



Community Development and  
Neighborhood Services  
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[fcgov.com/currentplanning](http://fcgov.com/currentplanning)

April 05, 2010

Jan Krucky  
128 N. Sherwood Street

RE: 128 N. Sherwood- Garage with Habitable Space

Dear Jan,

Attached, please see a copy of Staff's comments concerning the request referred to as the **128 N. Sherwood- Garage with Habitable Space**, which was presented before the Conceptual Review Team on April 5, 2010.

The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project.

If you should have any questions regarding these comments or the next steps in the review process, please feel free to contact me at 970-221-6206.

Sincerely,

A handwritten signature in black ink, appearing to read "Emma McArdle".

Emma McArdle,  
City Planner

**CONCEPTUAL REVIEW STAFF COMMENTS**

**Meeting Date:** April 5, 2010

**Item:** 128 N. Sherwood- Garage with Habitable Space

**Applicant:** Jan Krucky  
128 N. Sherwood Street  
  
jan.krucky@gmail.com

**Land Use Data:**

This is a proposal to add a 407 sq. ft. attic to an existing auxiliary building in the rear of the lot. The interior changes would include adding stairs, bathroom fixtures and a photo lab/visual art sink. This site is in the NCM , Neighborhood Conservation Medium Density Neighborhood Zone district. The proposed use is permitted subject to a Type I (Administrative) Review & public hearing in the NBC zone.

**Comments:**

**Zoning**

**Contact:** Peter Barnes, 970-416-2355, [pbarnes@fcgov.com](mailto:pbarnes@fcgov.com)

1. Property is zoned NCM. A type 1 public hearing is required. Maximum square footage allowed for accessory building with habitable space is 600 s.f. (Section 4.8(D)(3) of the LUC). According to the application, the total building square footage will be 1005 s.f. Since it exceeds 600 s.f., a modification will be required. Anything on the second floor that has a ceiling height of at least 7.5' is considered to be floor area that counts against the square footage. Any ceiling height less than 7.5' can't be habitable space per the Building Code. Addressed by the application.

- ~~2.~~ Assuming there will be some 2nd floor addition (no site plan, no elevation drawings submitted), then all of the regulations in Section 4.8 of the LU Confirmed with Peter: N/A because No exterior changes. B0805756 for details.

- ~~3.~~ If the building is to be used in connection with a home occupation, then a modification will be required to allow it in a detached building. Sec. 3.8.3 of the LUC.

**Water-Wastewater Engineering** Confirmed with Peter: N/A since not applying for a dwelling unit use.

**Contact:** Roger Buffington, 970-221-6854, [rbuffington@fcgov.com](mailto:rbuffington@fcgov.com)

1. If the habitable space is not classified as a living unit (i.e. no kitchen/cooking facilities), water and sewer service may be extended from the house to the accessory building. If,

however, the added space is classified as a living unit, separate water and sewer services are required and development fees and water rights will be due at building permit.

OK: since not applying for a dwelling unit use. No kitchen.

**Transportation Planning**

Contact: Jennifer Petrik, 970-416-2471, [jpetrik@fcgov.com](mailto:jpetrik@fcgov.com)

1. No comments.

**Stormwater Engineering**

Contact: Glen Schlueter, 970-224-6065, [gschlueter@fcgov.com](mailto:gschlueter@fcgov.com)

1. There are no proposed changes to the exterior or the site so there are no Stormwater requirements on this project. If the project changes and there is an increase in impervious area or site grading; there may be stormwater requirements.

OK: since no exterior changes to existing building and site

**Park Planning**

Contact: Craig Foreman, 970-221-6618, [cforeman@fcgov.com](mailto:cforeman@fcgov.com)

1. No comments

**Historical Preservation**

Contact: Courtney Rippy, 970-416-2883, [crippy@fcgov.com](mailto:crippy@fcgov.com)

1. If exterior changes are proposed, a review by staff and/or Landmark Preservation Commission will be required because the property is a designated Fort Collins Landmark.

OK: since no exterior changes to existing building (Garage) and site.  
Garage built in 2008 is not designated as FC Landmark

**Fire Authority**

Contact: Carie Dann, 970-219-5337, [cdann@poudre-fire.org](mailto:cdann@poudre-fire.org)

1. If the addition will ever be used as a sleeping space (considered Residential occupancy), then this project must meet PFA requirements for access (structure must be within 150 feet of the public street or the building must have approved fire sprinklers), water supply (structure must be within 400 feet of a fire hydrant that supplies at least 1,000 gpm at 20 psi residual pressure or the structure has an approved fire-sprinkler system) and addressing (address assigned by City GIS, mounted in numerals at least 6 inches in height, of a color that contrasts with the building color).

OK: since not applying for a dwelling unit use. No kitchen.

**Engineering Development Review**

Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)

No Changes/No Engineering review needed.  
No Fee per email from Emma

1. Transportation Development Review Fee (TDRF) is due at the time of submittal, which for this project will be \$500. For additional information on these fees, please see <http://www.fcgov.com/engineering/dev-review.php>
2. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this

project, may be required to be replaced or restored to City of Fort Collins standards by the applicant at the discretion of the City Engineering Inspector in conjunction with the building permit associated with the application. OK.

3. Assuming that the applicant's proposal is not intending to conduct sales on-site which could lead to an increase in general traffic to the area, it doesn't appear a traffic study would be needed for the project, however please contact Joe Olson and Transportation Planning to schedule a scoping meeting to officially determine if a traffic study is needed for this project. OK.
4. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). N/A
5. Construction plans are not anticipated for the project from an Engineering perspective. If however Stormwater and/or Water utilities require (or the development requires) the construction of infrastructure, a construction plan set may then be required which would be reviewed by Engineering. OK.
6. A development agreement is not anticipated to be required with the project based on current available information. OK.
7. A Development Construction Permit (DCP) is not anticipated to be required based on current available information. OK.

### **Current Planning**

**Contact: Emma McArdle, 970-221-6206, [emcardle@fcgov.com](mailto:emcardle@fcgov.com)**

1. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
2. The entire Fort Collins Land Use Code (LUC) is available for your review on the web at: <http://www.colocode.com/ftcollins/landuse/begin.htm>.
3. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards, and Division 4.8 Neighborhood Conservation Medium Density District (NCM).
4. This proposal will be considered a Project Development Plan (PDP). Please see the attached routing sheet and submittal requirements for information regarding the formal submittal of your plans.
5. You may submit a combined Site/Landscape/Utility Plan set rather than 3 separate plans.
6. If your proposal does not comply with all applicable standards you will need to submit a Modification of Standard meeting the criteria set forth in Article 2.8.2 of the LUC. For example, the square footage is currently over the permitted 600 sq.ft. A modification request will need to be submitted if this remains that way.
7. When you are ready to submit your formal Project Development Plan (PDP), please make an appointment with Community Development and Neighborhood Services at

(970)221-6750.

8. I will have more detailed comments on the PDP once I have more detailed plans to review.
9. Please contact me with any questions along the way.