

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

11/7/2024 9:15 AM

Project Name

ADU at 114 Frey Ave
CDR240062

Applicant

Sophia Linn
970-443-7893
sophialinn126@gmail.com

Planner: Arlo Schumann

Engineer: Tim Dinger

DRC: Seth Goldstein

Description

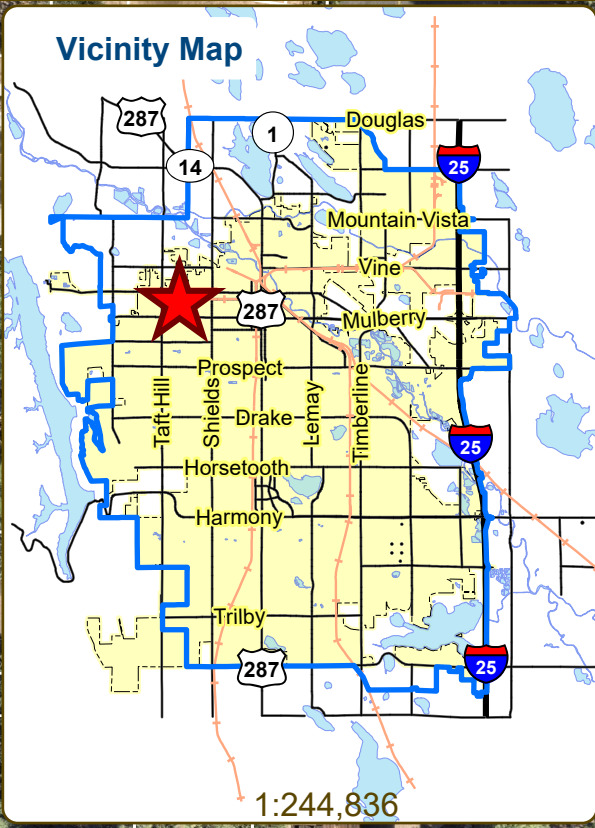
This is a request to develop a detached Accessory Dwelling Unit (ADU) at 114 Frey Ave (parcel # 9710307006), The applicant is proposing a new accessory dwelling unit in backyard (900 sqft, 1.5 stories). Access is taken from Frey Ave to the west. The property is approximately 0.33 mi west of S Taft Hill and approximately 0.08 mi south of Laporte Ave. The site is located in the Old Town District Low (OT-A) zone district and is subject to an Administrative (Type 1) Review.

ADU at 114 Frey Ave - Accessory Dwelling Unit

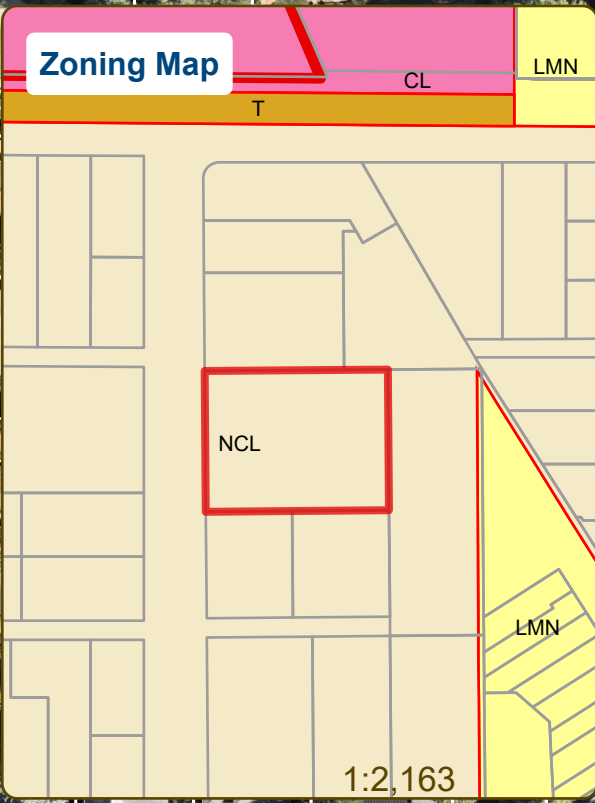
Aerial Site Map



Vicinity Map



Zoning 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)

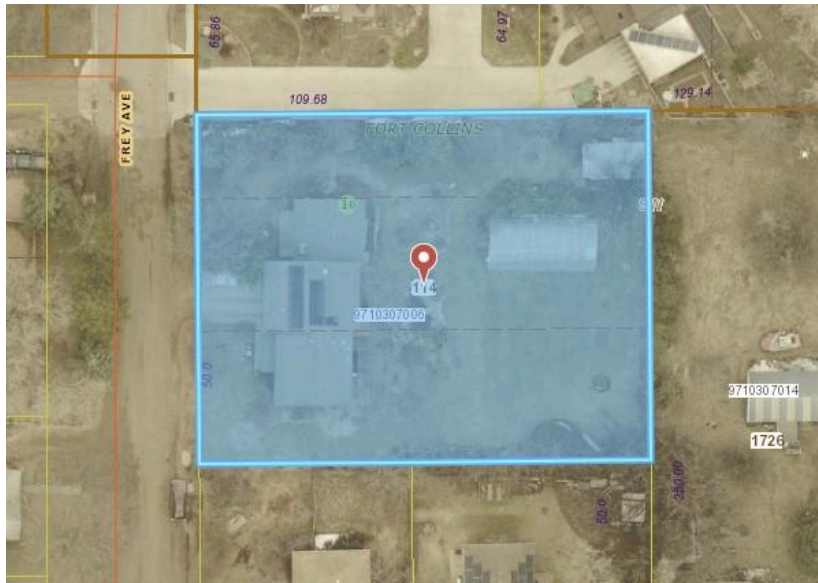
Suggested items for the Sketch Plan:

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?

Sketch Plan - 114 Frey Ave. "Back House" ADU

Existing Site + Structure

- Parcel #: 9710307006



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- 132' frontage x 172' deep = 22704 sq ft total
- Old Town District A Low
- Single family home
 - 2032 sq ft, 2 stories
 - Roof
 - 4/12 pitch
 - Highest point =24'
 - Built 1990, remodeled 2004



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- Existing Shed and Greenhouse will likely be deconstructed to accommodate new build
 - New shed build to match ADU?
 - Partial reconstruction of the greenhouse on west end of original footprint?

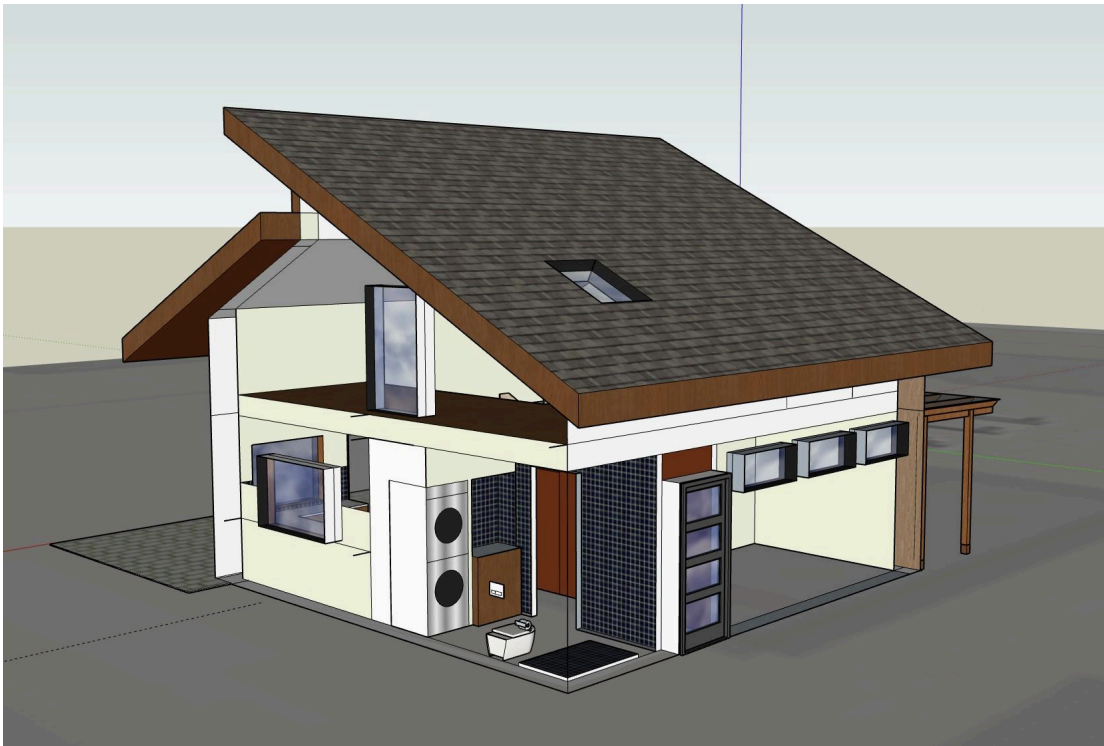
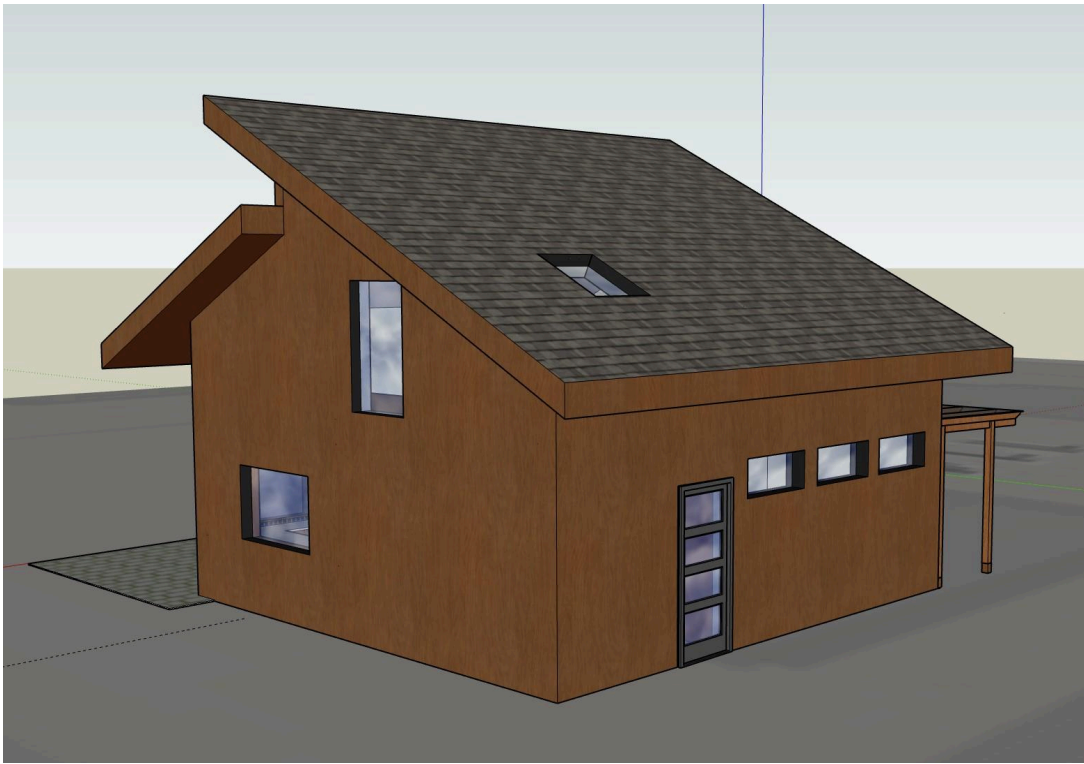
New Construction of 900 sq ft Accessory Dwelling Unit (ADU)

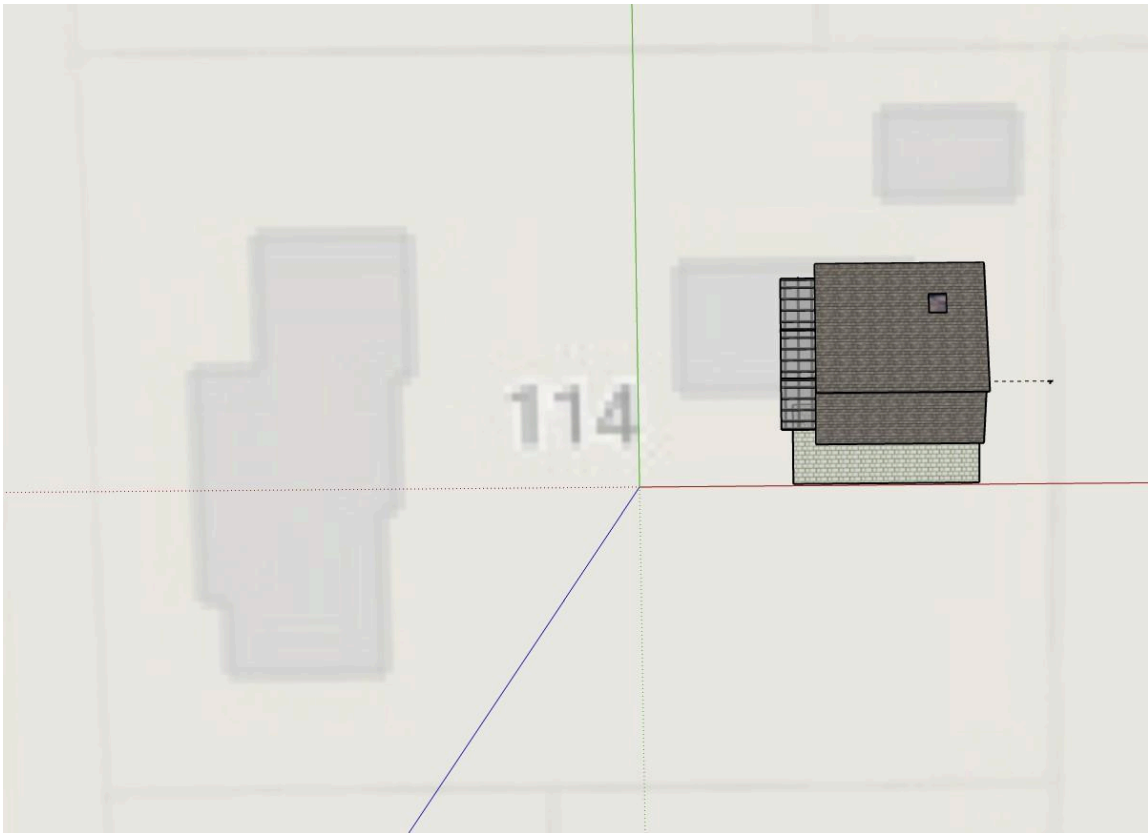
- General details
 - Approx. exterior dimensions 24 x 25ft
 - 13' exterior wall height facing north/south neighbors
 - Slight building angle southwest?
 - 1 bedroom, 1(.5?) bath
 - Powder room/half bath in loft/mezzanine?
 - loft/mezzanine approx. 300 sq ft
 - Clerestory roof facing south
 - 6/12? roof pitch
 - approx. 21ft total building height including eaves
- Construction detail possibilities
 - Conditioned crawl space foundation
 - Permanent wood foundation?
 - To reduce use of cement
 - 40% of R-value in exterior insulation (roof and walls) to reduce condensation
 - Wall assembly (total r-value 22)
 - Wood cladding
 - Rainscreen of vertical 1x3 battens
 - Exterior 2 inch rockwool insulation (R-value 8.4)
 - Taped Forcefield or Zip system WRB sheathing
 - 2x6 framing
 - Interior 3.5 inch Rockwool Insulation (R-value 13)
 - Intelligent interior vapor barrier
 - 1x3 service cavity?
 - drywall
 - Roof assembly
 - Vaulted ceiling with exposed rafters
 - All continuous exterior insulation
 - Vapor barrier external to rafters
 - Exposed services (electrical)
 - OR
 - Vaulted ceiling with drywall cladding
 - 40% exterior insulation
 - 60% interior insulation
 - Vapor barrier interior of rafters
 - Service cavity behind drywall?
 - Fenestrations
 - Two (?) Entrance doors (West and North facing)
 - French Double Door with third, fixed panel (South Facing)
 - Minimal north windows, some operable
 - Large "sit-able" fixed window(s) South (and West?)
 - Fixed windows facing west + east in loft

- Skylight in loft and/or above kitchen area?
- Small, operable windows in bathroom(s)
- HVAC + Water
 - ERV + Make-up Air system
 - De/humidifier
 - Excellent Hood Exhaust in kitchen
 - Heat Pump appliances?
 - Radiant, in-floor heat?
 - Geothermal?
 - Would provide for the existing main house also!
 - Grey Water System?
 - Small Wood Stove?

Concept SketchUp Models







Possible placement on lot with 15' setback from rear property line (darkest gray section is actual building, others are possible walkway overhangs and pervious patio)