

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/21/2023 9:15 AM

Project Name

Redevelopment of Famous Daves
CDR230071

Applicant

Todd Smutz
502-229-8337
tsmutz@gmxre.com

Description

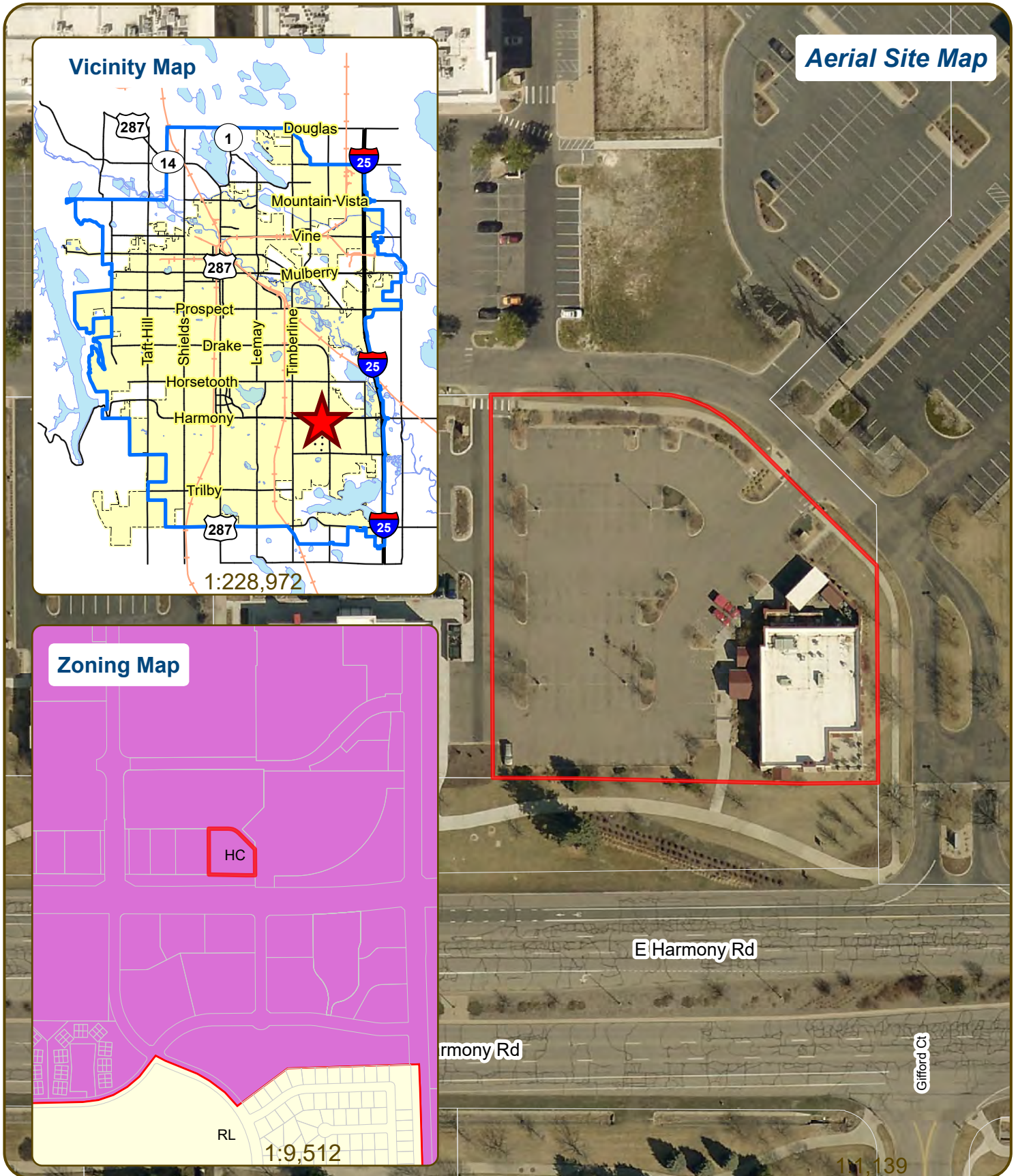
This is a request to redevelop the existing restaurant site at 2880 E Harmony Rd (parcel # 8732407007). The applicant proposed to build a new 4,000sf retail building and remodel the existing restaurant building into a two-tenant building for a restaurant (3,900 SF) & a QSR (2,540 SF). Access is taken from E Harmony Rd to the south. The site is approximately 0.18 miles west of Ziegler Rd and directly north of E Harmony Rd. The property is within the Harmony Corridor District (H-C) zone district and the project would be subject to Major Amendment, Planning & Zoning Commission (Type 2) Review.

Planner: Kai Kleer

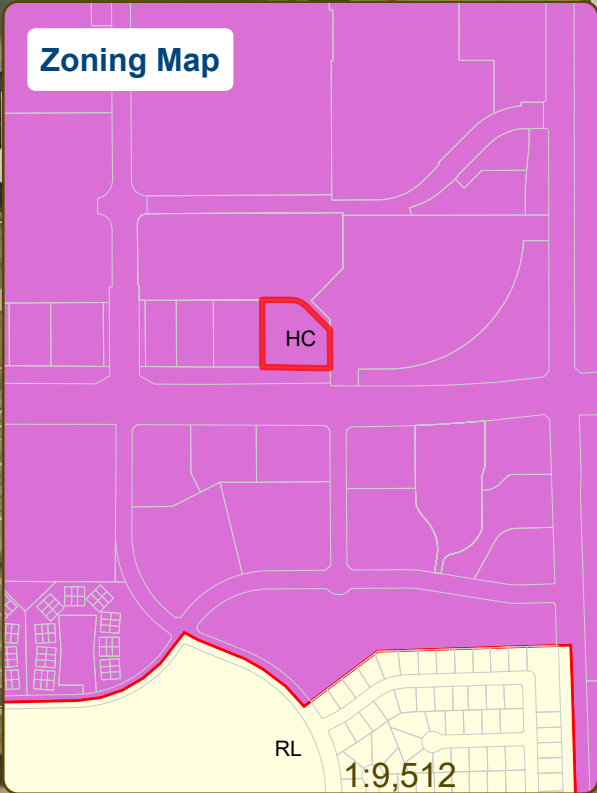
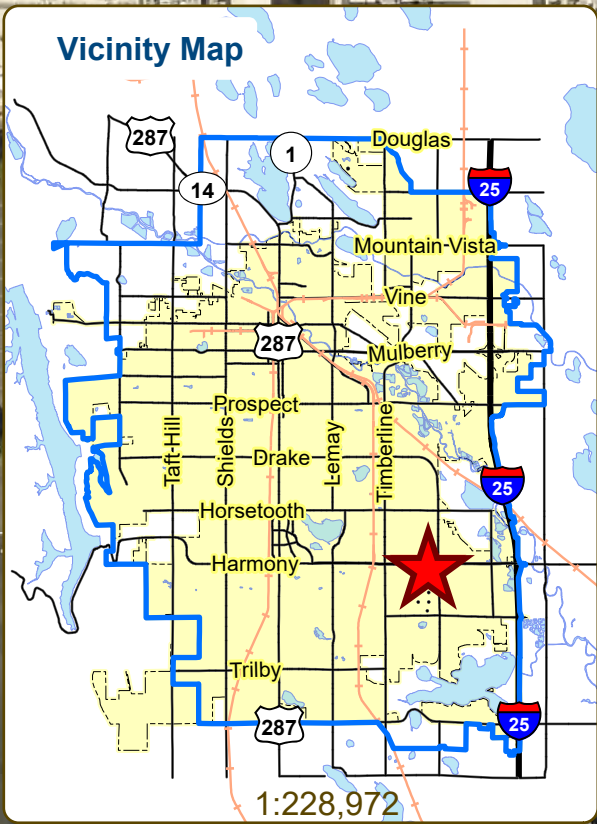
Engineer: Tim Dinger

DRC: Marissa Pomerleau

Redevelopment of Famous Dave's New Retail Building



Aerial Site Map



E Harmony Rd

Harmony Rd

Clifford Ct

1:11,139

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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.

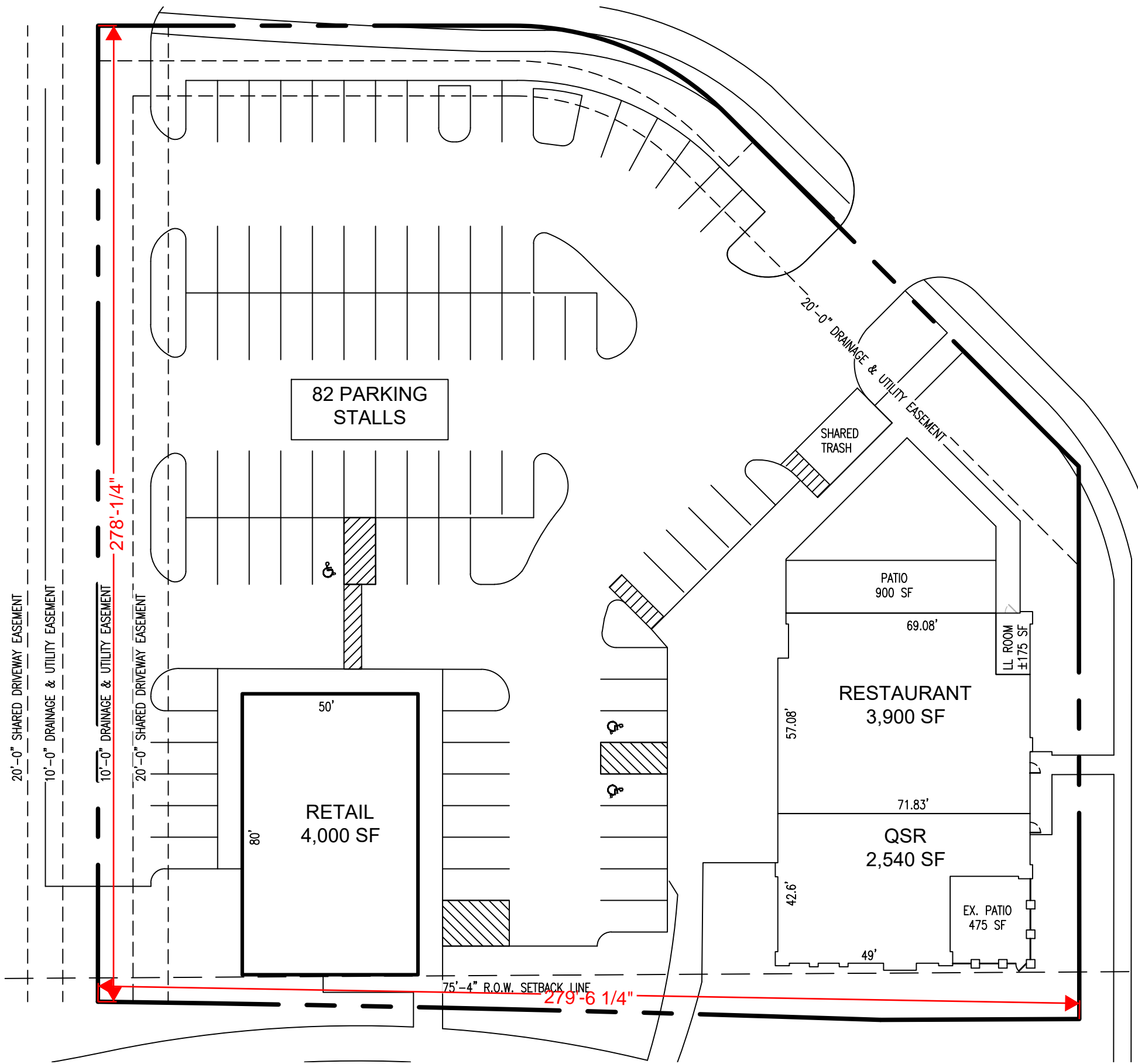
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?



BUILDING DATA	
RETAIL	±4,000 SF
RESTAURANT	±3,900 SF
- PATIO	±900 SF
QSR	±2,540 SF
- PATIO	±475 SF
PARKING DATA	
REQUIRED	MIN / MAX
RESTAURANT	55 / 117 STALLS
RETAIL	8 / 16 STALLS
TOTAL	63 / 133 STALLS
PROVIDED: (INCL. ADA)	82 STALLS