

Conceptual Review Agenda

Schedule for 12/02/21

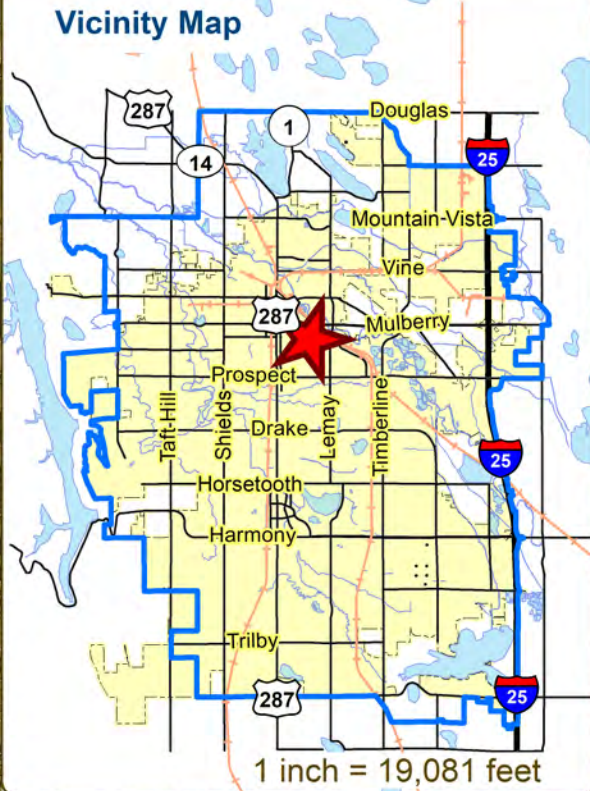
Meetings hosted via Zoom Web Conferencing

Thursday, December 2, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	1000 E Laurel St Accessory Structure CDR210091	Scott Solfer 970-215-7605 ssolfer@aol.com	This is a request to develop an Accessory Structure for vehicle storage at 1000 E Laurel St (parcel # 9713100023). The proposed semi-permanent steel structure would be approximately 900 sf, and would be either a carport or garage for the storage of certain vehicles. Access to the structure would be from E Laurel St directly to the west. The site is directly east of E Laurel St and approximately 300 feet southwest of Riverside Ave. The site is within Limited Commercial (CL) zone district and the proposal is subject to Basic Development Review (BDR).	Planner: Will Lindsey Engineer: Marc Virata DRC: Tenae Beane

1000 E Laurel St Accessory Structure

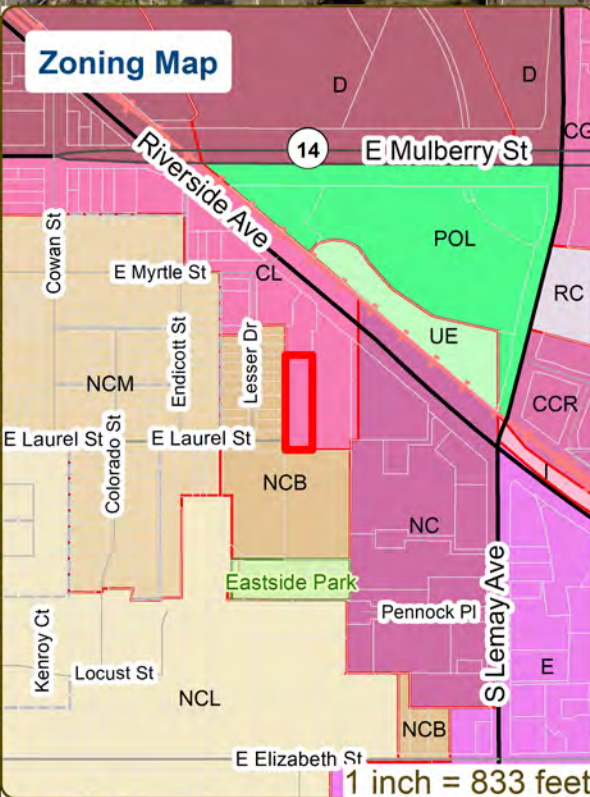
Vicinity Map



Aerial Site Map



Zoning Map



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PRELIMINARY DESIGN REVIEW:
APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in **greater detail**. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications **must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date.** Application materials can be e-mailed to planning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____	Project Planner _____
Submittal Date _____	Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Project Name Storage Shed 1000 E. Laurel

Project Address (parcel # if no address) 1000 E. Laurel, Fort Collins, CO 80524

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Scott Solfermoser, Owner

Business Name (if applicable) PoudreCraft LLC

Applicant Mailing Address PO Box 738 Laporte, CO 80535

Phone Number 970-482-5381 970-215-7605 E-mail Address ssolfer@aol.com

Basic Description of Proposal (a detailed narrative is also required) either a 30x30 carport or garage, for storage,
NO power, concrete, water, or sewer

Zoning CL Proposed Use storage Existing Use storage,

Total Building Square Footage 900 S.F. Number of Stories 1 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.**

Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then what risk level? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>

Increase in Impervious Area 900 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

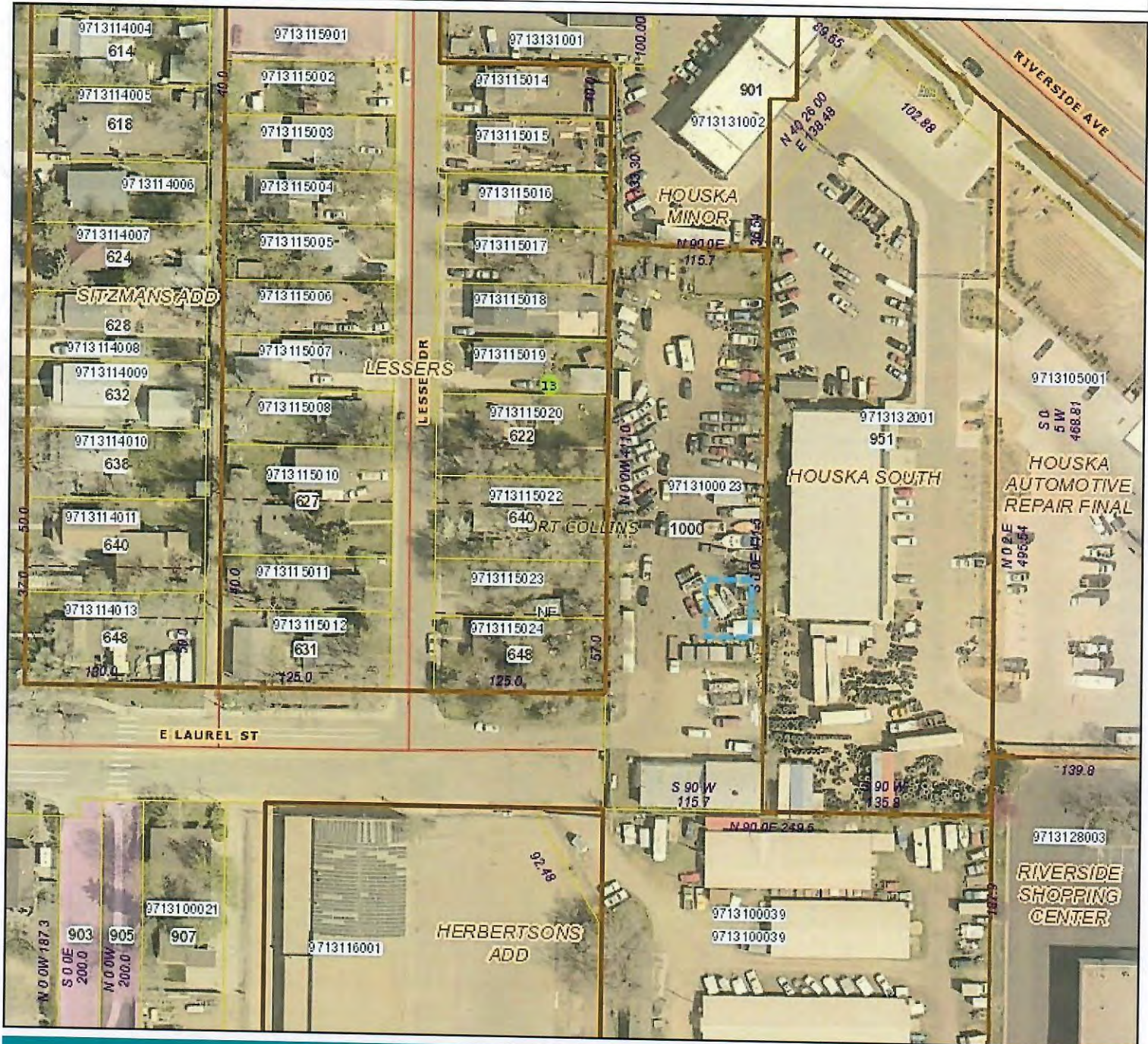
PoudreCraft Storage Shed

I am wanting to put up a carport (2 sides) or garage (4) sides to store my project cars in, it would be approximately 30ft x 30 ft. It would not have any concrete, electric, water or sewer. It would be one of the semi-permanent steel structures. The current use is storage of cars and trailers on the lot, and the current building is used for an office, storage, and auto repair. The current building has water, sewer and electric. Drainage of water should not change due to the proposed building. No changes to the landscape, tree, or drainage is needed.

30x40



Larimer County Web Map



Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Minr Rlnhts	Major Rivers and Streams	Other

Notes

0.0 0 0.0 Miles

Date Prepared: 10/4/2021 12:23:23 PM

Scale
1: 1,200



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30x40



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Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

0.0 0 0.0 Miles

Date Prepared: 10/4/2021 12:21:24 PM

Scale
1:600



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Legend

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Notes

0.0 0 0.0 Miles

Scale
1: 600



Date Prepared: 10/4/2021 12:13:00 PM

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