

Conceptual Review Agenda

Schedule for 01/05/23

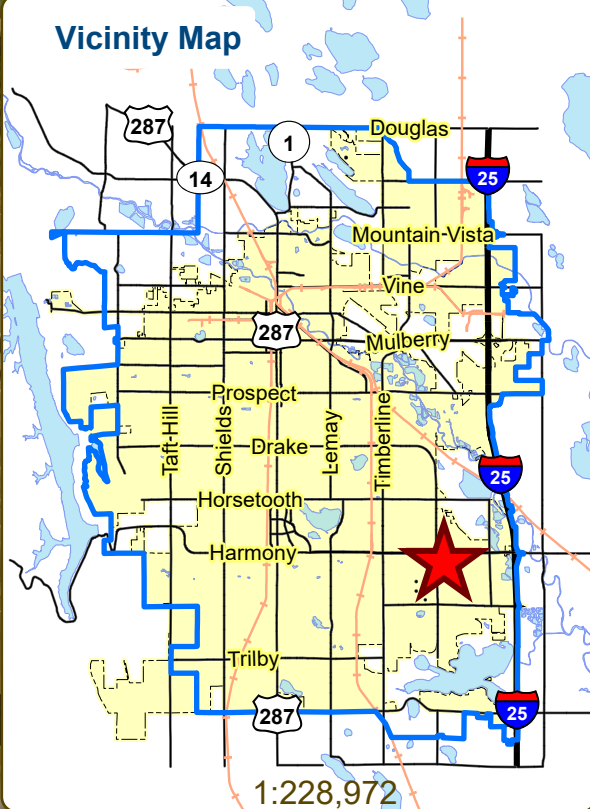
Meetings hosted via Zoom Web Conferencing

Thursday, January 1, 2023

Time	Project Name	Applicant Info	Project Description	
10:15	Office Expansion at 3105 E Harmony CDR220099	Kala Bailor 970-310-3417 kala@collabarchitects.com	This is a request to build an addition to the existing office building at 3105 E Harmony Rd. (parcel # 8604206902). The applicant proposes to construct a 2,160 SF single story addition to the back of the existing building where a porch has been added. The porch does not appear to be part of the original house and will be removed. Program to include additional staff offices, an accessible secure entrance for visiting families, accessible restrooms, and a conference room. Access is taken from E Harmony Rd. to the north. The site is approximately 0.10 miles east of Ziegler Rd. and directly south of E Harmony Rd. The property is within the Harmony Corridor District (H-C) zone district and the project would be subject to Minor Amendment Review.	Planner: Katelyn Puga Engineer: Tim Dinger DRC: Todd Sullivan

Office Expansion at 3105 E Harmony Offices

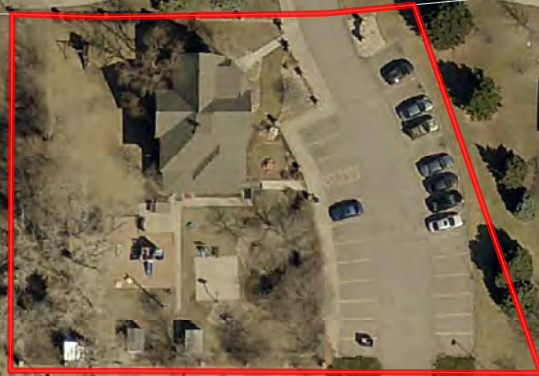
Vicinity Map



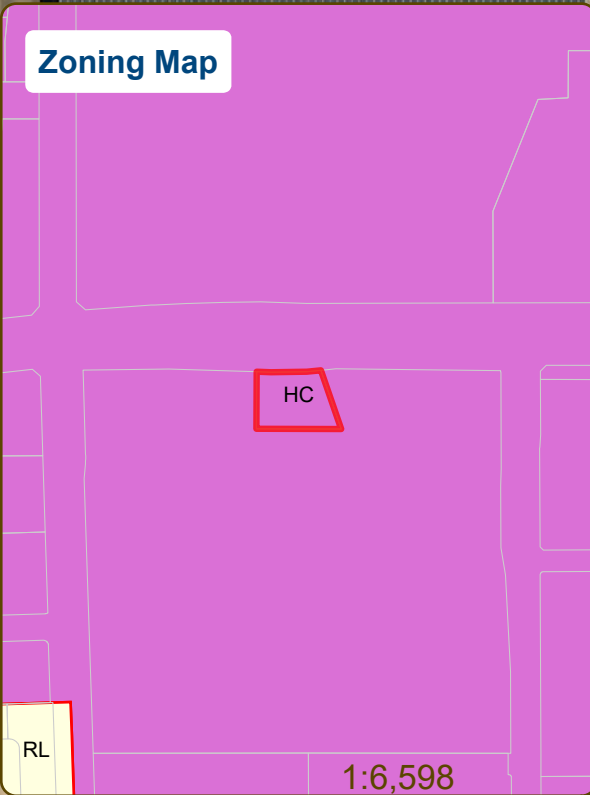
Aerial Site Map

E Harmony Rd

E Harmony Rd



Zoning Map



1:1,056



**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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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. **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	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.

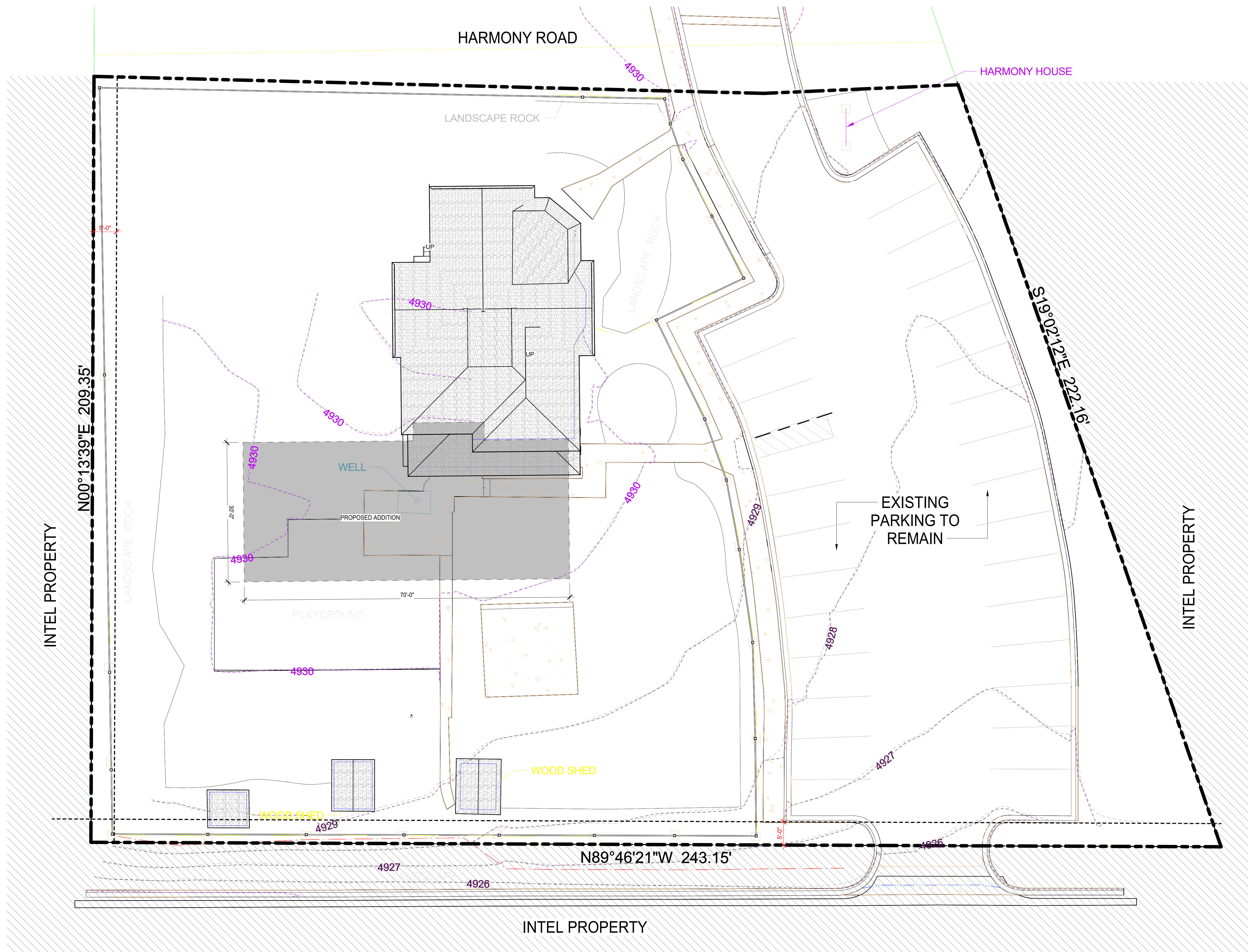
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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

Increase in Impervious Area _____ S.F.

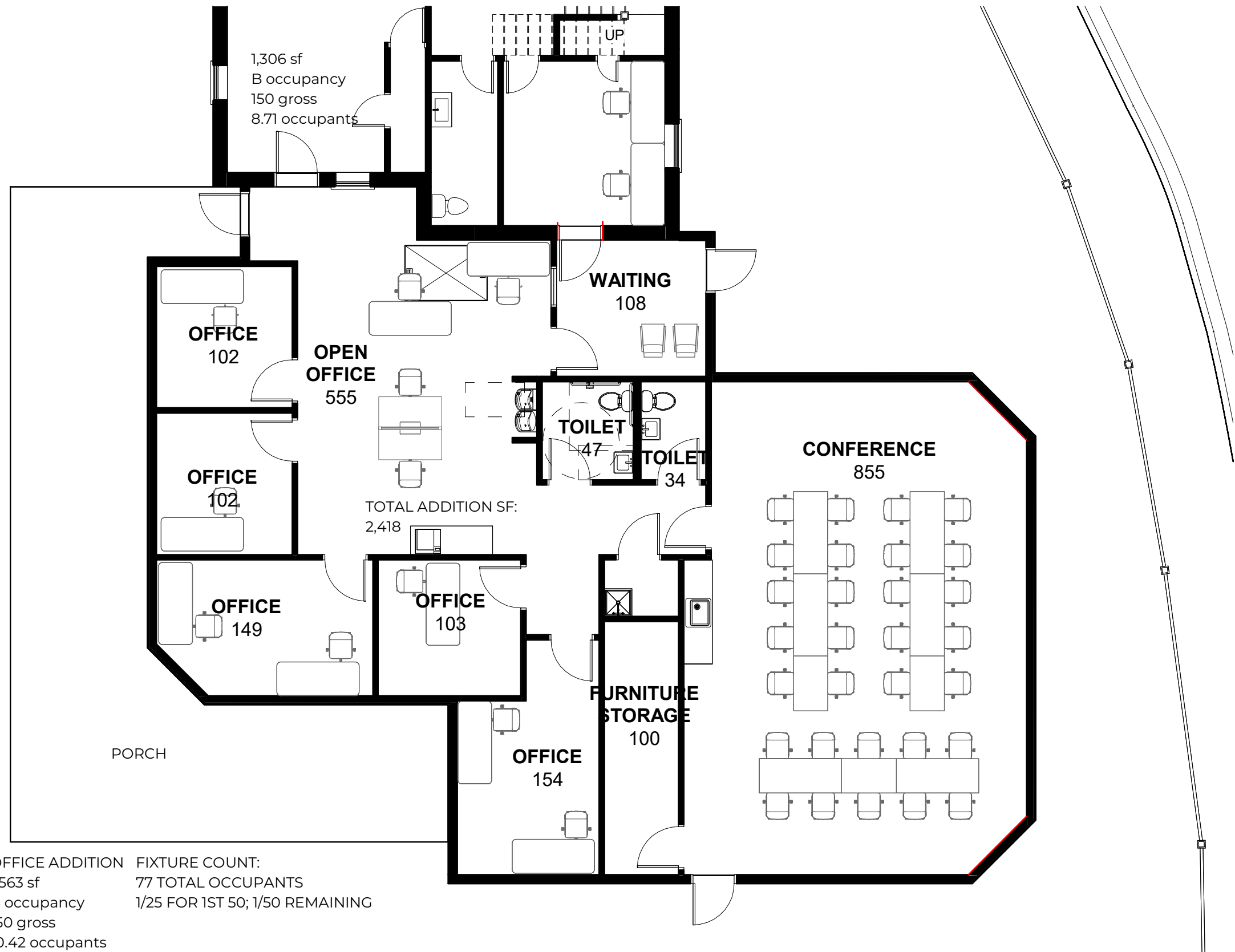
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?









CONFERENCE ADDITION
855 sf
B occupancy
15 gross
57 occupants

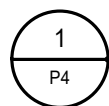
OFFICE ADDITION
1,563 sf
B occupancy
150 gross
10.42 occupants

FIXTURE COUNT:
77 TOTAL OCCUPANTS
1/25 FOR 1ST 50; 1/50 REMAINING

FIRST FLOOR OCCUPANCY
A OCCUPANCY (15 GROSS): $855/15 = 57$
B OCCUPANCY (150 GROSS): $1,563+1,306/150 = 19.13$
B OCCUPANCY (300 GROSS): $100/300 = 0.33$
TOTAL OCCUPANTS: 76.46
FIXTURES REQUIRED: 3



Harmony House



FIRST FLOOR PLAN - Option 4

1/8" = 1'-0" [RE: 1 / A2.01]

Option 4
12/19/22

