

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

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## Review Date

5/2/2024 11:15 AM

## Project Name

Accessory Structure with Habitable Space on Prospect  
CDR240028

## Applicant

Dave Anderson

970-966-5409

DLAFOCO@gmail.com

**Planner:** Rob Bianchetto

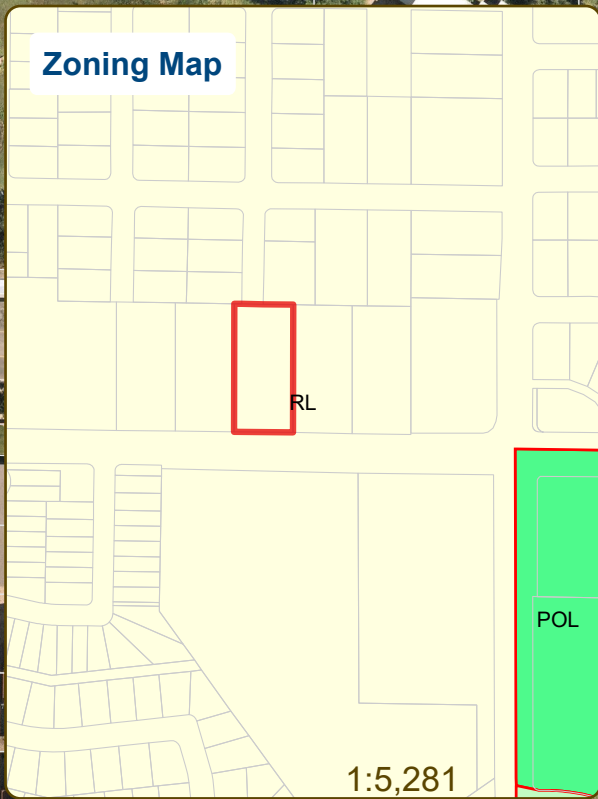
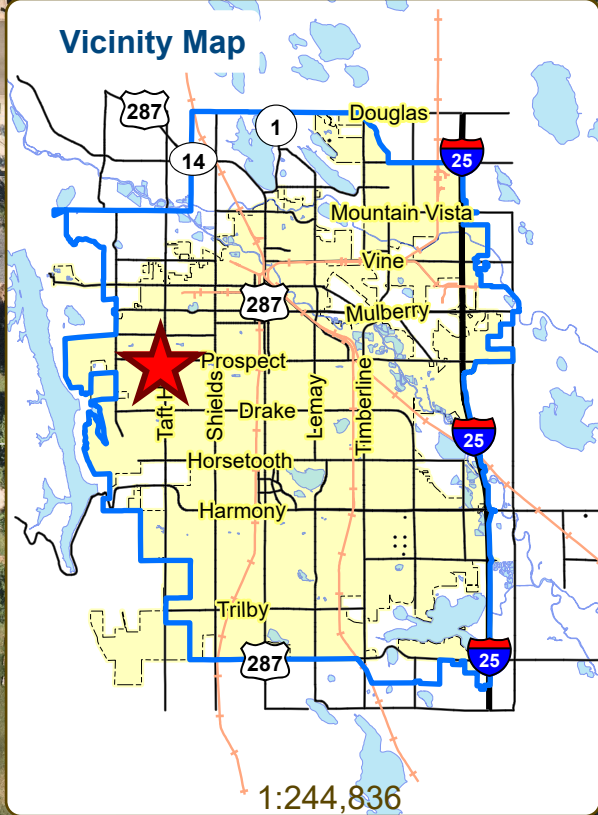
**Engineer:** Sophie Buckingham

**DRC:** Todd Sullivan

## Description

This is a request to build an accessory structure with habitable space at 2142 W Prospect Rd (parcel # 9712235101). The applicant is requesting to build an accessory structure with habitable space. Access is taken off of W Prospect from the south. The site is directly north of W Prospect and approximately 0.11 mi east of S Taft Hill Rd. The property is located in the Low Density Residential District (R-L) and subject to a building permit.

# Accessory Structure with Habitable Space on Prospect- Accessory Structure with Habitable Space



**Aerial Site Map**

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1:1,174

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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) \_\_\_\_\_

Are you a small business?  Yes  No 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?

BRIARWOOD RD

2142 WEST PROSPECT

\* PROPOSED SEWER ROUTE TBD - EITHER TO BRIARWOOD OR IN FRONT OF EXISTING RESIDENCE DOWN WEST SIDE DRIVEWAY \*

PROPOSED ADU

PROPOSED DRIVEWAY

PROPOSED ADU WATER LINE

"PASTURE" NO IRRIGATION

PROPOSED ELECTRIC

DRAINAGE GENERALLY FLOWS N→S TOWARDS PROSPECT & DOWN DRIVEWAY

EXISTING GARAGE ~1200 SF 50' 24'

GRAVEL DRIVE

MATURE TREES

EXISTING ELECTRIC

EXISTING CONNECTION

EXISTING WELL

IRRIGATED LAWN

DRIVE

EXISTING HOUSE ~1805 SF

MATURE TREES

MATURE TREES

IRRIGATED LAWN

IRRIG LAWN

IRRIG LAWN

RETAINING WALL

GRAVEL DRIVE

DRIVE

MULCH w/ 3 MATURE TREES

NORTH

EXISTING GAS ELECTRIC

PROPOSED CITY WATER LINE

PROSPECT RD

We need to accommodate an aging family member; we're interested in adding an accessory building with habitable space (1 BR, 1 Ba - approximately 650-750 sf) at the back of our property. Based on a conversation with Rob Bianchetto, I understand this may be acceptable based on our zoning. We will identify a modular unit or kit for a builder to install on a foundation or piers (as appropriate), we have yet to select a specific model but have tentatively identified a builder that will join us for the conceptual review meeting. Understanding site prep requirements/restrictions is more important than the floor plan at this point, but we are committed to the size mentioned above.

I've also had preliminary communication with Austin Kreager, Dan Mogen, Joni McCowan, and Jen Dial.

Project goals:

- aging in place for a family member
- privacy and accessibility
- no changes to off site drainage
- energy efficient and accessible structure with few or no steps
- limited hardscaping or impervious surfaces (driveway to be gravel or recycled asphalt;
- limited landscape
- pet run space

I'd like to investigate the following items in the conceptual review process:

- confirming costs/fees for a potential connection to city water
- continued use of existing well for new structure as well as existing residence
- sewer location and construction of existing residence (if city utility has those records)
- potential for access sanitary sewer in Briarwood Rd
- potential use of a septic system for the new structure
- site access for the new structure from Briarwood Rd (where it dead ends at the back of our property)
- new electric service added to the existing 3 car garage (approx 24' x 50') that will feed the new structure
- anything else I may be missing.

Please feel free to contact me with clarifying questions in advance of the concept review meeting.