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

4/10/2025 9:15 AM

Project Name

ADU at 525 S Whitcomb Street

CDR250017

Applicant

Alan Phipps

970-213-1520

kkap91@gmail.com

Description

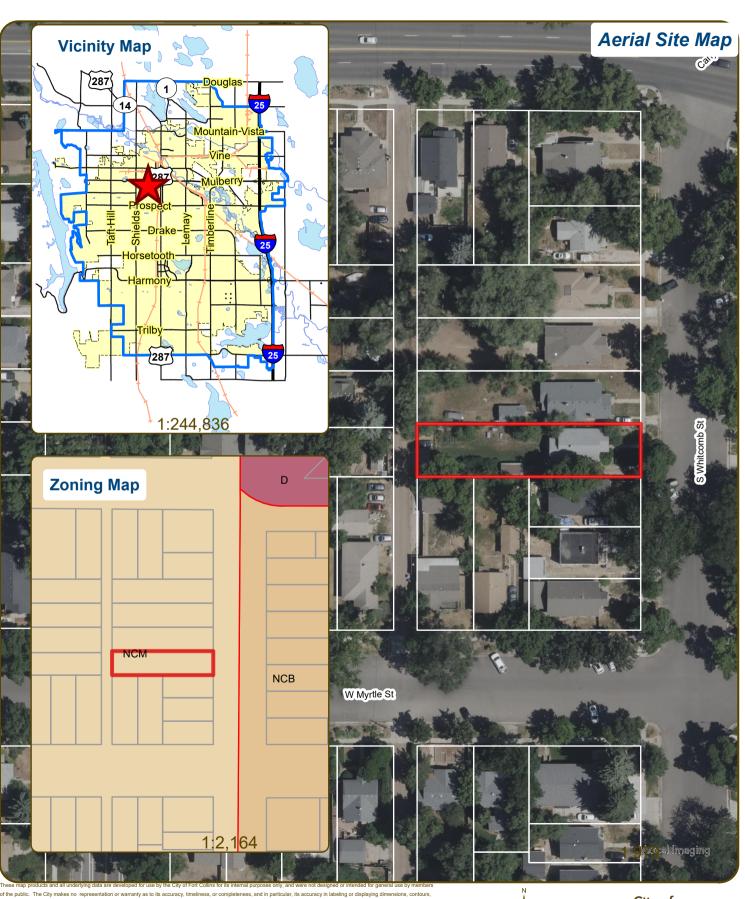
This is a request to construct an ADU at 525 S. Whitcomb St (parcel # 9714205017). The applicant is proposing a 625 sqft detached ADU. Access can be taken from the alley and Whitcomb St. The property is approximately 0.07 mi south of W Mulberry St and approximately 0.48 mi east of S Shields. The site is located in the Old Town District, Medium (OT-B) zone district and is subject to a Basic Development Review (BDR).

Planner: Kayla Redd

Engineer: Dave Betley

DRC: Todd Sullivan

ADU at 525 S Whitcomb- Accessory Dwelling Unit



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Development Review Guide - STEP 2 of 8

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.

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Are you a small business? Yes	□ No Business Name (if applicable) _	
Your Mailing Address		
Phone Number	Email Address	
Site Address or Description (pare	cel # if no address)	
Proposed Use	Existing Use	
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions
Age of any Existing Structures _		
	Website: http://www.co.larimer.co.us/as good quality, color photos of all sides o	ssessor/query/search.cfm of the structure are required for conceptual.
Is your property in a Flood Plain	? □ Yes □ No If yes, then at what	t risk is it?
Info available on FC Maps: http://gi	sweb.fcgov.com/redirect/default.aspx?la	ayerTheme=Floodplains.
Increase in Impervious Area_(Approximate amount of additional		S.F. er existing bare ground to be added to the site)
	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?

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