

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

9/12/2024 11:15 AM

## Project Name

Subdivision and Single Unit Home in OT-A  
CDR240056

## Applicant

Mark McDonald

970-224-5828

tenae.beane@ripleydesigninc.com

**Planner:** Arlo Schumann

**Engineer:** Sophie Buckingham

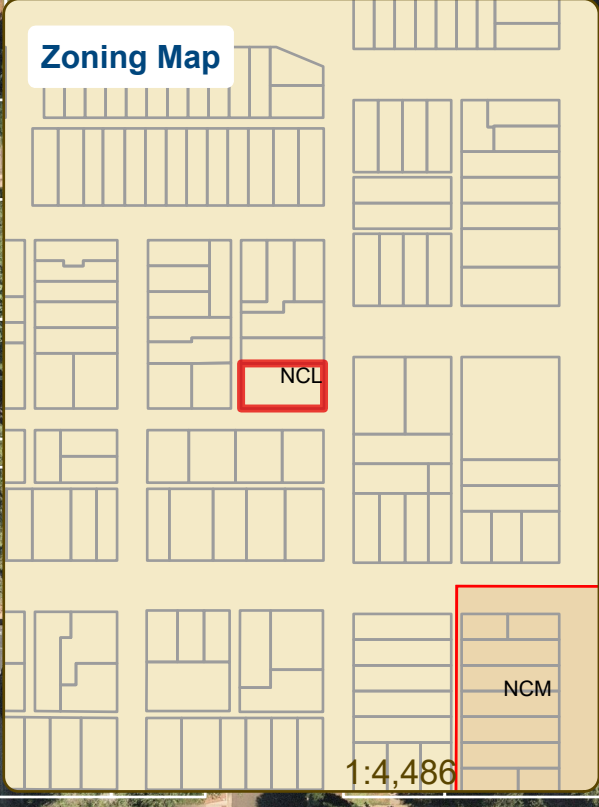
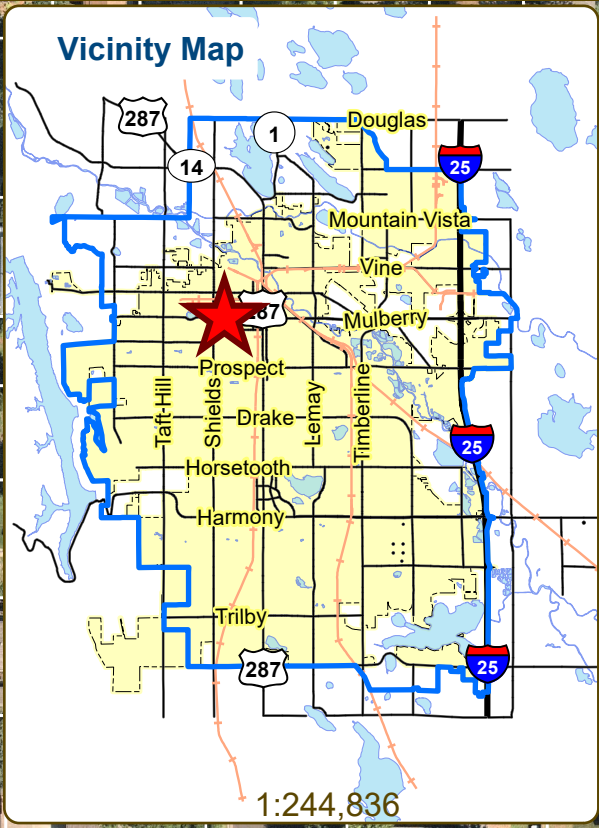
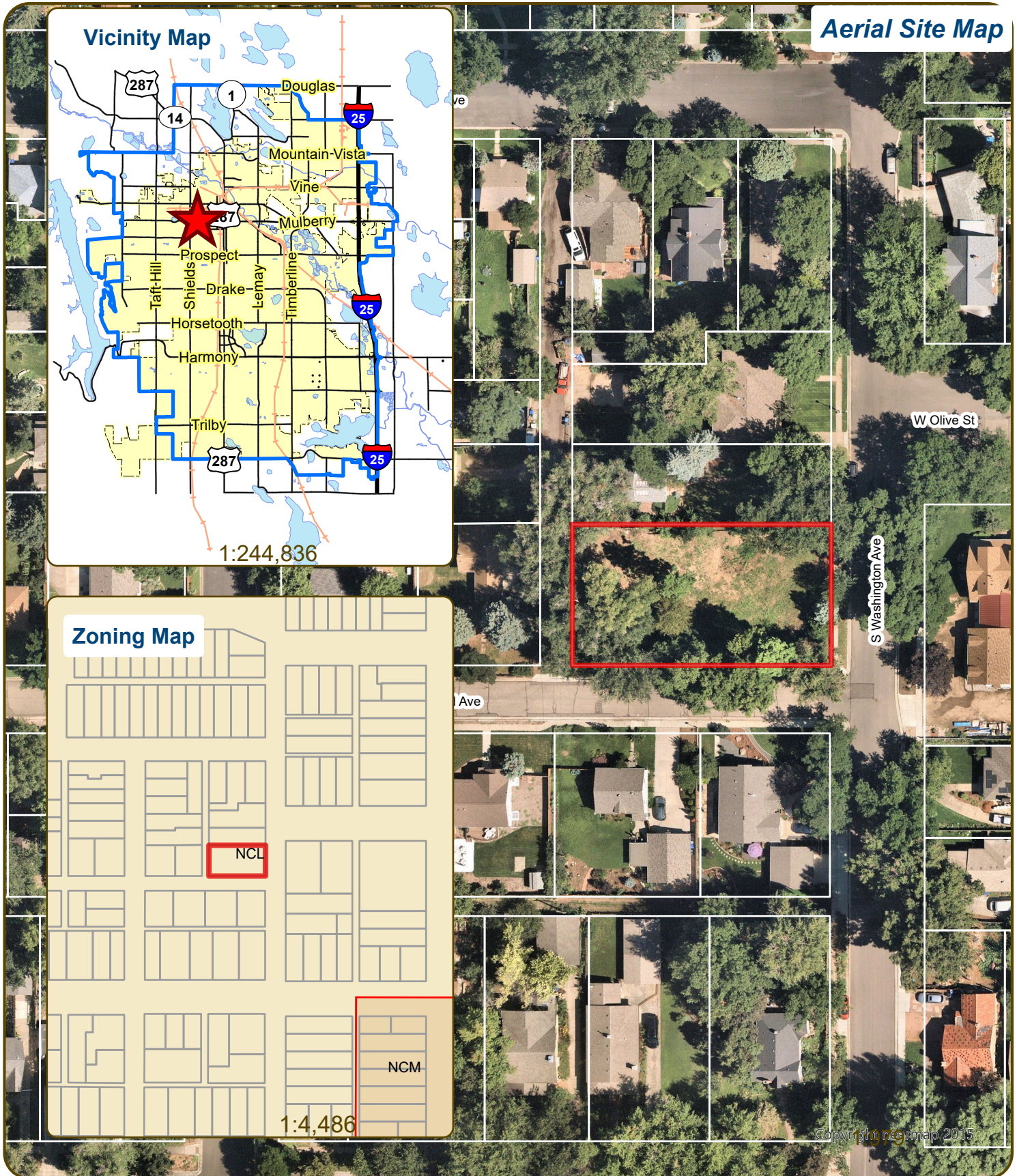
**DRC:** Brandy Bethurem Harras

## Description

This is a request to subdivide one (1) lot into two (2) and build a single-unit home on each lot. The applicant is proposing to subdivide the property into two lots and construct a single-unit home with detached garage/habitable space on each lot. Access is taken from Woodford Ave. to the south and Washington Ave. to the east. The property is directly off of Olive St to the south and 0.23 mi east of S Shields. The site is located in the Old Town District, Low (OT-A) zone district and is subject to a Basic Development Review (BDR) and Minor Subdivision.

# Subdivision and Single Unit Homes at 323 S Washington-

## Single Unit Homes



**Aerial Site 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) \_\_\_\_\_

Are you a small business?  Yes  No 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.

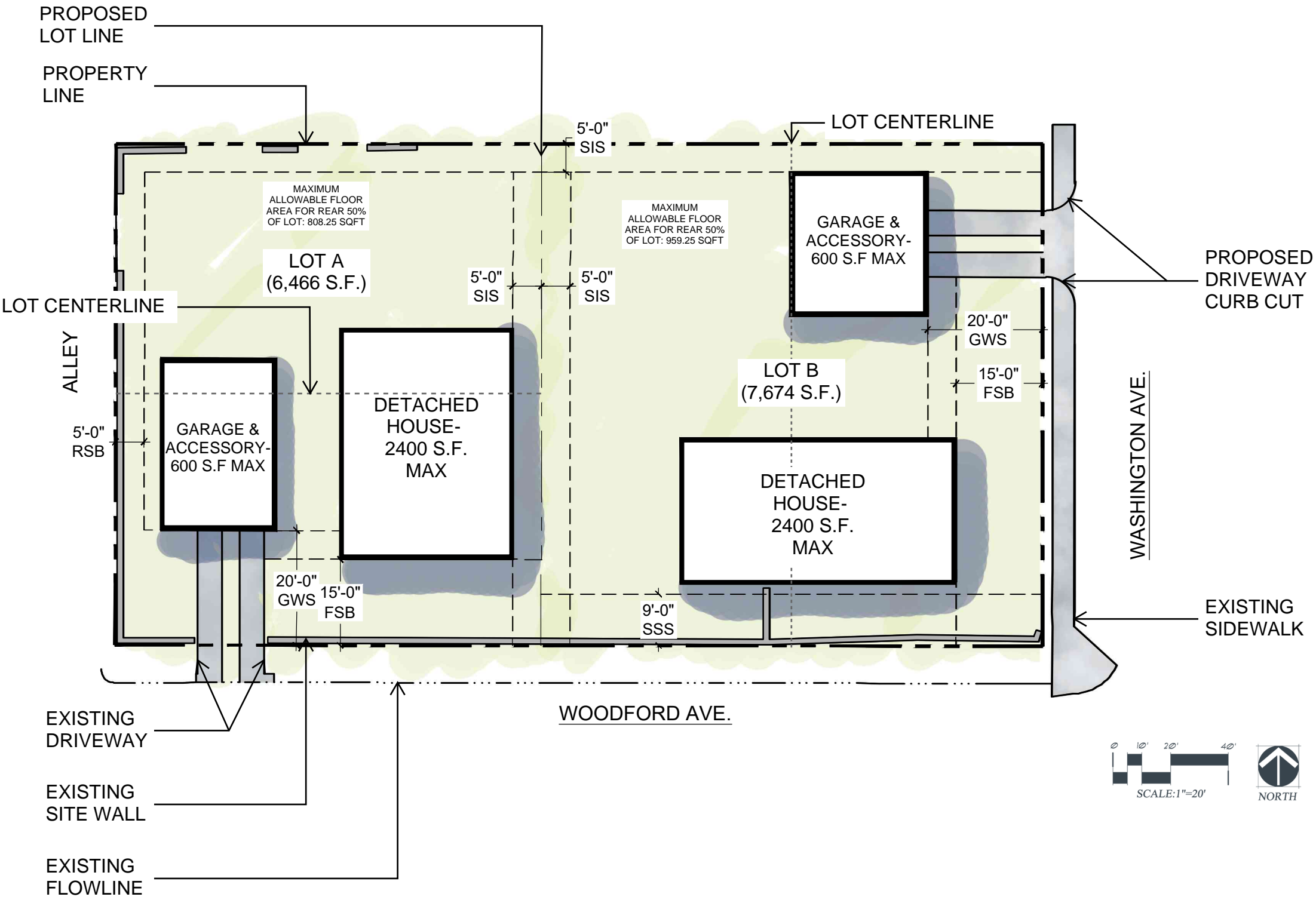
Is your property in a Flood Plain?  Yes  No If yes, then at what risk is it? \_\_\_\_\_

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?



### LEGEND

ACRONYM	INDICATES
FSB	FRONT SETBACK
SSS	SIDE SETBACK FROM STREET
SIS	SIDE INTERIOR SETBACK
GAS	GARAGE ALLEY SETBACK
GWS	GARAGE WALKWAY SETBACK
RSB	REAR/ALLEY SETBACK

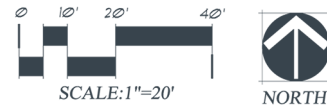
### LOT-A STANDARDS

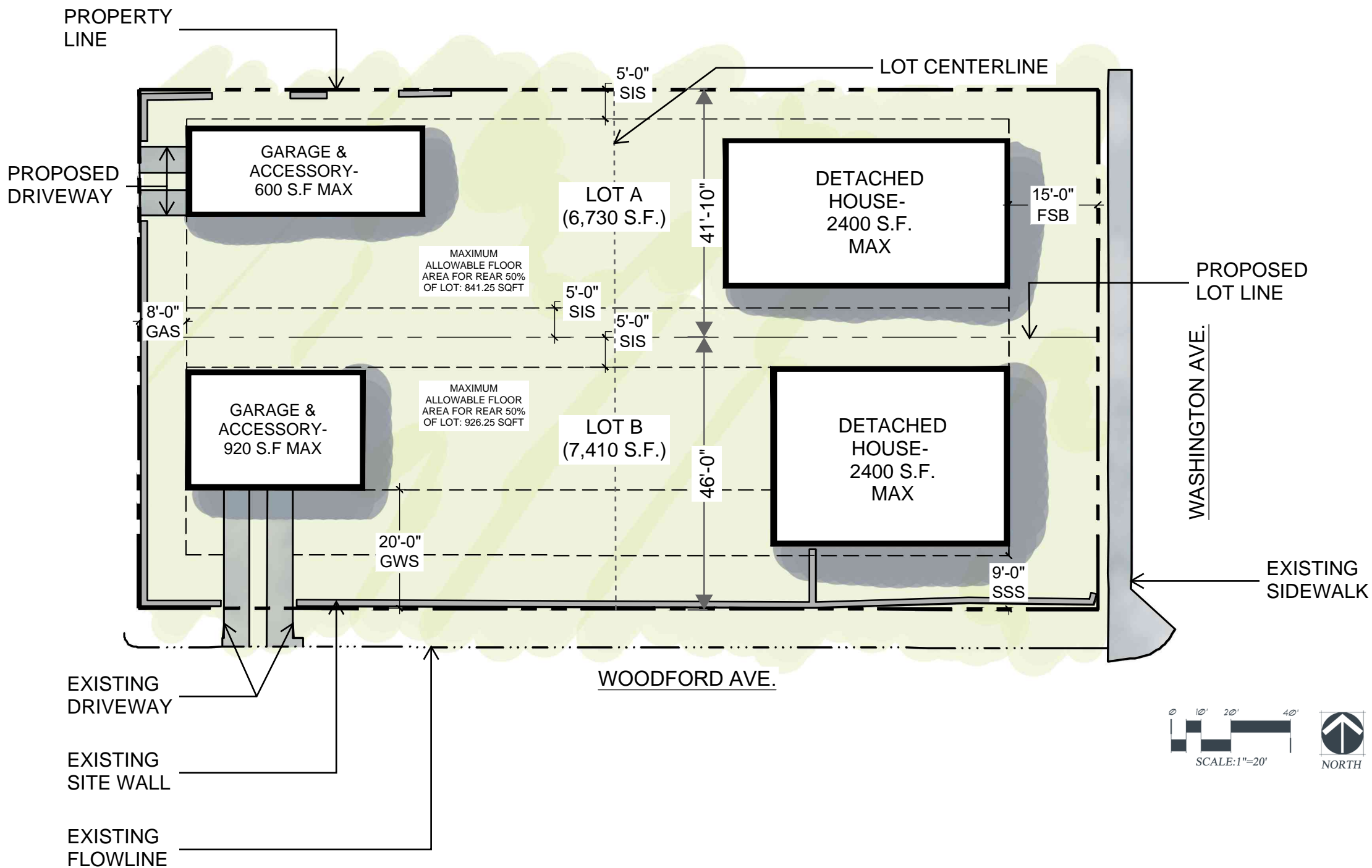
ACRONYM	DISTANCE FROM PROP LINE
FSB	15'-0"
SSS	9'-0"
SIS	5'-0"
GAS	8'-0"
GWS	20'-0"
RSB	5'-0"

BUILDING MAXIMUM FLOOR AREAS	
HOUSE	2400 SQFT
GARAGE	600 SQFT

## CONCEPT A - NORTH / SOUTH SUBDIVIDE





LEGEND	
ACRONYM	INDICATES
FSB	FRONT SETBACK
SSS	SIDE SETBACK FROM STREET
SIS	SIDE INTERIOR SETBACK
GAS	GARAGE ALLEY SETBACK
GWS	GARAGE WALKWAY SETBACK
RSB	REAR/ALLEY SETBACK

OT-A STANDARDS	
ACRONYM	DISTANCE FROM PROP LINE
FSB	15'-0"
SSS	9'-0"
SIS	5'-0"
GAS	8'-0"
GWS	20'-0"
RSB	5'-0"

BUILDING MAXIMUM FLOOR AREAS	
HOUSE	2400 SQFT
GARAGE	600 SQFT

## CONCEPT B - EAST / WEST SUBDIVIDE

**323 S Washington St. Subdivision & Single-Family**  
**Conceptual Review | Narrative**  
**August 22, 2024**

The applicant is proposing to subdivide the 14,140 square foot property located at 323 S Washington St into 2 parcels. On each of the new lots, the applicant is proposing a single-family detached house and a detached garage with habitable space.

The site is currently vacant. There was a previous single-family house that occupied the parcel in years past, but it has since been demolished.

The property is located in the Old Town District, Low (OT-A), where Single-Unit Dwellings and Accessory Dwelling units are allowed uses in the district.

For Conceptual Review, the applicant is presenting two different orientations for the subdivision to determine which makes the most sense and to understand the applicable code requirements for the structures and driveways.

Concept A illustrates a north/south subdivision with Lot A totaling 6,466 square feet and Lot B totaling 7,674 square feet. In this scenario, Lot A would be accessed from the garage off Woodford Ave and Lot B would be accessed from Washington Ave.

Concept B shows an east/west subdivision with Lot A totaling 6,730 square feet and Lot B totaling 7,410 square feet. Lot A would be accessed via the garage from the alley and Lot B would be accessed from Woodford Ave.

**Questions for Staff:**

- In terms of calculating impervious area for stormwater requirements, does the calculation consider the previous structure that was on-site?
- There is an existing driveway along Woodford Avenue, is the applicant able to utilize this in any of the potential layouts?



- For the corner lot in each of the subdivision options, which street will the future house be addressed off of?
- What fees should the applicant be aware of through development review and building permit?
- The applicant understands that they will need to pay for a second water tap, what is the current cost?



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o: 970.224.5828 | w: [ripleydesigninc.com](http://ripleydesigninc.com)

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