

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

6/1/2023 11:15 AM

Project Name

Mixed Use at 2607 S Taft Hill
CDR230041

Applicant

Dana W Lockwood
970-215-3594
lockwoodar@aol.com

Planner: Clark Mapes

Engineer: John Gerwel

DRC: Tenae Beane

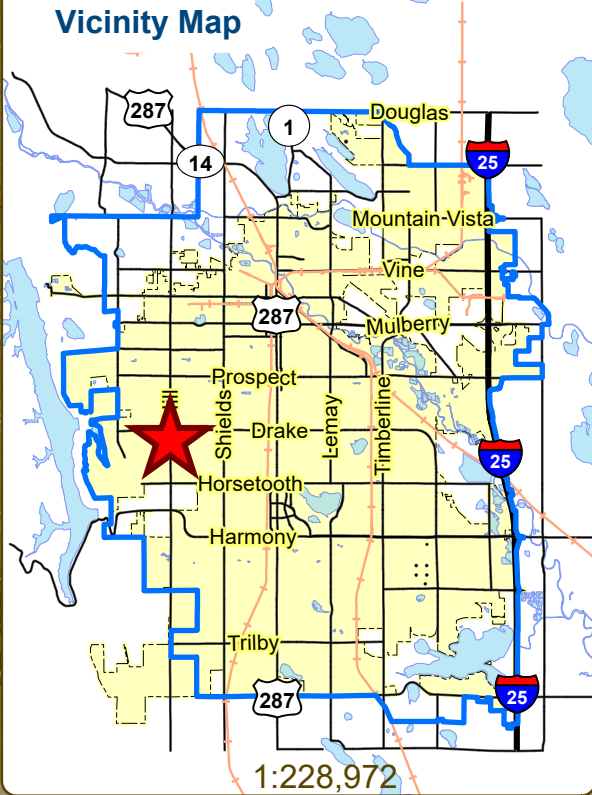
Description

This is a request to develop a mixed-use neighborhood center at 2607 S Taft Hill Rd (parcel #s 9728107003, 9728107002, 9728107001, 9728107014). The applicant proposes a mixed-use development on 1.2 acres including two buildings: one commercial/restaurant 1-story building and, one mixed-use commercial/residential 2-story building with approximately 4700sf of commercial space, and 10 residential dwelling units. Access is taken from W Drake Rd to the north and S Taft Hill Rd to the east. The site is directly south of W Drake Rd and directly west of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.

Mixed Use at 2607 S Taft Hill

Mixed Use Development

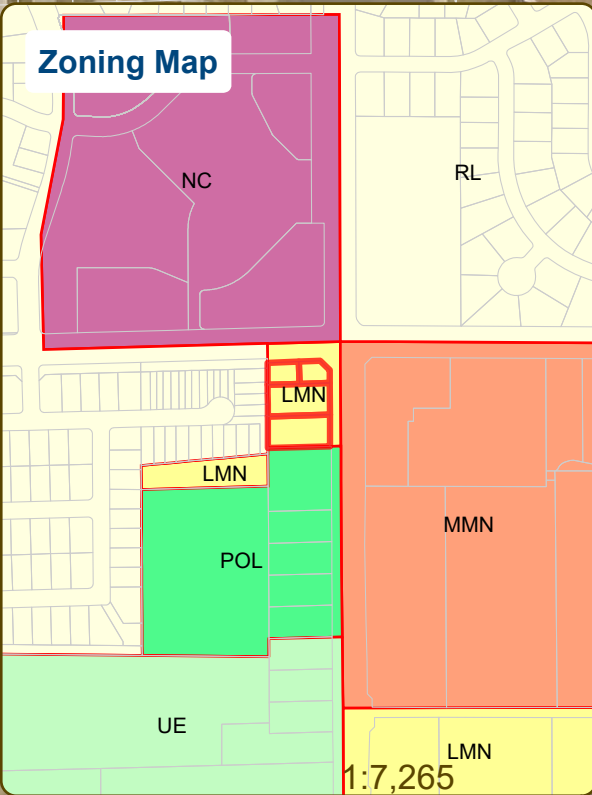
Vicinity Map



Aerial Site Map



Zoning Map



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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? _____

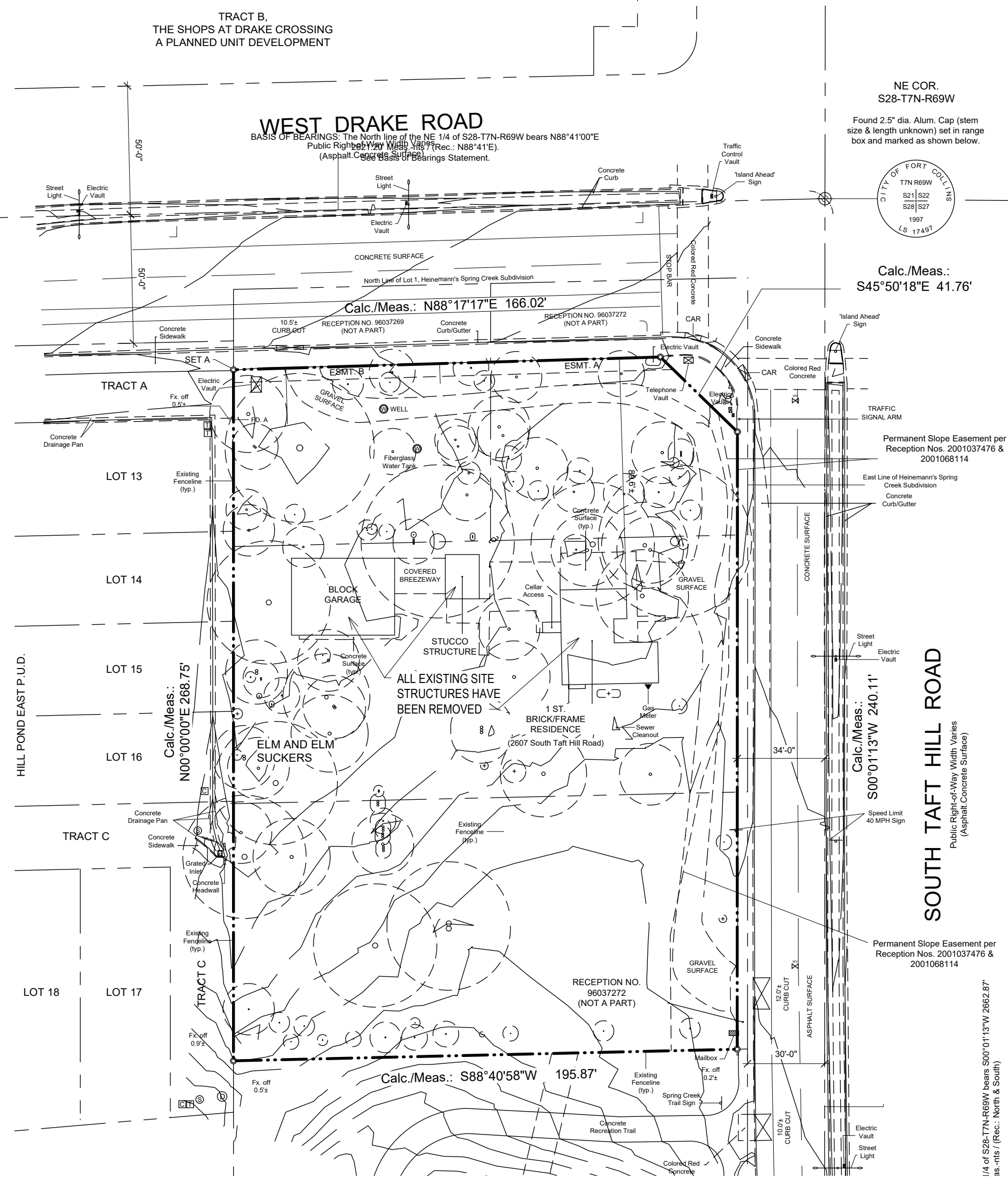
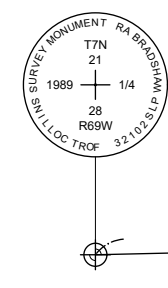
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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)

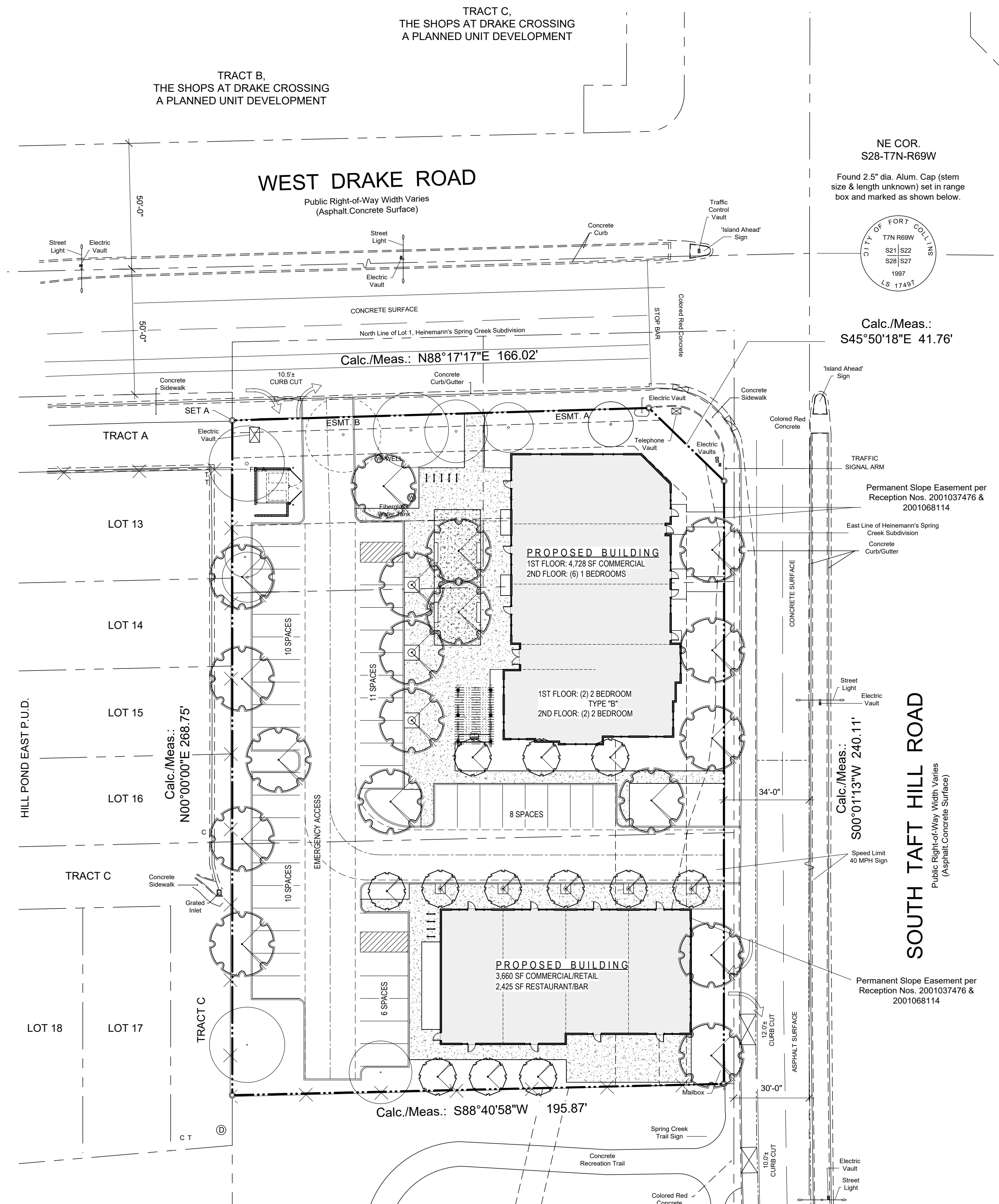
Suggested items for the Sketch Plan:

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?

N. 1/4 COR.
S28-T7N-R69W
Found 3" dia. Alum. Cap (stem size & length unknown) set in range box and marked as shown below.



EXISTING CONDITIONS
Scale: 1" = 40'-0"



PROJECT INFORMATION:

EXISTING ZONING DISTRICT: L-M-N
SITE AREA: 1.2 ACRES

PROPOSED BUILDINGS:

FOOT PRINT: ~ 12,797 S.F.
GROSS TOTAL AREA: ~ 19,500 S.F. +/-

2 STORY MIX-USE:

2 STORY: 1 - COMMERCIAL/RETAIL SPACE (4,751 SF)
10 - DWELLING UNITS

CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: B & R2 (MIX-USE)
SPRINKLERS: SPRINKLERED
HEIGHT LIMITATION: 3 STORY

1 STORY COMMERCIAL/RETAIL:

1 STORY: 1 - COMMERCIAL/RETAIL SPACE (5,364 SF)
CONSTRUCTION TYPE: V-B

OCCUPANCY GROUP: B & A (MIX-USE)
SPRINKLERS: SPRINKLERED
HEIGHT LIMITATION: 3 STORY

PARKING REQ'D:

RESTAURANT (2,425 SF)		
MIN.	MAX.	PROBABLE
5/1000 SF = 12	4/1000 SF = XX	3/1000 SF = XX

RETAIL/COMMERCIAL (8,388 SF)		
MIN.	MAX.	PROBABLE
2/1000 SF = 17	4/1000 SF = XX	3/1000 SF = XX

RESIDENTIAL UNITS (10 UNITS)			
UNITS	UNIT TYPE	REQ'D SPACES	
6	1 BEDROOM	9	
	1.5 SPACES/UNIT		
4	2 BEDROOM	7	
	1.75 SPACES/UNIT		

TOTAL SPACES REQ'D: 45
TOTAL SPACES PROPOSED: 45

BIKE PARKING REQ'D

RESTAURANT/BAR (1,800 SF)	
1/500 SF = 4	
1/4000 SF = 3	
RESIDENTIAL UNITS (10 UNITS - 14 BEDROOMS)	
1/BEDROOM = 14	FIXED = 5
TOTAL SPACES REQ'D:	21
TOTAL SPACES PROPOSED:	21

PROJECT DIRECTORY:

OWNER/DEVELOPER: AWEIDA PROPERTIES INCORPORATED
500 DISCOVERY PARKWAY, SUITE 300
SUPERIOR, CO 80027
CONTACT: DAN AWEIDA
NEIL AWEIDA

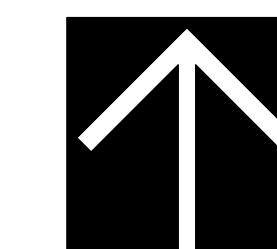
ARCHITECT/PLANNER: LOCKWOOD ARCHITECTS, INC.
415 E PITKIN STREET
FORT COLLINS, CO 80524
CONTACT: DANA LOCKWOOD
970.493.1023
dana@lockwoodarch.com

GC/BUILDER: TBD

CONCEPT SITE PLAN

2607 S. TAFT HILL RD
MIX-USE DEVELOPMENT

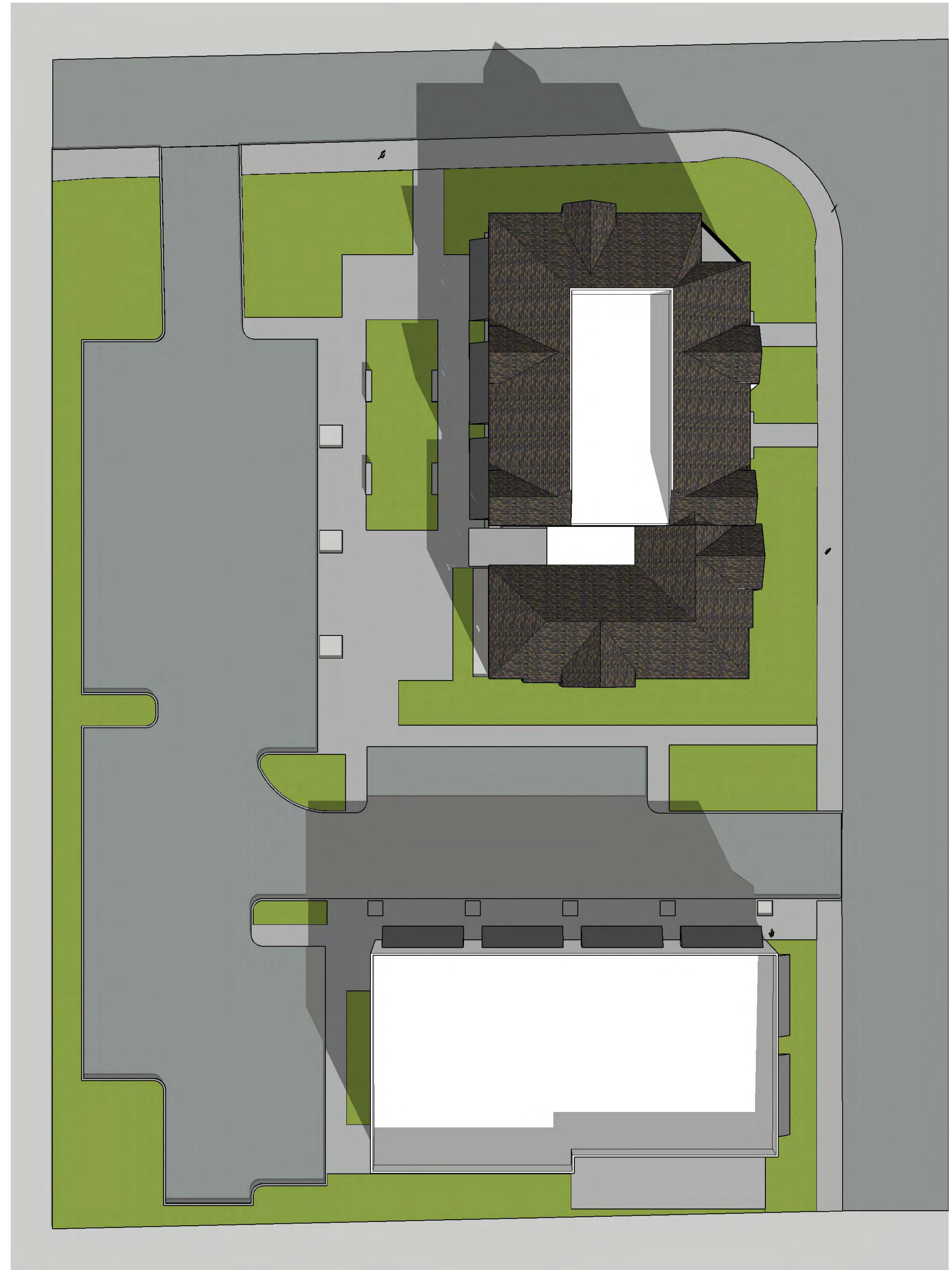
LOCKWOOD ARCHITECTS



NORTH
SCALE: 1" = 30'



Architecture & Planning
970.493.1023



Illustrations are intended for conceptual massing only.



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