

# Conceptual Review Agenda

Schedule for 03/17/22

Meetings hosted via Zoom   eb Conferencing

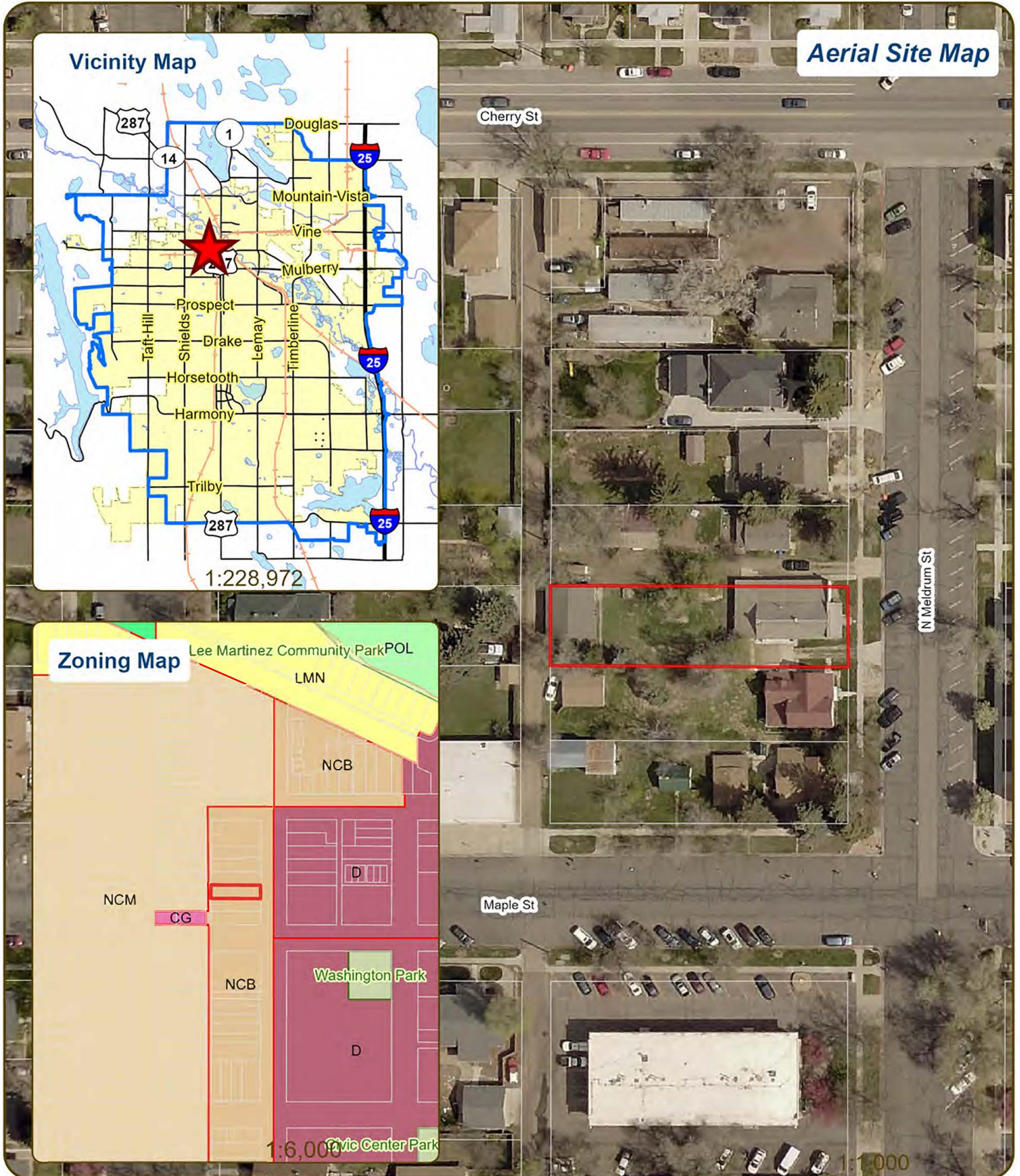
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## Thursday, March 17, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	313 N Meldrum St Office  CDR220023	Ron Sladek 970-689-4855 tatanka@verinet.com	This is a request for a change of use for the historic Malaby store from storage to an office and assembly space. The structure is located at 313 N Meldrum St (parcel # 9711121003). The proposed plan is to renovate the existing structure for use by Historic Larimer County as their headquarters. The proposal does not indicate what other site improvements would be made. Access is taken from N Meldrum St directly to the east. The site is approximately .3 miles west of N College Ave and .16 miles north of Laporte Ave. The property is within the Neighborhood Conservation Buffer (NCB) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Clark Mapes Engineer: John Gerwel RC: Tenae Beane

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# 313 N Meldrum St Office



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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) Historic Larimer County

**Your Mailing Address** P.O. Box 1909, Fort Collins, CO 80522

**Phone Number** 970/689-4855 **Email Address** tatanka@verinet.com

**Site Address or Description** (parcel # if no address) Historic Malaby Store, 313 N. Meldrum St.

**Description of Proposal** (attach additional sheets if necessary) We are requesting a conceptual review meeting to discuss a proposed donation of the Malaby Store to HLC in 2022. Our non-profit organization's goal is to rehabilitate the historic building so that it can be used as our headquarters and for public interpretation.

**Proposed Use** Offices, Meeting Space, Museum **Existing Use** Storage

**Total Building Square Footage** 2,124 **S.F.** **Number of Stories** 1 **Lot Dimensions** .22 acre

**Age of any Existing Structures** circa late 1870s, moved to this location in early 1900s

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? \_\_\_\_\_

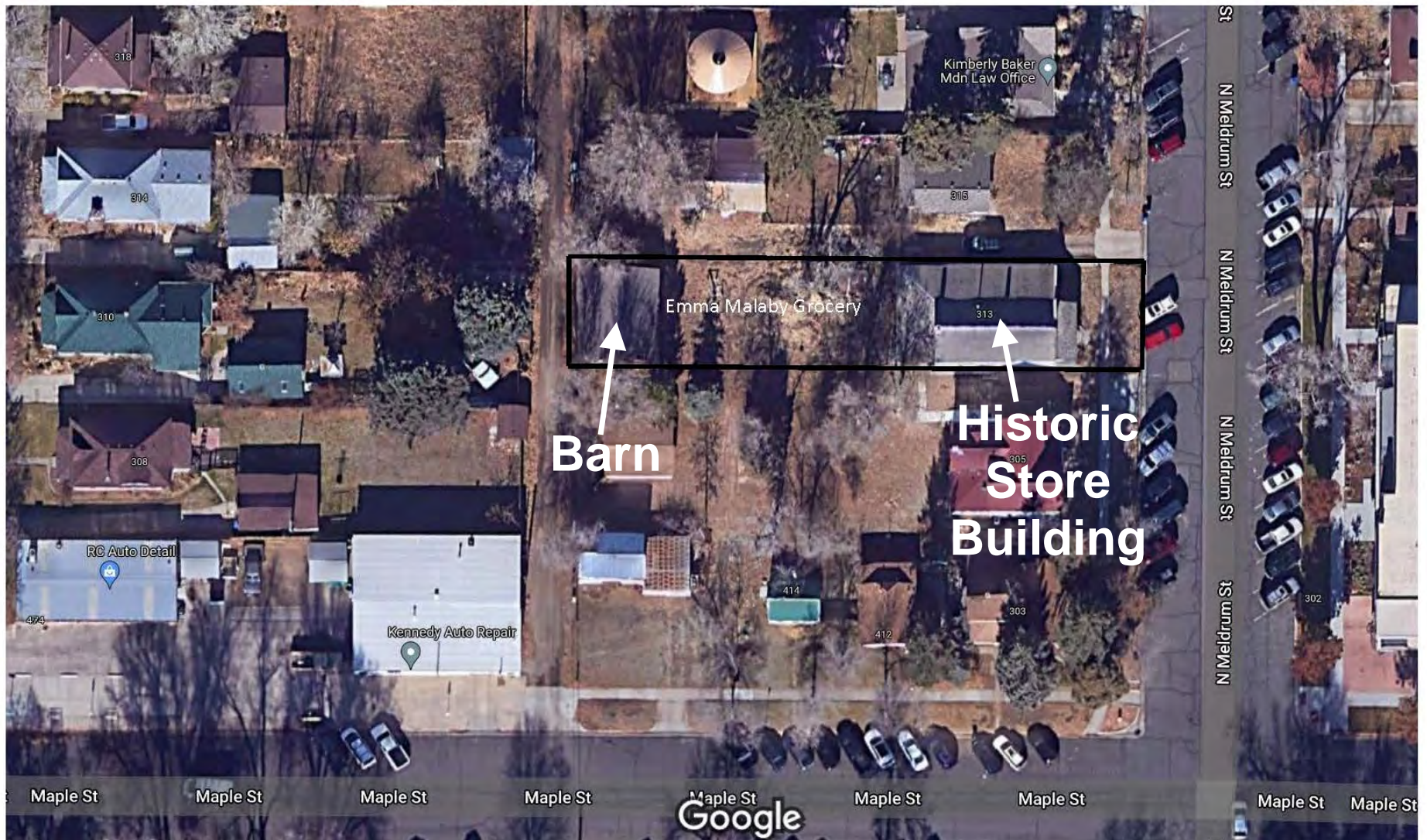
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** None planned **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:**

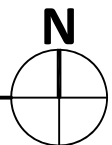
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

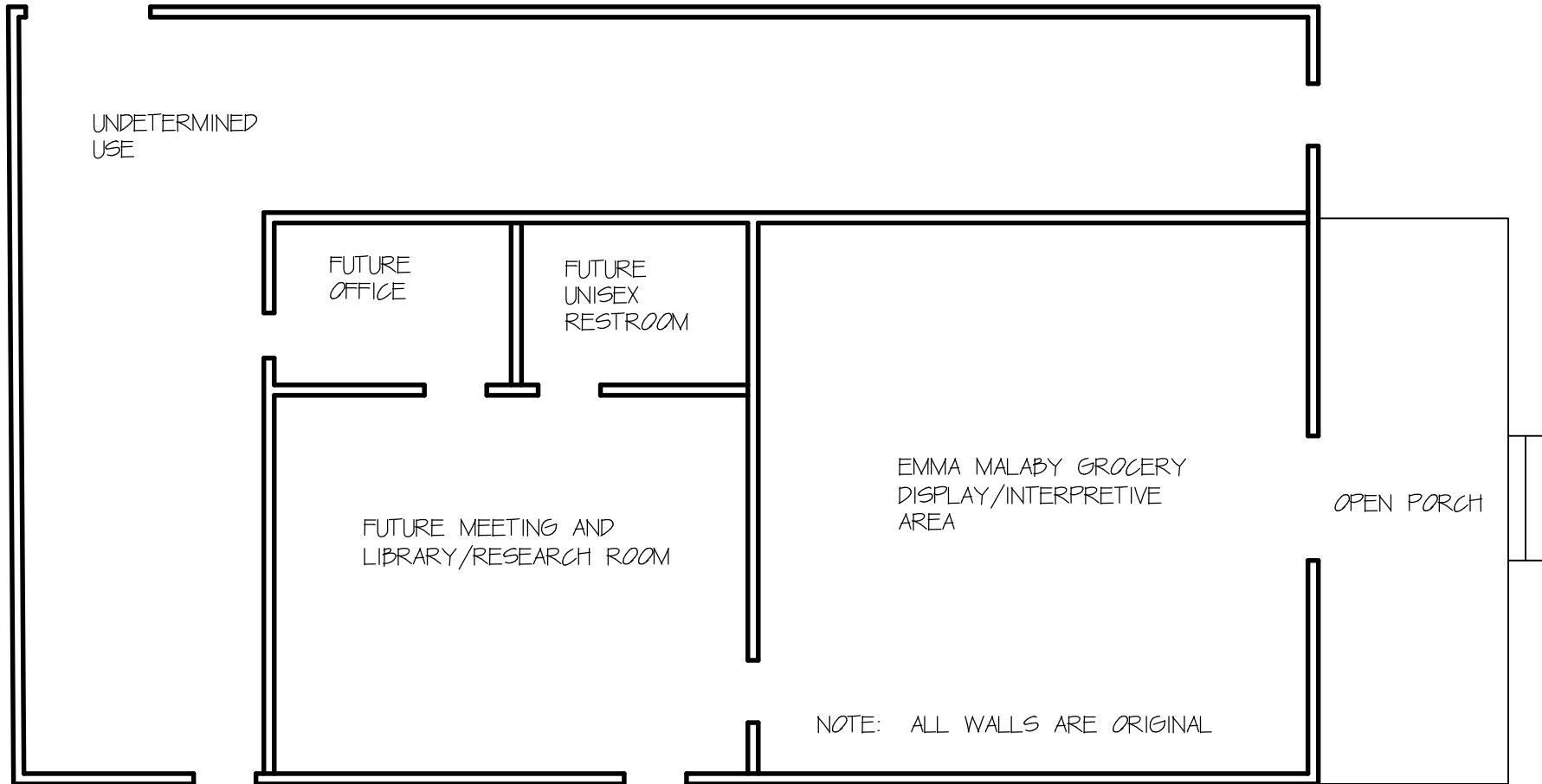




# 1 SITE PLAN

SK1 SCALE: NTS

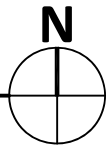




1  
SK2

# PROPOSED FLOOR PLAN

SCALE: NTS





313  
**EMMA MALABY  
GROCERY**

BURRILL  
313 N. MELDRUM



313

# EMMA MALABY GROCERY

BURRILL  
313 N. MELDRUM





