

# Conceptual Review Agenda

Schedule for 10/07/21

Meetings hosted via Zoom Web Conferencing

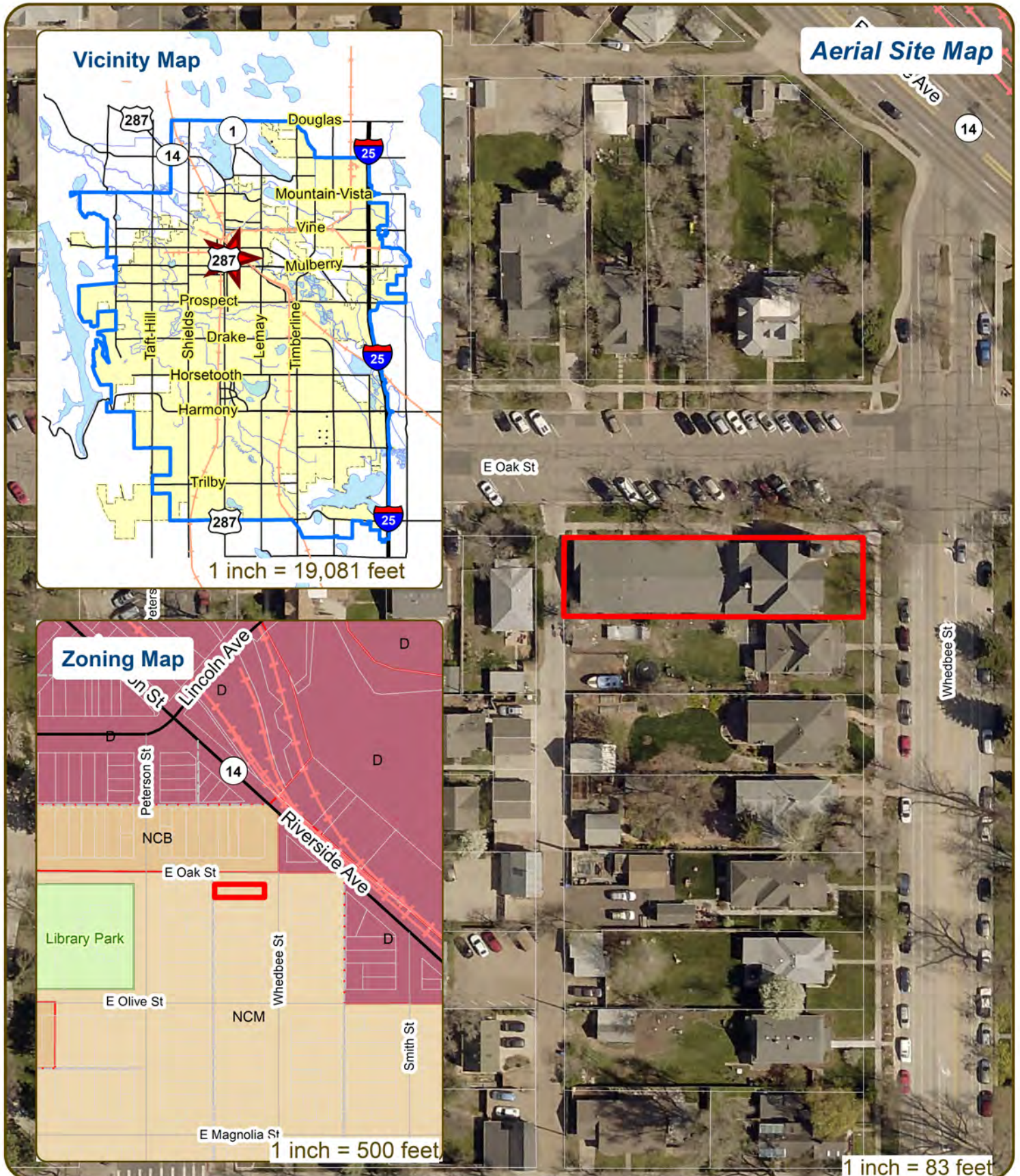
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## Thursday, October 7, 2021

| Time | Project Name   | Applicant Info  | Project Description  |   |
|------|--|---|--|---|
| 9:15 | <b>201 Whedbee St<br/>Addition of Permitted<br/>Use</b><br><br>CDR210075 | Lily Edwards-Callaway<br>401-632-6868<br>lilynedwards@gmail.com | This is a request to convert the former Town Church located at 201 Whedbee St (parcel # 9712322918) into a commercial use structure which would include recreation and restaurant uses. The structure is approximately 8,000 sf. 3,000 sf would be used for the restaurant and 5,000 sf for the recreation use. The proposal does not include any exterior building modifications, or additional parking spaces. The site is located approximately .3 miles north of E Mulberry St and approximately .06 miles west of Riverside Ave. Access is taken from Whedbee St directly to the east. The property is within the Neighborhood Conservation Medium Density (NCM) zone district. The proposal is subject to an Addition of Permitted Use process which is subject to a City Council (Type 2) Review. | <b>Planner:</b> Will Lindsey<br><b>Engineer:</b> Sophie Buckingham<br><b>DRC:</b> Tenae Beane |

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# 201 Whedbee St Addition of Permitted Use



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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@fcgov.com](mailto:currentplanning@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) \_\_\_\_\_

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?

Conceptual Review:  
201 Whedbee St  
Fort Collins, CO

Lily Edwards-Callaway and Jeff Callaway  
October 2021

# Requesting APU: Recreation and Restaurant Use

Current permitted use NCM - vacant church



# Whedbee View



[https://www.coldwellbankerhomes.com/co/fort-collins/201-whedbee-st/pid\\_37439482/](https://www.coldwellbankerhomes.com/co/fort-collins/201-whedbee-st/pid_37439482/)



# Oak View



# Building Alterations

No additional buildings

No removal of buildings

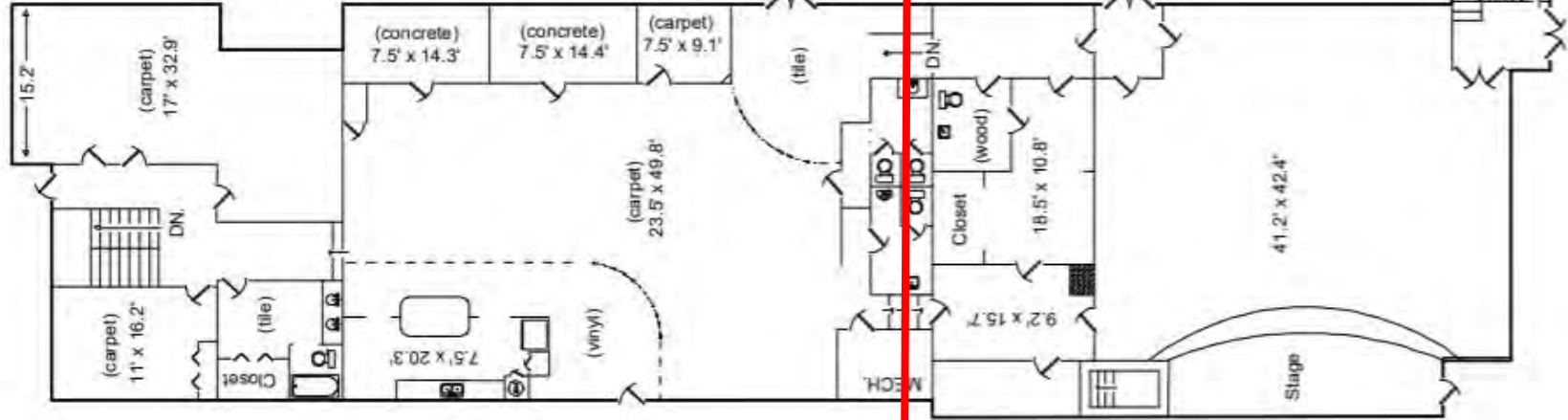
Minimal/moderate build-out of interior

Updated ADA access for restaurant use

Potential aesthetic fence for outdoor dining in front lawn

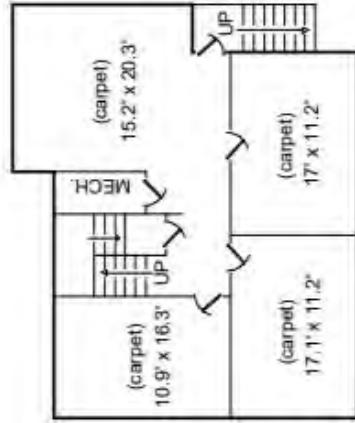
Request parking exemption for existing structure





**Recreation Use**  
~5,000 sq ft

**Restaurant Use**  
~3,000 sq ft

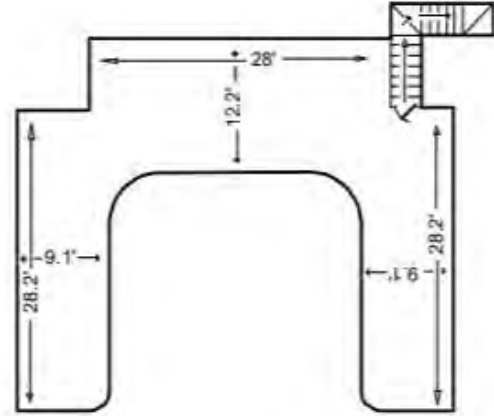


**201 Whedbee St.  
Fort Collins, Colorado**

First Floor SF: 6,107  
Second Floor SF: 937  
Basement SF: 1,183  
Total SF (all levels): 8,227  
Finished SF w/o bsmt.: 7,044  
Total Finished SF: 8,227

\*Scope of Work is defined and attached to this sketch.  
Drawn by: (970) 214-3413

Figure 21



# Recreation Plan

- Brazilian Jiu Jitsu academy (the gentle art)
- Community and Leadership based
- Classes staggered throughout the day
  - Early morning, lunch, after school, and evening
- All ages welcome

# Recreation Entrance





# Recreation Plan

**Current main foyer**



**Vision for jiu jitsu mat space**



<https://i.pinimg.com/originals/cc/63/bb/cc63bb399c08a8fad4ef2bd77939356c.jpg>

# Restaurant Plan

- World Bistro
  - Coffee, beer, and tapas
- Community/neighborhood focus
  - Walkable
  - Bikeable
- Unique atmosphere in a repurposed church
- One-of-a-kind in Fort Collins
- Not a bar
- Complement to the gym

# Restaurant Entrance





# Restaurant Plan

**Current sanctuary**



**Vision for sanctuary bistro**



[http://www.thechurchrostorevor.com/\\_dsc0158/](http://www.thechurchrostorevor.com/_dsc0158/)