

# Conceptual Review Agenda

Schedule for 06/21/18 to 06/21/18

281 Conference Room A

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## Thursday, June 21, 2018

Time	Project Name	Applicant Info	Project Description		
<b>9:30</b>	200 E Swallow Rd		This is a request to convert an existing single family house at 200 E Swallow Rd (parcel #9725225019). To a professional office. The property is currently licensed as a home occupation. No structural changes are proposed to the exterior and there are 5 existing off-street parking spaces along Remington St. The property is within the Residential Low-Density (RL) zone district and is subject to the Addition of Permitted Use (APU) process.	<b>Planner</b>	Ted Shepard
	<b>CDR180041</b>			<b>DRC</b>	Todd Sullivan
<b>10:15</b>	Murphy USA Skyway & College	Jim Erwin Svoboda (303) 770-8884 <a href="mailto:jimerwinsvoboda@gallowayus.com">jimerwinsvoboda@gallowayus.com</a>	This is a request to develop the southern end of the parcel at the southwest corner of S College Ave and Skyway Dr for a convenience store with fuel sales (parcel #9611421002). The fuel pumps and canopy are proposed between the building and S College Ave. A right-in, right-out is proposed along S College Ave as well as Skyway Dr. The proposed project is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) review.	<b>Planner</b>	Pete Wray
	<b>CDR180042</b>			<b>DRC</b>	Tenae Beane

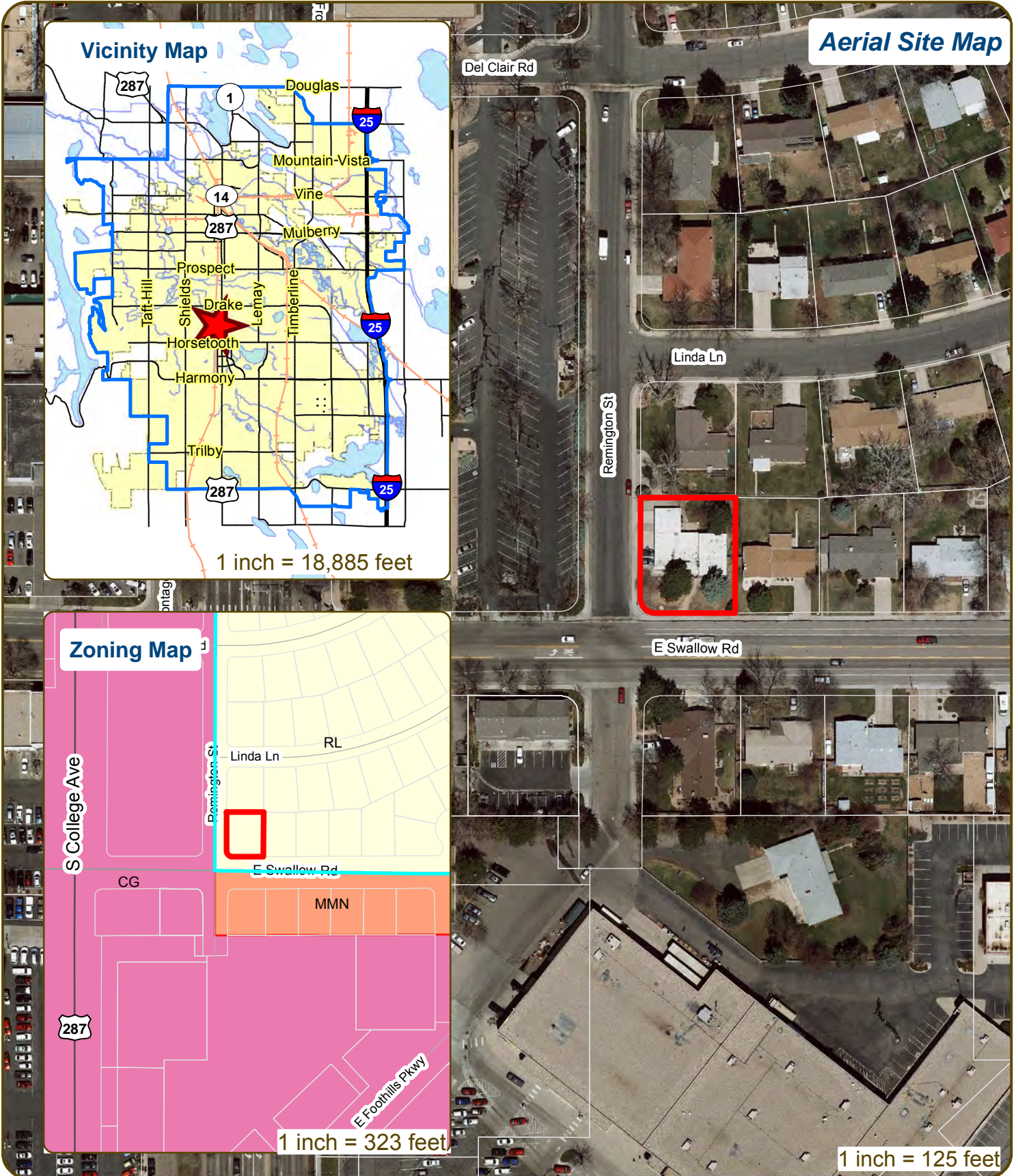
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**Monday, June 18, 2018**

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>		
<b>11:00</b>	Red Tail Ponds Long Term Care Facility  <b>CDR180043</b>	Nelson Miner (909) 877-5315 <a href="mailto:npminer@aol.com">npminer@aol.com</a>	This is a request to construct a senior housing campus on Lots 1-9 of Cameron Park 2nd Filing on the east side of S College Ave near Fossil Creek Pkwy. The proposal includes 160,000 square feet in three buildings; 5 stories and 4 stories. The facility would include 160 units: 80 independent living units, 50 assisted living units, and 30 memory care units. Parking is proposed on the existing Lot 5 off Cameron Dr. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	<b>Planner</b>	Clay Frickey
				<b>DRC</b>	Brandy Bethurem-Harras

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# 200 E Swallow Rd Professional Office



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

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At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

\*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) \_\_\_\_\_

Susan Barbson

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

Your Mailing Address 200 E Swallow Rd

Phone Number \_\_\_\_\_ Email Address N/A

Site Address or Description (parcel # if no address) 200 E Swallow Rd

Description of Proposal (attach additional sheets if necessary) Convert existing single-family dwelling (with home occupation license) to professional office

Proposed Use Professional Office Existing Use Single Family house w/ home occupation

Total Building Square Footage 2,782 S.F. Number of Stories 1.5 Lot Dimensions 9,892 sf

Age of any Existing Structures 49 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 [x] No If yes, then what risk level? \_\_\_\_\_

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

Increase in Impervious Area None 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?

**200 E. Swallow Road**  
**Request for an Addition of Permitted Use**  
**To Allow for Professional Office**

As proposed, this is a request to allow a Professional Office as a legal land use within the existing house at 200 East Swallow Road. The request is to use 100% of the house for a Professional Office versus the 50% which is allowed under the Home Occupation License.

Professional Office is defined as: “an office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise exists.”

The request to consider a Professional Office at 200 E. Swallow Road is processed under the procedures of the City’s Land Use Code as an Addition of Permitted Use. This is not a request to rezone the property to a higher classification of zone district where Professional Office is a use by right. Instead, as an Addition of Permitted Use, the underlying zoning would remain Low Density Residential (R-L) but only Professional Office would be added as an allowable land use, and no other uses, over and above the permitted uses in the R-L.

The house is located at the northeast corner of E. Swallow Road and Remington Street. The front of the house faces south along Swallow Road and the driveway and garage are along Remington Street. The house contains 2,782 square feet and was built in 1969. The garage has been converted to living space.

A variety Home Occupations have been licensed at this address over the last 35 years. These include pet grooming for 25 years as well as massage therapy, internet sales, and health care transportation services all of which have operated without complaint. This list includes:

- 1978 – 2003: Dog grooming business;
- 2003 – 2004: Ham radio operator business;
- 2004 – 2007: Alternative Body Solutions with Massage Therapy;
- 2009 – 2010: Karate Studio; and
- 2012 – 2014: Internet Sales.

Although the property is zoned R-L, it is located at the very southwest corner of Thunderbird Estates neighborhood. Across Remington Street to the west, the zoning is C-G, General Commercial with two-story office buildings. The property is one block from South College Avenue.

Across Swallow Road to the south, the zoning is Medium Density Mixed-Use Neighborhood with a mix of offices and multi-family and single family development. South of these lots is the Foothills Mall. Along Stanford Road, between Swallow Road and Monroe Drive, Cycle Apartments is under construction consisting of 402 dwelling units on 12 acres.

Traffic on Swallow Road, a collector street, has grown over the years. Data obtained from Steve Gilchrist, Traffic Engineering Technician include the following traffic counts:

- 2010: EB, 3,284; WB, 3,083; total = 6,367;
- 2013: EB, 2,941; WB, 3,332; total = 6273;
- 2014: EB, 4,179; WB, 4 140; total = 8,319.

As can be seen, there have been changes in the land use and traffic conditions over the last several years. Traffic counts from more recent years is forthcoming and will likely be higher given the redevelopment of the mall and the 402 apartments.

There is an advantage with the house being located at the corner of two public streets. Along Remington, the converted garage features a separate entrance for the professional office. Also, there are five off-street parking spaces along Remington Street. With this side of the house facing the office park to the west, this is where the any activity associated with the office will occur. Along Swallow, however, the house will continue to feature a residential character with a typical front door and mature landscaping. These attributes will not change thus contributing to the residential neighborhood character. Thus the office activity will be oriented to the west which, as noted, is one block east of South College Avenue.

I am willing to commit to no structural changes or additions to the house and to limit hours of operation to typical office hours.

It appears the Request for an Addition of Permitted Use for Professional Office within the existing house at 200 E. Swallow would have minimal negative impact on the surrounding neighborhood and would comply with the criteria of Section 1.3.4 of the Land Use Code.

I am scheduled for a neighborhood information meeting on Wednesday, June 20, 2018 at the Christ United Methodist Church at 301 E. Drake Road from 6:00 to 7:30 pm. Thank you for consideration in this matter.

Susan Brabson



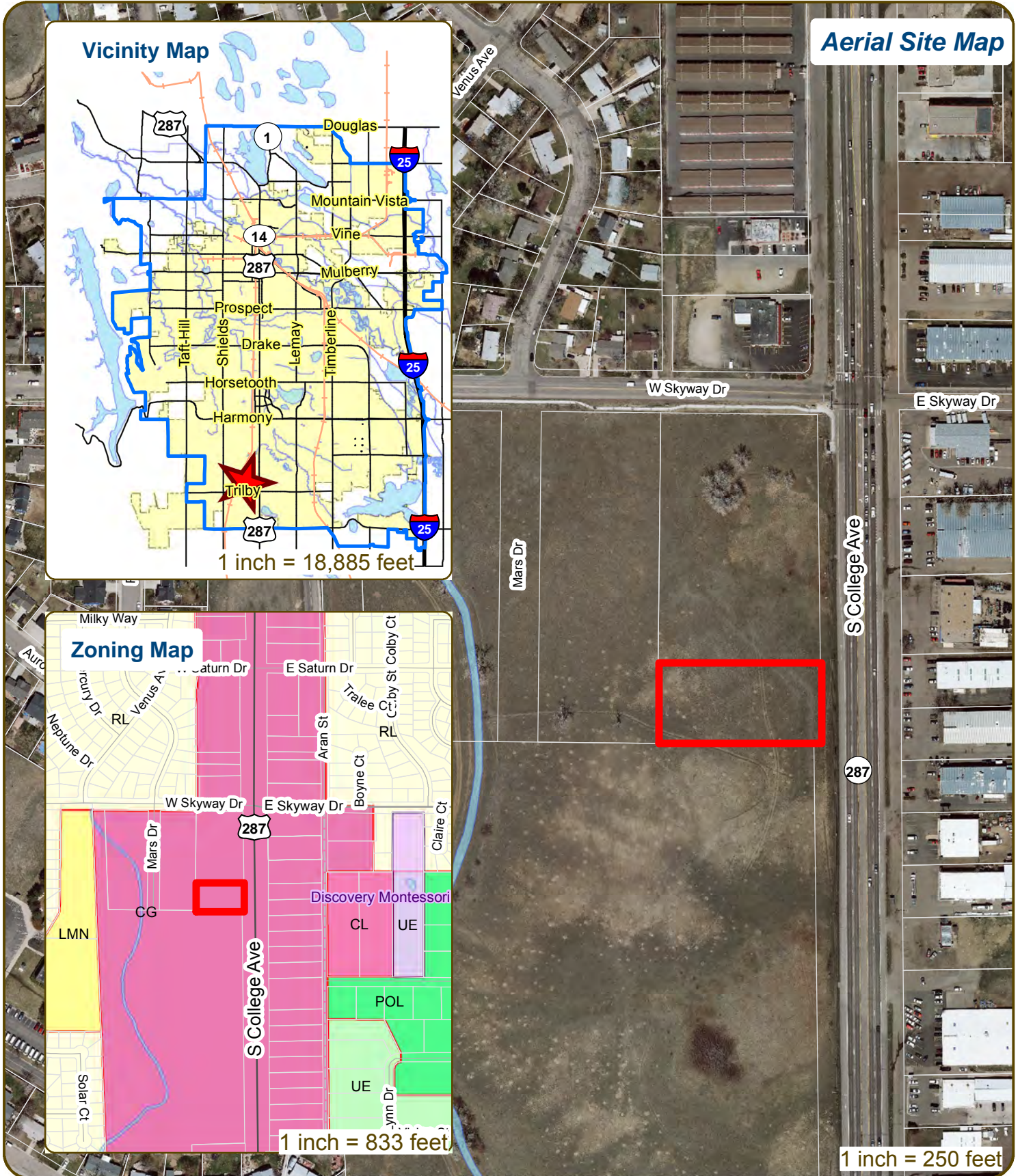
From Remington St, Looking East





From Swallow Rd, Looking North

# Convenience Store with Fuel Sales Skyway Dr & S College Ave



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

Jim Erwin Svoboda - Civil Engineer, Consultant

Business Name (if applicable) Galloway & Company, Inc.

Your Mailing Address 6162 S Willow Dr, Suite 320

Phone Number (303) 770-8884 Email Address JimErwinSvoboda@GallowayUS.com

Site Address or Description (parcel # if no address) Southwest corner of Skyway Dr and S College Ave

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Development of the 3.41 acre parcel at the SWC of W Skyway Dr and S College Ave.

Construction of a new, 2,756 sf kiosk and an 8 MPD fuel canopy on a 1.82 acre portion of the parcel.

Proposed Use Fueling Station and Kiosk Existing Use Vacant

Total Building Square Footage 2,756 S.F. Number of Stories 1 Lot Dimensions 484' x 312'

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 what risk level? \_\_\_\_\_

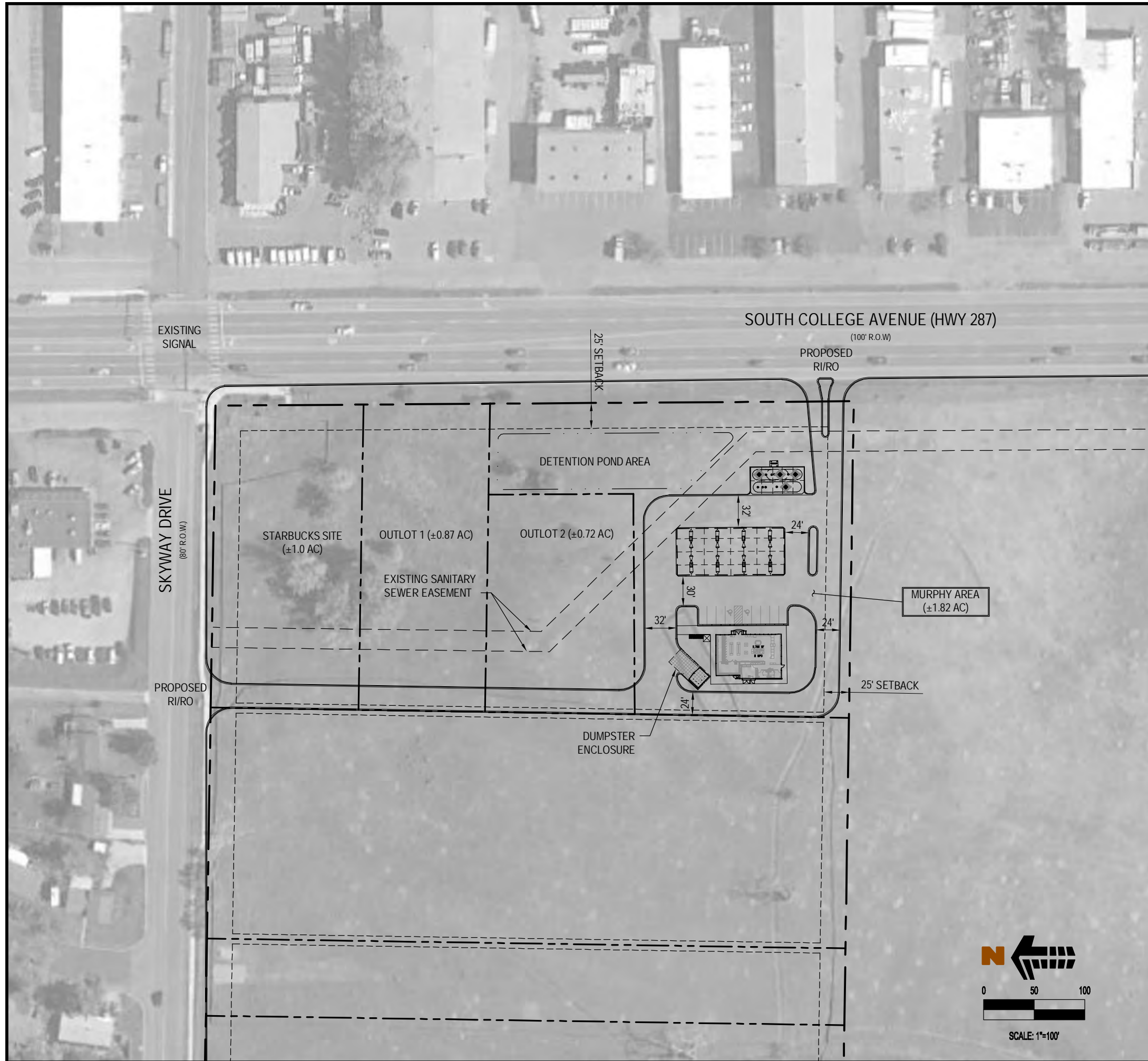
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 3.41 acre: 31% increase 1.82 acre: 59% increase 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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**PARCEL DATA**

EXISTING PROPERTY AREA:	±148,758 SF (3.41 AC)
PROPOSED PROPERTY AREA:	±79,488 SF (1.82 AC)
PROPOSED OUTLOT 1 AREA:	±37,900 SF (0.87 AC)
PROPOSED OUTLOT 2 AREA:	±31,370 SF (0.72 AC)
PARKING REQUIRED (MIN. = 2/1000 SF, MAX. = 4/1,000 SF):	9 SPACES
PARKING PROVIDED (ONLY BASED ON KIOSK SF):	9 SPACES
ZONING:	PROPOSED C-G (GENERAL COMMERCIAL)
SETBACKS:	FRONT (COLLEGE AVE.): 25'

**VICINITY MAP**

**OVERALL SITE PLAN**

DATE: APRIL 12, 2018	SCALE: 1" = 100'	FILE NAME: MOC_FT00_OSP
No. REVISION		DRAWN BY
		DES. BY
		DATE

**SWC OF COLLEGE AVE. AND SKYWAY DR.**  
**FORT COLLINS**  
**COLORADO**

OSP1

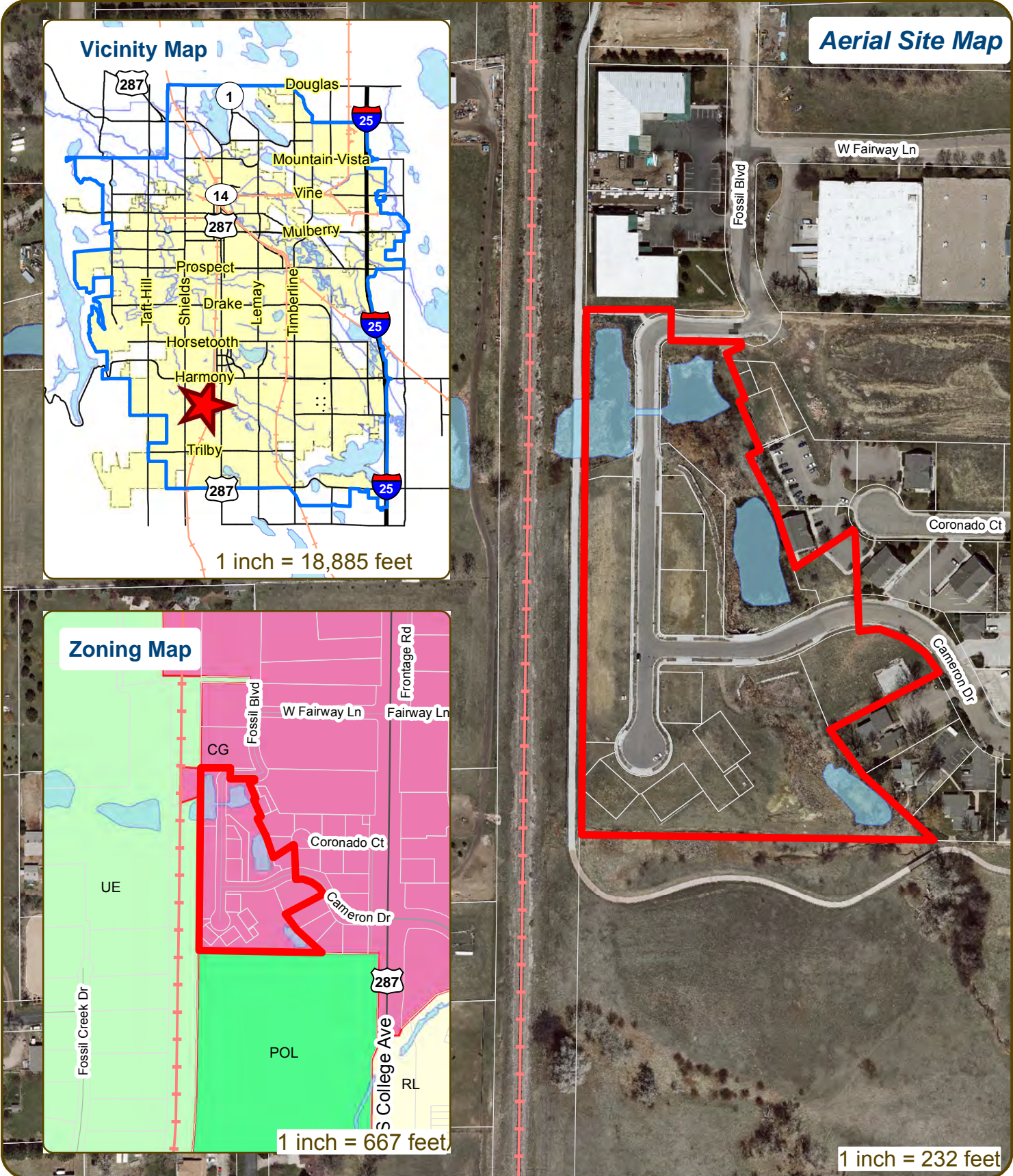
2018

**PRELIMINARY**

**Galloway**  
 Planning, Architecture, Engineering  
 6162 S. Willow Drive, Suite 320  
 Greenwood Village, CO 80111  
 303.770.0864  
 www.galloway-us.com

**MURPHY USA, INC.**  
**MURPHY EXPRESS**  
 200 PEACH STREET  
 P.O. BOX 7000  
 EL DORADO, AR 71731-7000

# Red Tail Ponds Long Term Care Facility



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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)

PRESTITO, LLC, TOM L. DUNN, OWNER PRIME REAL ESTATE SERVICES LLC NELSON P. MINER AGENT.

Business Name (if applicable) PRESTITO, LLC. 1/0 PRIME REAL ESTATE SERVICES

Your Mailing Address 2919 WEST 17th AVE, SUITE 204, LONGMONT, CO. 80503

Phone Number 303-877-5315 Email Address nminer@aol.com.

Site Address or Description (parcel # if no address) 5202 TO 5210 CONEJOS ROAD, FORT COLLINS SEE ATTACHMENTS.

Description of Proposal (attach additional sheets if necessary) SEE ATTACHMENTS.

Proposed Use SENIOR HOUSING CAMPUS Existing Use VACANT LAND

Total Building Square Footage 160,000 S.F. Number of Stories 4-5 Lot Dimensions TBD

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?

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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)

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Owner – Prestito, LLC, a Colorado Limited Liability Company

Managing Principal/Agent for Prestito, LLC, Tom L. Dunn

Agent for Prestito, LLC – Prime Real Estate Services, Nelson P. Miner

Prestito, LLC, a Colorado Limited Liability Company is the owner of Redtail Ponds subdivision lots 1 through 9, tracts A through F and adjacent parcels Cameron Park 2<sup>nd</sup> Filing Lot 5 and Lot 14. The combined gross land area of all parcels is approximately 11.89 acres or 517,928 SF of land with current net developable lots and land parcels totaling 7.23 acres or 314,808 SF.

Prestito, LLC represented by Tom L. Dunn, a principal and agent of Prestito and Prime Real Estate Services represented by Nelson P. Miner would request a City of Fort Collins Conceptual Review of the proposed Red Tail Senior Housing Campus on the above-referenced site and land parcels.

The development would include construction of approximately 160,000 SF of buildings in a three-building configuration with approximately 120,000 SF in one consolidated building on the south end of Conejo Road on an area currently contained in Lots 1, 2, 4 and 5 surrounding the existing cul-de-sac. The building footprint would be between 25,000 and 30,000 SF subject to final design, engineering and City setback requirements and would be massed with a five-story component in the center area and four-story components on the northeast side and on the west end.

The replatting of lots 1, 2, 4 and 5 and tract A would be required. Two 20,000 SF two-story buildings would be located on existing Lots 6 and 8.

Visitor and short-term parking would be adjacent to the main structure on the west side of Conejo Road. Employee and long-term parking would be located on the east side of Conejo Road and on Lot 5 on Cameron Drive.

The Red Tail Ponds drainage basin located in tracts A and F would be designed and improved as a natural ponds and wildlife habitat with a trail system and extensive plantings of trees, natural shrubbery and trail/docks/gazebos to be made a public area for residents of the senior housing campus as well as direct ties and access to the existing Fossil Creek trails and open space system.

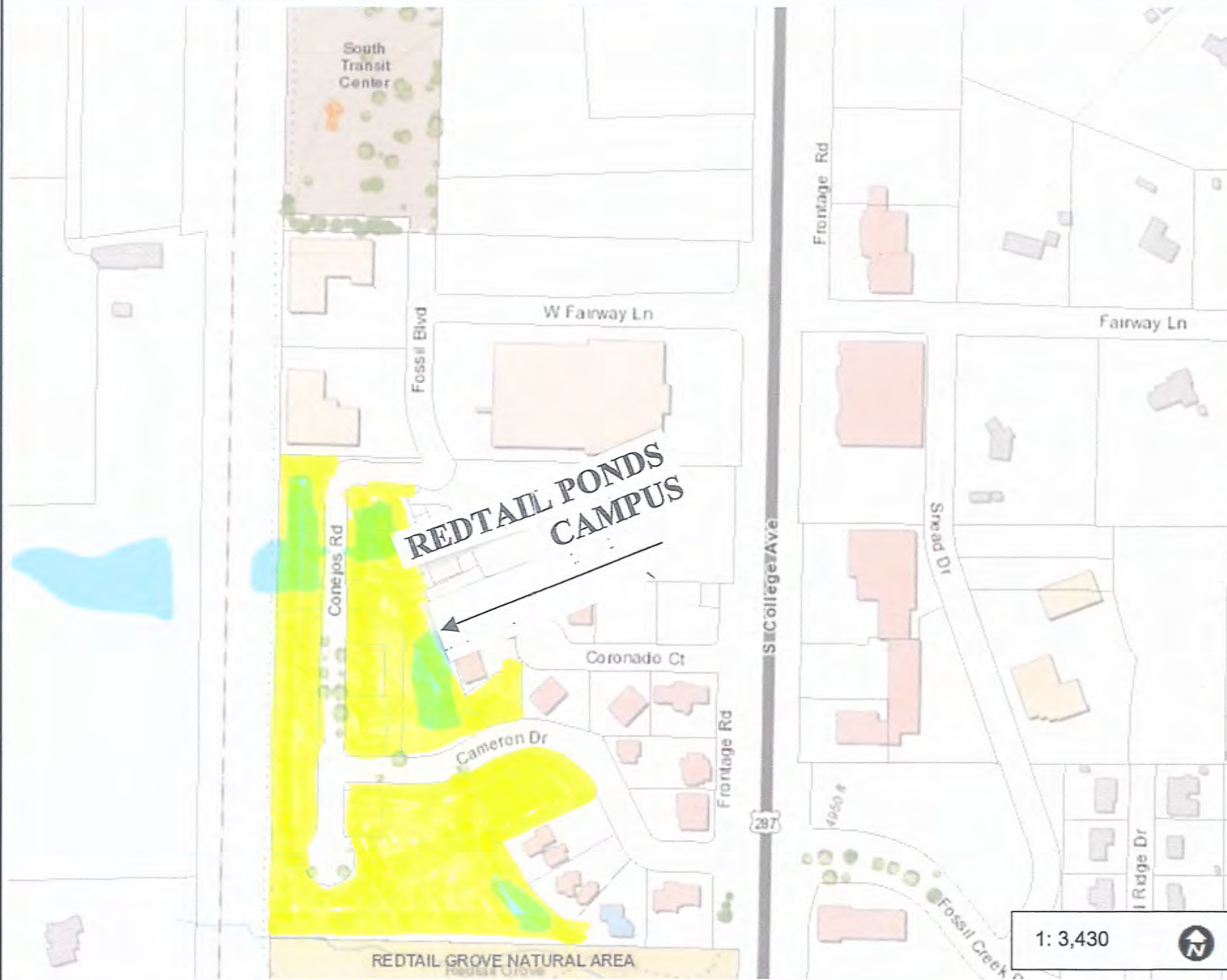
The combined 160,000 SF of Red Tail Senior Housing Campus would encompass an estimated 160 total living units with 80 units of independent living apartment units or no more than 50% of the total units, along with 50 units of assisted living, personal nursing care components and 30 units of memory care services. The initial project phasing of development would be for an approximately 80,000 SF building of the proposed 120,000 SF with the additional phase of 40,000 SF at a future date, subject to market demands. The two non-contiguous buildings would be built as future phasing with each building targeted to one of the following levels of services: independent, assisted living, memory care, hospice or adult day care services.

We look forward to working with City of Fort Collins staff and planner in making Red Tail Ponds Senior Housing Campus an exciting necessary component to the City's senior living options.



**Legend**

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits



1: 3,430



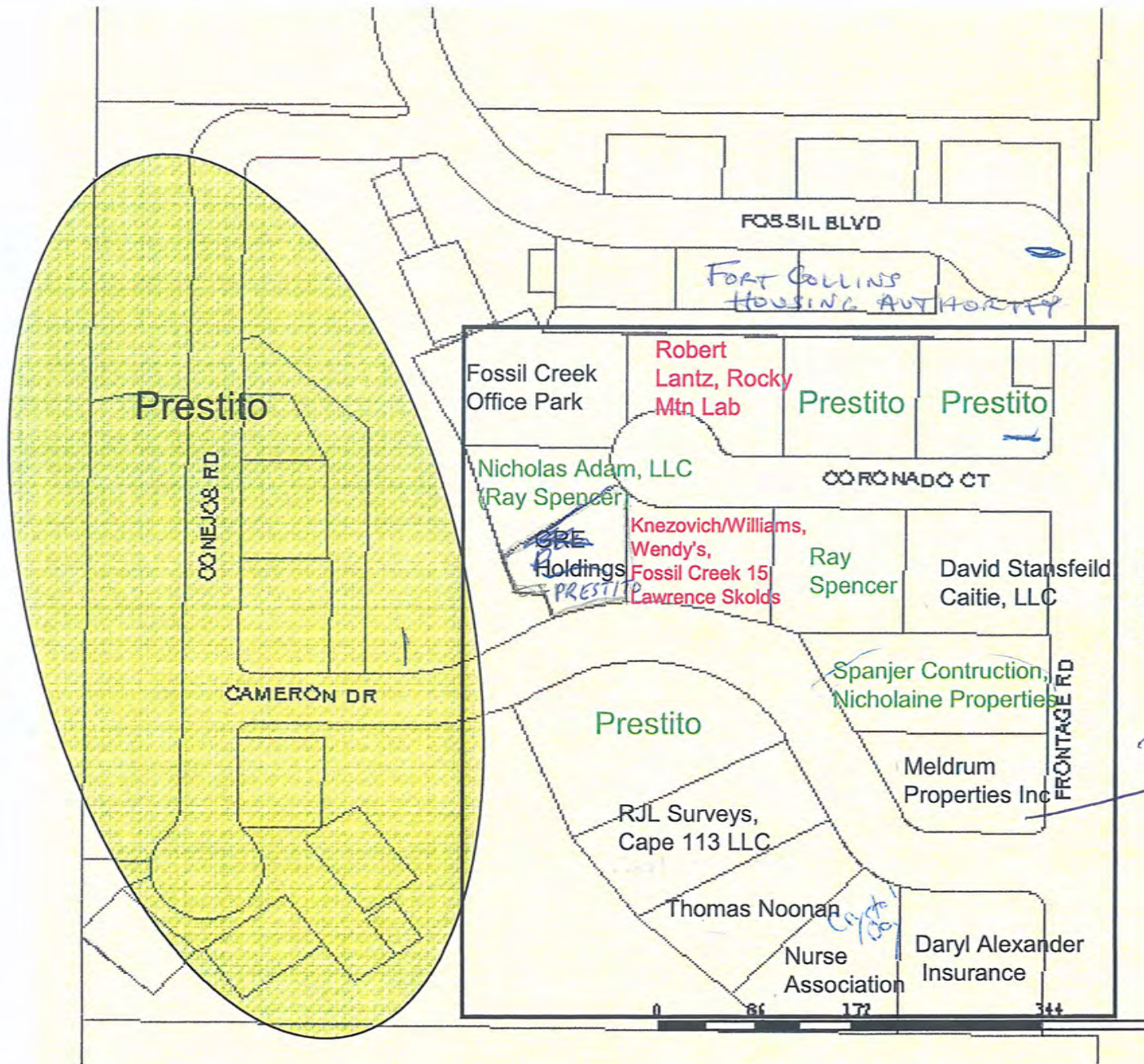
**Notes**

572.0 0 286.00 572.0 Feet









Fort Collins Housing Authority

Prestito

Fossil Creek Office Park

Robert Lantz, Rocky Mtn Lab

Prestito Prestito

Nicholas Adam, LLC (Ray Spencer)

CORONADO CT

CRE Holdings PRESTITO

Knezovich/Williams, Wendy's, Fossil Creek 15, Lawrence Skolds

Ray Spencer

David Stansfeild Caitie, LLC

CAMERON DR

Prestito

Spanjer Construction, Nicholaine Properties

FRONTAGE RD

Meldrum Properties Inc

R.J.L. Surveys, Cape 113 LLC

Thomas Noonan

Nurse Association

Daryl Alexander Insurance

0 86 172 344

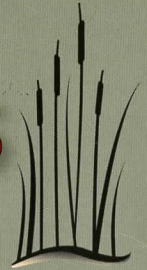
Drake Johnson  
Attorney



# Redtail Ponds

Senior housing | Campus

Fort Collins, Colorado



ASSET & OCCUPANCY SOLUTIONS



**REDTAIL PONDS  
CAMPUS**



CONYHLVNOI

FOSSIL CREEK DR

PRAIRIE ST

CREST RD

RED TAIL  
CONEJOS RD

CAMERON DR

LOT

FRONTAGE RD

S COLLEGE AVE

W FAIRWAY LN

S MASON ST

FRONTAGE RD

FRONTAGE RD

BUENO DR

FOSSIL CREEK DR

FOSSIL CREEK DR

FOSSIL RIDGE DR E

FOSSIL CREEK DR

SNED DR

FAIRWAY LN

PALMER DR

PARKWAY CIR W

GREENWAY DR

GRIFFITH DR

GREENVIEW DR

PARKWAY CIR N

FAULT DR