

Conceptual Review Agenda

Schedule for 08/11/22

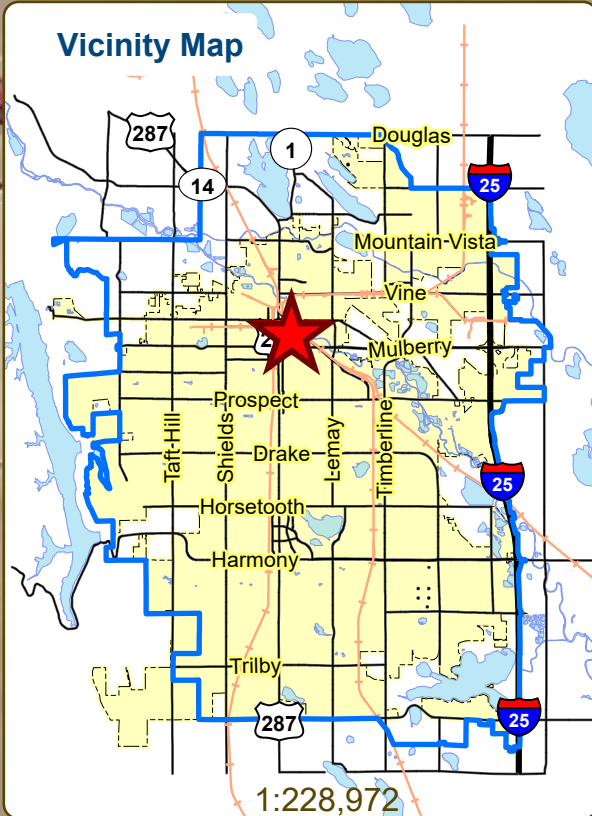
Meetings hosted via Zoom Web Conferencing

Thursday, August 11, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	The Byron - 113 Peterson St. CDR220064	Jake Hattis 970-682-8389 Jacobhattis@gmail.com	This is a request establish a Café/Bar at 113 Peterson St. (parcel # 9712316029). The applicant is requesting to change the use of the existing retail property to a Café/Bar/Tavern along with various site improvements. Access to the property is taken directly from Peterson St. The site is approximately 0.04 miles south of E Mountain Ave. and approximately 0.20 miles east of S College Ave. The property is within the Downtown District (D) zone district and is subject to Basic Development Review (BDR) Review.	Planner: Clark Mapes Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

The Byron - 113 Peterson St. Bar/Tavern

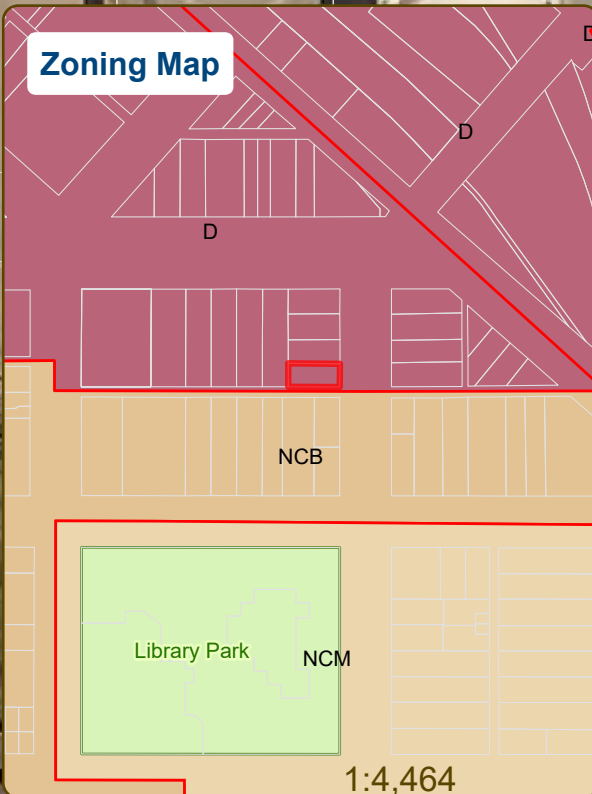
Vicinity Map



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) _____

Jake & Ruby Hattis

Business Name (if applicable) _____ The Byron

Your Mailing Address _____

Phone Number _____ 970-682-8389 **Email Address** _____ Jacobhattis@gmail.com / rubyet@me.com

Site Address or Description (parcel # if no address) _____ 113 Peterson Street, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) _____ See Attached Documents.

Proposed Use _____ Coffee Shop/Tavern **Existing Use** _____ Happy Horse Tack Shop / Vacant

Total Building Square Footage _____ 1,646 SF **S.F. Number of Stories** _____ 1 **Lot Dimensions** _____ 100 ft. x 47 ft.

Age of any Existing Structures _____ 120 Years

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:

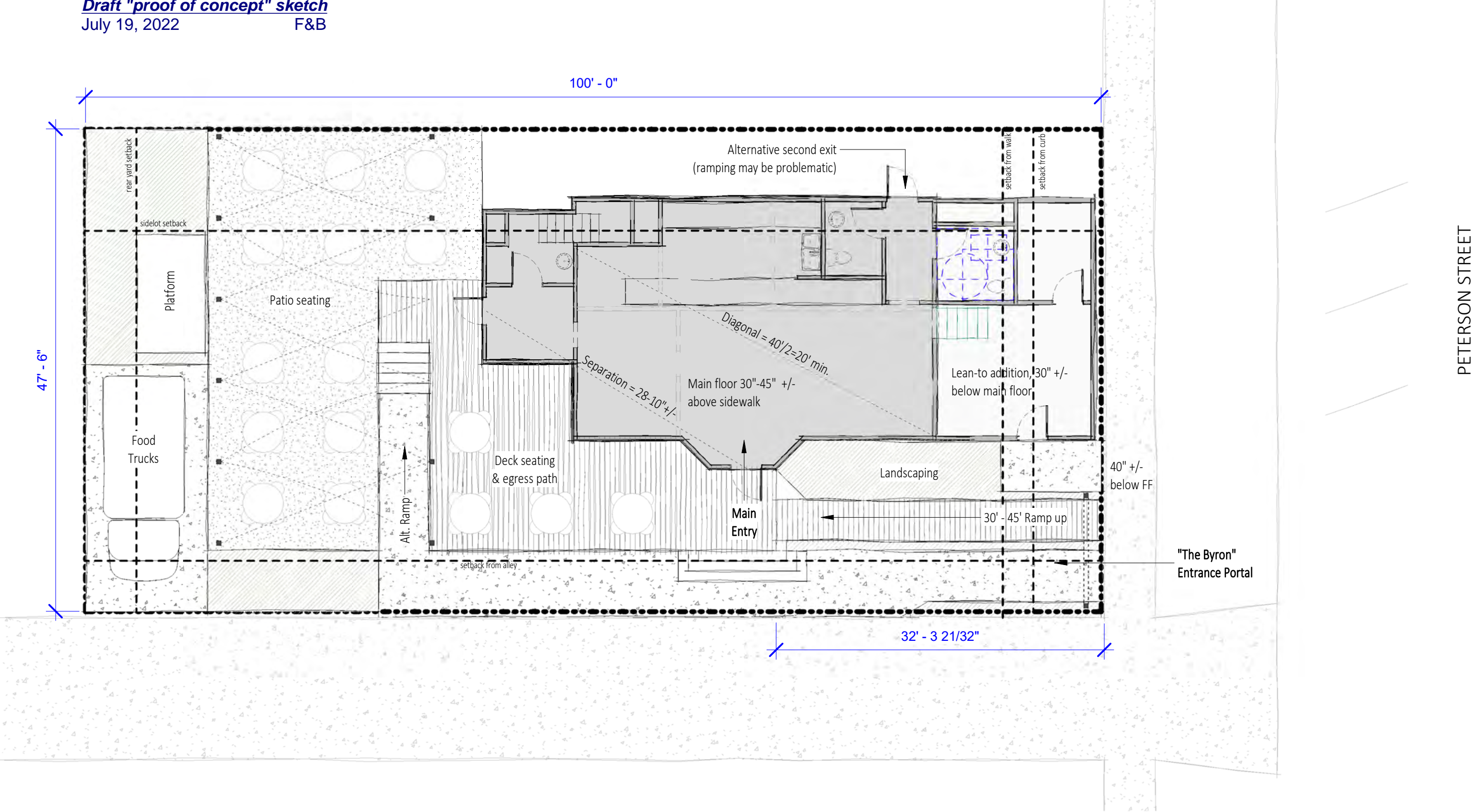
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

Description of Proposal

We are proposing changing the use of the property to a cafe. Historically the property has been used as a horse tack shop. We would like to renovate the interior to include seating space, two bathrooms, and a bar that will serve coffee, beer, wine, and light snacks.

We are not proposing the construction of new structures. The only changes will be to the existing structure. This includes relocating the entrance to the property so as to improve disability access, and adding windows to the street facing facade to allow for better visibility and natural light (replace the existing wood exterior with glass).

In addition the existing parking lot will be transformed to accommodate outdoor patio seating for patrons and a portion of the drive will be dedicated to food truck operators.



Sketch Plan

Boundaries



Proposed Improvements

