

Conceptual Review Agenda

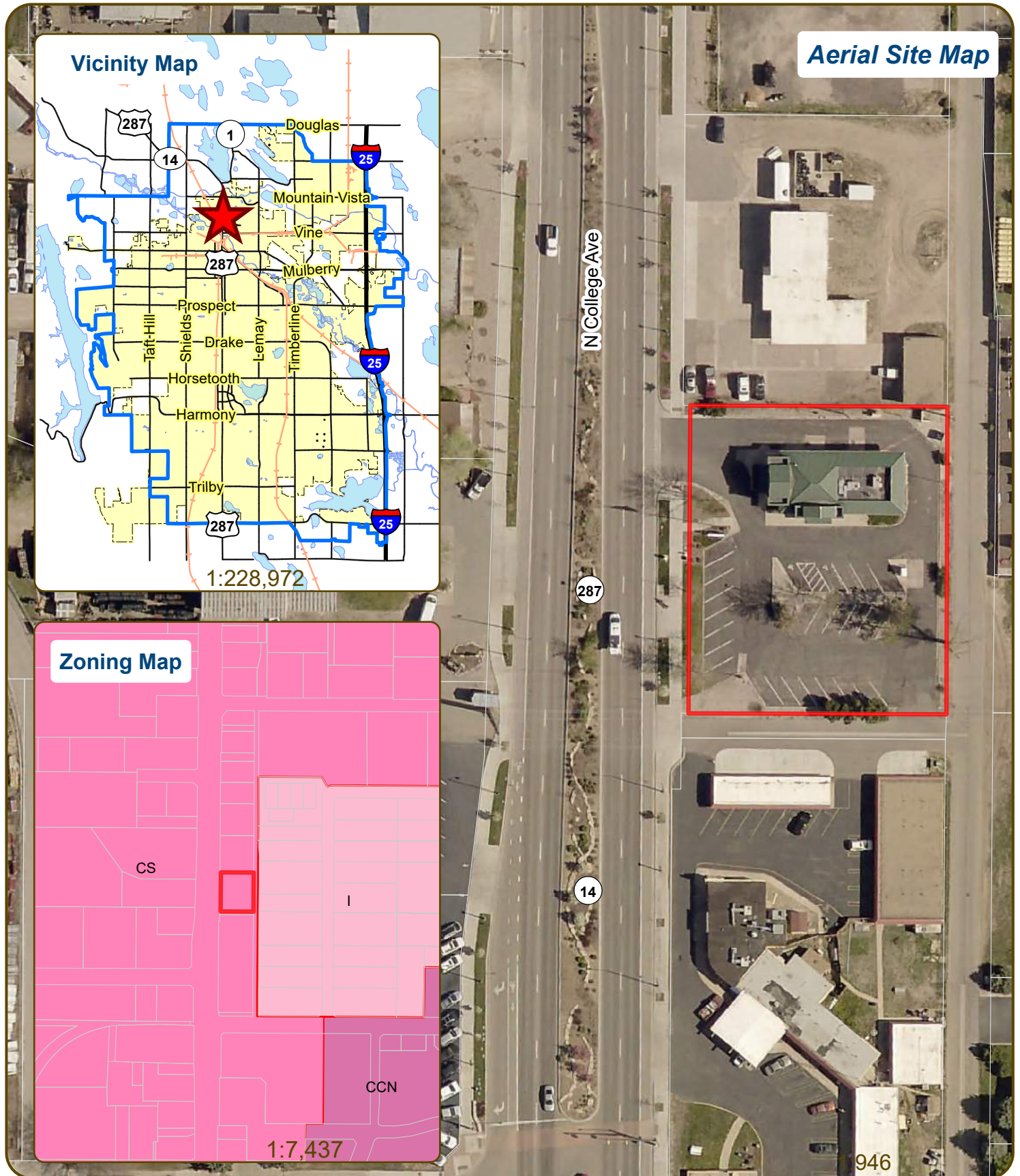
Schedule for 10/27/22

Meetings hosted via Zoom Web Conferencing

Thursday, October 27, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	Sexy Sammies Chicken Sandwiches & Tenders CDR220083	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request for a change of use from a bank to a fast food drive-thru chicken restaurant located at 1298 N College Ave. (parcel # 9701240001). This proposal is to convert the existing bank build into to restaurant use. Previous uses prior to the bank use were a Burger Inn and prior to that, an A & W restaurant. Access would be taken from N College Ave. directly to the west. The property is directly east of N College Ave. and approximately 0.30 miles north of E Suniga Rd. The property is within the Service Commercial District (C-S) zone district and is subject to a Major Amendment, Planning & Zoning Commission (Type 2) Review.	Planner: Katelyn Puga Engineer: Tim Dinger DRC: Marissa Pomerleau

Sexy Sammies Chicken Sandwiches & Tenders Drive-Thru Restaurant



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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. 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) _____

Cathy Mathis, TB Group, Planning Consultant; Brian Seifried, Owner; BJ DeForge, Hauser Architects

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 **Email Address** cathy@tbgroup.us

Site Address or Description (parcel # if no address) 1298 North College Avenue

Description of Proposal (attach additional sheets if necessary) Change of use for adding a fast food drive through chicken restaurant.

The restaurant is called Sexy Sammies Chicken Sandwiches & Tenders and the owner currently owns restaurants in Fort Collins and Greeley.

Previous uses prior to the bank use were a Burger Inn and prior to that, an A & W restaurant. The existing bank building will be remodeled to convert back to a restaurant use.

Proposed Use Drive-Through Restaurant **Existing Use** Bank with Drive up Teller

Total Building Square Footage 2,700 **S.F. Number of Stories** 1 **Lot Dimensions** 185' x 215'

Age of any Existing Structures 36

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 Zero **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?



SEXY SAMMIES CHICKEN SANDWICHES & TENDERS

1298 N. COLLEGE AVE. FORT COLLINS, CO

10.03.22

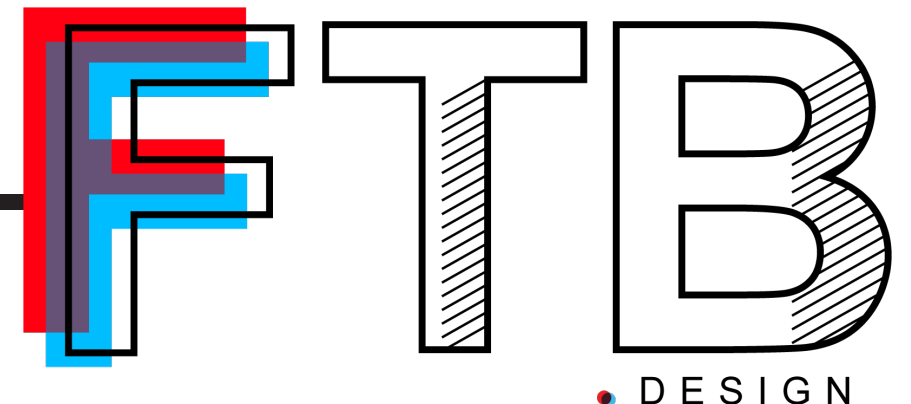


SEXY SAMMIES

Chicken Sandwiches & Tenders

EXTERIOR CONCEPT

PRODUCTION DESIGNER: JEFFREY TORAICHI EYSER
LOS ANGELES, CA



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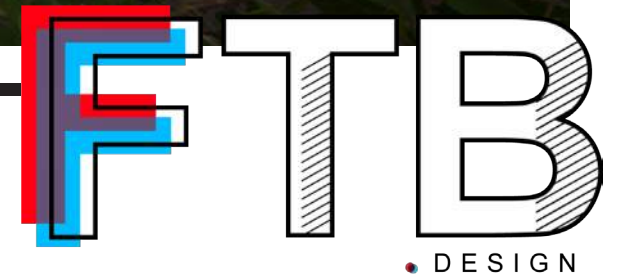


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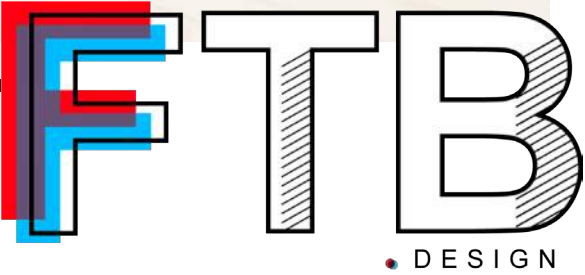


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