

Conceptual Review Agenda

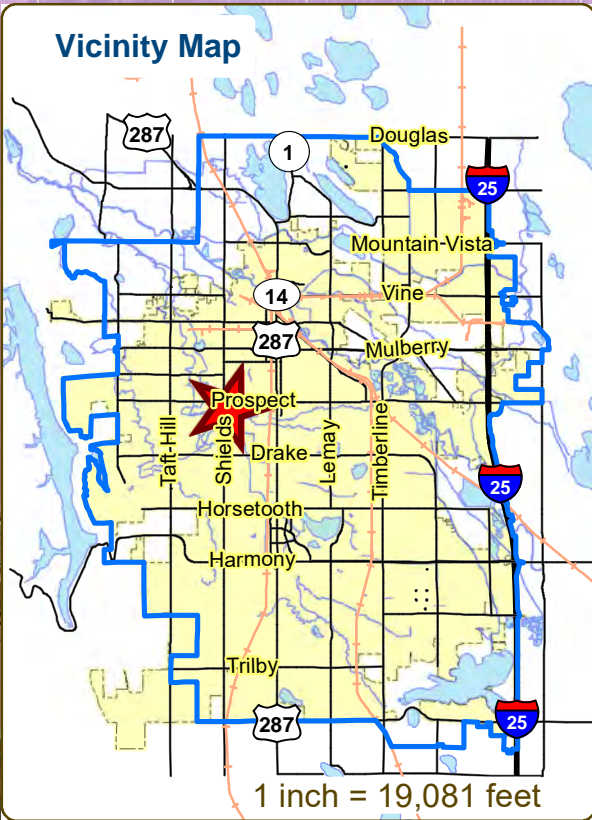
Schedule for 11/08/18
281 Conference Room A

Thursday, November 8, 2018

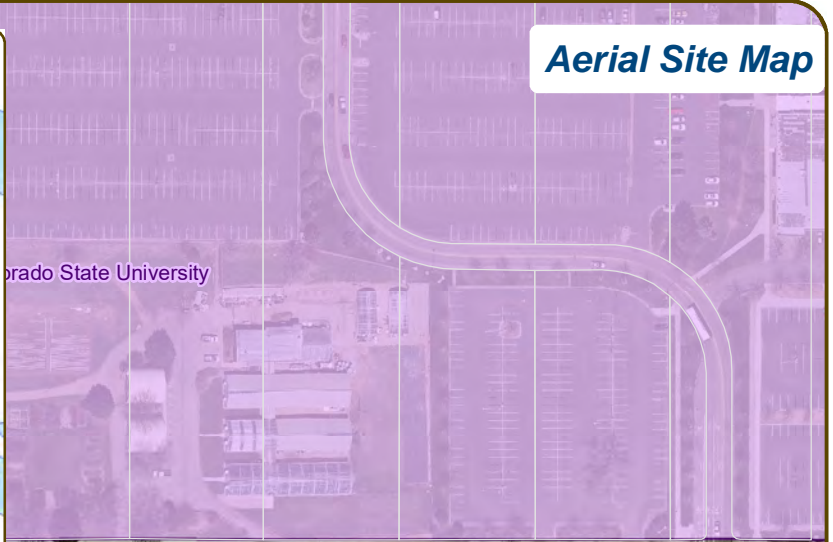
Time	Project Name	Applicant Info	Project Description		
9:30	CSU Lake and Prospect Parking Lot	Fred Haberecht (970)491-0162 Fred.Haberecht@colostate.edu	Colorado State University proposes to convert three existing single-family lots into a 115-space surface parking lot at 615 Lake Street, and 634 & 626 Prospect Road (parcel #9714300018, 9714000002, and 9714300026). Access is taken from West Lake Street to the north and West Prospect Road to the south. The proposed project is within the High Density Mixed-Use Neighborhood (HMN) zone district and is subject to Site Plan Advisory Review.	Planner	Jason Holland
	CDR180083			DRC	Tenae Beane
10:15	NoCo RV Rentals	Robin Miner (773)742-6494 robin@nocorentals.com	This is a request to build an office building at 132 West Willox Lane for an RV rental business in addition to outdoor storage for the RV rentals (parcel # 9835406009). Two buildings are proposed on the site, one office and one storage structure. Access to the site is taken from West Willox Lane to the south and Willox Court to the west. The proposed project is within the Service Commercial District (CS) zone district. The proposed use is classified as vehicle and boat sales and leasing establishments with outdoor storage which is not allowed in this zone district. The proposed project is subject to the Addition of Permitted Use (APU) process.	Planner	Pete Wray
	CDR180084			DRC	Brandy BH
11:00	Harmony and Timberline Office	Josh Berger (402)405-1823 josh.berger@magpartnership.com	This is a request to build a multi-tenant, two-story office building on a currently vacant lot at the northwest corner of East Harmony and South Timberline Road (parcel #8731400031). Access is taken from East Harmony Road to the south. The project proposes 56 parking spaces. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) Review.	Planner	Kai Kleer
	CDR180085			DRC	Todd Sullivan

CSU Lake and Prospect Parking Lot

Vicinity Map

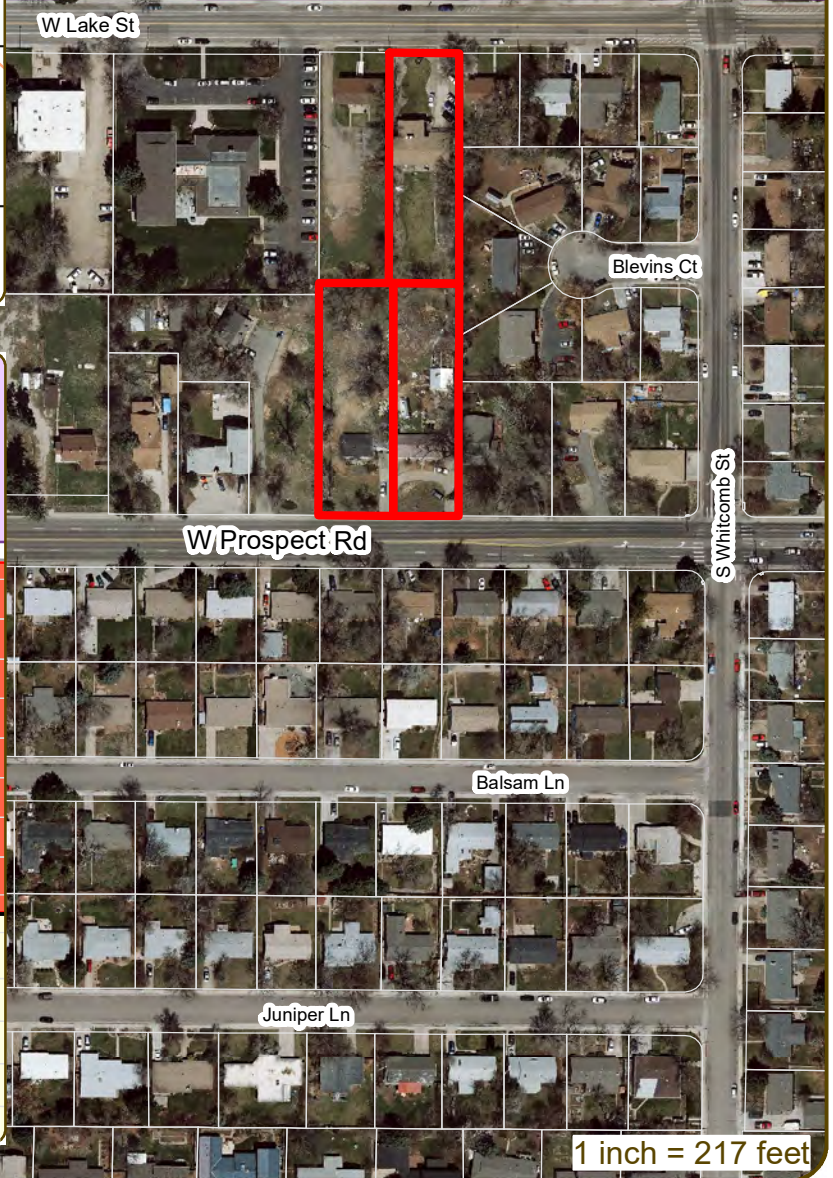
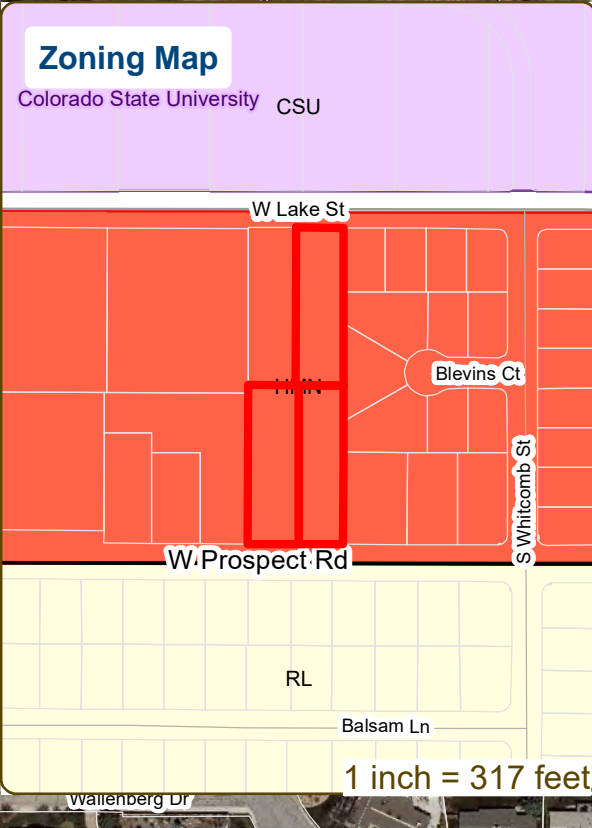


Aerial Site Map



Zoning Map

Colorado State University CSU



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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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? _____

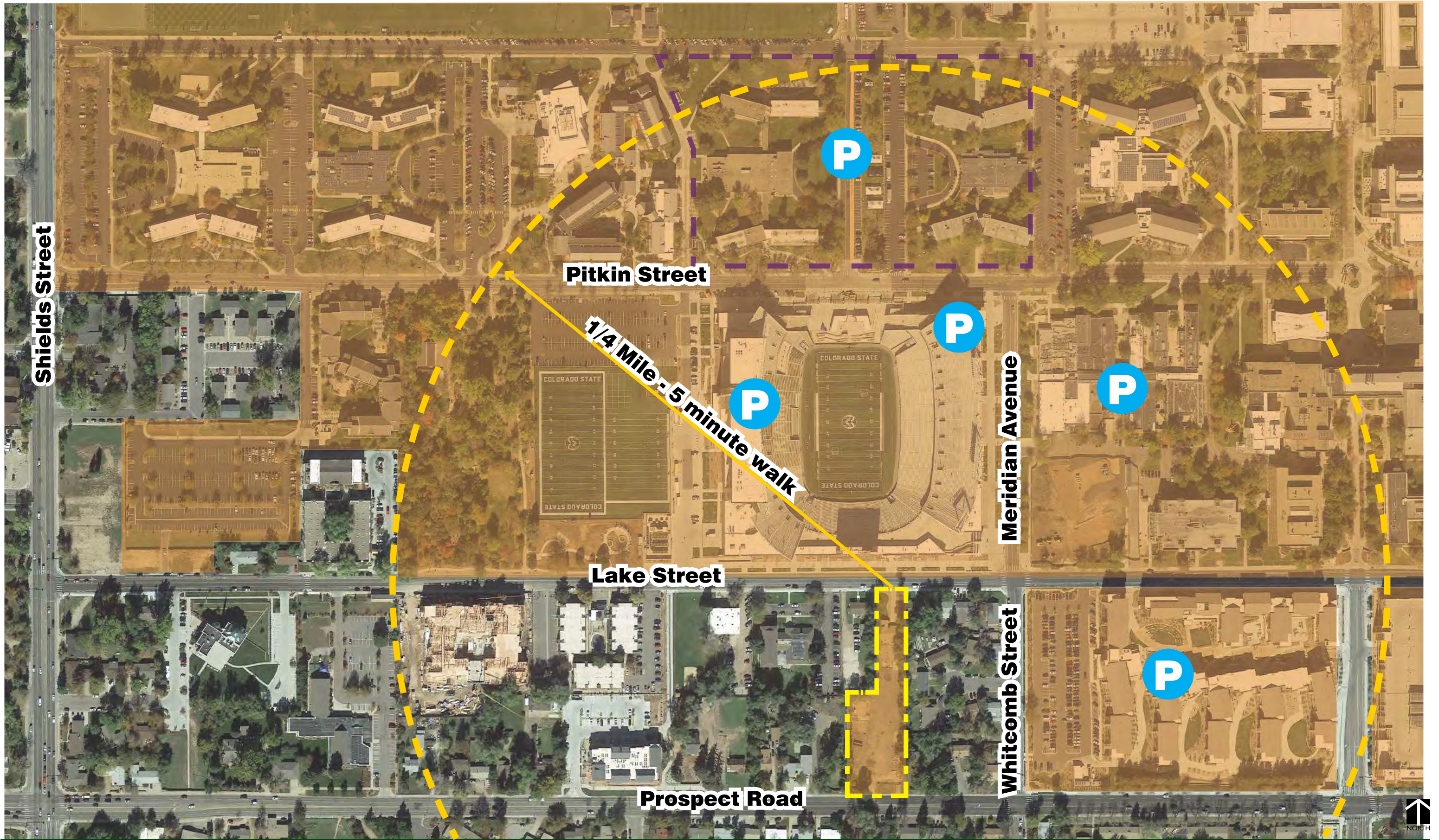
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodptains.

Increase in Impervious Area _____ 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?



634/ 626 PROSPECT RD. - 615 LAKE ST. PARCELS
 Site Context Map

October 29, 2018

- CSU Property
- P Parking needs





View from Lake Street



View from Prospect Road

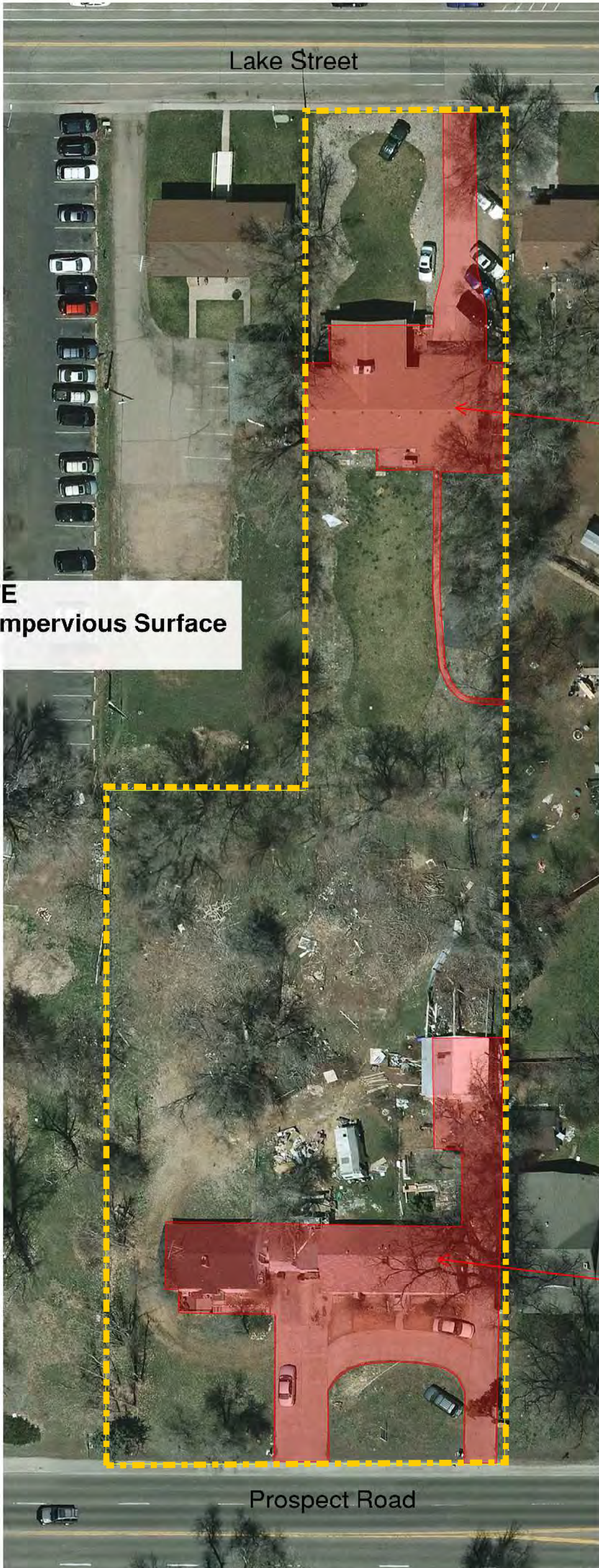


Prospect Road frontage



Lake Street access

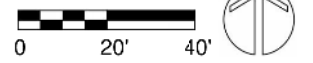
Lake Street Surface Lot - Site Photos



63,123 sf TOTAL SITE
13,416 sf Historical Impervious Surface

Historical Impervious Surface

Historical Impervious Surface



10/29/18

Aerial Photo - 2013

Lake Street Surface Parking Lot - Historical Impervious Condition

Lake Street

Impervious Surface Calculation
63,123 sf TOTAL SITE

39,781 sf New Impervious Surface
13,416 sf Historical Impervious Surface
26,365 sf Increase in Impervious Surface

**+/- 45
Spaces**

**+/- 70
Spaces**

Primary parking lot access

Parallel parking

Exterior lighting with cutoff fixtures per CSU Standards.

6' Sidewalk

Perimeter Fence typical to prohibit access to adjacent private property

Perimeter landscape per CSU Standards to include shrubs, ornamental grasses, shade trees

Gate, TYP.

Detached 10' sidewalk

Detention

Right in/
Right out or
special event only
exit?

Bus Stop

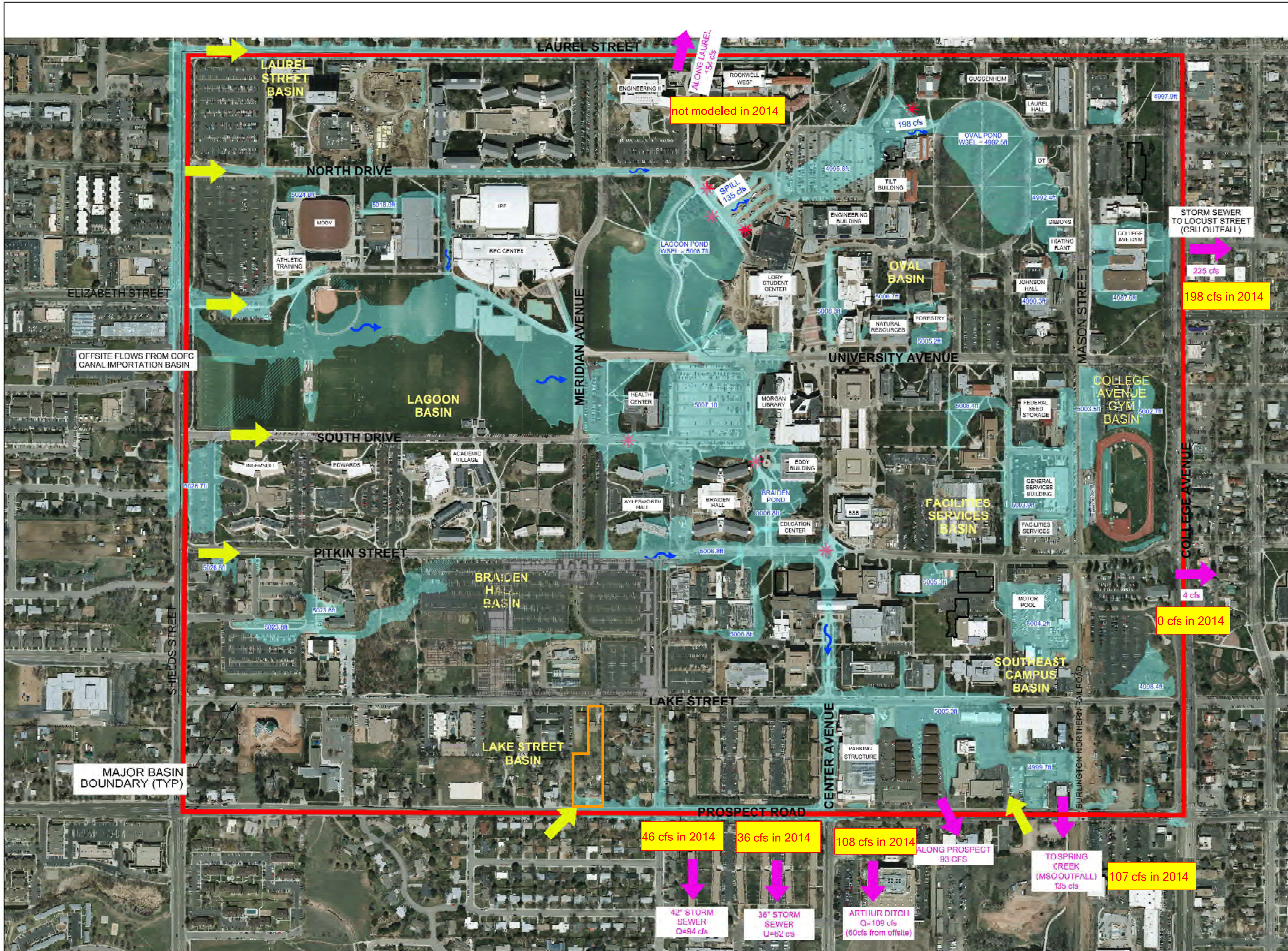
Prospect Road

Lake Street Surface Parking Lot - Concept Plan

0 20' 40'



04/04/18

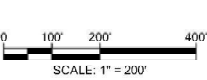


LEGEND

- 491.4ft WSEL (FT)
- 198.1 cfs FLOW (CFS)
- MAJOR BASIN BOUNDARY
- FLOODPLAIN BOUNDARY
- SHALLOW FLOODING
- * CRITICAL CONVEYANCE LOCATION
- 107 cfs OUTFLOW
- INFLOW
- INFLOW/OUTFLOW BOUNDARY
- AREA CONTRIBUTING TO CSU FROM OFFSITE

COLORADO STATE UNIVERSITY
100-YEAR FLOODPLAIN
(2D MODEL RESULTS)

AUGUST 2017



ELEVATIONS BASED ON
NAVD88 DATUM
SOURCE: LIDAR MAY 2015



not modeled in 2014

STORM SEWER TO LOCUST STREET (CSU OUTFALL)

198 cfs in 2014

0 cfs in 2014

46 cfs in 2014

36 cfs in 2014

108 cfs in 2014

107 cfs in 2014

42" STORM SEWER Q=84 cfs

36" STORM SEWER Q=62 cfs

ARTHUR DITCH Q=109 cfs (60cfs from offsite)

ALONG PROSPECT 83 cfs

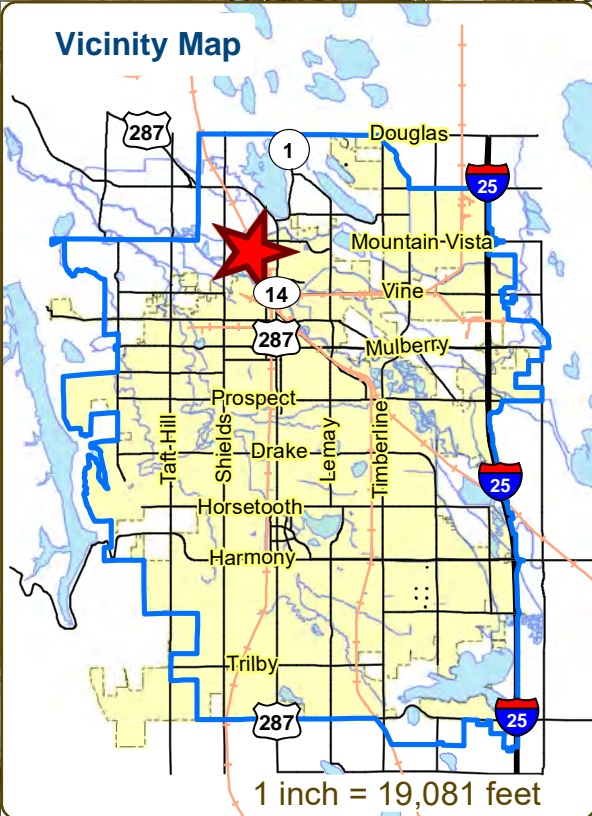
TO SPRING CREEK (MSO OUTFALL) 135 cfs

OFFSITE FLOWS FROM COFC CANAL IMPORTATION BASIN

MAJOR BASIN BOUNDARY (TYP)

NoCo RV Rentals 132 W Willox Ln

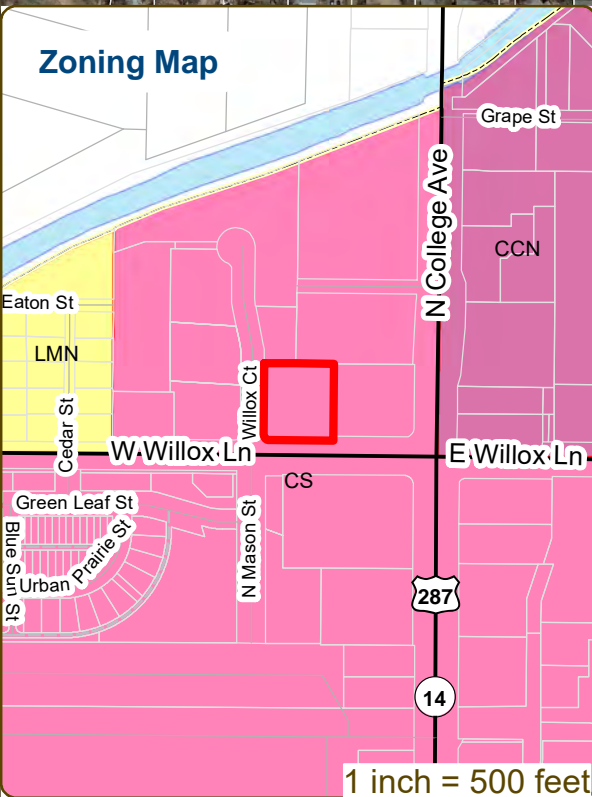
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Zoning Map



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Robin Miner and Giles Haycock - prospective owners

Business Name (if applicable) NoCo RV Rentals (Go Glamping LLC)

Your Mailing Address 717 Peregoy Farms Way 80521

Phone Number 7737426494 Email Address robin@nocorvrentals.com

Site Address or Description (parcel # if no address) 132 W. Willox

Description of Proposal (attach additional sheets if necessary) We would like to construct a smaller building on the site for the office and ancillary storage for the operation of our RV rental business. The lot would be fenced in and secure and the rest of the lot would be used for our RVs.

Proposed Use RV Rental business Existing Use land

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

Age of any Existing Structures _____

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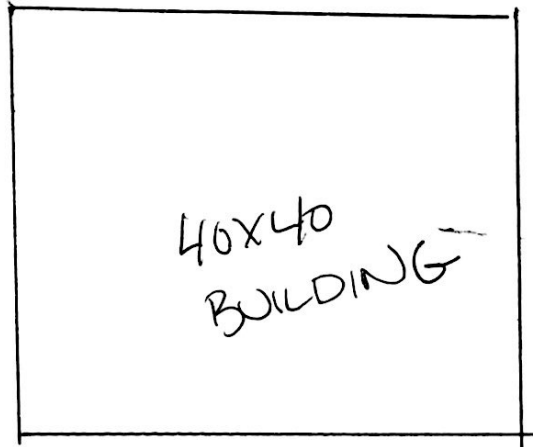
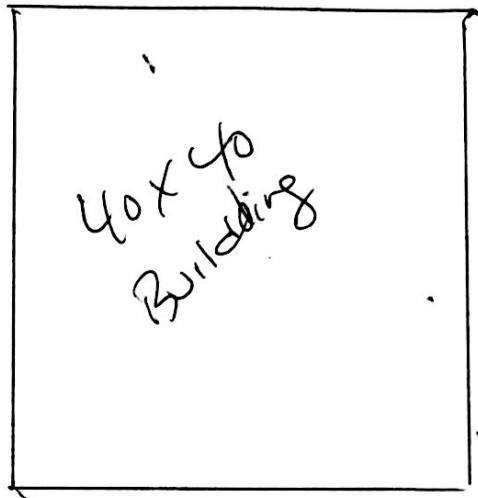
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180' Fence

178'



Outdoor RV parking for our fleet

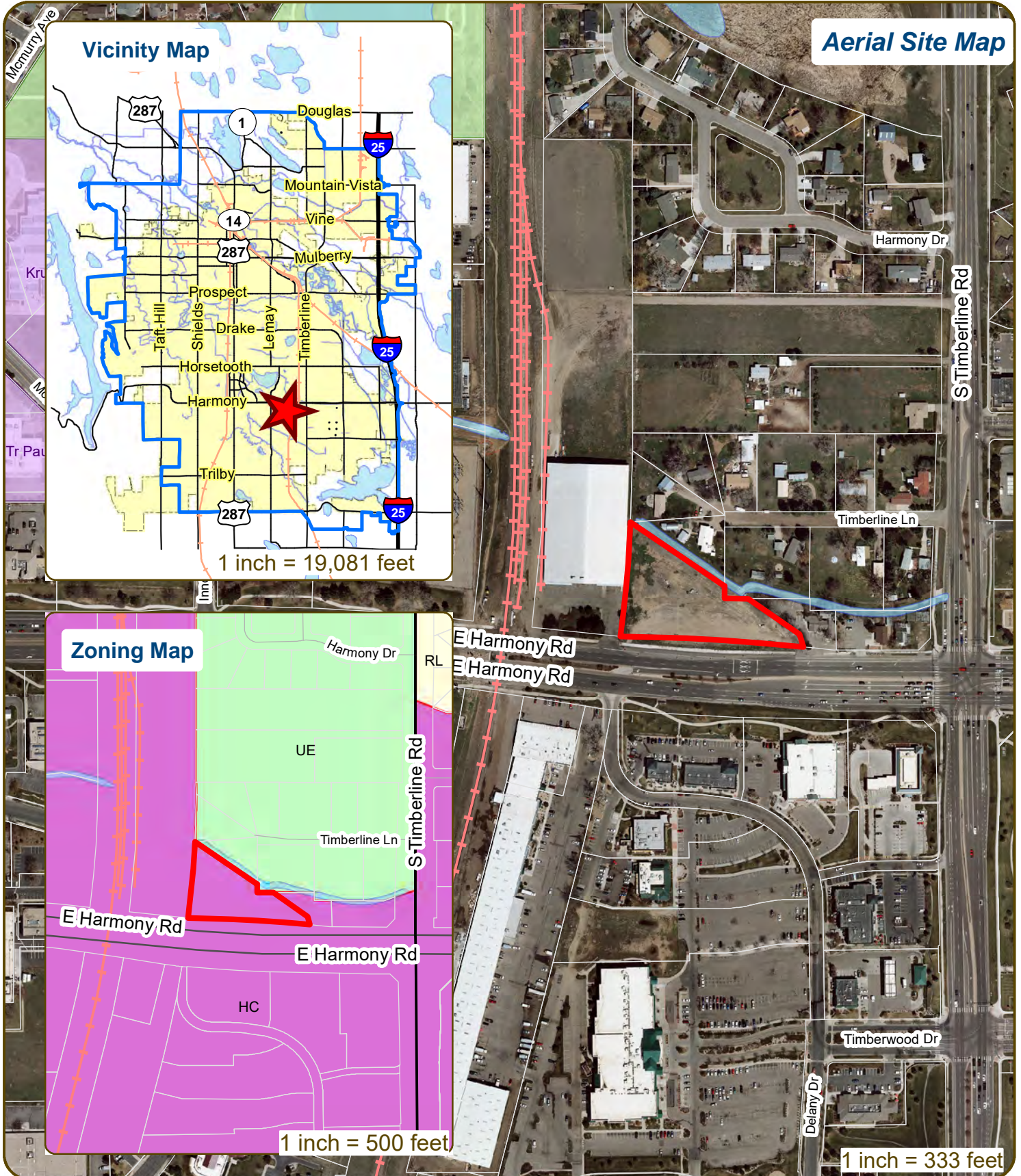
willow or anywhere (gated)

Fence - Privacy wood

FENCE - PRIVACY WOOD

WILLOW

Harmony and Timberline Office



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Josh Berger - Owner

Business Name (if applicable) MAg Partners

Your Mailing Address 11550 I Street, STE 200, Omaha, NE 68137

Phone Number 402-405-1823 Email Address josh.berger@magpartnership.com

Site Address or Description (parcel # if no address) Northwest corner of Harmony and Timberline roads

Description of Proposal (attach additional sheets if necessary) _____

development of a multi-tenant office building. Two-story with on site parking

Proposed Use office Existing Use greenfield (none)

Total Building Square Footage ~20,000 S.F. Number of Stories 1 Lot Dimensions 1.60 acres +/-

Age of any Existing Structures none (n/a)

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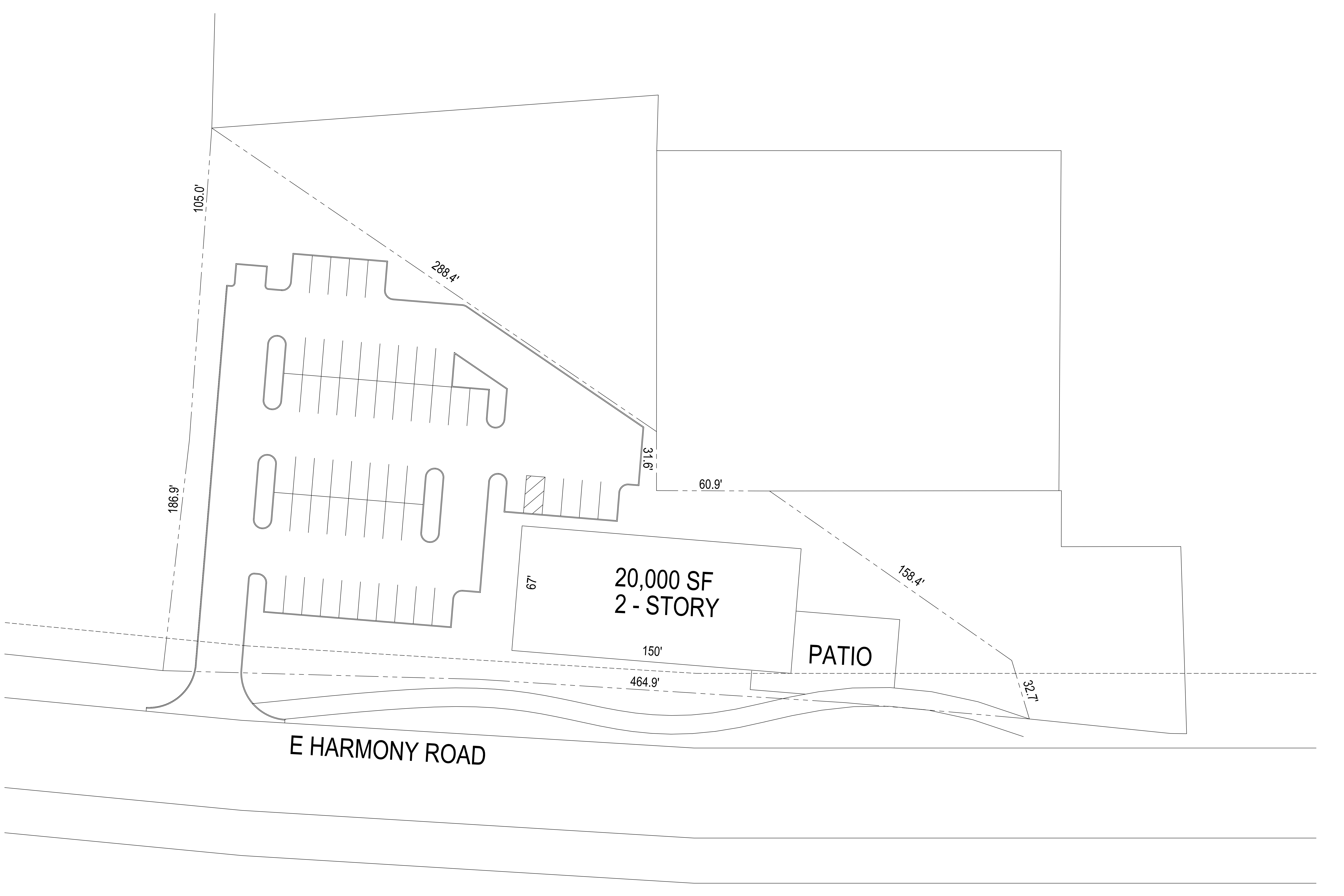
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105.0'

186.9'

288.4'

31.6'

60.9'

158.4'

32.1'

20,000 SF
2 - STORY

PATIO

150'

67'

464.9'

E HARMONY ROAD