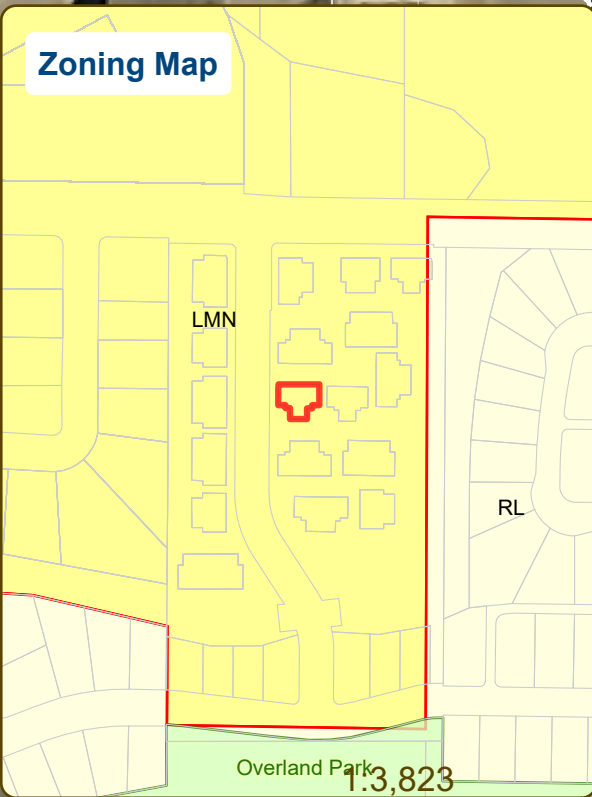
Vicinity Map



Aerial Site Map



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) _____

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?

Extra Occupancy for 1014 Andrews Peak Dr #E113

Request for extra Occupancy for 1014 Andrews Peak Drive #E113 in the Peak View Condominiums. The Peak View Condominiums are **zoned LMN**, which allows for property owners to apply for extra occupancy. We are looking to increase the occupancy to 4 tenants.

Regulations in Land Use Code, include off-street parking requirement (0.75 spaces per tenant, rounded up to the nearest 1 space equals 3 spaces for 4 occupants). The clip attached below shows open parking in the private condominium parking lot as well as the one spot in the attached garage. The condominium association issues each unit 2 parking passes in addition to the private garage parking.

The minimum floor area requirement (350 sf per tenant plus 400 sf if owner-occupied) is met. The finished square foot of the property is 1591 sf (398 sf of finished square foot per tenant with 4 tenants). There is also 918 sf of unfinished basement that could be finished to bring the finished square foot per tenant to 627 sf per tenant.

I have attached the floor plan of the residence for reference.

Thank you for your consideration.

Regards,
Troy Stucky
Troy.Stucky@jacobs.com
303-903-9783

Extra Occupancy for 1014 Andrews Peak Dr #E113



SKETCH/AREA TABLE ADDENDUM

