

Conceptual Review Agenda

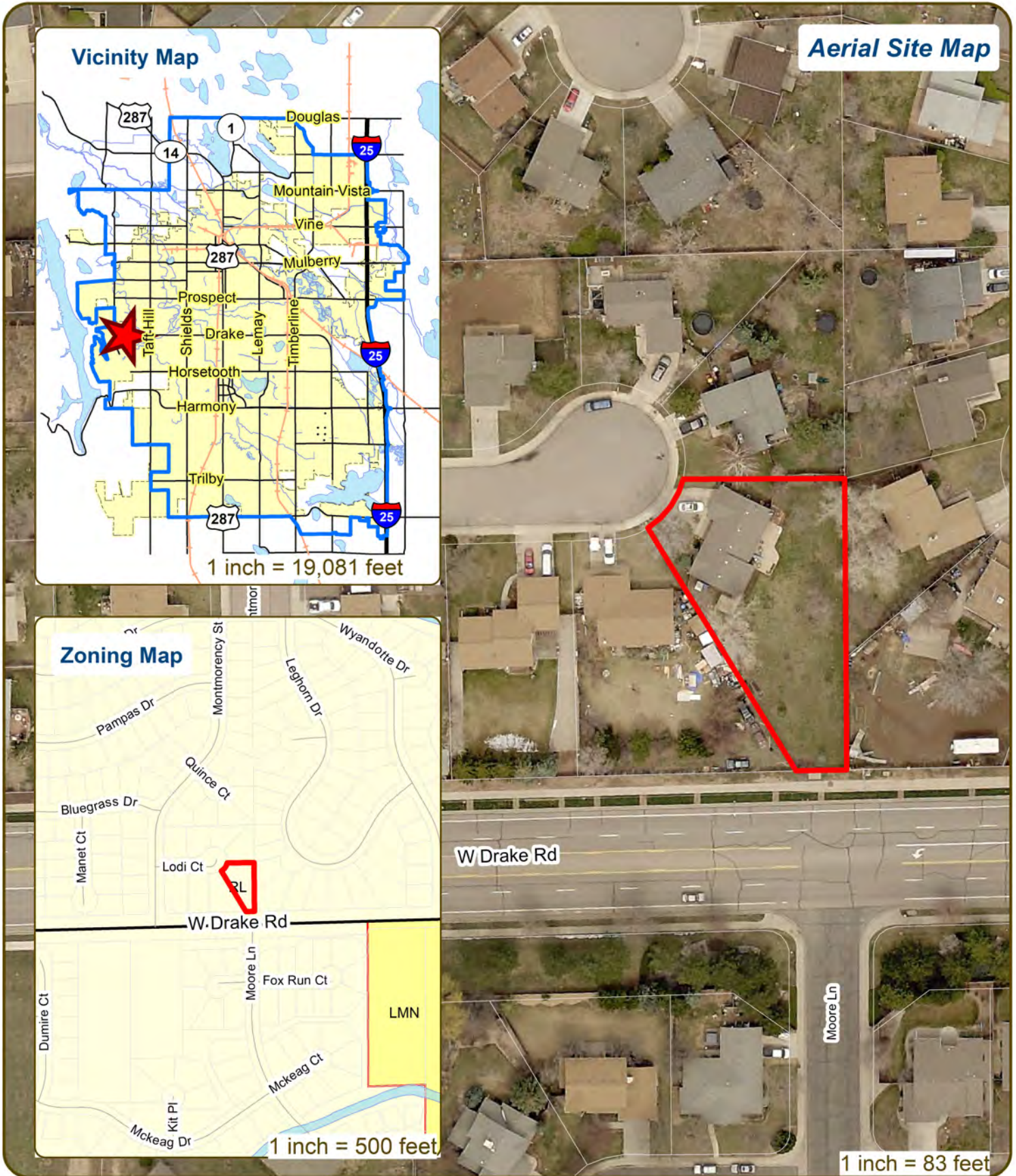
Schedule for 04/22/21

Meetings hosted via Zoom Web Conferencing

Thursday, April 22, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	2603 Lodi Ct Single-Family Detached Dwelling (Carriage House) CDR210032	Brian Helminiak 970-215-5298 bkbroiler242@hotmail.com	This is a request to construct a second single-family detached dwelling (i.e., carriage house) on an existing parcel with a single-family detached dwelling located at 2603 Lodi Ct (parcel # 9721328018). The proposed structure would be placed behind the existing dwelling and would be accessed by a 3-foot-wide walkway from originating at the driveway off Lodi Ct. As proposed the structure has a 324 square foot building footprint and would be approximately 500-800 square feet total. The site is directly north of W Drake Rd and approximately .5 miles west of S Taft Hill Rd. The site is located within the Low Density Residential (RL) zone district and would be subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Marc Virata DRC: Brandy Bethurem Harras

2603 Lodi Ct Carriage House



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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)

Brian Helminiak (owner) Aimee Helminiak (owner)

Business Name (if applicable)

Your Mailing Address 2603 Lodi Court, Fort Collins CO 80526

Phone Number 9702155298 Email Address bkbroiler242@hotmail.com

Site Address or Description (parcel # if no address)

2603 Lodi Ct. Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary)

Carriage House / Detached Secondary Dwelling Unit

Proposed Use residential Existing Use residential

Total Building Square Footage 500-800 S.F. Number of Stories 1 Lot Dimensions odd shape (15,673 sf)

Age of any Existing Structures 37 years (primary house)

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 500 - 800 SF 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?

