

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

6/5/2025 9:15 AM

Project Name

Dwelling at 236 Bishop Street
CDR250031

Applicant

Lisa and David Kelly
720-925-2638
Davidkellybuilds@gmail.com

Description

This is a request to develop an Accessory Dwelling Unit (ADU) or single unit home at 236 Bishop St (parcel #9710108042). The applicant is proposing to convert the existing detached garage into a dwelling unit with the potential of subdividing. Access can be taken from Maple St to the north. The property is approximately 0.14 north of Laporte Ave and approximately 0.36 mi west of N Shields St. The site is located in the Old Town District, Low (OT-A) zone district and the project is subject to a Basic Development Review.

Planner: Jill Baty

Engineer: Tim Dinger

DRC: Todd Sullivan

[REDACTED]

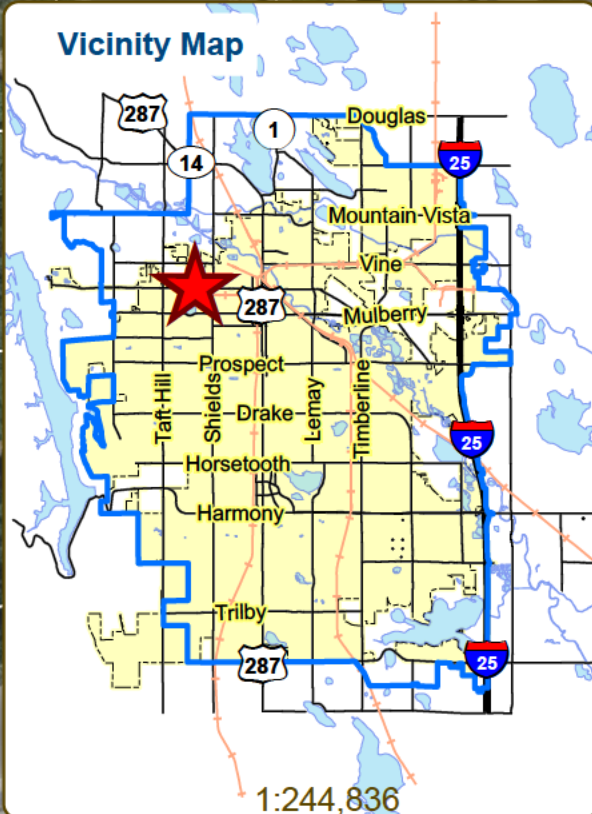
[REDACTED]

[REDACTED]

[REDACTED]

Dwelling at 236 Bishop St - Accessory Dwelling Unit or Single Unit Dwelling

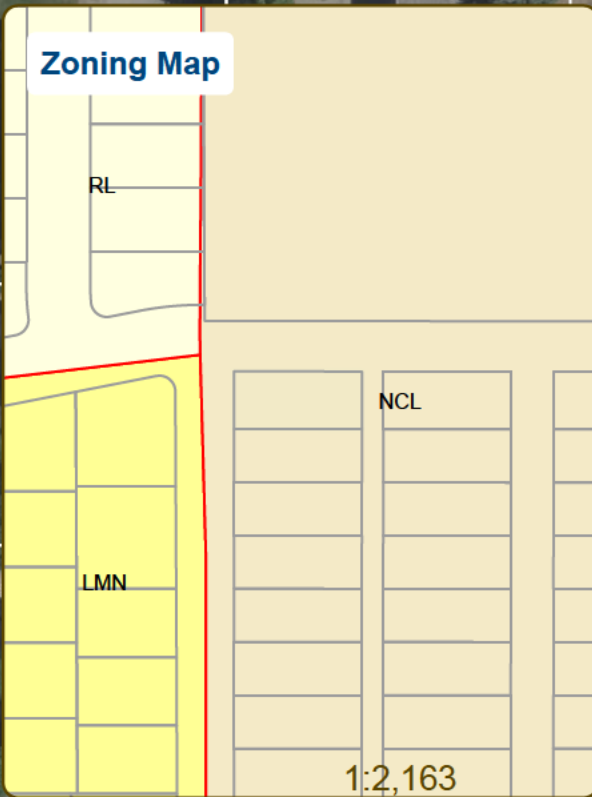
Vicinity Map



Aerial Site Map



Zoning Map



Bishop St



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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) _____

Homeowner/Landlords Lisa and David Kelly

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

Your Mailing Address 2317 Dogwood Circle, ERIE CO 80516

Phone Number 720-925-2638 David, 303-818-0869 Lisa Email Address Davidkellybuilds@gmail.com Lisakelly22@gmail.com

Site Address or Description (parcel # if no address) _____

236 Bishop St., Fort Collins CO 80521, Parcel 9710108042

Description of Proposal (attach additional sheets if necessary) _____

We would like to convert the existing 2 car detached garage into a 1 OR 2 bedroom dwelling with full kitchen and bathroom.
Separately metered utilities and potentially separated parcel.

Proposed Use rental home **Existing Use** 2 car garage as accessory to rental home

Total Building Square Footage 678 sf S.F. Number of Stories 1 Lot Dimensions 120x74

Age of any Existing Structures 69, BUILT 1956

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 Additional 80 SF Patio, 2 6X8 SHEDS -64 SF =144sf 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?

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