

Tips Property Conservation Development Sketch Plan Project Description

Prepared 12/4/2015

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SUMMARY

The Tips Property is a proposed conservation subdivision of an existing ± 115.42 acre parcel to create three new 2.5-acre lots, as well as a 2-acre outlot. The three new lots are proposed to be clustered in the most accessible and developable portion of the property, adjacent to existing similar residential properties on two sides. The three new lots are proposed to be accessed directly from Eagle Lake Drive, which is private. The outlot is proposed to be created along the east property line of the 4820 Eagle Lake Drive lot, with the intention of transferring the outlot to the owner of that property. The existing single family home on the Tips Property is to remain, as is the existing single family home on the 4820 Eagle Lake Drive property. The remaining portion of the Tips Property will continue to be owned and maintained by the Tips family, and will remain in its current agricultural use.

REVIEW CRITERIA

A. The proposed conservation development is compatible with existing and allowed land uses in the surrounding area

The proposed development will be compatible with existing uses in the area. Several dozen residential lots of a similar size have been built over the last several years along Eagle Lake Drive. For the sake of consistency with adjacent properties, a 2.5-acre minimum lot size is proposed on this Sketch Plan. That minimum may be adjusted slightly moving through the design process. The current zoning on the property (FA-1) allows a 100,000 square foot minimum (2.29 acre) lot size, as sanitary sewer is not available nearby.

B. The applicant for the proposed conservation development has demonstrated that the proposed conservation development will comply with all applicable requirements of this code

The applicant intends to comply with all applicable codes. No appeals to standards are anticipated.

C. The proposed conservation development will result in no substantial negative impact on environmentally sensitive areas or features, agricultural uses or other lands

We do not believe that an additional three roughly 2.5-acre lots and the creation of a small outlot will impact substantially any of the above. All but a small fraction of the existing wetlands are several hundred feet away from the portion of the Subject Property to be subdivided (on the other side of the lake). The size and condition of the existing inventoried small wetland affecting proposed lots 3 and 4 (and Outlot A) will be evaluated to determine the most appropriate home and septic field siting, potential water quality pond siting as required, as well as determining the applicable building setback from the pond. Please note that the Sketch Plan is being submitted without the benefit of a topographic survey or formal wetland delineation. We acknowledge that the proposed layout is likely to be adjusted as more detailed information becomes available.

- D. **Approval of the proposed conservation development will not result in a substantial adverse impact on another property in the vicinity of the proposed conservation development**
 No substantial adverse impacts to adjacent properties as a result of the proposed development are anticipated. The applicant presented the idea of creating an additional three lots with the intent of adding those to the Eagle Lake Homeowners Association. The HOA letter of support (dated July 2015) is included to supplement this application.
- E. **The recommendations of referral agencies have been considered.**
 We anticipate working with all referral agencies to ensure that their recommendations are considered.

EXISTING CONDITIONS

- Zoning:** FA – Farming
- Current Use:** Agricultural / grazing
- Property Size:** ±115.42 acres, which excludes the ±2.5-acre existing lot entirely surrounded by the Tips Property. The subject property is irregularly shaped, and is roughly 4,000 feet in length along its longest axis.
- Surrounding Uses:** Generally speaking, estate lot single family residential is along the west and south sides of the property (FA zoning), with large agricultural parcels to the north and east (FA-1 zoning). The Larimer County Ditch and Hood Lane parallel the east property boundary.
- Off Site Conditions:** No unusual off site conditions exist.
- Unique features:** The Tips Property includes Eagle Lake, which is also known as the Dixon Reservoir. The water within the reservoir is under separate ownership. Two of the three proposed lots, as well as the outlot, are proposed to extend to the high water mark.

PROPOSED CHANGES AND IMPROVEMENTS

- Project Area:** 7.54 acres for Lots 2 – 4 (±9.54 acres if including Outlot A)
- Developable Land:** ±37 acres. This area of land is based on the entire Tips Property, less the surface area of Eagle Lake, and less the approximate area of inventoried wetlands. Please note that the “Developable Land” area on the application includes wetlands (±77.42 acres).
- Number of Lots:** 3 new lots are proposed, plus one outlot
- Lot Sizes:**
 Largest Lot: ±2.54 acres
 Smallest Lot: ±2.50 acres
- Proposed Uses:** Single Family Residential
- Common Areas:** None proposed. The remaining property will continue in its current use.

INFRASTRUCTURE

Existing utilities in the area have not been evaluated formally, although it is assumed that sufficient capacity exists in the area to accommodate an additional three units.

Sanitary Sewer: No sanitary sewer is near the Subject Property. It is our understanding that the nearest sanitary sewer is about a mile to the southeast. Therefore, we anticipate that three additional septic systems would be proposed to serve Lots 2 – 4. Septic systems are already in place in the 4820 Eagle Lake Drive property, as well as the existing home on the Subject Property. The condition of these existing systems has not been evaluated.

Water: The property is served by the Eastern Larimer County Water District. An existing line was constructed in Eagle Lake Drive.

Dry Utilities: Dry utilities appear to be in the area serving adjacent properties. The applicant will obtain will-serve letters as appropriate.

TRAFFIC AND ACCESS

As noted above, proposed Lots 2 – 4 would be accessed via Eagle Lake Drive, which is privately owned. The applicant anticipates working with the Eagle Lake HOA to ensure that the new lots have legal access, which will happen presumably once the lots join the HOA.

Proposed driveway locations are shown on the Sketch Plan to align with existing driveways and the street on the west side of Eagle Lake Drive, although these driveway locations may be adjusted based on further analysis. The applicant and the 4820 Eagle Lake Drive property share an access from Eagle Lake Drive. This access is proposed to remain in place. No additional streets, public or private, are proposed.

We anticipate that the additional three lots would generate roughly thirty additional vehicle trips daily on Eagle Lake Drive, and presumably Terry Lake Road. The proposed outlot should not be expected to generate traffic. We understand that future study may be required. To the best of our knowledge, no recent traffic analysis has been conducted in the immediate vicinity; however, the existing street network appears to function within acceptable limits.

OTHER INFORMATION

Previous Applications: Two applications have been made related to the Subject Property in the last decade: (1) A Sketch Plan application for a proposed Conservation Development on the Subject Property was proposed in 2008 (The Meadows at Eagle Lake Conservation Development, which to the best of our knowledge did not go beyond the initial Sketch Plan application); and, (2) The Schakel Property Boundary Line Adjustment, which was recorded in 2009.

Wildlife Habitat: Because of the presence of the lake, wetlands, and open lands characterizing the Subject Property, we assume that wildlife habitat exists in the area. The quality of wetland and various habitats, as well as the presence of threatened and endangered species, raptor nests, etc., have not been evaluated.

Growth Management: The Subject Property is outside of the Fort Collins GMA.

APPEALS

No appeals to the Larimer County Land Use Code are anticipated to be proposed in subsequent applications.

