

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

2/8/2024 10:15 AM

Project Name

Duplex and Carriage House at 429 S Whitcomb
CDR240007

Applicant

Laura Flanagan

978-807-8632

mertes.laura@gmail.com

Planner: Katelyn Puga

Engineer: Sophie Buckingham

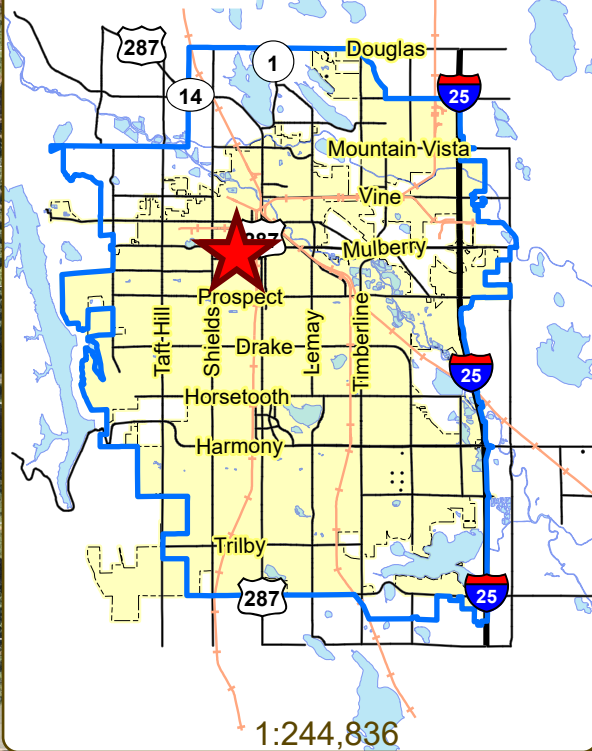
DRC: Marissa Pomerleau

Description

This is a request for three dwellings on 429 S Whitcomb St (parcel # 9711330013). The applicant proposes to turn 429 S. Whitcomb St into a duplex and add a carriage house. Access is taken directly from W Mulberry St and the alley to the west of the property. The site directly north of W Mulberry St and approximately 0.5 miles west of College Ave. The property is within the Neighborhood Conservation, Medium Density District (NCM) zone district and is subject to an Administrative (Type 1) Review.

Duplex & Carriage House at 429 S Whitcomb St - Two-Family Dwelling & Carriage House

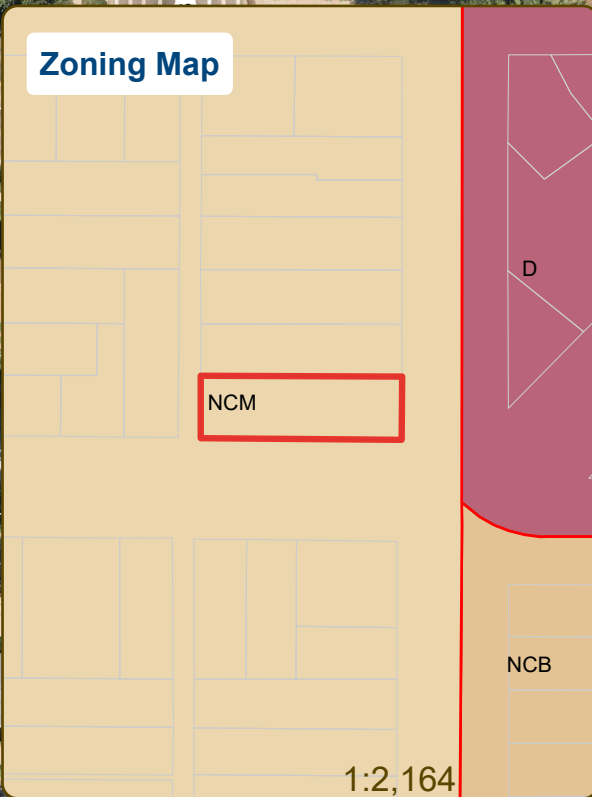
Vicinity Map



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 preappmeeting@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)

Laura Flanagan (owner) Torey Lenoach (general contractor)

Are you a small business? Yes No Business Name (if applicable)

Your Mailing Address PO Box 1832 Fort Collins, CO 80522

Phone Number 978-807-8632 Email Address mortel.laura@gmail.com

Site Address or Description (parcel # if no address) 429 S. Whitcomb St. Ft Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) Turn 429 S. Whitcomb St and carriage house into 3 units. 429 - duplex and carriage house 1 unit.

Proposed Use 3 units Existing Use 1 house + Carriage house

Total Building Square Footage 4,710 S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures 10 yrs

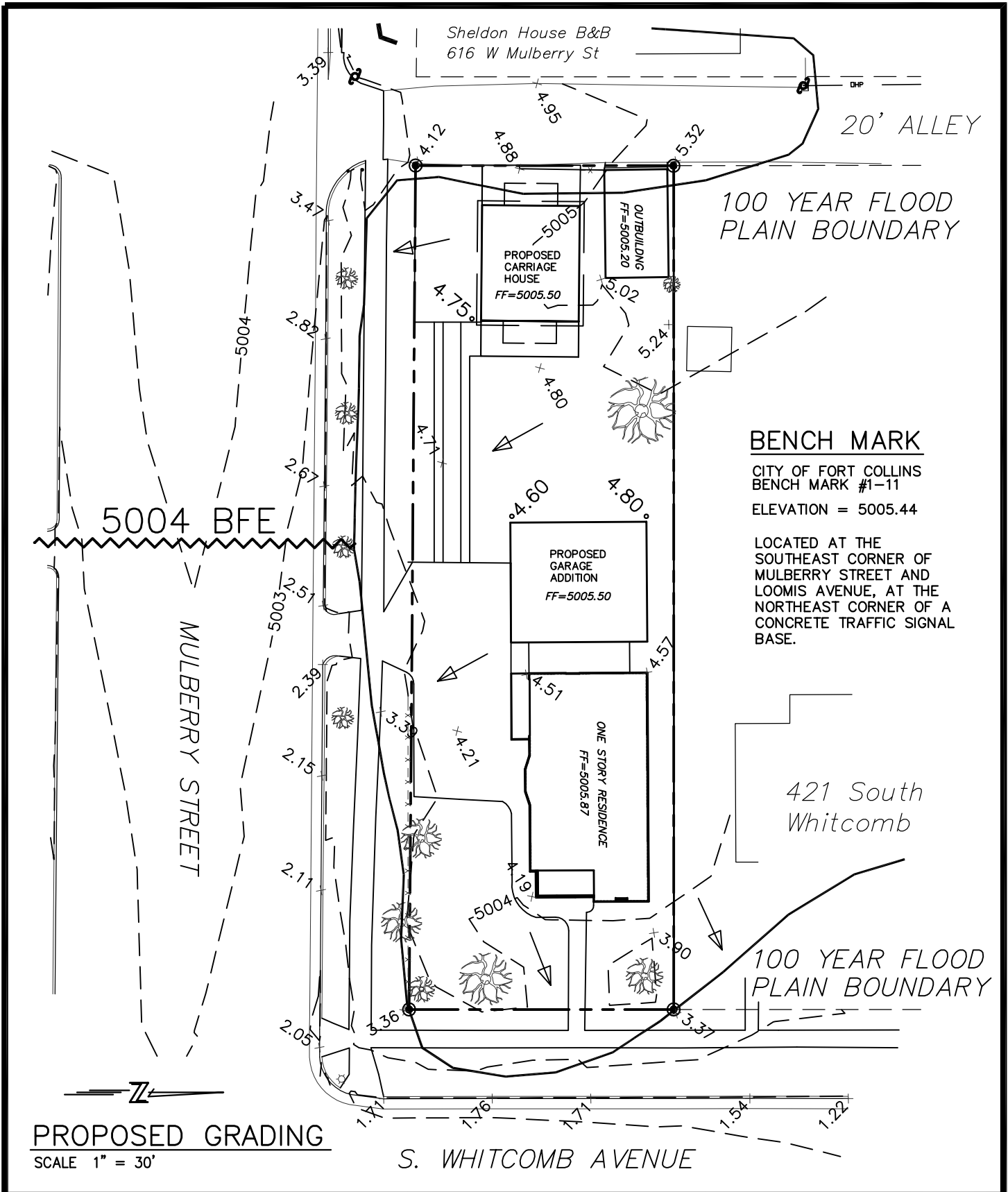
Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? 100 year / 100/500 year moderate risk.

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 0 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

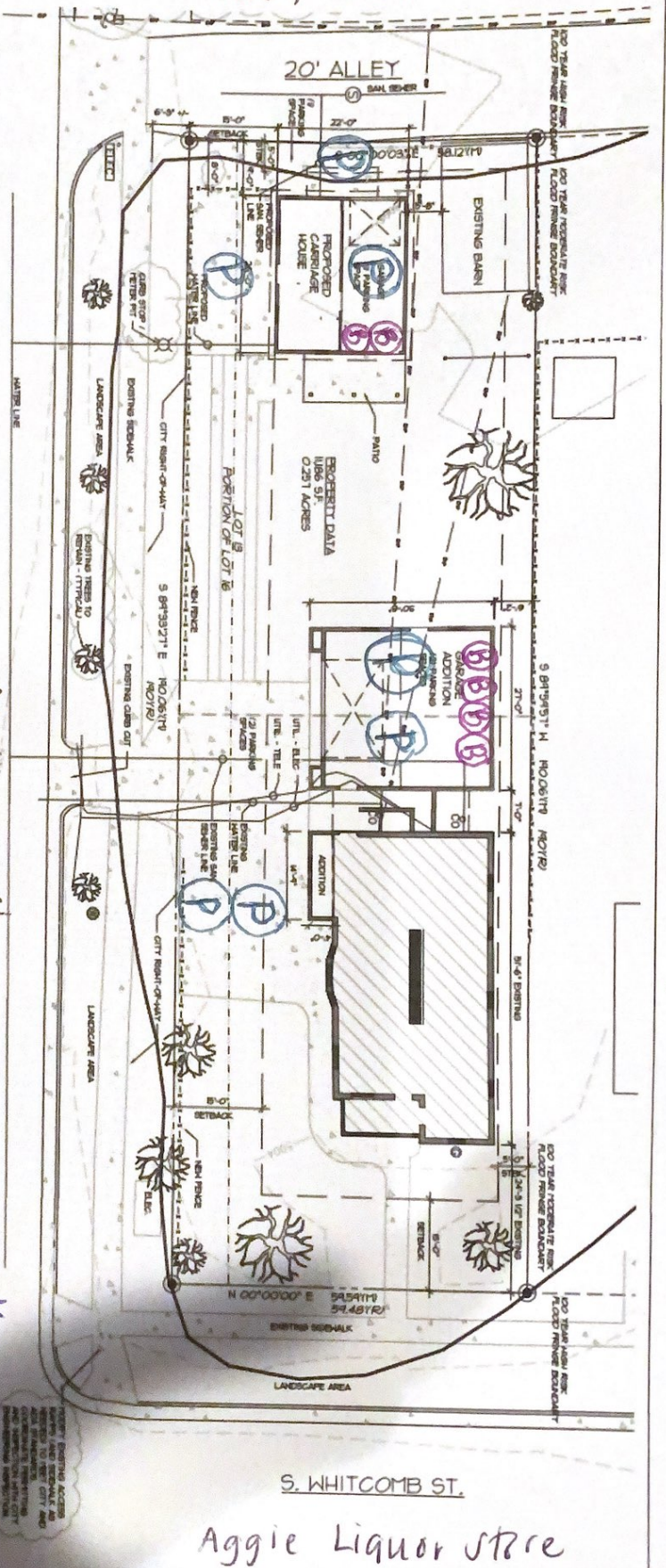
Suggested items for the Sketch Plan:
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?



FORBES ENGINEERING 2908 CHERLY STREET, Ft. Collins, Colorado 80524 Tele: (970) 295-4874 <small>FULL SERVICE ENGINEERING, DRAFTING AND DESIGN CIVIL/STRUCTURAL, FOUNDATIONS, LAND & MUNICIPAL PLANNING</small>	CLIENT: CONOR FLANAGAN	PREPARED BY KEVIN FORBES	
	PROJECT: 429 S WHITCOMB ST FT COLLINS, CO	DRAWN: KEF	DATE 2-25-13
	SHEET TITLE: PROPOSED GRADING & DRAINAGE PLAN	PROJECT # 13-1720	DWG # 1720-PR

Fernweh Hotel

Single family house



Carriage house
 • 2 bedrooms + 2 baths
 - a space required
 - can provide 3 spots.

429 S. Whitcomb St.
 • Change single family to a duplex.
 - no exterior modifications necessary
 • 2-3 bedroom unit
 - upstairs is one unit + main level
 - parking - 4 spaces + can provide 4 covered.

(P) = 1 parking spot, car.
(B) = bike parking covered



Utilities
 electric • stormwater • wastewater • water
 700 Wood St.
 PO Box 580
 Fort Collins, CO 80522
 970.221.6700
 970.221.6619 fax • 970.224.6003 TDD
 utilities@fcgov.com • fcgov.com/utilities

CERTIFICATION OF LOT GRADING

Pursuant to City Code § 26-544 and City Land Use Code § 3.2.2 (e)

Date: 12/12/14

Permit Application No. _____

Address: 429 S. WHITCOMB ST.

Lot: _____ Block: _____

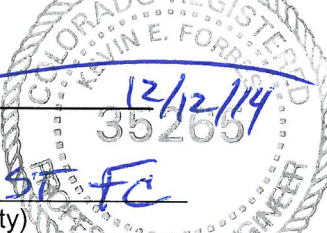
Subdivision: _____

I, (Print) KEVIN FORBES, a Colorado registered professional engineer, verify that the above referenced property in the City of Fort Collins, Colorado, has been inspected by me or an appropriately qualified professional under my direct supervision, and verify that construction of all stormwater facilities and grading is complete, and that the elevations and drainage patterns shown on the attached drawing(s) which were developed from a survey performed on (Date): 12/12/14, accurately and truly depict the elevations and drainage patterns as they existed on the date of the survey. Based on this information, I certify that (check one):

The elevations and drainage patterns of the lot/site are in substantial conformance with the City approved drainage and grading plan for the property (information attached). SEE NOTE.

The elevations and drainage patterns of the lot/site as measured are in general conformance with the City approved drainage plan with exceptions (information attached). In my professional judgment the elevations and grading of the lot/site as constructed are functionally adequate and equivalent to the specifically approved drainage plan, and will affect stormwater drainage on and off the lot/site in a manner consistent with the approved drainage plan. SEE NOTE.

By: [Signature]
 (signature, PE stamp)
2908 CHERLY ST FC
 (address of signing party)



NOTE: A COMPLETE certification must be submitted at least two weeks prior to a request for a Certificate of Occupancy for the lot/site, including but not limited to drawings of the lot/site showing the approved design and as-built surveyed elevations of all structures, drainage and grading features (e.g. swales, retaining walls, lot corners), written information/explanation of discrepancies, and other information necessary to confirm the above certification to:

Fort Collins Utilities
 700 Wood Street
 Fort Collins, CO 80521
 (970) 221-6700

"AS-BUILT" GRADING

429 S WHITCOMB ST., FT. COLLINS, COLO.

XS#4715
5004.5 FT
NGVD 29



SCALE 1" = 30'

MULBERRY STREET

100 YEAR HIGH RISK FLOOD FRINGE BOUNDARY

100 YEAR MODERATE RISK FLOOD FRINGE BOUNDARY

NGVD 29
5004 BFE

BENCH MARK

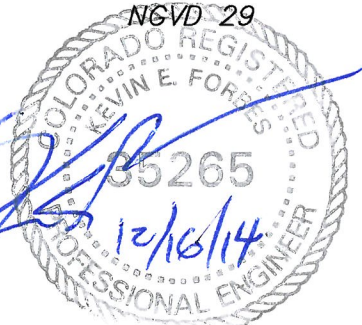
CITY OF FORT COLLINS BM #1-11
NGVD29 ELEVATION = 5005.44

LOCATED AT THE SOUTHEAST CORNER OF MULBERRY STREET AND LOOMIS AVENUE, AT THE NORTHEAST CORNER OF A CONCRETE TRAFFIC SIGNAL BASE.

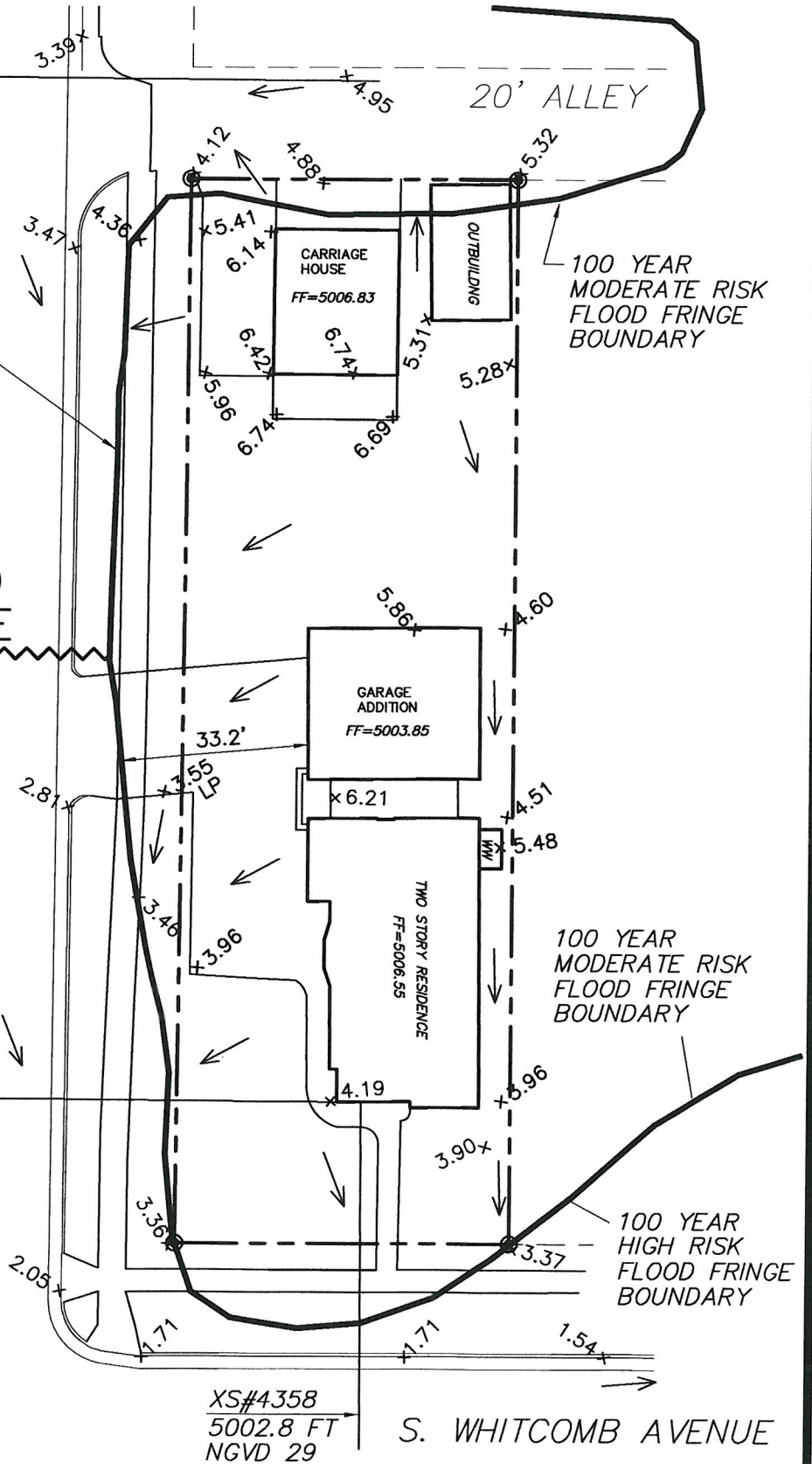
SHIFT ALL ELEVATIONS +3.18' TO MATCH INTO NAVD88 VERTICAL DATUM

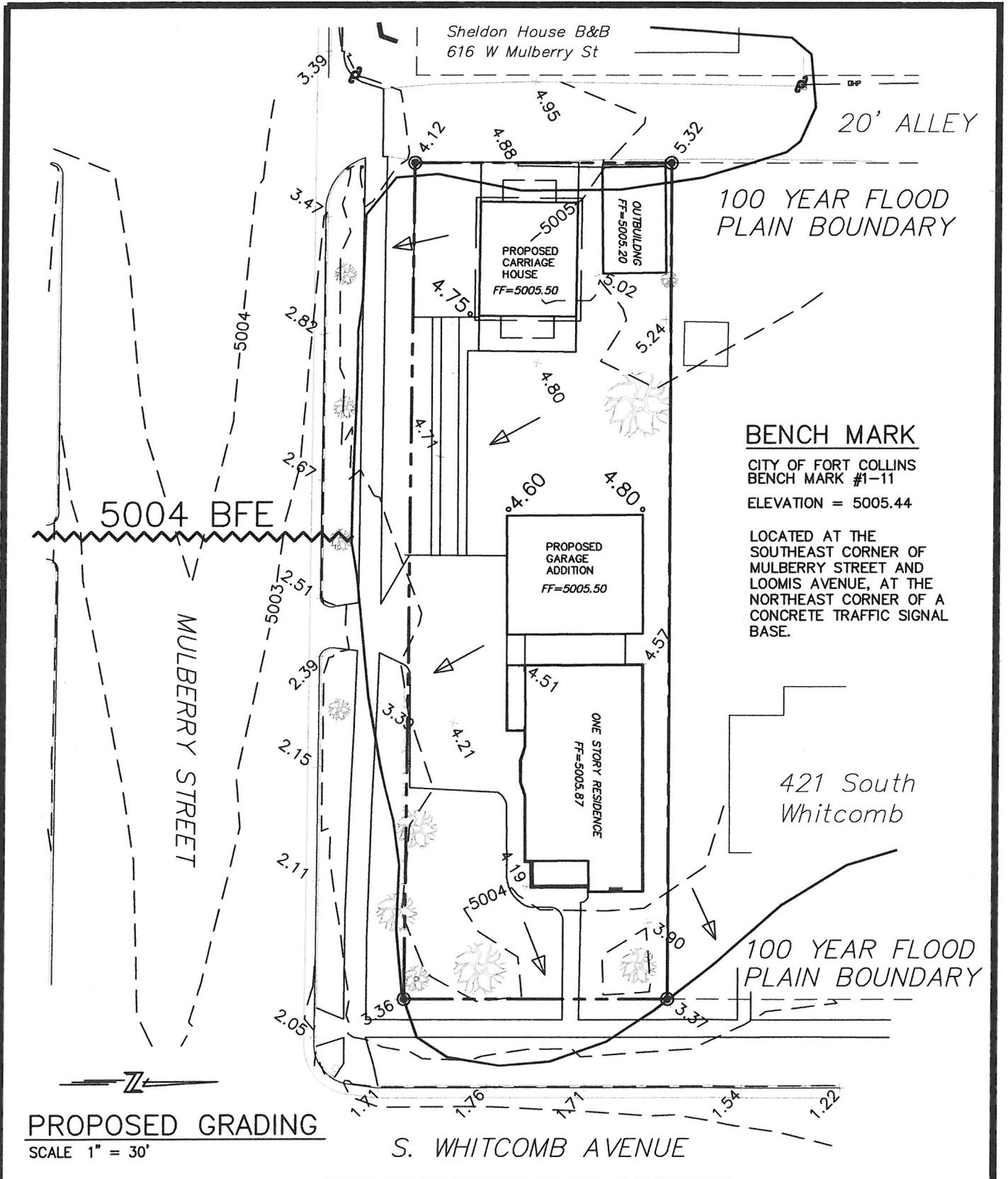
THIS PROPERTY IS LOCATED WITHIN THE CITY OLD TOWN FLOOD PLAIN

XS#4532
5003.5 FT
NGVD 29



Prepared By: Forbes Engineering





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