

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/7/2023 10:15 PM

Project Name

Retail at 2670 Illinois Dr
CDR230092

Applicant

Ann Lian (Consultant)
720-800-6101
annlian.dl@gmail.com

Planner: Kayla Redd, Katelyn Puga

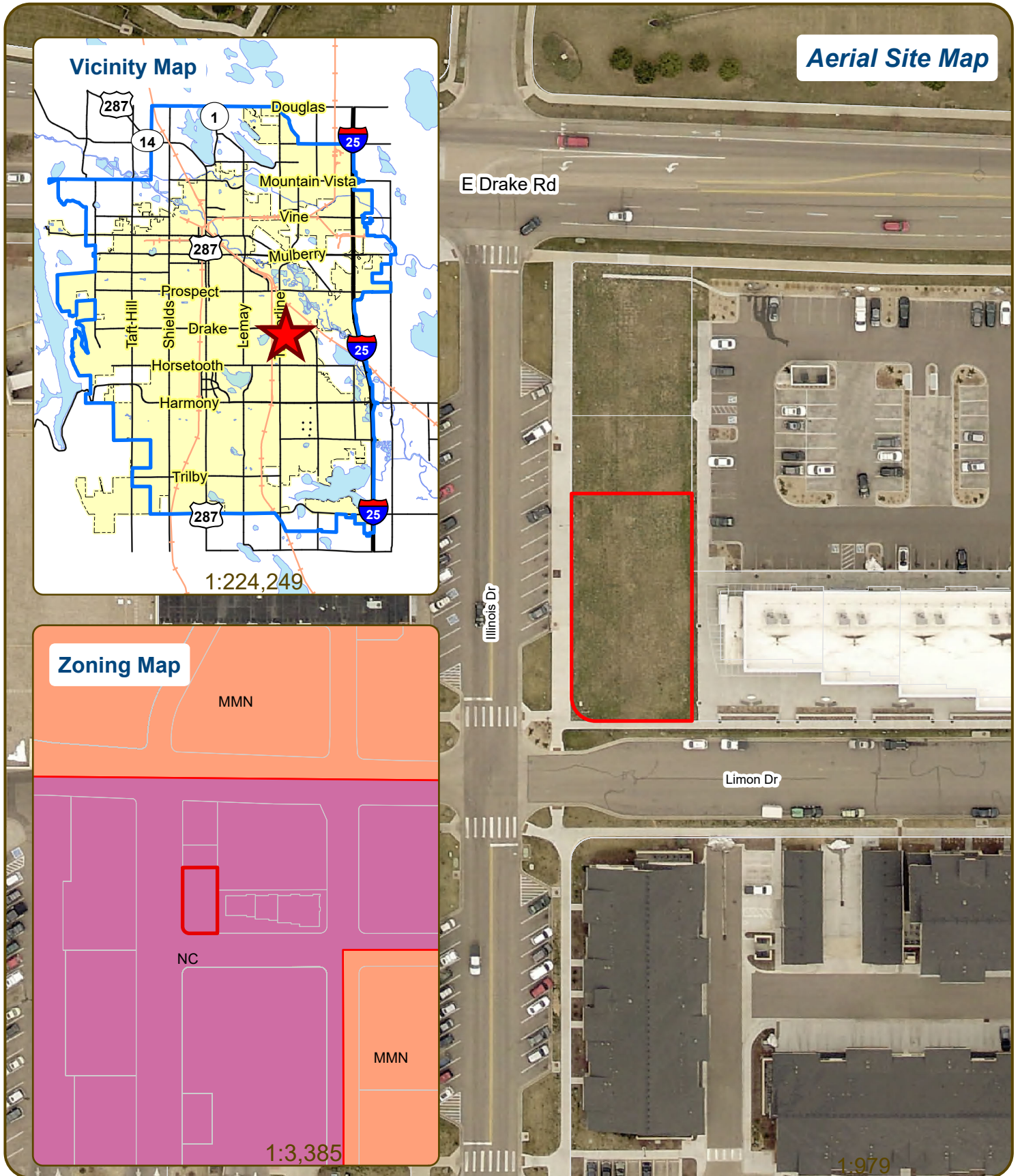
Engineer: Tim Dinger

DRC: Todd Sullivan

Description

This is a request to develop a commercial retail space at 2670 Illinois Dr. (parcel #8729213002). The applicant is proposing a 2-story retail development for the sale of tea and cosmetic service. Access is taken from Illinois Dr. the the west and Iowa Dr. from the east. The site is approximately 0.12 mi of S Timberline Rd and 0.05 mi from E Drake Rd. The property is in the Neighborhood Commercial (NC) zone district and the project is subject to an Administrative (Type 1) Review.

Retail at 2670 Illinois Dr Commercial - Retail



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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 preappmeeting@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) _____

Are you a small business? Yes No 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.

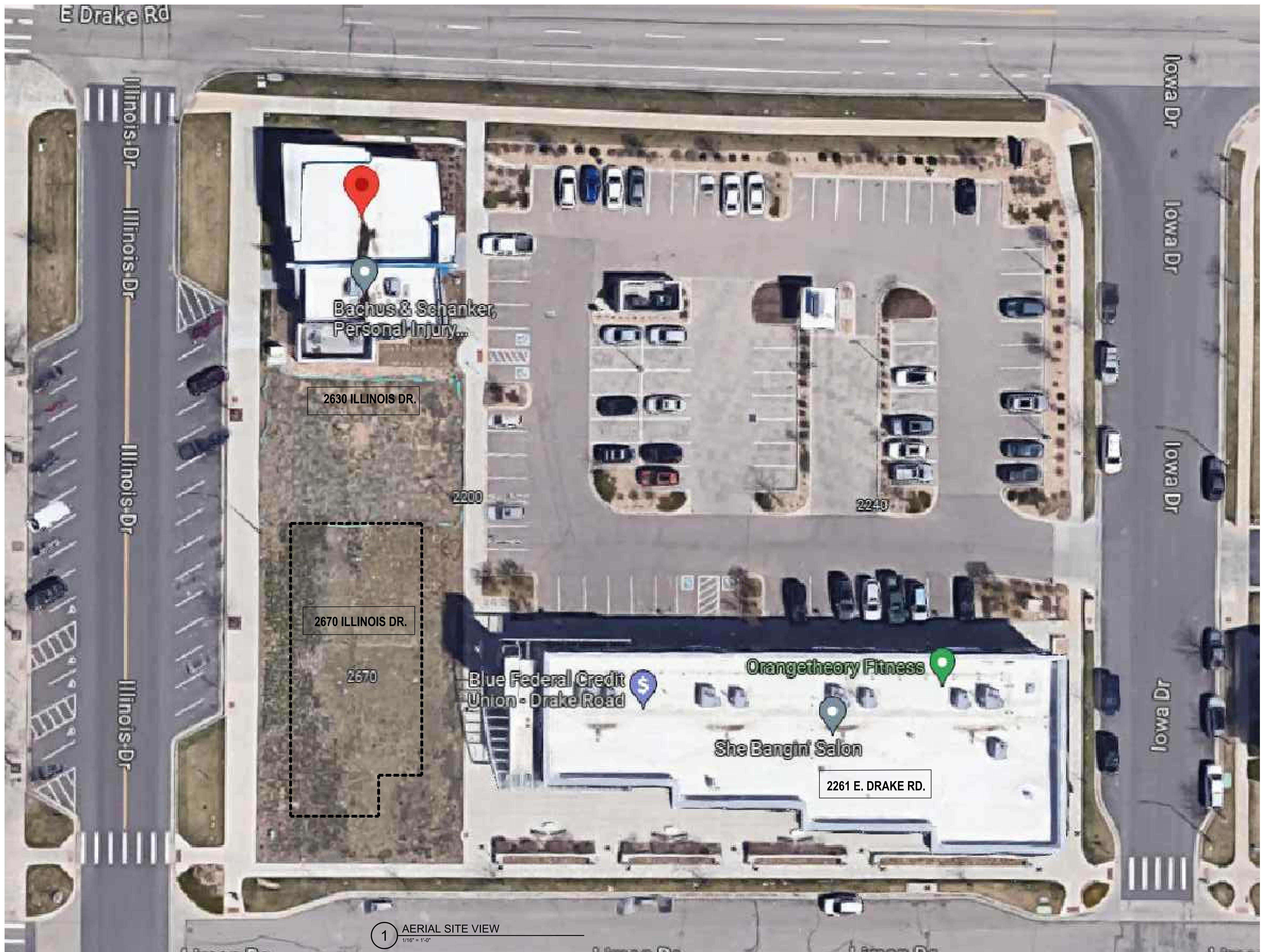
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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 NO.

2670 ILLINOIS DR, FORT COLLINS

PRINT RECORD
PURPOSE DATE
1ST SUBMITTAL

REVISION RECORD

NO.	CHANGE	DATE

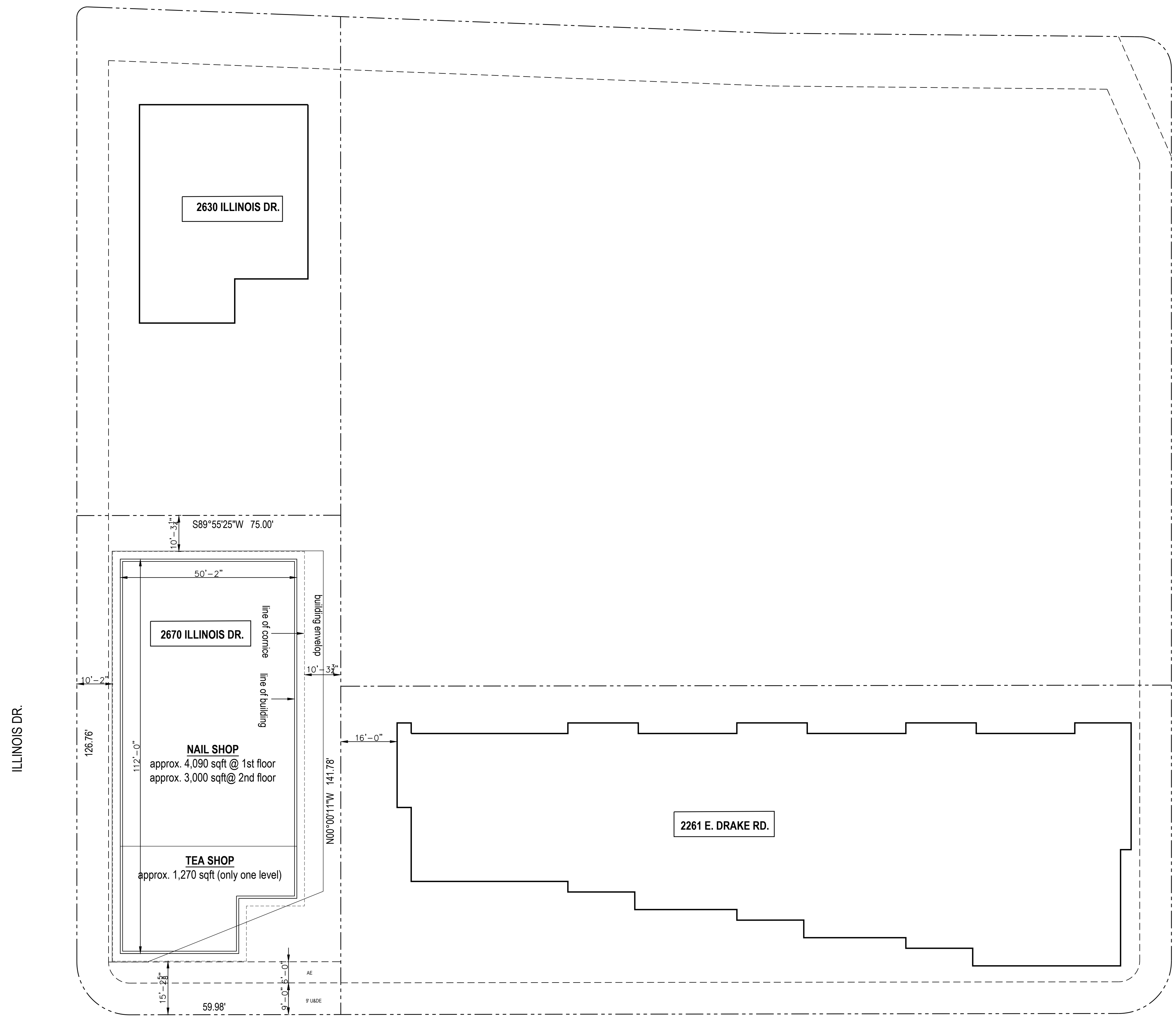
DRAWN
CHECKED

SHEET TITLE
AERIAL SITE
VIEW

A1

1 AERIAL SITE VIEW
1/16" = 1'-0"

EAST DRAKE ROAD



2630 ILLINOIS DR.

2670 ILLINOIS DR.

NAIL SHOP
 approx. 4,090 sqft @ 1st floor
 approx. 3,000 sqft @ 2nd floor

TEA SHOP
 approx. 1,270 sqft (only one level)

2261 E. DRAKE RD.

ILLINOIS DR.

LIMON DR.

1 CONCEPTUAL SITE PLAN
 1/16" = 1'-0"

PROJECT NO.

2670 ILLINOIS DR, FORT COLLINS

PRINT RECORD
 PURPOSE DATE
 1ST SUBMITTAL

REVISION RECORD

NO.	CHANGE	DATE

DRAWN
 CHECKED

SHEET TITLE
 CONCEPTUAL
 SITE PLAN

A2

PROJECT NO.

2670 ILLINOIS DR, FORT COLLINS

PRINT RECORD		DATE
PURPOSE		
1ST SUBMITTAL		

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN
CHECKED

SHEET TITLE
BUILDING
ELEVATIONS
-

A3
3 of 5



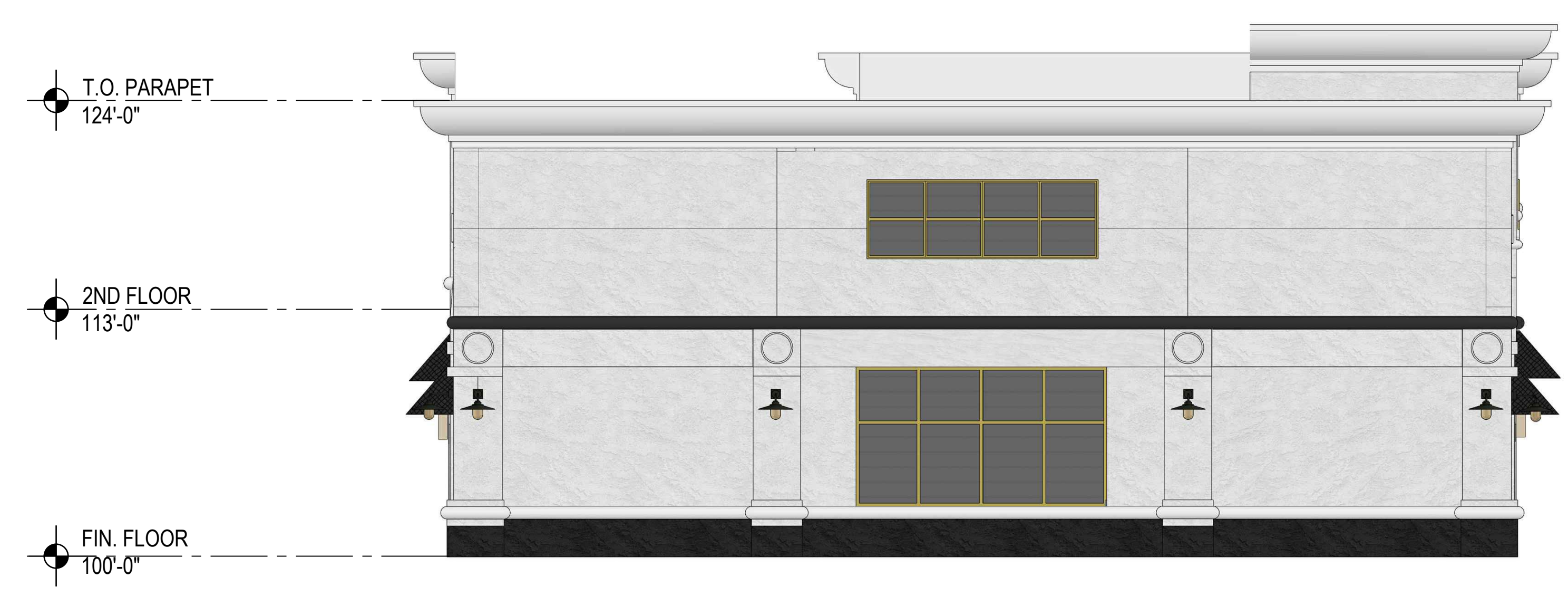
1 FRONT (WEST) ELEVATION
3/16" = 1'-0"



2 REAR (EAST) ELEVATION
3/16" = 1'-0"



1 SIDE (SOUTH) ELEVATION
 3/16" = 1'-0"



2 SIDE (NORTH) ELEVATION
 3/16" = 1'-0"

PROJECT NO.

2670 ILLINOIS DR, FORT COLLINS

PRINT RECORD	
PURPOSE	DATE
1ST SUBMITTAL	

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN
 CHECKED

SHEET TITLE
 BUILDING
 ELEVATIONS
 -

A4



PROJECT NO.

2670 ILLINOIS DR, FORT COLLINS

PRINT RECORD	
PURPOSE	DATE
1ST SUBMITTAL	

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN
 CHECKED

SHEET TITLE
 3D SKETCHES
 -
 -

A5