

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

6/26/2025 11:15 AM

Project Name

ADU at 155 Circle Drive

CDR250039

Applicant

Katherine Davis

970-209-2426

o2bekatie@yahoo.com

Planner: Clark Mapes

Engineer: Sophie Buckingham

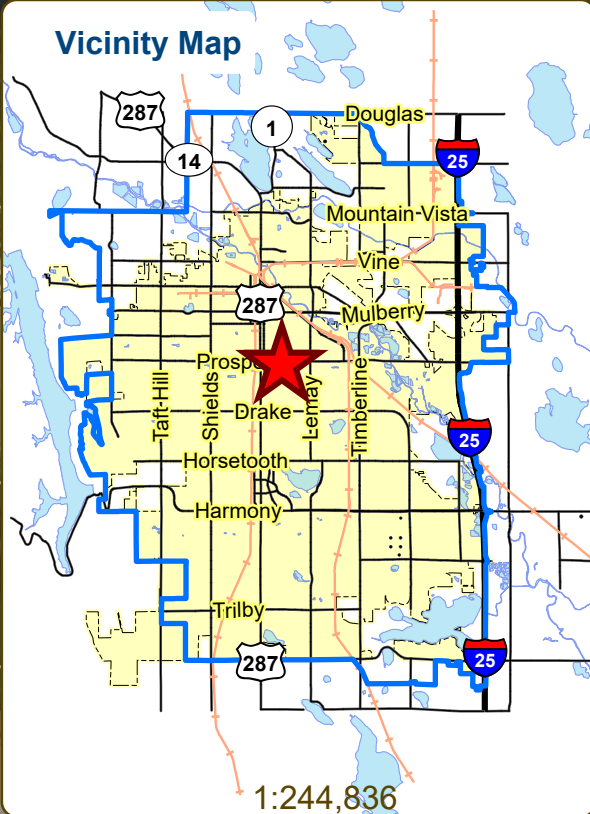
DRC: Seth Goldstein

Description

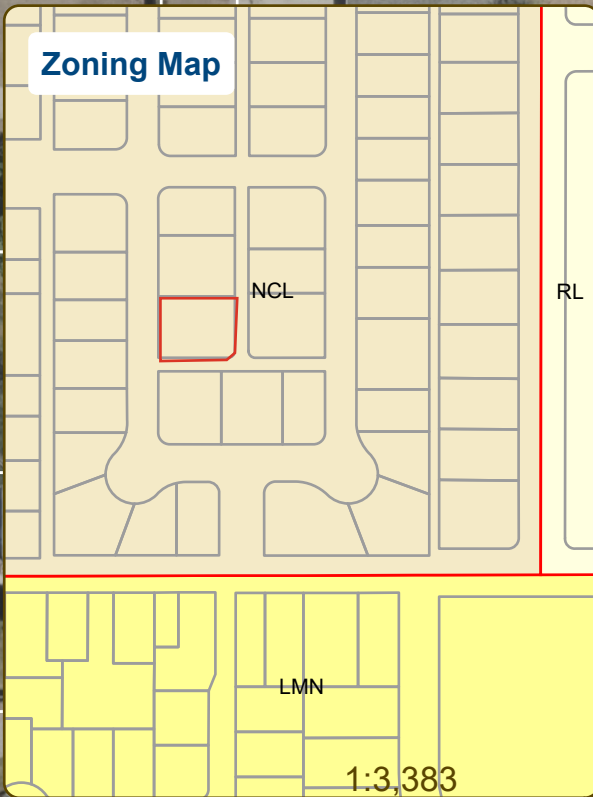
This is a request to develop an Accessory Dwelling Unit (ADU) at 155 Circle Dr. (parcel # 9713327067). The applicant is requesting a detached ADU to the rear of the property. Access can be taken from Circle Dr. The site is approximately 0.40 mi east of College Ave and approximately 0.07 mi north of E Prospect Rd. The property is located in the Old Town, Low (OT-A) zone district and is subject to a Basic Development Review (BDR).

ADU at 155 Circle Drive - Accessory Dwelling Unit

Vicinity Map



Zoning Map



Aerial Site Map

E Lake St

Circle Dr

Smiley St

1:62,500 Aerial Imaging

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



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 presappmeeting@focgov.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.) _____

Katherine Davis, Owner

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

Your Mailing Address 155 Circle Dr. Fort Collins, CO 80524

Phone Number (970) 209-2426 Email Address azbekatie@yahoo.com

Site Address or Description (parcel # if no address) 155 Circle Dr.

Description of Proposal (attach additional sheets if necessary) Detached tiny house ADU for use as a long term rental, placed inside my privacy fenced backyard, connected to city water and electricity.

Proposed Use ADU Rental long term Existing Use RV/Car per parking/storage

Total Building Square Footage 255 S.F. Number of Stories 1 Lot Dimensions 90' x 114'

Age of any Existing Structures House was built in 1950, 8'x12' Tuff Shed?

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/queriesearch.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.focgov.com/redirect/default.aspx?layer=ThemenFloodplains>

Increase in Impervious Area 297 sq ft 33' x 9' Concrete slab 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?

rough 888

11) ~~Woolen gate~~

grass

electrical meter the house
under outside

Impervious Area
Gravel Storage

mulch

Tuft
Shed
8'x12'

2019-10-10

House

Red Gravel
Rock Bed

electrical
breaker box
inside house

concrete
patio

grass

↳ wooden privacy fence

- wooden Privacy fence

Yr 22

grass

match

Front
Door Step

Walk Path

grass

Car Parking

gravel

South Alley

$$+306 \rightarrow$$
$$3146 \rightarrow$$

EAST ALLEY

mulch

5' setback
if applicable

17' 4"
12' gate

5' Set back from
property line if applicable

mulch

RV/Camper
storage

30' Impervious Area
(Shaded Area)
Currently
GRASS 297 sq ft

mulch
bush

Tree

155 Circle Dr.
Fort Collins, CO
80524

grass

concrete
patio

electrical
meter feeds the
meter outside house

Red
Gravel
Rocks

electrical
meter box
inside house
House

grass

Tiny House 8 1/2 ft x 30 ft
10,233 Net Sq. Ft. Lot
~ 90 ft x ~ 114 ft Lot size

Tree















