

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/20/2023 11:15 AM

Project Name

Preservation of 305 Meldrum
CDR230056

Applicant

Meg Dunn
970-484-3777
barefootmeg@gmail.com

Description

This is a request to change the use at 305 N Meldrum St (parcel # 9711121002). The applicants primary goal is to save a historic house. Possible uses include duplex (or primary with basement ADU), short term rental (non-primary), bed & breakfast, or extra-occupancy rental. Access is taken from N Meldrum St to the east and the alley to the west. The site is approximately 0.29 miles west of N College Ave and approximately 0.15 miles north of Laporte Ave. The property is within the Neighborhood Conservation, Buffer District (N-C-B) zone district and the project would be subject to Basic Development Review (BDR).

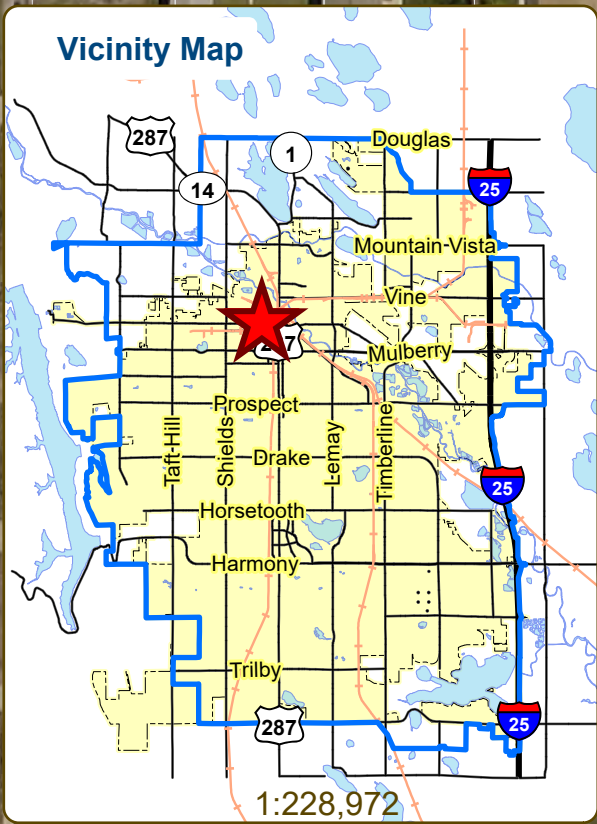
Planner: Jill Baty

Engineer: Tim Dinger

DRC: Tenae Beane

Preservation of 305 Meldrum Duplex/Extra Occupancy/B&B

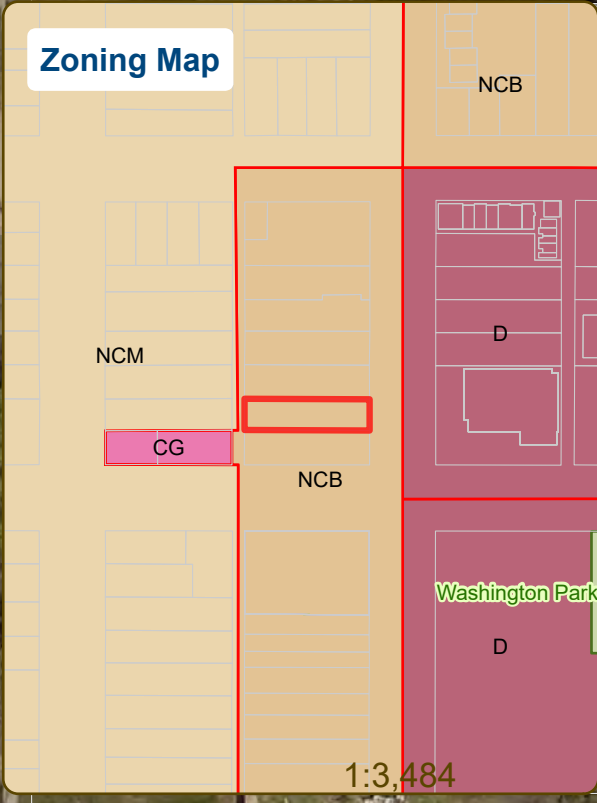
Vicinity Map



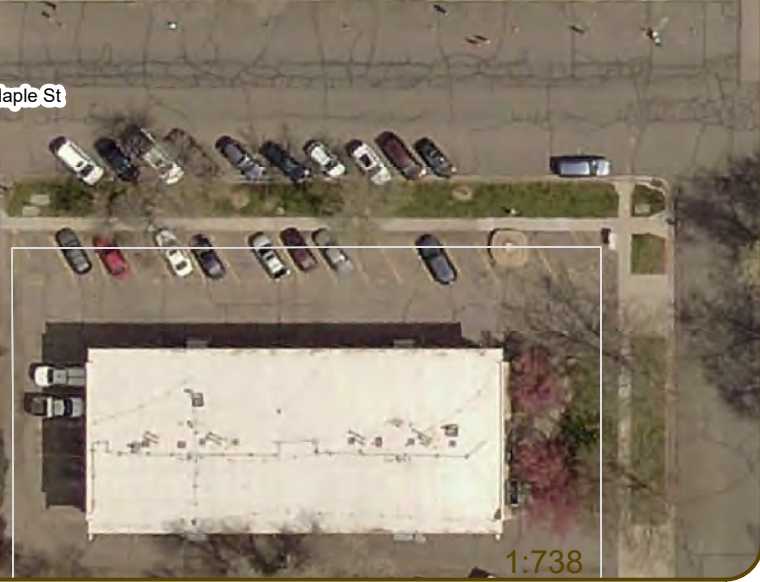
Aerial Site Map



Zoning Map



Maple St



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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?

From: [herafodmeg](#)
To: [Current Planning](#)
Subject: [EXTERNAL] Conceptual Review Request for 305 N. Meldrum
Date: Friday, June 23, 2023 4:26:18 PM
Attachments: [305 N Meldrum - request for Conceptual Review.pdf](#)

I'm applying for a conceptual review on 305 N. Meldrum, in the NCB.

I'm primarily looking for feedback regarding a change of use of the property. I don't intend to make any significant exterior changes to either building. So I'm mostly interested in parking requirements, fire code requirements, etc. — anything I'd have to add/change in order to change the use. (I listed the possible uses we're considering in the attached doc.) I'm also hoping someone can let me know if a bed and breakfast operator has to be the owner or if that person can be an employee.

I'm also interested in learning more about the APU process and what that would require.

And I'm wondering if the City has boundary coordinates (or whatever would describe the boundaries of the lot) as the county doesn't appear to have that info. (At least it didn't for 313 N. Meldrum when I was asking them about that lot, which is right next door.)

Thanks,
Meg Dunn

PS: I just noticed that this is Step 2 of 8. I'm not sure what any of the other steps are. This was all that was sent to me. So if there's more for me to do, just say the word.



















