

# Conceptual Review Agenda

Schedule for 09/08/22

Meetings hosted via Zoom Web Conferencing

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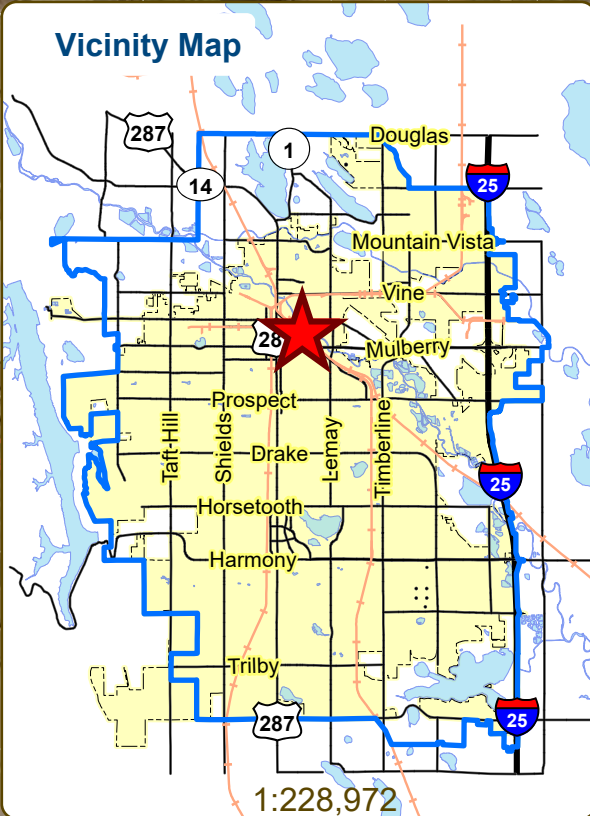
## Thursday, September 8, 2022

| Time  | Project Name                                       | Applicant Info  | Project Description  |   |
|-------|--|---|--|---|
| 11:15 | 101 East Lincoln<br>Change of Use<br><br>CDR220069 | Russell Lee<br>970-224-5828<br>russ.lee@ripleydesigninc.com | This is a request to add office and light manufacturing uses to the existing warehouse use. (parcel # 9712300035). The applicant is proposing to convert a portion of an existing warehouse building for office and light manufacturing. The project will include a new plat for the property. Access to the property is taken directly from E Lincoln Ave to the north. The 2.43-acre property is approximately 0.39 miles east of N College Ave and approximately 0.12 miles NE of Riverside Ave. The property is within the Downtown District (D) zone district and Innovation subdistrict, and is subject to Administrative (Type 1) Review. | <b>Planner: Clark Mapes</b><br><b>Engineer: John Gerwel</b><br><b>DRC: Brandy Bethurem Harras</b> |

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# 101 East Lincoln Change of Use Office/Light Industrial/Warehouse

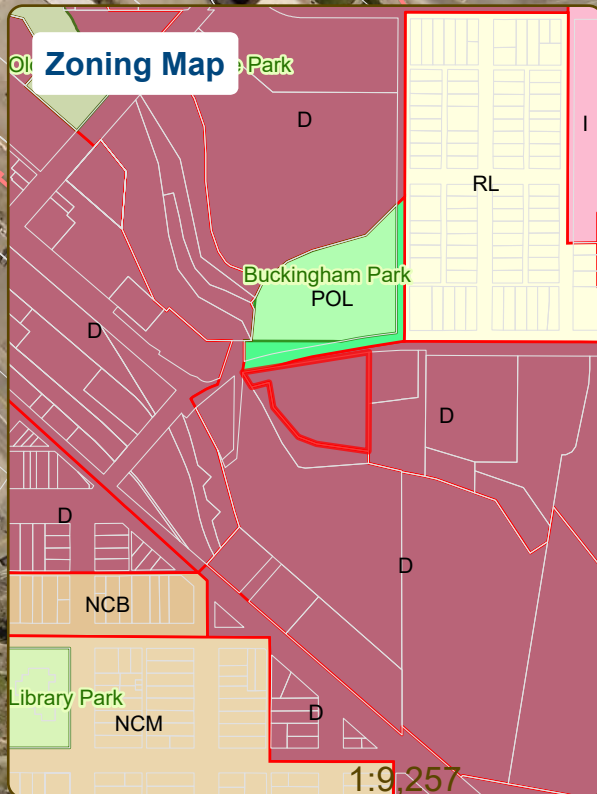
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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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) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ 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 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?



Plotted By: Ripley Intern Layout: 01 SITE PLAN Printed On: 8/3/2022 3:36 PM File Name: SITE PLAN.dwg



#### REFERENCE NOTES SCHEDULE

| SYMBOL | 01 HARDSCAPE DESCRIPTION  | QTY      | DETAIL |
|--------|---|----------|--------|
|        | CONCRETE  | 2,267 SF |        |
| SYMBOL | 02 LANDSCAPE MATERIAL DESCRIPTION                                     | QTY      | DETAIL |
|        | SHRUB BED AREA  | 1,667 SF |        |
| SYMBOL | EXISTING BUILDING USE BREAKDOWN                                       | QTY      | DETAIL |
|        | UNIT A<br>Convert to office   | 780 SF   |        |
|        | UNIT B<br>Convert to office   | 3,160 SF |        |
|        | UNIT C<br>Convert to light manufacturing<br>keep a portion as storage | 2,490 SF |        |
|        | UNIT D<br>Keep existing use (storage/<br>warehouse)                   | 3,640 SF |        |

101 EAST LINCOLN

#### CONCEPT REVIEW

FORT COLLINS, CO  
PREPARED BY:

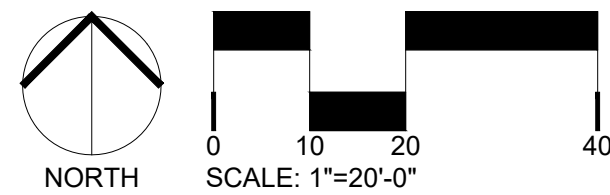


#### LAND PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.  
Russ Lee  
419 Canyon Ave, Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828

#### OWNER

MCKEE BROTHERS, LLC  
Craig McKee  
221 East Lincoln Ave.  
Fort Collins, CO 80524



ORIGINAL SIZE 24X36

| ISSUED |                |            |
|--------|----------------|------------|
| No.    | DESCRIPTION    | DATE       |
| 01     | CONCEPT REVIEW | 08/03/2022 |

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

#### SITE PLAN

SEAL:

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

|                 |         |
|-----------------|---------|
| PROJECT No.:    | R22-005 |
| DRAWN BY:       | JW / EC |
| REVIEWED BY:    | RL      |
| DRAWING NUMBER: |         |



101 EAST LINCOLN - EXTERIOR MODIFICATIONS

