

Conceptual Review Agenda

Schedule for 10/06/22

Meetings hosted via Zoom Web Conferencing

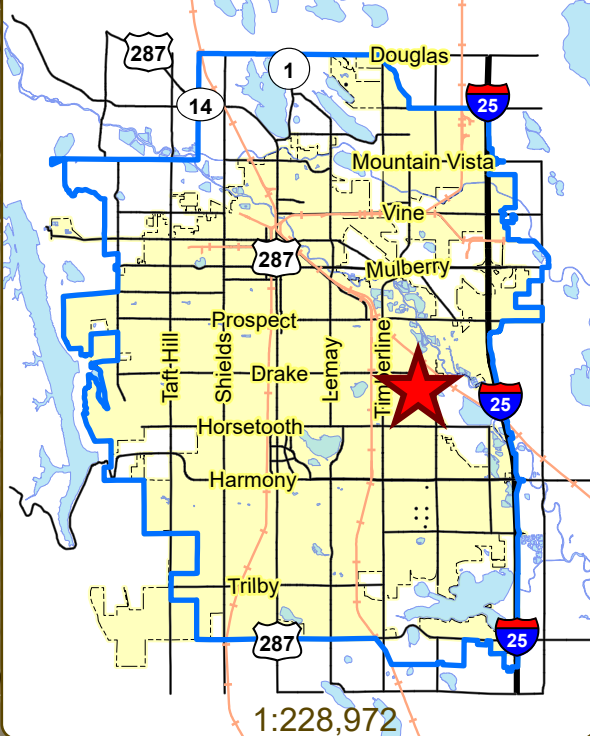
Thursday, October 6, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	2768 Canby Way Two-Family Dwelling CDR220078	John & Carol Primdahl 214-882-2363 carol.primdahl@gmail.com	This is a request for a change of use from a single-family dwelling to a two-family dwelling located at 2768 Canby Way (parcel # 8729110071). This proposal is to convert the walkout basement into a separate dwelling unit. The basement is approximately 1,100 square feet, and includes a kitchen. Parking would be provided on the existing driveway. Access would be taken from Canby Way directly to the west. The property is approximately .23 miles west of Ziegler Rd. and approximately .17 miles south of E Drake Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and is subject to an Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: John Gerwel DRC: Todd Sullivan

2768 Canby Way

Two Family Dwelling

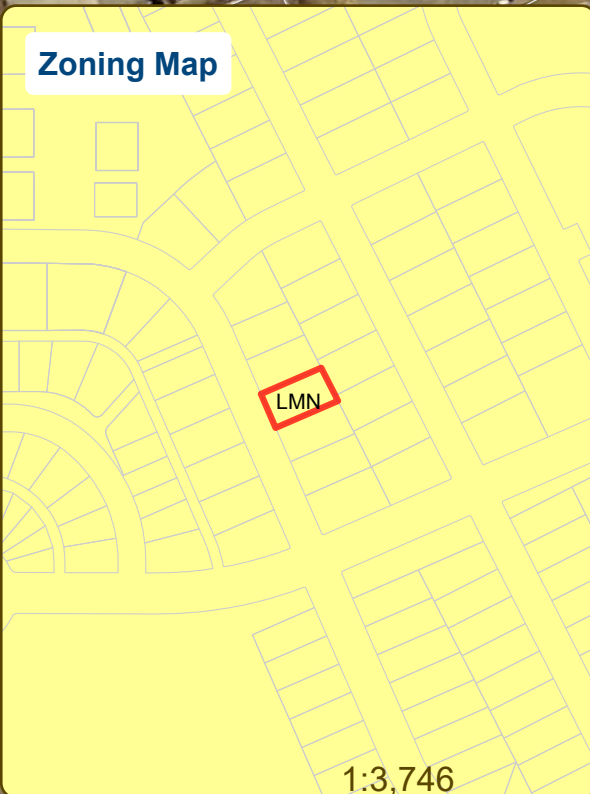
Vicinity Map



Aerial Site Map



Zoning Map



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) _____

John and Carol Primdahl - owner

Business Name (if applicable) NA

Your Mailing Address 2768 Canby Way, Fort Collins, CO 80525

Phone Number 214-882-2363 **Email Address** carol.primdahl@gmail.com

Site Address or Description (parcel # if no address) 2768 Canby Way, Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) _____

We'd like to get our existing single family home re-zoned to a 2 family residence to enable us to rent out our completed basement unit as a more affordable housing option per the FC City Plan.

Proposed Use 2 Family residence (duplex?) **Existing Use** Single family home with walk out basement

Total Building Square Footage 4188 **S.F.** **Number of Stories** 1 **Lot Dimensions** 7645 SqFt

Age of any Existing Structures 21 years

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 None **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?

Conceptual Review Application – Description of Property

Address: 2768 Canby Way, Fort Collins, CO 80525

Names: John and Carol Primdahl - owners

Zoning: Low Density Mixed-Use Zone District (LMN)

We purchased this home in March, 2022 with a completed basement unit. We'd like to get the basement unit approved as a separate family unit.

Description on Basement Unit:

- The basement was completed in 2003 per permits from the City of Fort Collins.
- Updates to the basement were completed in 2020
- Walkout basement with separate entrance
- Finished square footage – 1100 approximate
- Two bedroom and one 3-piece bath
- Complete kitchen with full sized electric appliances (refrigerator, microwave, range, dishwasher, washer and dryer)
- Central air and heater with an additional electric heat source (utilities would be included with the rent)
- Bedrooms have windows for fire escape, if needed.
- Four smoke detectors and carbon dioxide detectors
- Radon mitigation installed in March 2022
- Two walkway access on either side of the home
- Proposed basement occupancy would be no more than 2 people.
- Renter would be allowed to park one car in the drive way and if needed, another on the street in front of our home which is a common parking practice in our neighborhood.
- A Property Management Company would manage the leasing of the unit.
- See property pictures below:





