

Conceptual Review Agenda

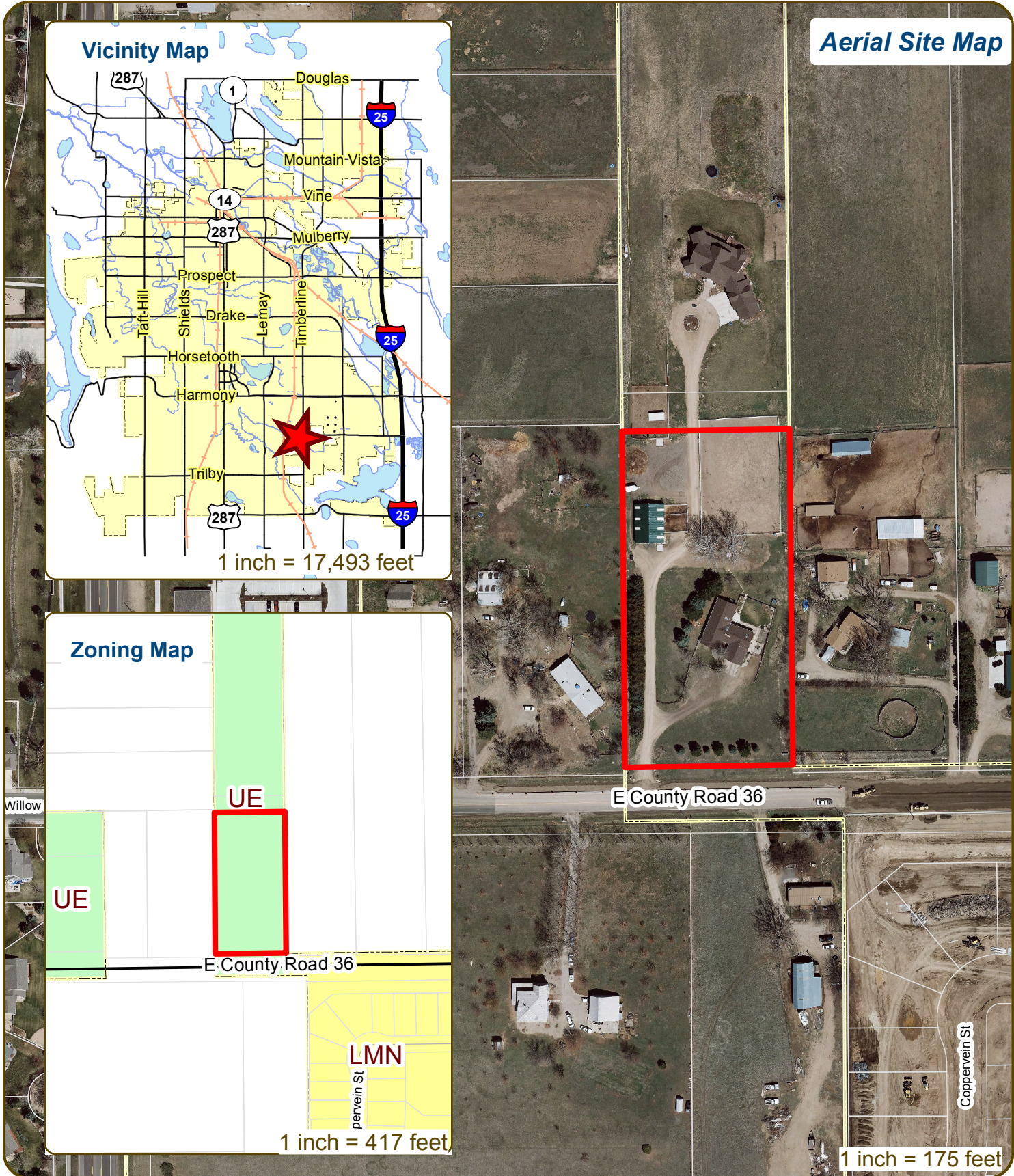
Schedule for 12/12/16 to 12/12/16

281 Conference Room A

Monday, December 12, 2016

Time	Project Name	Applicant Info	Project Description	Planner
10:15	2224 Kechter Rd. - Replat	Jennifer Thorland (303) 588-6086 jenn.thorland@comcast.net	This is a request to subdivide the property at 2224 Kechter Road (parcel #8605312001). The applicant wishes to split lot 1 of the Thorland Subdivision into two and dedicate the primary use of the new lot as a horse property. The existing lot size is 2.3 acres and is located in the Urban Estate (UE) zone district. This proposal will be subject to Minor Subdivision Review.	Clay Frickey
11:00	1205 W Elizabeth St. - Facade Renovations	Kris Lee (970) 663-0548 kml@kenneyleearch.com	This is a request to remodel the existing façade and relocate an ATM structure at 1205 W. Elizabeth St (parcel #9715405001). The existing Campus West Shop façades will be remodeled on the north and east facing building fronts. As a result of the CSU pedestrian underpass project, the property owner intends to relocate the ATM into northeast corner of the building which will result in the reconfiguration of the parking lot. This site is located in the Community Commercial District (CC). This proposal will be subject to a Minor Amendment.	Jason Holland

2224 Kechter Rd. Replat



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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.

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) _____

Jennifer & Miles Thorland, owner

Business Name (if applicable) _____

Your Mailing Address 2230 Kechter Rd.

Phone Number (303)588-6086 Email Address jenn.thorland@comcast.net

Site Address or Description (parcel # if no address) 2224 Kechter Rd.

Description of Proposal (attach additional sheets if necessary) Subdivision of lot 1 of the Thorland Subdivision

Proposed Use Horse property Existing Use Horse property

Total Building Square Footage 0 S.F. Number of Stories 0 Lot Dimensions

Age of any Existing Structures Barn built in ~2000

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.

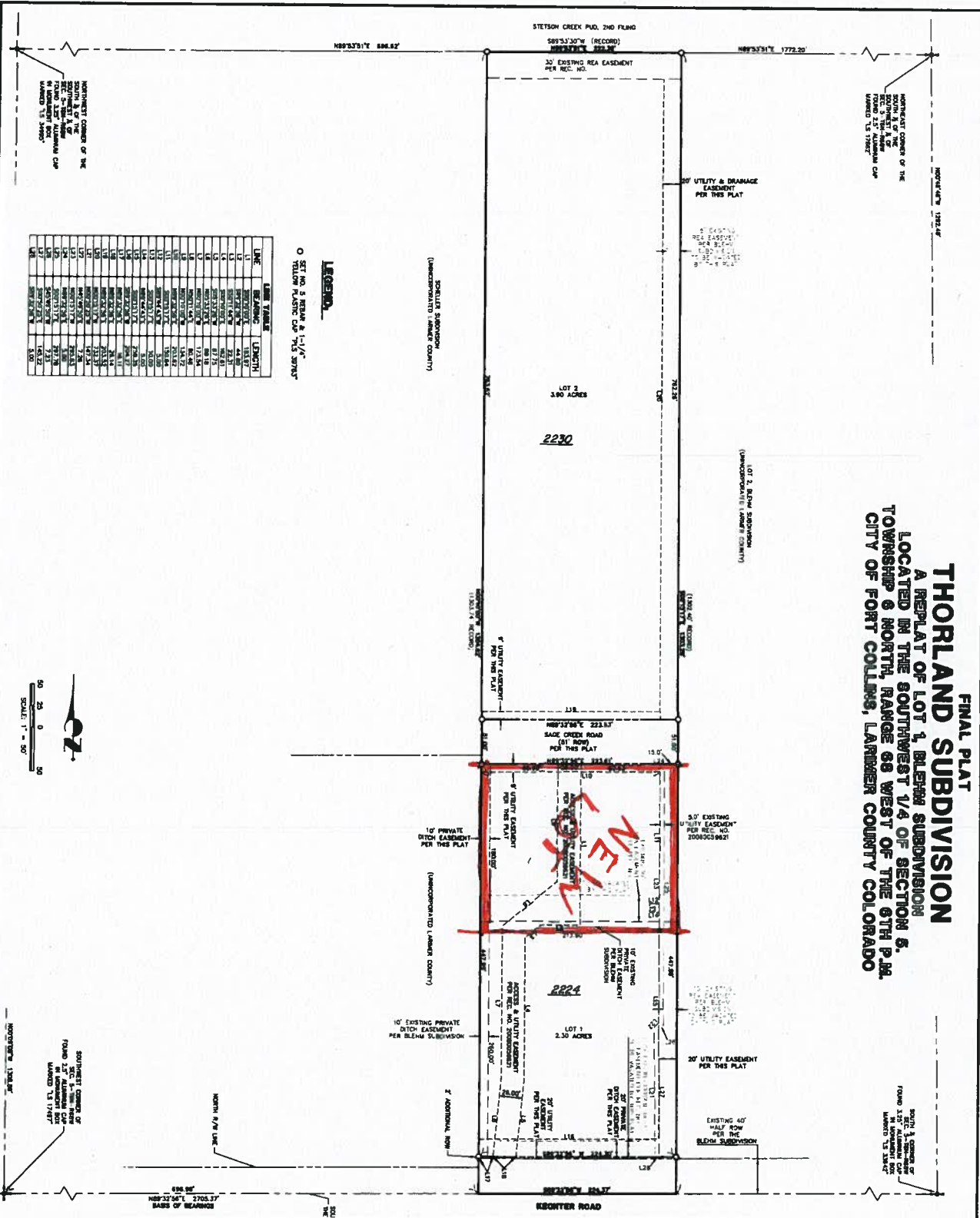
Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

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

Increase in Impervious Area 0 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?

FINAL PLAT
THORLAND SUBDIVISION
 A REPLAT OF LOT 1, BLEHM SUBDIVISION
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6,
 TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M.
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO



LEGEND

SECTION 6 REPLAT & 1-1/4" SECTION 6 PLAT FOR THIS PLAT

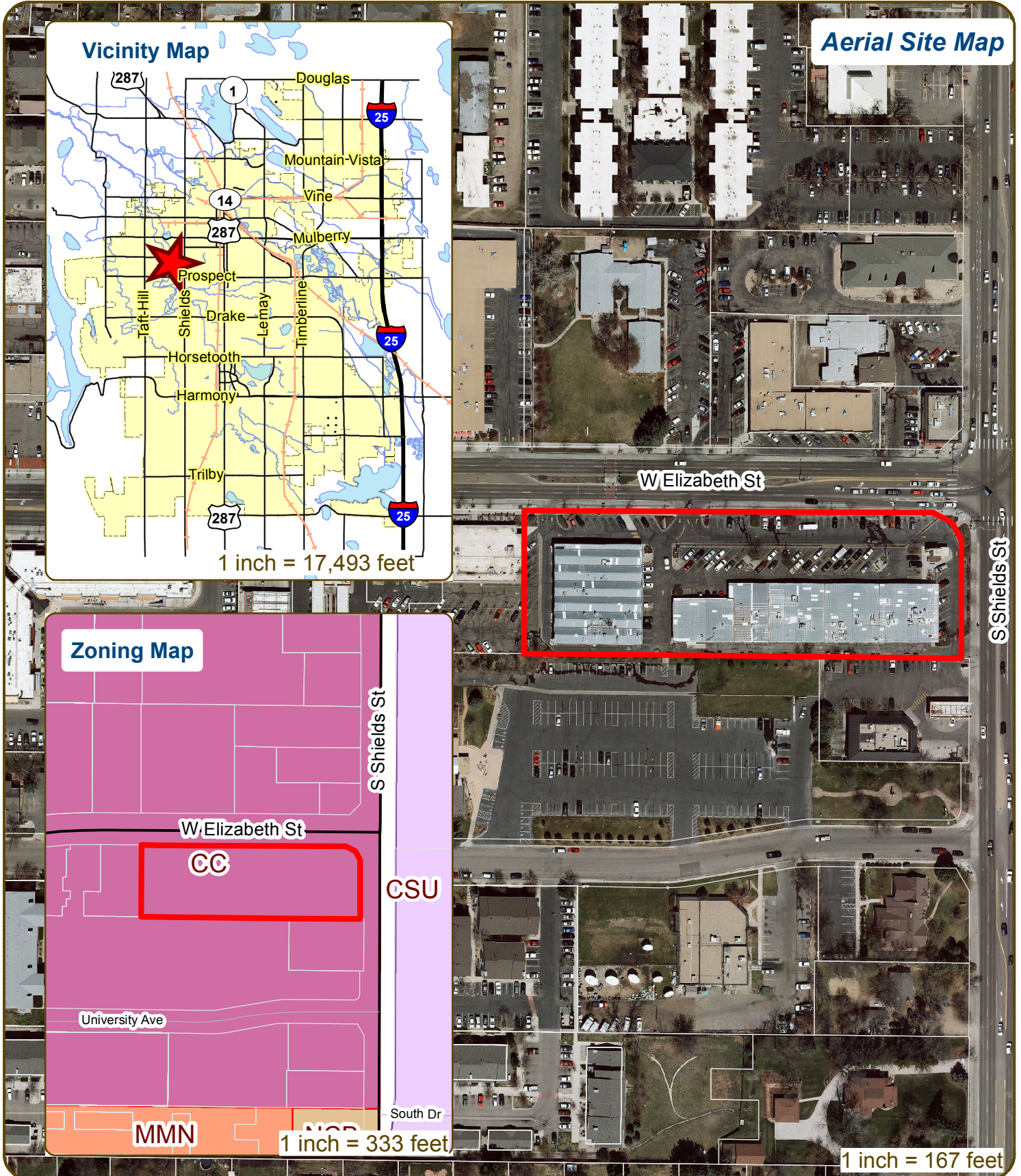
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J.R. ENGINEERING
 Final Plat
 Thorland Subdivision
 Job No. 2556.00
 10/16/08
 Sheet 2 of 2

200 East Inverness Road, Suite 301 Fort Collins, CO 80501
 970-221-1111 Fax: 970-221-1112 www.jrengineering.com

1205 W Elizabeth St. Facade Renovations



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Kris Lee - Architect, Consultant

Business Name (if applicable) Kenney Lee Architecture Group Inc.

Your Mailing Address 209 East 4th Street, Loveland, CO 80537

Phone Number 970-663-0548 Email Address kml@kenneyleearch.com

Site Address or Description (parcel # if no address) 1205 W Elizabeth Street - Parcel #97154-05-001

Description of Proposal (attach additional sheets if necessary) Reskin facades of existing buildings on property and relocate detached bank ATM structure near existing Subway entrance.

Proposed Use Retail center Existing Use Retail center

Total Building Square Footage 12,120 S.F. Number of Stories 1 Lot Dimensions 562.5' x 182.2'

Age of any Existing Structures 52 years (built originally 1964)

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

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East Building - North Elevation



East Building - South Elevation



East Building - North Elevation



East Building - West Elevation



East Building - East Elevation



West Building - East Elevation



West Building - West Elevation



West Building - North Elevation



West Building - South Elevation

