Conceptual Review Agenda

Schedule for 10/13/22

Meetings hosted via Zoom Web Conferencing

Thursday, October 13, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	Enchante Mixed Use	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	Planner: Jenny Axmacher
	CDR220080		rentals to the existing salon at 2631 S College Ave. (parcel # 9726127004). The applicant is proposing to convert a portion of	Engineer: John Gerwel
			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	DRC: Marissa Pomerleau
			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.	

Enchante Mixed Use STR - Dwelling Units



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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. <u>Complete applications and sketch plans</u> 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 <u>currentplanning@fcgov.com</u>. 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)

prignil Business Name (if applicable) Oben Your Mailing Address Email Address Phone Number 4 Site Address or Description (parcel # if no address) 110/ Description of Proposal (attach additional sheets if necessary) ental S Salon. tertial(STR) Existing Use Ham Proposed Use (commerciald Total Building Square Footage 000 S.F. Number of Stories _____ Lot Dimensions _____ 500 5

Age of any Existing Structures

Info available on Larimer County's Website: <u>http://www.co.larimer.co.us/assessor/query/search.cfm</u> 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?
Ves No If yes, then at what risk is it?

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

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



01 PROPOSED LEVEL 1 1/8" = 1'-0"



SHEET NOTES A. ALL DIMENSIONS ARE TAKE FROM FACE OF EXISTING FINISHED ELEMENT TO FACE OF STUD. B. FILL, PREP., LEVEL FLOOR TO RECEIVE PORCELAIN TILE. (AREAS SHOWN ON FINISH PLAN (SEE A1.4) C. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY. ALL FURNITURE TO BE PROVIDED & INSTALLED BY OWNER MEY NOTES 1 3 5/8" STUD WALL W/1/2" GYP. SINGLE SIDE. TO WRAP EXISTING COLUMN & NEW PLUMBING & ELECTRICAL. 2 NEW STUD WALL TO OUTSIDE EDGE OF EXISTING STRINGER. FINISHES TO BE FLUSH WITH STRINGER STRINGER. FINISHES TO BE FLUSH WITH STRINGER SEE A1.3 FOR TYP. WALL SECTION. 3 REPLACE EXISTING STONE COUNTER & SINK (SEE RESTROOM DETAILS A1.4) 4 ADD 18" GRAG BARS (SEE RESTROOM DETAILS A1.5) 5 LOWER EXISTING URINAL TO COMPLIENT HEIGHT (RESTROOM DETAILS A1.4) 6 ACCESSIBLE PEDICURE STATION AVAILIABLE ON MAIN LEVEL. SEE KEY NOTE 7 ON FURNITURE PLAN FOR LOCATION. 7 LOCATION OF ACCESSIBLE PEDICURE STATION 8 FILL IN OPENING WITH STEEL STUD FRAMING & R13 INSULATION. SUBSTATE, EXTERIOR, INTERIOR FINISHES TO MATCH EXISTING EXTERIOR WALL.	<image/> <section-header><text><text><text><text></text></text></text></text></section-header>	
WALL LEGEND Image: Demolish Existing wall to REMAIN Image: Demolish Existing wall to REMAIN Image: Demolish Existing Element Image: Demol	PROJECT NUMBER: TDB DRAWN BY: KH CHECKED BY: N/A ISSUED: 10/15/12	
	ENCHANTE 2631 S. COLLEGE AVE FORT COLLINS	
	PROPOSED PLAN	
	A1.2 PROPERTY OF THUNDERPUP CONSTRUCTION INC.	

