

Conceptual Review Agenda

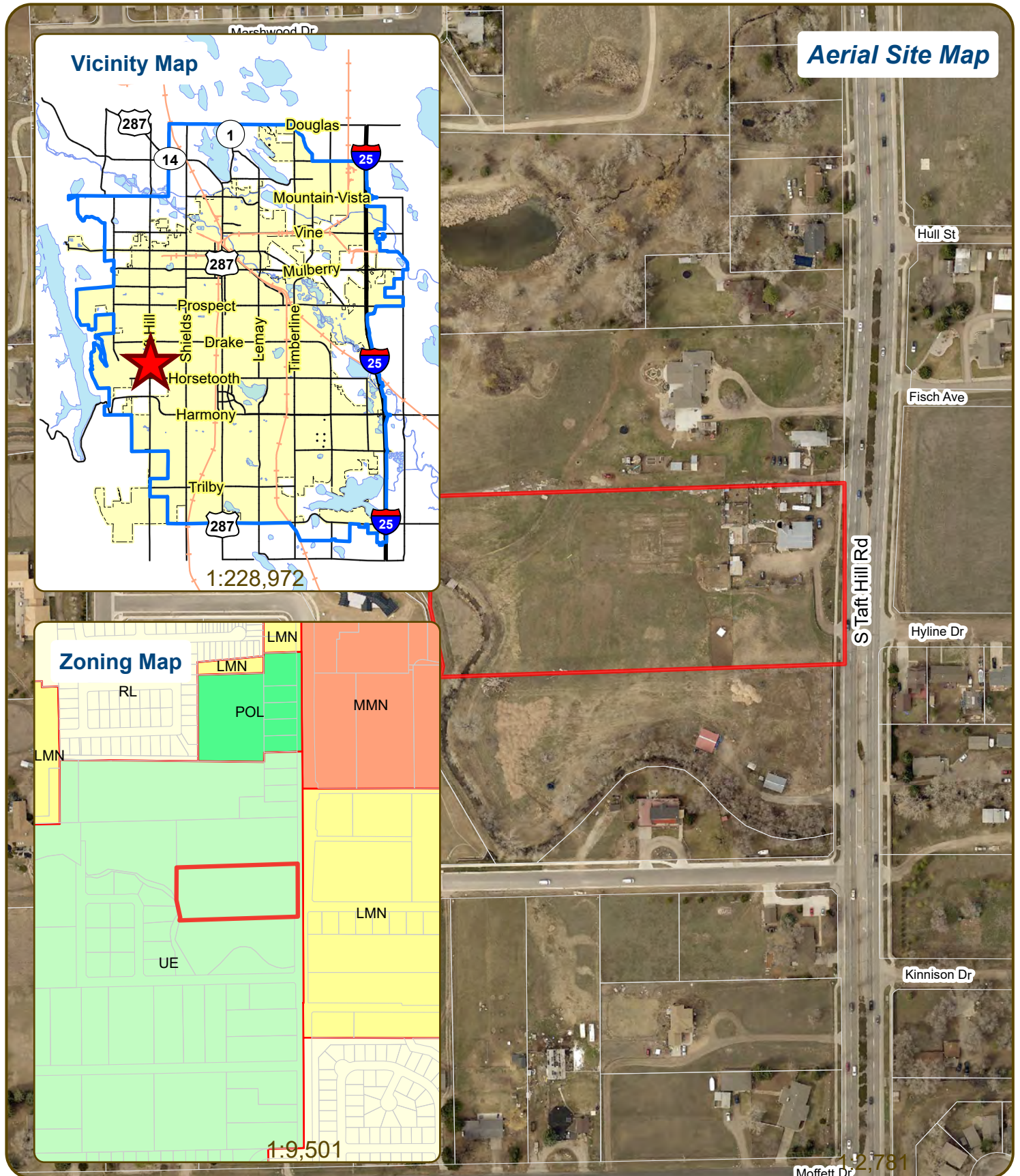
Schedule for 12/01/22

Meetings hosted via Zoom Web Conferencing

Thursday, December 1, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	J and G Farm Restaurant 2917 S Taft Hill CDR220093	Melyssa Mead (970) 219-0420 melyssamead@gmail.com	This is a request to develop a restaurant at 2917 S Taft Hill Rd. (parcel # 9728100036). The applicant is requesting an Addition of Permitted Use to allow a small-scale, standard restaurant on the property that once was their family farm. Access is taken from S Taft Hill Rd to the east. The site is approximately 0.31 miles south of W Drake Rd. and directly adjacent to S Taft Hill Rd. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Addition of Permitted Use (APU) Review.	Planner: Katelyn Puga Engineer: John Gerwel DRC: Marissa Pomerleau

J and G Farm Restaurant 2917 S Taft Hill Addition of Permitted Use (APU) Review



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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) _____

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?

Project Narrative

We are requesting an Addition of Permitted Use to allow a small-scale, standard restaurant on our family farm located at 2917 South Taft Hill Road. The five-acre parcel is zoned U-E, Urban Estate.

The property has been in our family for two generations having been purchased by my dad, Jerrold Mead, in 1979. It has been used as a small farm ever since, sustained with historic water rights from the Pleasant Valley and Lake Canal ditch that runs along the back of the property. My dad's desire to raise our own food through low-impact sustainable agriculture led him to experiment with different livestock. Growing up, my four brothers and I helped raise and milk cows. They were the constant, while we rotated through periods of also raising and butchering sheep, chickens, and pigs. On the back of the property, we maintained a small vegetable garden.

1979



Part of the charm of the farm is the distinct red barn and accompanying brick silo that has become a landmark on S. Taft Hill amidst all the housing developments. Being industrious, as well as a trained Mason, my father continually made improvements on the property. He utilized the silo to provide cooling into a back room for hanging meat before butchering. By bricking in the "milk parlor" and pouring a concrete floor with a drain, he transformed it into a meat processing room. He reinforced the barn with an I-beam to strengthen the hay loft, blocked the interior walls on the south side, and raised the roof to accommodate a large roll-up door for his fabrication shop. All these improvements were made while maintaining the authenticity of the barn.

2004



With my father's passing in 2008, the remaining two cows were sold and the farm became dormant. Starting in 2010, we began leasing the land to local, young farmers for free to help maintain the fertile land and provide viable opportunities for Community Shared Agriculture. Since then, we have also leased the shop in the barn and have partnered with CSU for soil research. Their findings indicated that the land has some of the richest organic matter in the county. The land continues to be farmed for CSA purposes and includes a seasonal farm stand as well as a Wednesday night market open to neighbors and members.

The following surrounding land uses and zoning are as follows:

N: U-E	Single family residence – 4.77 acres
S: U-E	Single family residence – 4.17 acres
E: U-E	Vacant - 5.27 acres
W: U-E	Talon Estates – 12 single family homes on 6 acres

Our farm was included in the 220 acre South Taft Hill Seventh Annexation into the City of Fort Collins and placed into the Urban Estate zone district. This was an involuntary enclave annexation in May of 2003 by virtue of being within the City's Growth Management Area and being surrounded by city limits for more than three years.

When the City widened South Taft Hill Road between Drake Road and Horsetooth Road, our family negotiated an eminent domain settlement resulting in the conveyance of 22 feet along our frontage to the City for the benefit of the capital improvement project. This project

included adding lanes and a raised median limiting one of our driveways to right-in/right-out turns only while the other driveway allows for full-turns.

This is a beautiful property with stunning views to the mountains – it feels like Horsetooth Rock is in our backyard. Over one-half of the property is still cultivated and we love the small farm character. As noted, the City has grown around us. While we are nostalgic for the rural charm of farm life, we understand the inevitable growth of a rapidly expanding city.

2022



Our third generation is coming up fast and we would like to pass along the farm without subdividing so they can experience the small-scale agriculture established by our dad. Our goal is to simply retain the integrity and character of the farm while allowing for a small eating house in and around the barn. We feel preserving our farm also has the benefit of providing open space along a major north-south street. Our concept is a win for our family's legacy, a win for farm preservation and open space, and a win for the community by the addition of a quaint, farm-to-fork restaurant in southwest Fort Collins.

little farm + food stand

There is a need in growing communities like Fort Collins to maintain the small, connected feel that neighborhood eateries provide. Recent examples include Stodgy brewing which revitalized an area void of community gathering spots and has quickly become a treasure for those in the surrounding neighborhood. Stodgy's presence has helped pave the way for The Fox Den, a no waste coffee shop a block away on Laporte Avenue. The same could be said of Jessup Farm

which is an anchor in the Timberline area. Each is located within walking distance to surrounding neighborhoods and has given Fort Collins residents gathering and dining options outside of Downtown or the Harmony corridor.

little on mountain is another recent addition to the Fort Collins community. By focusing on serving their surrounding neighbors, their team has built a reputation of using excellent ingredients sourced mostly from partnerships with local food and beverage purveyors.

Combining little's ability to make the most out of a small space with the long tradition of destination-style farm and food stands, our vision is to create a neighborhood-compatible gathering space where family and friends connect over food on the land where much of it comes from. Keeping the existing farm and adding a counter-service eating house in the barn, we're able to provide a unique, urban agricultural experience accessible to all.

Inviting the community to tour the working farm and dine at seat-yourself picnic tables, delivers a casual, family-friendly environment. Such a place doesn't exist, especially within walking or biking distance to a surrounding neighborhood. Continuing to offer a farm stand alongside the prepared food will allow guests to take home a basket of fresh produce after they enjoy ice cream with their kids.

While some interior dining is planned, the majority of seating would be outside for enjoying the views of Horsetooth Mountain, Spring Creek Trail, and the rows of growing vegetables. As such, we would make operating hours, "daylight" hours.

Additionally, we desire to provide a viable living for young farmers who want to focus on farming – not trying to sell their produce weekly at markets and catering to the variability of customers' tastes. Instead, by working with the needs of the restaurant group, farmers have a guaranteed buyer with less hustle and headache.

Fort Collins' roots are in agriculture. What better way to pay homage than to invite the public to experience a small slice that is still thriving and evolving in the heart of the community? With the same intention, dedication to quality, support of local producers, and care for people that Little has crafted in their short time on Mountain Avenue, we can bring to life a neighborhood-supported and destination-worthy food and farm experience on S. Taft Hill.



143.0 0 71.50 143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

- Legend**
- Parcels
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Limits
 - NearMap Logo

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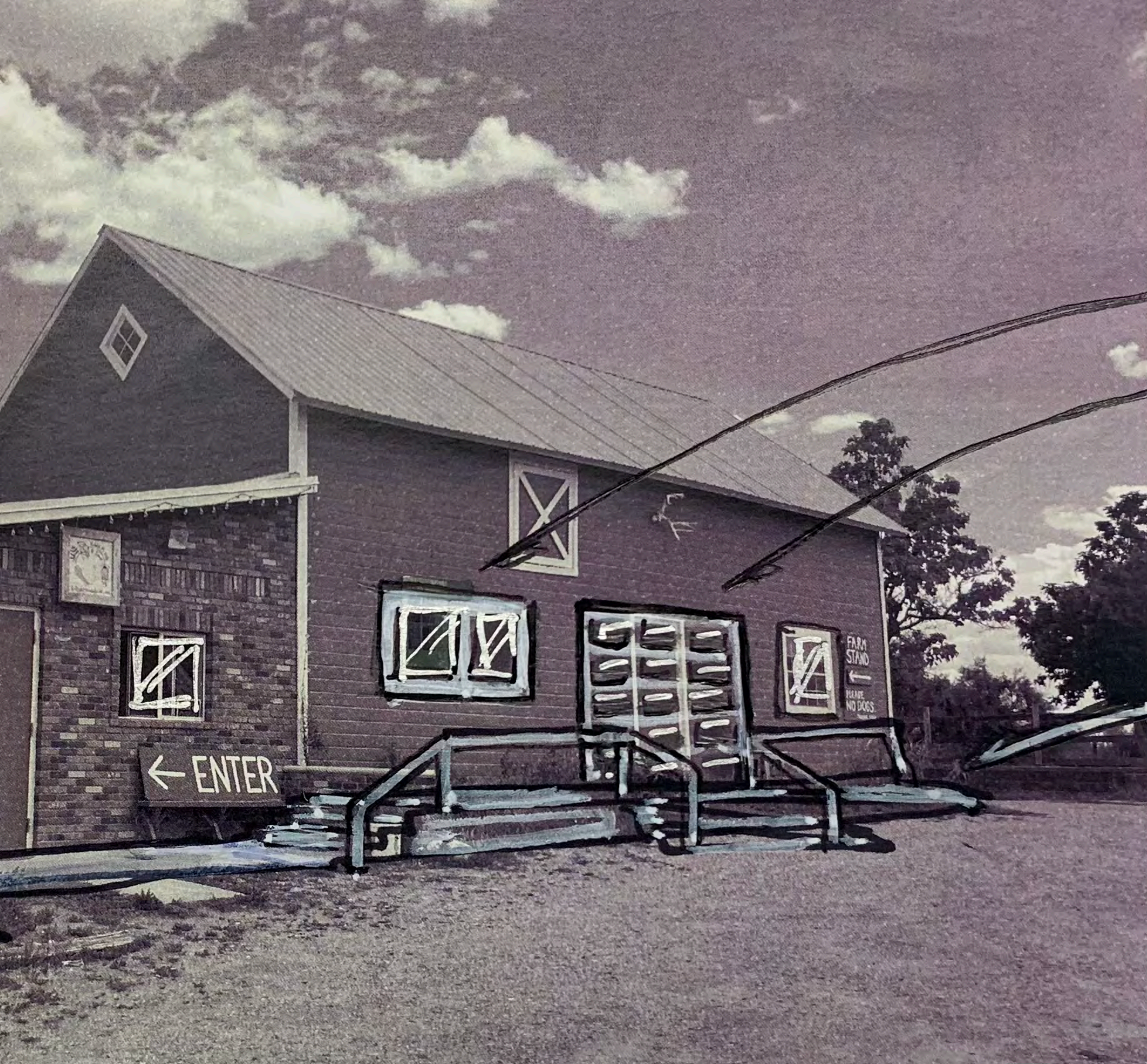
Notes

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

SHADE
PAVILLION

ROOFTOP
DECK





SERVICE
WINDOW

ROLLUP
DOOR

RAMP
ACCESS

