

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

1/4/2024 11:15 AM

Project Name

Subdivision at 818 Sycamore St
CDR230101

Applicant

Carolyn Reed

970-227-2834

carolynareed@yahoo.com

Planner: Arlo Schumann, Kayla Redd

Engineer: Sophie Buckingham

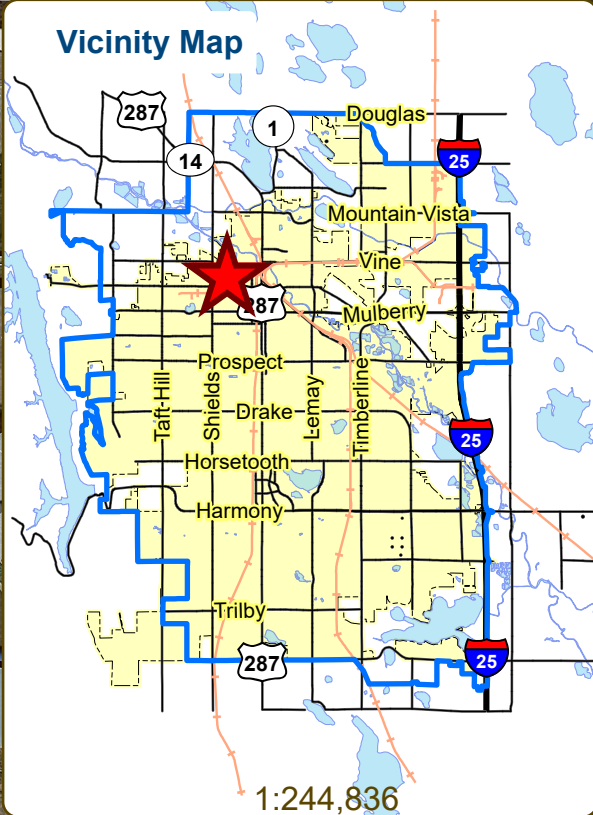
DRC: Todd Sullivan

Description

This is a request to subdivide for single family detached dwellings at 818 Sycamore St (parcel# 9711215004). The applicant proposes to divide lot side to side to create two lots. Access will be taken off of Sycamore St from the S. The site is approximately 0.46 miles north of W Mountain Ave and approximately 0.28 miles east from N Shields St. The property is located within the Neighborhood Conservation, Medium Density District (NCM) zone district and subject to a Basic Development Review (BDR).

Subdivision at 818 Sycamore St - Single-Family Detached Dwellings

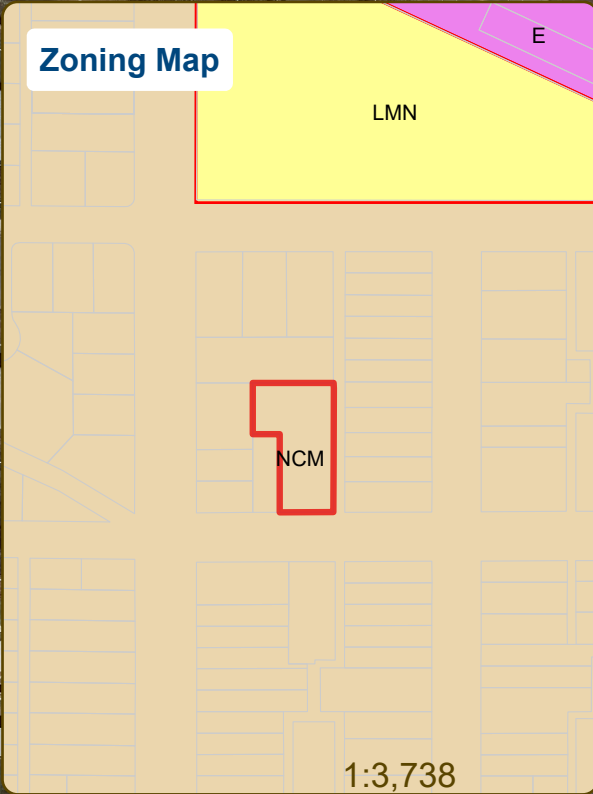
Vicinity Map



Aerial Site Map



Zoning Map



Sycamore St



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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) _____

Are you a small business? Yes No 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.

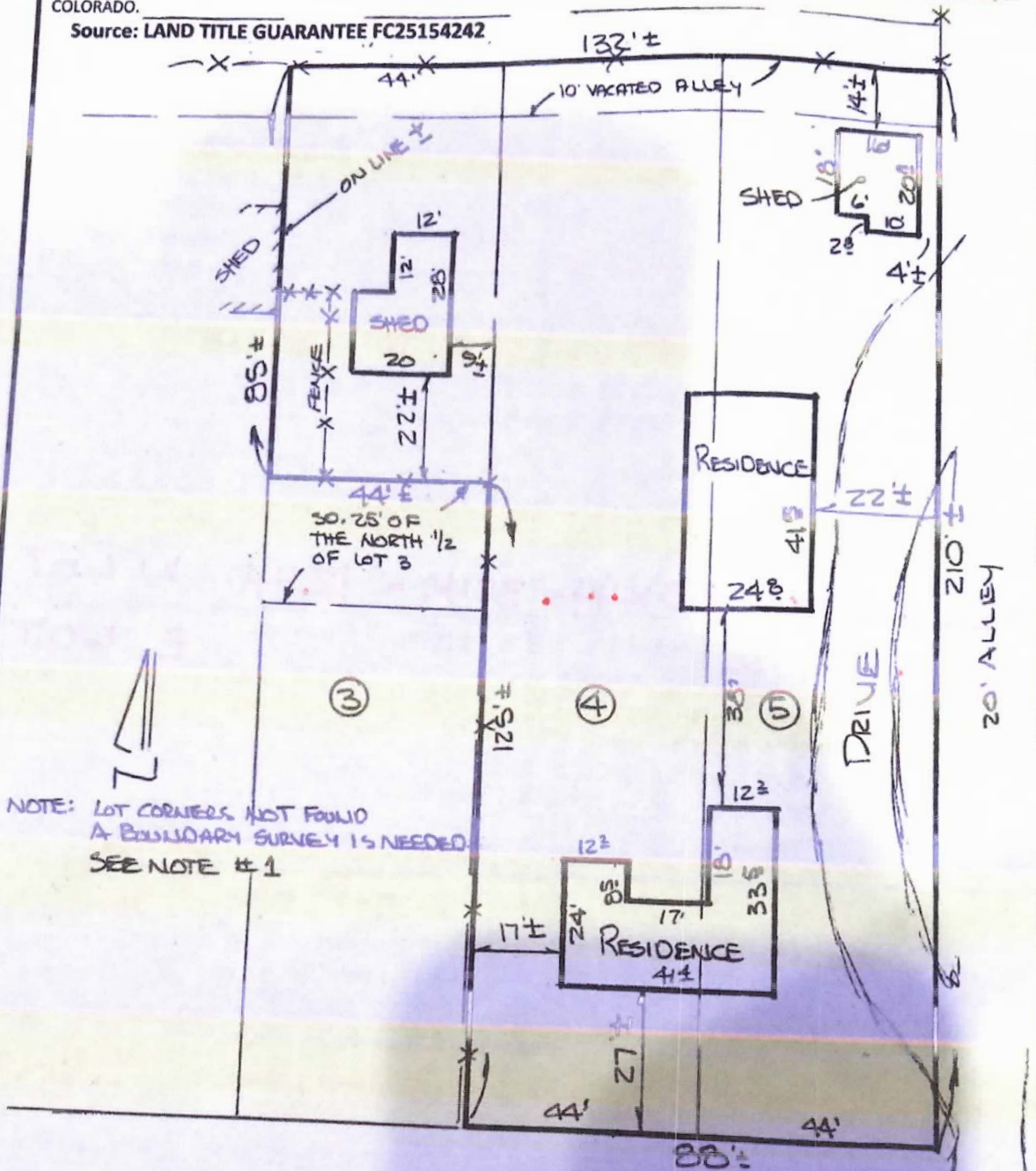
Increase in Impervious Area _____ S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

PARCEL II: THE NORTH 1/2 OF LOT 3, GRIFFIN'S SUBDIVISION OF ... WITH THAT PORTION OF VACATED ALLEY ADJACENT TO SAID LOT ON THE NORTH, AS VACATED BY ORDINANCE NO. 46, 1993, RECORDED MAY 28, 1993 UNDER RECEPTION NO. 93034672, LESS THE SOUTH 25 FEET OF THE NORTH 1/2 OF SAID LOT 3, COUNTY OF LARIMER, STATE OF COLORADO.

Source: LAND TITLE GUARANTEE FC25154242



NOTE: LOT CORNERS NOT FOUND
A BOUNDARY SURVEY IS NEEDED
SEE NOTE # 1

SYCAMORE ST.



David M. Poeschl LS # 17662

Notes:

- 1) The exact location of property lines, fence lines and utilities can only be determined by a monumented boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown hereon are obtained from recorded Plat.
- 3) Buyer should be aware that easements and underground utilities may exist that are not recorded with the County.
- 4) Landstar ILC, LLC and its owners and employees, will not be liable for more than the cost of this Improvement Location Certificate and then only to those parties certified to herein or in our file by signed work authorization.

BUYER/BORROWER: BODENHAMER/ROMONTO LENDER:
ADDRESS: 818 SYCAMORE STREET, FORT COLLINS
CERTIFICATE: I hereby certify that this improvement location certificate was prepared for KELLER WILLIAMS REALTY NOCO, that it is not a land survey

TITLE CO: LAND TITLE GUARANTEE

plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by KELLER WILLIAMS REALTY NOCO and LAND TITLE GUARANTEE COMPANY and describes the parcel's appearance on 12-22-17