

# Conceptual Review Agenda

Schedule for 02/03/22

Meetings hosted via Zoom Web Conferencing

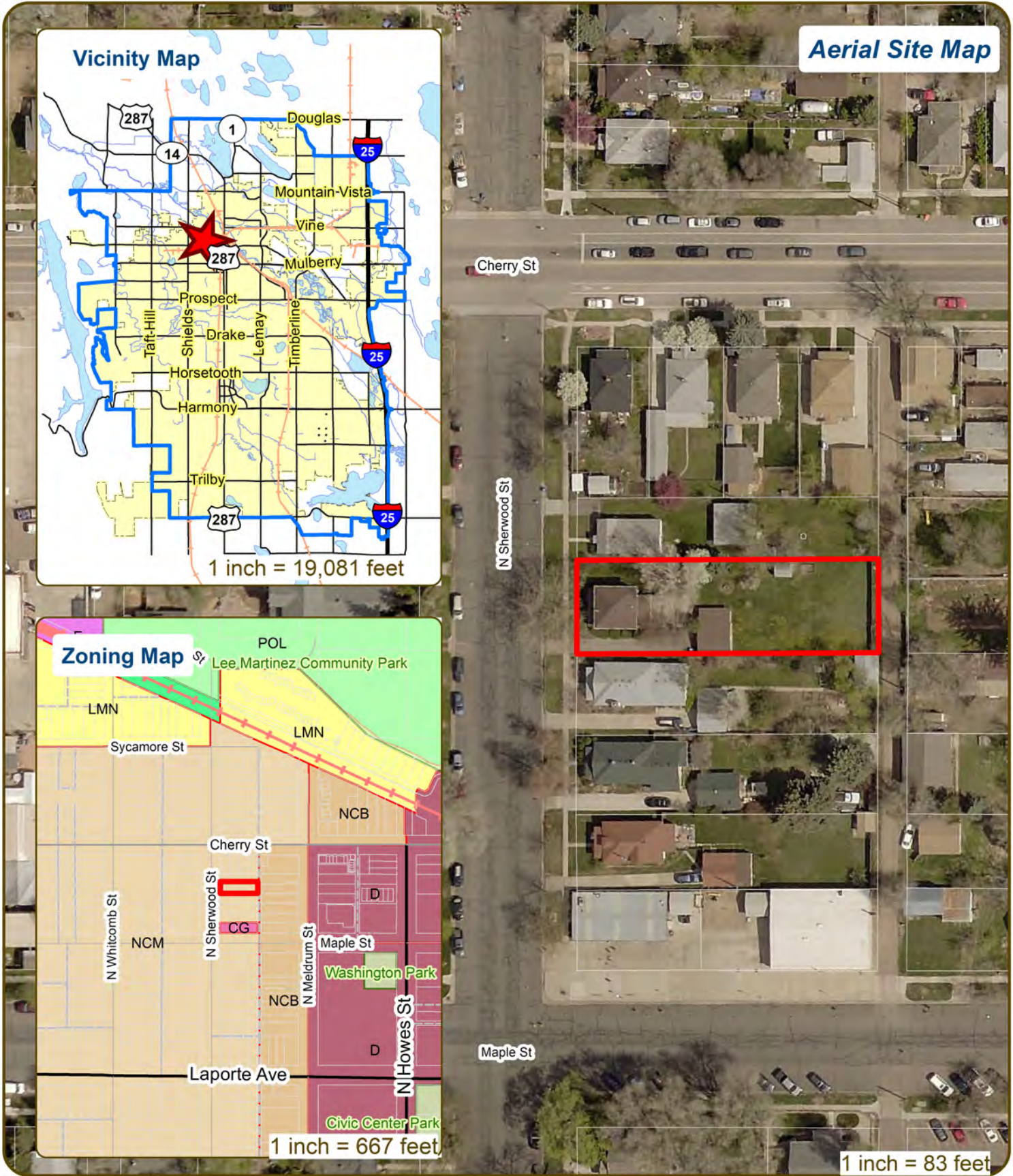
---

## Thursday, February 3, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	318 N Sherwood St Carriage House  CDR220009	Olexa Tkachenko 970-443-5289 olexa@digis.net	This is a request to build a carriage house at 318 N Sherwood St (parcel # 9711121007). The proposal includes a dwelling unit over a detached garage accessed from the alley. The dwelling unit is approximately 650 square feet. Access is taken from Cherry St to the north. The site is approximately .17 miles north of Laporte Ave and .34 miles west of N College Ave. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Dave Betley DRC: Brandy Bethurem Harras

---

# 318 N Sherwood St Carriage House



**Aerial Site Map**

**Vicinity Map**

**Zoning Map**

1 inch = 19,081 feet

1 inch = 667 feet

1 inch = 83 feet

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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) \_\_\_\_\_

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?

6		
5		
4		
3		
2	ISSUE FOR CONSTRUCTION	
1	CONCEPTUAL DESIGN SUBMITTAL	1/23/2021
NO.	DESCRIPTION	DATE

SHEET TITLE:  
**FLOOR PLAN**

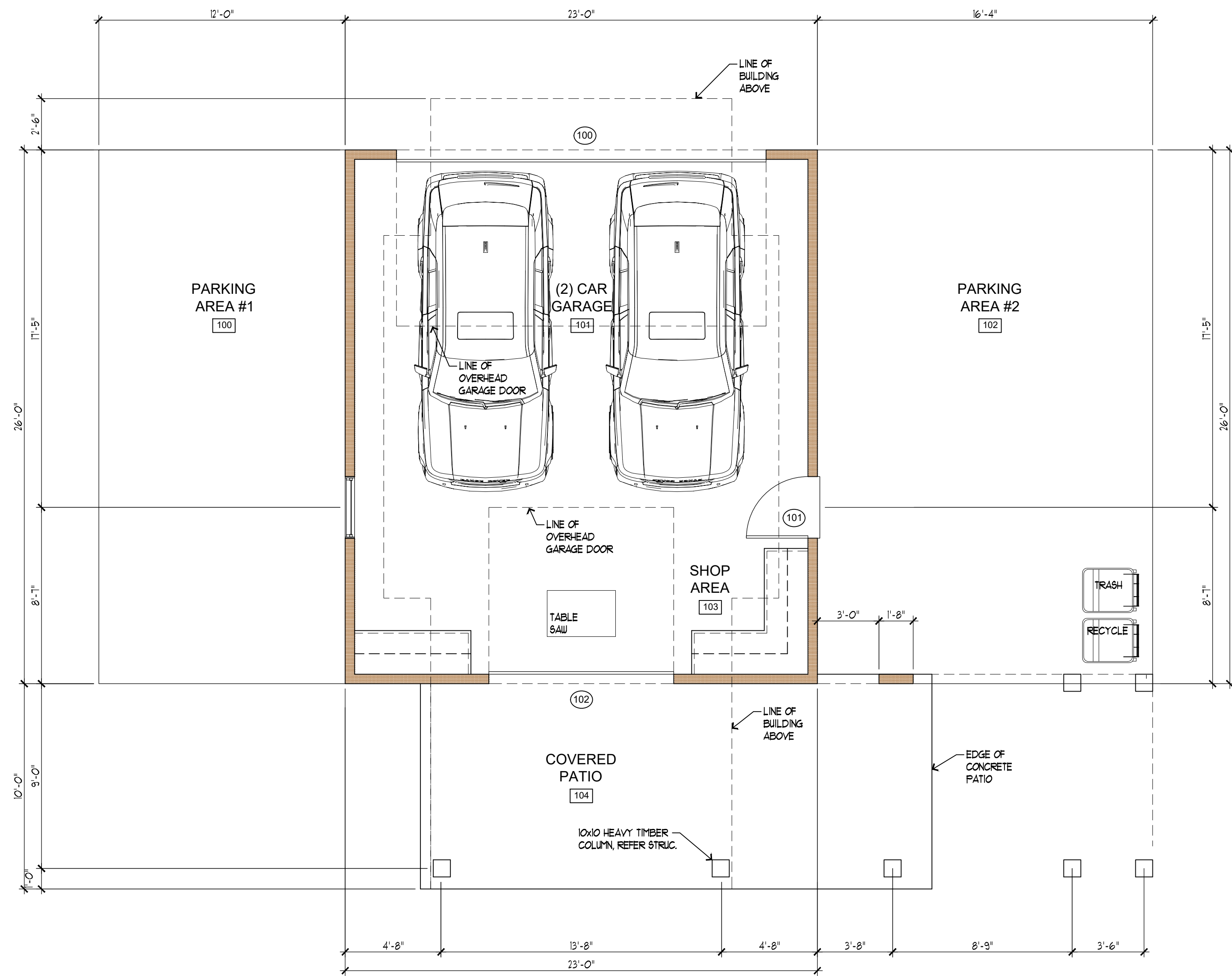
PROJECT NUMBER:  
2021-122

DRAWN BY:  
OT

CHECKED BY:  
OT

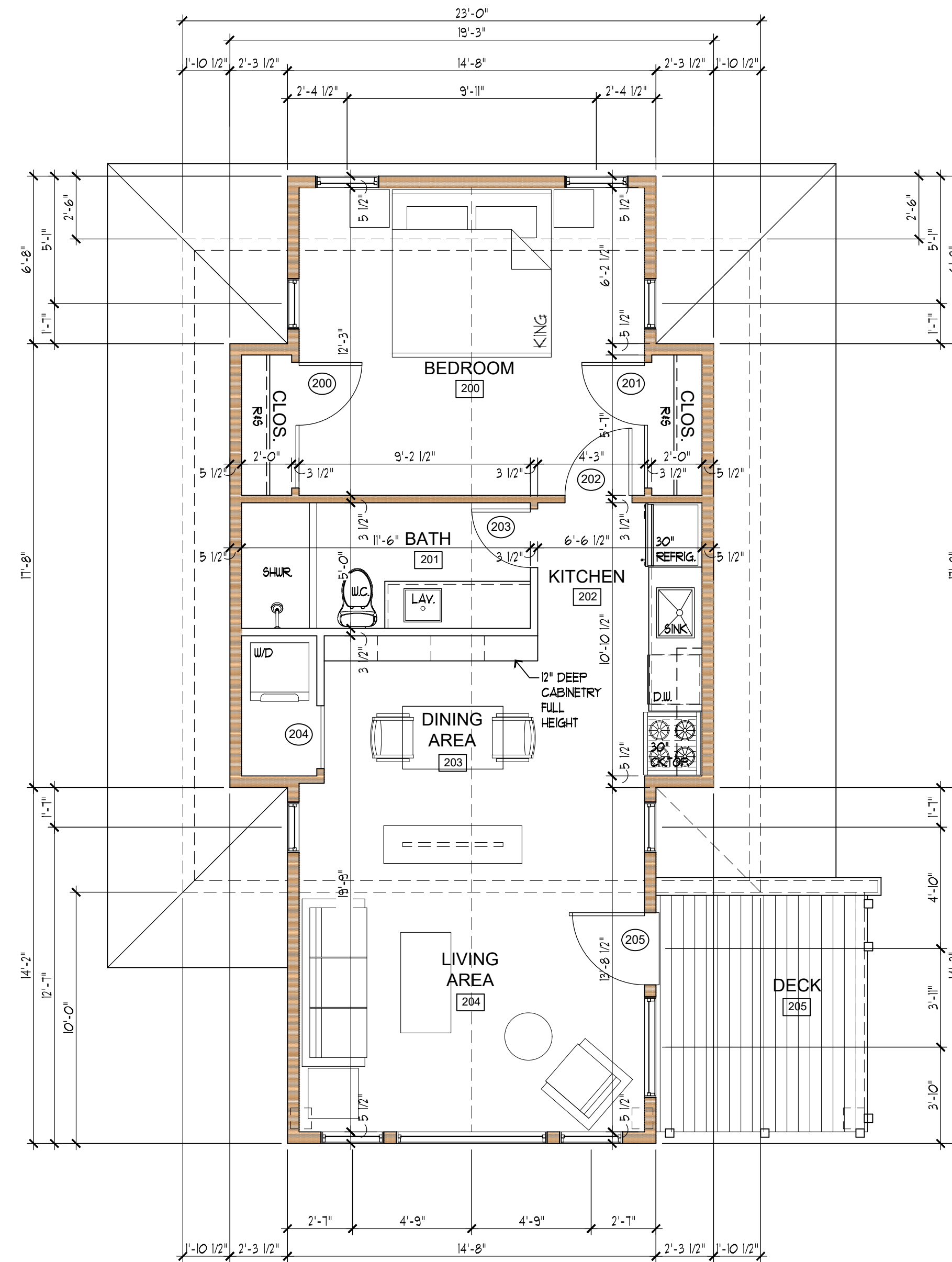
SHEET NUMBER:

**A 2.0**



1/A2.0 floor plan - main level

598 SF.  
SCALE: 1/4"=1'-0"



2/A2.0 floor plan - upper level

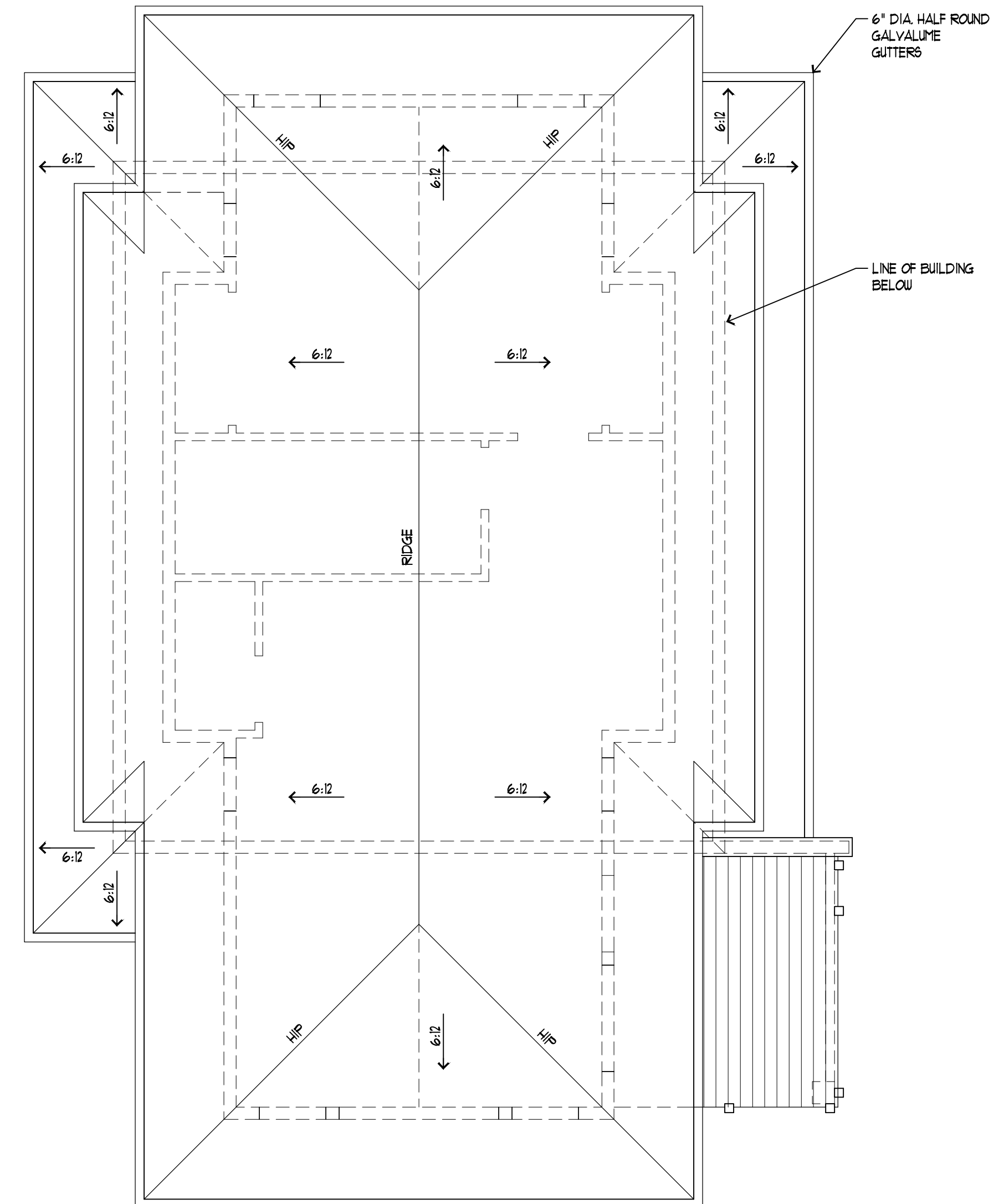
645 SF.  
SCALE: 1/4"=1'-0"

PROJECT:

**BINNS  
RESIDENCE**  
318 Sherwood Drive  
Fort Collins, Colorado  
80525

GENERAL CONTRACTOR:

6		
5		
4		
3		
2	ISSUE FOR CONSTRUCTION	
1	CONCEPTUAL DESIGN SUBMITTAL	10/3/2021
NO.	DESCRIPTION	DATE



1/A2.1 roof plan

SCALE: 1/4"=1'-0"

SHEET TITLE:

**ROOF  
PLAN**

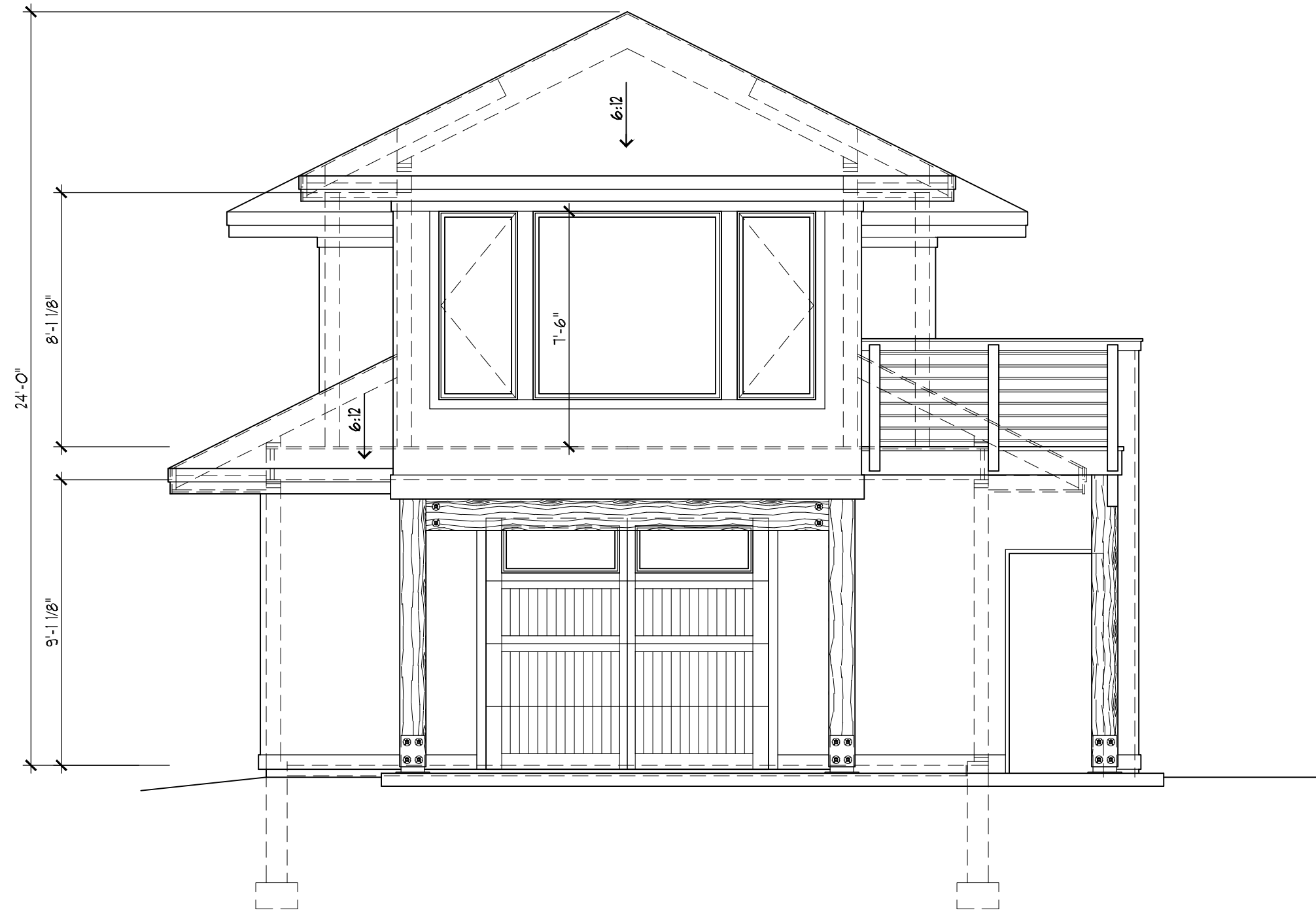
PROJECT NUMBER:  
2021-122

DRAWN BY:  
OT

CHECKED BY:  
OT

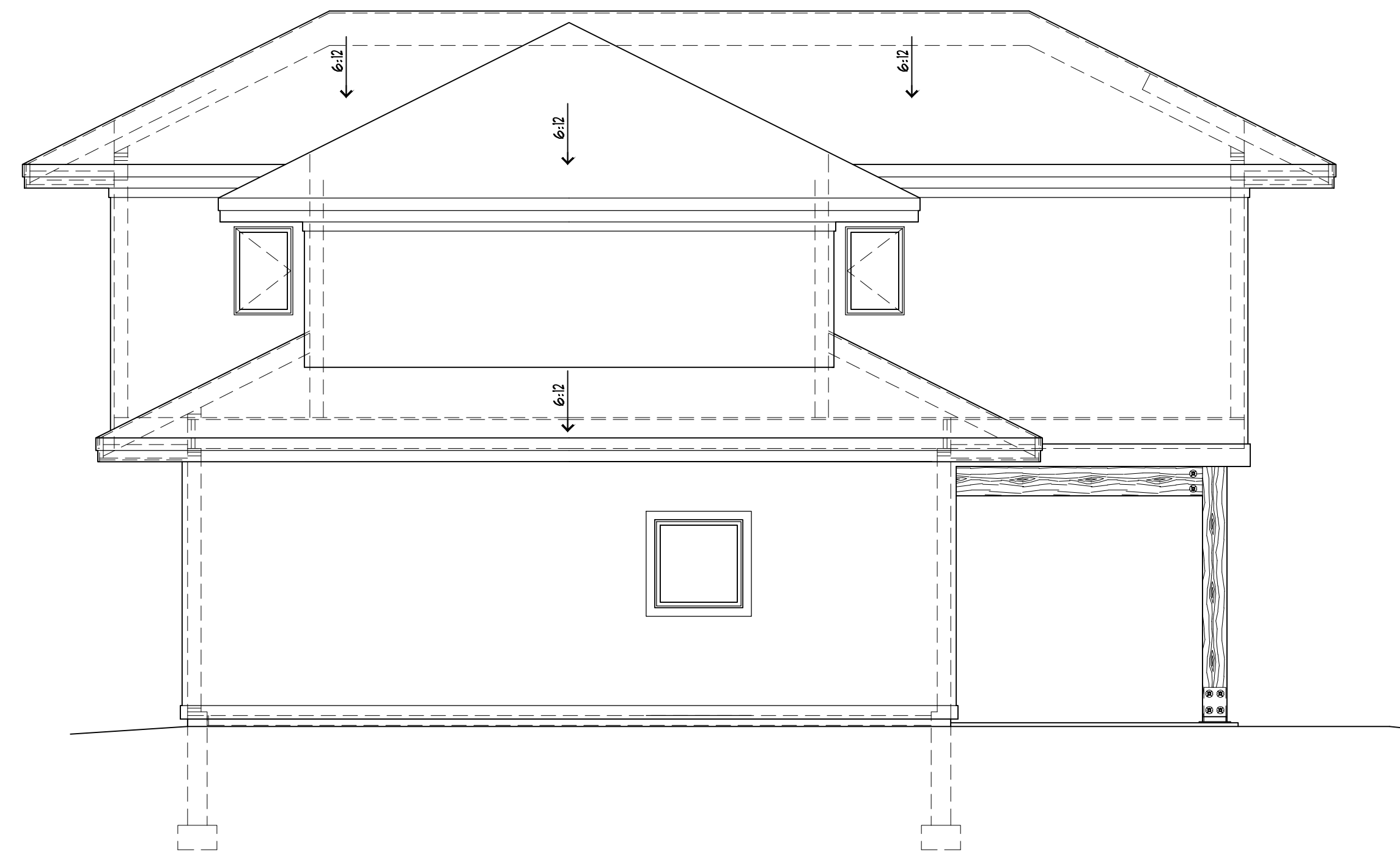
SHEET NUMBER:

**A 2.1**



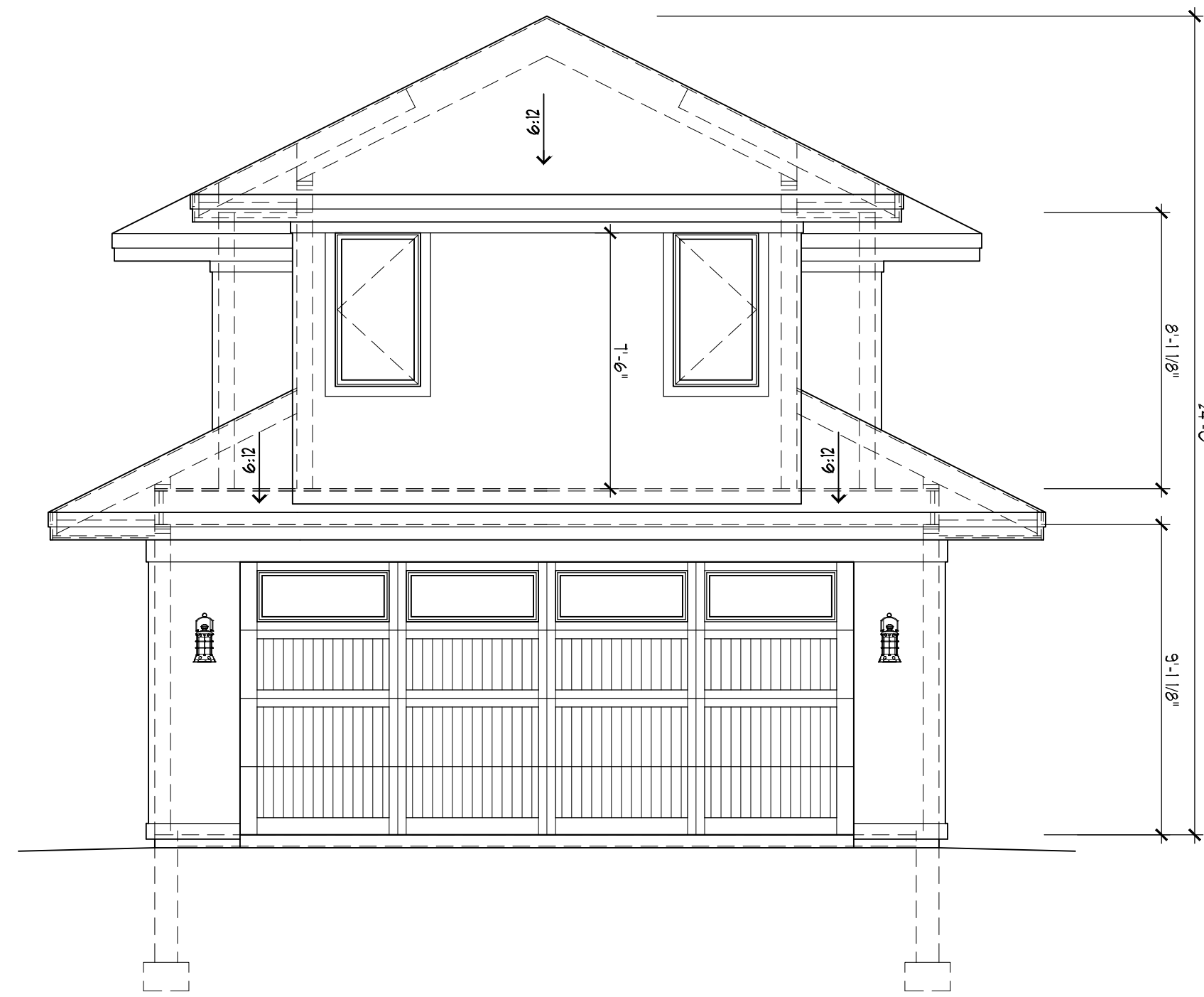
1/A3.0 building elevation - west

SCALE: 1/4"=1'-0"



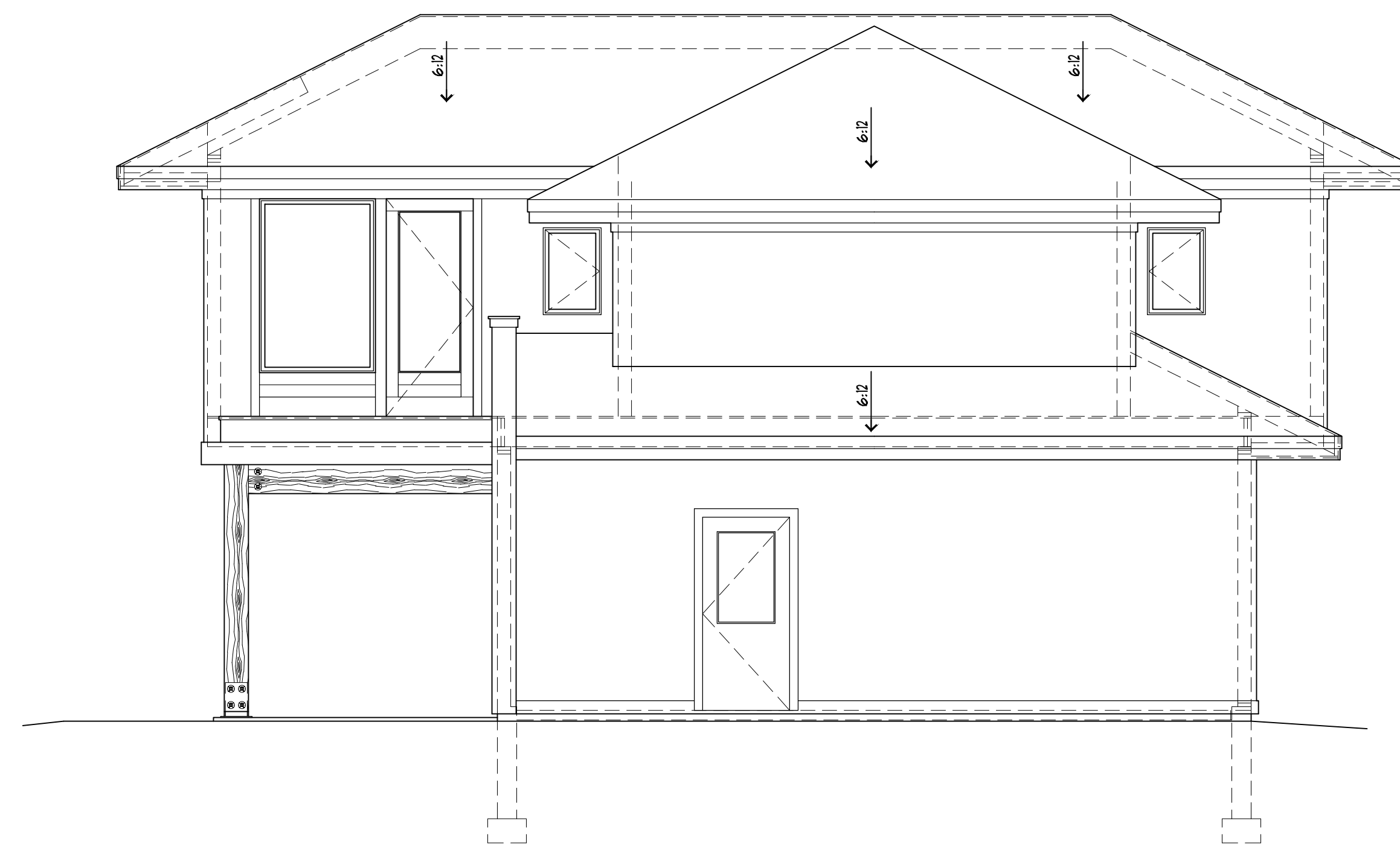
2/A3.0 building elevation - north

SCALE: 1/4"=1'-0"



3/A3.0 building elevation - east

SCALE: 1/4"=1'-0"



4/A3.0 building elevation - south

SCALE: 1/4"=1'-0"

PROJECT:

**BINNS  
RESIDENCE**  
318 Sherwood Drive  
Fort Collins, Colorado  
80525

GENERAL CONTRACTOR:

NO.	DESCRIPTION	DATE
6		
5		
4		
3		
2	ISSUE FOR CONSTRUCTION	xxxx/201
1	DESIGN SUBMITTAL	

SHEET TITLE:

**BUILDING  
ELEVATION**

PROJECT NUMBER:

2021-122

DRAWN BY:

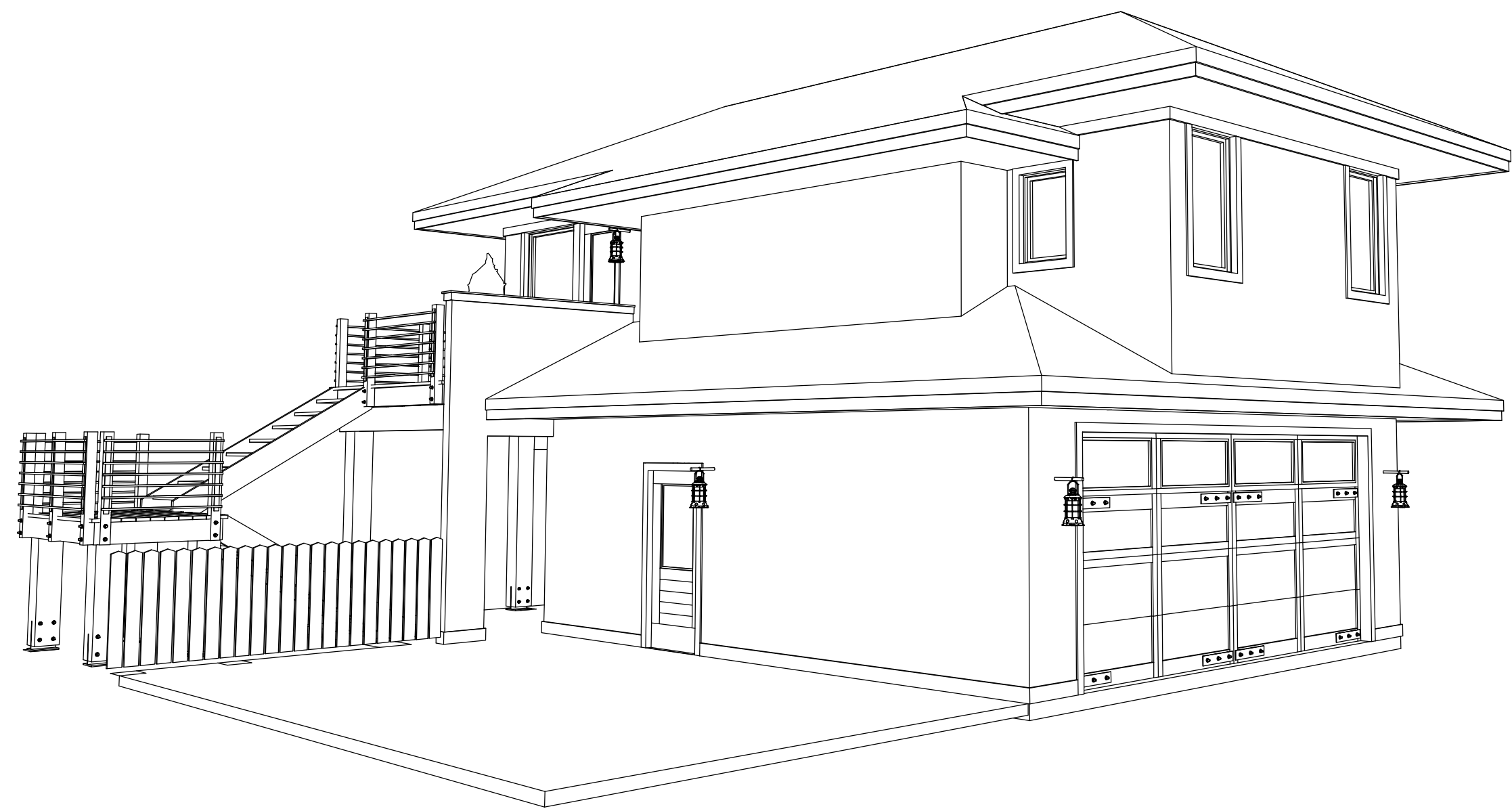
OT

CHECKED BY:

OT

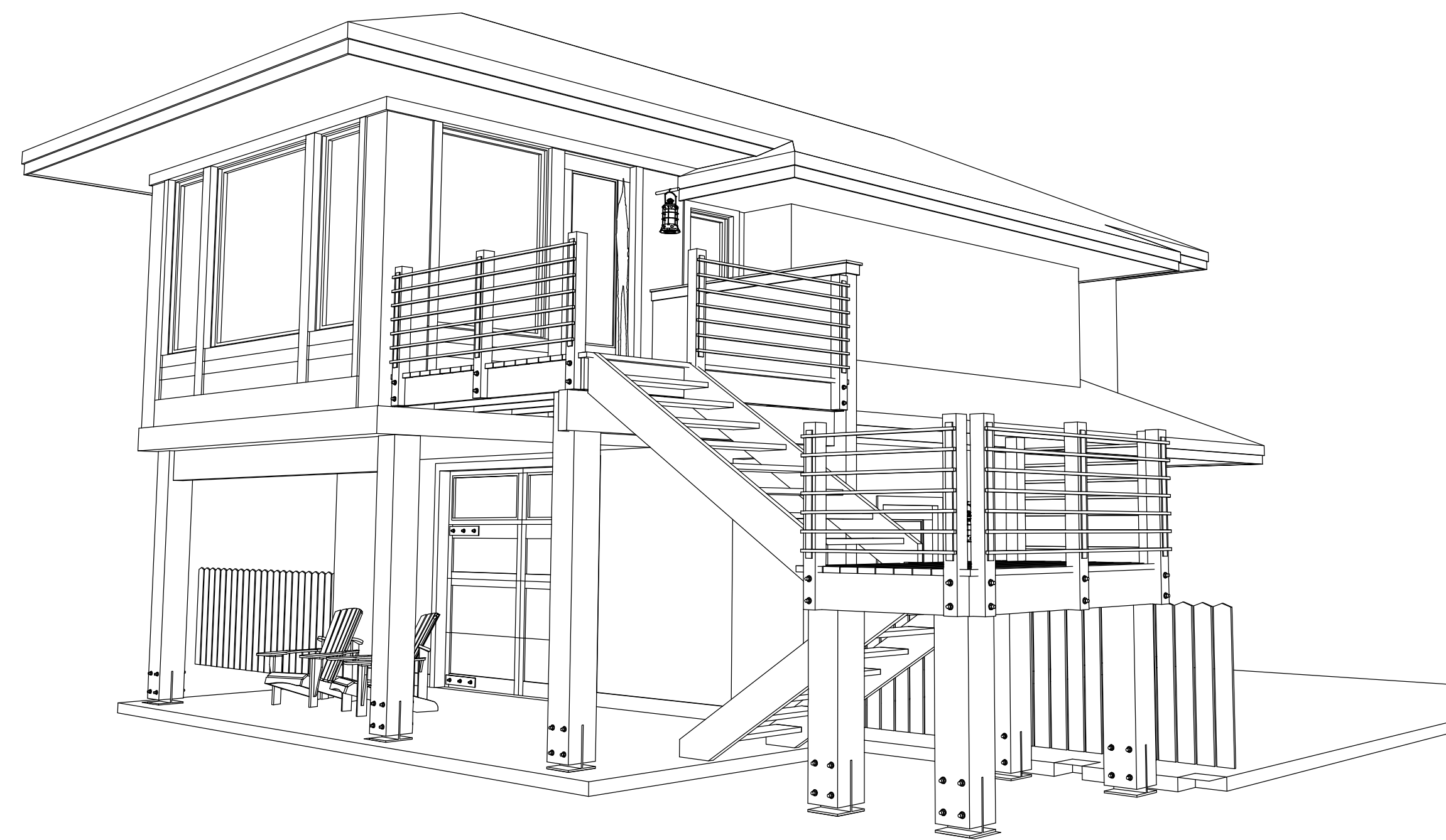
SHEET NUMBER:

**A 3.0**



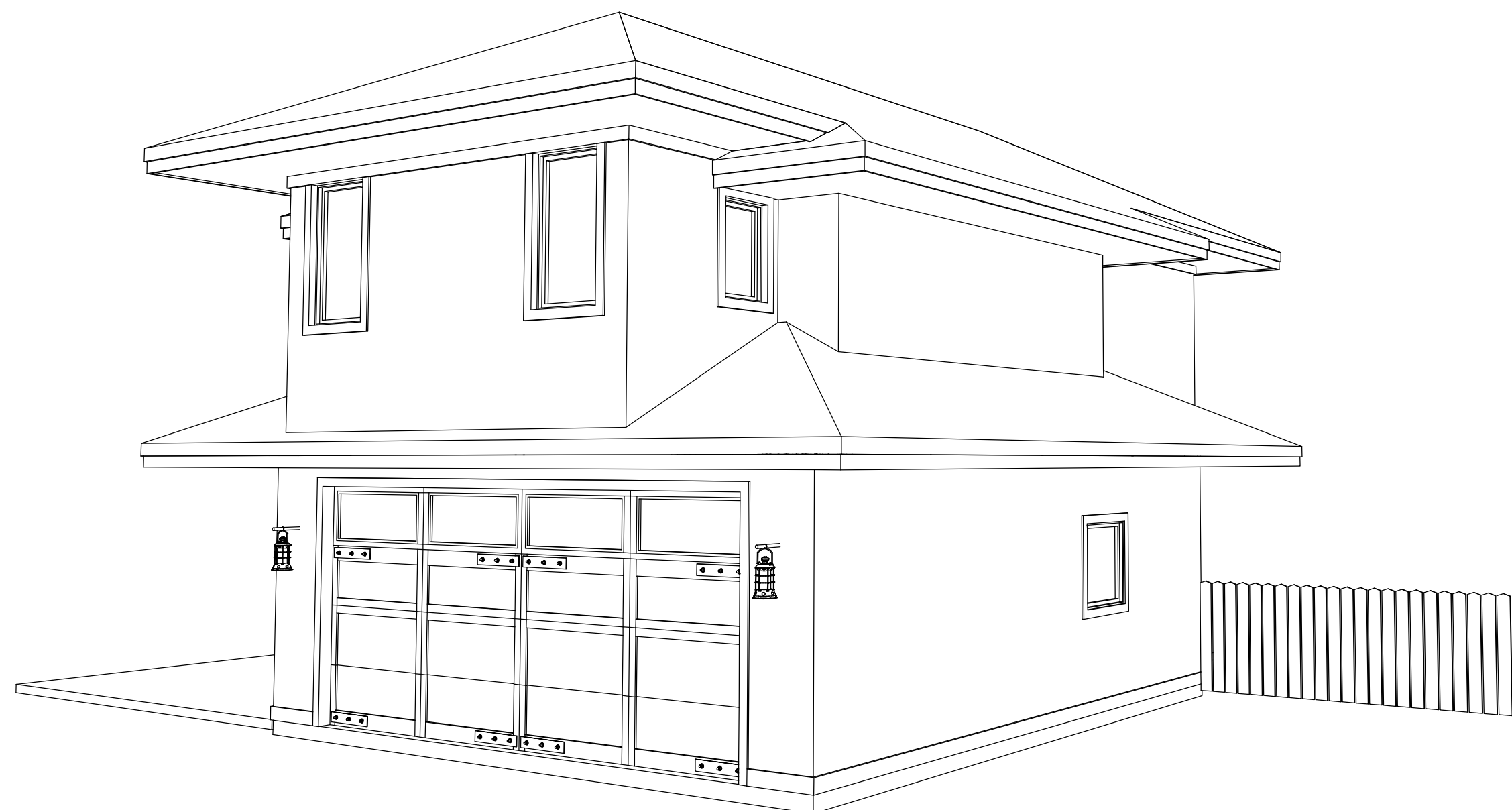
1/A3.0 building elevation - south/east

SCALE: 1/4"=1'-0"



2/A3.0 building elevation - south/west

SCALE: 1/4"=1'-0"



3/A3.0 building elevation - north/east

SCALE: 1/4"=1'-0"



4/A3.0 building elevation - north/west

SCALE: 1/4"=1'-0"

PROJECT:

**BINNS  
RESIDENCE**  
318 Sherwood Drive  
Fort Collins, Colorado  
80525

GENERAL CONTRACTOR:

6		
5		
4		
3		
2	ISSUE FOR CONSTRUCTION	09/09/2021
1	DESIGN SUBMITTAL	11/23/2021
NO.	DESCRIPTION	DATE

SHEET TITLE:

**BUILDING  
ELEVATION**

PROJECT NUMBER:  
2021-122

DRAWN BY:  
OT

CHECKED BY:  
OT

SHEET NUMBER:

**A 3.1**