

Conceptual Review Agenda

Schedule for 01/19/23

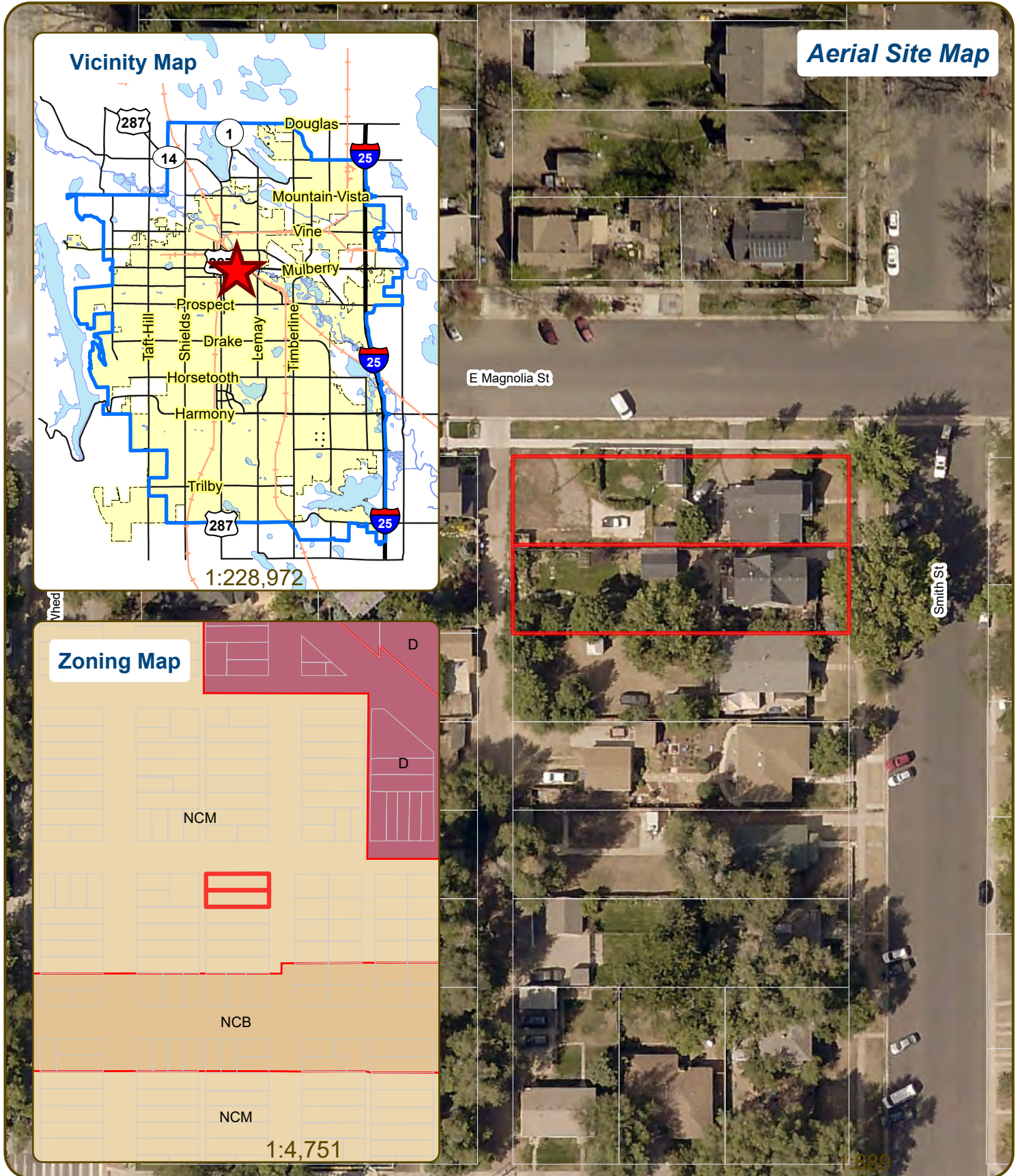
Meetings hosted via Zoom Web Conferencing

Thursday, January 19, 2023

Time	Project Name	Applicant Info	Project Description	
10:15	Carriage House at 405 Smith CDR230004	Mark Cassalia 303-868-9382 mark.cassalia@gmail.com	This is a request for approval of a carriage house at 405 Smith St. (parcel # 9712334006). The applicant proposes to build a carriage house on the rear of the lot. The applicant is investigating purchase of a portion of and/or possible subdivision of the lot to the north (401 Smith) as part of the project scope. Access is taken from the alley to the west. The alley connects to E Magnolia St to the north and E Mulberry St to the south. The site is approximately 0.07 miles north of E Mulberry St. and approximately 0.19 miles west of Riverside Ave. The property is within the Neighborhood Conservation, Medium Density District (N-C-M) zone district and the project would be subject to Administrative (Type 1) Review.	Planner: Arlo Schumann Engineer: Sophie Buckingham DRC: Marissa Pomerleau

Carriage House at 405 Smith

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) _____

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.

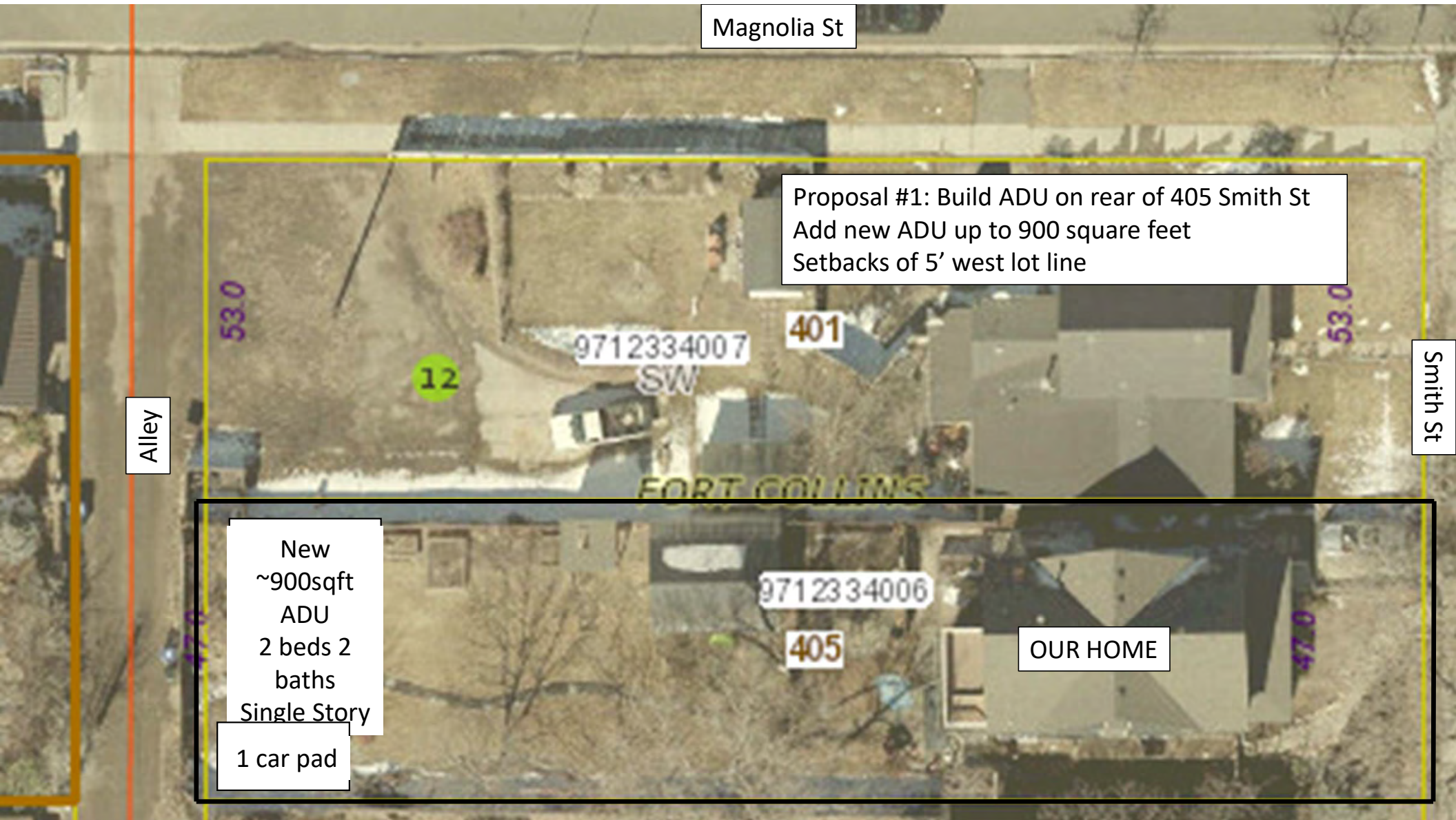
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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?



Magnolia St

Proposal #1: Build ADU on rear of 405 Smith St
Add new ADU up to 900 square feet
Setbacks of 5' west lot line

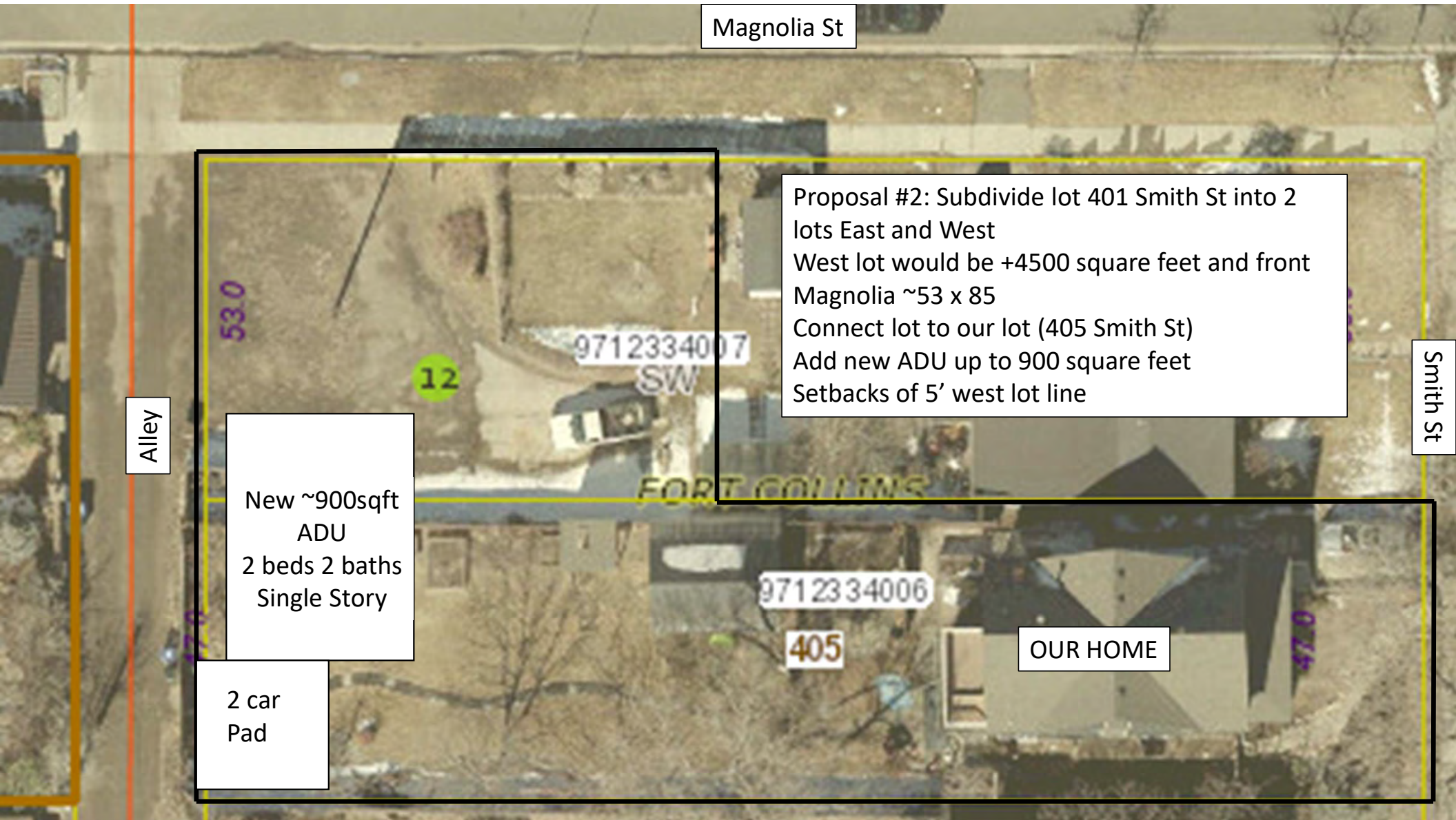
Smith St

Alley

New
~900sqft
ADU
2 beds 2
baths
Single Story

1 car pad

OUR HOME



Magnolia St

Alley

Smith St

Proposal #2: Subdivide lot 401 Smith St into 2 lots East and West
West lot would be +4500 square feet and front Magnolia ~53 x 85
Connect lot to our lot (405 Smith St)
Add new ADU up to 900 square feet
Setbacks of 5' west lot line

New ~900sqft
ADU
2 beds 2 baths
Single Story

2 car
Pad

9712334007
SW

12

FORT COLLINS

9712334006

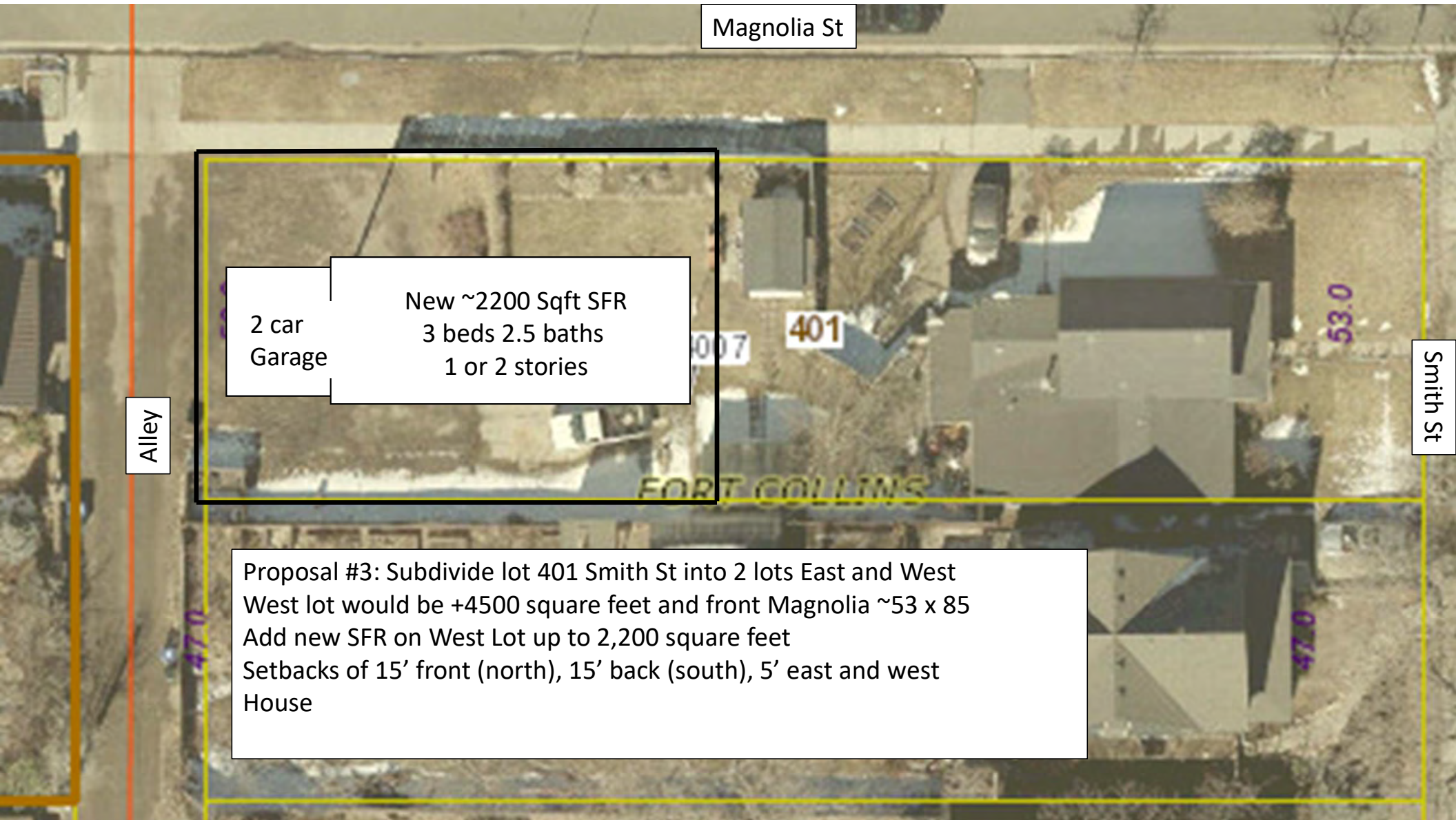
405

OUR HOME

47.0

53.0

47.0



Magnolia St

Smith St

Alley

2 car
Garage

New ~2200 Sqft SFR
3 beds 2.5 baths
1 or 2 stories

Proposal #3: Subdivide lot 401 Smith St into 2 lots East and West
West lot would be +4500 square feet and front Magnolia ~53 x 85
Add new SFR on West Lot up to 2,200 square feet
Setbacks of 15' front (north), 15' back (south), 5' east and west
House