

Conceptual Review Agenda

Schedule for 09/16/21

Meetings hosted via Zoom Web Conferencing

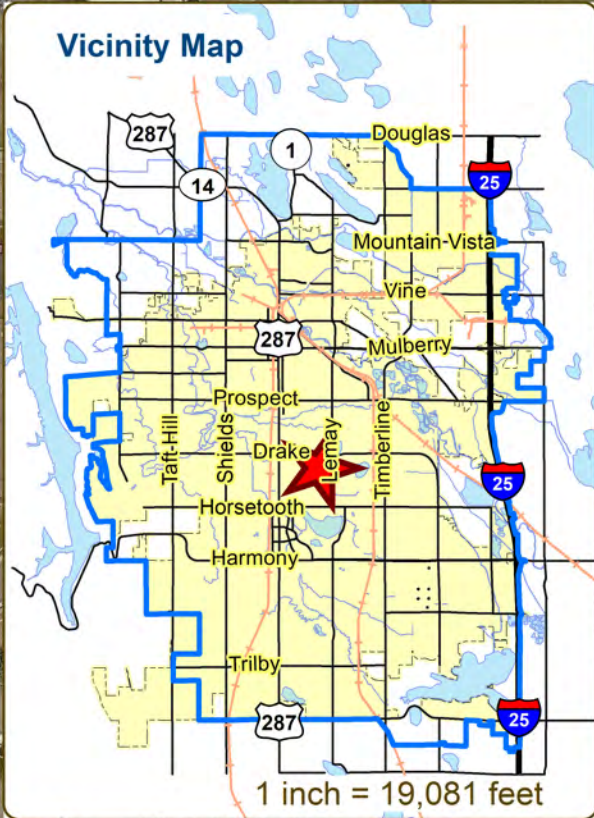
Thursday, September 16, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	2700 S Lemay Ave Addition of Permitted Use CDR210071	Lisa Golicher 813-857-5644 ljgolicher@gmail.com	This is a request for an Addition of Permitted Use to construct a drive-thru restaurant at 2700 S Lemay Ave (parcel # 8730212901). The drive-thru facility would be constructed on the existing parking lot located on the southwest corner of the Clearwater Church property. Access to the site is taken from S Lemay Ave to the west. The property is within the Low Density Residential (RL) zone districts and is subject to a City Council (Type 2) Review.	Planner: Jason Holland Engineer: Sophie Buckingham DRC: Todd Sullivan

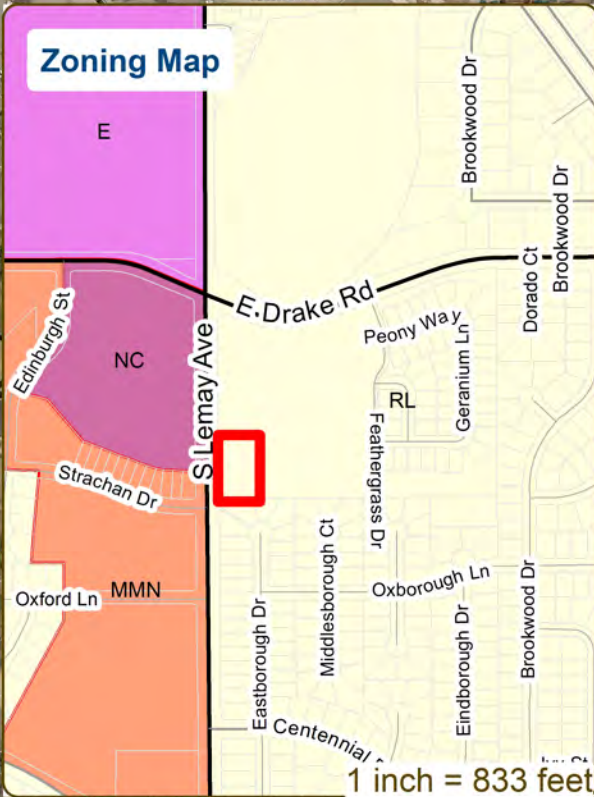
2700 S Lemay Ave Addition of Permitted Use

Aerial Site Map

Vicinity Map



Zoning Map



S Lemay Ave

Feathergrass Dr

Eastborough Dr

Middlesborough Ct

Oxborough Ln

1 inch = 200 feet

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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@fco.gov. 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.

BOLDDED 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)

Lisa Golicher (Owner); Wendy Saltz (Owner); Liz Newman (Construction/Real Estate)

Business Name (if applicable) Shipley Do-Nuts

Your Mailing Address 703 W Mountain Ave Fort Collins, Co 80521

Phone Number (813) 857-5644 Email Address ljgolicher@gmail.com

Site Address or Description (parcel # if no address)

Clearwater Church #8730212901 2700 S Lemay Ave Fort Collins 80525

Description of Proposal (attach additional sheets if necessary)

Construct a 1700 sq standalone quick service restaurant on a 1/2 acre on the southwest parking lot of the 12-acre Clearwater Church site

Currently located in the RL Zone District - Pursuing an Addition of Permitted Use

Proposed Use Quick Service Restaurant Existing Use Overflow to Church Parking not in use

Total Building Square Footage 1700 S.F. Number of Stories 1 Lot Dimensions 1/2 acre

Age of any Existing Structures n/a

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.fco.gov/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area 20,080 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?

LAND INFORMATION LOCATOR

Larimer County IT, Enterprise GIS

Home Tools Measure Markup Tool Labels X

Layer List Wind/Snowload Land Flood Elections Emissions Clear Map Identify Initial View Bookmarks Previous Extent Print Export Share Tool Info Navigator Info Help

Layer Themes

Parcel: 8730212901

Parcel Number
8730212901

Name
CLEARWATER CHURCH

Name1
N/A

Site Address
2700 S LEMAY AVE

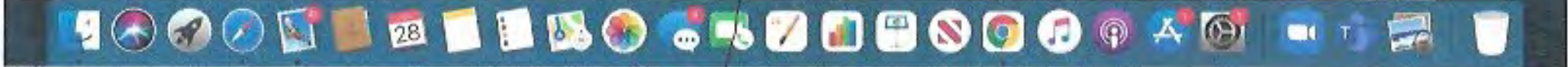
Site City
FORT COLLINS

Mailing Address
2700 S LEMAY AVE

Mailing City
FORT COLLINS

Mailing State
CO

Mailing Zipcode
805252284



Proposed Shipley Do-Nut

Screen Shot
2021-07... 2:35 PM

Screen Shot
2021-03... 6:44 AM