

Conceptual Review Agenda

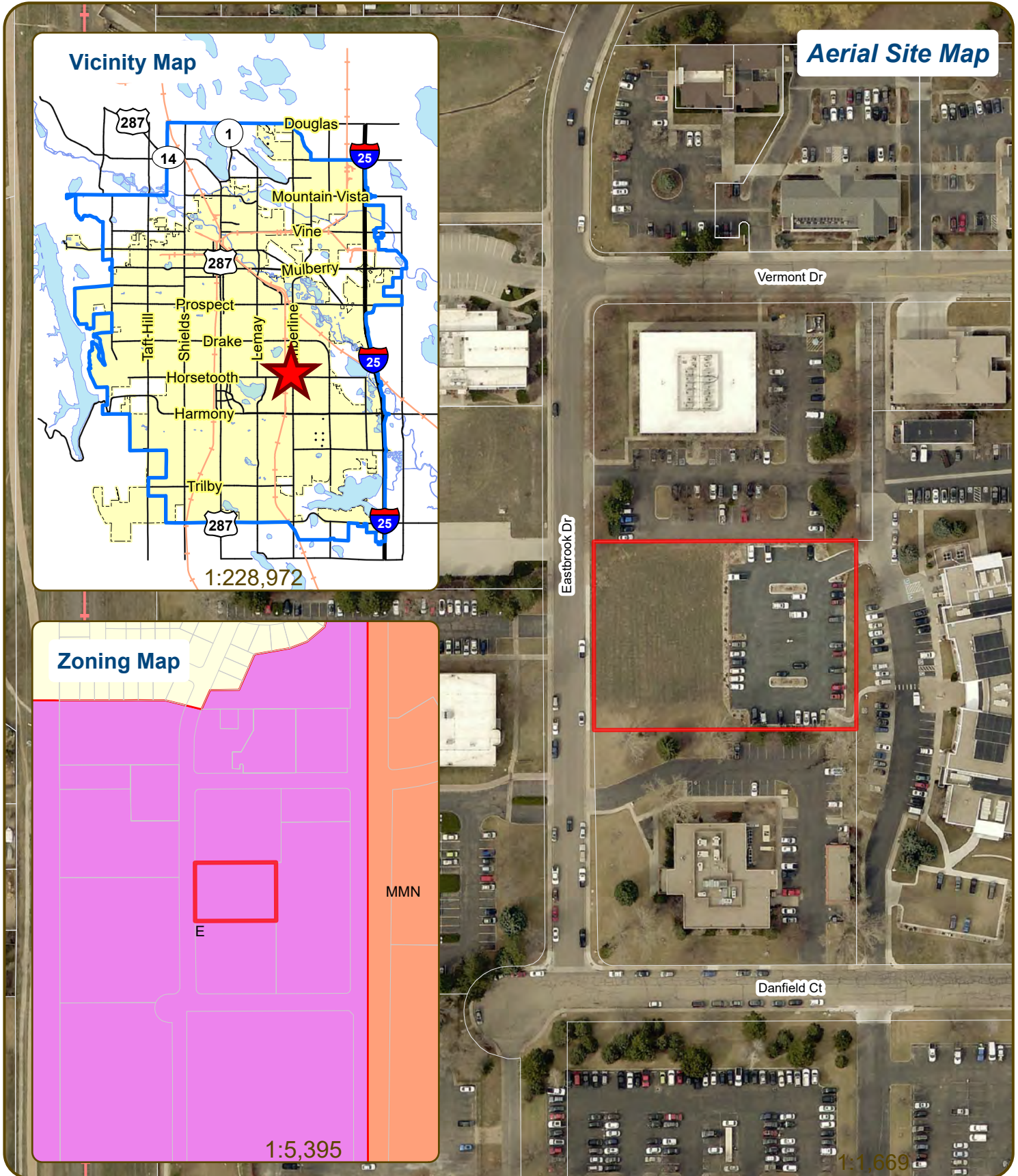
Schedule for 10/13/22

Meetings hosted via Zoom Web Conferencing

Thursday, October 13, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	3300 Eastbrook Drive CDR220079	Michele Forrest 303-710-1857 michele.forrest@neenan.com	This is a request for infrastructure improvements to the property at 3300 Eastbrook Dr. (Parcel # 8730457001). The applicant proposes to evaluate the opportunities in adding additional curb cuts for access to the parcel from Eastbrook Drive. Access would be taken from Eastbrook Dr. directly to the west. The site is approximately 0.06 miles west of S Timberline Rd. and approximately 0.27 miles south of E Horsetooth Rd. The site is within the Employment District (E) zone districts and will be subject to an Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Todd Sullivan

3300 Eastbrook Dr. Site Access Infrastructure



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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) _____

Michele Forrest - Owner Representative

Business Name (if applicable) 3325 South Timberline LLC

Your Mailing Address 3325 S. Timberline Road, Fort Collins, CO

Phone Number 303-710-1857 Email Address michele.forrest@neenan.com

Site Address or Description (parcel # if no address) Parcel # 8730457001

Description of Proposal (attach additional sheets if necessary) _____

The property owner would like to evaluate the opportunities in adding additional curb cuts for access to the parcel from Eastbrook Drive

Proposed Use N/A Existing Use N/A

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions _____

Age of any Existing Structures N/A

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 [x] 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?

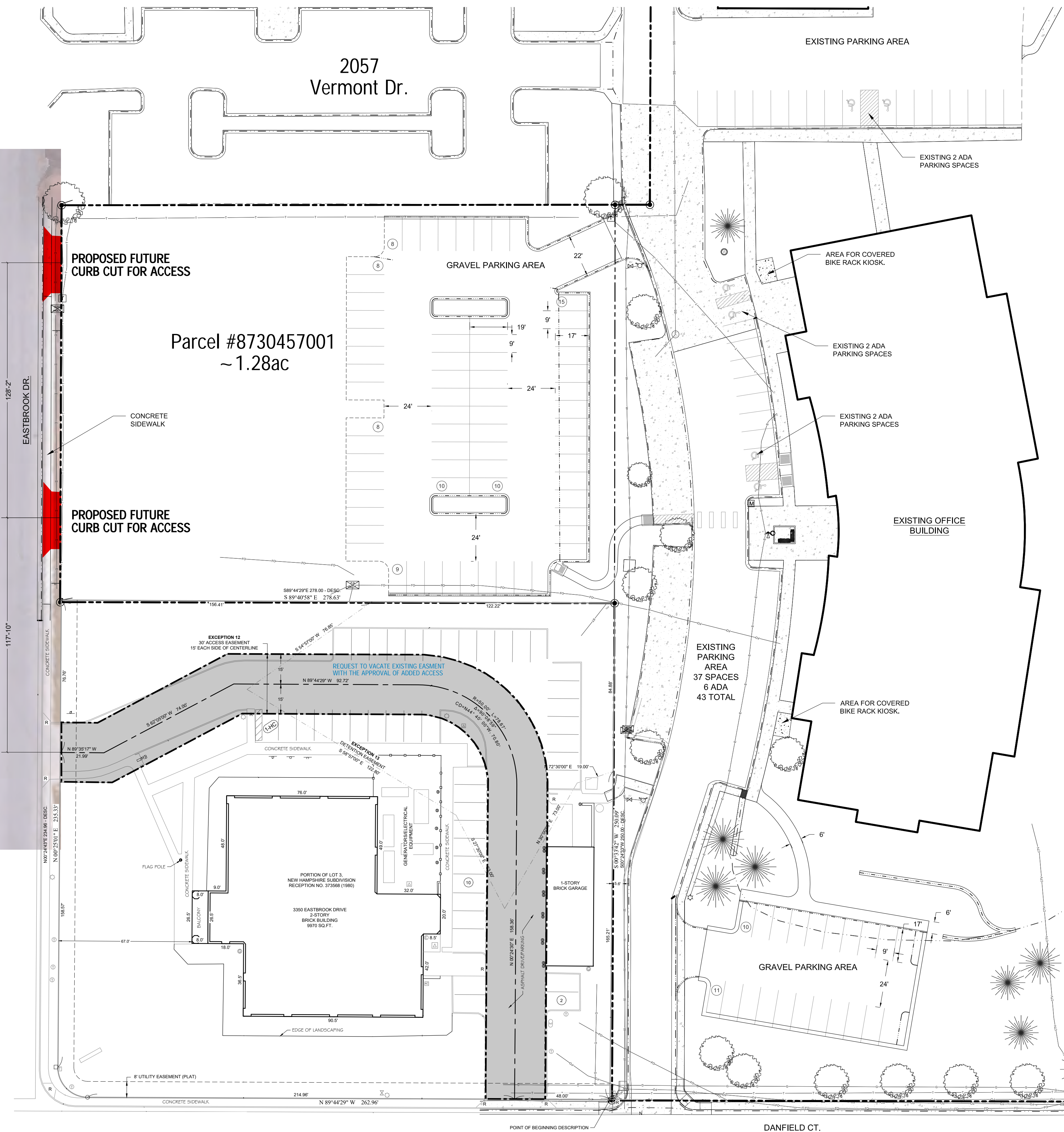
VALUE PLASTICS 3325 Timberline Future Access Ft Collins, Colorado

Vicinity Map:



3221 Eastbrook Dr.
~2.44ac

3351 Eastbrook Dr.
4.0ac.



Site Plan

