

# Conceptual Review Agenda

Schedule for 02/05/18 to 02/05/18

281 Conference Room A

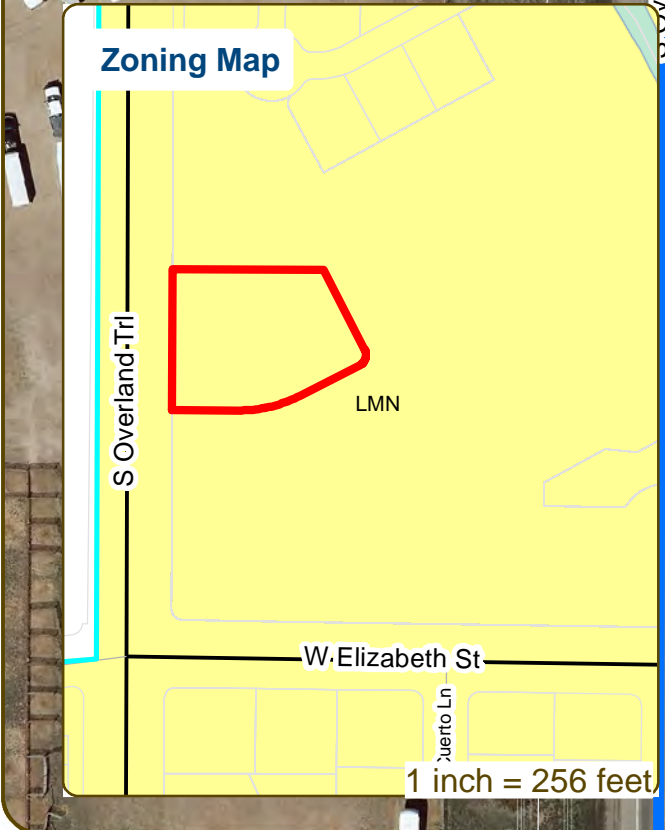
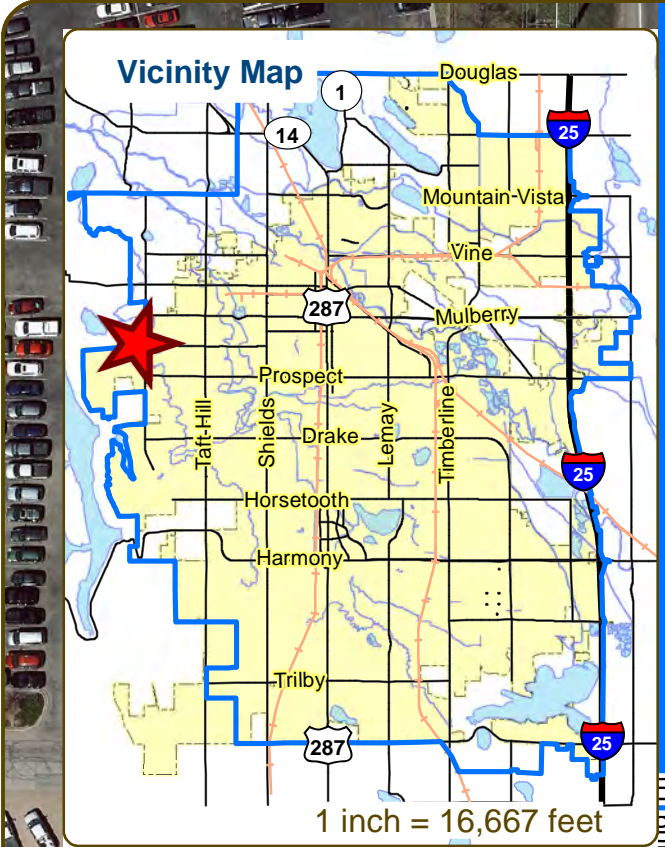
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## Monday, February 5, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	920 S Overland Trail - Neighborhood Center  CDR180006	Heather Kyseth (970) 443-5860 <a href="mailto:shotgun.betty16@gmail.com">shotgun.betty16@gmail.com</a>	This is a request to create a neighborhood center at 920 S Overland Trail (parcel #9716224001). The existing single family on the residence would be converted to a bakery and coffee shop and 5, two-story live-work units with private yards would be constructed along the northern property boundary. The proposal includes a chicken coop and garden at the east end of the property. Access to the site is currently off S Overland Trail at a slight angle. The property is within the Low-Density Mixed-Use zone district and is subject to Planning and Zoning Board (Type 2) review.	Clay Frickey

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# 920 S Overland Trail Neighborhood Center



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Development Review Guide – STEP 2 of 8  
 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.

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](mailto: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. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Heather Kyseth, owner		
Business Name (if applicable)		
Mamased		
Mailing Address		
1901 Corriedale Dr Fort Collins CO 80526		
Phone	Email Address	
970.443.5860	shotgun.betty16@gmail	
Site Address (parcel # if address in not available)		
920 S. Overland Trl, Fort Collins CO 80521-3010		
Description of Proposal (attach additional sheets if necessary)		
got & transform existing building into a gluten free bakery & coffee shop. Build 5 new units on the N side of the property for artist gallery & work space. I would like to add living space above these units if possible		
Proposed Use	Existing Use	
neighborhood center	N/A	
Total Building Square Footage	Number of Stories	Lot Dimensions
1,700	2	.99 acre

Age of any Existing Structures 128 years

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 5000 sq ft \_\_\_\_\_ S.F.

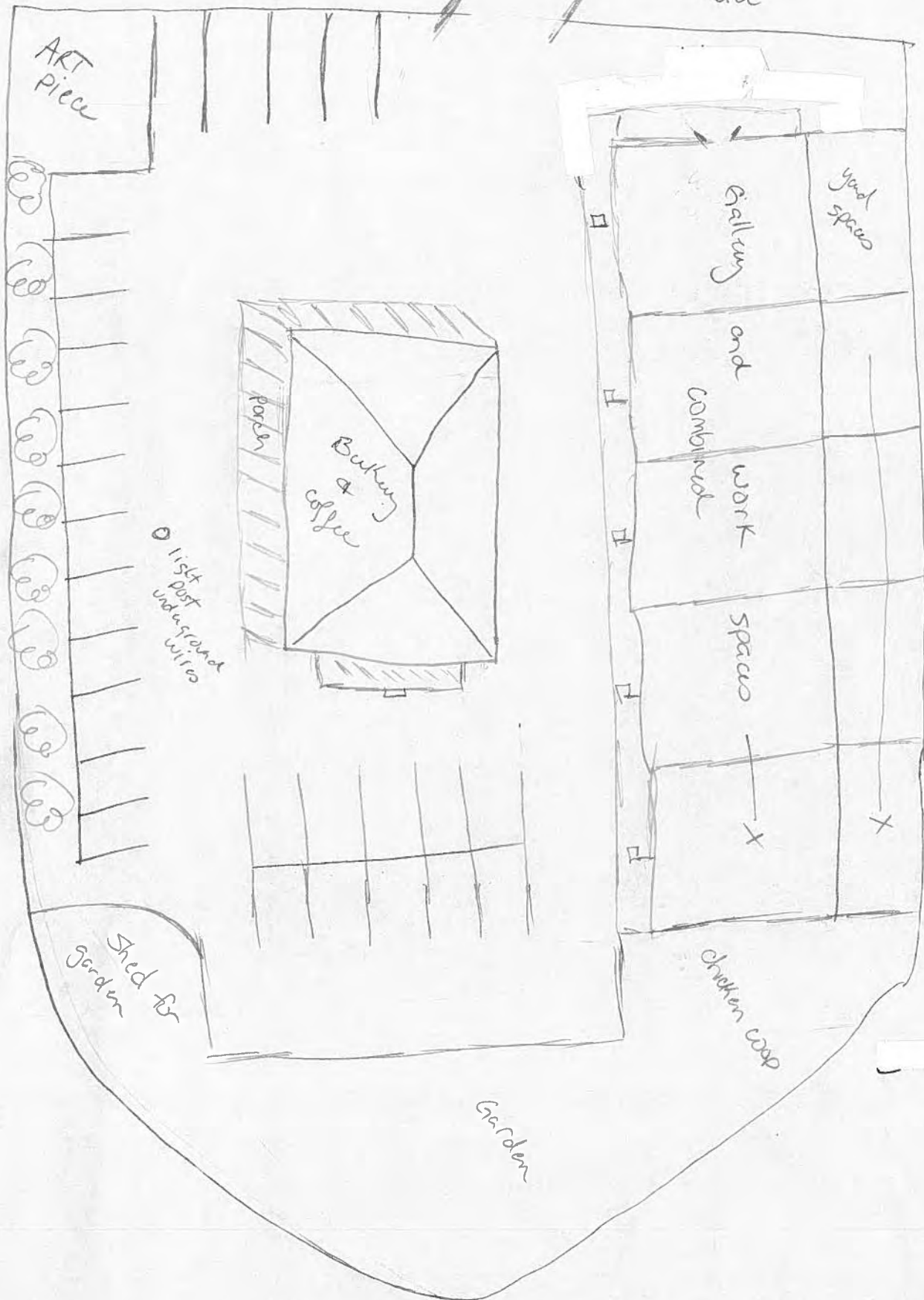
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**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?

Overland Trail

electric - 70 pole

⊙ ← water meter



ART Piece

Baking & coffee  
porch

light post underground wires

Gaiting

yard space

and combined work

space

Chicken coop

Shed for garden

Garden



920  
OVERLAND TRL  
HOUSE  
FRONT  
  
WEST  
SIDE



WINDOW  
DETAIL  
ON BACK

050  
CRAWFORD TRST  
HOUSE  
FRONT  
WEST  
SIDE



ON BACK  
DETAILS  
WINDOW

HOUSE

NORTH  
SIDE





HOUSE  
REAL  
BEST  
SIDE







HOUSE  
REAR  
WESTSIDE



HOUSE  
SOUTH  
SIDE



NOTE:  
NEIGHBORHOOD  
REAR OF



PROPERTY  
EAST SIDE



# OUT BUILDING



FRONT  
WEST  
SIDE



NORTH  
SIDE



*OUT  
BUILDING,  
EAST SIDE  
BCK OF  
BUILDING*



*SOUTH SIDE*





NEIGHBORHOOD

NORTH OF  
PROPERTY



SOUTH OF  
PROPERTY





ACROSS  
STREET  
TOWARD  
WEST



FENCE IN  
FRONT OF  
PROPERTY