

Conceptual Review Agenda

Schedule for 07/19/18 to 07/19/18

281 Conference Room A

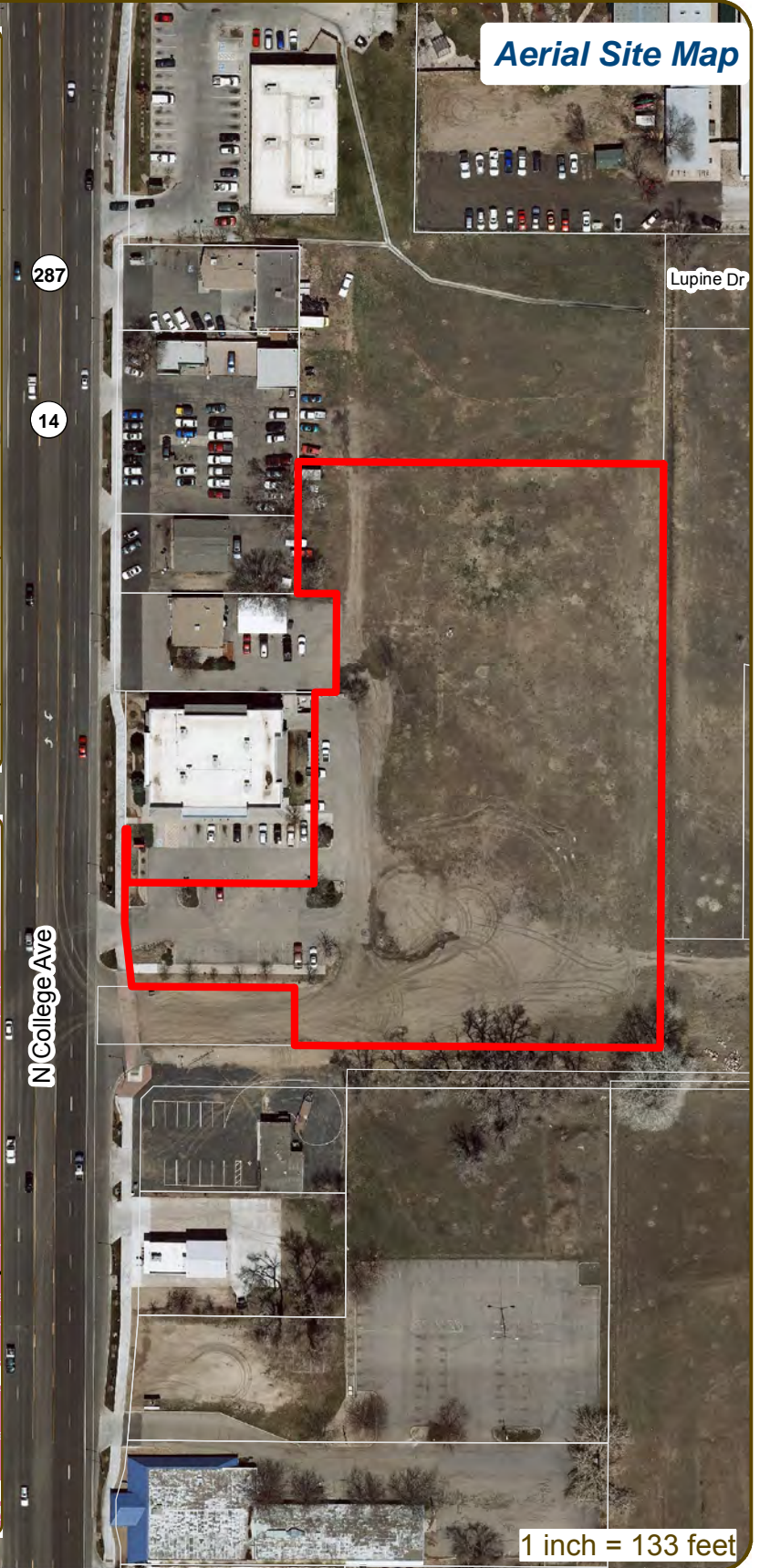
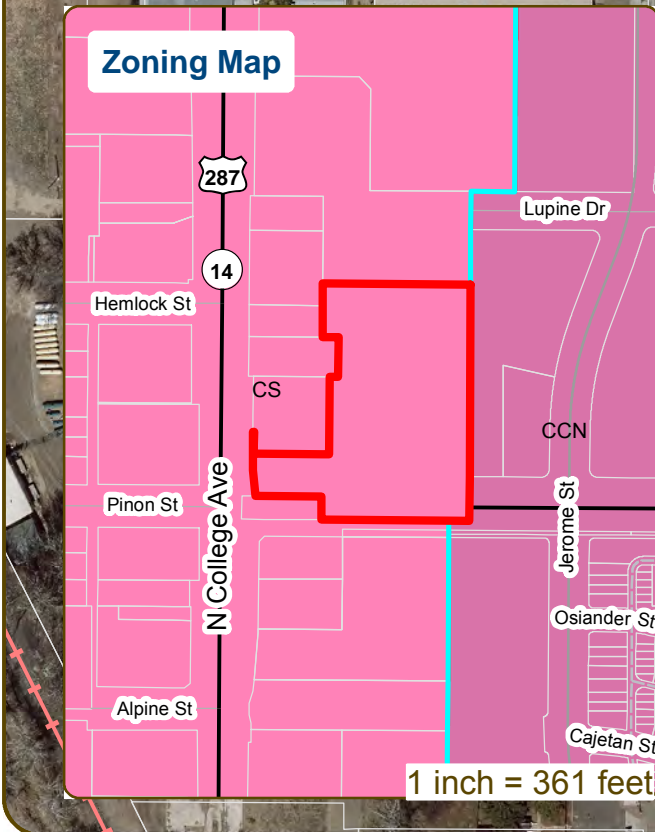
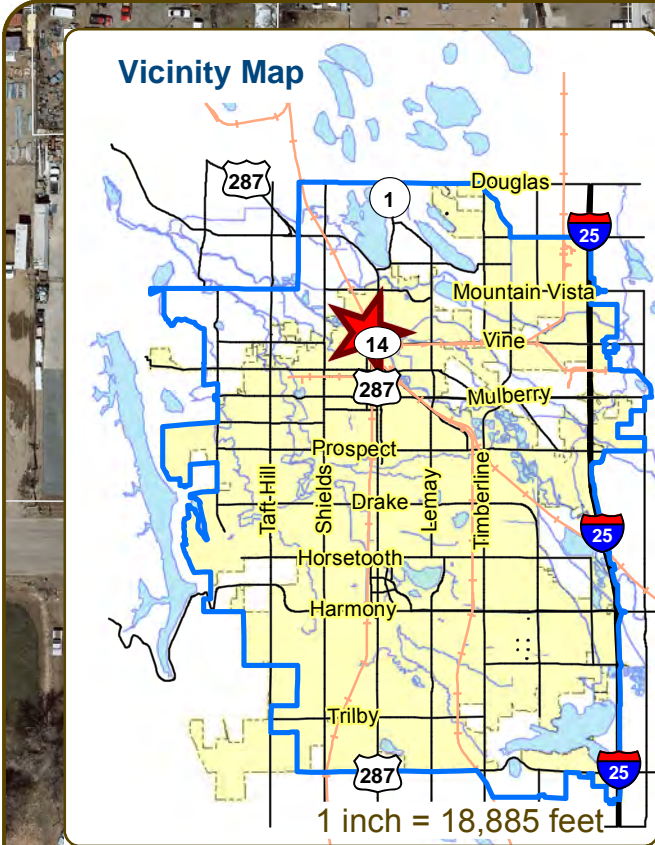
Thursday, July 19, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	N College Multi-Family	Harsh Parikh (303) 825-2596 harsh@parikhstevens.com	This is a request to construct 4, 3-story multi-family buildings on the north side of the future Suniga Rd near N College Ave (parcel #9701369001). There is a total of 94 units with 1 and 2 bedrooms. Total building square footage is approximately 85,000 square feet. Primary access to the site would be to the south off of the future Suniga Rd. 76 parking spaces are proposed to meet the 50% requirement for affordable housing. The proposed project is within the Service Commercial (CS) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner	Clay Frickey
	CDR180047			DRC	Tenae Beane
10:15	6422 Kyle Rd	Heath Mackey (303) 960-6232 heath.mackey@namastesolar.com	This is a request to develop a medium-scale solar array on the north portion of the lot at 6422 Kyle Rd (parcel #9612300027). Solar panels are proposed on approximately 4 acres of the 8.5-acre lot. The project would be part of the City's SP3 program for utilities customers purchasing renewable energy. The site is currently an open pasture. The proposed project is within the Urban Estate (UE) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner	Kai Kleer
	CDR180048			DRC	Todd Sullivan

Thursday, July 19, 2018

Time	Project Name	Applicant Info	Project Description		
11:00	Wyatt's Towing CDR180049	Trenton Forbes 43285001 trenton@wyattstowing.com	This is a request to develop a lot for outdoor vehicle storage for a towing company (parcel #9701213017). The site is currently vacant and the proposal includes fencing the site with an access gate from Red Cedar Cir, removing a concrete ditch and lining the site with gravel. A portable building is proposed on the site. The proposed project is within the Industrial (I) zone district and is subject to Administrative (Type 1) review.	Planner	Pete Wray
				DRC	Brandy BH

College & Suniga Multi-Family



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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) Harsh Parikh
Consultant for prospective land buyer

Business Name (if applicable) Parikh Stevens Architects

Your Mailing Address 3457 Ringsby Ct #209 Denver CO 80216

Phone Number 303 825 2596 Email Address Harsh@parikhstevens.com

Site Address or Description (parcel # if no address) Near NE corner of College Ave & Suniga Rd

Description of Proposal (attach additional sheets if necessary) 94 Rental Apartments located in (4) three-story buildings

Proposed Use Multifamily Existing Use Vacant

Total Building Square Footage 85,400 S.F. Number of Stories 3 Lot Dimensions Approx 260'X400'

Age of any Existing Structures None

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 72,000 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?

Ft Collins Apartments



Ground Floor



1" = 50' on 11 X 17
0' 25' 50'

May 21, 2018

Parikh Stevens Architects®

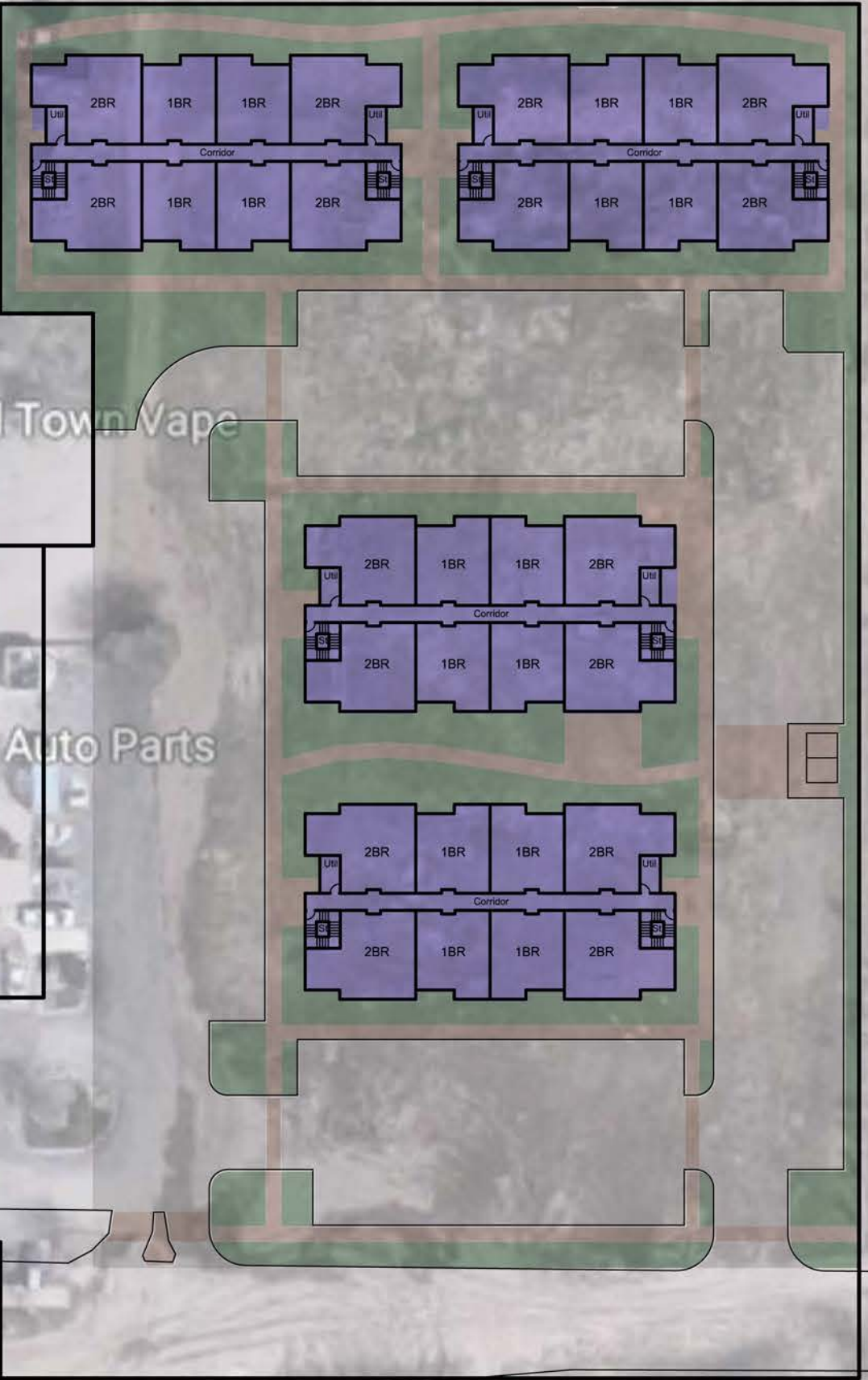
Ft Collins Apartments

N College Ave

North Old Town Vape

O'Reilly Auto Parts

Scrimshaw Tattoo



2nd & 3rd Floors



1" = 50' on 11 X 17
 0' 25' 50'

May 21, 2018

Parikh Stevens Architects®

Ft Collins Apartments - Stats for 94 units

Unit Mix

	1BR 650 sf	2BR 850 sf	Sub Total
Building 1	12	12	24
Building 2	12	10	22
Building 3	12	12	24
Building 4	12	12	24
Sub Total	48	46	94

Areas

Net Rentable	70300
Leasing & Amenities	2000
Utility Rooms	1600
Stairs	3340
Corridors	8180
Total GFA	85420

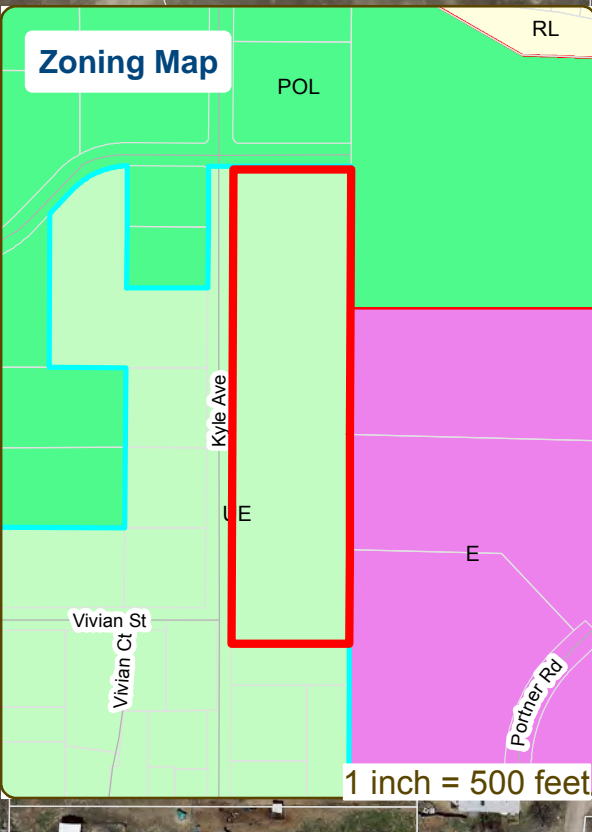
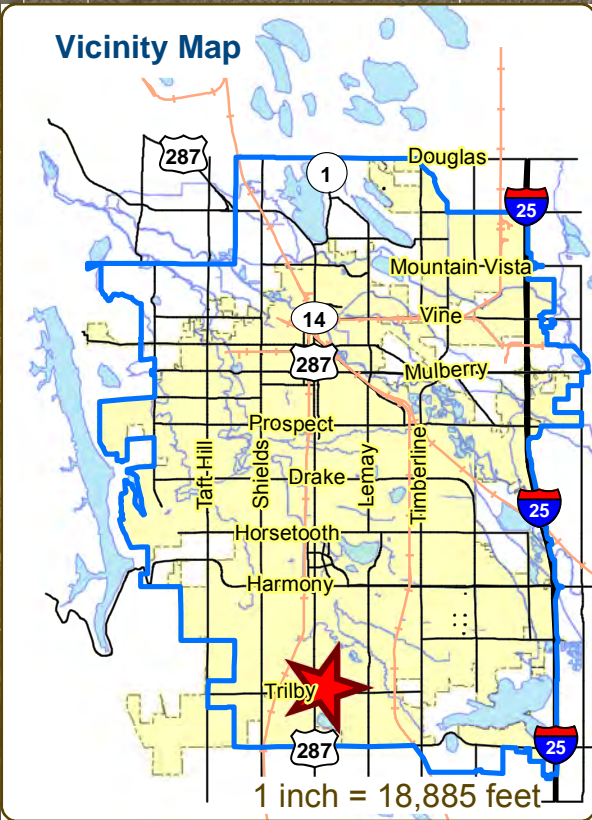
Parking Requirements

Unit Type	Qty	Ratio	Spaces
1BR	48	1.50	72
2BR	46	1.75	80.5
Total	94		152.5
Reduced 50% for affordable housing			76.25

Parking Provided

Surface Parking	113
Garage Parking	0
Total Parking	113
Parking Ratio - per unit	1.2
Parking Ratio - per BR	0.8

6422 Kyle Ave Medium-Scale Solar Installation



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

HEATH MACKAY - DIRECTOR OF PROJECT DEVELOPMENT FOR NAMASTE SOLAR

Business Name (if applicable) **NAMASTE SOLAR**

Your Mailing Address **6707 WINCHESTER CIR, STE 700, BOULDER, CO**

Phone Number **303-960-6232** Email Address **HEATH.MACKAY@NAMASTESOLAR.COM**

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

6422 KYLE AVE, 80525

Description of Proposal (attach additional sheets if necessary) **DEVELOPMENT AND**

CONSTRUCTION OF A MEDIUM SIZE SOLAR PV SYSTEM - SEE

ATTACHED

Proposed Use **SOLAR PV SYSTEM** Existing Use **OPEN FIELD**

Total Building Square Footage **N/A** S.F. Number of Stories **N/A** Lot Dimensions **~1,230' x 310'**

Age of any Existing Structures **HOUSE - BUILT IN 1985, OUT BUILDING, BUILT IN 1980**

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 what risk level? _____

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

Increase in Impervious Area **~2,000** 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?

NSE KYLE ROAD SOLAR PROJECT DESCRIPTION

Namasté Solar is seeking to develop a medium scale solar PV project that will be part of the City of Fort Collins Utility's Solar Power Purchase Program (SP3). The details of the proposed site for the project are as follows:

- **Address:** 6422 Kyle Ave, Fort Collins, CO 80525
- **Parcel Number:** 9612300027
- **Land Use District:** Urban Estate District (U-E)
- **Permitted solar development:** Small-scale and medium-scale solar energy systems

Property Map



Boulder Office
6707 Winchester Cir., Ste 700
Boulder, CO 80301

Denver Office
888 Federal Boulevard
Denver, CO 80204

California Office
1500 Palma Dr, 2nd Floor
Ventura, CA 93003

New York Office
122 Main Street
New Paltz, NY 12561

Contact Us
303-447-0300
Namastesolar.com

PROPERTY DESCRIPTION

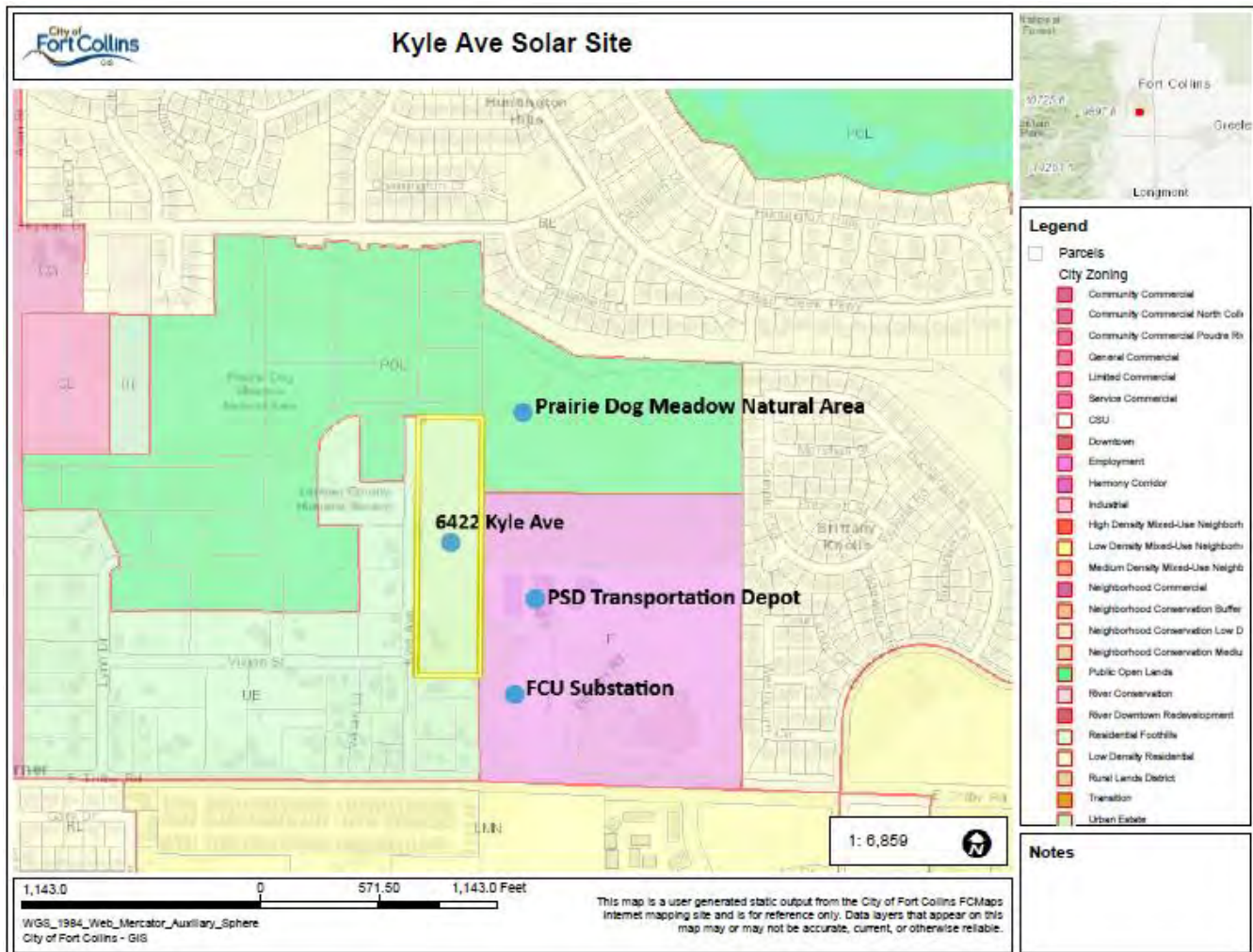
6422 Kyle Ave is an ~8.5-acre parcel in south Fort Collins. The southern ~2.5 acres of the parcel is where the landowner lives, which includes two existing buildings:

- Single family home: 2,338 square feet, built in 1985
- Outbuilding: 1,500 square feet, built in 1980

The northern ~6 acres is open, flat land that have never been developed. It's currently being used for occasionally horse grazing and hay production. The land is non-irrigated.

The property is bordered by lands with the following uses/Land Use Districts:

- City of Fort Collins Substation – Employment District Land Use Code
- Poudre School District Transportation Depot - Employment District Land Use Code
- Four residential properties – Urban Estate District Land Use Code
- Prairie Dog Meadow Natural Area – Public Open Lands Land Use Code



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Property Photos



Middle of solar Site looking north. Kyle Avenue on the right. 6422 Kyle Ave residence at top of photo. City of FC substation on the upper left.



PSD Transportation Dept adjacent to project site

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Solar Site from Kyle Avenue



Looking SE from the solar site

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Looking NE from the solar site



Looking NW from the solar site

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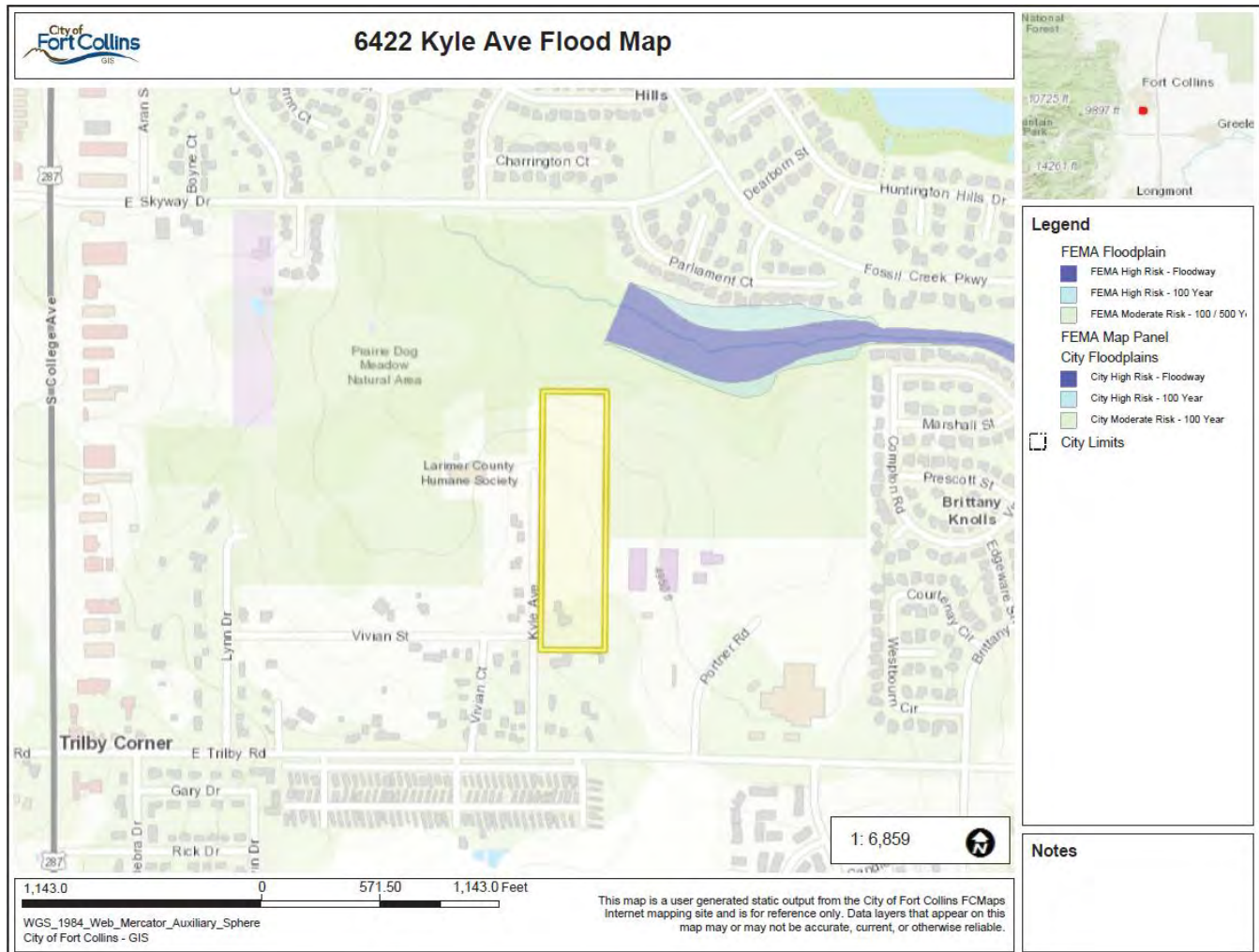
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Contact Us

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SITE FEATURES/FLOOD ZONE/DRAINAGE

The solar site is an undeveloped open field that doesn't have any buildings, landscaping, parking/drive areas or existing natural features such as water bodies, wetlands, large trees, canals or irrigation ditches. The site is not located within FEMA's or the City's identified floodplain risk areas (see map below). The solar site gently slopes to the north/northeast and the solar array would match the existing contours of the land and thus, not change the existing drainage characteristics of the site.



SOLAR ARRAY SITING AND DESCRIPTION

The medium scale solar system would be situated on the northern section of the parcel that is currently open, undeveloped land. As currently planned, the array would be setback approximately 35 feet from the edge of Kyle Avenue, approximately 115 feet from the northern boundary that abuts the Natural Area, and at least 25 feet from the eastern property line. The array footprint would be approximately 4 acres. Please see the attached site plan for more detail.

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The solar modules would be mounted in a single axis tracking system to maximize production of renewable electricity, with the maximum height of the modules being ~8 from the ground. Below is an image of a recently completed 10-acre solar project using the same racking system approach.



NAMASTE SOLAR CONTACT

For questions about this project, please contact:

Heath Mackay
Director of Project Development
6707 Winchester Cir, Ste 700
Boulder, CO
303-447-0300 ext. 235
Heath.mackay@namastesolar.com

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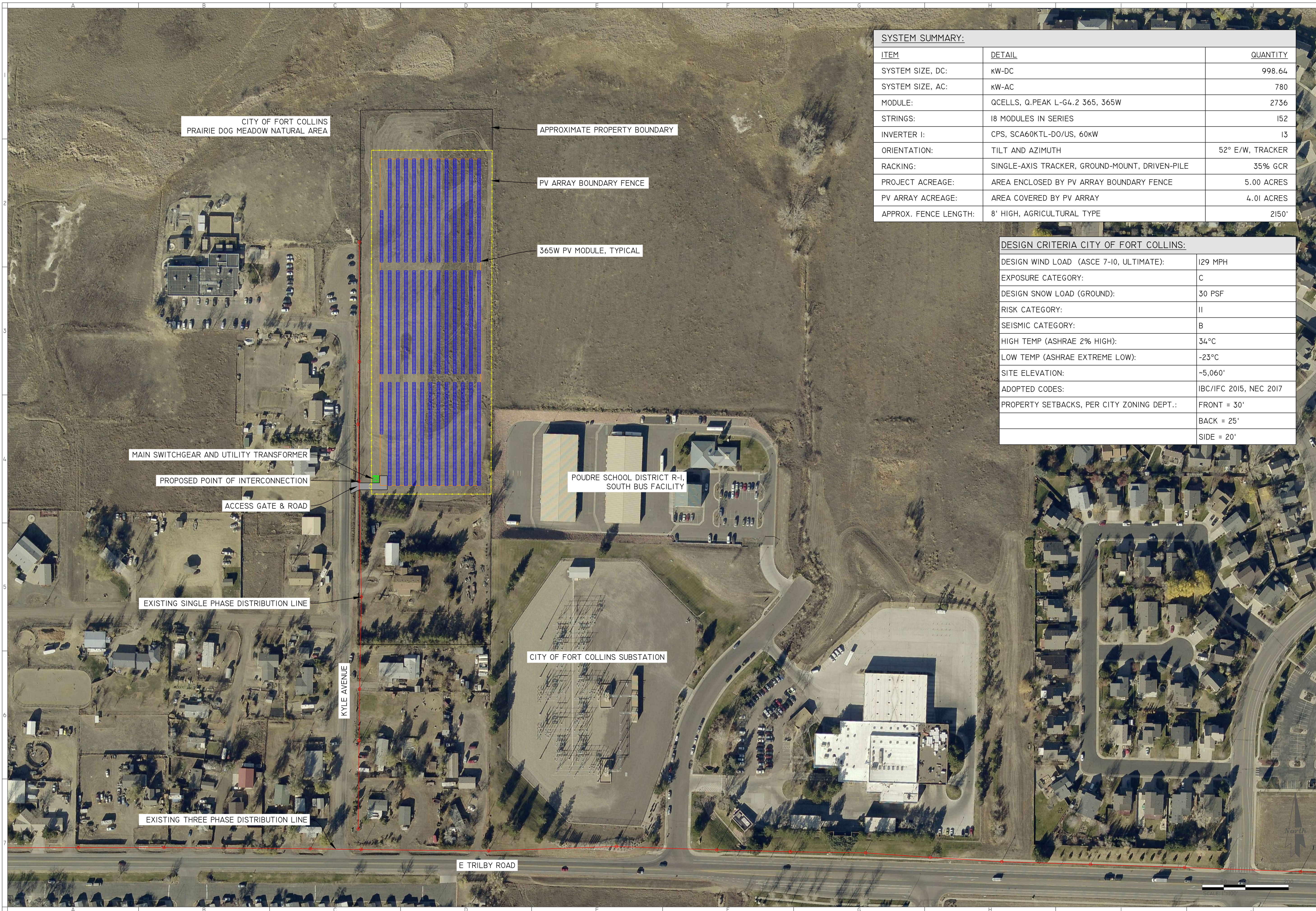
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SYSTEM SUMMARY:		
ITEM	DETAIL	QUANTITY
SYSTEM SIZE, DC:	KW-DC	998.64
SYSTEM SIZE, AC:	KW-AC	780
MODULE:	QCELLS, Q.PEAK L-G4.2 365, 365W	2736
STRINGS:	18 MODULES IN SERIES	152
INVERTER I:	CPS, SCA60KTL-D0/US, 60kW	13
ORIENTATION:	TILT AND AZIMUTH	52° E/W, TRACKER
RACKING:	SINGLE-AXIS TRACKER, GROUND-MOUNT, DRIVEN-PILE	35% GCR
PROJECT ACREAGE:	AREA ENCLOSED BY PV ARRAY BOUNDARY FENCE	5.00 ACRES
PV ARRAY ACREAGE:	AREA COVERED BY PV ARRAY	4.01 ACRES
APPROX. FENCE LENGTH:	8' HIGH, AGRICULTURAL TYPE	2150'

DESIGN CRITERIA CITY OF FORT COLLINS:	
DESIGN WIND LOAD (ASCE 7-10, ULTIMATE):	129 MPH
EXPOSURE CATEGORY:	C
DESIGN SNOW LOAD (GROUND):	30 PSF
RISK CATEGORY:	II
SEISMIC CATEGORY:	B
HIGH TEMP (ASHRAE 2% HIGH):	34°C
LOW TEMP (ASHRAE EXTREME LOW):	-23°C
SITE ELEVATION:	~5,060'
ADOPTED CODES:	IBC/IFC 2015, NEC 2017
PROPERTY SETBACKS, PER CITY ZONING DEPT.:	FRONT = 30'
	BACK = 25'
	SIDE = 20'


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 888 Federal Blvd, Denver, CO 80204
 www.NamasteSolar.com • 303.447.0300

REV.	DATE	NOTES
A	2018/06/18	PRELIMINARY

NOT FOR CONSTRUCTION

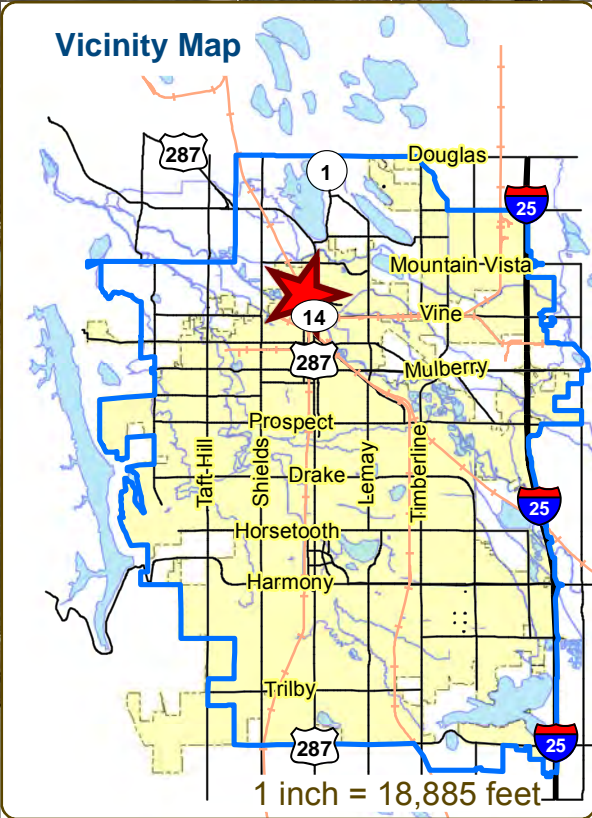
CLIENT: MCSAY PROPERTY
 PROJECT: FORT COLLINS SP3 PROGRAM
 DESCRIPTION: SINGLE-AXIS TRACKER PV PROJECT
 SITE ADDRESS: 6422 KYLE AVENUE, FORT COLLINS, CO

DRAWING SET ISSUE:	0.1
DRAWN BY:	MB
REVIEWED BY:	HM
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	

A101

Red Cedar Circle Wyatt's Towing

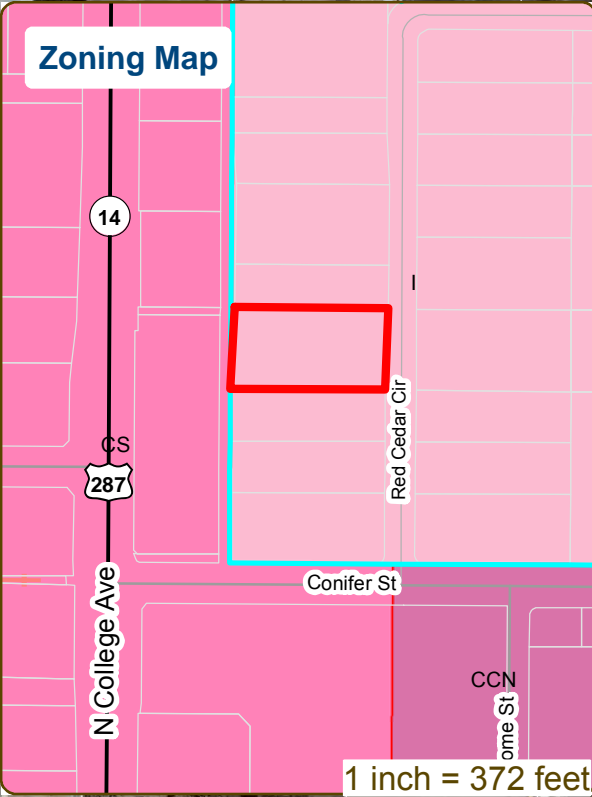
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 175 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Trenton Forbes (Real Estate Analyst) Trevor Forbes (President) Tray Porras (Company Owner) Peter Sherman (Property Owner)

Business Name (if applicable) Wyatt's Towing

Your Mailing Address 5130 Brighton Blvd, Denver Colorado 80216

Phone Number (132) 288-5001 Email Address trenton@wyatts-towing.com

Site Address or Description (parcel # if no address) 9761213017

Description of Proposal (attach additional sheets if necessary) We plan to use the property for outdoor storage of vehicles. Some improvements to the property must be made. Please see attached documents.

Proposed Use Outdoor Vehicle Storage Existing Use None

Total Building Square Footage N/A S.F. Number of Stories 0 Lot Dimensions 159 ft. X 300 ft.

Age of any Existing Structures none

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Conceptual Review Application

Parcel #9701213017

The property as is: The Property is 159 ft. by 300 ft. It is not fenced and is completely open grass with the exception of a concrete ditch that runs east to west on the northern section of the property as well as an underground electrical box in the north east corner of the property. It is important to point out the fact that this ditch is not an actively used as storm/rain water drainage what so ever. The property is understood to drain well and the future improvement will not significantly change this drainage. There are no structures on site. To the north of the property Schrader's Propane is building a new headquarters. West of the property is Western States Bank and El Palomino Motel. To the south is a small office complex with several small businesses. To the east there is several parcels with outdoor vehicle storage including Schmer's and Scott's Towing yards.

Intended property use: Wyatt's Towing almost exclusively performs private property vehicle impounds. We intend to use the property for outdoor storage of impounded vehicles as well as a release site for the impounded vehicles. We intend to make a few necessary improvements to the property. First off, we will fence almost the entire property with a gate located on the western property line close to the southern corner. A privacy fence will be installed along the entire perimeter. We would like to remove or fill in the concrete ditch. A gravel base will be laid and leveled on the entire fenced in section of the property. We will need to cut the curb in the south eastern corner of the property for a parking which will also be gravel. This parking area will be 4 spaces. The hill will be leveled with a retaining wall added to separate the two elevations on the property. At both East and West ends of the retaining wall a dirt and gravel ramp will be graded to

allow vehicle passage between the two levels. A portable building will be placed to the west of the parking area.



1,143.0 0 571.50 1,143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

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1: 6,859



- Legend**
- Parcels
 - Growth Management Areas
 - City Limits

Notes

Property as is:

