

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 11:15 AM

Project Name

ADU at 3041 S Taft Hill

CDR250024

Applicant

Sarah McIntosh

303/520-5048

SarahMcIn@aol.com

Planner: Kayla Redd

Engineer: Shawn Mellinger

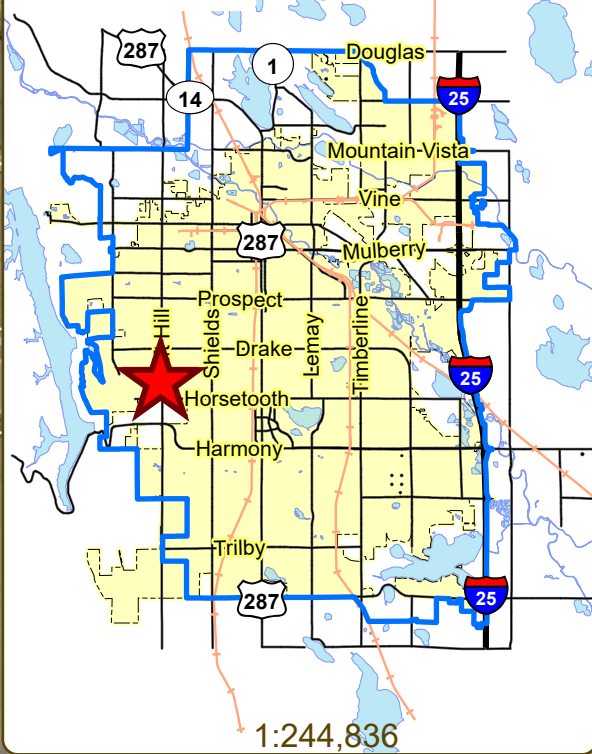
DRC: Marissa Pomerleau

Description

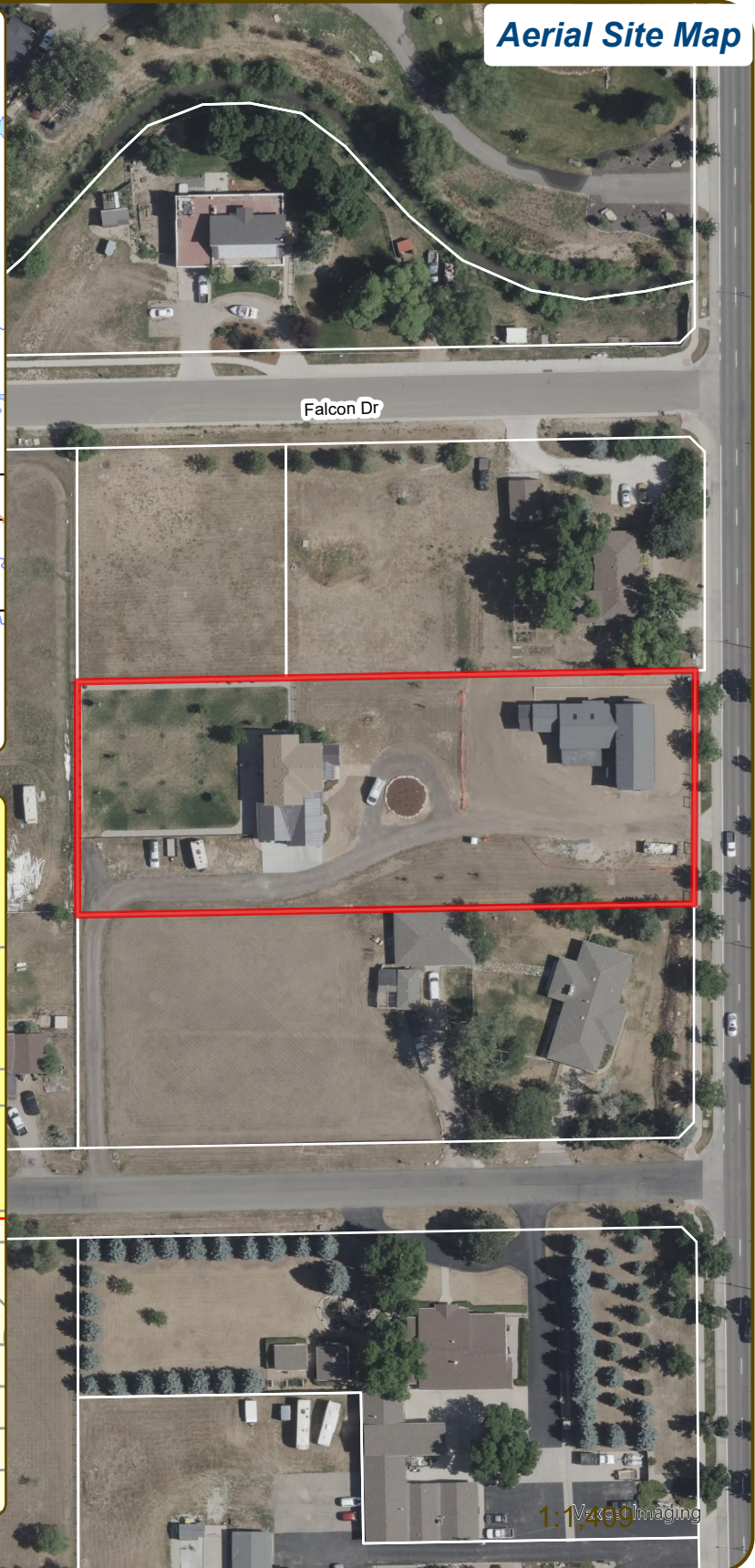
This is a request to convert the existing structure into an ADU. The applicant is requesting to convert the existing accessory building originally permitted (by variance) for a business into a living space. Access can be taken from S Taft Hill Rd and Moffett Dr. The property is directly east of S Taft Hill Rd and approximately 0.5 mi north of W Horsetooth Rd. The site is located in the Urban Estate (UE) zone district and subject to a Basic Development Review (BDR)

ADU at 3041 S Taft Hill- Accessory Dwelling Unit

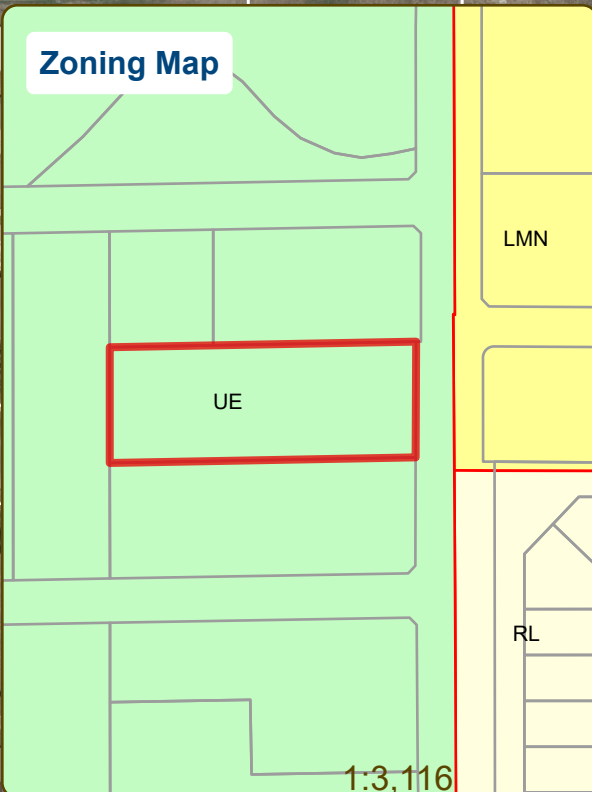
Vicinity Map



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) _____

Owner - Sarah McIntosh and Andrea Stout

Are you a small business? ☐ Yes ☒ No **Business Name** (if applicable) _____

Your Mailing Address 3041 S Taft Hill Rd, Fort Collins CO 80526

Phone Number 303/520-5048 Email Address SarahMcIn@aol.com

Site Address or Description (parcel # if no address) 3041 S Taft Hill Rd, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) There is an accessory building on the property.

It was originally permitted (by variance) for a business. We would like to transition it to a living space. It has a room for the bedroom, bathroom with shower, and an area set up for a kitchen.

Proposed Use Accessory Dwelling Unit **Existing Use** Hobby and part time business (closing business). RV Storage

Total Building Square Footage ~~1,400~~ 1,200 S.F. Number of Stories 1 Lot Dimensions 1.5 acres

Age of any Existing Structures Built in 2024 - finished in July 2024

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? Area was raised about 6 ft and the water drains into the street - per approved designs.

Conceptual Design Review Request

Address: 3041 S Taft Hill Rd., Fort Collins 80526

Owner: Sarah McIntosh, McIntosh Trust

Background:

The accessory building at 3041 S Taft Hill Rd was built in 2024. The original intent for the building was for a hobby building, storage and an RV garage for our travel trailer.

Shortly after it was completed, my business – Journey Nose Work – lost the space I had been renting off Mulberry. We petitioned Fort Collins for a variance to allow Journey Nose Work to operate out of the accessory building. That request was approved, and I had been using it for my business until December 2024. Journey Nose Work is no longer operating out of that space.

The building:

The building consists of a main living area / room and there are places for appliances and kitchen cabinets. There is the office (that can be transitioned to a bedroom) and a closet. The building has a ¾ bath and a laundry room. Currently, there are no kitchen cabinets or appliances in the building.

The RV garage and storage area behind the garage would not be part of the living space.

The request:

We would like to have this building permitted as an Accessory Dwelling Unit (ADU). It would not be used as a short term rental. The plan would be to use it for our aging mother to move in to so she could be closer to us for her care.

See attached floor plan. (page 2)

If the request to have it transitioned to an ADU, we would complete the kitchen with cabinets and appliances.

3041 S Taft Hill – Site Map

- 1.5 acres
- Entrance to property off Moffett Dr

