

Conceptual Review Agenda

Schedule for 04/21/22

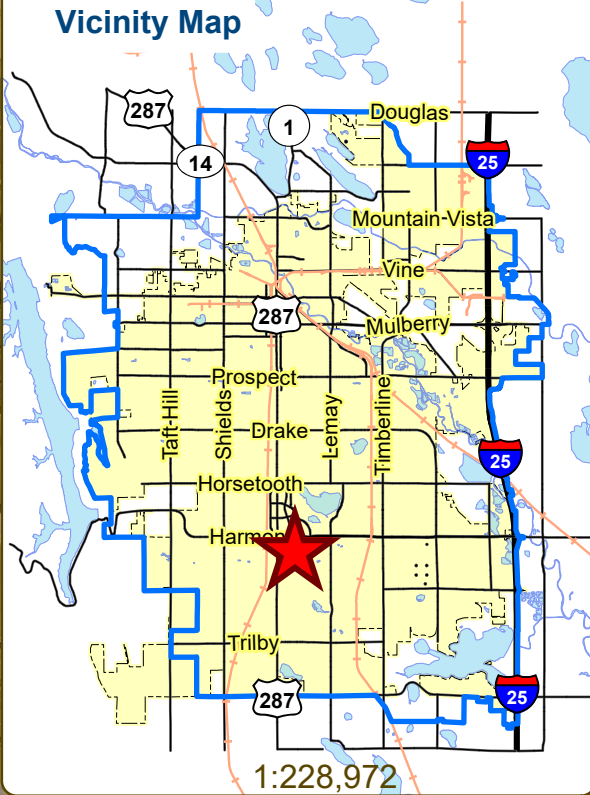
Meetings hosted via Zoom Web Conferencing

Thursday, April 21, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	321 E Harmony Plumbing Workshop CDR220033	Justin Mort 970-402-1036 jt@jtplumbingservicesllc.com	This is a request to develop a standalone office/ workshop building at 321 E Harmony Rd (parcel # 9601211002). The proposed parking lot would utilize a portion of an undeveloped parcel directly south of E Harmony Rd for a plumbing services office and workshop. The site is directly south of Bristlecone Dr and .07 miles west of Hogan Dr and JFK Parkway. The site is within the Harmony Corridor (H-C) zone district and the project would be subject to Administrative (Type 1) Review..	Planner: Pete Wray Engineer: Tim Dinger DRC: Brandy Bethurem Harras

321 E Harmony Plumbing Workshop

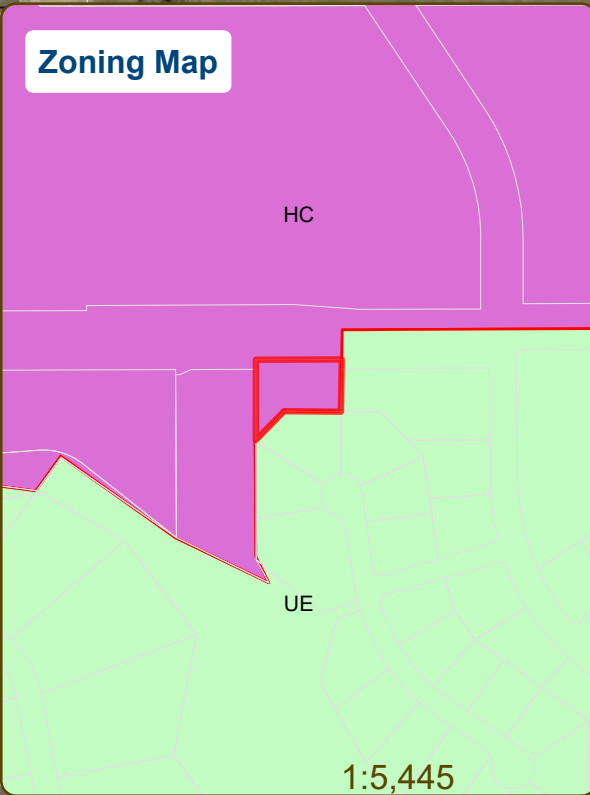
Vicinity Map



Aerial Site Map



Zoning Map





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) JUSTIN MORT -

OWNER -

Business Name (if applicable) JT PLUMBING & RESTORATION

Your Mailing Address 4211 S MASON ST UNIT B

Phone Number 9704021036 **Email Address** JT@JTPLUMBINGSERVICESLLC.COM

Site Address or Description (parcel # if no address) 321 E HARMONY RD

Description of Proposal (attach additional sheets if necessary) WOULD LIKE TO BUILD OUR OFFICE ON THIS PROPERTY. MOCK DESIGN IS ATTACHED.

Proposed Use PLUMBING SHOP **Existing Use** —

Total Building Square Footage 10,000 S.F. **Number of Stories** 2 **Lot Dimensions** 203' x 130'

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? —

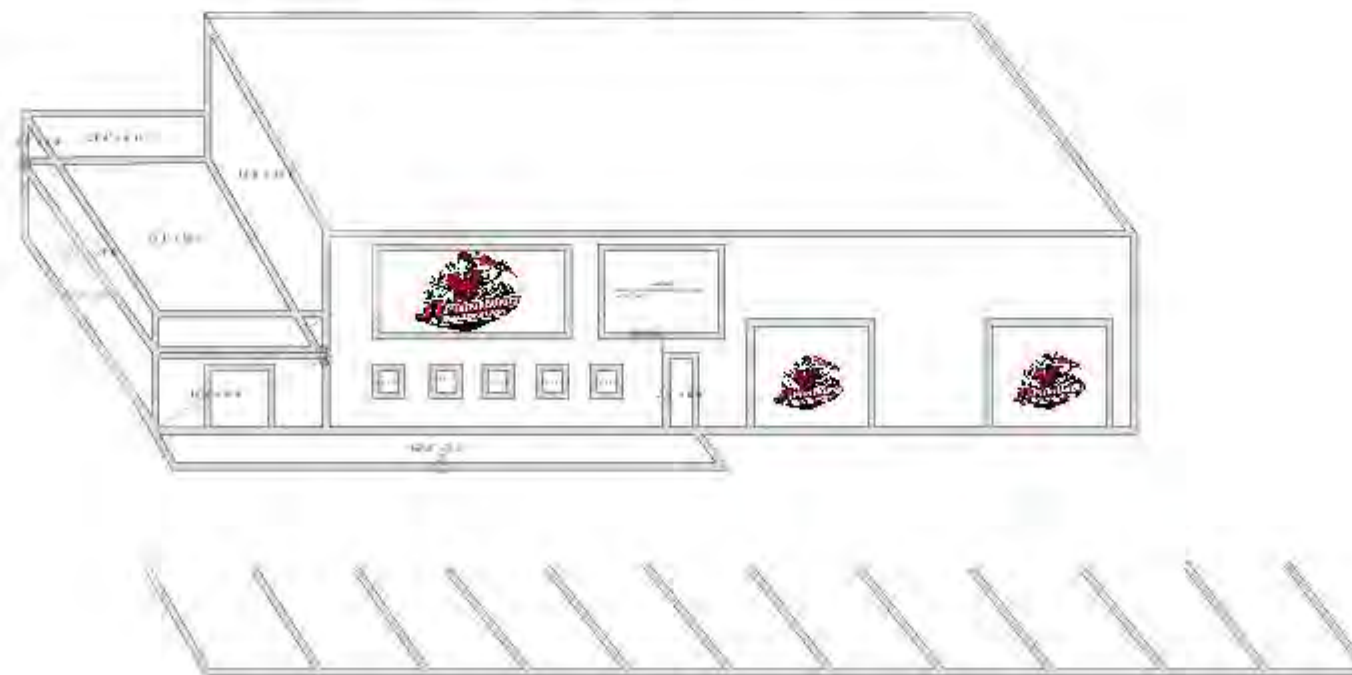
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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?

- Top left logo is an 8'H X 20'L window
- Below that window are 4' x 4' windows with a black, white and red design
- Both bottom logos are garage doors 14'H X 18'L
- Roof top deck on left side of building
- Parking spaces in front & side of building
- Whole length of building is 120'
- Height of building is 25'



Harmony Road – Development Site



HARMONY & COLLEGE Ft. Collins, CO

AVAILABLE: 27,442.80 SF
0.63 ACRES
SALE PRICE: \$11.85 / SF
\$325,000
ZONING: HC - Harmony Corridor

HARMONY FRONTAGE LOT READY TO DEVELOP

- 200+ Feet of Harmony Road Frontage
- Ideal for Office and Medical Uses
- Right-In / Right-Out Access Off of Harmony Road
- 41,872 vehicles per day on Harmony Road
- Directly adjacent to a variety of amenities
- Across the street from King Soopers anchored retail center

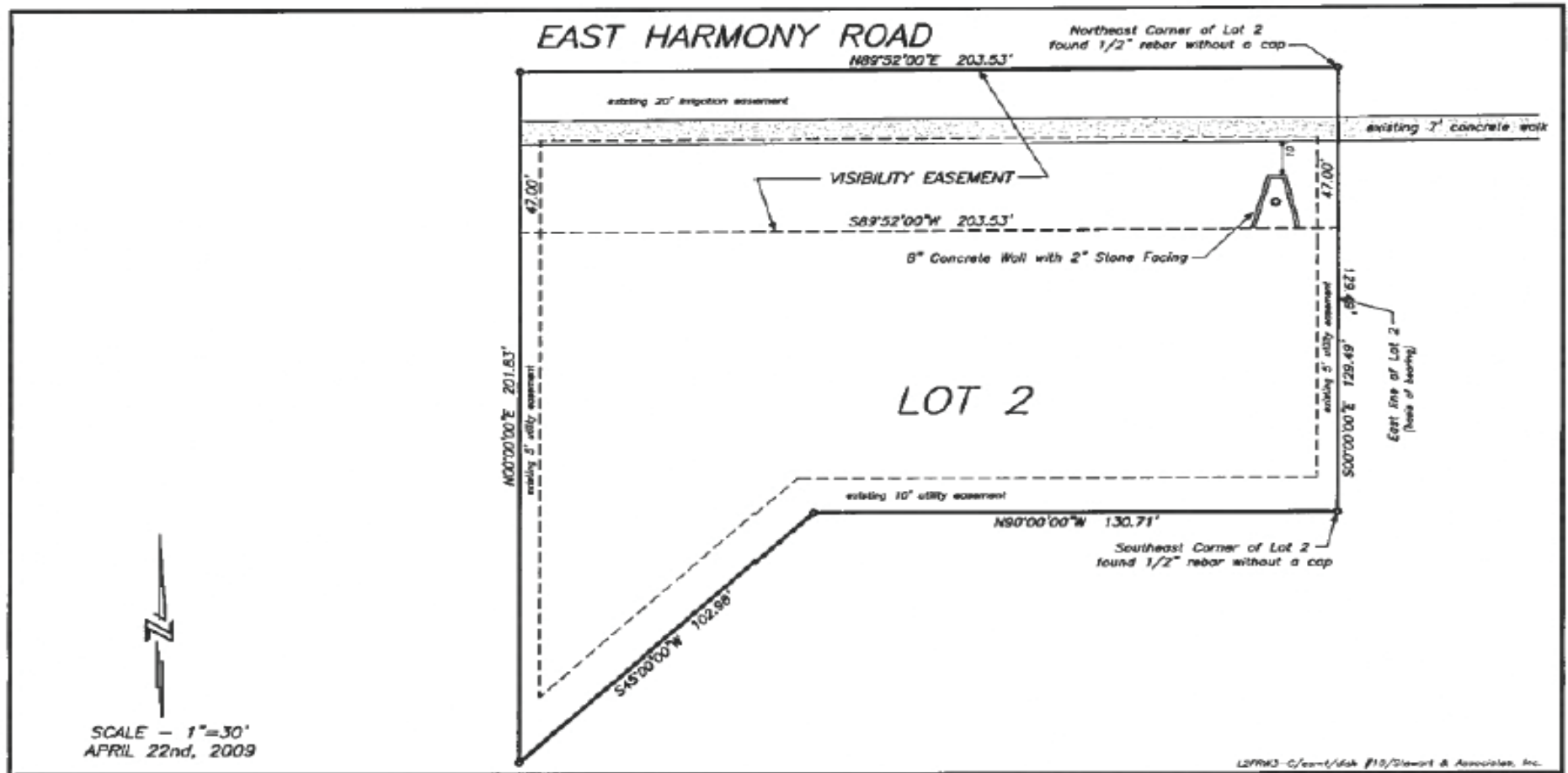
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CONTACT: Jake Arnold • 970-294-5331 • Jarnold@waypointRE.com

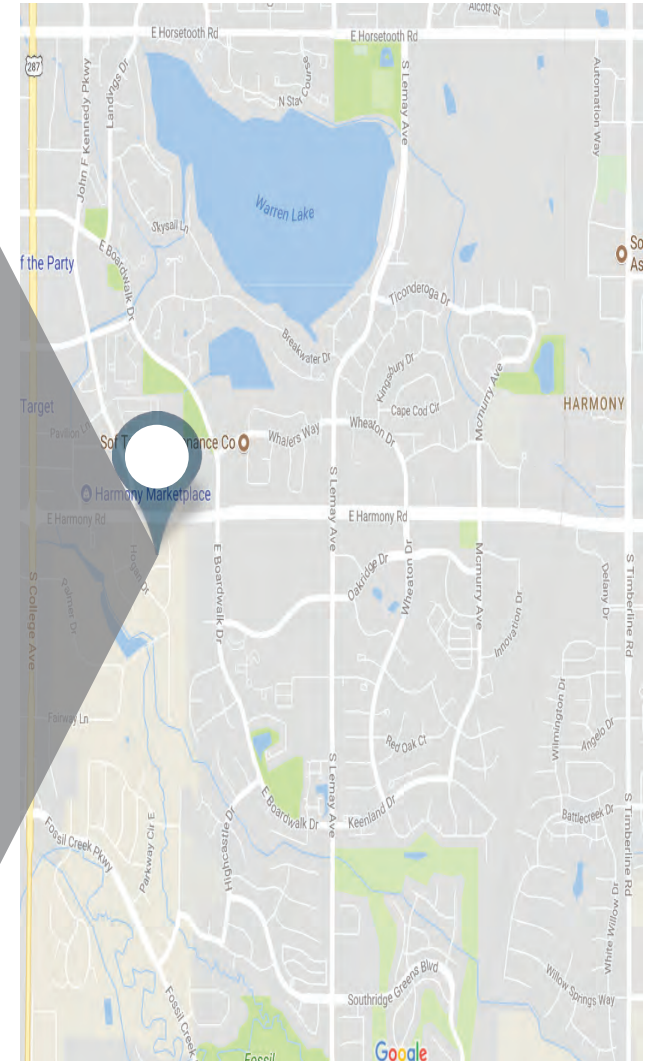
JOSHUA GUERNSEY / JAKE ARNOLD / GREG ROEDER / NICK NORTON
120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • www.waypointRE.com

VISIBILITY EASEMENT



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

Harmony Road, Ft. Collins



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