

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/14/2023 11:15 AM

Project Name

Accessory Bldg at 2136 Sheffield
CDR230070

Applicant

Andrew Boesenecker

970-825-4155

aboesenecker@gmail.com

Planner: Katelyn Puga

Engineer: Sophie Buckingham

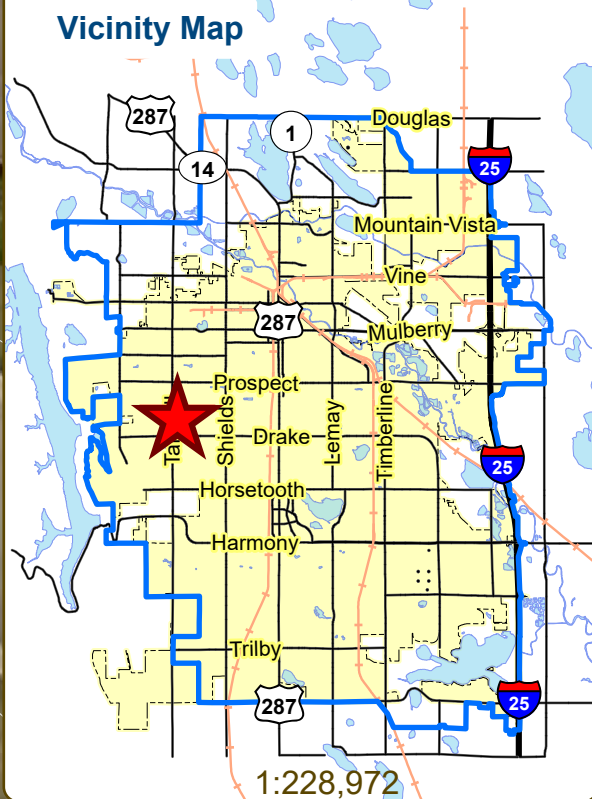
DRC: Marissa Pomerleau

Description

This is a request to construct an accessory building with habitable space at 2136 Sheffield Dr (parcel # 9722311007). The applicant proposes the construct an accessory building on the rear of their property that will contain habitable space. Access is taken from Sheffield Dr to the southwest. The site is approximately 0.39 miles north of W Drake Rd and 0.09 miles east of S Taft Hill Rd. The property is within the Low Density Residential District (R-L) zone district and the project would be subject to Building Permit review.

Accessory Bldg at 2136 Sheffield Accessory Building w/ Habitable Space

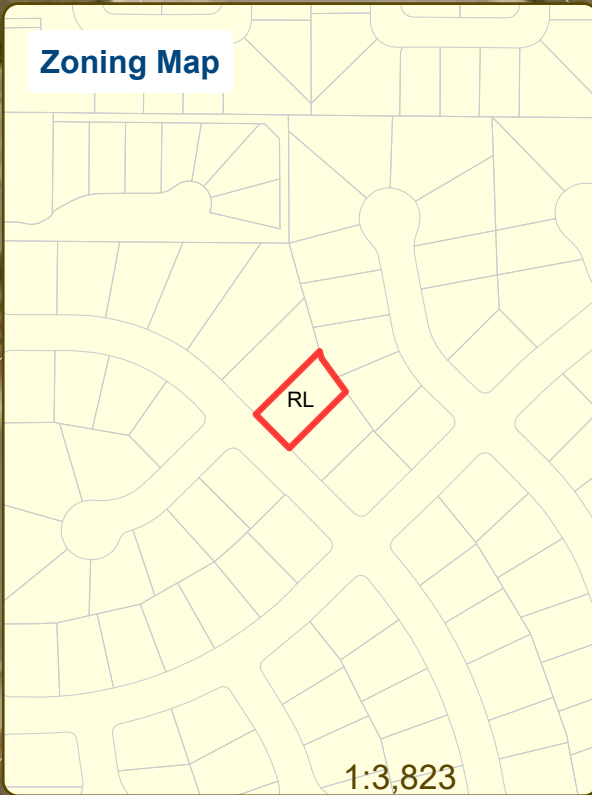
Vicinity Map



Aerial Site Map



Zoning Map



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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.

BOLDDED 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) _____

Andrew Boesenecker (Owner, will sign Homeowner Affidavit to serve as GC for the project)

Business Name (if applicable) _____

Your Mailing Address 2136 Sheffield Drive Fort Collins, CO 80526

Phone Number 970.825.4155 Email Address aboesenecker@gmail.com

Site Address or Description (parcel # if no address) 2136 Sheffield Drive Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) Building a (detached) accessory building w/ habitable space. Please see attached pages for photos of existing property, site plans, preliminary floor plans, etc.

Proposed Use accessory building **Existing Use** N/A

Total Building Square Footage 800 S.F. Number of Stories 1 Lot Dimensions 25 acres (roughly 150' wide by 80' deep; see site plan)

Age of any Existing Structures Home was built in 1971; there is a small tool shed on the lot of unknown age

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 800 square feet for the accessory building; minimal concrete for a walkway from main house to the new structure 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?

2136 Sheffield Drive Accessory Building with Habitable Space Overview

This proposal is to build an accessory building with habitable space on our property at 2136 Sheffield Drive. Please see the attached photos and site plan for more information on where the structure (detached from home) would be situated on the property. A few notes:

1. The structure will have a poured foundation with footings
2. The structure will have electrical stubbed out for cooking appliances but will not have any cooking appliances in it - our plan is to build an Accessory Building with Habitable Space and then convert it to an Accessory Dwelling Unit should the Land Use Code be updated to allow such a building in the future
3. The dimensions shown on the floor plan are less than 800 square feet - we plan to adjust the plans so that the entire structure - including a covered porch - is no more than 800 square feet
4. We plan to tie the new structure into our existing water and sewer for our home
5. We plan to run electrical to the new structure and have a panel w/ shutoff in the new structure
6. Pending approval of the homeowner affidavit, I will serve as the general contractor for the project. We plan to subcontract out the site and foundation work, the electrical work, the plumbing, HVAC, and the roofing

**2136 Sheffield Drive
Fort Collins, CO 80526**



Street View from Sheffield Drive



Street View #2



Street View #3



SE Side of House



Proposed Location for Accessory Building

(15' from back fence line/property line and at least 5' from side fence line/property line. Would not impact any existing trees.)



Back of House (View From NW Back Corner of Lot)



View From Back Porch of Home



Proposed Accessory Building Location

**(Where Existing White Garden Canopy and
Trampoline Currently Sit)**



Utility Locate Photo #1

(water meter from street, to the left of the driveway as you look at the house)



Utility Locate Photo #2



Utility Locate Photo #3



**CONNEXION BOX
(added in 2022)_**

Utility Locate Photo #4

(please note that Connexion added a box to the right of the existing box in 2022; the fiber is buried near where the yellow gas line flags are pictured above)



Utility Locate Photo #5

(NW corner of house from street)



Utility Locate Photo #6

**(NW side of house where AC and gas
line come into home)**



Utility Locate Photo #7

**(SE corner of lot/right side of driveway
looking toward neighbor's driveway)**



Utility Locate Photo #8

**(right side of driveway, SE corner of
home where electrical comes into panel
in garage)**

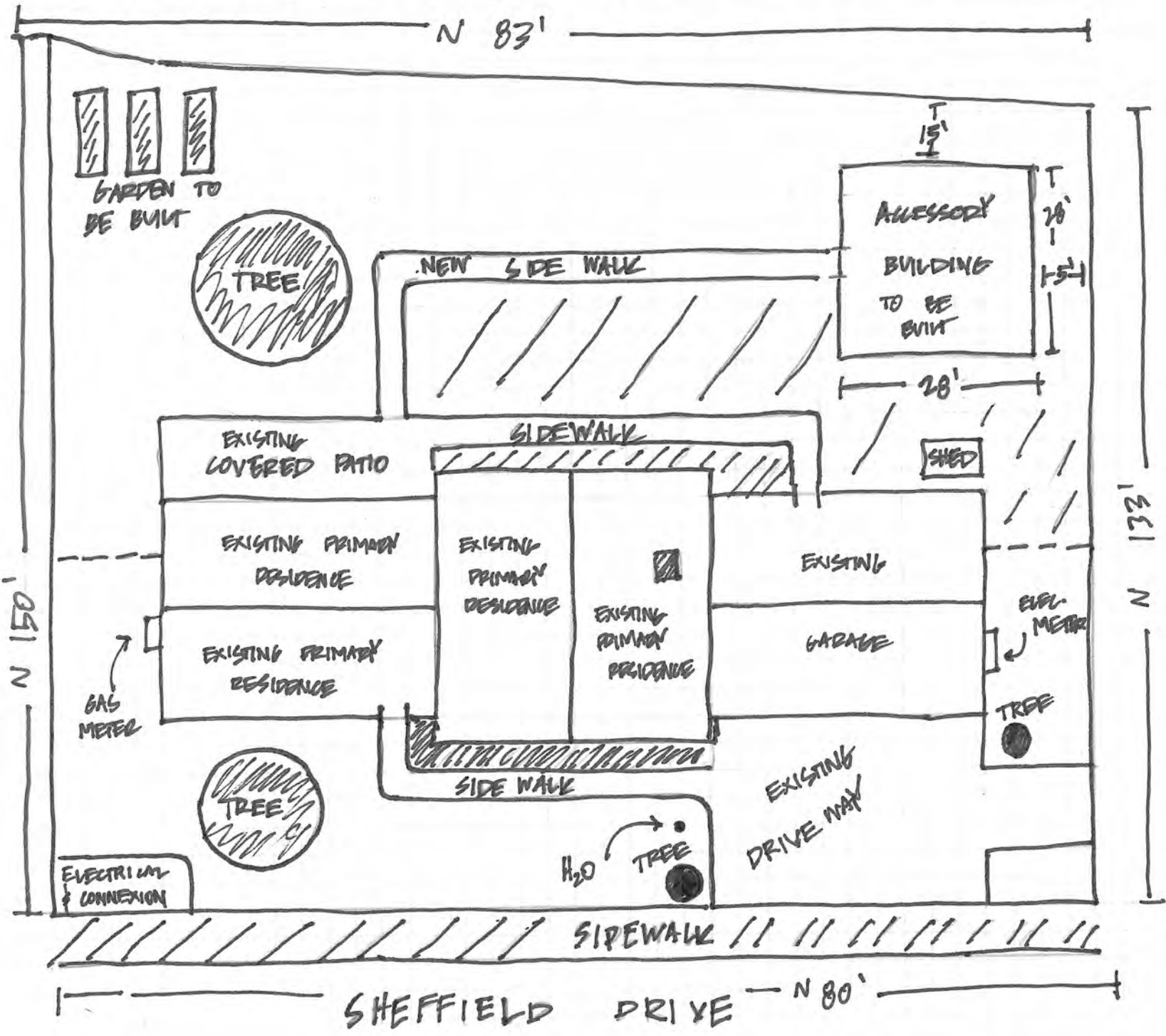


Utility Locate Photo #9

**(SE corner of home where electrical
comes into panel in garage)**

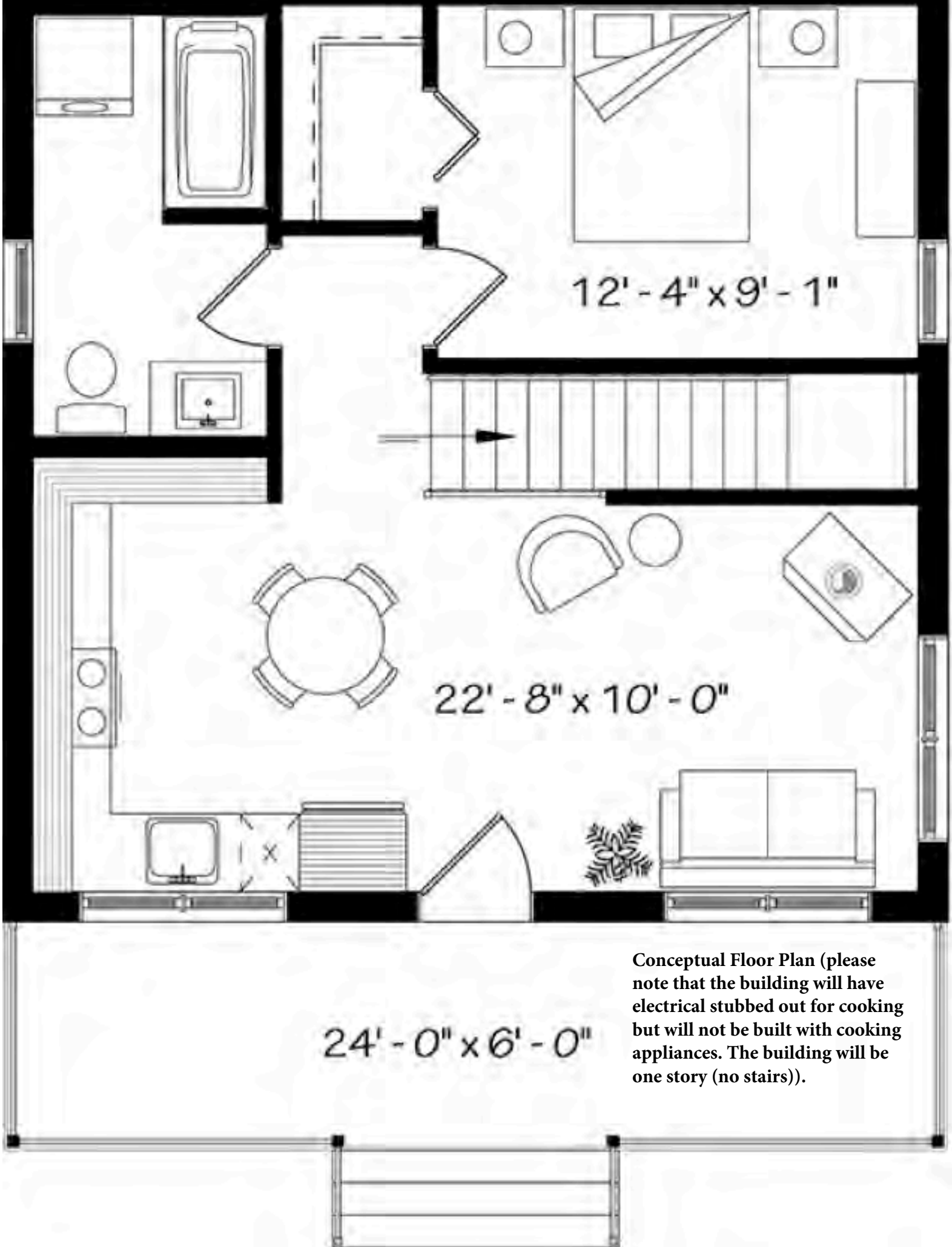
2136 SHEFFIELD DRIVE

PROPOSED SITE PLAN





Conceptual Rendering of Outside of Accessory Building



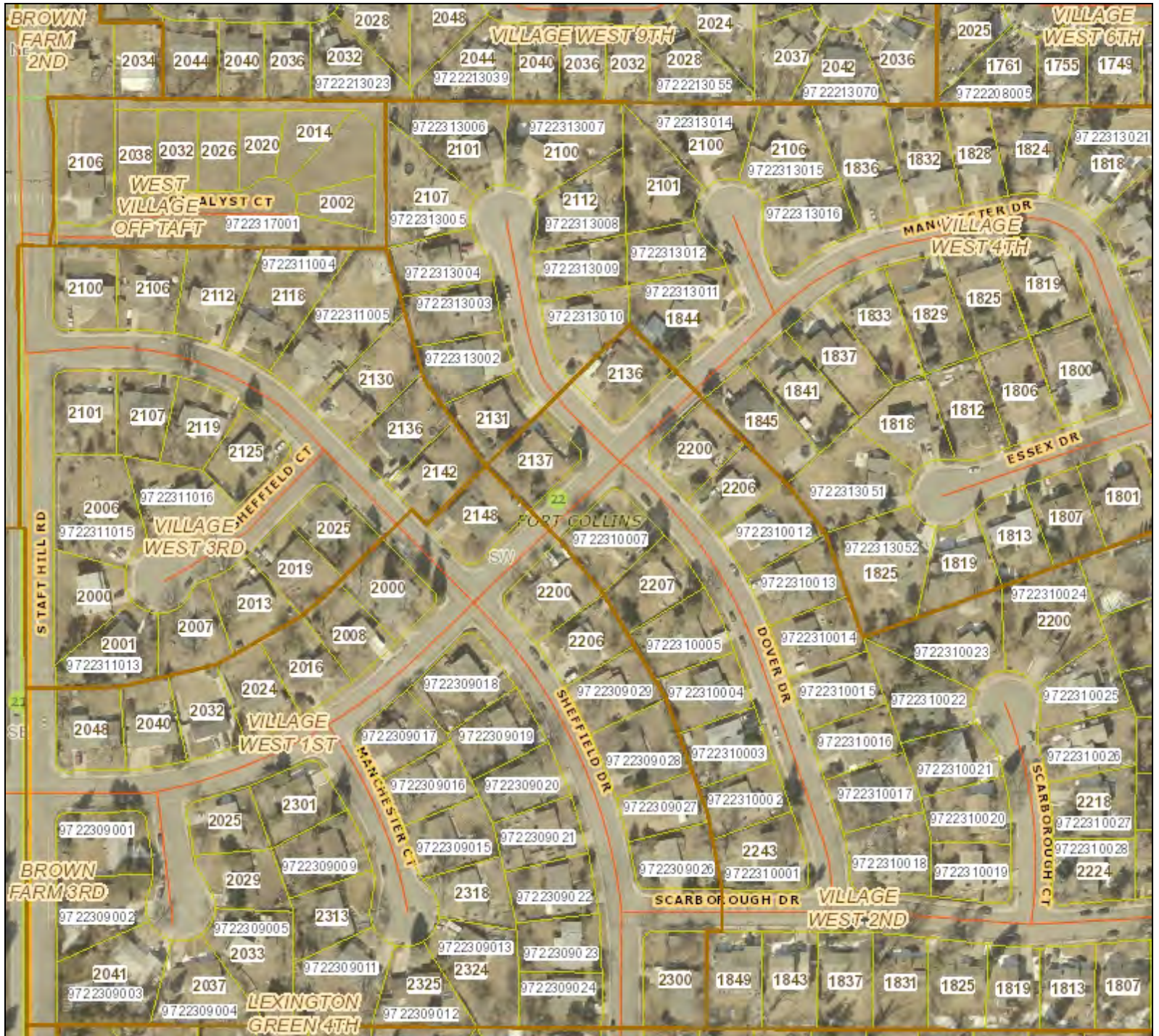
12' - 4" x 9' - 1"

22' - 8" x 10' - 0"

24' - 0" x 6' - 0"

Conceptual Floor Plan (please note that the building will have electrical stubbed out for cooking but will not be built with cooking appliances. The building will be one story (no stairs)).

2136 Sheffield Drive Surrounding Areas



Legend

Addresses	Rivers and Streams	State
Subdivisions	County Boundary	Federal
Tax Parcels	Rocky Mountain National Park	Other
Recorded Dimensions	Incorporated Areas	COLARI21-SID-LTD-2INCH.sid
Railroads	PLSS Township and Range	Red: Band_1

Notes

0.0 0 0.0 Miles

Scale
1: 2,400



Date Prepared: 7/5/2023 5:08:40 PM

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Property Details: 2136 SHEFFIELD DR FORT COLLINS, CO 80526

General Info

Building Info

Tax History

Property Map

Comparables (Nearby Sales)

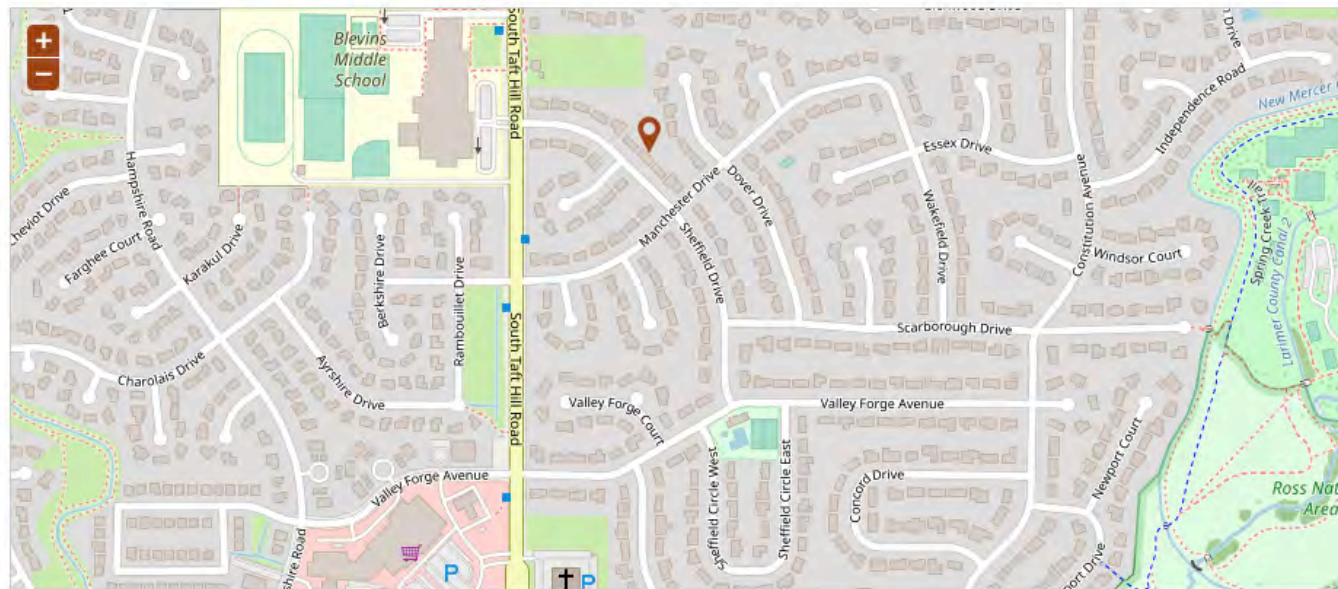
Property Map

Parcel #: **9722311007**

Schedule #: **0099201**

Account #: **R0099201**















The map below shows an approximate location of the property based on the address or coordinates where available. Larimer County has no control of the content, operation or display of this map.



2136 Sheffield Drive




Legend

Addresses	 Lakes and Ponds	 City or Town
 Subdivisions	 Major Rivers and Streams	 County
 Tax Parcels	 Rivers and Streams	 State
 Platted Lots	 County Boundary	 Federal
 Home Owners Assoc & Severed Mine Rights	 Rocky Mountain National Park	 Other

Notes

0.0 0 0.0 Miles



Scale
1: 600



Date Prepared: 7/5/2023 5:07:26 PM

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