

# Conceptual Review Agenda

Schedule for 04/07/22

Meetings hosted via Zoom Web Conferencing

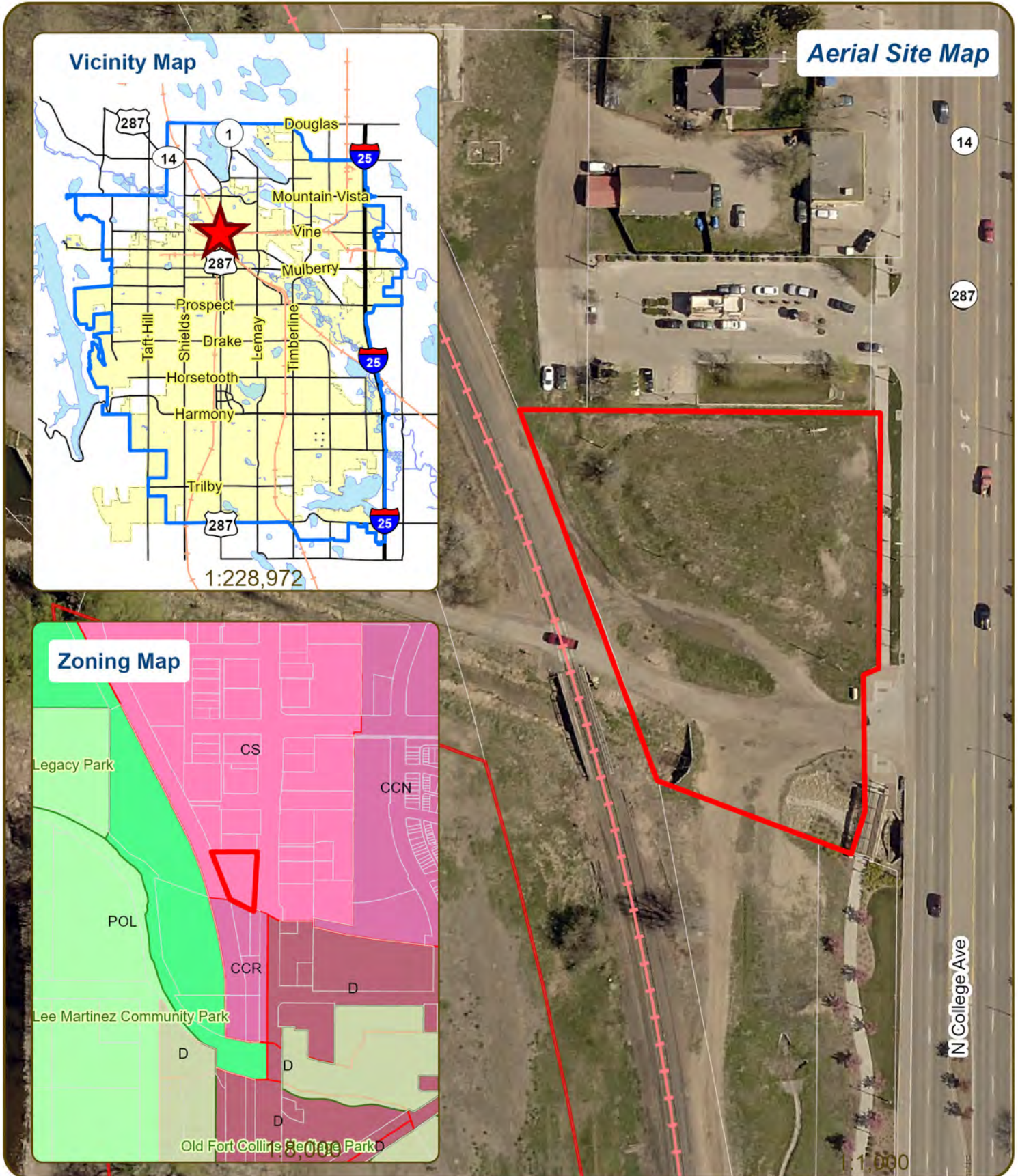
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## Thursday, April 7, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	<b>799 N College Ave Drive-Thru Restaurant</b>  CDR220026	Lisa Golicher 813-857-5644 lgolicher@gmail.com	This is a request to develop a drive-thru restaurant (Shipleys Donuts) at 799 N College Ave (parcel # 9702424016). The proposal includes an 1,800 sf restaurant building, an outdoor dining area, and 30 on-site parking spaces. Access is proposed from N College Ave directly to the east and Alpine St .05 miles to the north. The site is directly west of N College Ave and .10 miles north of E Vine Dr. The site is within the Service Commercial (CS) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Will Lindsey Engineer: Tim Dinger DRC: Todd Sullivan

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# 799 N College Ave Drive-Thru Restaurant



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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.

"BOLDDED 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)

Lisa GOLICHER & Wendy Saltz (OWNERS)

Business Name (if applicable) Shipley DO-NUTS

Your Mailing Address 703 W. MOUNTAIN AVE FOCO 80521

Phone Number 813-857-5644 Email Address LGOLICHER@gmail.com

Site Address or Description (parcel # if no address) 799 N. COLLEGE AVE

Parcel # 990242416 FORT COLLINS, CO

Description of Proposal (attach additional sheets if necessary) Proposed 1800 S.F.

Drive thru DONUT Kolache Restaurant

Proposed Use Drive-Thru Restaurant Existing Use LAND

Total Building Square Footage 1800 S.F. Number of Stories 1 Lot Dimensions See Attached

Age of any Existing Structures N/A 1 Year

Info available on Larmer County's Website: http://www.co.larmer.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?

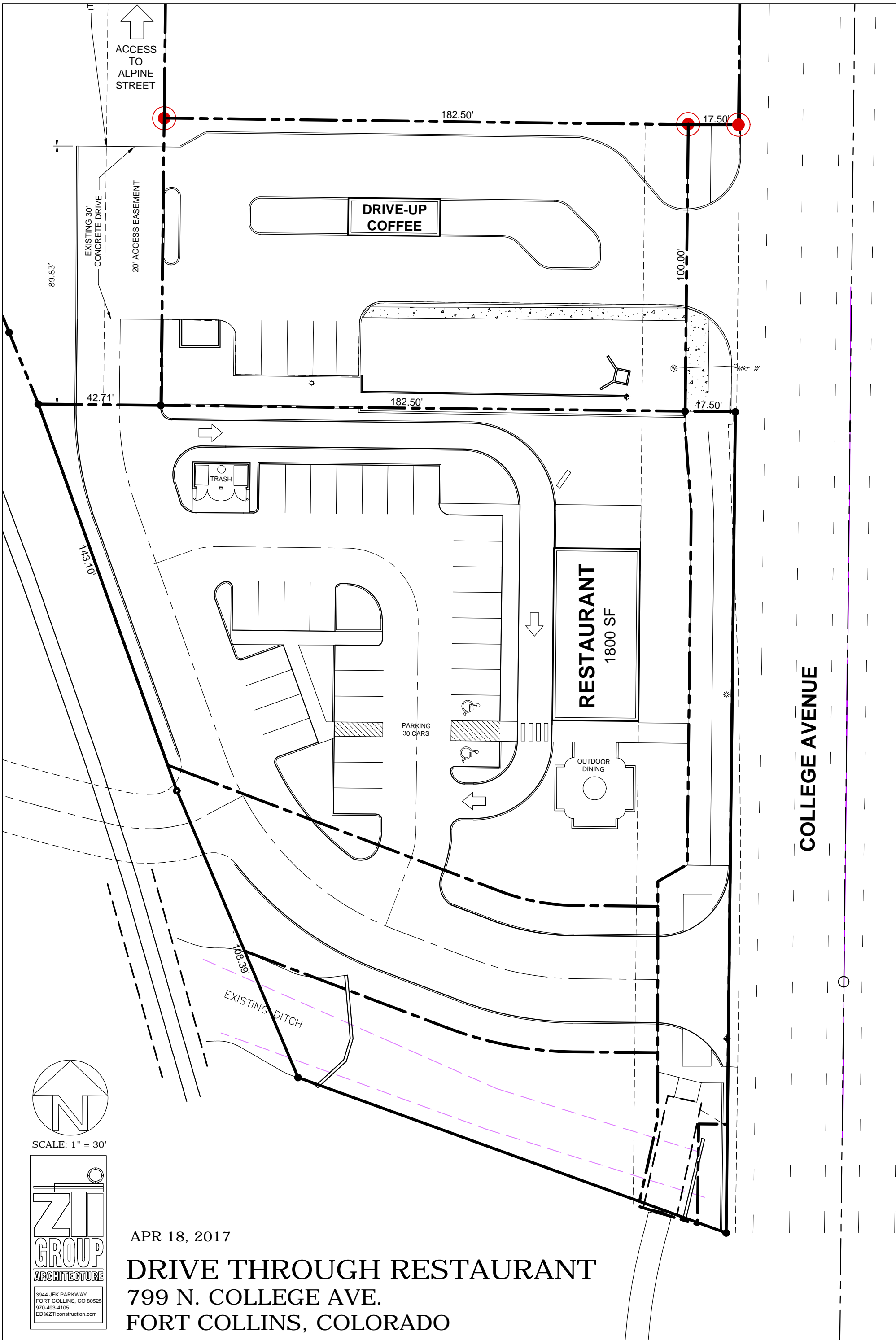
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

\* Increase in Impervious Area 35,000 of the 45,000 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?



COLLEGE AVENUE

↑  
ACCESS  
TO  
ALPINE  
STREET

DRIVE-UP  
COFFEE

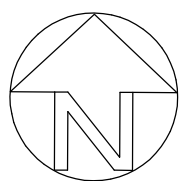
RESTAURANT  
1800 SF

TRASH

PARKING  
30 CARS

OUTDOOR  
DINING

EXISTING DITCH



SCALE: 1" = 30'

**ZTI**  
GROUP  
ARCHITECTURE

3944 JFK PARKWAY  
FORT COLLINS, CO 80525  
970-493-4105  
ED@ZTIconstruction.com

APR 18, 2017

**DRIVE THROUGH RESTAURANT**  
799 N. COLLEGE AVE.  
FORT COLLINS, COLORADO