

Conceptual Review Agenda

Schedule for 10/14/21

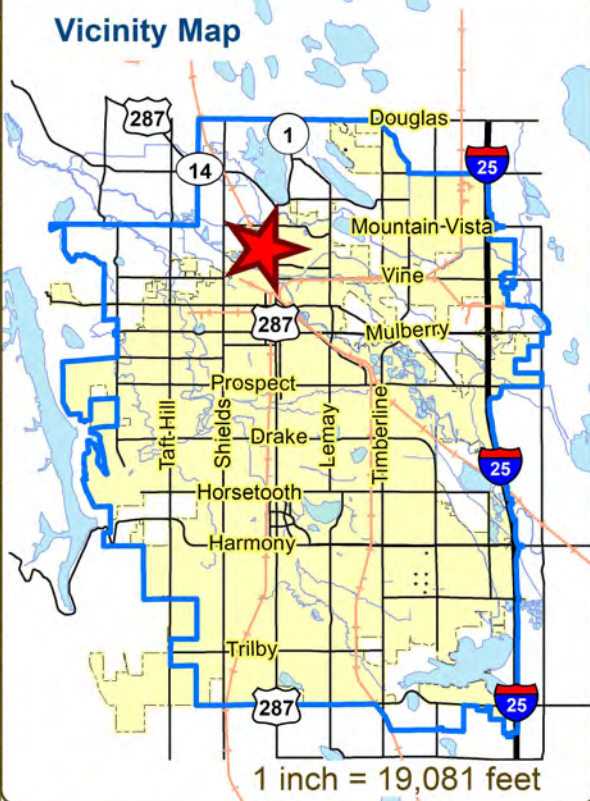
Meetings hosted via Zoom Web Conferencing

Thursday, October 14, 2021

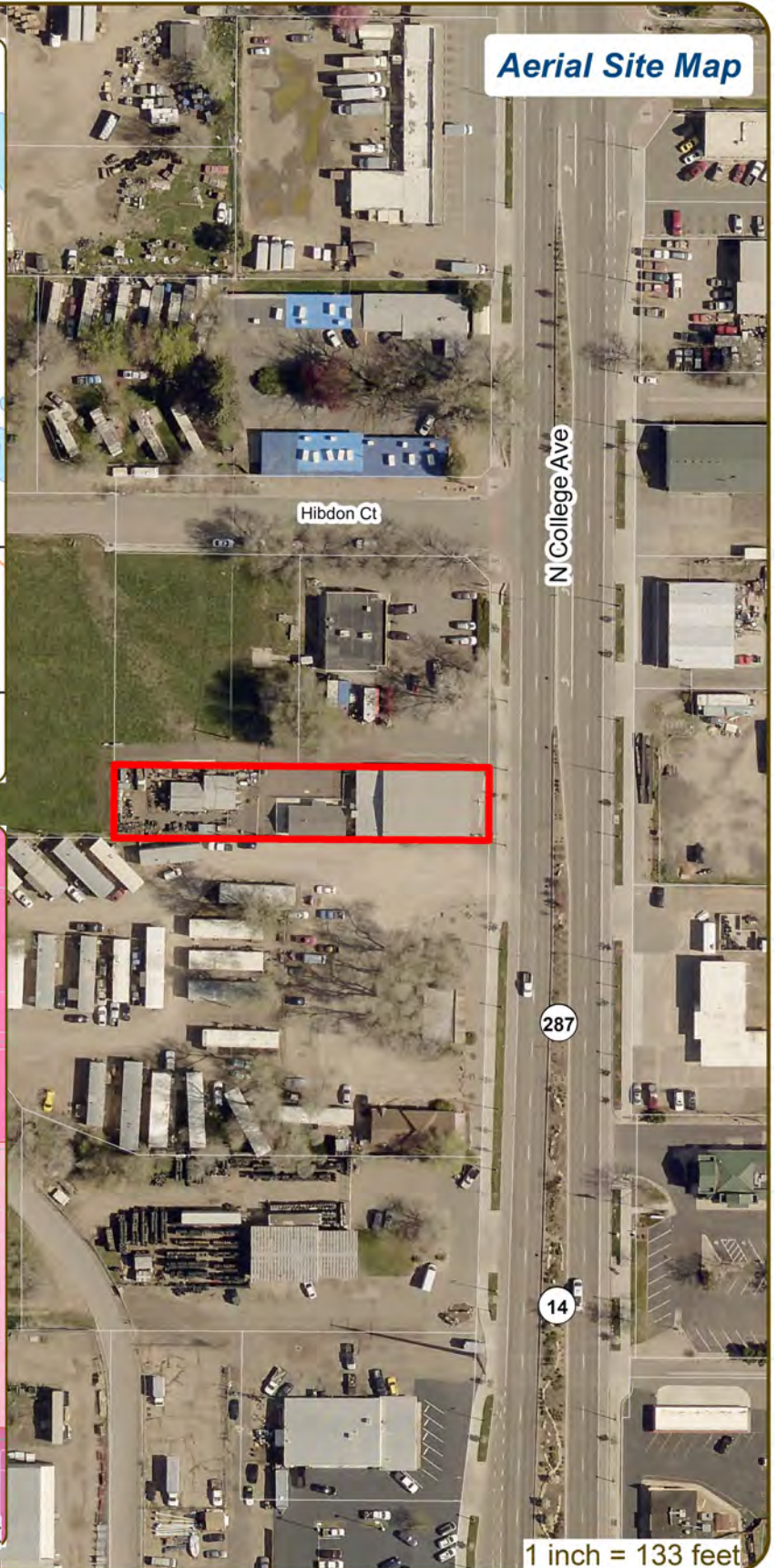
Time	Project Name	Applicant Info	Project Description	
11:15	1307 N College Ave Print Shop CDR210080	Garrett Danielson 970-988-5979 garrett.danielson@gmail.com	This is a change of use request for an existing retail space to be converted to a print shop use at 1307 N College Ave (parcel # 9702100017). The proposal does not include any changes in parking or access and will convert the secondary structure to use as an office for the primary business. The site is approximately .3 miles south of W Willox Ln and directly west of N College Ave. Access is taken from N College Ave directly to the east. The site is within the Service Commercial (CS) zone district and the proposal will be subject to a Minor Amendment (MA) Review.	Planner: Clark Mapes Engineer: Sophie Buckingham DRC: Tenae Beane

1307 N College Ave Print Shop

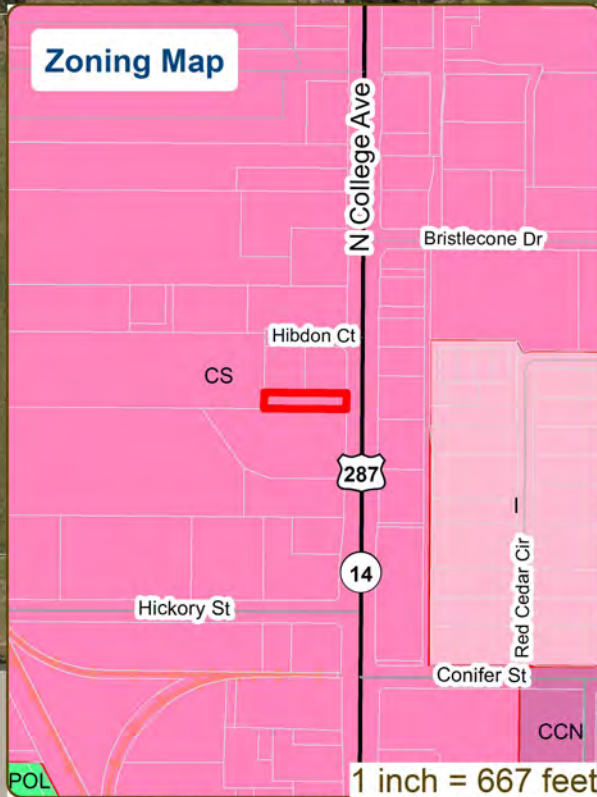
Vicinity Map



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 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>.

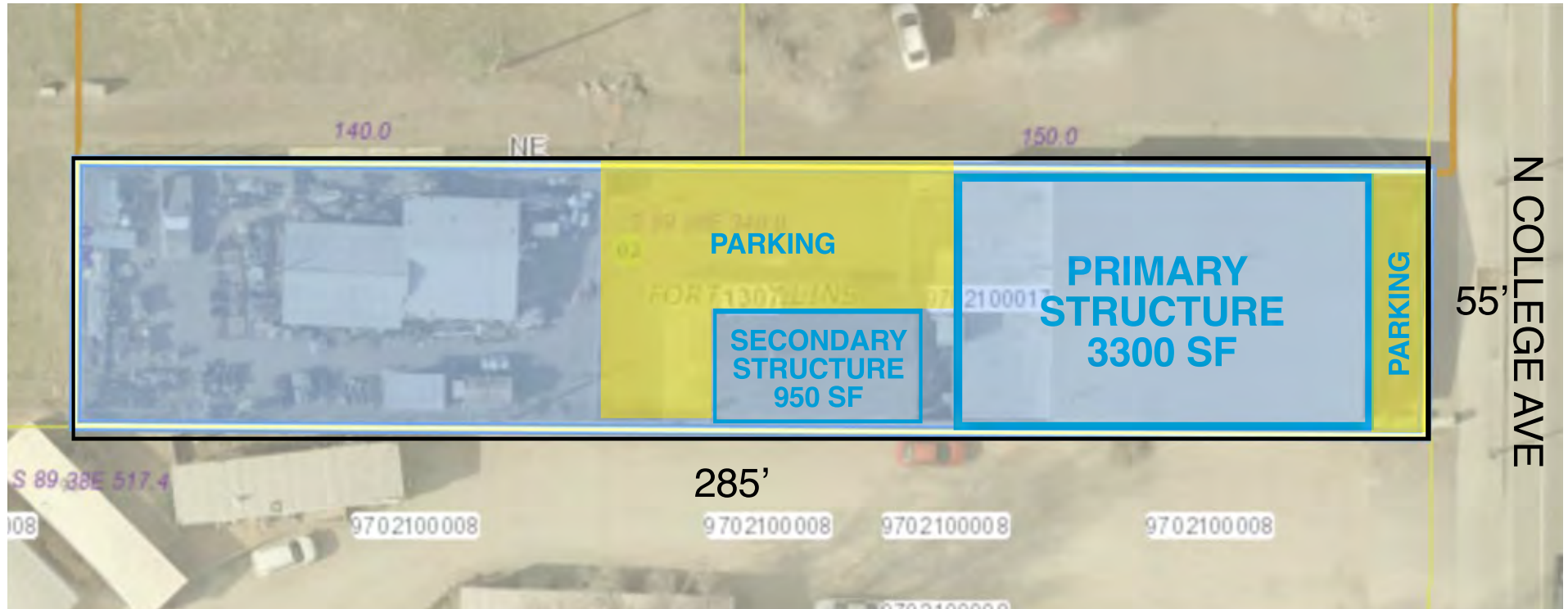
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

Site Sketch Plan

1307 North College Avenue



DESCRIPTION OF PROPOSAL

This property is currently in use as a used appliance store. I am proposing a change in use to Print Shop, a permitted use in the CCN neighborhood. The primary structure on the property will be used as a print shop, with minimal parking requirements. The secondary structure will be used as an office with ample parking accessed by an easement on the north side of the property.

LIGHT & POWER

With the change of use, I am proposing upgrading the current single phase electrical feed to three phase. I am interested in the cost of doing so.