

# Conceptual Review Agenda

Schedule for 10/13/22

Meetings hosted via Zoom Web Conferencing

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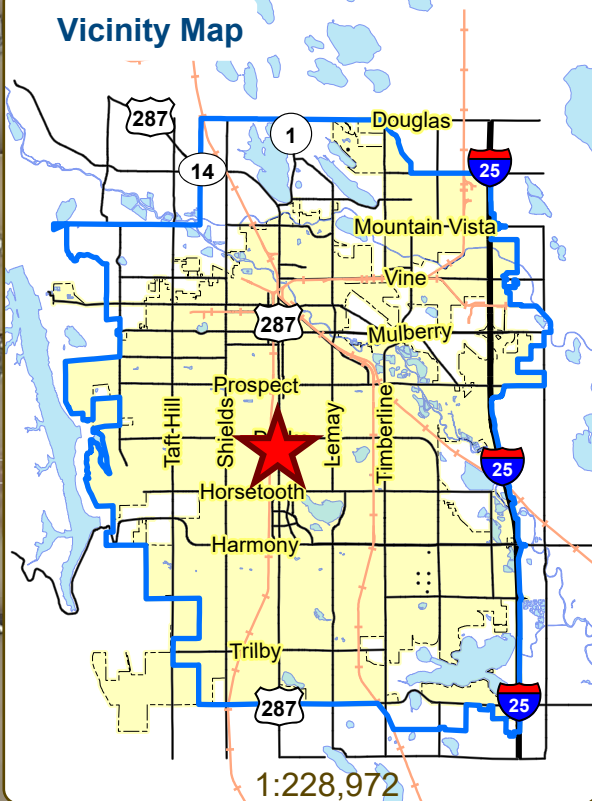
## Thursday, October 13, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	Enchante Mixed Use CDR220080	Murat Tercan 970-215-1378 murattercan06@gmail.com	This is a request for the addition of 4 dwelling units to be used as short term rentals to the existing salon at 2631 S College Ave. (parcel # 9726127004). The applicant is proposing to convert a portion of an existing building to 4 dwelling units. These units would be used primarily as short term rentals.. Access to the site will come from the frontage road west of S College Ave and from W Thunderbird Dr. The site is located directly west of S College Ave. and approximately 0.08 miles south of W Drake Rd. The property is within the General Commercial District (C-G) zone district and is subject to a Major Amendment, Administrative (Type 1) Review.	<b>Planner: Jenny Axmacher</b>  <b>Engineer: John Gerwel</b>  <b>DRC: Marissa Pomerleau</b>

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# Enchante Mixed Use STR - Dwelling Units

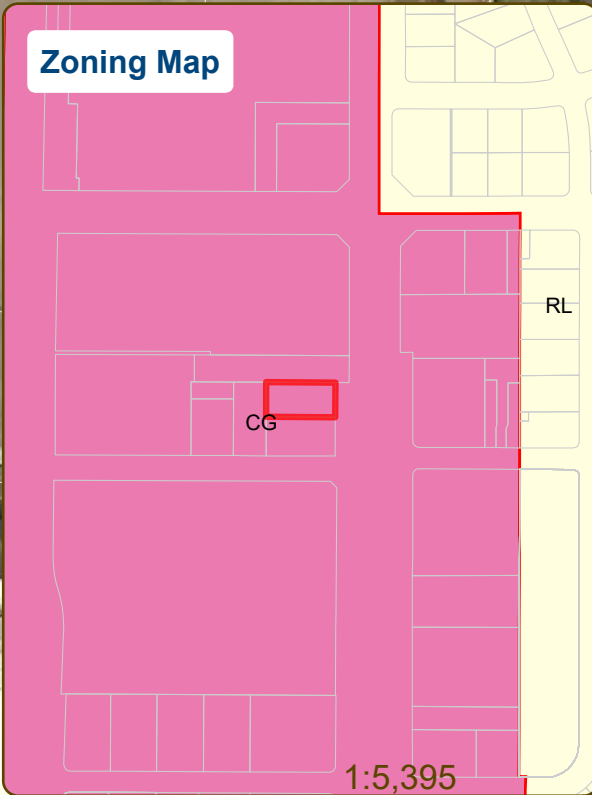
Vicinity Map



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](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) My name is MURAT Tercan. I am the owner and president of this building. Business manager.

**Business Name** (if applicable) Enchante A European Salon Inc.

**Your Mailing Address** 2631 S College Ave. Fort Collins, CO 80525

**Phone Number** 9702151370 **Email Address** murattercan06@gmail.com

**Site Address or Description** (parcel # if no address) Building (single standing building)  
We want to divide the existing building.

**Description of Proposal** (attach additional sheets if necessary)

I want to divide the building to mix use. Short term rentals and keeping the hair salon. Unused areas will be in good use.

**Proposed Use** Commercial Residential (STR) mix use **Existing Use** Hair Salon & SPA

**Total Building Square Footage** 4000 **S.F. Number of Stories** \_\_\_\_\_ **Lot Dimensions** 4500 sqft Apprx.

**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? \_\_\_\_\_

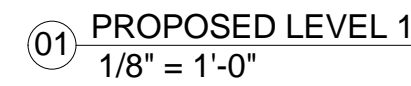
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** Still same building, it will be divided **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?





— EXISTING ELEMENT  
 - - DEMO ELEMENT  
 — NEW ELEMENT  
 FS FLOOR SINK  
 FDI FLOOR DRAIN

PROPERTY OF THUNDERPUP CONSTRUCTION INC.