

# Conceptual Review Agenda

Schedule for 09/18/17 to 09/18/17

281 Conference Room A

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## Monday, September 18, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1004 McHigh Triplex  CDR170055	Julie Mote (970) 599-3554 <a href="mailto:juliegmote@gmail.com">juliegmote@gmail.com</a>	This is a request to change an existing mixed use building to a residential use at 1004 McHugh St (parcel #8718301001). The building currently houses professional commercial offices and one residential unit. The existing commercial spaces would be converted to two residential units, for a total of three residential units. Off-street parking is available in an existing paved lot accessed off of McHugh at the intersection of McHugh and Elizabeth St. The property is in the Low Density Mixed Use (LMN) zone district and is subject to Administrative (Type 1) review.	Kai Kleer
10:15	5236 Strauss Cabin Rd  CDR170056	Steve Shallenberg (970) 443-5004 <a href="mailto:sshallen@gmail.com">sshallen@gmail.com</a>	This is a request to convert an existing place of worship into a child care center at 2036 Strauss Cabin Rd (parcel #8603000913). No modifications to the building or site are proposed, except expanding the playground area on the northeast side of the building. Parking is currently accessed by two driveways off of Strauss Cabin Rd. The parcel is currently outside of city limits in Larimer County and is abutted on the east by Rural Lands (RUL) zoning and Urban Estate (UE) zoning to the west across Strauss Cabin Rd. Recommended Zoning will be Urban Estate, in which case the child care center will be subject to Planning and Zoning Board (Type 2) Review.	Pete Wray

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**Monday, September 18, 2017**

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<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>11:00</b>	Front Range Village Lot 1 <b>CDR170057</b>	Alex Hoime (970) 613-1447 <a href="mailto:ahoime@tait.com">ahoime@tait.com</a>	This is a request to construct restaurant and retail facilities on Lot 1, a pad site in front of Front Range Village at 2610 E Harmony Rd (parcel#8732410001). The proposed 1 story building would be 11,760 square feet. Access to the site would be off of the existing street-like private drive within Front Range Village. Three driveways provide access to the 100-stall perimeter parking lot. The proposed project is in the Harmony Corridor (HC) zone district and is subject to Minor Amendment.	Ted Shepard

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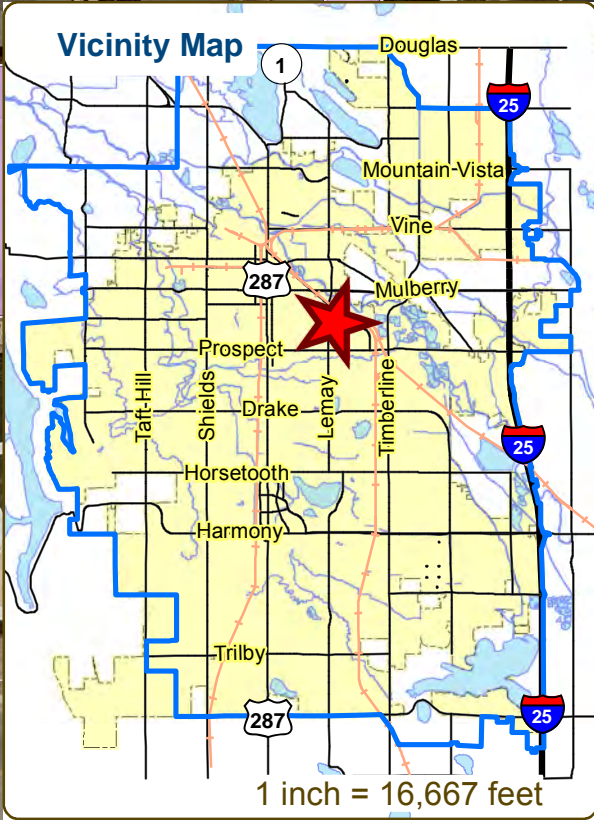
# 1004 McHugh McHigh Triplex

Aerial Site Map



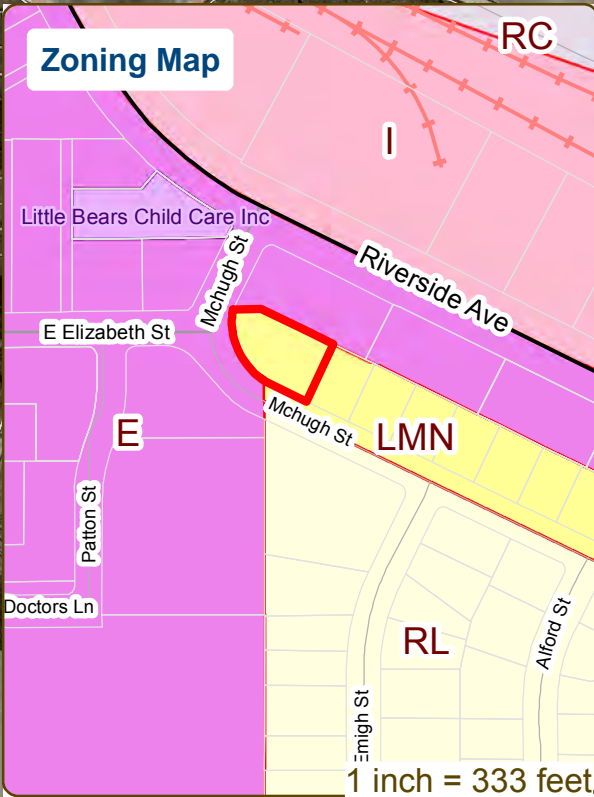
1 inch = 67 feet

Vicinity Map



1 inch = 16,667 feet

Zoning Map



1 inch = 333 feet

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9/18/17



Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:

APPLICATION

Rec'd 8/29

General Information

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Julie Mote - Potential Owner Daniel Bernth - Potential Owner, Kalen Fleming - PO		
Business Name (if applicable)		
Mailing Address 1401 Riverside Ave Ft. Collins 80524		
Phone 970 599-3554	Email Address Juliegmote@gmail.com	
Site Address (parcel # if address in not available) 87183-07-001		
Description of Proposal (attach additional sheets if necessary) To turn current Commercial units into <del>two</del> duplex and leave existing residential as is.		
Proposed Use Triplex	Existing Use Commercial & Residential Unit	
Total Building Square Footage 2196	Number of Stories One story w/ Basement	Lot Dimensions .20 Net Acres

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 None \_\_\_\_\_ 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?

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HIGHLANDER HEIGHTS

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St

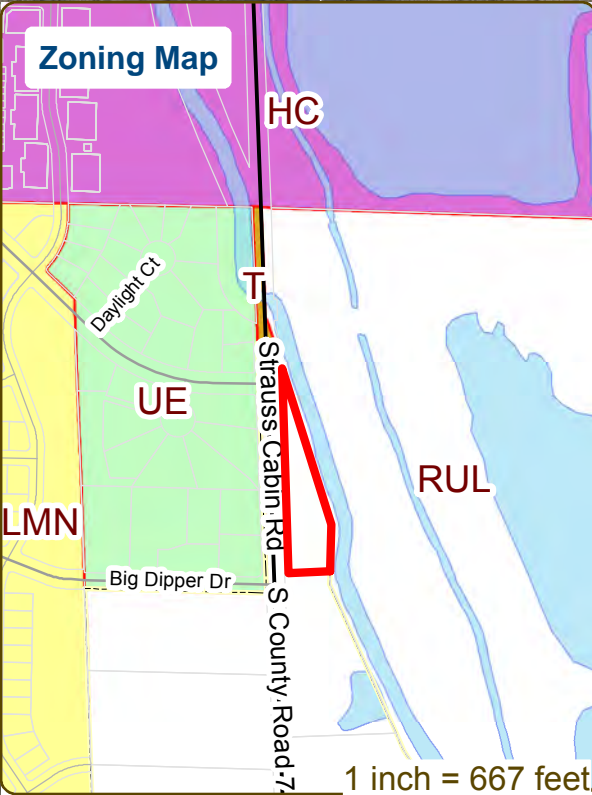
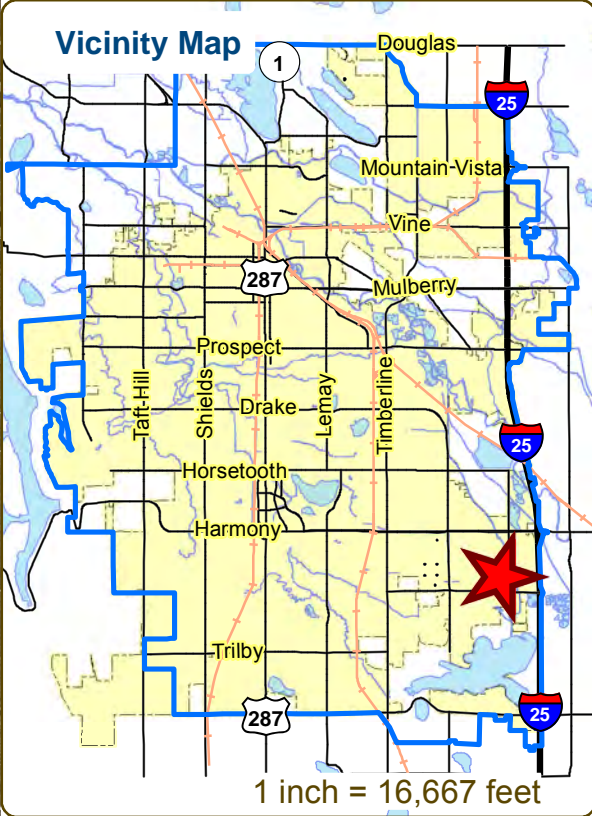
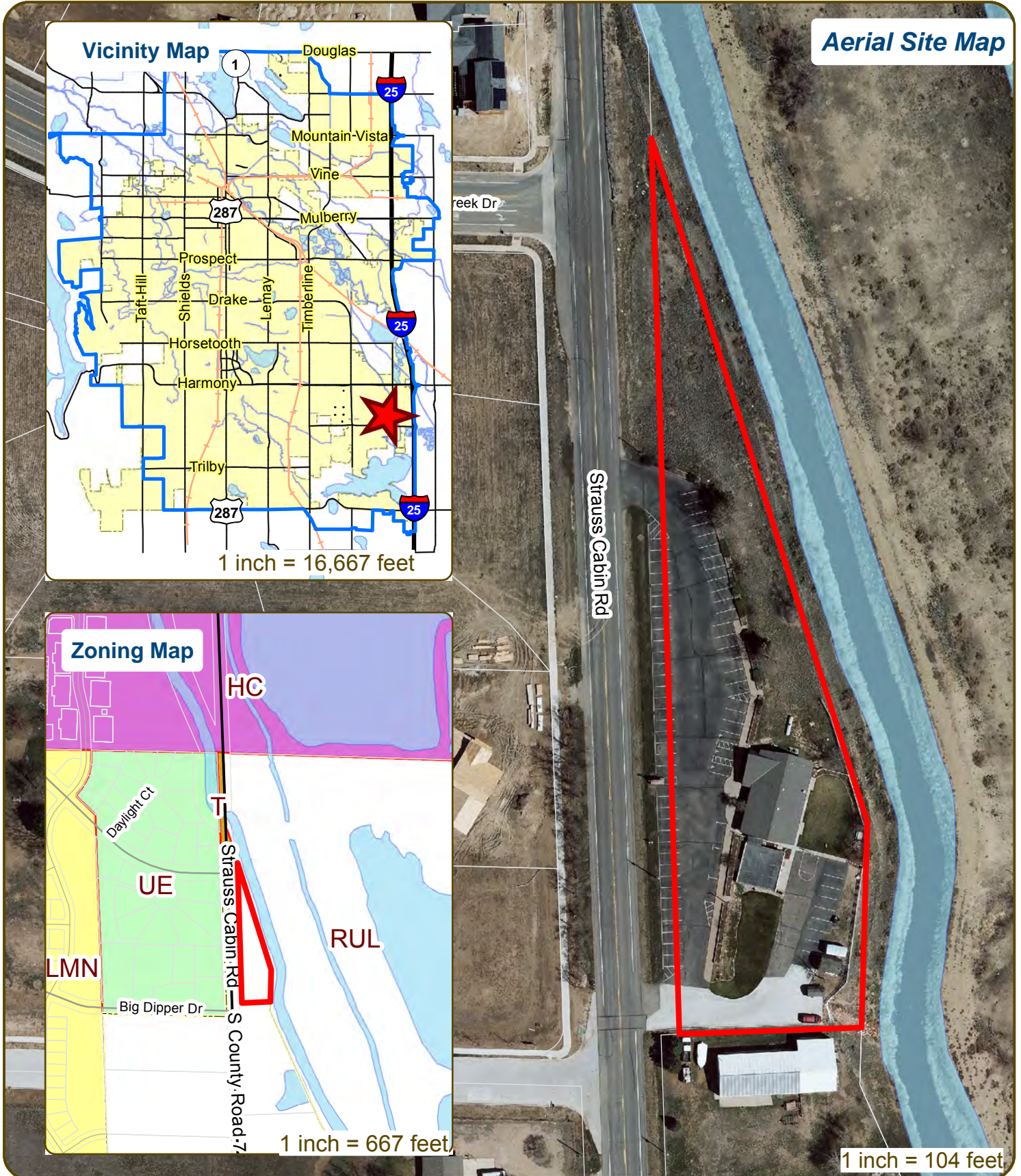
McHugh St

1004 McHugh Street

Front R  
Brain an



# 5236 Strauss Cabin Rd Child Care & Early Learning Center



**Aerial Site Map**

1 inch = 104 feet

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**CONCEPTUAL REVIEW:**

*APPLICATION*

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

**Age of any Existing Structures** \_\_\_\_\_

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**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)

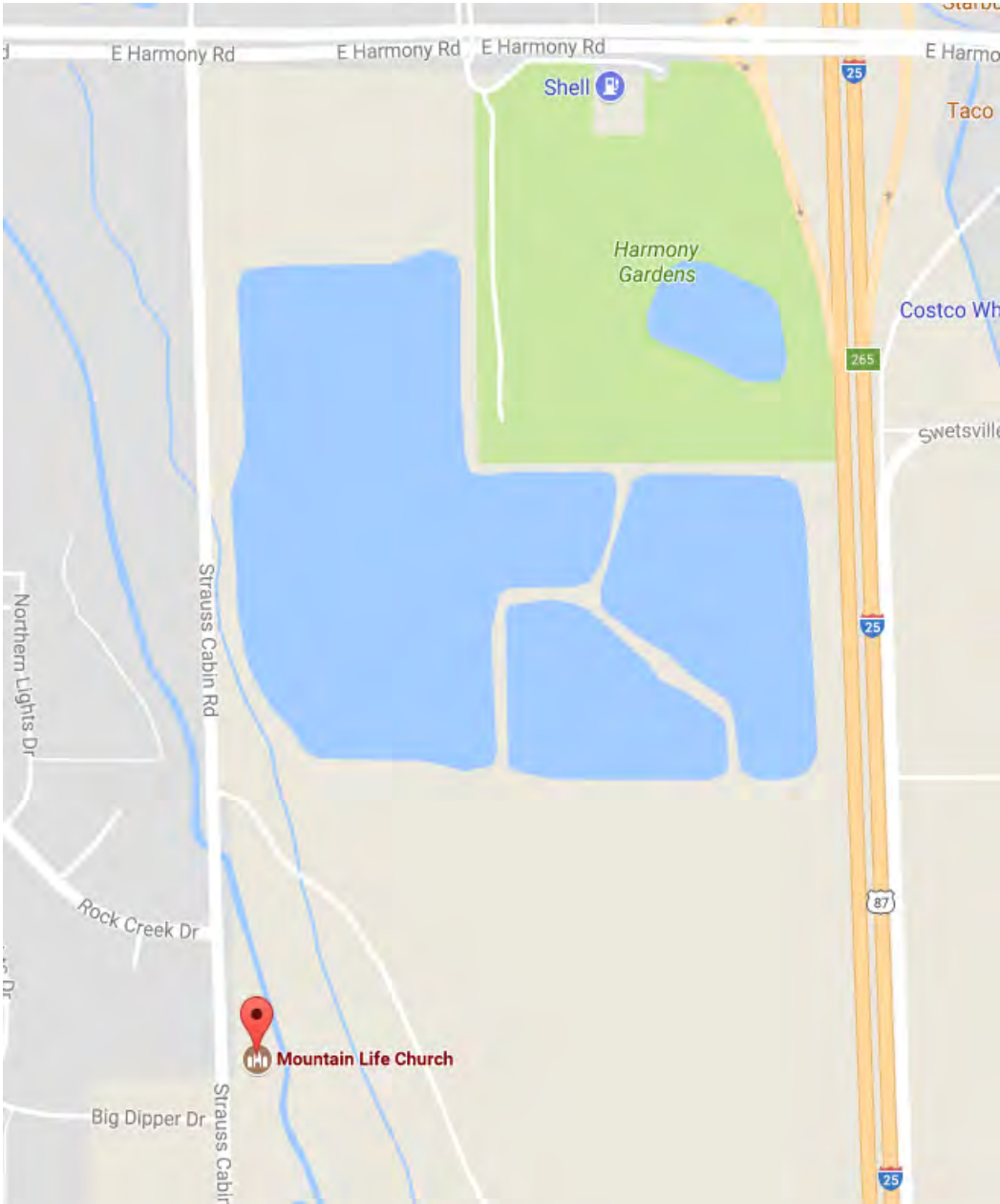
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# Proposal for 5236 Strauss Cabin Road, Fort Collins CO 80528

**Property Location:** Also known as 5236 S County Road 7 and occupied by Mountain Life Church, property is located on east side of CR7 between East Harmony Rd and Kechter Rd. Property is zoned FA-1 in unincorporated Larimer within Fort Collins future growth annexation area.

- **Boundaries:** Bounded to the east and north by NPIC irrigation ditch. Strauss Cabin Road is the western boundary and residential FA-1 acreage bounds the south border.
- **Surrounding Land Use:** Riverwalk Annexation wetlands area is to the east and north of property on other side of NPIC irrigation ditch. Old Oak Estates residential and future Sunrise Ridge patio homes are west of property in the Observatory Village vicinity.



**Proposal:** Use property as a Child Care and Early Learning Center. Current use is Mountain Life Church. Usage change will trigger annexation into the City of Fort Collins. Propose bringing property in under Urban Estate zoning with Child Care Center usage model.

**Aerial View of Property:** Main building, detached garage/studio, storage sheds and parking lot

- **Natural Features:** NPIC irrigation ditch with sloping right of way to east and north.
- **Parking/Drive Area:** No change proposed to existing parking area and landscaping.



**West Side of Building (Front): No change proposed**



**East Side of Property (Back): No change proposed**



**North Side of Building:** Expansion of existing playground and relocation of propane tank



**South Side of Building (including 2 storage sheds):** No change proposed



**Existing Natural Features:** No change proposed.

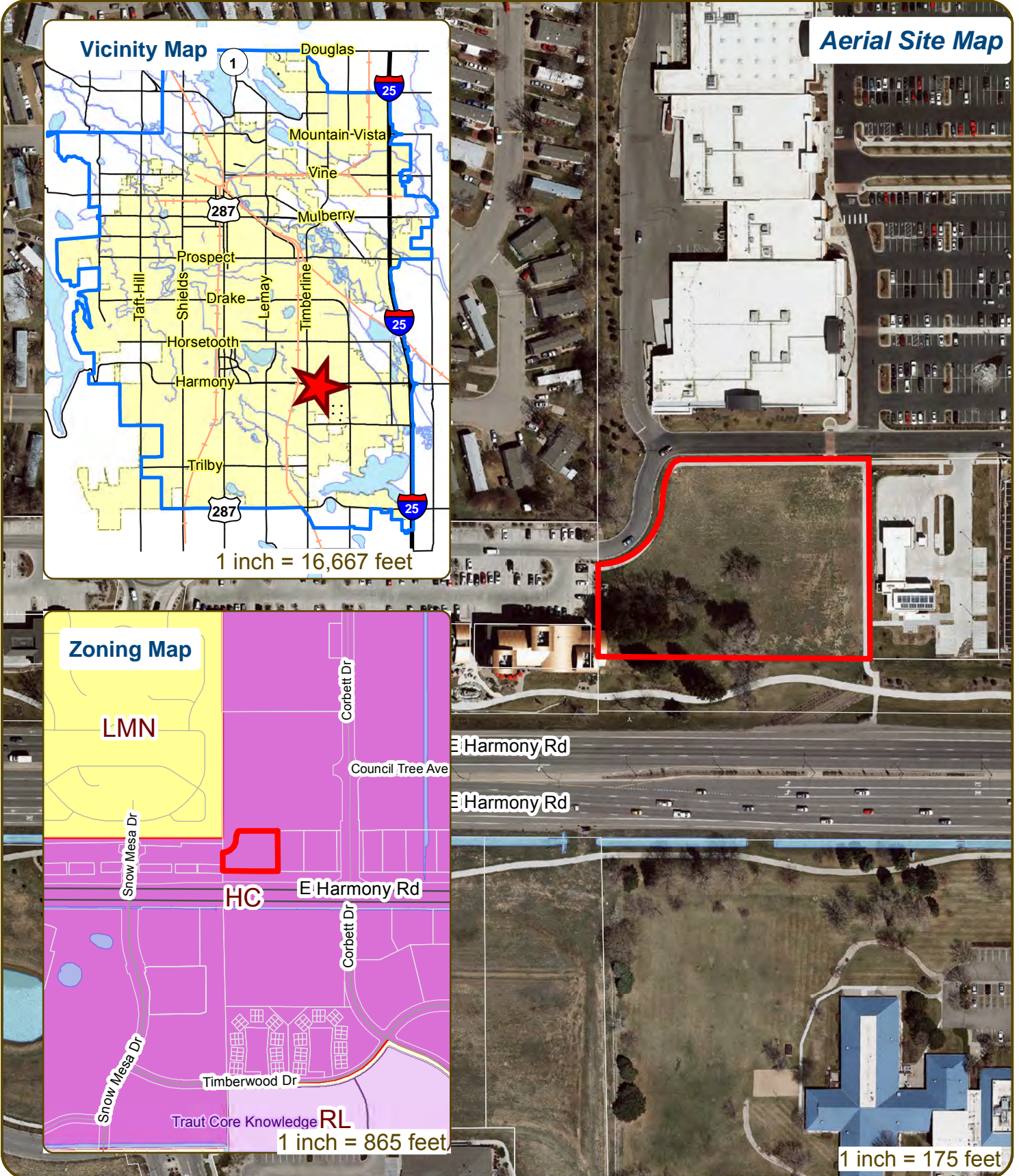
**Utility, Drainage, Lighting & Signage:** Requesting details on any required annexation changes

- **Utility Lines:** Existing utility line and poles along Strauss Cabin Road easement
- **Electric:** PV REA, meter on pole along frontage
- **Sewer:** Septic on site, request to understand city change requirements if any
- **Gas:** Propane tank on site, request to understand options upon annexation
- **Water:** Existing Fort Collins Loveland Water District tap in place
- **Property Drainage:** Storm water drainage to NPIC irrigation ditch
- **Road Drainage:** Graded road drainage easement with driveway culvert along CR7
- **Lighting:** Parking lot lighting with 3 poles along east side of lot
- **Signage:** Planned re-use of existing sign





# Front Range Village Lot 1 Restaurant & Retail



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CONCEPTUAL REVIEW: APPLICATION

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\*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) \_\_\_\_\_

Alex Hoime, PE (Civil Engineering Consultant)

Business Name (if applicable) TAIT and Associates, Inc.

Your Mailing Address 6163 E County Road 16, Loveland Co 50537

Phone Number 970-613-1447 Email Address ahoime@tait.com

Site Address or Description (parcel # if no address) 2610 E Harmony Rd, Fort Collins, CO 80528

Description of Proposal (attach additional sheets if necessary) This proposal includes the development of Lot 1 of Front Range Village Second Replat with a building consisting of restaurant and retail uses.

other improvements include landscaping, pedestrian access, parking facilities, and drive aisles.

Proposed Use Retail and Restaurant Existing Use N/A

Total Building Square Footage 11,760 S.F. Number of Stories 1 Lot Dimensions 336 x 266

Age of any Existing Structures N/A

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