

Conceptual Review Agenda

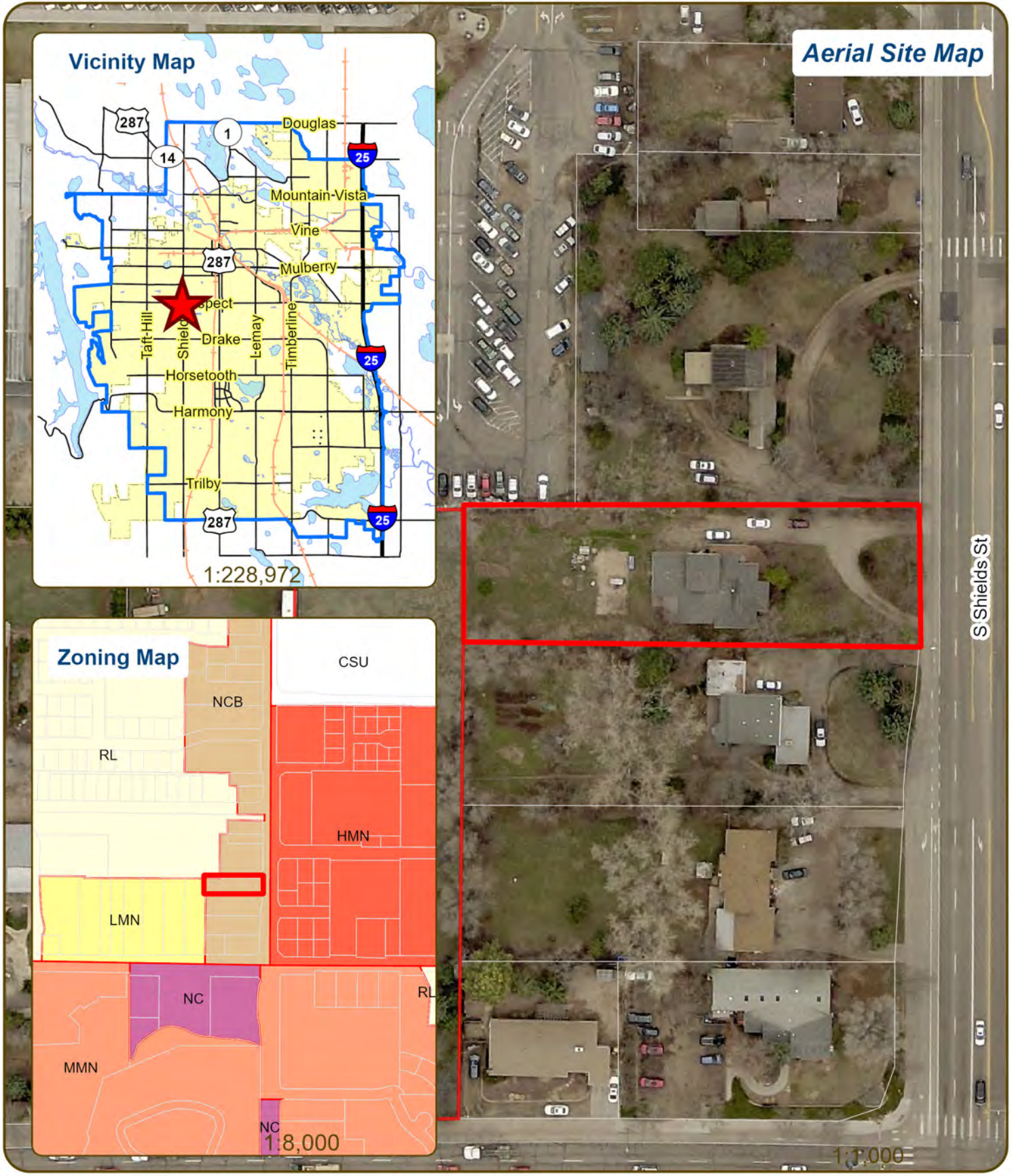
Schedule for 04/07/22

Meetings hosted via Zoom Web Conferencing

Thursday, April 7, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	1505 S Shields St Carriage House CDR220027	Michael Byrne 970-227-5284 byrne.michael.f@gmail.com	This is a request to develop a carriage house at 1505 S Shields St (parcel # 9715418001). The proposed dwelling unit would be one-story tall and approximately 700 sf. Access would be from S Shields St via a private drive. The site is directly west of S Shields St and .07 miles north of W Prospect Rd. The site is within the Neighborhood Conservation Buffer (NCB) zone district and the project would be subject to Administrative (Type 1) Review.	Planner: Arlo Schumann Engineer: John Gerwel DRC: Brandy Bethurem Harras

1505 S Shields St Carriage House



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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 currentplanning@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) _____

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?

ALTA/NSPS LAND TITLE SURVEY

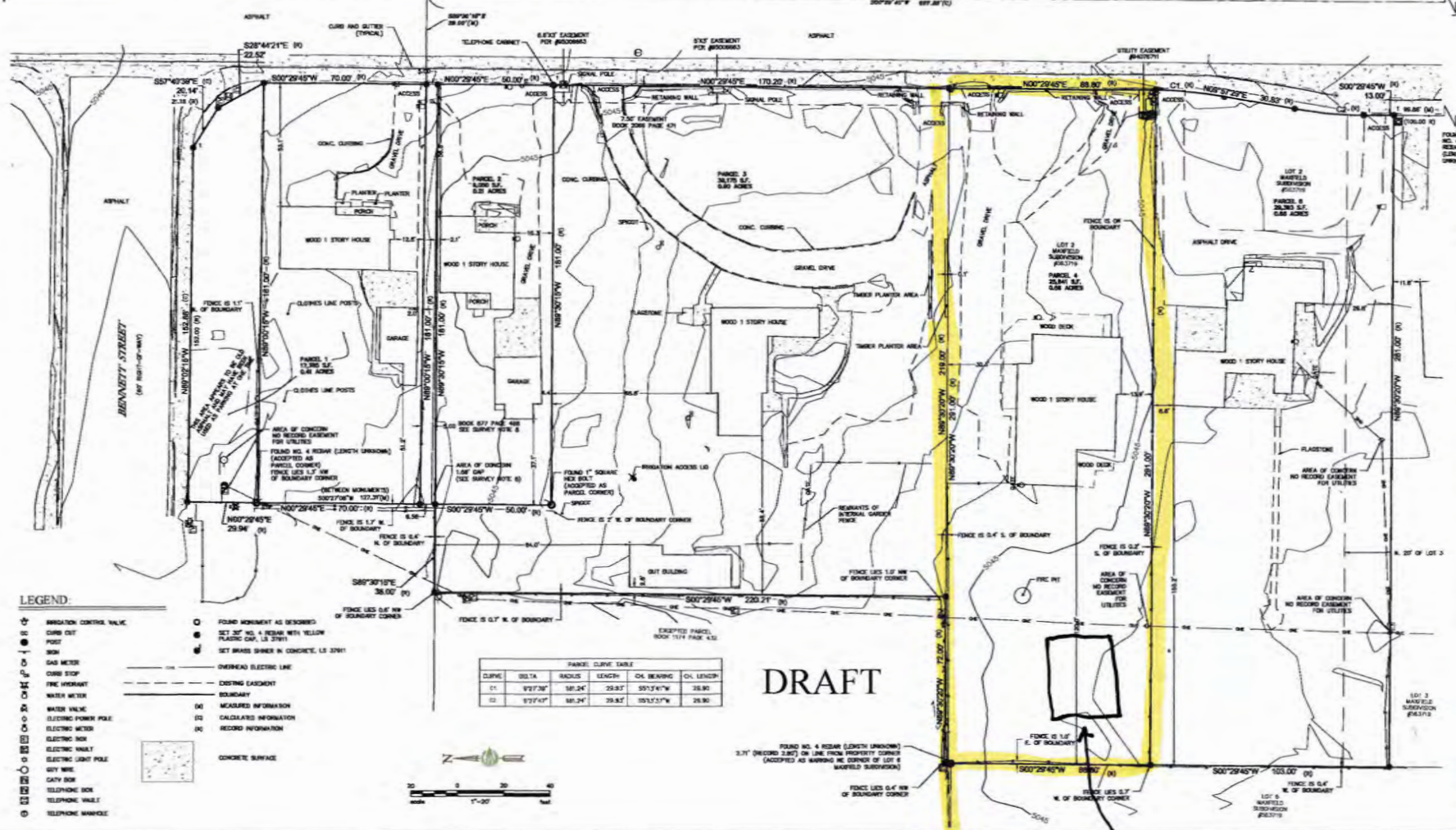
LOCATED IN THE SE 1/4 SEC. 15, T7N, R69W, 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SOUTH 1/4 CORNER SECTION 15, T7N, R69W, 6TH P.M. FOUND 180° WIRELESS CORNER MARKED BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3" ALUMINUM CAP FINISHED TO BARE (POSITION CALCULATED FROM WIRELESS MONUMENT)

SOUTHEAST CORNER SECTION 15, T7N, R69W, 6TH P.M. FOUND NO. 6 REBAR OF UNKNOWN LENGTH WITH A 3" CITY OF FORT COLLINS ALUMINUM CAP FINISHED TO BARE IN MONUMENT BOX

SOUTH SHIELDS STREET
(80%+ OF WAY VEHICLES)

THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (BASE OF BEARING)
N00°29'45"E 561.02' (0)



LEGEND

- ⊕ IRRIGATION CONTROL VALVE
- ⊙ CURB CUT
- ⊙ POLE
- ⊙ SIGN
- ⊙ GAS METER
- ⊙ CURB STOP
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ ELECTRIC POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC PANEL
- ⊙ ELECTRIC LINE POLE
- ⊙ CITY WIRE
- ⊙ CATV BOX
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE WIRE/T
- ⊙ TELEPHONE SERVICE

PARCELS CURVE TABLE					
CURVE	CH. TA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	877.38'	181.24'	29.87'	S57.34°W	28.90'
C2	877.43'	181.24'	29.87'	S57.51°W	28.90'

DRAFT



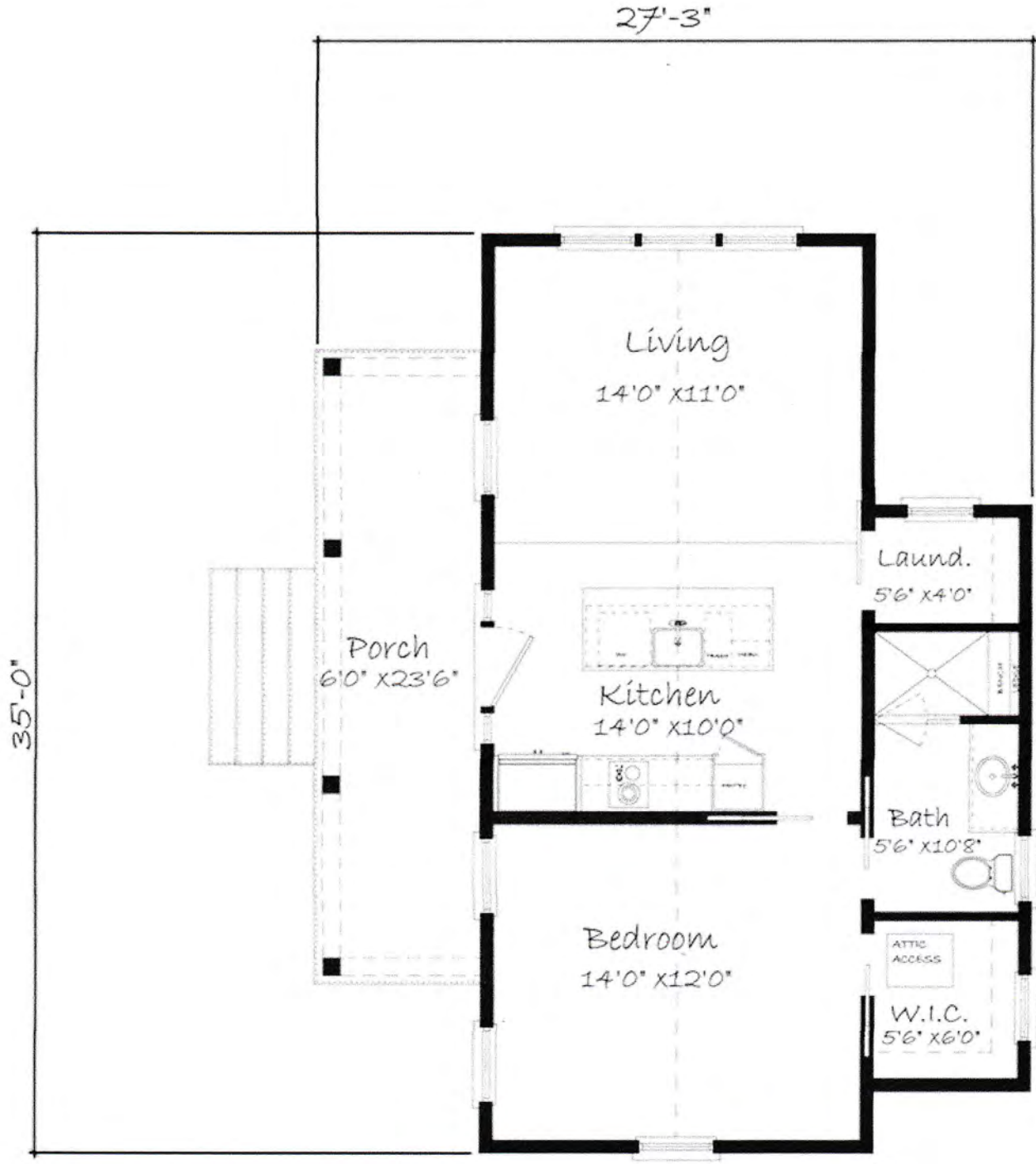
Project: Drawing: Date: Drawn: Check: Title:	ALTA/NSPS LAND TITLE SURVEY 1415, 1417, 1501, 1505 AND 1509 S. SHIELDS STREET CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO	SHEET NO. 2 OF 2
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PROPOSED LOCATION
NORTH-WEST CORNER OF LOT
15' BUFFER BETWEEN HOUSE-LOT LINE

Palmetto Cottage

Plan SL-2009





Bedrooms:	1
Baths:	1 full
Floors:	1
Garage:	NO
Foundations:	Slab
Primary Bedroom:	Main Floor
Laundry Location:	Main Floor
Fireplaces:	

SQUARE FOOTAGE

Main Floor:	656
Total Heated Sq Ft:	656

DIMENSIONS

Width x Depth:	27'3" x 35'0"
Height:	17'0"

PLATE HEIGHTS

Main Floor:	10.0'
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CONSTRUCTION

Ext. Wall Construction:	2x6
Roof Framing:	Stick

STYLE / INFLUENCES

Cottage, Tidewater/Low Country, Southern

KITCHEN FEATURES

Galley, Snack, Island

PRIMARY BEDROOM FEATURES

Walk-in Closet, Single Sink, Shower

ADDITIONAL FEATURES


Porch

DESCRIPTION

A Lowcountry inspired guest cottage with a vaulted entertaining area that includes an eat-in kitchen, a private bedroom suite, and gracious front porch living.

Photography by John McManus

TALK to a SPECIALIST!

 or **(888) 846-5131**