

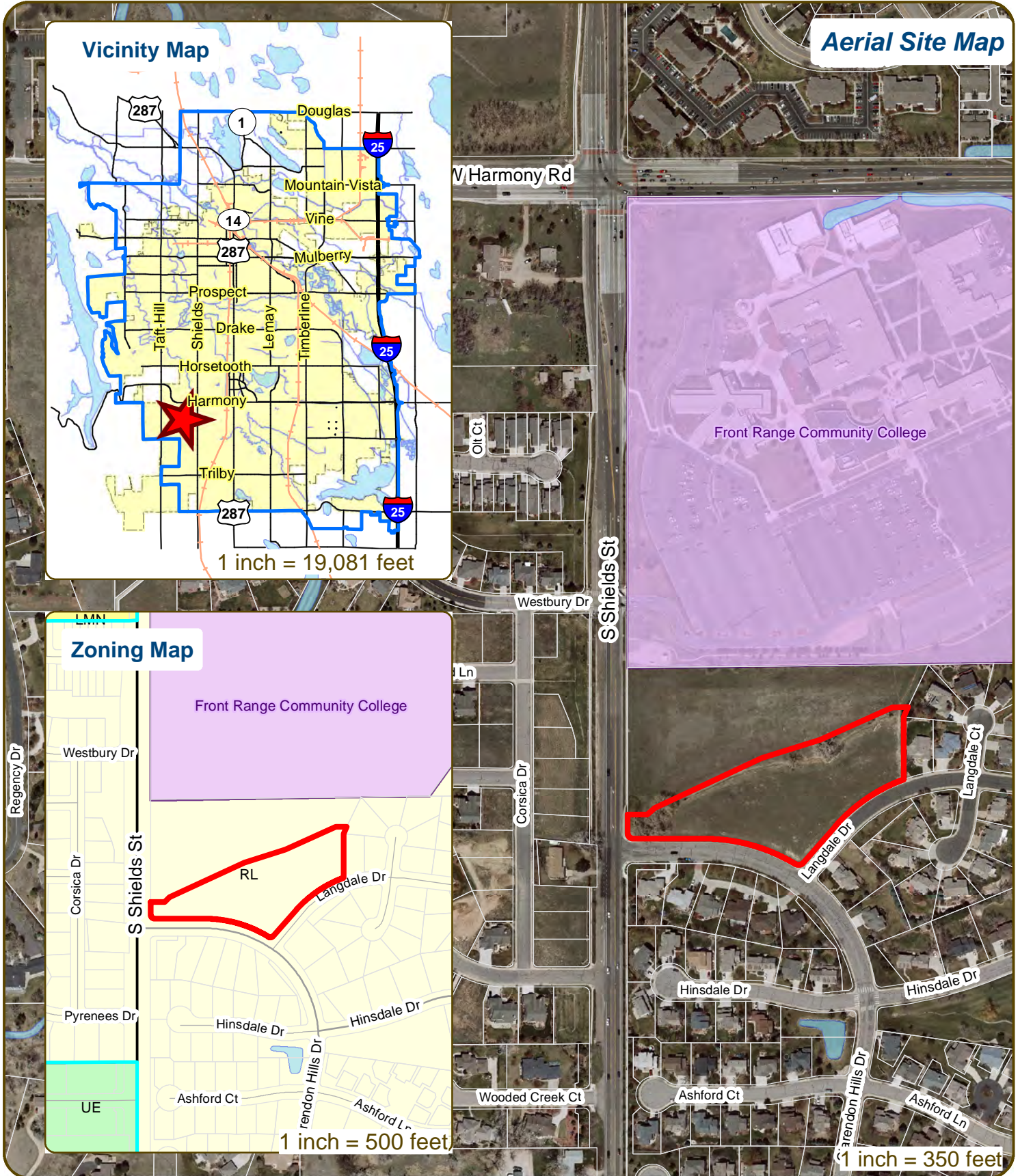
Conceptual Review Agenda

Schedule for 10/04/18
281 Conference Room A

Thursday, October 4, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	0 Clarendon Hills Dr	Ryan Fontenot (281) 796-1447 fontenot.ryanj@gmail.com	This is a request to subdivide a vacant lot into seven residential lots located at 0 Clarendon Hills Drive (parcel #9602200039). Access to the site is taken from Clarendon Hills Drive to the southwest, and Langdale Drive to the southeast. The proposed project is within the Low Density Residential (RL) zone district and is subject to Administrative (Type 1) review.	Planner	Jason Holland
	CDR180073			DRC	Tenae Beane
10:15	713 E Prospect Rd	Luke Hall (970) 222-2077 lukeshirecsa@gmail.com	This is a request to subdivide the northeast corner of 713 East Prospect Road to create 4 new lots for attached homes (parcel # 9724100010). This portion of the parcel currently contains a detached garage that serves the house located to the west. Access to the site is taken from Ukiah Street to the east. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) review.	Planner	Pete Wray
	CDR180074			DRC	Brandy BH
11:00	847 SE Frontage Rd	David Spriggs (303) 929-1012 david@dmsrei.com	This is a request to build an autobody and auto repair facility on a currently vacant lot at 847 SE Frontage Road (parcel #8715205001). The proposed use is vehicle major repair. The proposed building would be approximately 18,000 sq. ft. on the 2.79 acre lot. Fifty-two parking spaces will be provided as part of the proposal with primary access being taken from SE Frontage Road to the southeast. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner	Ted Shepard
	CDR180075			DRC	Todd Sullivan

0 Clarendon Hills Dr Residential Subdivision



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

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 12:00pm, two Tuesdays 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 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) _____

Ryan Fontenot (Buyer under contract)

Business Name (if applicable) _____

Your Mailing Address 2469 Ashland Ln. Ft. Collins CO 80524

Phone Number 281.796.1447 Email Address fontenot.ryanj@gmail.com

Site Address or Description (parcel # if no address) 9602200039 (0 Clarendon Hills Dr.)

Description of Proposal (attach additional sheets if necessary) Development of (7) residential Lots

Reference attached documents for schematic plans

Proposed Use Single Family Residential Existing Use Vacant Land

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

Age of any Existing Structures None, Pleasant Valley Lake & Canal - Lateral Ditch

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.

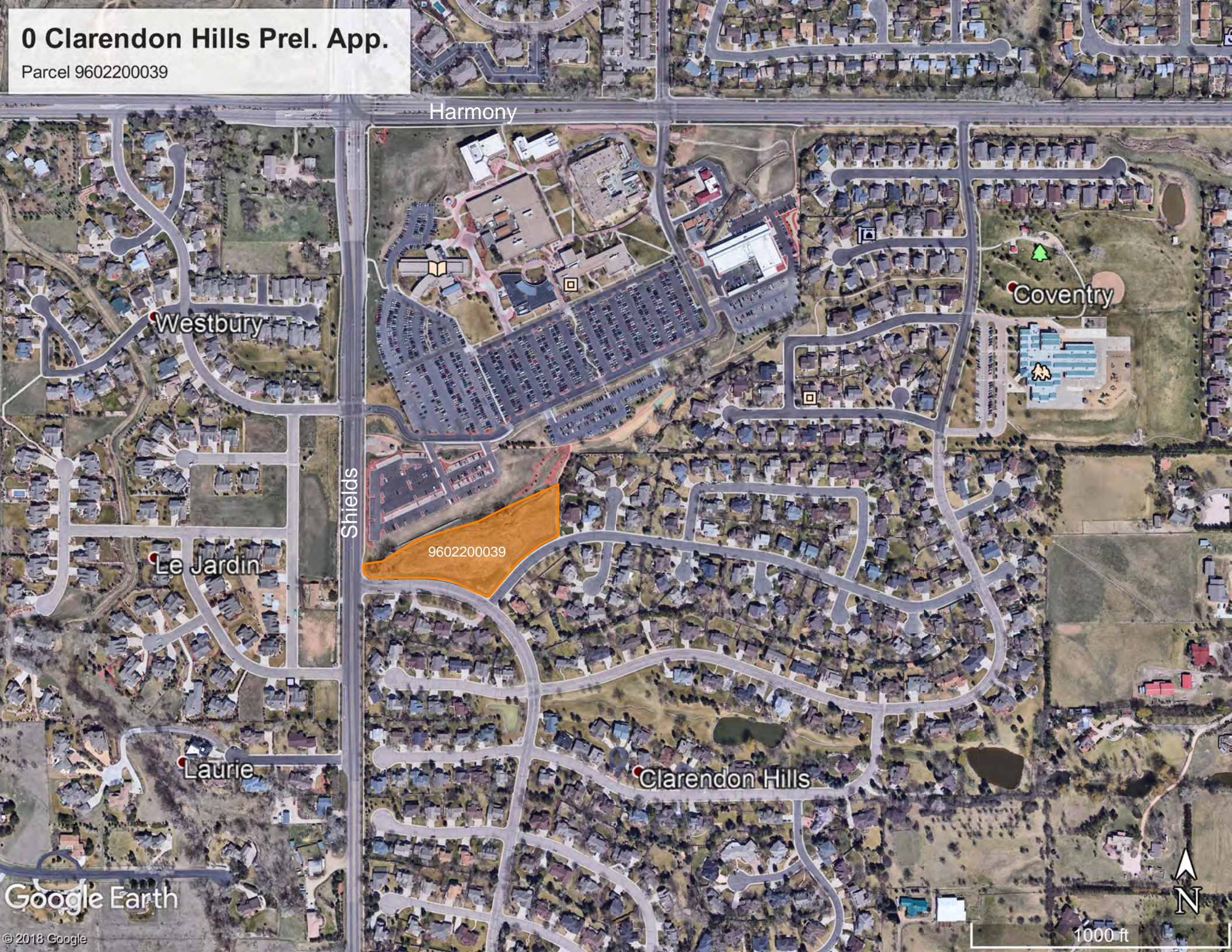
Increase in Impervious Area Approximately (5,361SF x 7 Units) = 37,527 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

0 Clarendon Hills Prel. App.

Parcel 9602200039



Harmony

Westbury

Coventry

Shields

Le Jardin

9602200039

Laurie






Clarendon Hills

Google Earth

© 2018 Google






1000 ft

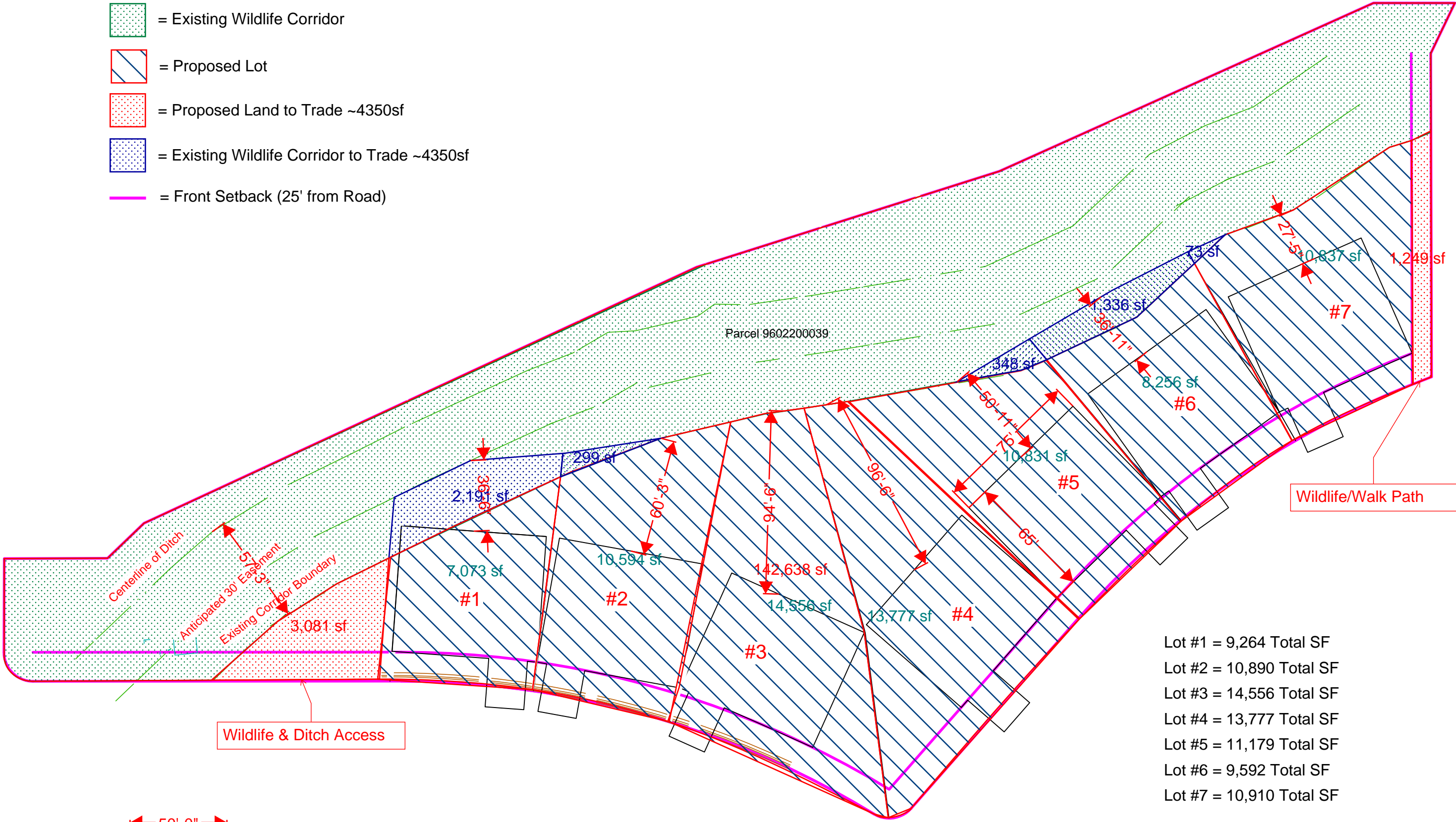


-  = Existing Wildlife Corridor
-  = Proposed Lot
-  = Proposed Land to Trade ~4350sf
-  = Existing Wildlife Corridor to Trade ~4350sf
-  = Front Setback (25' from Road)








Lot #1	= 9,264 Total SF
Lot #2	= 10,890 Total SF
Lot #3	= 14,556 Total SF
Lot #4	= 13,777 Total SF
Lot #5	= 11,179 Total SF
Lot #6	= 9,592 Total SF
Lot #7	= 10,910 Total SF

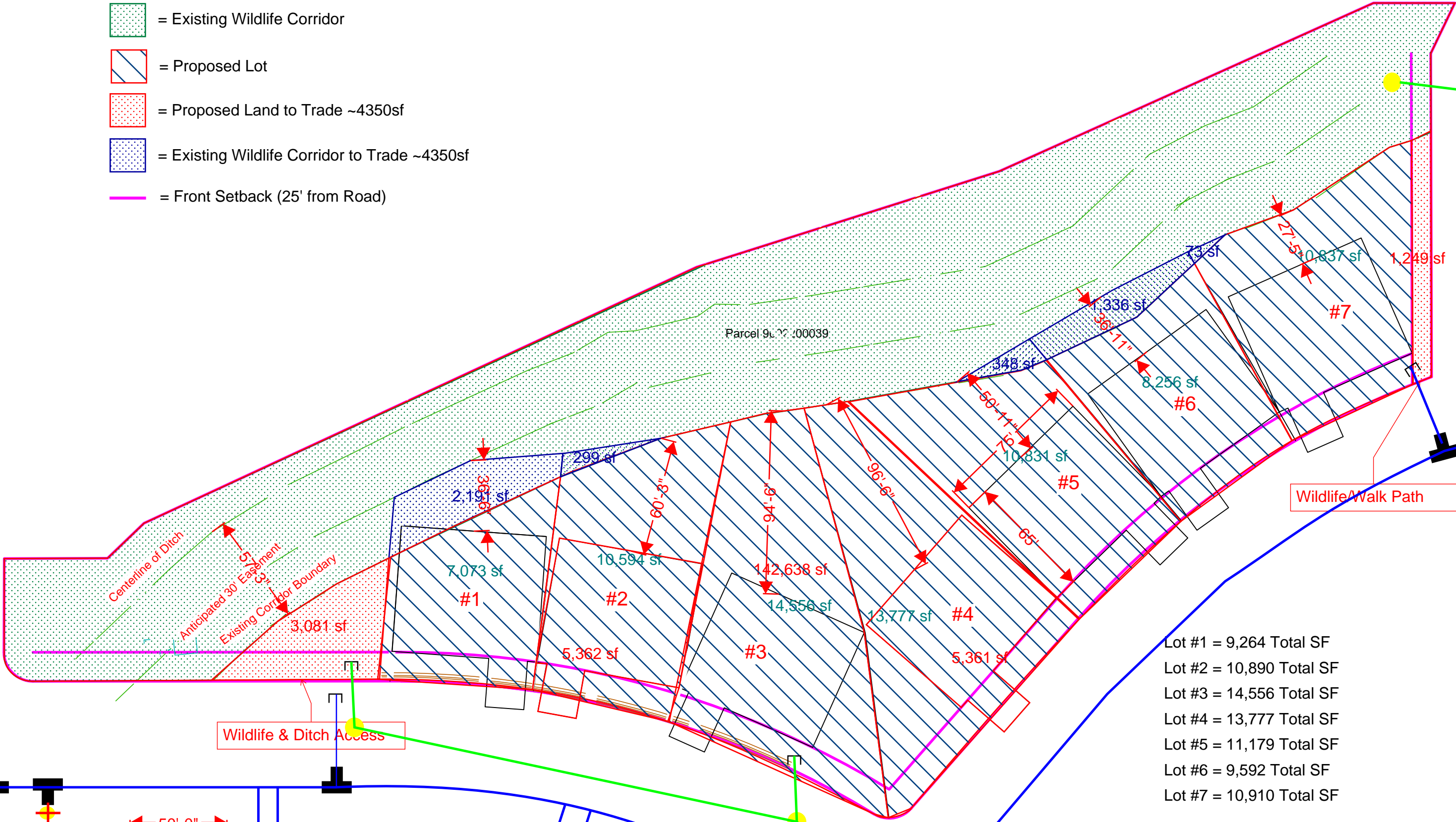
-  = Existing Wildlife Corridor
-  = Proposed Lot
-  = Proposed Land to Trade ~4350sf
-  = Existing Wildlife Corridor to Trade ~4350sf
-  = Front Setback (25' from Road)



- Lot #1 = 9,264 Total SF
- Lot #2 = 10,890 Total SF
- Lot #3 = 14,556 Total SF
- Lot #4 = 13,777 Total SF
- Lot #5 = 11,179 Total SF
- Lot #6 = 9,592 Total SF
- Lot #7 = 10,910 Total SF

← 50'-0" →

-  = Existing Wildlife Corridor
-  = Proposed Lot
-  = Proposed Land to Trade ~4350sf
-  = Existing Wildlife Corridor to Trade ~4350sf
-  = Front Setback (25' from Road)

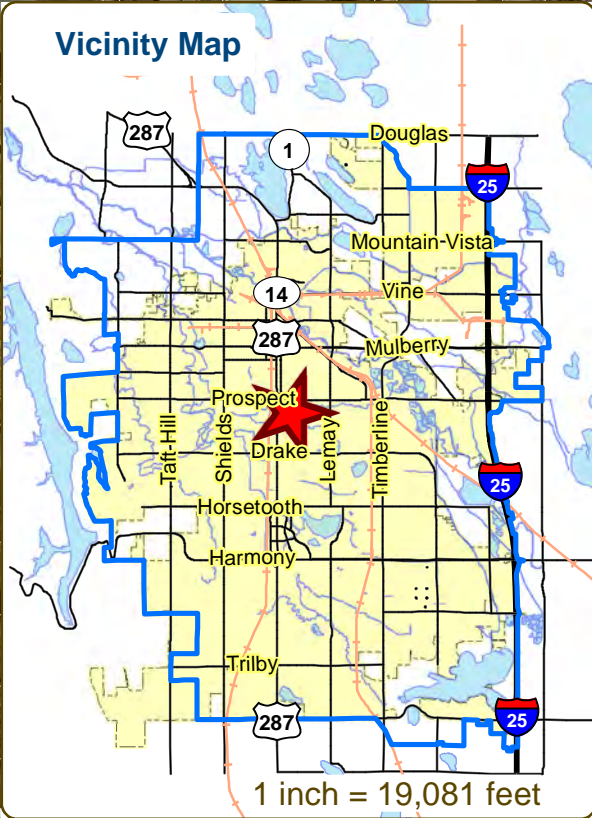


- Lot #1 = 9,264 Total SF
- Lot #2 = 10,890 Total SF
- Lot #3 = 14,556 Total SF
- Lot #4 = 13,777 Total SF
- Lot #5 = 11,179 Total SF
- Lot #6 = 9,592 Total SF
- Lot #7 = 10,910 Total SF

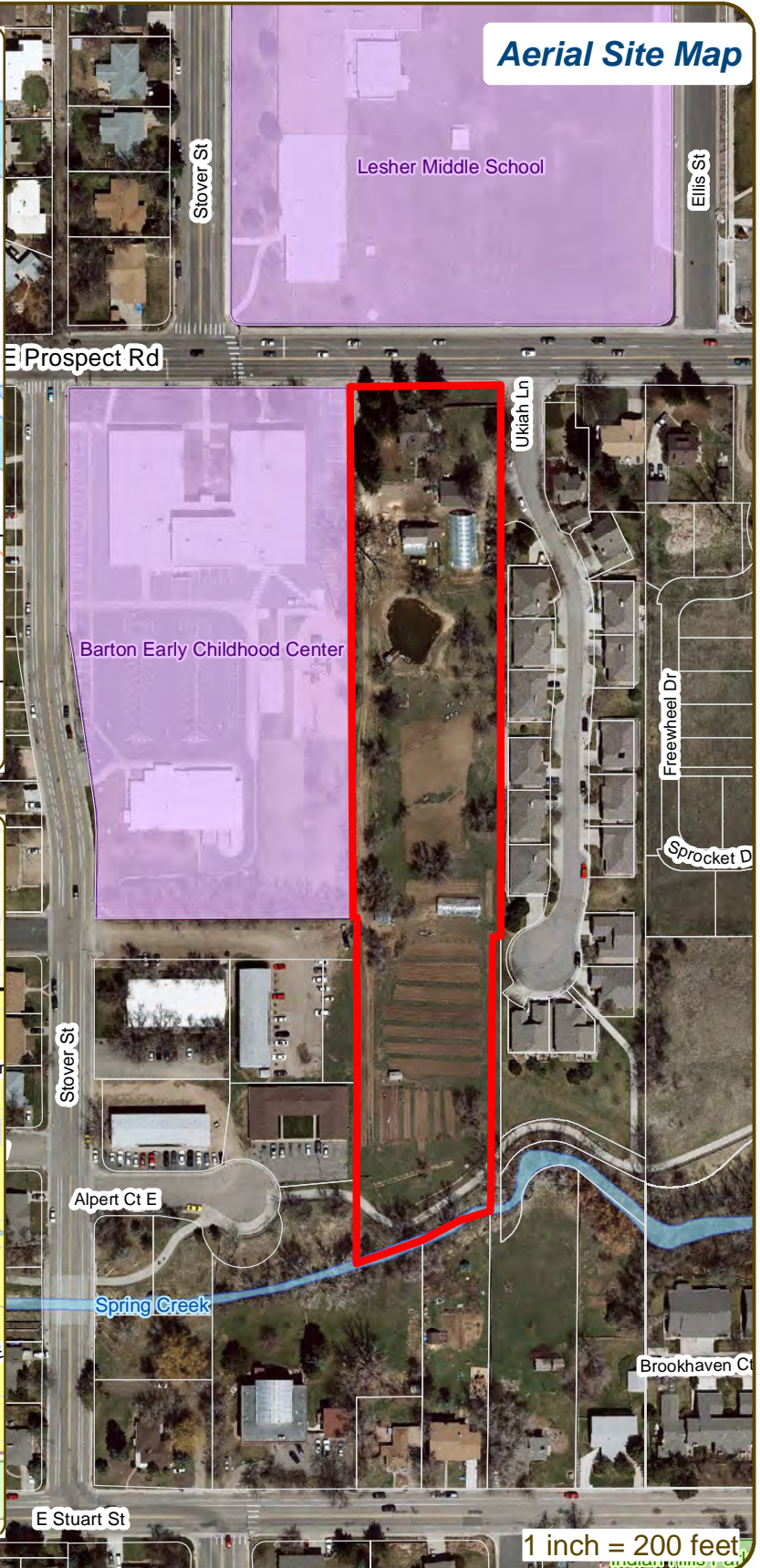
← 50'-0" →

713 E Prospect Rd Residential Subdivision

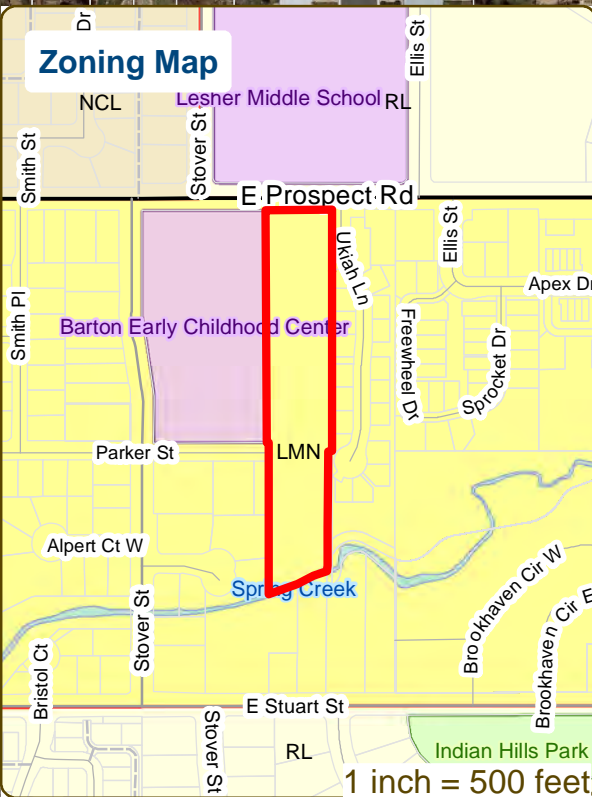
Vicinity Map



Aerial Site Map



Zoning Map



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

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. 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.) LUKE HALL (OWNER)	
Business Name (if applicable)	
Mailing Address 713 E PROSPECT RD FT COLLINS CO 80525	
Phone 910-222-2077	Email Address lukeshirecsa@gmail.com
Site Address (parcel # if address is not available) 713 E. PROSPECT RD FT COLLINS CO 80525 PARCEL #	
Description of Proposal (attach additional sheets if necessary) SEE ATTACHED SHEET	

Proposed Use ATTACHED HOMES	Existing Use VACANT
Total Building Square Footage APPROX 5000 SF FOOTPRINT	Number of Stories 2 to 3
	Lot Dimensions APPROX. 25' x 70'

Age of any Existing Structures SEE DESCRIPTION

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>.

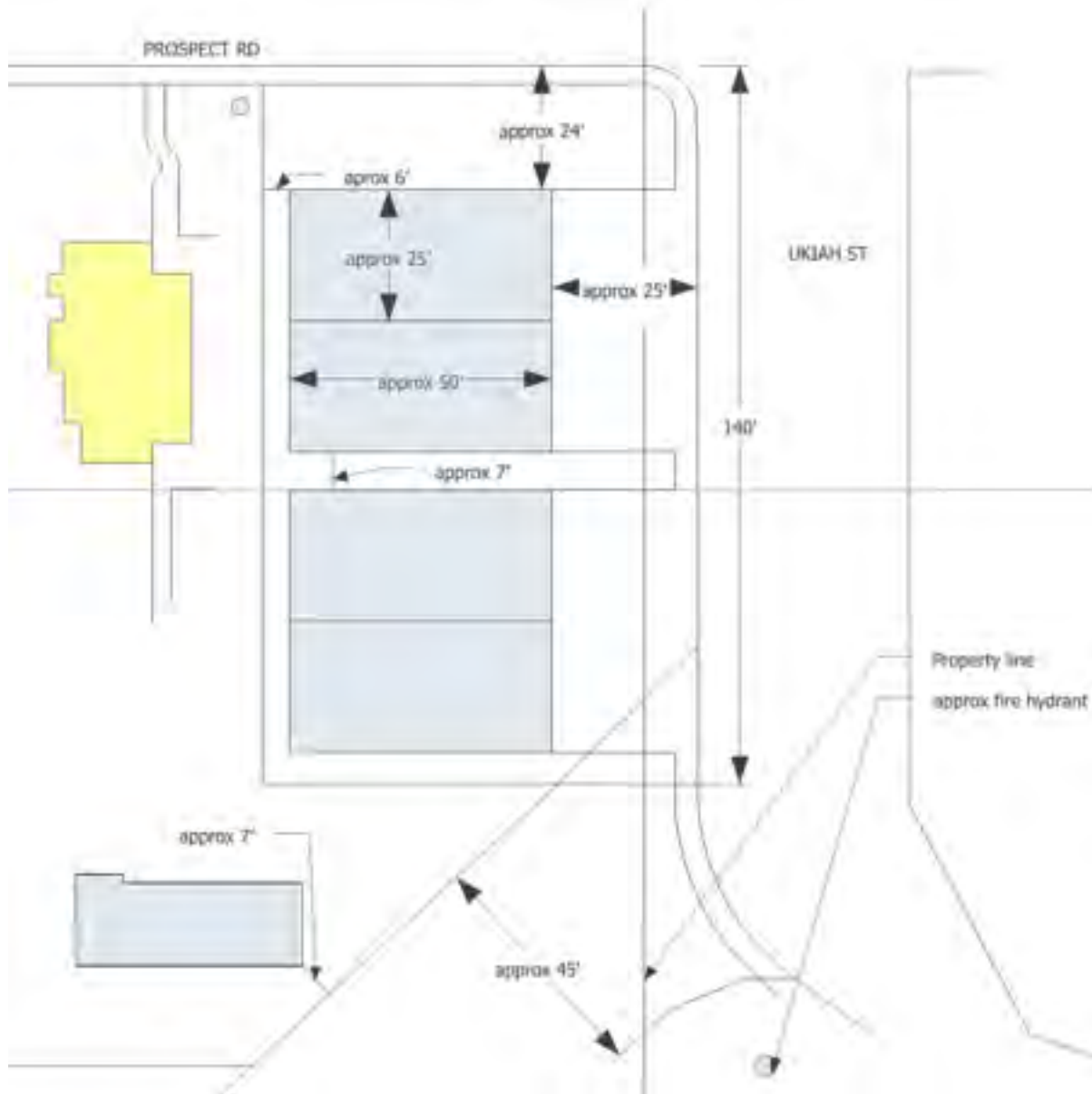
Increase in Impervious Area APPROX. 7000 S.F.

(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?

Description of Proposal

I'd like to divide the corner of my property into 4 lots for attached homes, while planning for the future subdivision of the remainder of the property. Because the property is adjacent to two existing streets there will be no need for any new curb and gutter or roadway for this phase. The plot currently contains a detached garage that serves the house located to the west. The house was built in 1909 and will not be involved in this project. I am not sure in what year the garage was built but pictures have been provided.



E. PROSPECT ROAD

(BASE)
NORTH LINE
N 89°51'42"

N 89°51'42" E 494.49'(M)
N66°00'00" E 494.49'(Pt)

N 89°51'42" E 321.89'(M)
EAST 322.8'(R)

EAST 172.6'(R)
N 89°51'42" E 172.60'(M)

SET NAIL AND BRASS
TAG, PLS 25372, IN
CONCRETE WALK.

NORTH X CORNER
SECTION 24, T7, R69W
FOUND 2 1/2" ALUMINUM CAP
MONUMENT, PLS 17497, IN
A MONUMENT BOX.

SET NAIL AND BRASS
TAG, PLS 25373, IN
CONCRETE WALK.

30" ROAD RIGHT-OF-WAY

14.0' W. LINE

COLLIE

SEE HOUSE
DETAIL

15" VERTICAL
CAP PIPE

30" GARBAGE

IRRIGATION
PIPE (TIP)

0.08'(M)

17





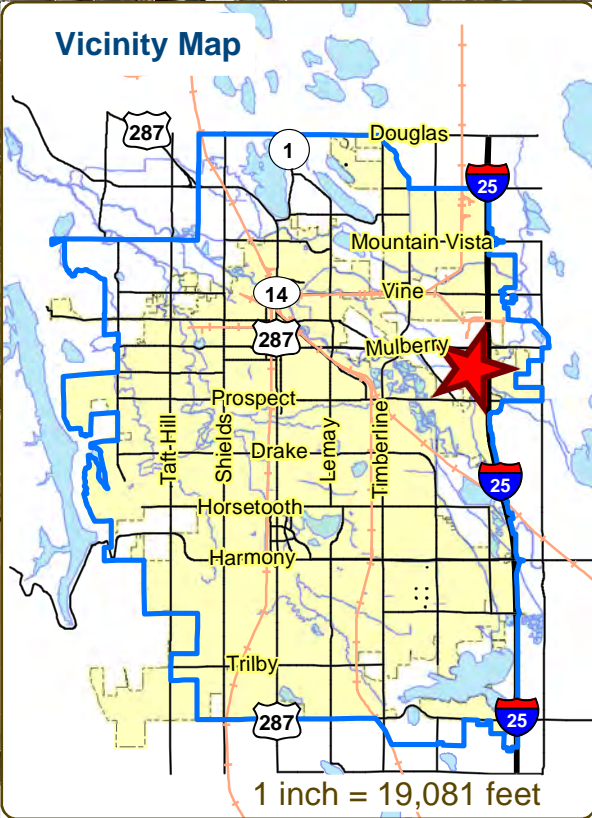
Above: view of existing garage west and south sides.



Above: view of existing garage east and north sides.

847 SE Frontage Rd Vehicle Repair Facility

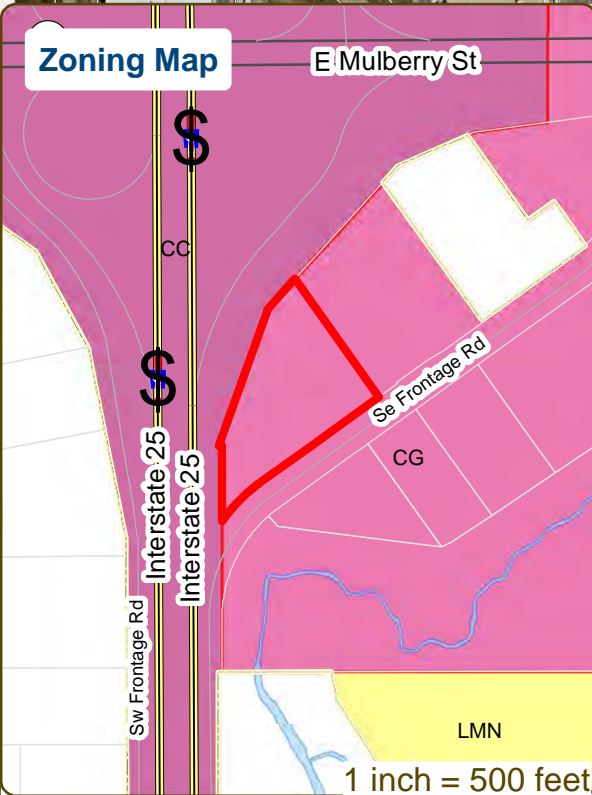
Vicinity Map



Aerial Site Map



Zoning Map



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

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 12:00pm, two Tuesdays 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 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) David Spriggs with DS Asset Acquisitions, which has the subject site under contract.

Business Name (if applicable) DS Asset Acquisitions, LLC
Your Mailing Address 155 S. Madison St., Ste 228, Denver, CO 80209

Phone Number 303-929-1012 **Email Address** dauid@dmsrei.com

Site Address or Description (parcel # if no address) 847 SE Frontage Road

Description of Proposal (attach additional sheets if necessary) Development of vacant land (2.79 acres) located at 847 SE Frontage Rd into an approximately 18,000 +/- sf autobody and auto repair facility with fenced in area.

Proposed Use Auto Body + Auto Repair **Existing Use** Vacant Land

Total Building Square Footage 18,027 **S.F.** **Number of Stories** 1 **Lot Dimensions** Irregular Shape

Age of any Existing Structures N/A

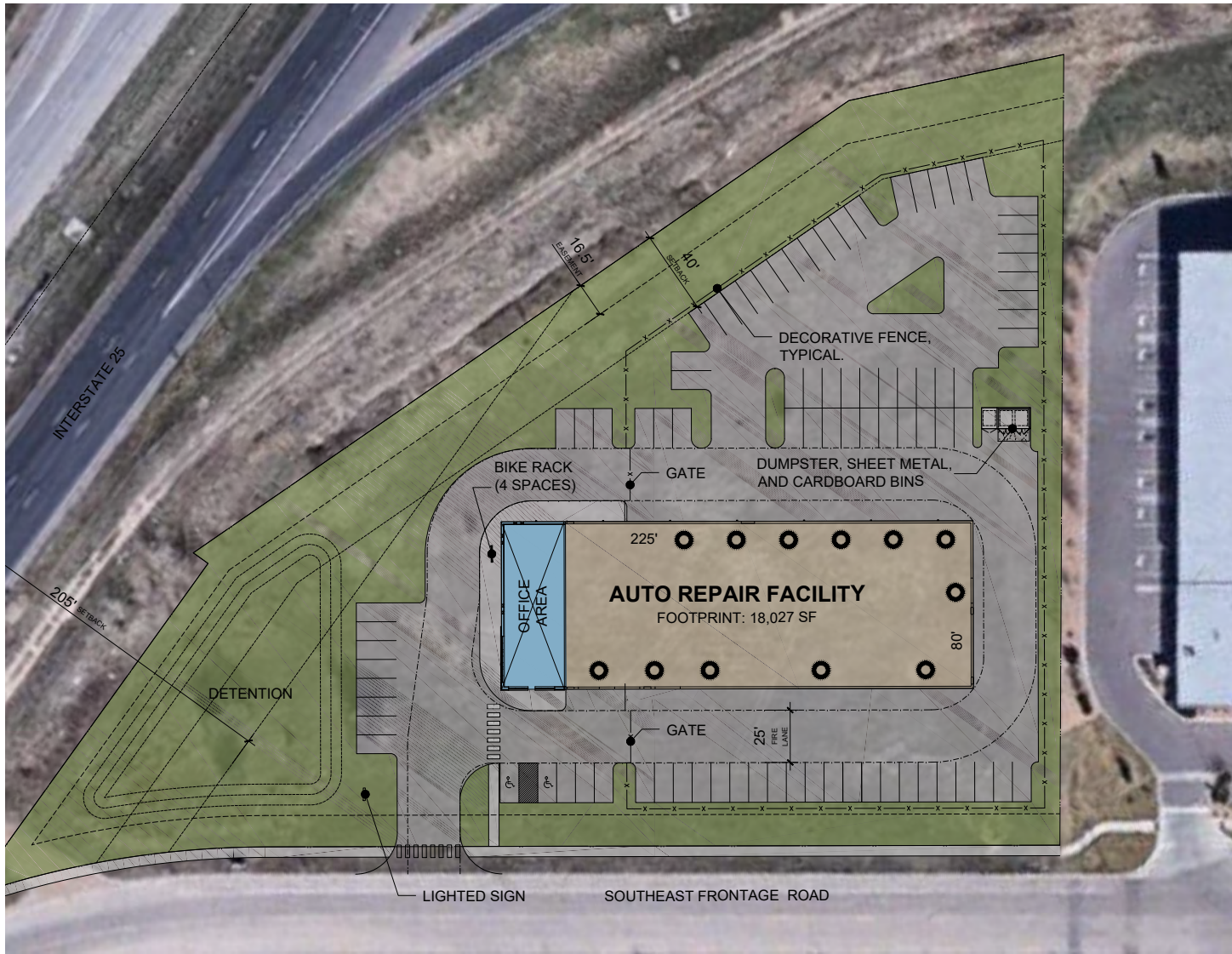
Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

Increase in Impervious Area Building Size & 18,000 +/- sf Parking: 52 Spaces **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:

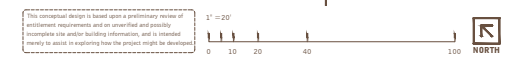
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



PROJECT DATA

PROJECT NO.	18-0041-00
DATE	08.08.18
PROJECT NAME	Mulberry & I-25
PROJECT LOCATION	Fort Collins, Colorado
PROJECT TYPE	Auto Repair Facility
PROJECT AREA	18,027 SF
PROJECT OWNER	Client Name
PROJECT CONTACT	Contact Name
PROJECT PHONE	Phone Number
PROJECT EMAIL	Email Address
PROJECT WEBSITE	Website URL

SITE LEGEND:
 ● GRADE LEVEL TRUCK DOOR



SP5.0

Conceptual Site Plan

Mulberry & I-25
 Fort Collins, Colorado

DEN18-0041-00
 08.08.18

SHEET
1