

# Conceptual Review Agenda

Schedule for 04/24/17 to 04/24/17

281 Conference Room A

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## Monday, April 24, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Hansen Farm - Mixed Use CDR170027	Kristin Turner 970-532-5891 <a href="mailto:kristin@tbgroup.us">kristin@tbgroup.us</a>	This is a proposal for a mixed-use development located at 6015 S Timberline Rd (parcel # 86071000002). The site plan indicates the subdivision of 46.40 acres that include 152 single-family units, 64 townhome units, multi-family, and commercial space. There would be two points of access on S Timberline Rd and Red Willow Drive would connect into the site from the south. The site zoning includes Low Density Mixed-Use Neighborhood (LMN), Medium Density Mixed-Use Neighborhood (MMN), and Neighborhood Commercial (NC) zoning and would be subject to Planning and Zoning Board (Type II) review.	Pete Wray

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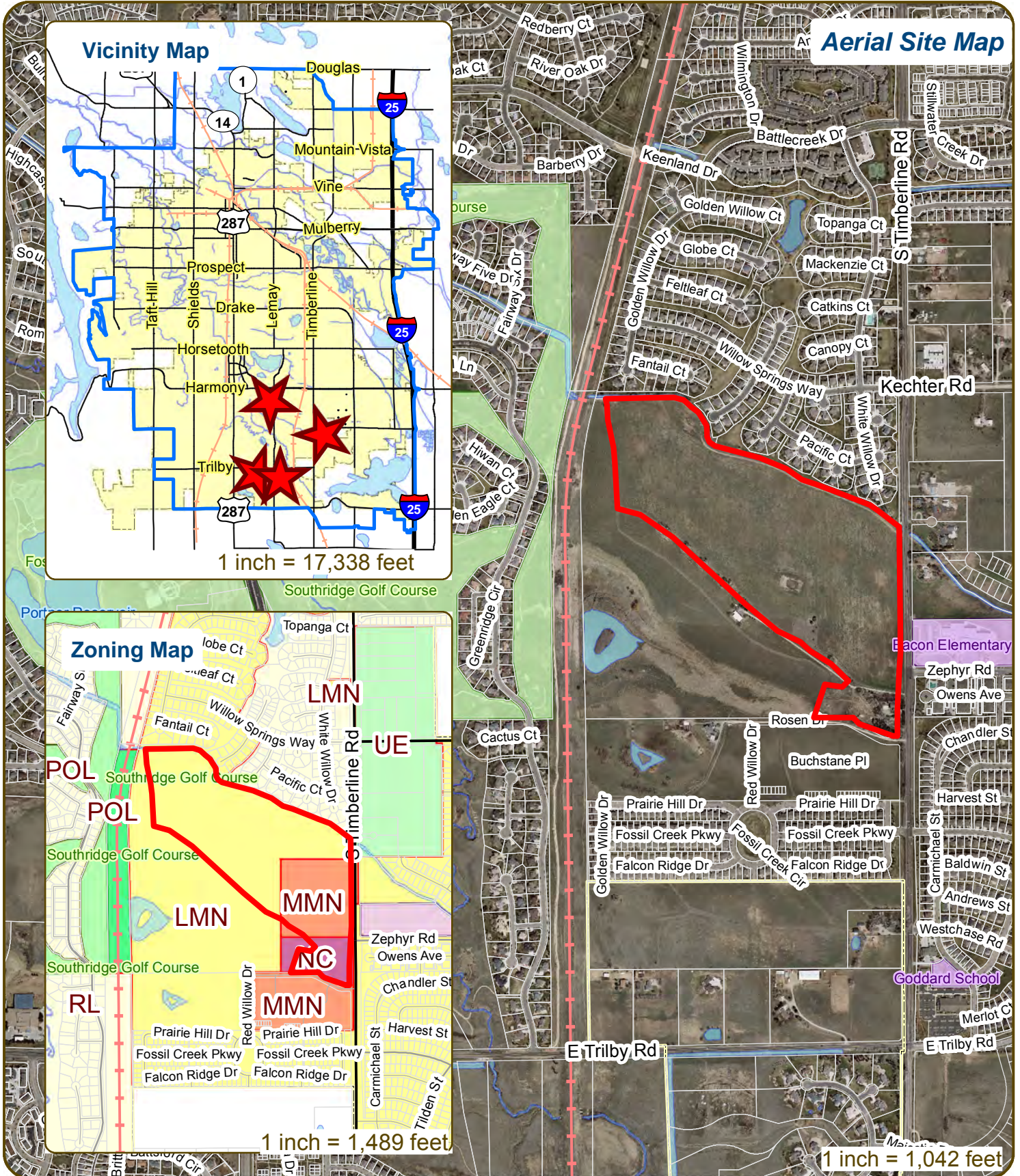
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**Monday, April 24, 2017**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>10:15</b>	1109 W Harmony Rd - Church CDR-170025	Christine Schrader (970) 481-6671 <a href="mailto:blue.heron@gmail.com">blue.heron@gmail.com</a>	This is a proposal to build a church, retail space, outdoor amphitheater and event center on the Brophy property located at 1109 W Harmony Rd (parcel # 9603100008). The proposal indicates the addition of three buildings totaling 18,400 square feet and 1-2 stories. The existing single-family residence would be retained and new buildings would be built to the east, west and south of the existing single-family residence. The amphitheater would be located on the southwest portion of the site and be used as a space for concerts, weddings, kids events and church service. The commercial portion of the site would be leasable space for coffee shop, health/fitness center or art and music studio. The site is located in the Low Density Mixed Use Neighborhood (LMN), zone district and is subject to Planning and Zoning Board (Type II) review.	Jason Holland
<b>11:00</b>	1802/1804 Laporte Ave - Distillery CDR170026	Arne Oittinen (970) 420-5195 <a href="mailto:highonthegilldistill@gmail.com">highonthegilldistill@gmail.com</a>	This is a proposal to build a micro-distillery and micro-brewery at 1802 and 1804 Laporte Ave (parcels # 9710200061, 9710200010). The proposal indicates converting the existing buildings located at 1802 into a brewery and distillery and retaining the single-family residence located on 1804 Laporte. The site plan indicates parking and loading to take place on the western portion of the site, a service area replacing the existing lawn and playground and employee parking located on the eastern portion of the site. The project is located in the County and would be required to annex and zone into the City of Fort Collins prior to development. Once annexed and zoned the project would be located in the General Commercial (CG), zone district and be subject to Administrative (Type I) review.	Kai Kleer



# 6029 S Timberline Rd Hansen Farm



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Kristin Turner, TB Group (own representative) Jeff Mark, The Landhuis Company (president)

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain's Avenue Berthoud, CO 80513

Phone Number 970.532.5891 Email Address kristin@tbgroup.us

Site Address or Description (parcel # if no address) 86071000002

Description of Proposal (attach additional sheets if necessary)

Residential development, future multi-family development and future commercial development.

Proposed Use Residential Existing Use Vacant

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

Age of any Existing Structures not applicable

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 TBD 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?

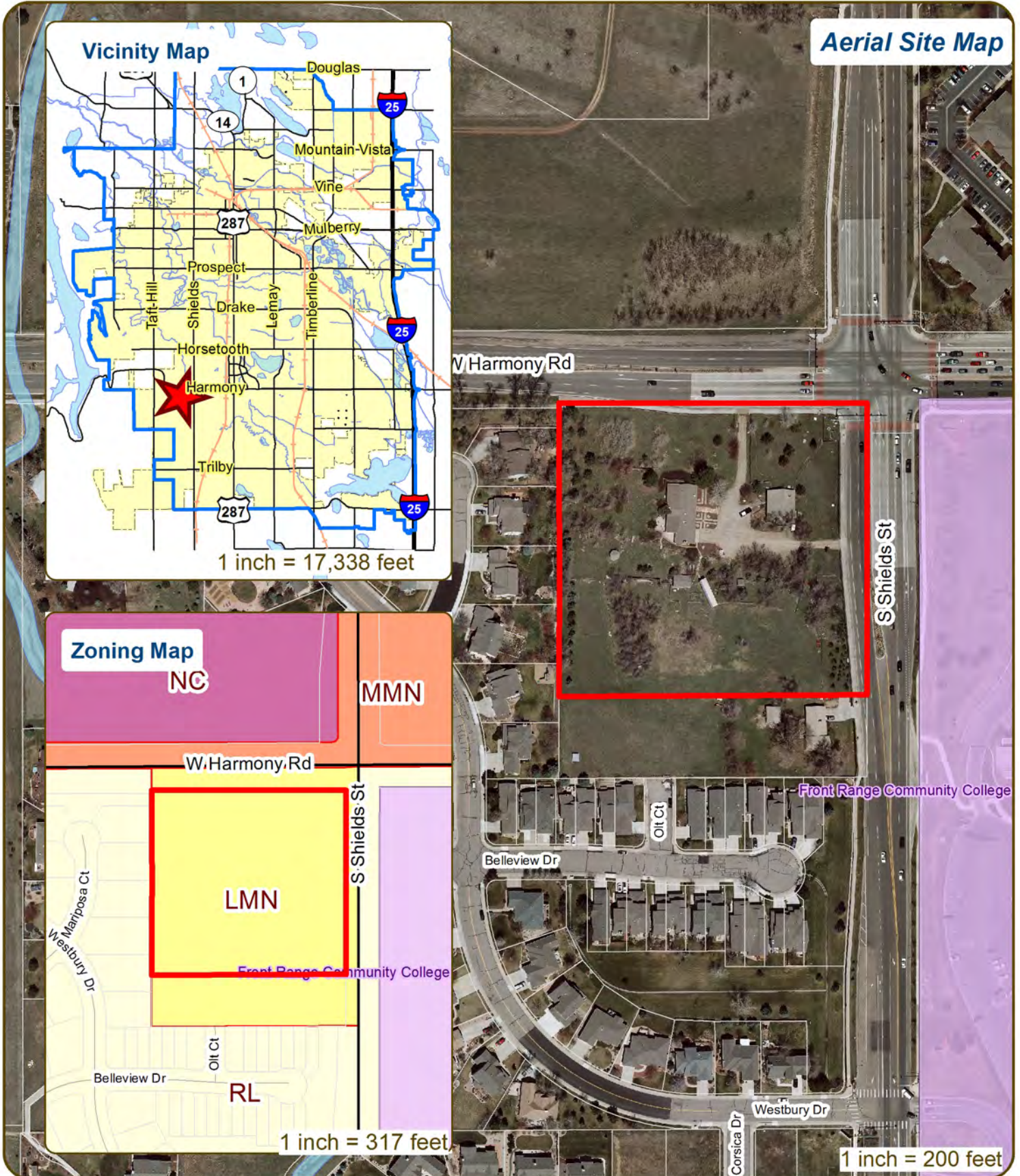




45'x 85' LOTS - 36
50'x 110' LOTS - 22
60'x 110' LOTS - 26
40'x 90' LOTS - 68 (ALLEY LOADED)
TOWNHOMES - 64 UNITS
<b>216 TOTAL UNITS</b>
<b>46.40 AC</b>
<b>4.65 DU/AC</b>



# 1109 W Harmony Rd Church



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

Christine Schraeder - Member/Representative of the Church

Business Name (if applicable) St. Paul's Episcopal Church

Your Mailing Address 2025 Serramonte Drive, Fort Collins CO 80524

Phone Number 970-481-6671 Email Address bleu.heron@gmail.com

Site Address or Description (parcel # if no address) 1109 West Harmony Road

Description of Proposal (attach additional sheets if necessary) We have sold our church property on Elizabeth and are looking to build a new church home. In addition to the church, we would like to build a "core and shell" structure to use as tenant space, both for income and for community service. Our goal is to attract businesses such as a coffee shop, health/fitness, arts including music, etc. We would also like to build a small outdoor amphitheater to be used as an affordable venue for the community for small, low-key concerts, weddings, kids events, Easter Sunrise Service...etc.

Proposed Use Church and Small Commercial Existing Use residential

Total Building Square Footage 18,400 S.F. Number of Stories 1-2 Lot Dimensions ~460sfx460sf

Age of any Existing Structures ~49 years (1968)

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

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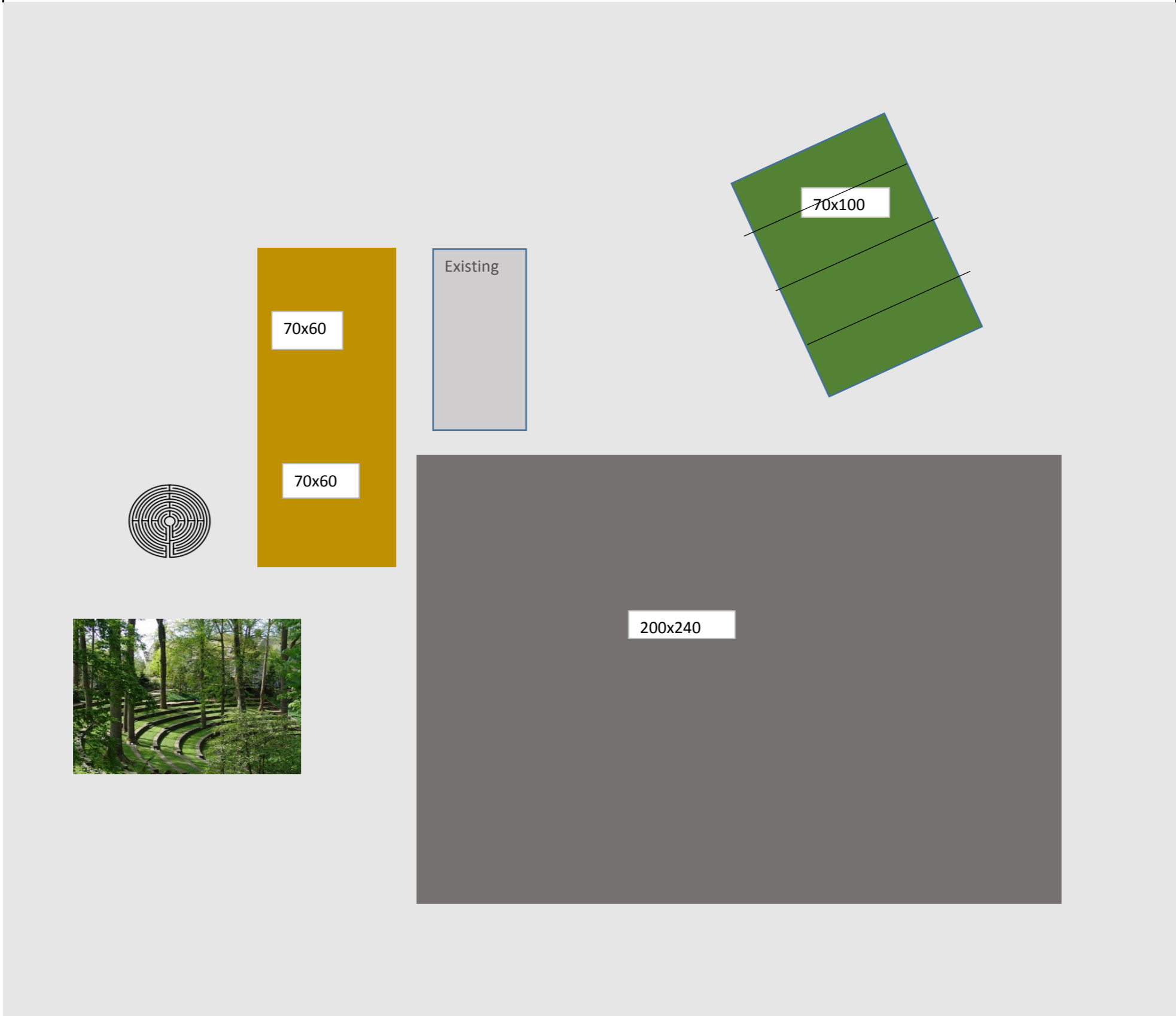
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area ~38000-48000 (parking) 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:

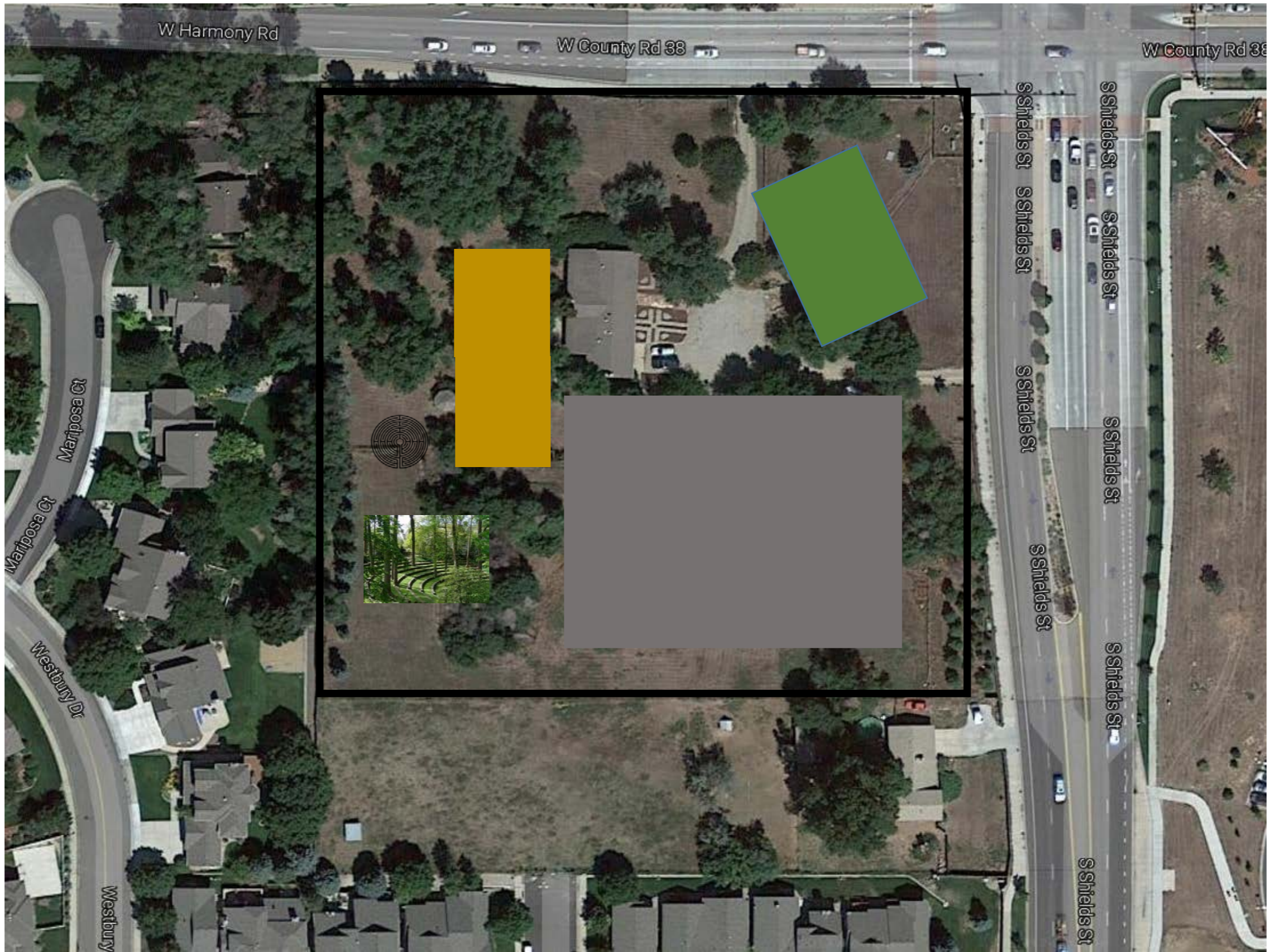
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~460'



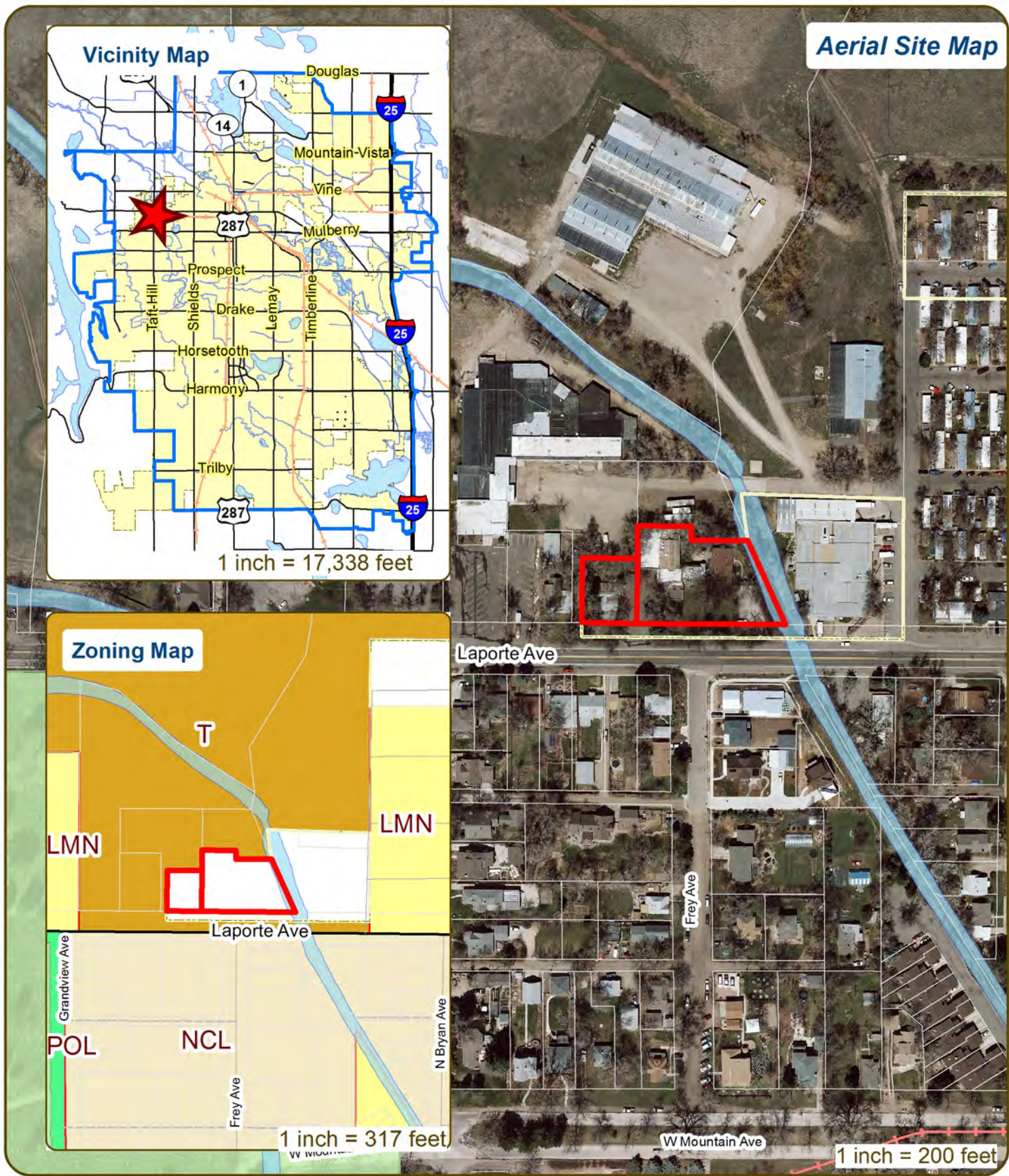
~460'







# 1802/1804 Laporte Ave Distillery



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April 24, 2017  
May 8, 2017

Development Review Guide – STEP 2 of 8

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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) **ARNE OTTENEN,**  
**OWNER & JOEL GUSTAFSON, OWNER**

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** 1735 N. OVERLAND TRAIL, FORT COLLINS, CO 80521

**Phone Number** 970-420-5195 **Email Address** highonthehilldistill@gmail.com

**Site Address or Description** (parcel # if no address) 1800 & 1802 LAPOINTE AVE.,  
FORT COLLINS, CO 80521

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_  
DISTILLERY & BREWERY

**Proposed Use** COMMERCIAL/RESIDENTIAL **Existing Use** COMMERCIAL/INDUSTRIAL/RESIDENTIAL

**Total Building Square Footage** 8,823 **S.F. Number of Stories** 3 **Lot Dimensions** SS, 757 SQ FT

**Age of any Existing Structures** 1994 LOG CABIN, 1953 COMMERCIAL, 1946 RESIDENTIAL  
1.28 acres

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

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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** \_\_\_\_\_ 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:**

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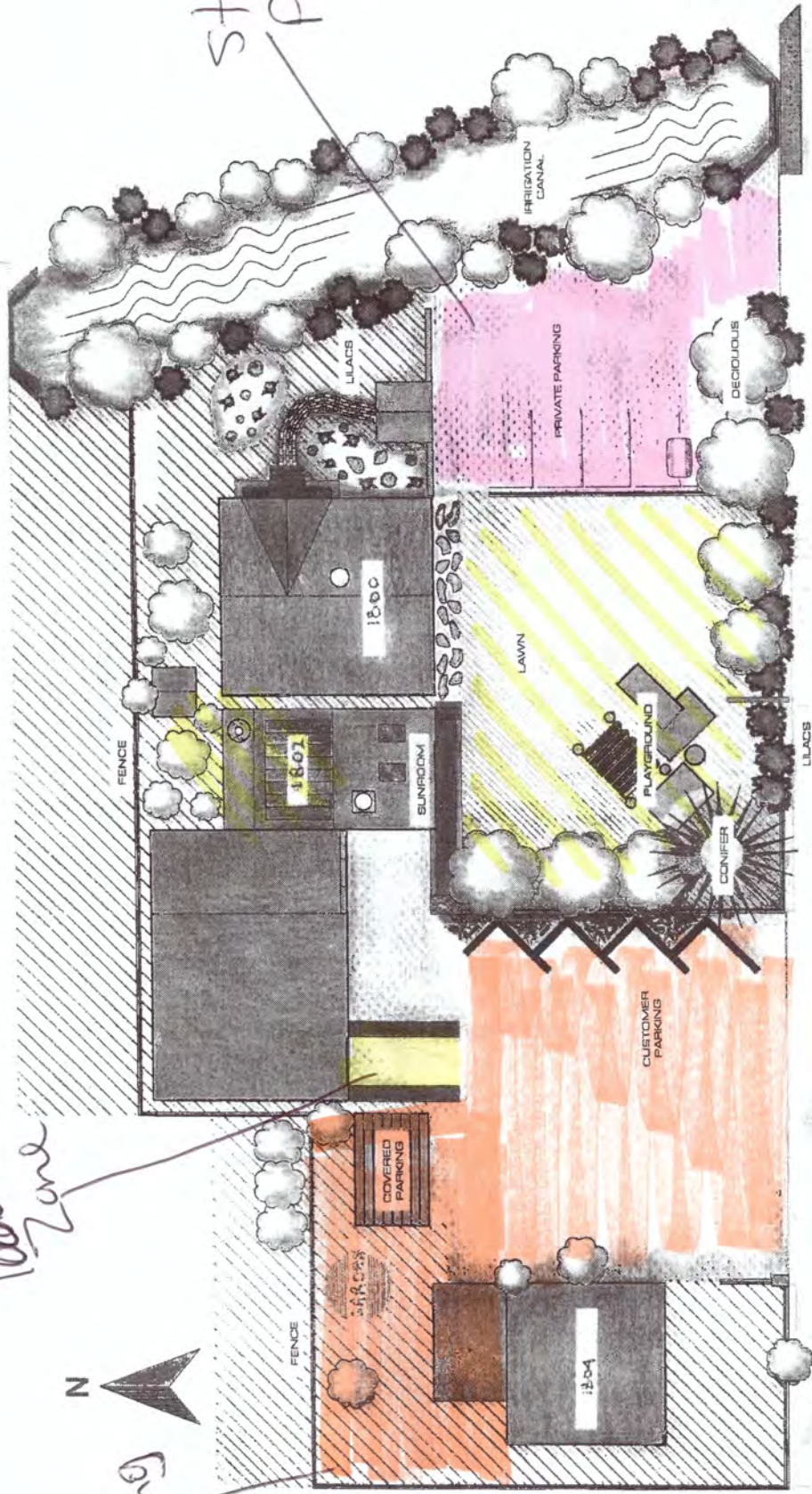
[Yellow hatched box] = Service Areas

loading zone

staff parking



Public Parking



1802 W. LAPORTE AVE.

5



FLOORPLAN SKETCH

Borrower: File No.: c0316laporte  
 Property Address: 1802 Laporte Ave Case No.:  
 City: Fort Collins, CO State: CO Zip: 80521  
 Lender: Agent: Dave Werner

1802 Laporte Ave  
 Fort Collins, CO  
 Total Sq Ft: 6520

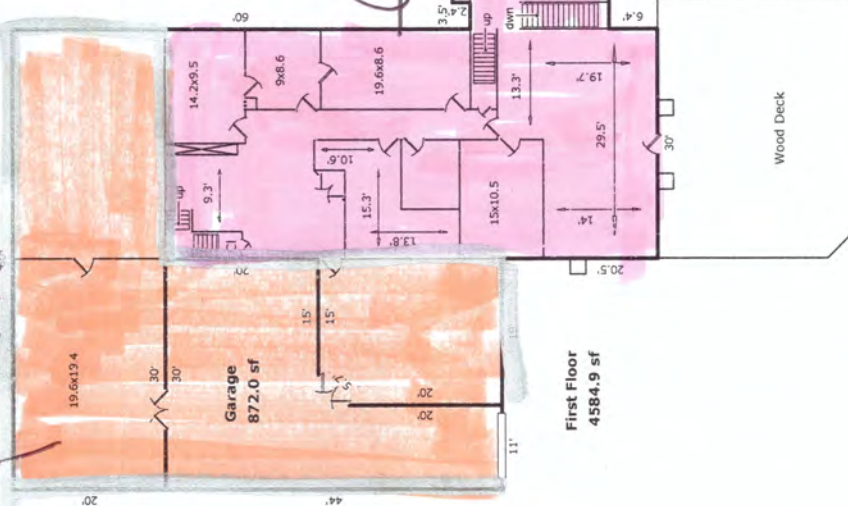
High on the Hill (Distillery)

Brewery  
 offices  
 Brewery  
 Distillery  
 offices



Second Floor Apt  
 788.0 sf

(Brewery)



www.appraisaldimensions.com  
 03/04/2016  
 (C) Copyright  
 \*Scope of Work is attached



FLOORPLAN SKETCH

Borrower: File No.: c0316laporte  
 Property Address: 1802 Laporte Ave Case No.:  
 City: Fort Collins State: CO Zip: 80521  
 Lender: Agent: Dave Werner

AREA CALCULATIONS SUMMARY		
Code	Description	Net Size
GLA2	Second Floor Apt	788.00
GBA1	First Floor	4584.90
GBA2	Second Floor	1935.00
GAR	Garage	872.00
Net Livable Area		788 (rounded)
Net Building Area		6520 (rounded)

LIVING BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
Second Floor Apt	17.0 x 4.0	68.00
First Floor	30.0 x 24.0	720.00
Second Floor Apt	88.0 x 4.0	352.00
First Floor	16.0 x 49.0	784.00
	4.0 x 45.0	180.00
	2.4 x 35.5	85.20
	8.6 x 23.0	197.80
	6.4 x 30.0	192.00
	14.1 x 68.0	972.80
	2.0 x 6.5	13.00
Second Floor	30.0 x 64.5	1935.00
14 Items		7308 (rounded)

First Floor	
60.0 x 20.0	= 1200.00
88.0 x 4.0	= 352.00
16.0 x 49.0	= 784.00
4.0 x 45.0	= 180.00
20.0 x 30.0	= 600.00
2.4 x 35.5	= 85.20
8.6 x 23.0	= 197.80
6.4 x 30.0	= 192.00
14.1 x 68.0	= 972.80
2.0 x 6.5	= 13.00
Area total (rounded) = 4585	

Garage	
0.5 x 20.0	= 10.00
30.0 x 20.0	= 600.00
4.0 x 4.0	= 16.00
24.0 x 11.0	= 264.00
Area total (rounded) = 872	

Second Floor	
30.0 x 64.5	= 1935.00
Area total (rounded) = 1935	

Second Floor Apt	
17.0 x 4.0	= 68.00
30.0 x 24.0	= 720.00
Area total (rounded) = 788	