

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

5/1/2025 9:15 AM

Project Name

ADU at 729 Sycamore St

CDR250022

Applicant

Alex Scofield

(970) 685-7137

alex@scofield.design

Planner: Jill Baty

Engineer: Tim Dinger

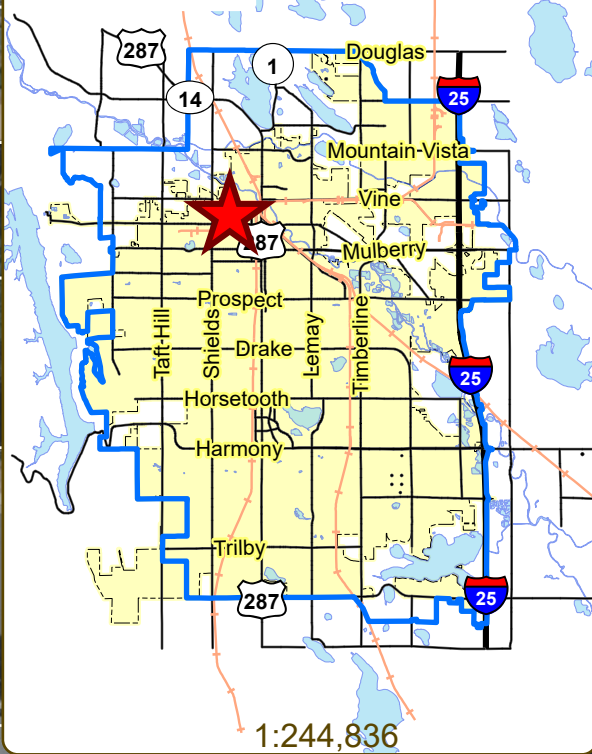
DRC: Seth Goldstein

Description

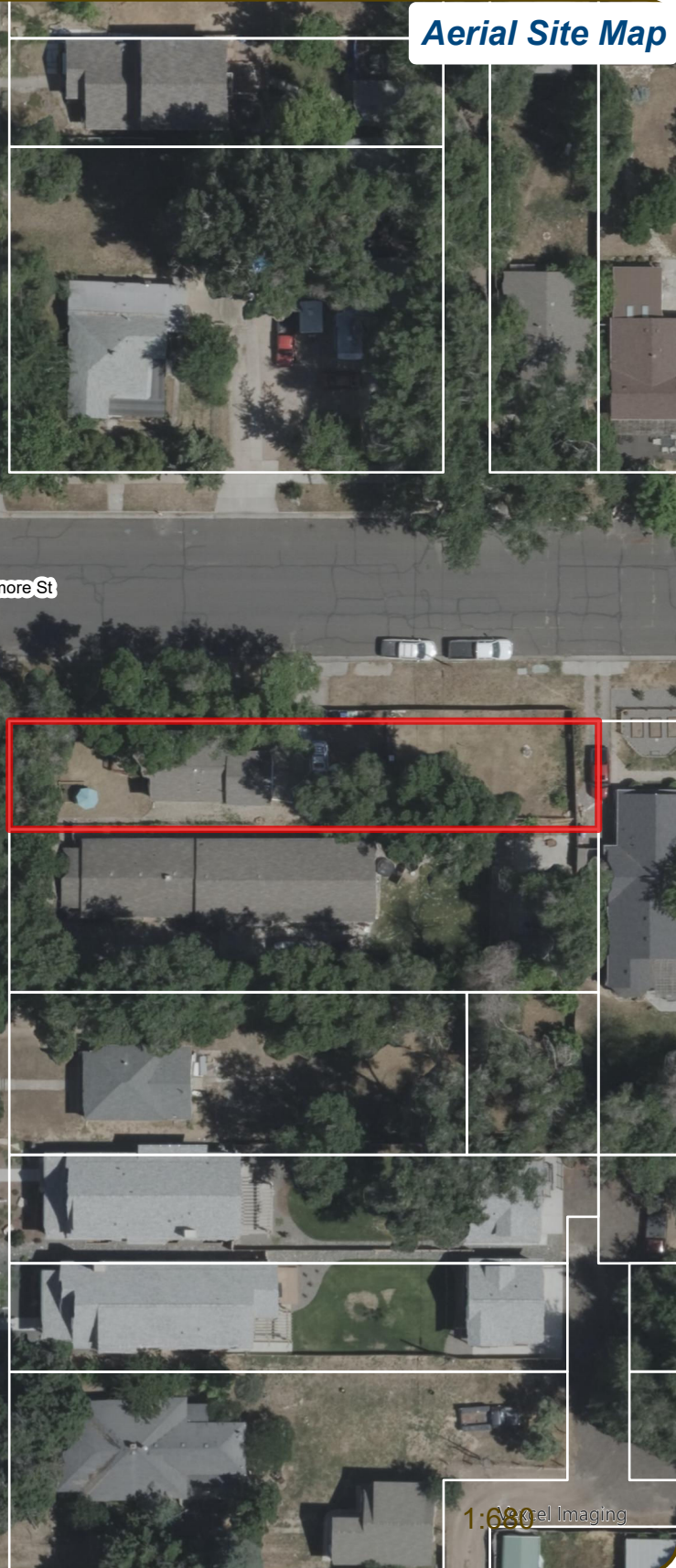
This is a request for a detached ADU at 729 Sycamore St (parcel # 9711219015). The applicant is proposing a garage with a living space above it. Access can be taken from Sycamore St to the north. The property is approximately 0.34 mi east of N Shields St and approximately 0.3 mi north of Laporte Ave. The site is located in the Old Town Zone, Medium (OT-B) zone district and is subject to a Basic Development Review (BDR).

ADU at 729 Sycamore St- Accessory Dwelling Unit

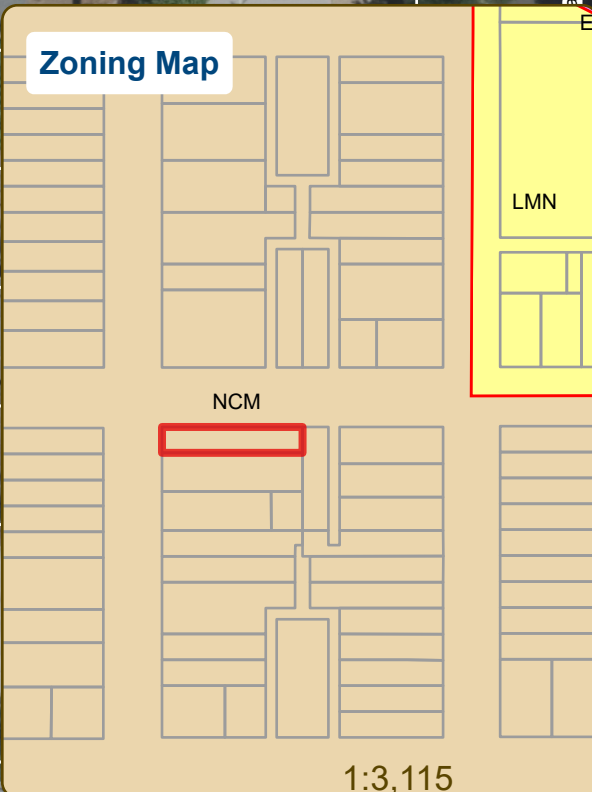
Vicinity Map



Aerial Site Map



Zoning Map





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)

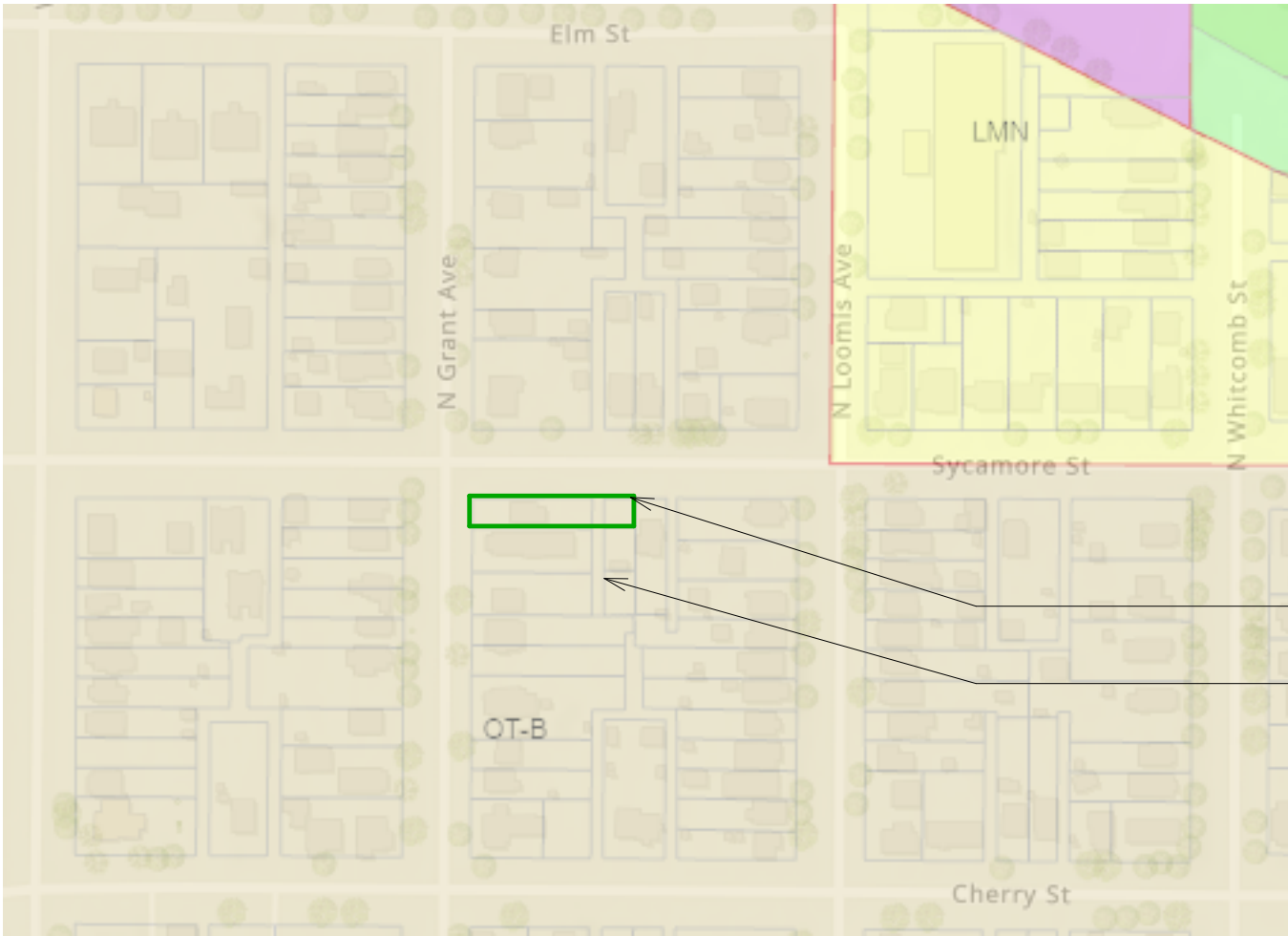
Suggested items for the Sketch Plan:

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?



REV.	Date

Date:	04/02/2025
Drawn by:	Alex Scofield
Site Plan	
A0	
Scale 1" = 20'-0"	



Scofield Design

scofield.design
alex@scofield.design

EARN Partnership Sycamore Garage ADU

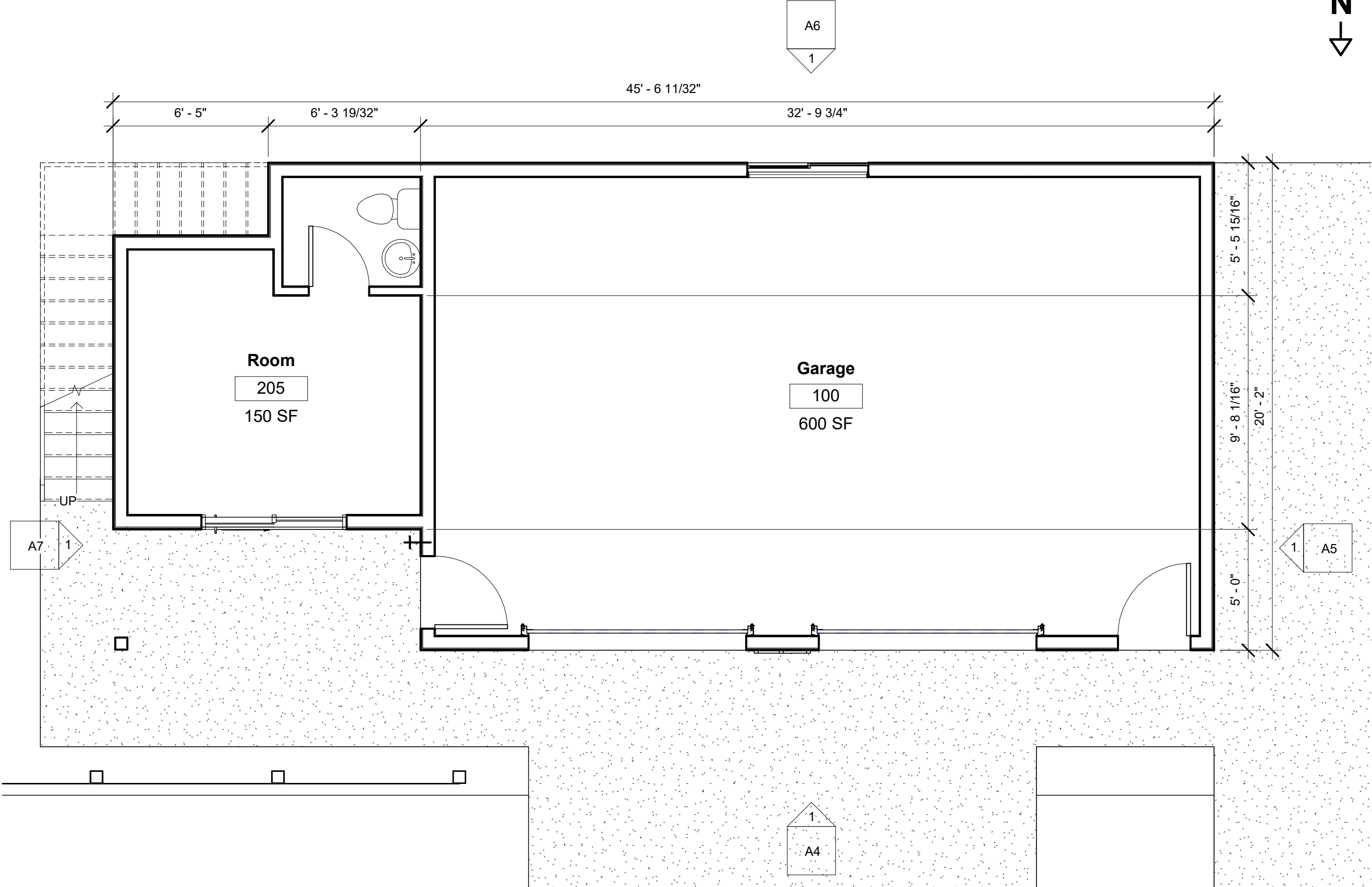
Surrounding land uses of the property are Old Town District, Medium (OT-B). One block away starts the LMN District.

Property Location

Ally shown on map is vacated.

Drainage: Property is sloped draining into Sycamore St & Grant Ave.

REV.	Date
Date:	04/02/2025
Drawn by:	Alex Scofield
Site Plan Community	
A0.1	
Scale	



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Design

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alex@scofield.design

EARN Partnership
Sycamore Garage ADU

REV.	Date

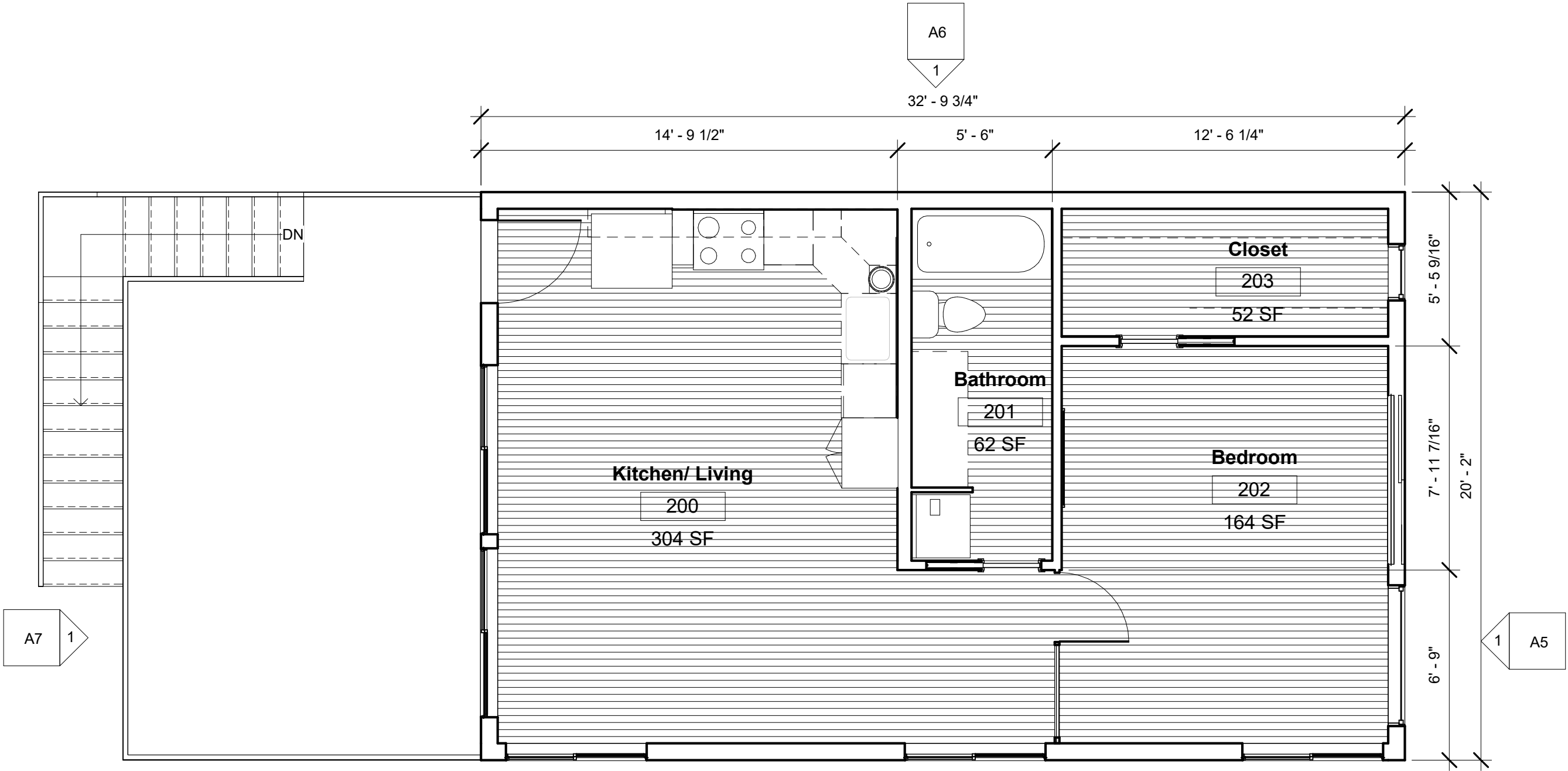
Date: 04/02/2025

Drawn by: Alex Scofield

First Level

A1

Scale 1/4" = 1'-0"



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EARN Partnership Sycamore Garage ADU

REV.	Date

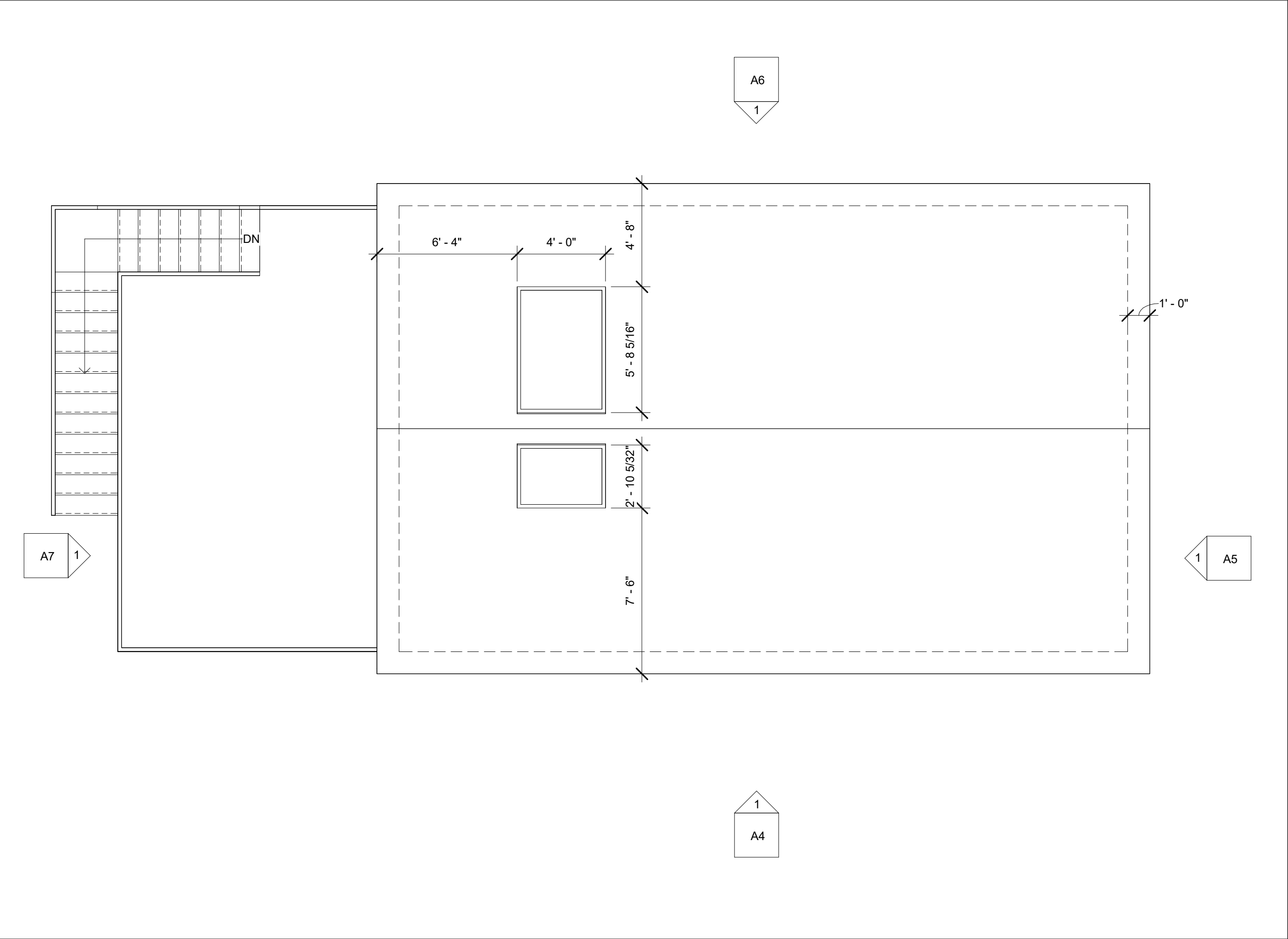
Date: 04/02/2025

Drawn by: Alex Scofield

Second Level

A2

Scale 1/4" = 1'-0"



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REV.	Date

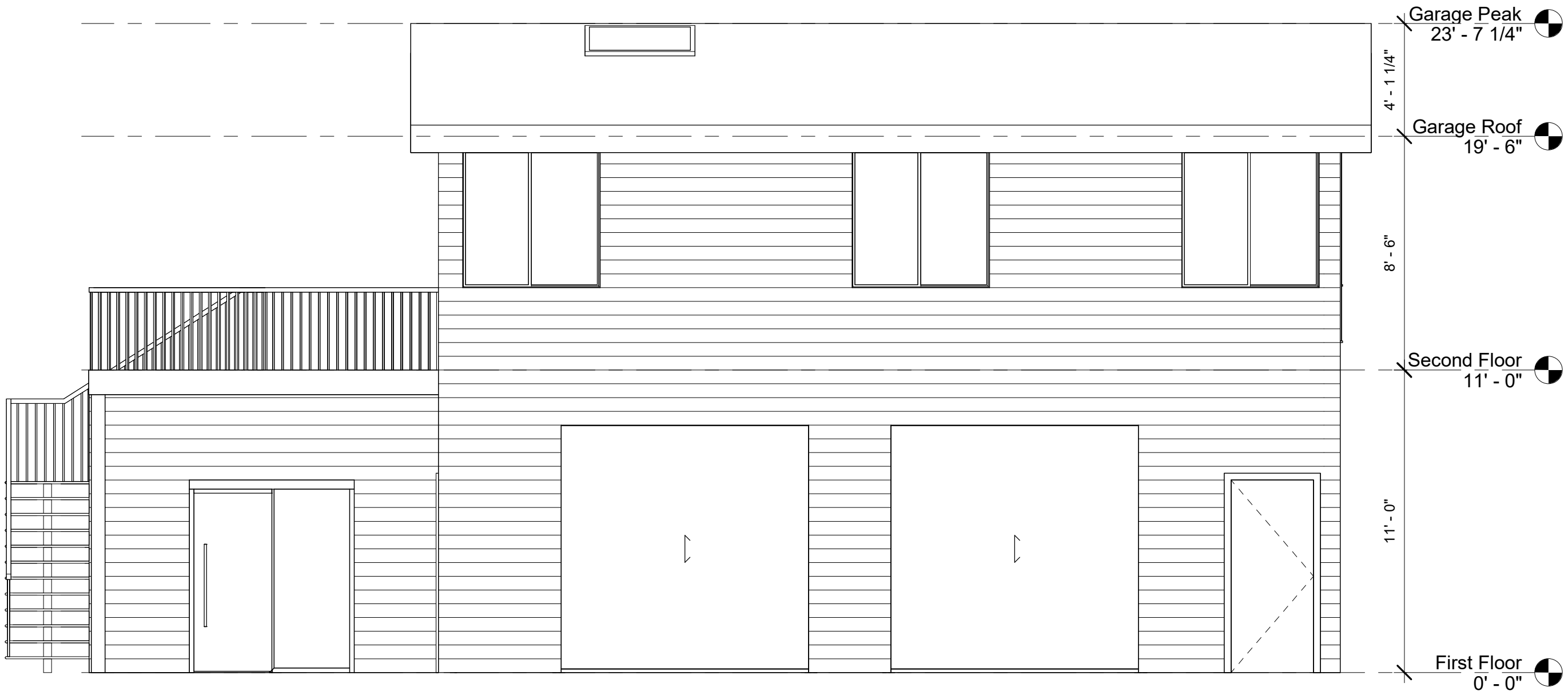
Date: 04/02/2025

Drawn by: Alex Scofield

Roof Plan

A3

Scale 1/4" = 1'-0"



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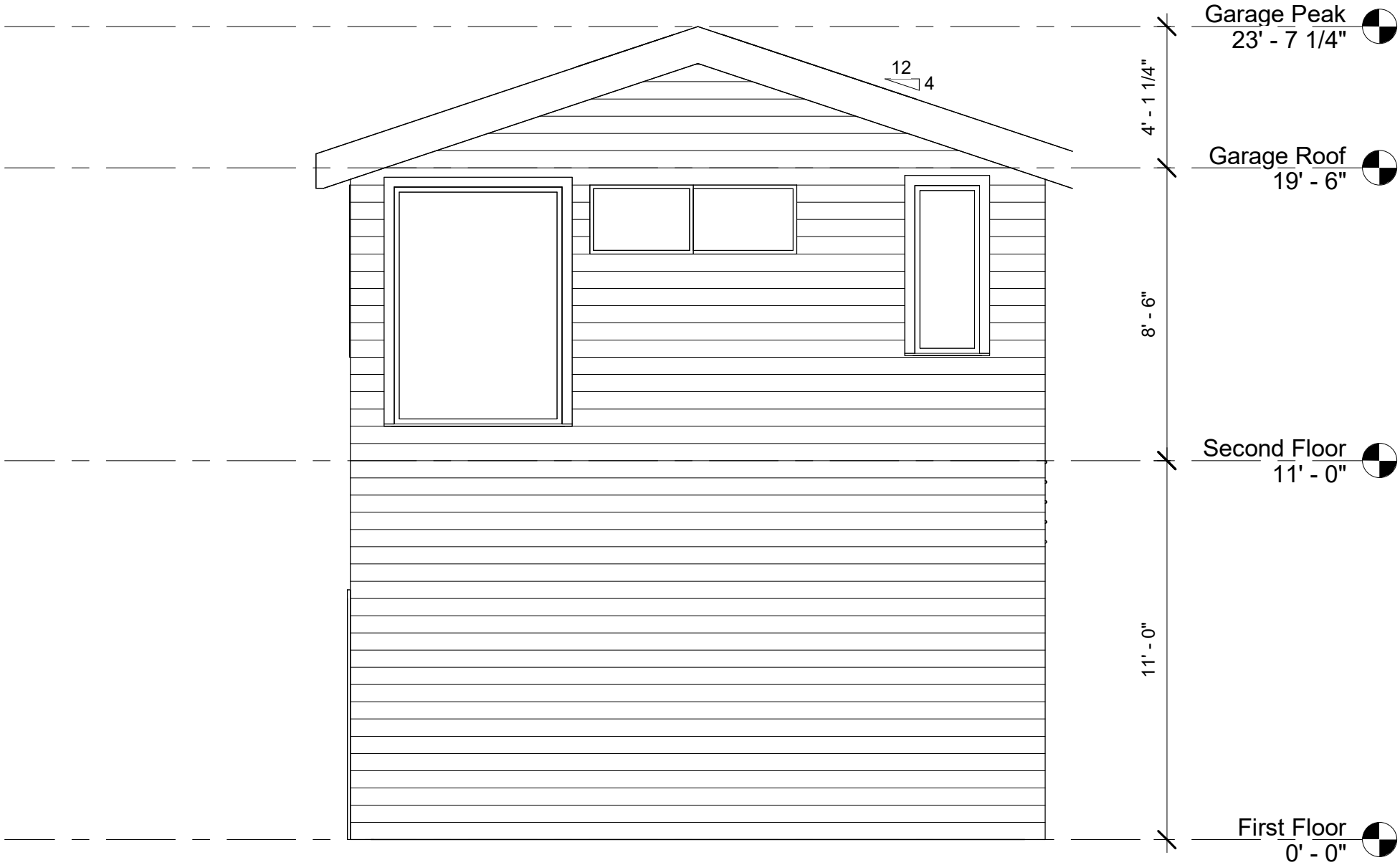
REV.	Date

Date: 04/02/2025
Drawn by: Alex Scofield

Exterior Elevation N

A4

Scale 1/4" = 1'-0"



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REV.	Date

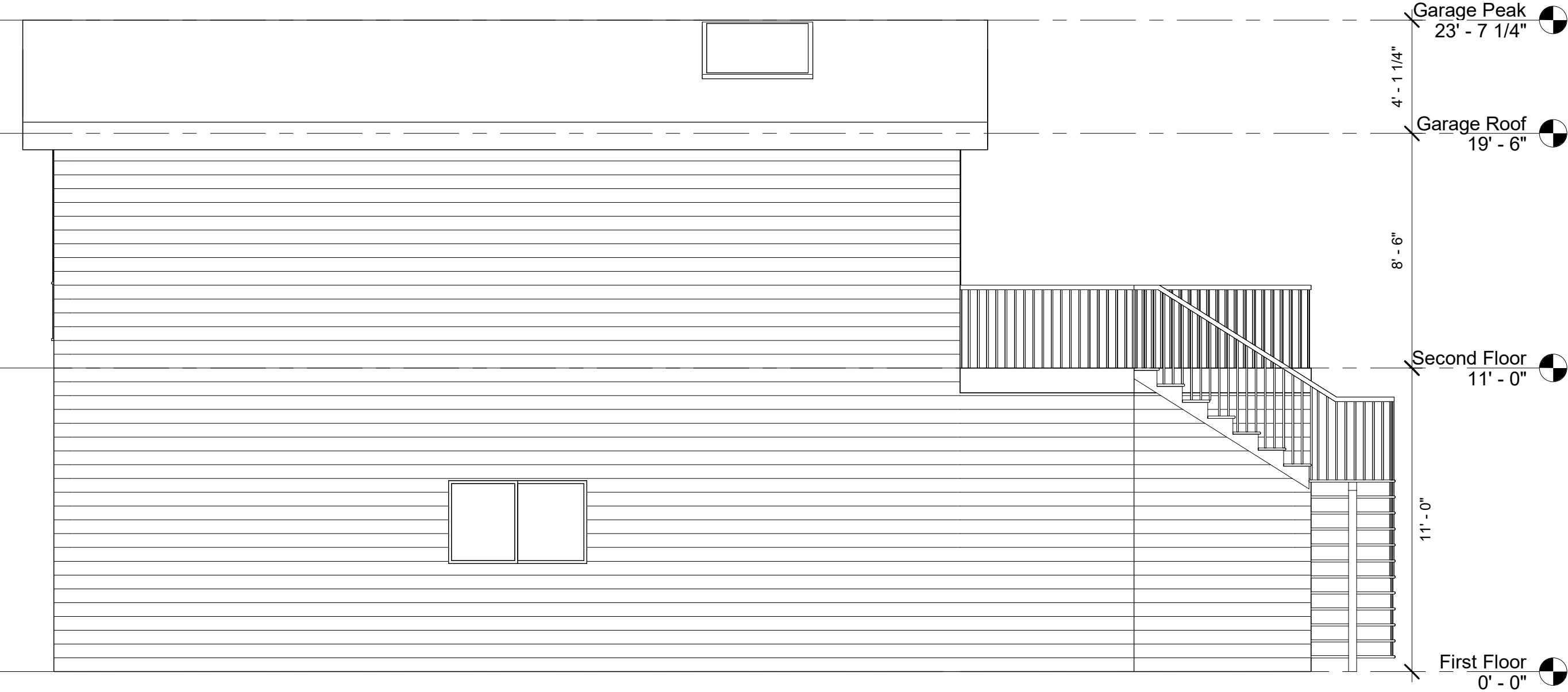
Date: 04/02/2025

Drawn by: Alex Scofield

Exterior Elevation E

A5

Scale 1/4" = 1'-0"



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REV.	Date

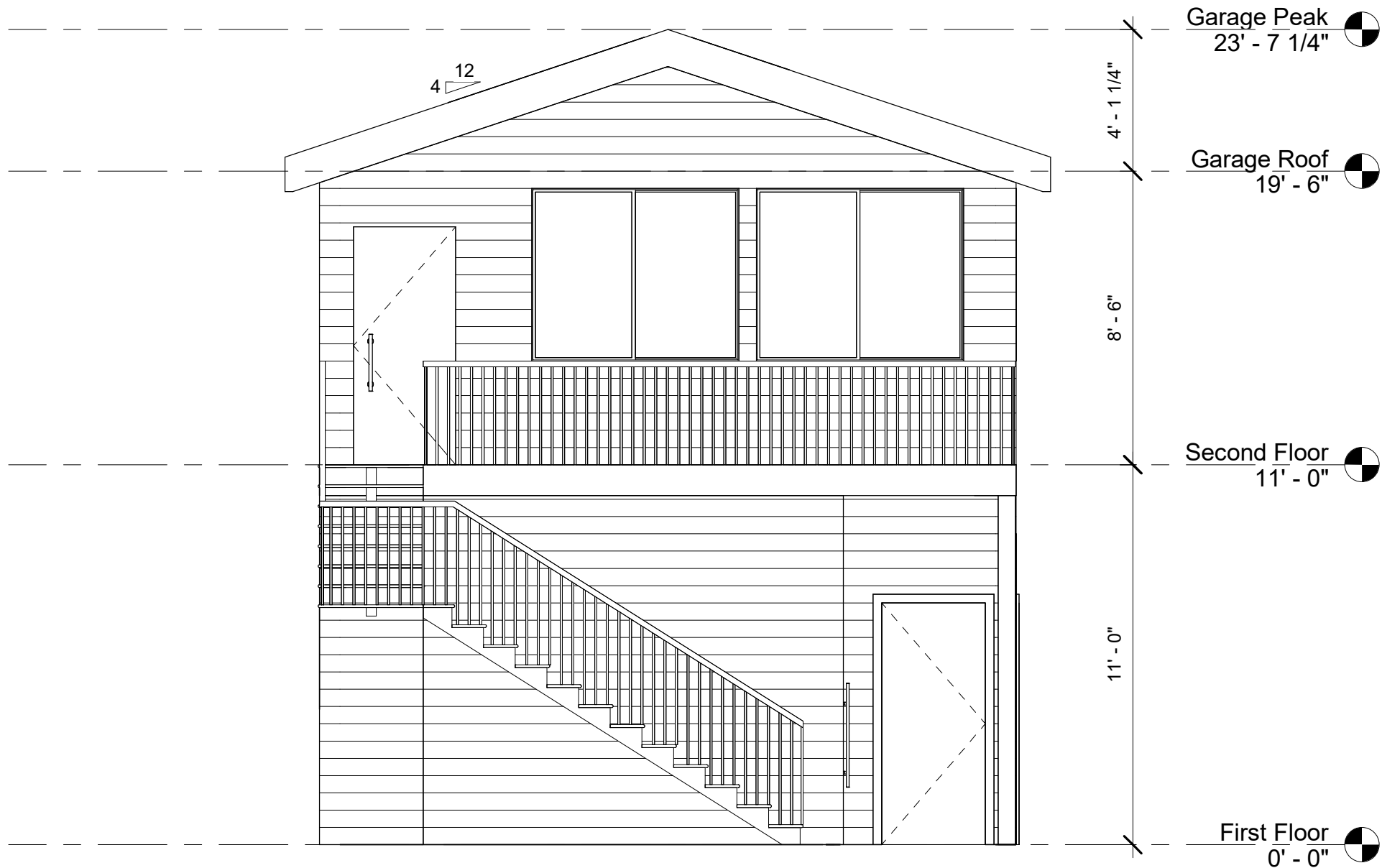
Date: 04/02/2025

Drawn by: Alex Scofield

Exterior Elevation S

A6

Scale 1/4" = 1'-0"



Scofield Design

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alex@scofield.design

EARN Partnership Sycamore Garage ADU

REV.	Date

Date: 04/02/2025

Drawn by: Alex Scofield

Exterior Elevation W

A7

Scale 1/4" = 1'-0"