

# Conceptual Review Agenda

Schedule for 10/21/21

Meetings hosted via Zoom Web Conferencing

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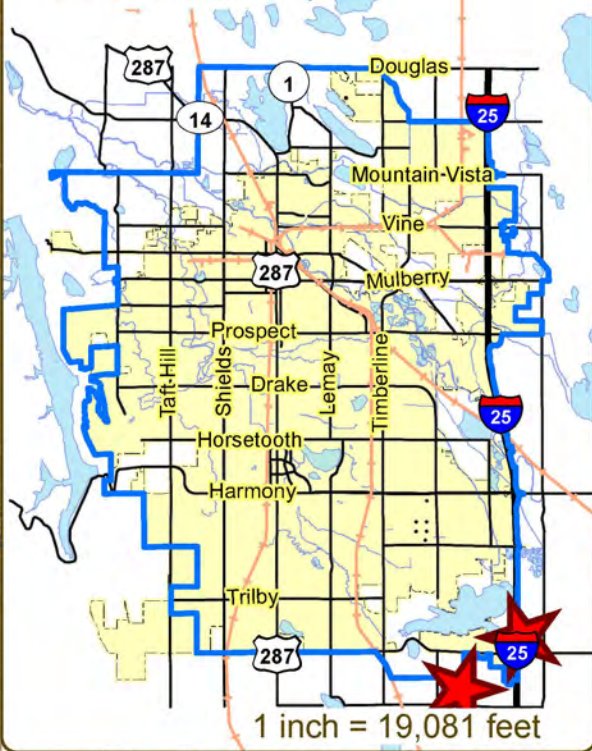
## Thursday, October 21, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	7795 SW Frontage Rd Vehicle Storage CDR210082	Mike Schulz 970-893-1755 noco@weedmanusa.com	This is a request to permit enclosed vehicle storage affiliated with Weed Man Lawn Care in a portion of the existing building located at 7795 SW Frontage Rd (parcel #8622247702). The storage currently occupies approximately 4,000 sf of the existing building. No exterior improvements are proposed. Access is taken from SW Frontage Rd to the east. The site is directly west of SW Frontage Rd and approximately 650 feet south of Highway 392. The site is within the Corridor Activity Center overlay of the General Commercial (CG) zone district. The use would require an Addition of Permitted Use process subject to Planning & Zoning Commission (Type 2) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Todd Sullivan

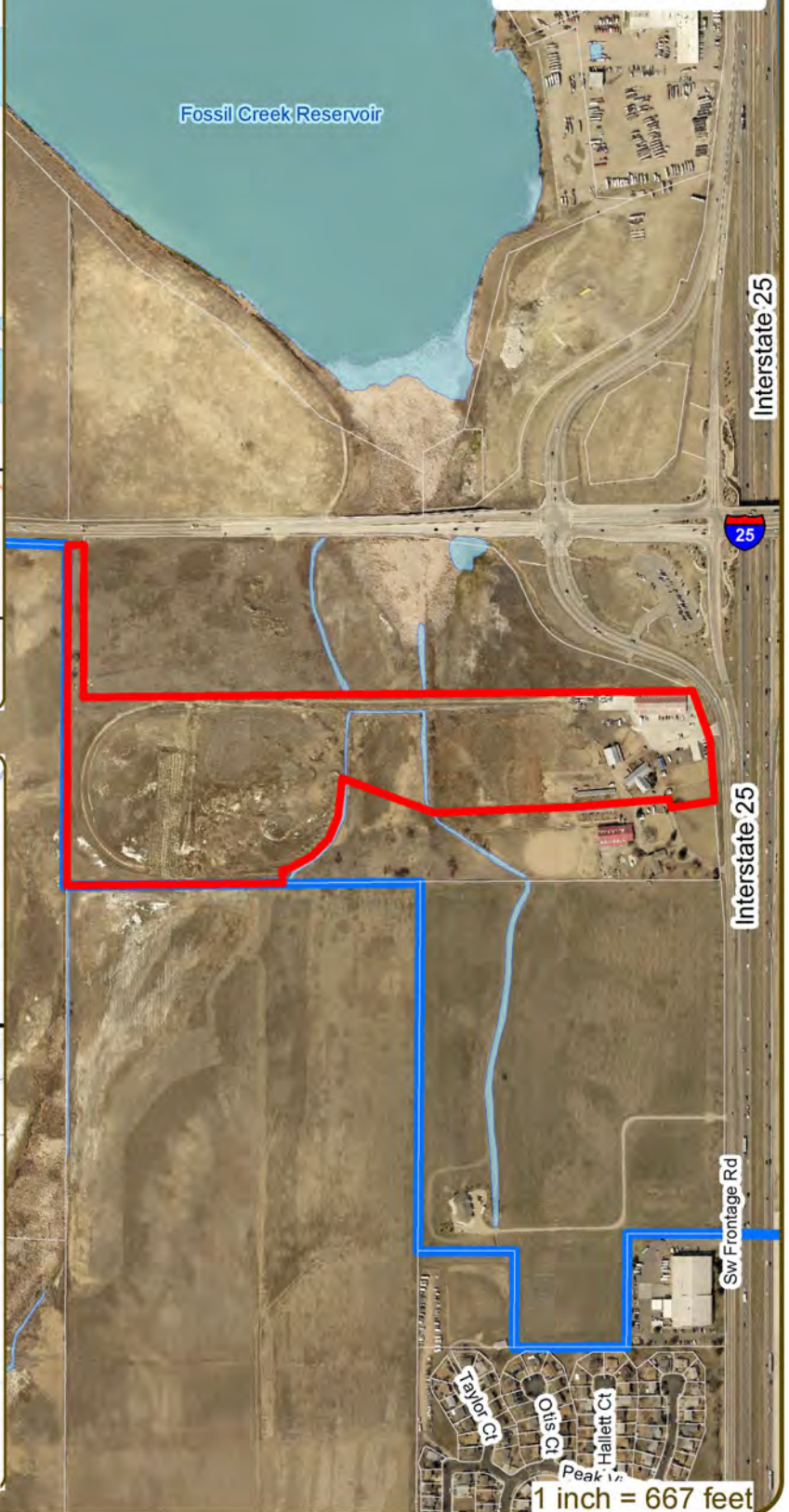
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# 7795 SW Frontage Rd Vehicle Storage

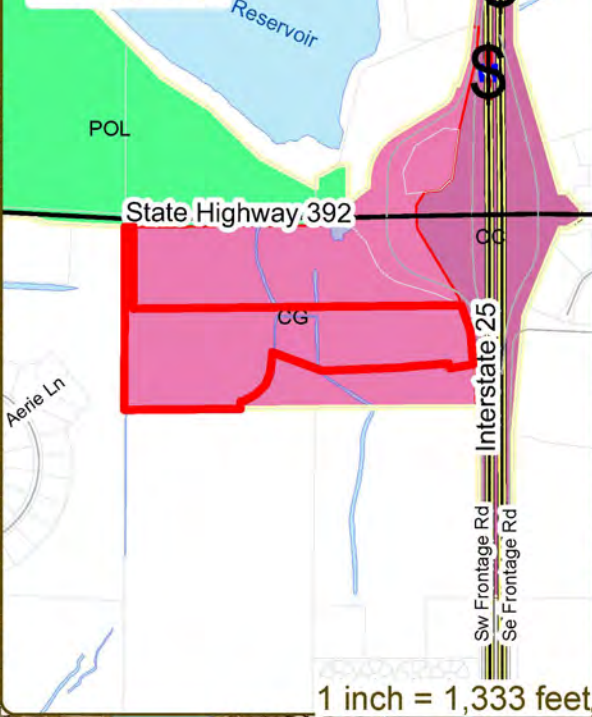
Vicinity Map



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) \_\_\_\_\_

Mike Schulz, owner

Business Name (if applicable) Weed Man Lawn Care

Your Mailing Address 1001A E. Harmony Rd #133, Fort Collins, CO 80525

Phone Number 970-893-1755 Email Address noco@weedmanusa.com

Site Address or Description (parcel # if no address) 7795 SW Frontage Rd, unit 110, Fort Collins, CO 80528

Description of Proposal (attach additional sheets if necessary) We use the building to store our trucks and equipment inside.

We don't have any customers that come to our place of business as we do all our work at our customers' properties. We do not wish to change anything about the building or property.

Proposed Use See Description of Proposal Existing Use We currently occupy 25% of this building

Total Building Square Footage 4000 S.F. Number of Stories 1 Lot Dimensions Not sure as I don't own it

Age of any Existing Structures Built 1967, remodeled 2020

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 [x] 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 0 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?

