

# 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 11:15 AM

## Project Name

ADU at 205 S Whitcomb Street

CDR250033

## Applicant

Danny and Lori Feig-Sandoval

404-791-8497

dfeigsandoval@gmail.com

## Description

This is a request to develop an Accessory Dwelling Unit (ADU) at 205 S Whitcomb St (parcel # 9711314004). The applicant is proposing to convert the existing accessory structure into an ADU. Access can be taken from S Whitcomb St to the east. The site is approximately 0.12 mi south of W Mountain Ave and approximately 0.49 mi west of S College Ave. The property is located in the Old Town District, Medium (OT-B) and is subject to a Basic Development Review (BDR).

**Planner:** Clark Mapes

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

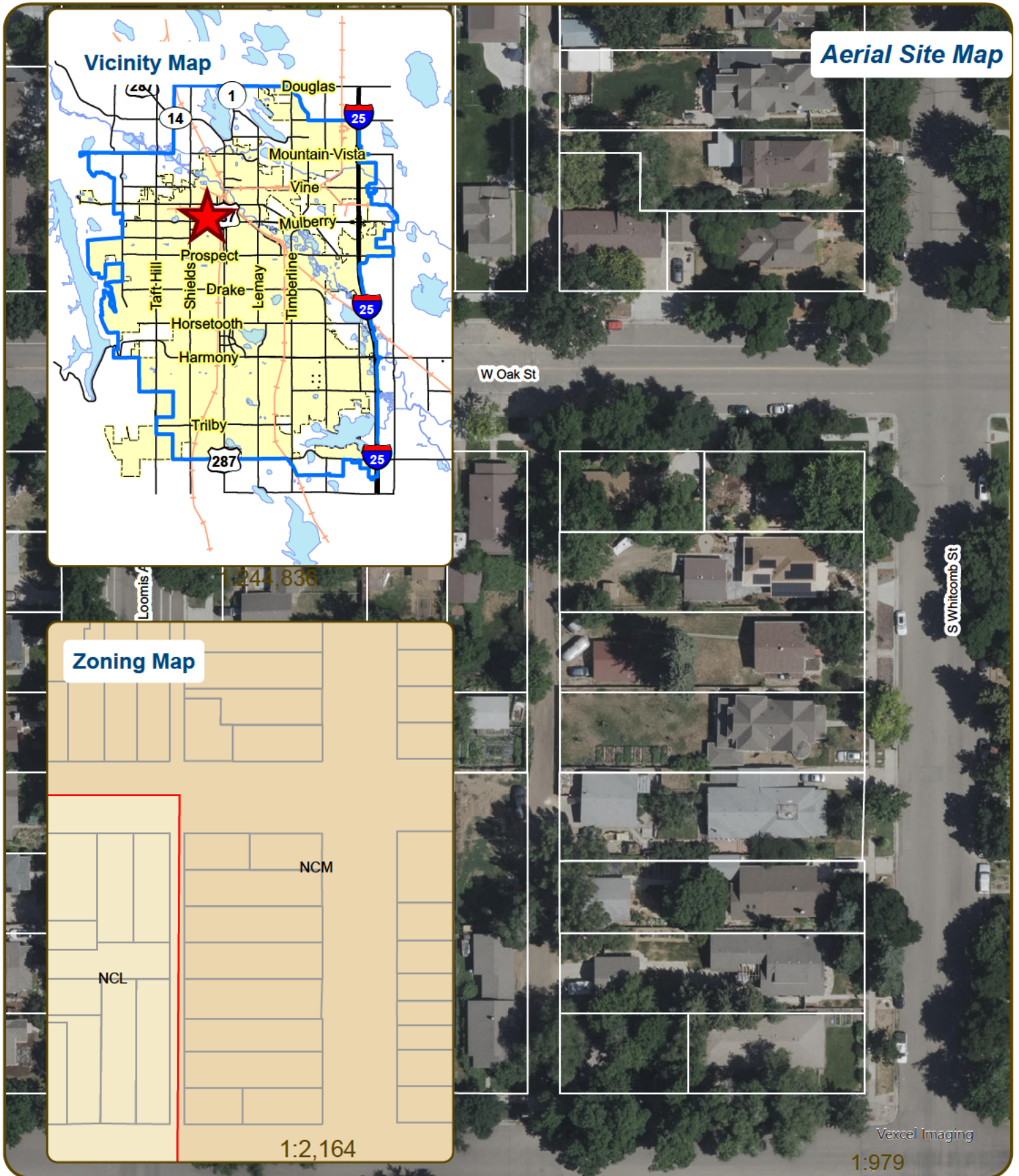
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# ADU at 205 South Whitcomb - Accessory Dwelling Unit



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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](mailto: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) Danny and Lori

Feig-Sandoval (owner/contractor) Kim Norton (architect)

Are you a small business? ☐ Yes ☐ No Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 806 W. magnolia st Fort Collins, CO 80521

Phone Number 404-791-8497 Email Address dfeigsandoval@gmail.com; KimNorton@fcgov.com

Site Address or Description (parcel # if no address) 14970-568-8481 205 S. Whitcomb st Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) We plan to add a 480 sf garage to the rear of the existing 576 sf accessory building and add a 740 sf add on top of the new garage and existing accessory

Proposed Use garage/ADU Existing Use living space/workshop Building

Total Building Square Footage 1536 S.F. Number of Stories 2 Lot Dimensions 9500 sf

Age of any Existing Structures 30 yrs

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.

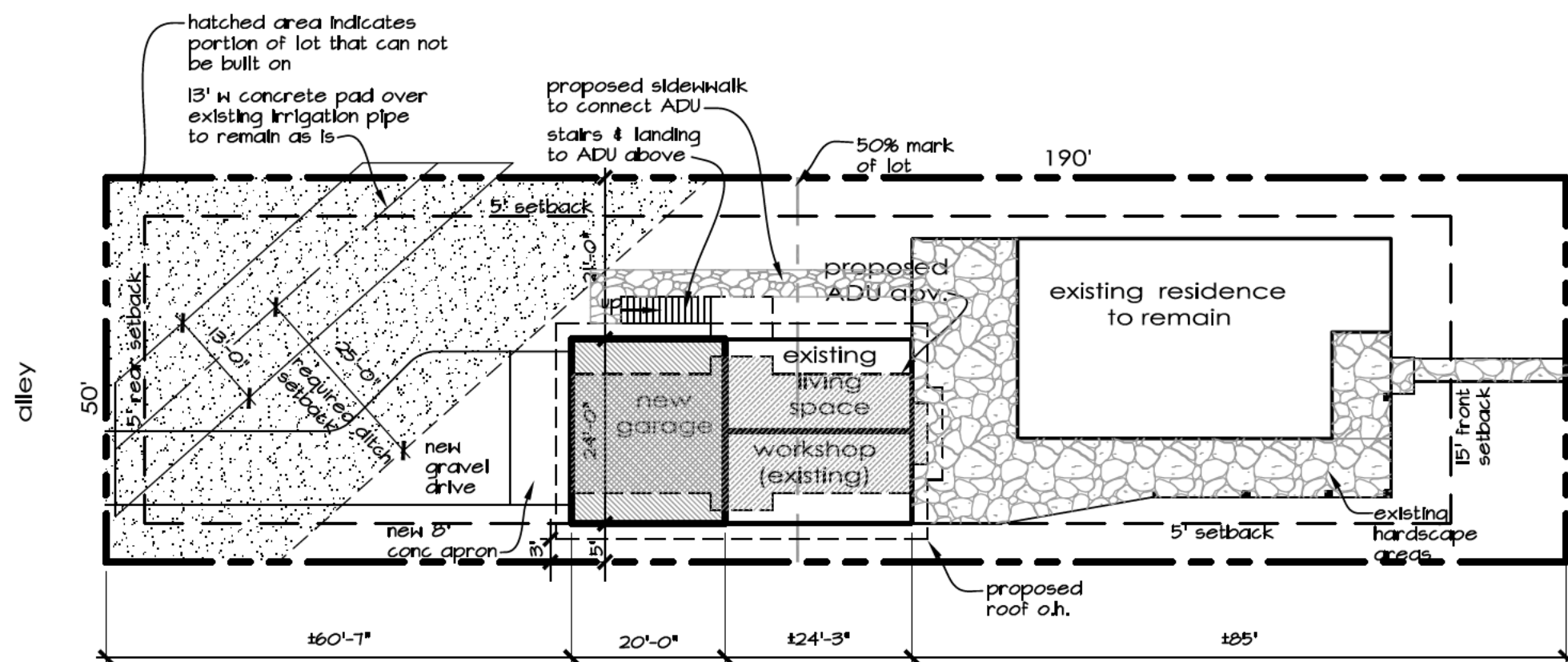
Is your property in a Flood Plain? ☒ Yes ☐ No If yes, then at what risk is it? The front of the property is in the city stormwater Flood plain, but not in the rear where we are building

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>

Increase in Impervious Area 480 SF S.F. we are building (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?



site diagram

1"=20'-0"

Proposed Accessory &  
ADU Addition/ Remodel  
205 S. Whitcomb Street  
Feig-Sandoval Residence

#### Zoning Information

Zoning District OT-B

#### Setbacks

Front 15'  
Rear 8'  
Side 5'

Total Lot Size 9,500 s.f.

#### House

Existing House 1157 s.f.

#### Accessory Building (Existing)

Existing Living 284 s.f.  
Existing workshop 292 s.f.  
Total 576 s.f.

#### Accessory Building (Proposed)

New garage 480 s.f.

Total of Accessory Building 1,056 s.f.

Total Floor Area on Lot 2,213 s.f.

#### Accessory Dwelling Unit (Proposed)

to be located over existing and  
proposed accessory structure 740 s.f.

Rear 50% of Lot 4,750 s.f.

Floor Area Allowed on  
rear 50% of Lot (.33 of  
4,750) 1,567.5 s.f.

Total proposed and existing  
floor Area on rear 50% of  
Lot 706 s.f.

#### Zoning Variance Note:

A zoning variance was  
granted to add a two car  
garage onto the existing  
accessory structure in the  
spring of 2024.