

Conceptual Review Agenda

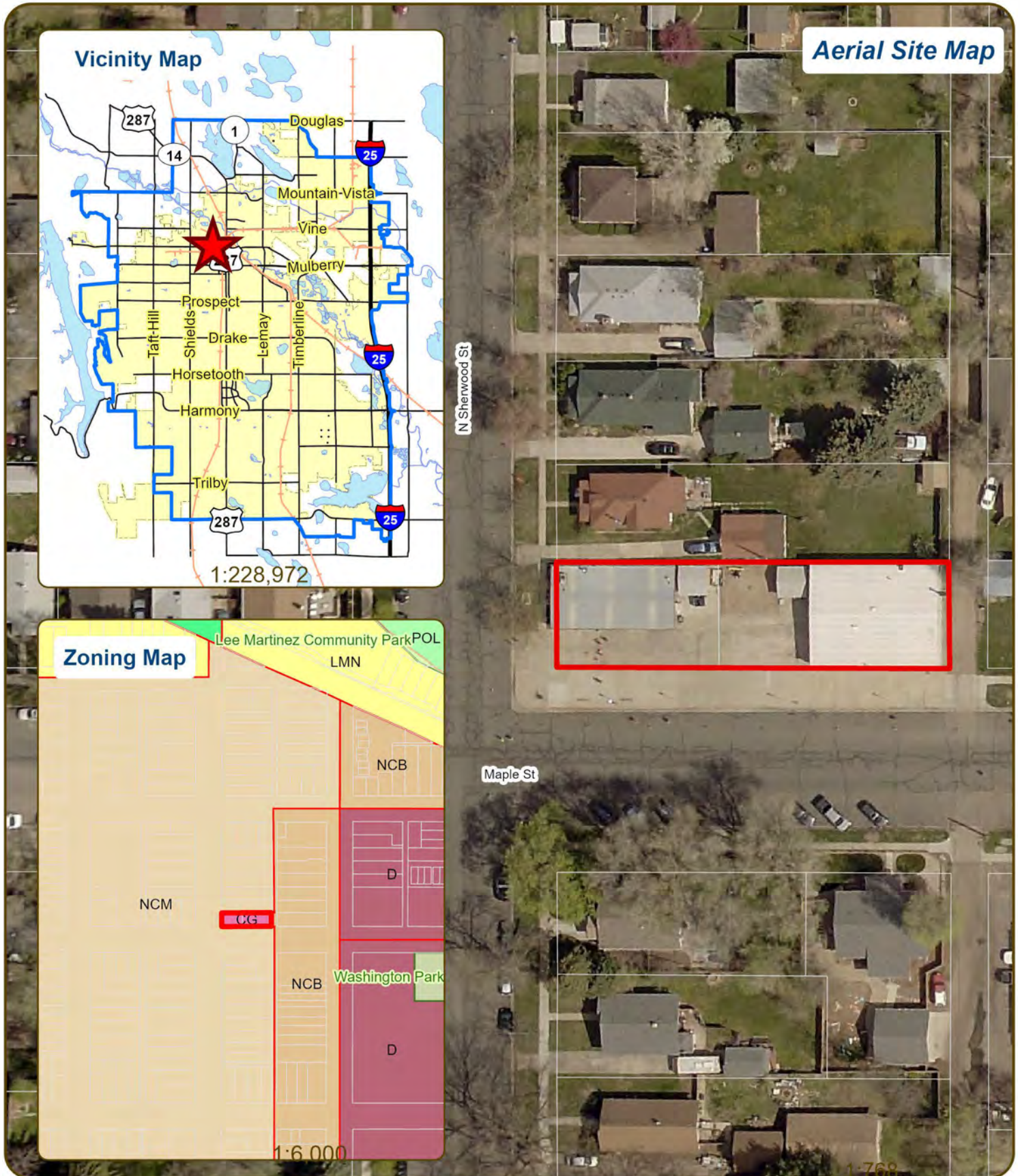
Schedule for 02/17/22

Meetings hosted via Zoom Web Conferencing

Thursday, February 17, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	424 & 428 Maple St Taproom & Restaurant CDR220013	Carol Cochran 970-980-1231 HiCarolCo@gmail.com	This is a request for a change of use from the existing auto-detailing facility to a taproom and restaurant at 424 and 428 Maple St (parcel # 9711121009; 9711121020). The proposal includes the installation of a parkway along Maple St that includes native landscaping and bicycle parking. Also proposed is a shared garden and outdoor seating area that would be shared between the Horse and Dragon taproom and the Caupona restaurant. The site will be accessed from Maple St directly to the south and Sherwood St directly to the west. The site is approximately .33 miles west of N College Ave and .14 miles north of Laporte Ave. The site is within the General Commercial (CG) zone district and would be subject to a Major Amendment with an Administrative (Type 1) Review.	Planner: Jenny Axmacher Engineer: John Gerwel / Dave Betley DRC: Todd Sullivan

424 & 428 Maple St Taproom & Restaurant



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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.

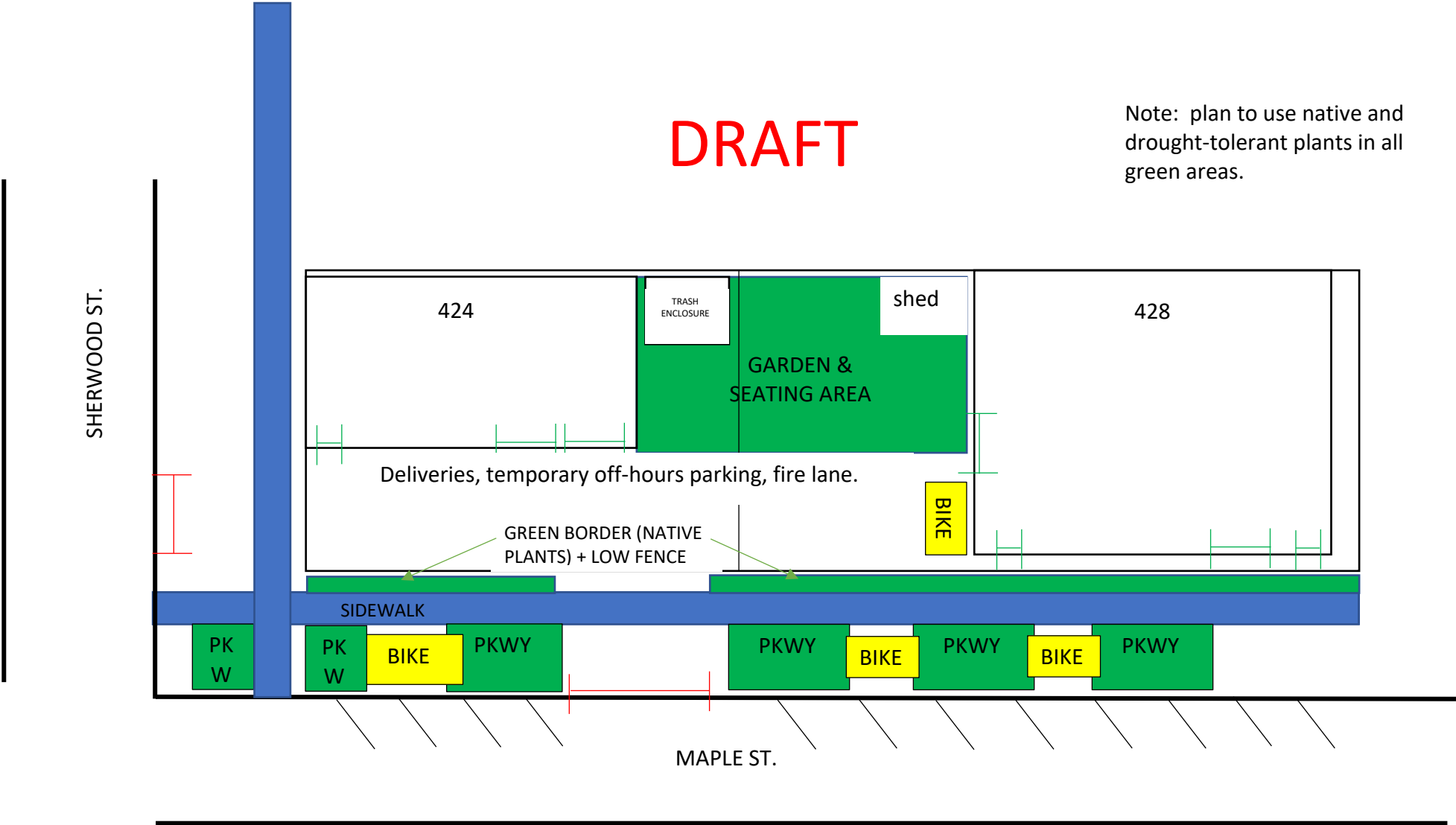
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

DRAFT

Note: plan to use native and drought-tolerant plants in all green areas.



To Whom It May Concern:

Thank you for considering our request for a conceptual review. We would like to explore developing the space at 424 Maple into a satellite tasting room and neighborhood gathering space for Horse & Dragon Brewing Company, using the existing buildings. The space at 428 Maple would be used by a bakery/coffeeshop/smokery (Caupona), offering a small dine-in area and to-go foods and coffee. We would be happy to apply for both businesses and uses in tandem or separately, whichever is a more straightforward process for the City.

We understand this space abuts an established and historic neighborhood and we would like to be a strong addition to that neighborhood, not a detractor from it. We feel that our vision for this property would greatly improve the ambience. We would propose the hours of 6am-9pm for the bakery and 11 am – 9pm for the tasting room.

We see from preliminary comments from planners that parking is a concern. We would hope that the current parking, which exists largely on areas we would like to turn into parkway, plants, and sidewalk spaces, be taken into consideration in determining required number of parking spots. Ideally, we would like to have no parking on site but we understand this might be a non-starter. After making required (and, we believe, necessary) improvements to the parkway and designating a sidewalk space, we would prefer to preserve the outdoor space for outdoor seating and drought-resistant "greenification", and encourage patrons to consider this a walking or biking destination, with drivers using parking at the nearby Civic Center garage (3.5 blocks away) or accessing the on-street parking surrounding this property. This would not only improve the general character of the property but would also increase the water-permeable square footage. We realize that some people would drive to this location and park on the surrounding streets. We believe we can accommodate 12 parking spaces (10 diagonal parking on Maple, and 2 parallel parking on Sherwood) directly abutting the businesses. There is ample street parking in this area but we realize that creating a gathering location here is likely to increase street parking in the area.

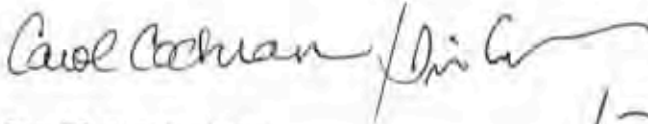
We would propose removing 2 of the 4 entrance/exit breaks in the curb (both in front of the 428 Maple property), as we would not be using the south-facing garage bays for vehicle use. This will slightly increase the potential curbside diagonal parking and we feel it will also increase the safety for pedestrians in the area and the attractiveness of the property. The remaining entrance and exit would be used for deliveries and temporary parking during hours when the businesses are not open to the public.

We would be happy to have a neighborhood meeting as part of the review process.

Any advice regarding the modifications or floodproofing we might need to consider given the property's location would be helpful. We have accessed the available floodplain information but it's still unclear to us what will be required for this site. There will be no brewery production operation on site, so no chemicals involved in our cleaning processes will be on-site, but general cleaning chemicals for restaurant operations would be stored here.

A sketch of our draft plan is attached which shows our hopes for the use of the square footage. Please let us know if there is anything further you need before the conceptual review meeting. Thank you for your advice!

Sincerely,

Handwritten signature of Carol Cochran and Tim Cochran. The signature is written in cursive and includes the names of both individuals.

Carol & Tim Cochran
Horse & Dragon Brewing Company

1-23-22