

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

2/20/2025 10:15 AM

Project Name

ADU at 609 S Meldrum St
CDR250009

Applicant

Mike Hutsell

(720) 227-8894

mike@mhdesignco.com

Planner: Kayla Redd

Engineer: Sophie Buckingham

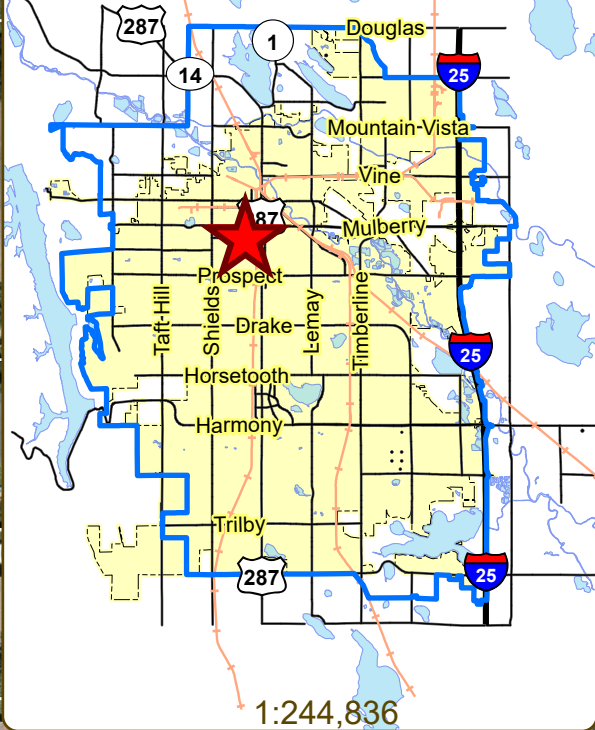
DRC: Seth Goldstein

Description

This is a request to build an Accessory Dwelling Unit (ADU) at 609 S. Meldrum St. (parcel #)9714111014. The applicant is requesting to build an ADU and garage to the rear of the existing home. Access can be take from S Meldrum St from the east. The site is approximately 0.13 mi south of E Mulberry St and approximately 0.30 mi west of S College Ave. The property is located in the Old Town District, High (OT-C) zone district and is subject to a Basic Development Review (BDR).

ADU at 609 S. Meldrum St- Accessory Dwelling Unit

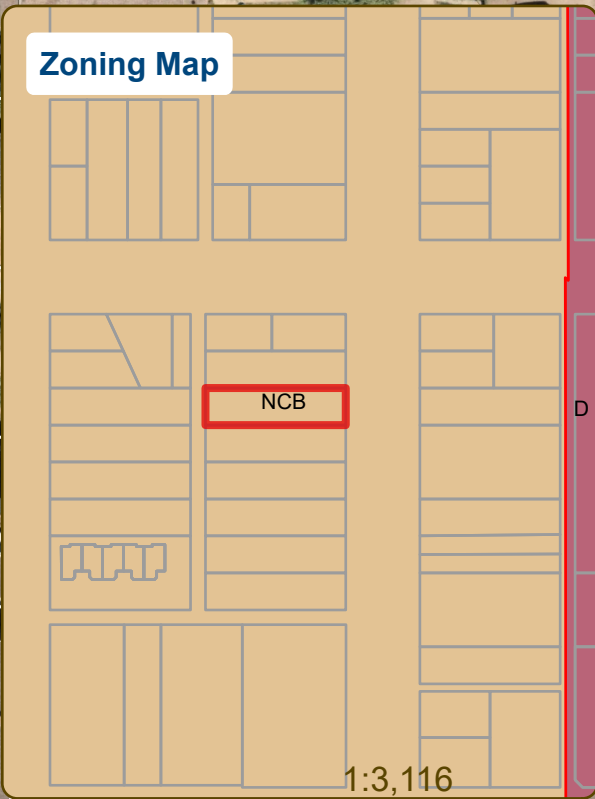
Vicinity Map



Aerial Site 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?



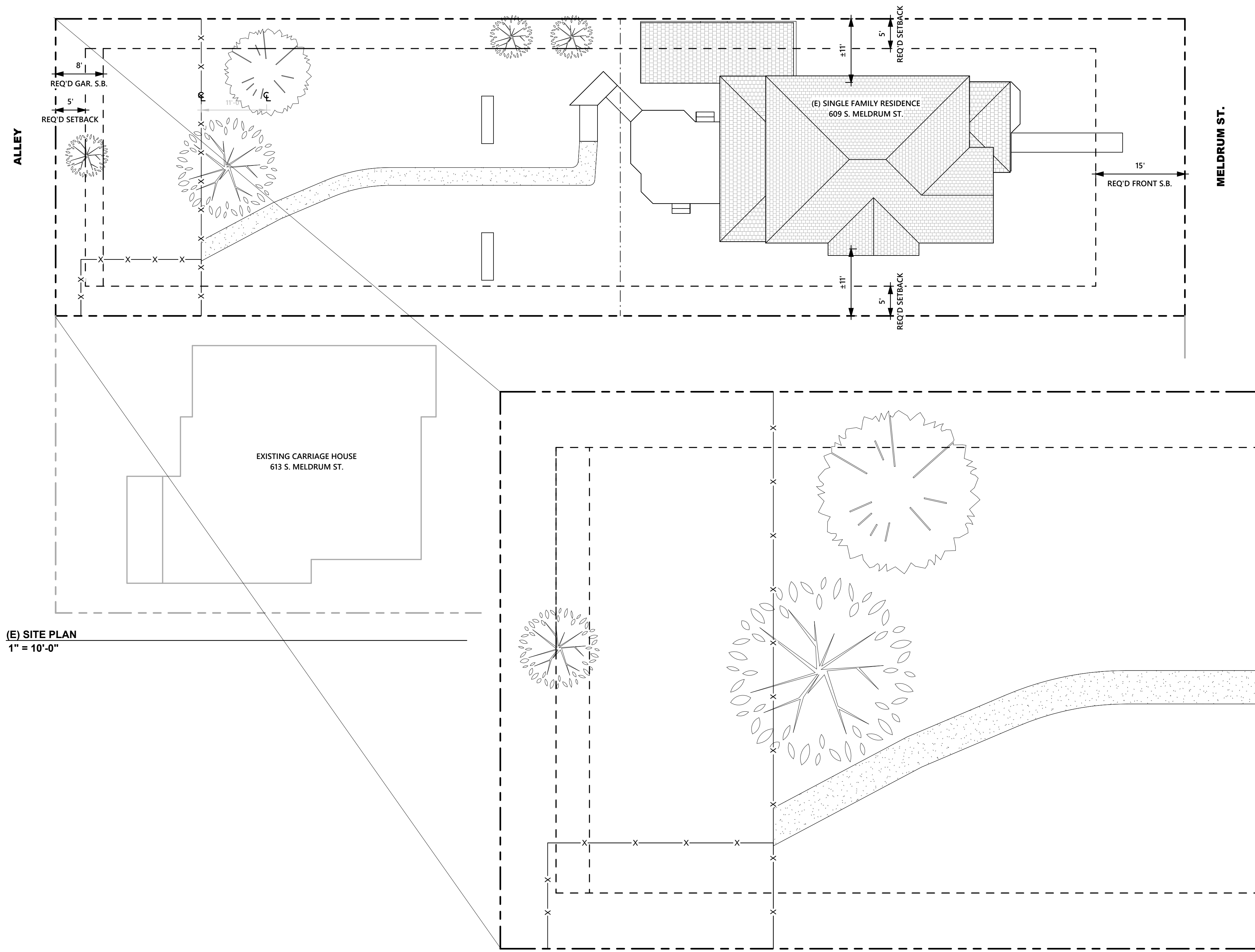
AN ADU AND ADDITION FOR:
JIM & CINDY BAIR
 609 S. MELDRUM ST., FORT COLLINS, 80521

NOT FOR CONSTRUCTION
**CONCEPTUAL
 REVIEW**
 NOT FOR CONSTRUCTION

DATE: 02/05/2025

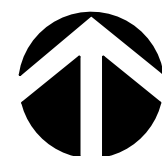
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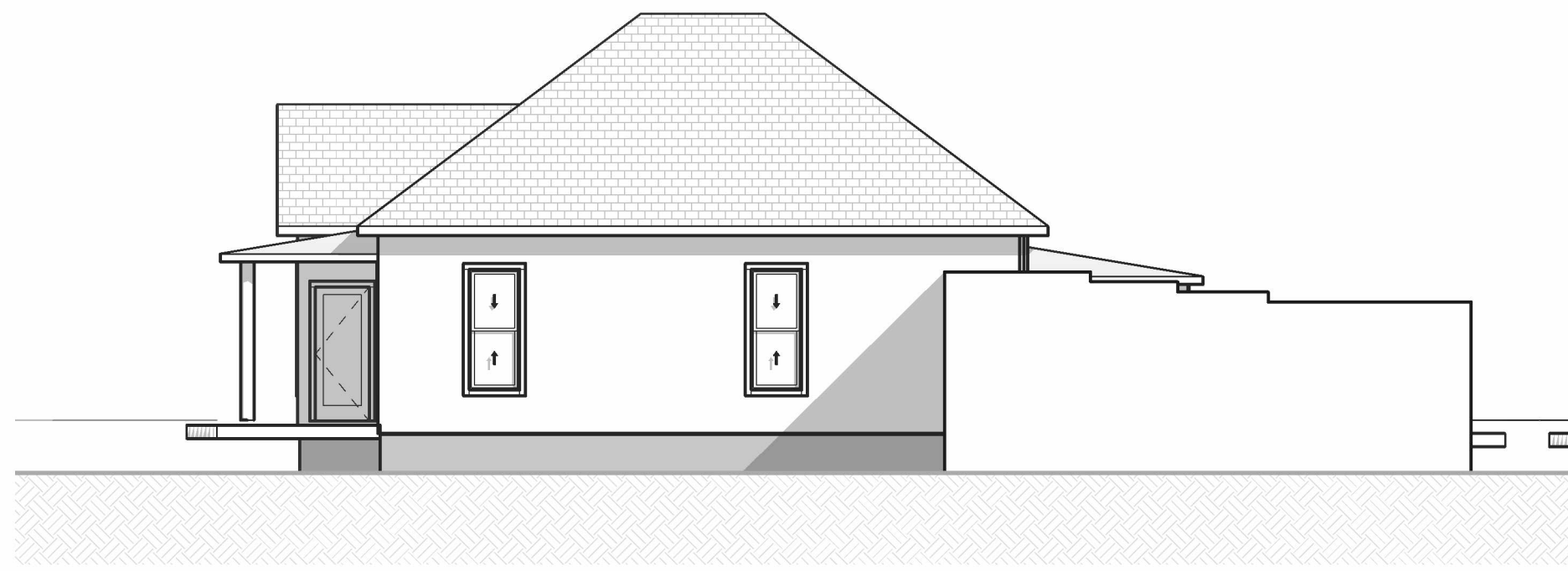
1" SCALE CHECK



(E) SITE PLAN
 1" = 10'-0"

(E) SITE PLAN ZOOMED IN
 3/16" = 1'-0"

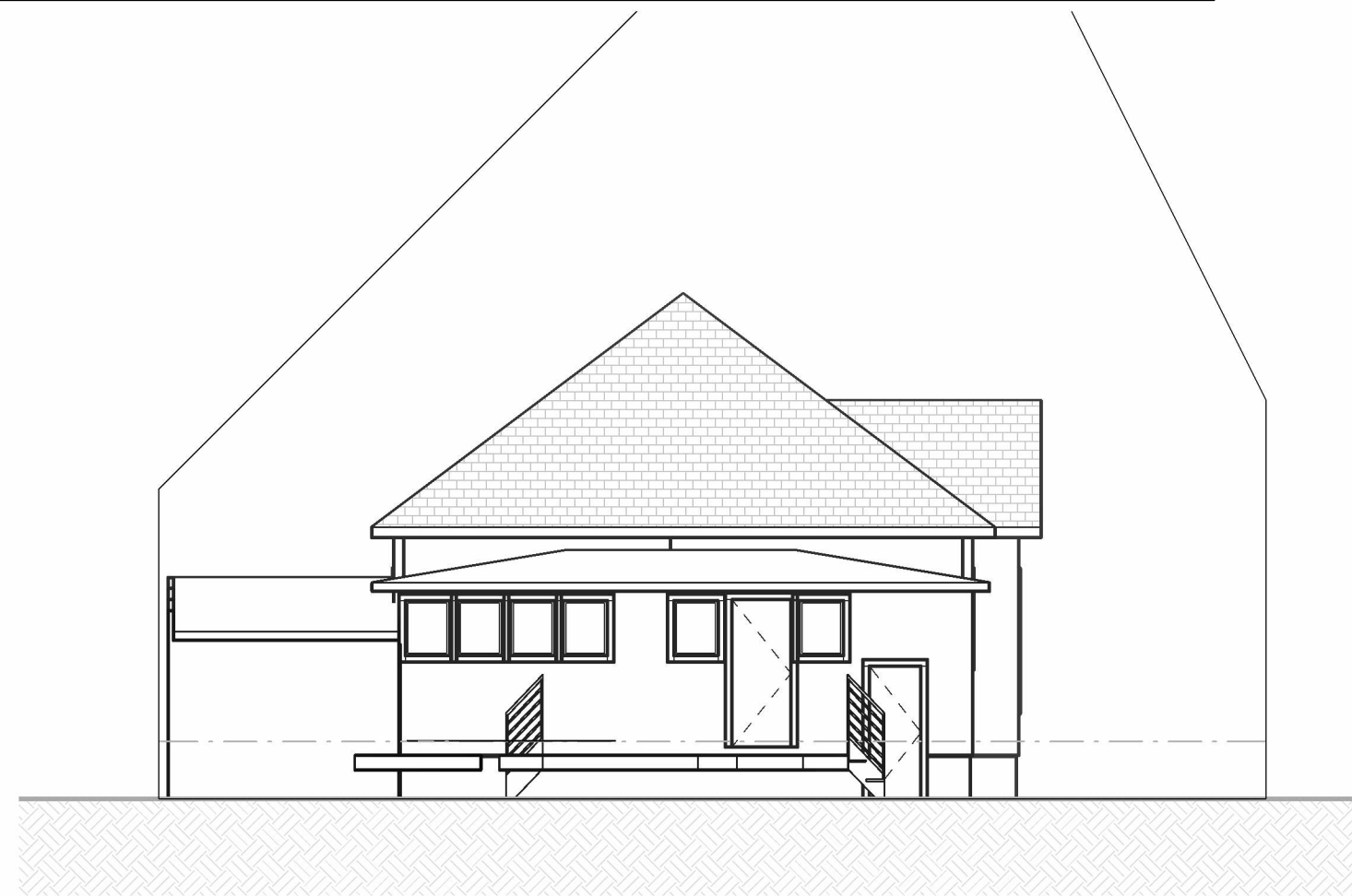




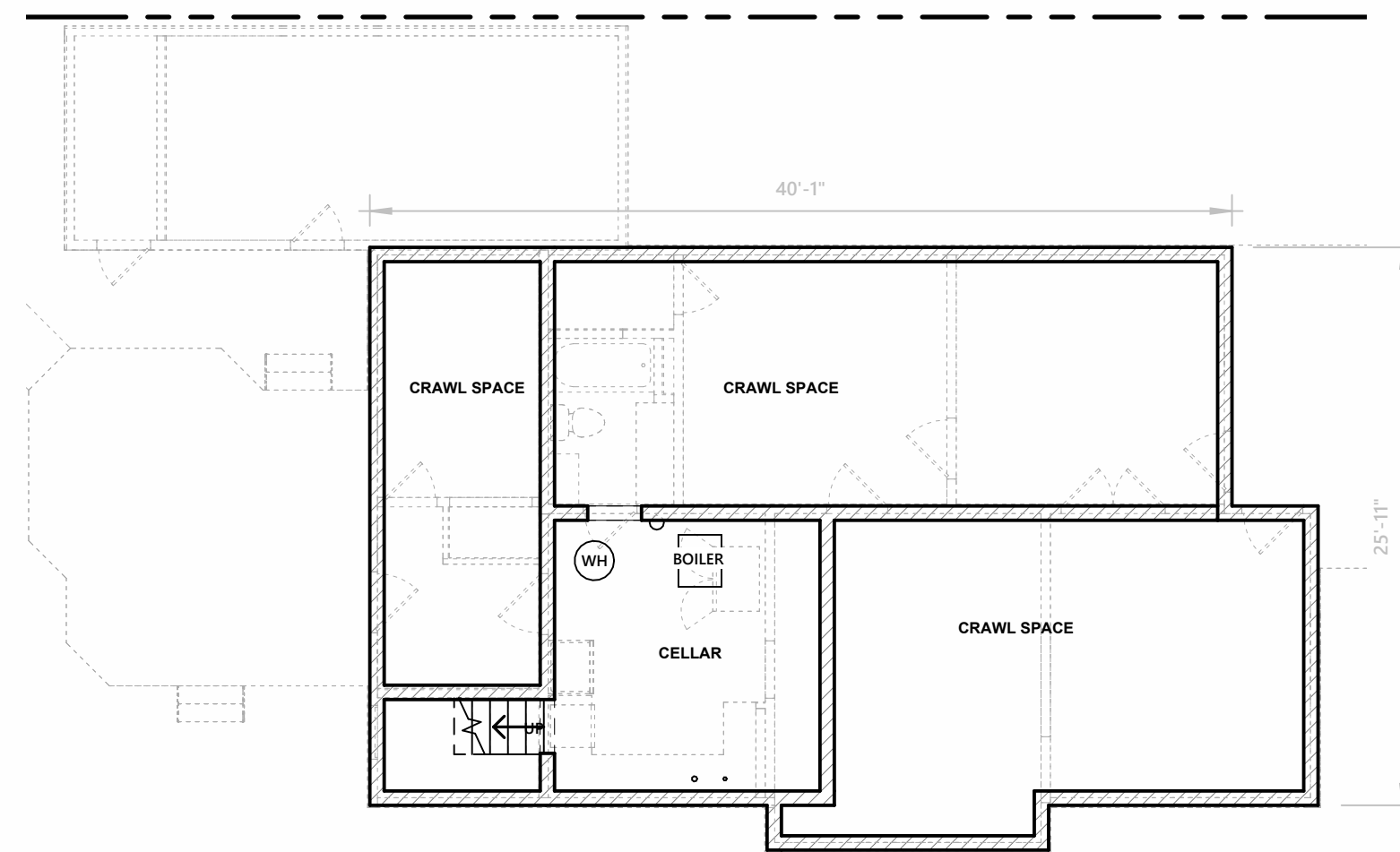
(E) NORTH
1/8" = 1'-0"



(E) SOUTH
1/8" = 1'-0"



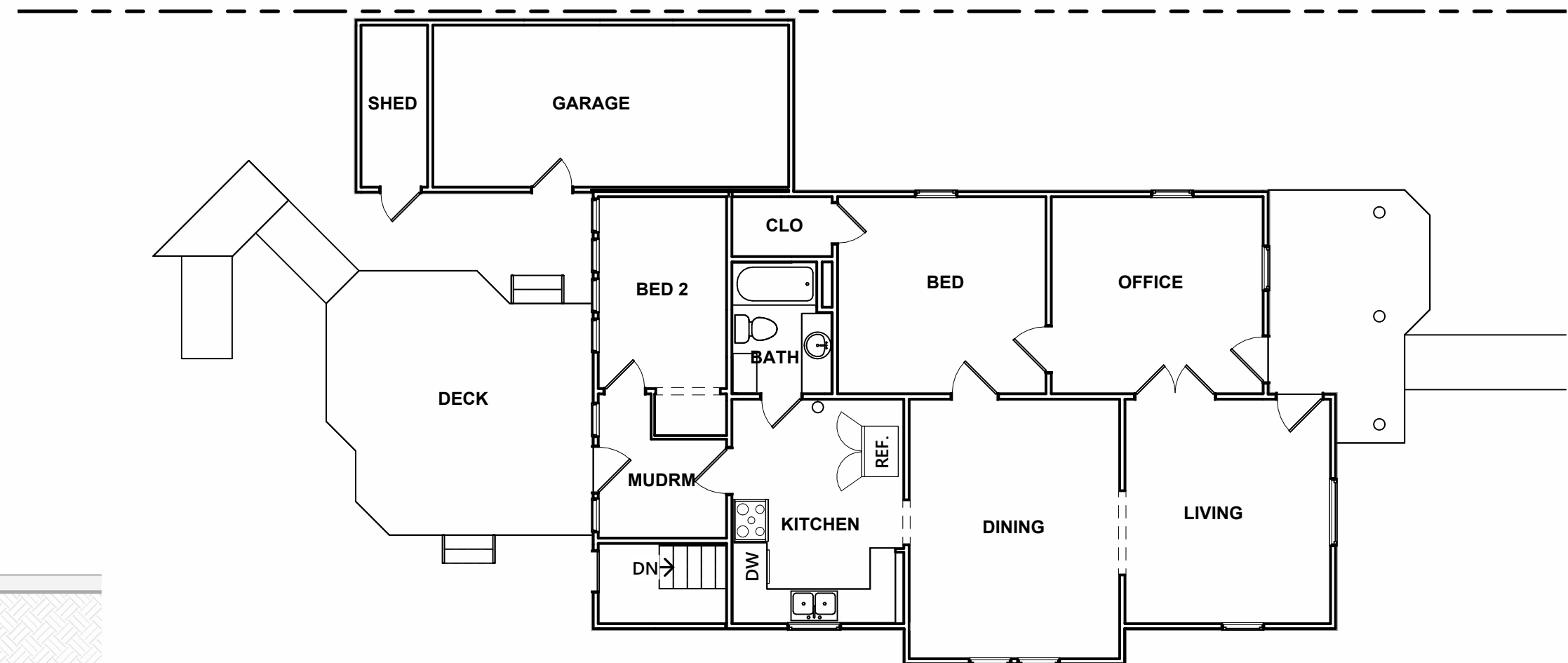
(E) REAR (WEST)
1/8" = 1'-0"



(E) LOWER LEVEL PLAN
1/8" = 1'-0"



(E) FRONT (EAST)
1/8" = 1'-0"



(E) MAIN LEVEL PLAN
1/8" = 1'-0"

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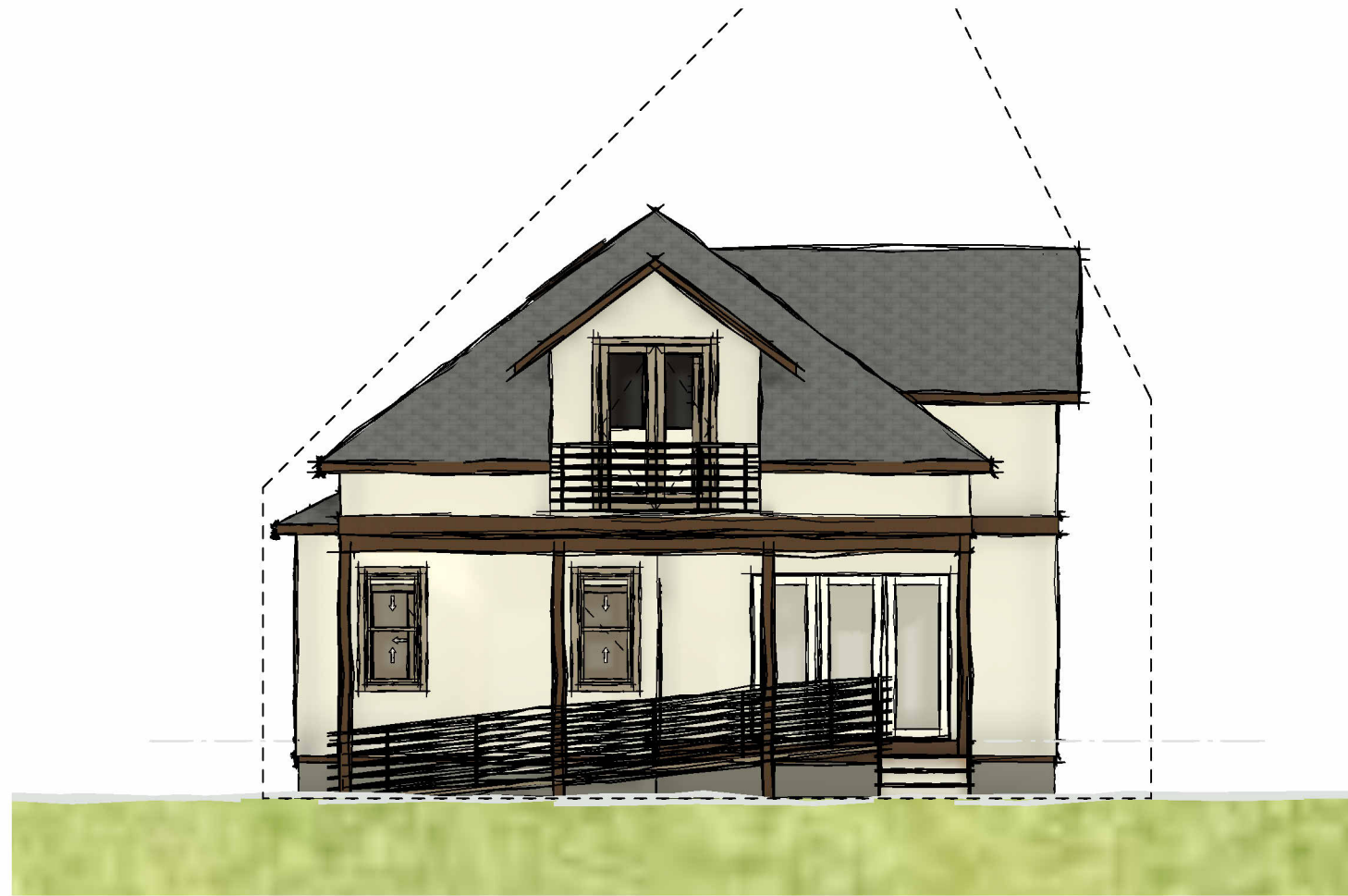
0-1

1" SCALE CHECK

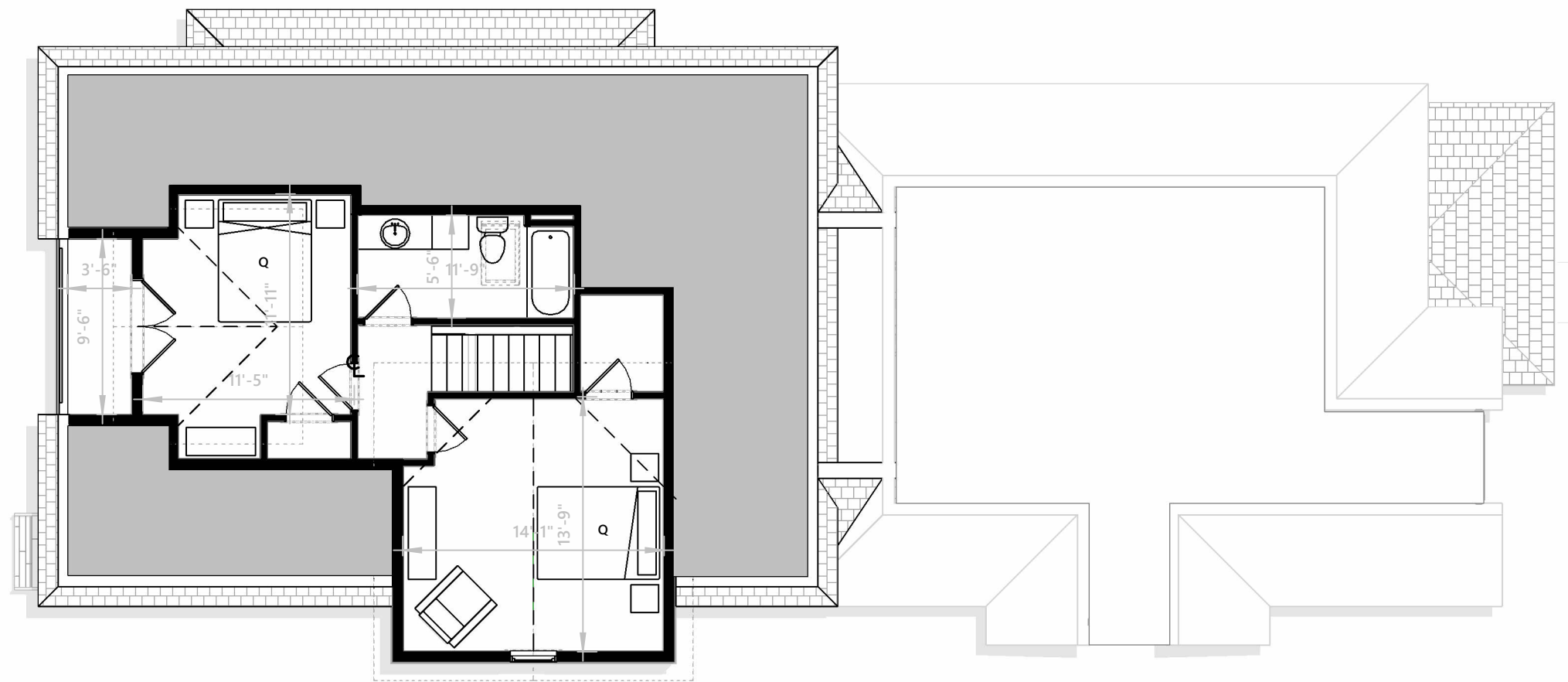


NORTH
1/8" = 1'-0"

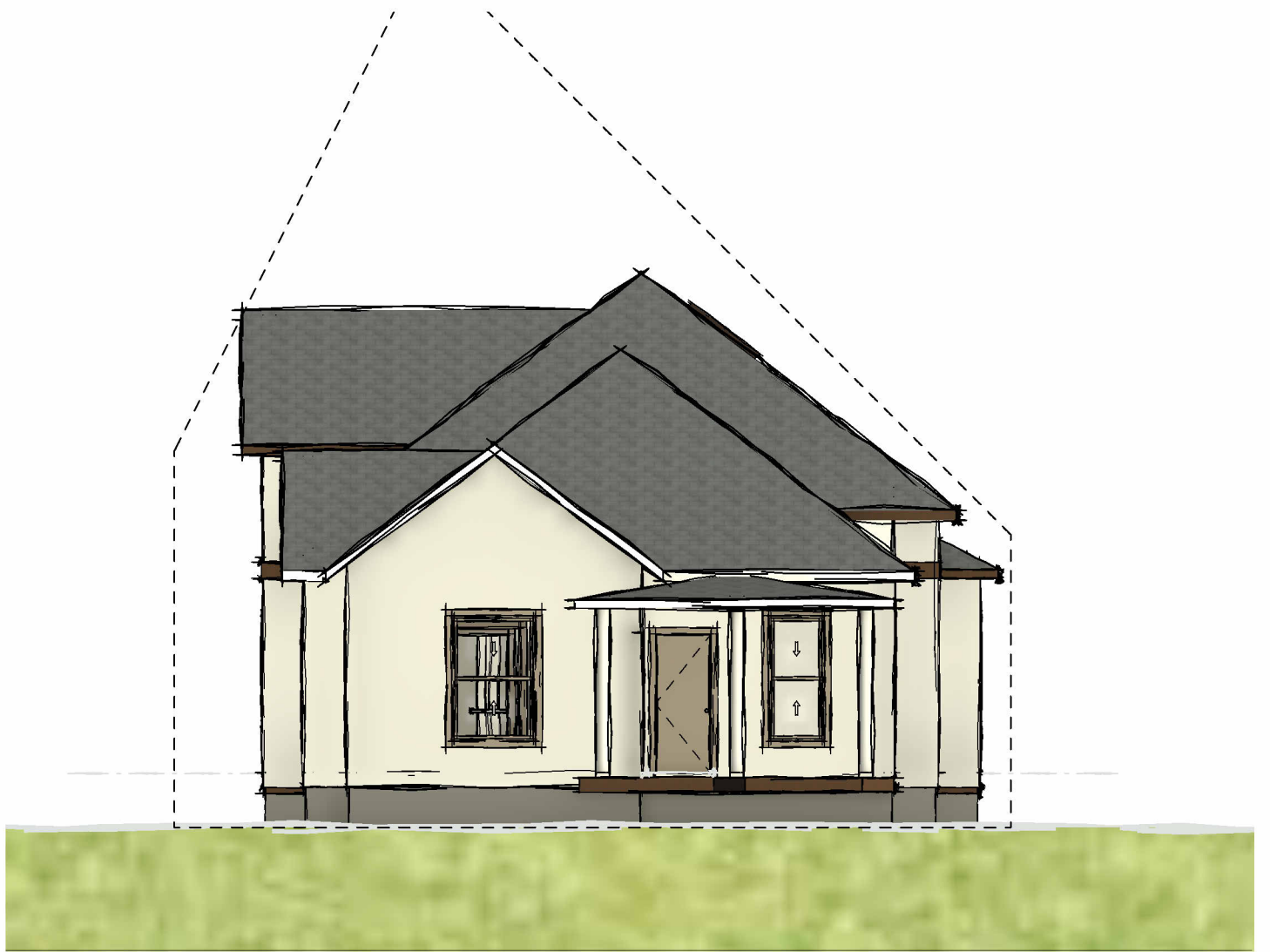
SOUTH
1/8" = 1'-0"



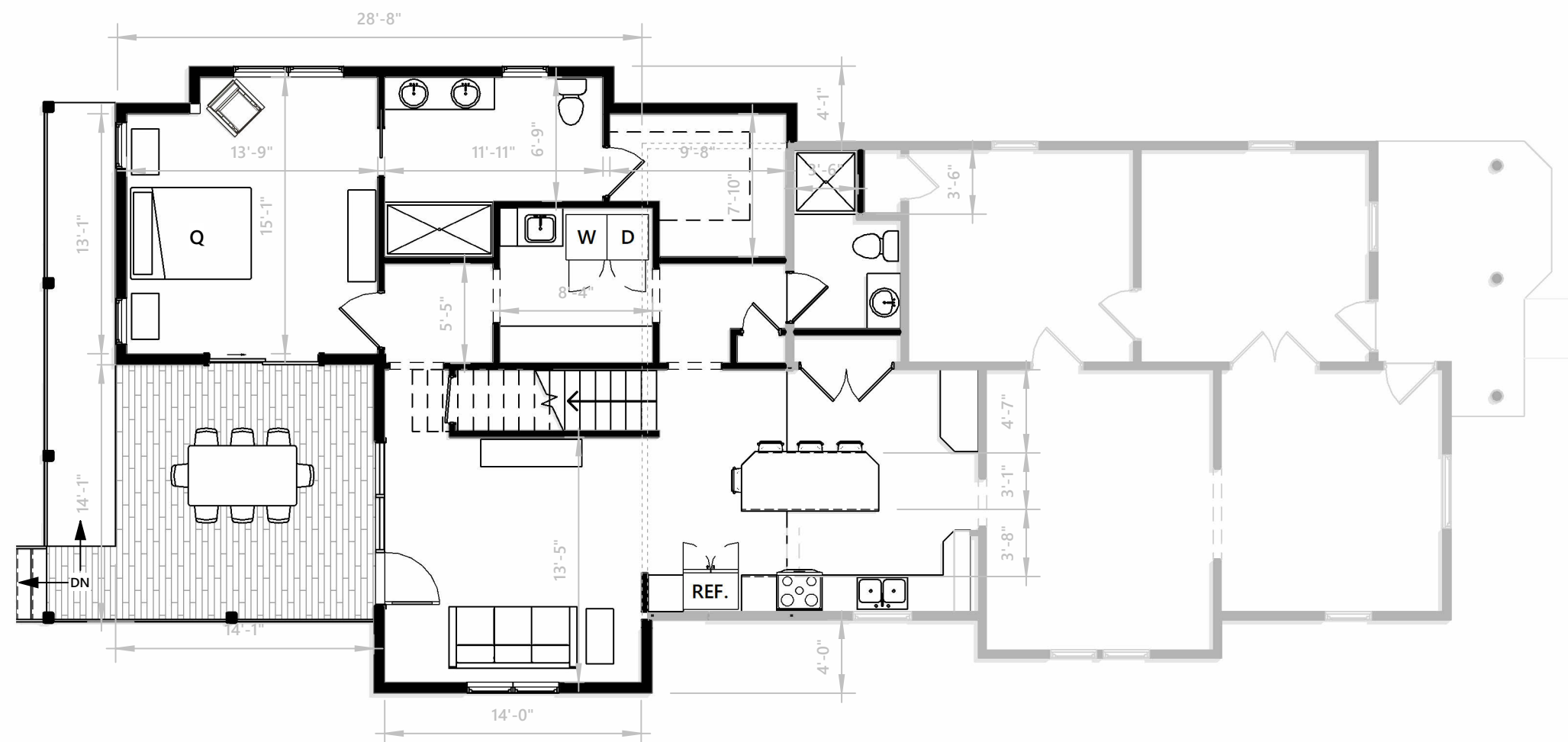
REAR (WEST)
1/8" = 1'-0"



(N) UPPER FLOOR PLAN
1/8" = 1'-0"



FRONT (EAST)
1/8" = 1'-0"



(N) MAIN LEVEL PLAN
1/8" = 1'-0"

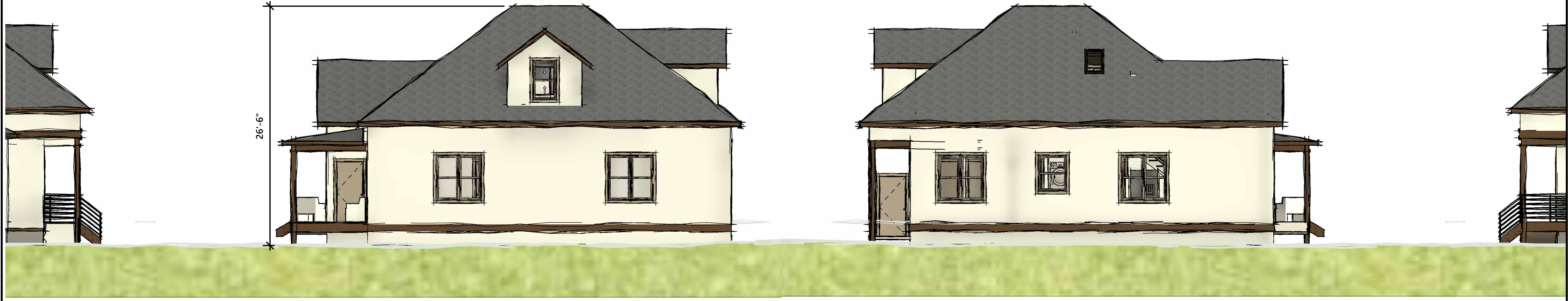
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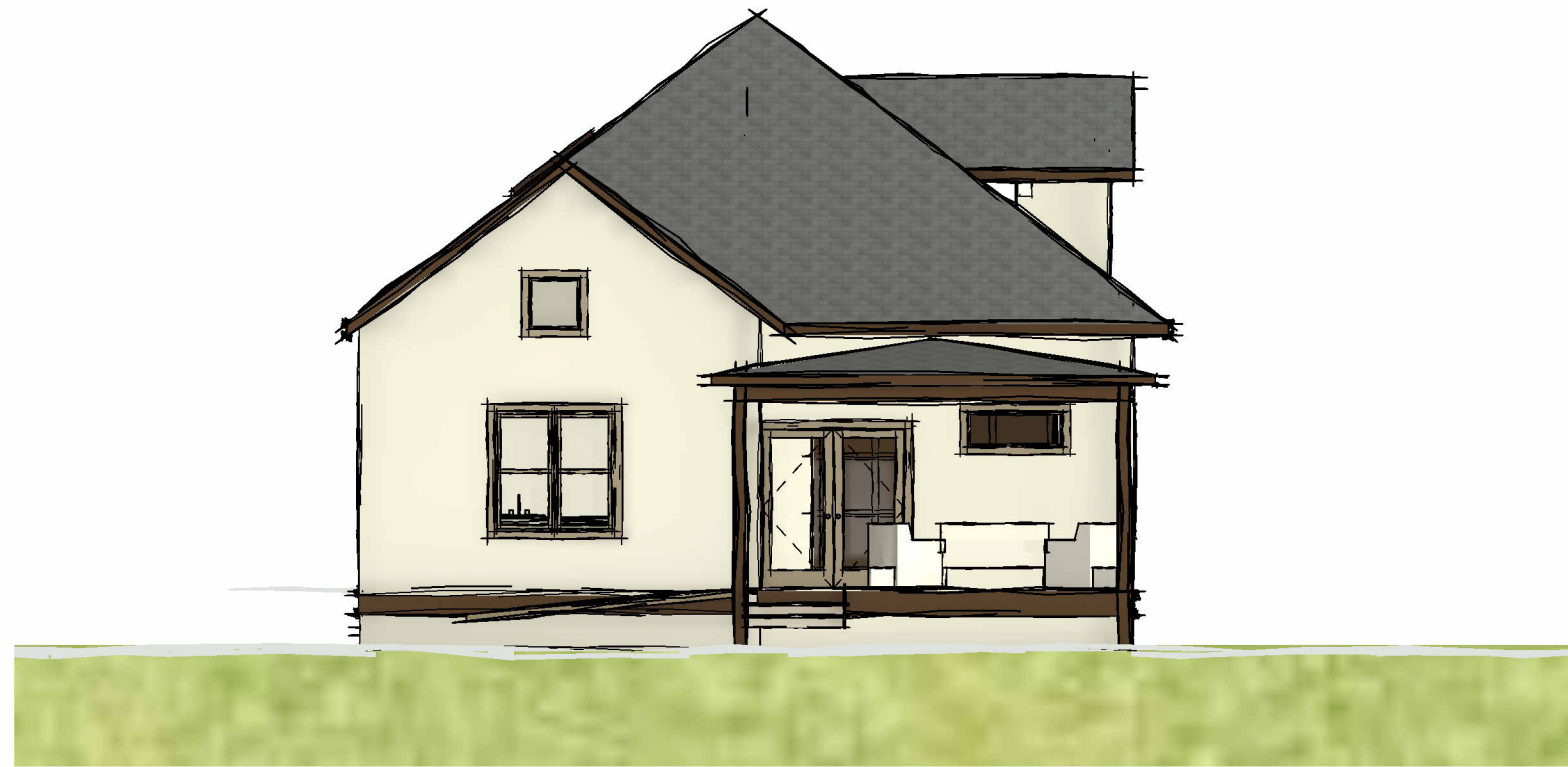
1-1

1" SCALE CHECK

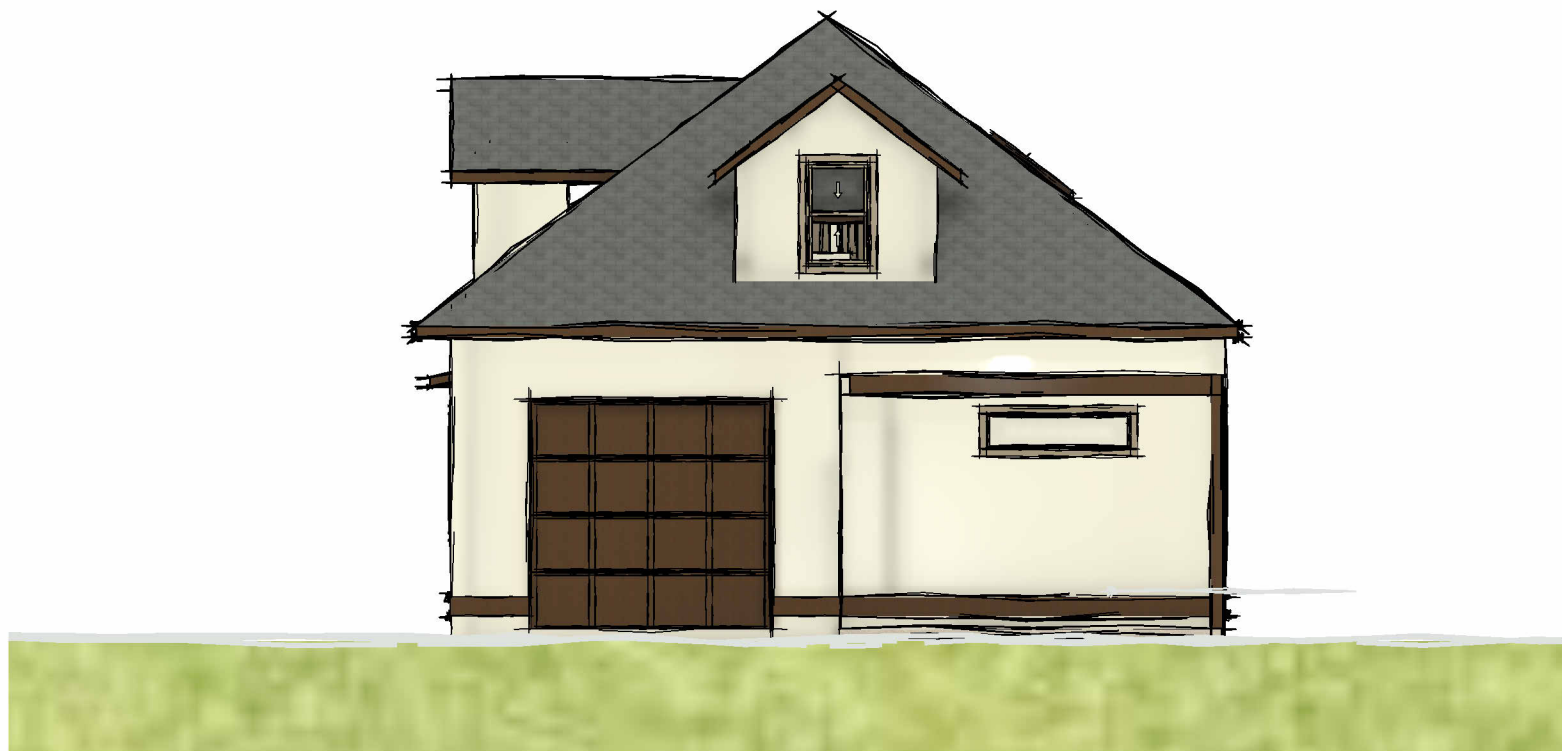


ADU NORTH
1/8" = 1'-0"

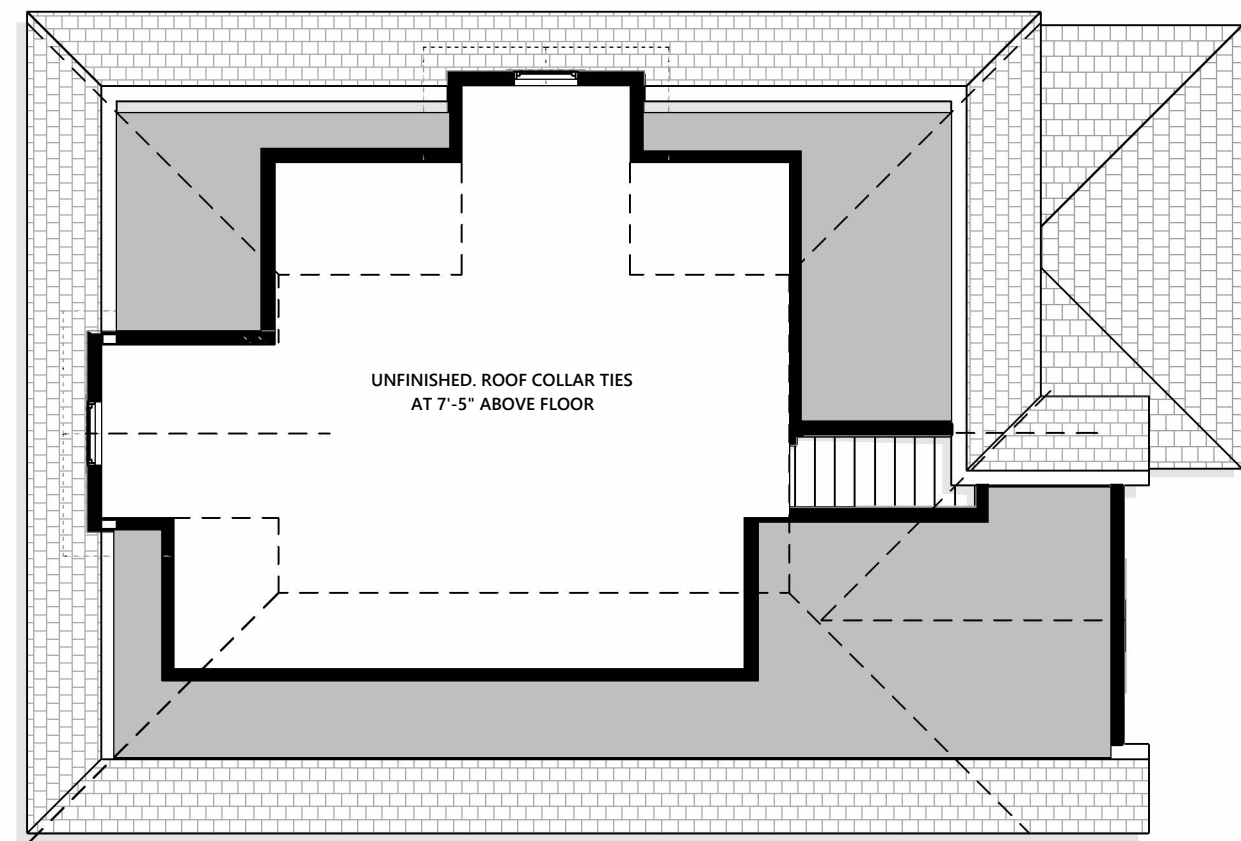
ADU SOUTH
1/8" = 1'-0"



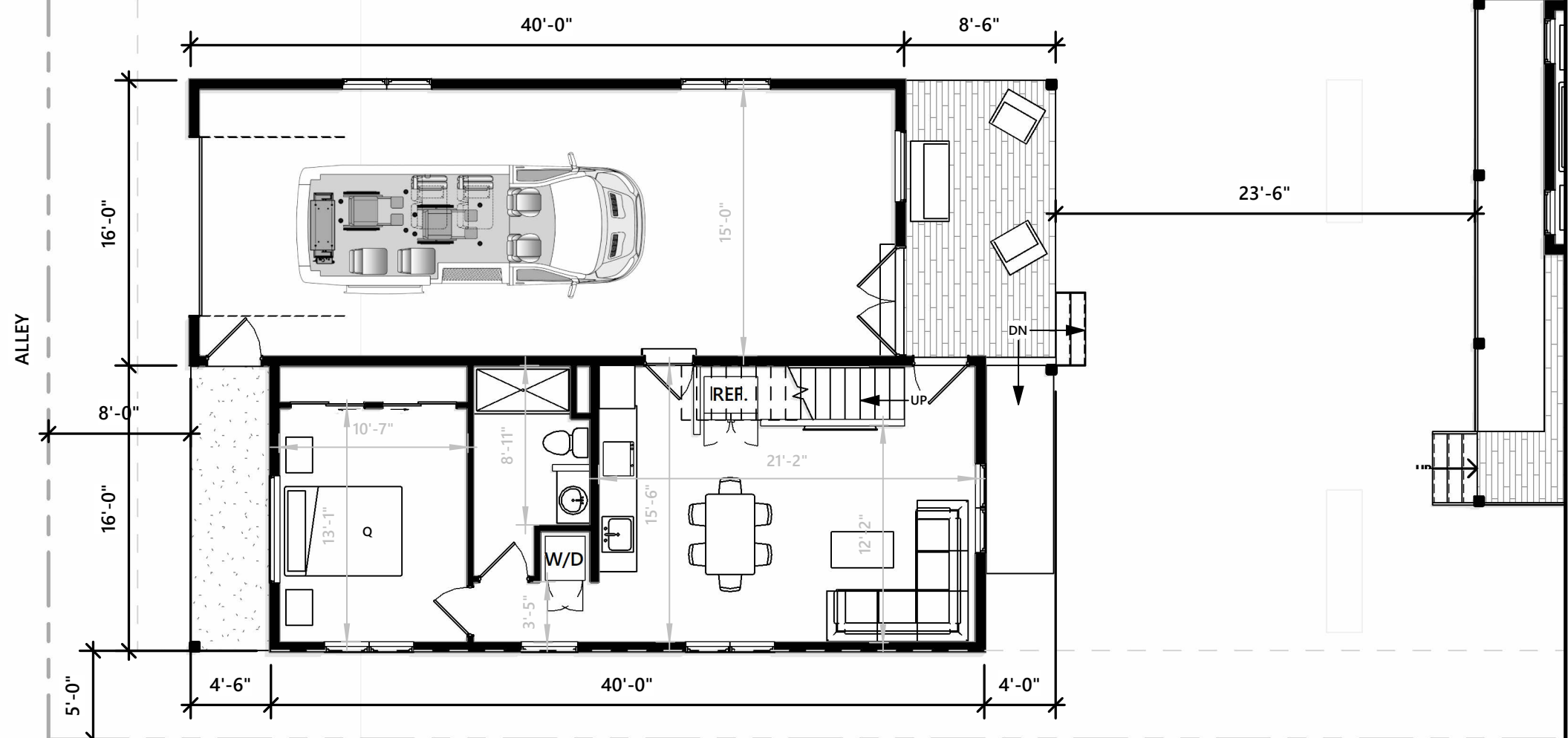
ADU EAST (FACING PRIMARY)
1/8" = 1'-0"



ADU WEST (ALLEY)
1/8" = 1'-0"



(N) ADU UPPER FLOOR PLAN
1/8" = 1'-0"



(N) ADU MAIN LEVEL PLAN
1/8" = 1'-0"

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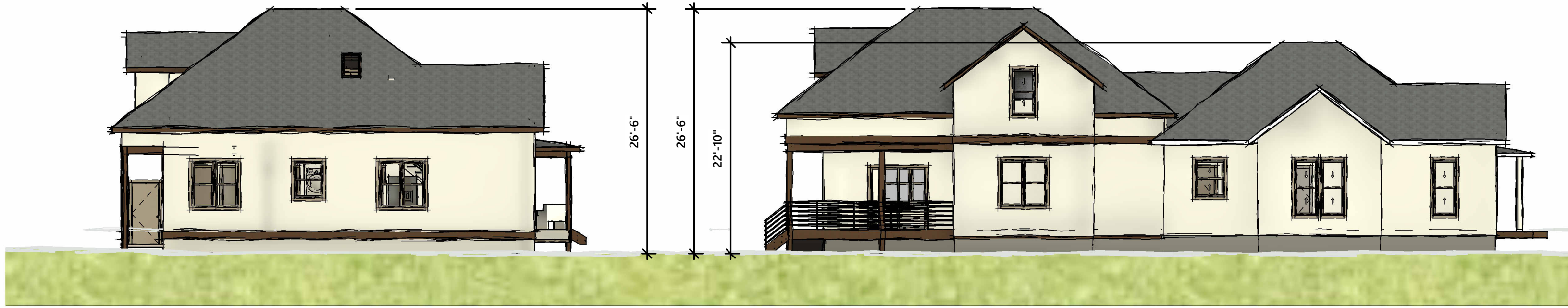
DATE: 02/05/2025

1-2

1" SCALE CHECK

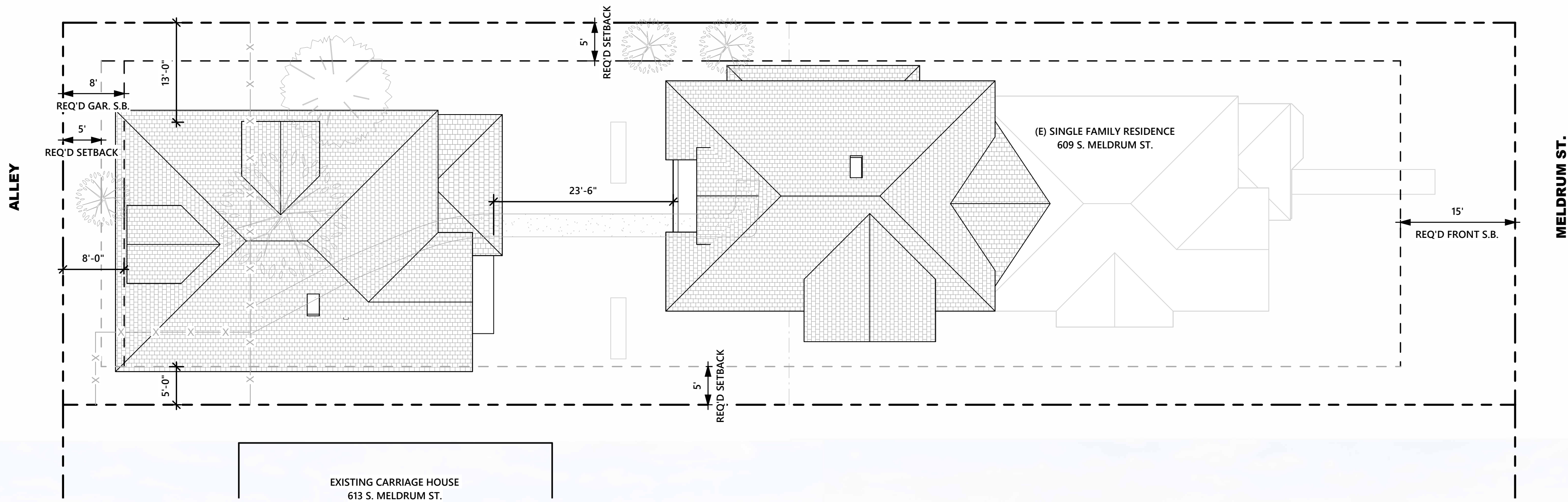
TABULATION

- ADU (PHASE 1)**
 - ADU Habitable/Living Space 1st Floor: 640 sq ft
 - Garage: 640 sq ft
 - Building Height: +/- 26'-6" (to match future buildout of the primary house)
- PRIMARY HOUSE (PHASE 2)**
- EXISTING:**
 - Existing Height: +/- 23'
 - Existing Main Level Living Area: 1,122 sq ft
 - Existing Garage: 265 sq ft
 - Existing Garage to be Demolished: 265 sq ft
 - Existing Living Area to be Demolished: 208 sq ft
 - Existing Living Area to Remain: 904 sq ft
- PROPOSED ADDITION:**
 - Area of Addition (Main Level): 726 sq ft
 - New Main Level Living Area: 1,630 sq ft (904 existing + 726 addition)
 - New Upper Level (Finished): 552 sq ft
 - Total New Main House Area: 2,182 sq ft (1,630 + 552)



SOUTH SITE OPT A

1" = 10'-0"

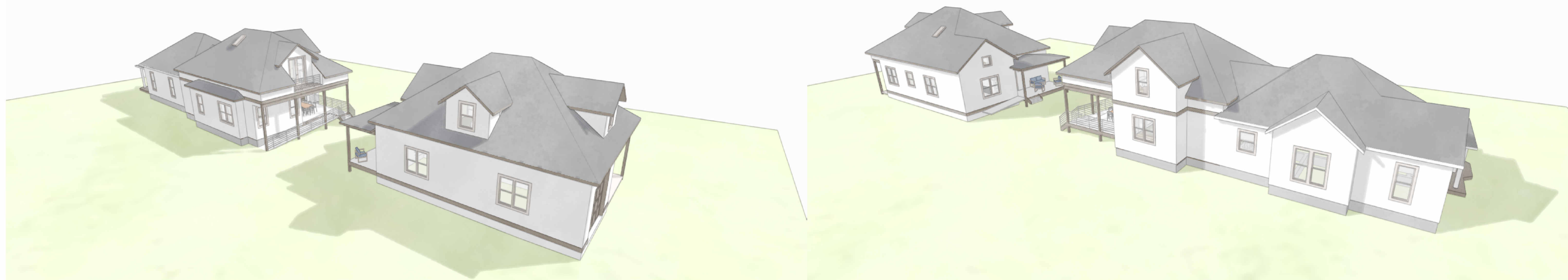


EXISTING CARRIAGE HOUSE
613 S. MELDRUM ST.

(E) SINGLE FAMILY RESIDENCE
609 S. MELDRUM ST.

(N) SITE PLAN OPT A

1" = 10'-0"



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1-3

1" SCALE CHECK



Request for Reasonable Accommodation

Per Fort Collins Land Use Code (LUC) Section 6.15

Homeowner Information:

Name: Cindy Bair

Address: 609 S. Meldrum, Fort Collins, CO

Telephone: 817-301-4949

Email: cindykbair@gmail.com

Property Information:

Address: 609 S. Meldrum, Fort Collins, CO

Current Use: Single-family residence occupied by the homeowner, Cindy and her household. The property is located in the **Old Town C (OT-C) zoning district**.

Disability Status Confirmation:

Cindy qualifies as a person with a disability under the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA). Due to her mobility limitations, modifications to the property are necessary to ensure accessibility and allow her to safely and fully enjoy her home.

Requested Accommodation:

The applicant requests a reasonable accommodation under LUC Section 6.15 to allow for an increase in the allowable height for an Accessory Dwelling Unit (ADU) so that it may match the proposed future height of the primary residence.

Justification for Reasonable Accommodation:

This request is necessary to provide **Cindy with an equal opportunity to use and enjoy her home** and ensure accessibility, both during and after construction.

- **Phase 1: ADU Construction for Temporary Housing**

Cindy's existing home does not currently meet her accessibility needs. To address this, an **accessible addition to the primary residence is planned**. However, during the remodel, Cindy requires a **safe and accessible place to live**. The **ADU will serve as temporary housing** while the primary home is being renovated.

- **Long-Term Need: Housing for a Live-In Caregiver**

Once the primary home is remodeled and Cindy moves back in, the ADU will be used as a **residence for a live-in caregiver**, ensuring that she has long-term support to maintain her independence.

- **Consistent & Accessible Design**

The requested height accommodation will allow the ADU's roofline to **match the future build-out of the primary home**, creating a **cohesive design** that integrates accessibility across the property. Maintaining a lower height now and later modifying it would create additional costs, construction challenges, and accessibility barriers.

This request meets the intent of **LUC Section 6.15**. The proposed modification does not impose an undue burden on the city or fundamentally alter zoning objectives.

We respectfully request approval of this **reasonable accommodation under LUC Section 6.15** to support Cindy's ability to reside safely and independently in her home.