

# Conceptual Review Agenda

Schedule for 8/08/19  
281 Conference Room A

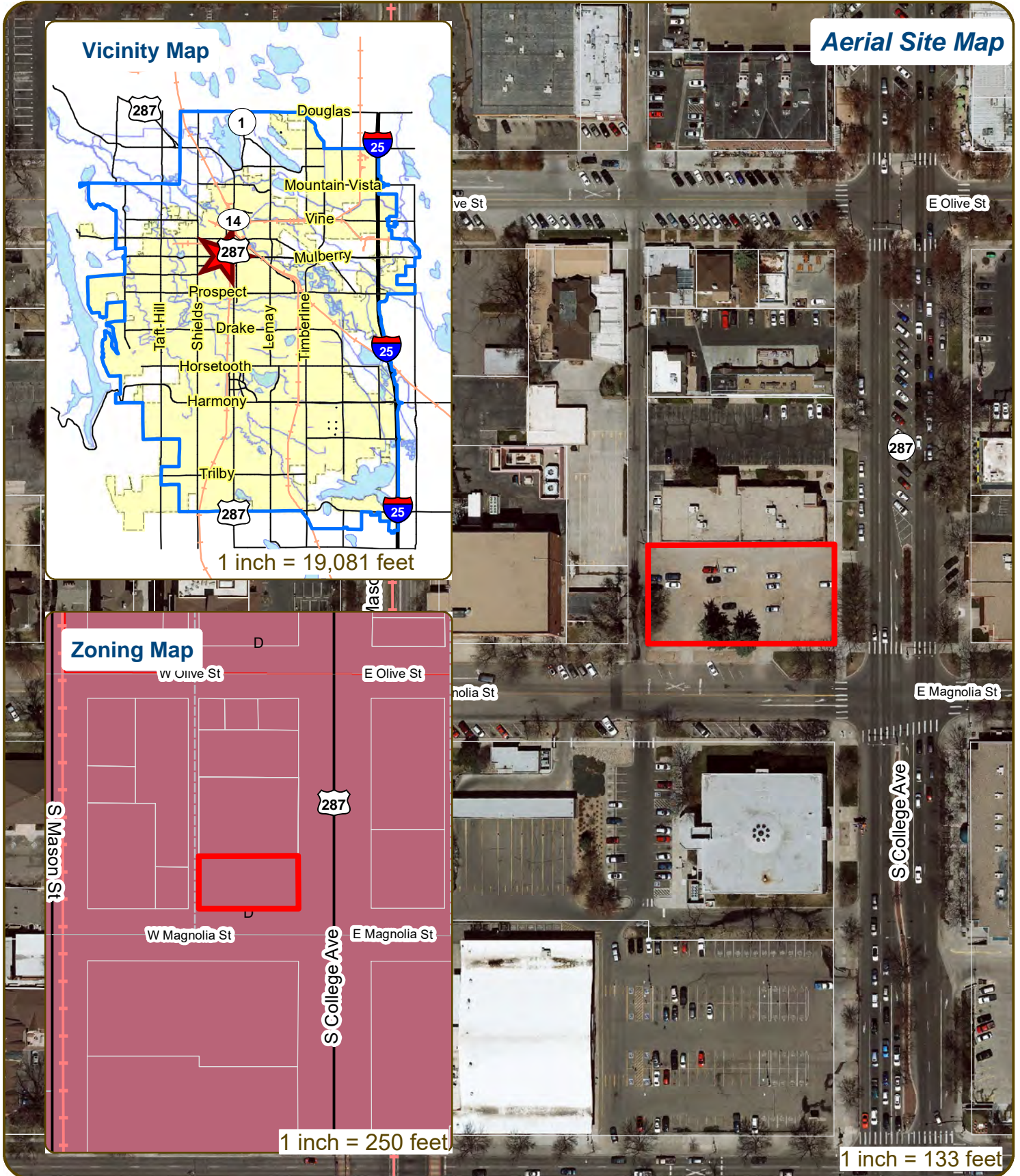
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## Thursday, August 8, 2019

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>112 Magnolia Automatic Teller Machines CDR190063</b>	Troy Campbell 970-622-2095 tcampbell@coffey-engineering.com	This is a request to develop an existing vacant property to accommodate a parking lot and two automatic teller machines for financial services at 112 W. Magnolia St. (parcel #9711424001). The proposed plan includes 22 off-street parking spaces. Access is taken from W. Magnolia St. to the south and an alley to the west. The property is within the Downtown (D) zone district and is subject to a Major Amendment.	Planner: Meaghan Overton Engineer: Morgan Uhlman DRC: Tenae Beane
<b>10:15</b>	<b>1308 Riverside Vehicle Sales and Major Repair CDR190064</b>	Dan Bernth 970-310-9811 dan@dlcco.com	This is a request to add vehicle sales and vehicle major repair to 1308 Riverside Ave. (parcel #8718213001). The proposal also includes a 1,200 sq. ft. addition to the existing building. The proposed plan includes 21 off-street parking spaces. Access is taken from Riverside Ave. to the southwest. The property is within the Industrial (I) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan
<b>11:00</b>	<b>H-25 Multi-family Development CDR190065</b>	Ryan McBreen 970-409-3414 rmcbreen@norris-design.com	This is a request to construct 276 multi-family units with an amenity center at the southeast corner of Harmony Rd. and Strauss Cabin Rd. (parcel #8603000028). A total of 445 parking spaces will be provided. Access is taken from Strauss Cabin Rd. to the west. The property is within the Harmony Corridor (HC) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Katie Andrews DRC: Brandy BH

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# 112 Magnolia Automatic Teller Machine



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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 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 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) Brad Schlagbaum- Wells Fargo Project Mgr. (Owner) TROY Campbell - Consultant, Coffey Engineering

Business Name (if applicable) Wells Fargo Bank, N.A.

Your Mailing Address 9870 S. Meridian Blvd., Suite: 200, Englewood, CO 80112

Phone Number 970.622.2095 Email Address tcampbell@coffey-engineering.com

Site Address or Description (parcel # if no address) 401 S. College Ave.

Description of Proposal (attach additional sheets if necessary)

Develop existing vacant property to accommodate Automatic Teller Machines for banking purposes. Proposed work also includes new parking, modifying existing driveway and connecting to the public sidewalk.

Proposed Use B - Business Existing Use Existing gravel parking area

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

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.

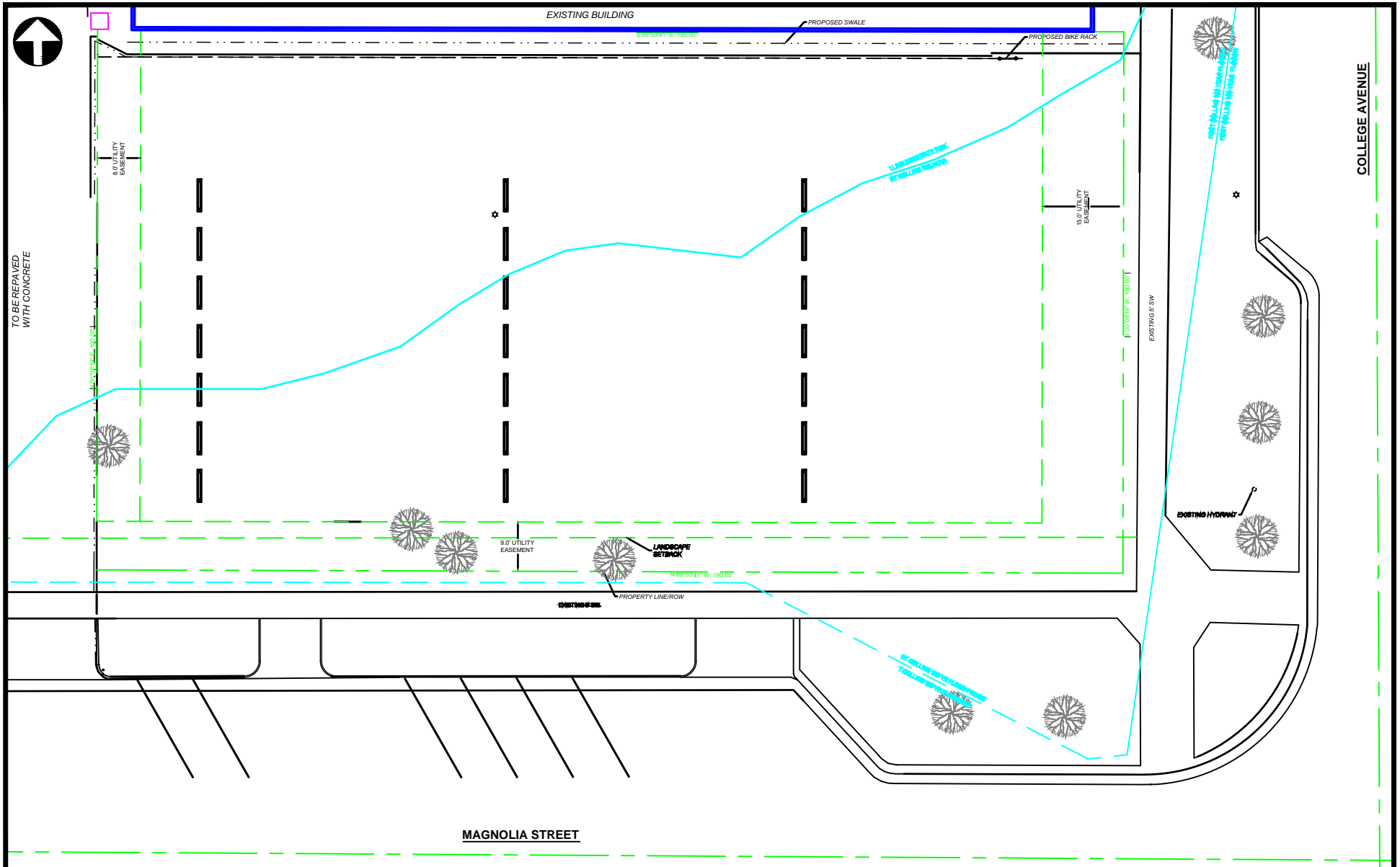
Is your property in a Flood Plain? [X] Yes [ ] No If yes, then what risk level? Zone X (Area of Minimal Flood) Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?





**CIM GROUP INC**  
 KNOWLEDGE | QUALITY | EXPERIENCE  
 960 E Discovery Lane, Anaheim, CA 92801  
 Phone (714) 956-2827 Fax (714) 956-8157

**WELLS FARGO**  
 College and Magnolia  
 112 West Magnolia St  
 Fort Collins, CO 80525

PID: 5330  
 T2612  
 T2613  
 Existing Site Plan

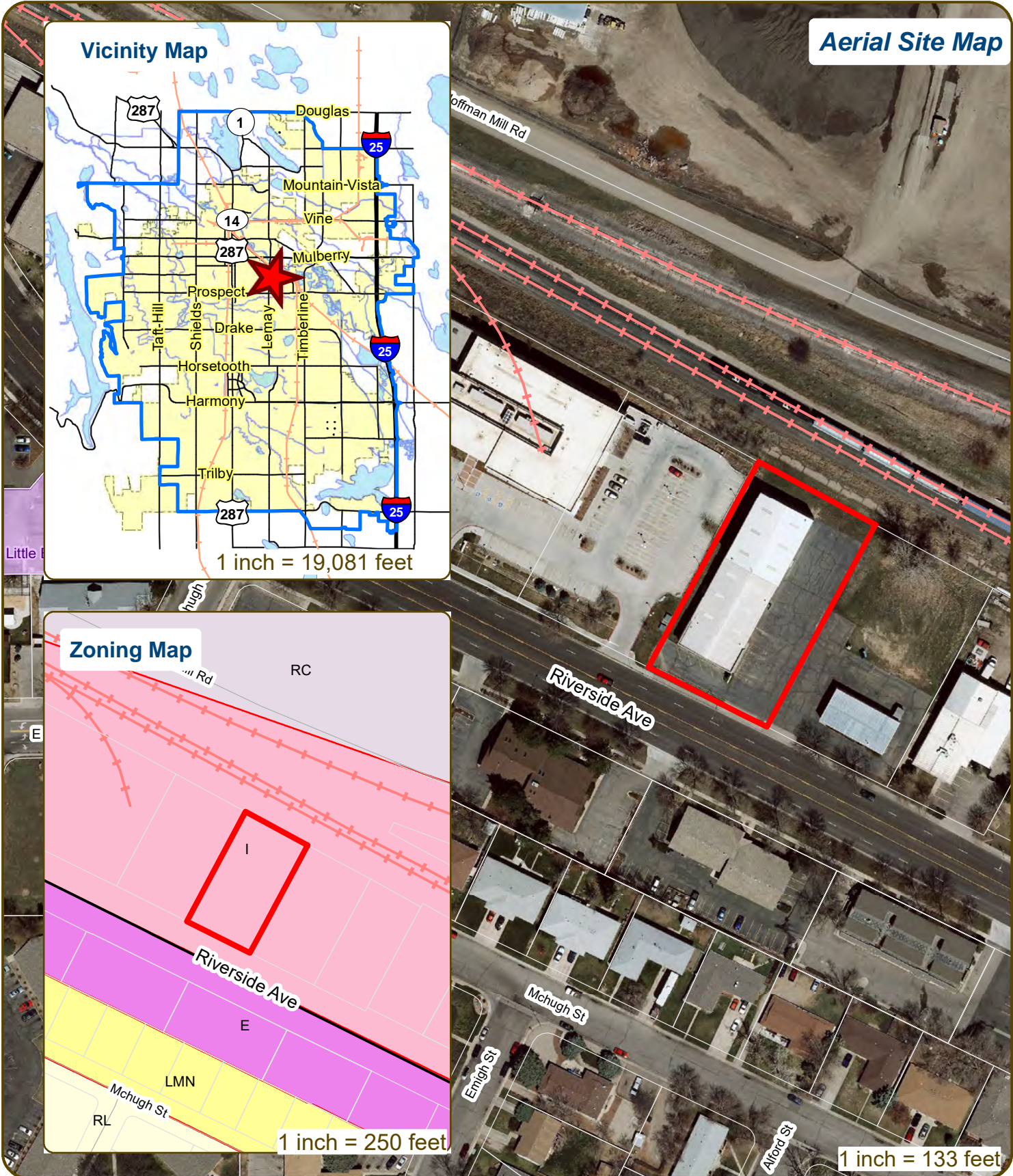
REVISED  
 06/13/19  
 -  
 ISLAND DU

SCALE:  
 Not To Scale  
 03/18/19  
 Page 1 of 3





# 1308 Riverside Vehicle Sales and Major Repair



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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) DAN BERNTH - OWNER.

Business Name (if applicable) DOBERSTEIN LEMBURG COMMERCIAL, INC.
Your Mailing Address 1401 RIVERSIDE AVENUE, FORT COLLINS, CO 80524
Phone Number 310-9811 Email Address DAN@DLCCO.COM
Site Address or Description (parcel # if no address) 1308 RIVERSIDE AVENUE

Description of Proposal (attach additional sheets if necessary) ADD VEHICLE SALES (P & Z) - JEEPIES.
ADD VEHICLE MAJOR REPAIR (ADMINISTRATIVE REVIEW) - SESSIONS MOTOR SPORTS.
ADD 1,200 SQUARE FEET TO BUILDING - ASSUME MINOR AMENDMENT.

Proposed Use SEE ABOVE Existing Use MANHATTAN AUTO SPA, SUNRISE GLASS, JEEPIES, SESSIONS.

Total Building Square Footage 10,643 S.F. Number of Stories 1 Lot Dimensions 135' X 237' = 31.995 SF.

Age of any Existing Structures 1978 AND REMODEL IN 2014 & 2018.

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.

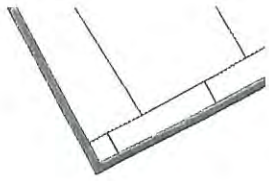
Is your property in a Flood Plain? [ ] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area 1,200 SF - BUILDING & 1,200 SF BUILDING. 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?





EXISTING 100.0' RAILROAD RIGHT OF WAY

*Dan's Copy*

PROPOSED 6' CEDAR FENCE

EXISTING 10.0' UTILITY ESMT

*Additional Parking 20' x 60'*

PROPOSED FUTURE ASPHALT STORAGE AREA (2650 SF)

LOT 2 21,220 SF

EXISTING BUILDING TO REMAIN

TRASH ENCLOSURE

PROPOSED FIRE SEPARATION WALLS

PROPOSED 24.0' EMERGENCY ACCESS EASEMENT

EXISTING PARKING TO REMAIN

EXISTING 30.0' UTILITY & ACCESS EASEMENT

EXISTING 30.0' UTILITY & ACCESS EASEMENT

LOT 1 10,501 SF

REMOVE EXISTING PAVEMENT (2725 SF) EXISTING SIDEWALK TO REMAIN ADJACENT TO BUILDING.

INSTALL 'VAN ACCESSIBLE HANDICAP PARKING' SIGN

PAINT HANDICAP SYMBOL

EXISTING TREE TO BE REMOVED

EXISTING SIGN TO BE REMOVED

STRIPE 8' WIDE LOADING STALL

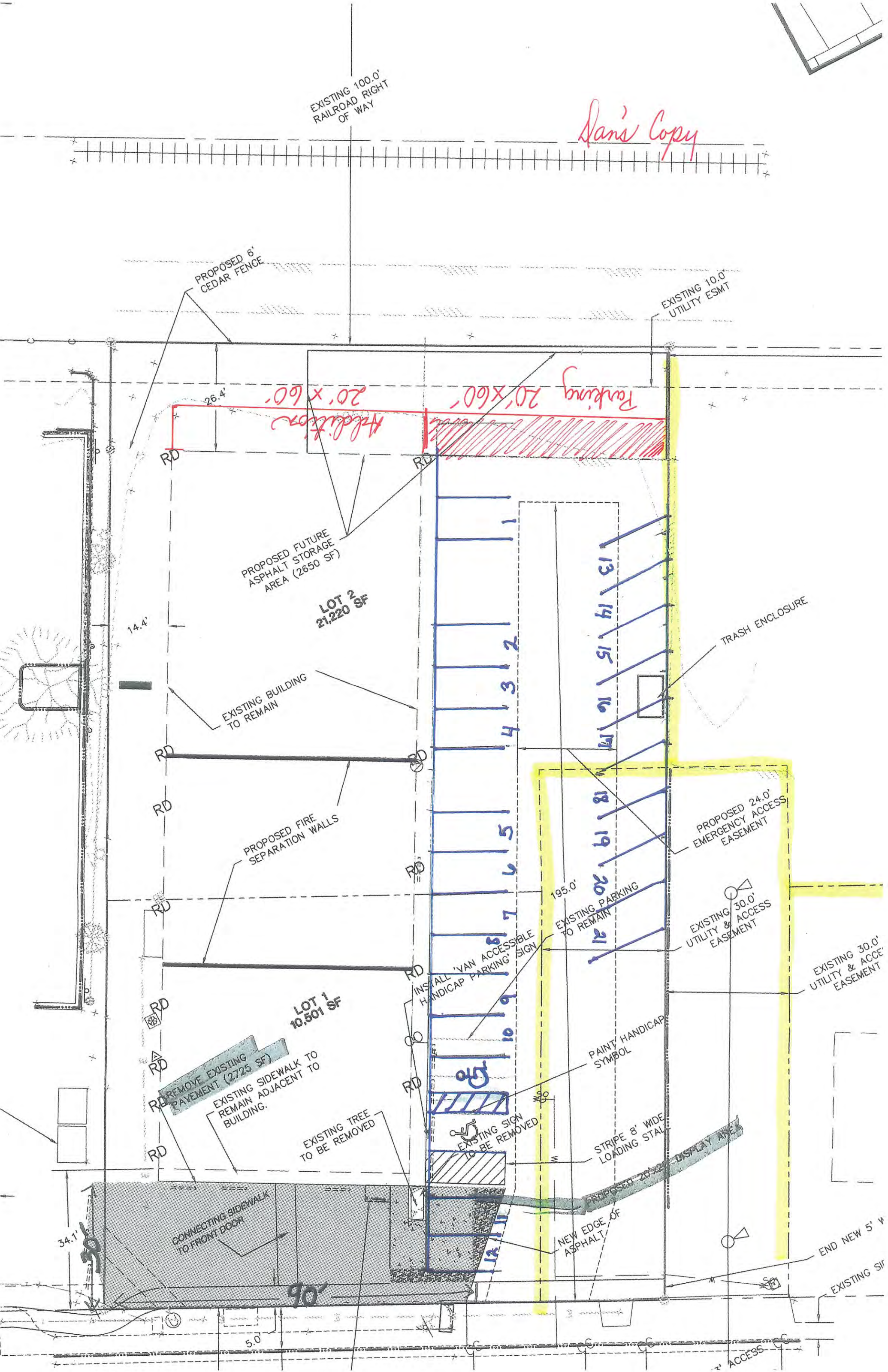
PROPOSED 20' WIDE DISPLAY AVE

NEW EDGE OF ASPHALT

END NEW 5' W

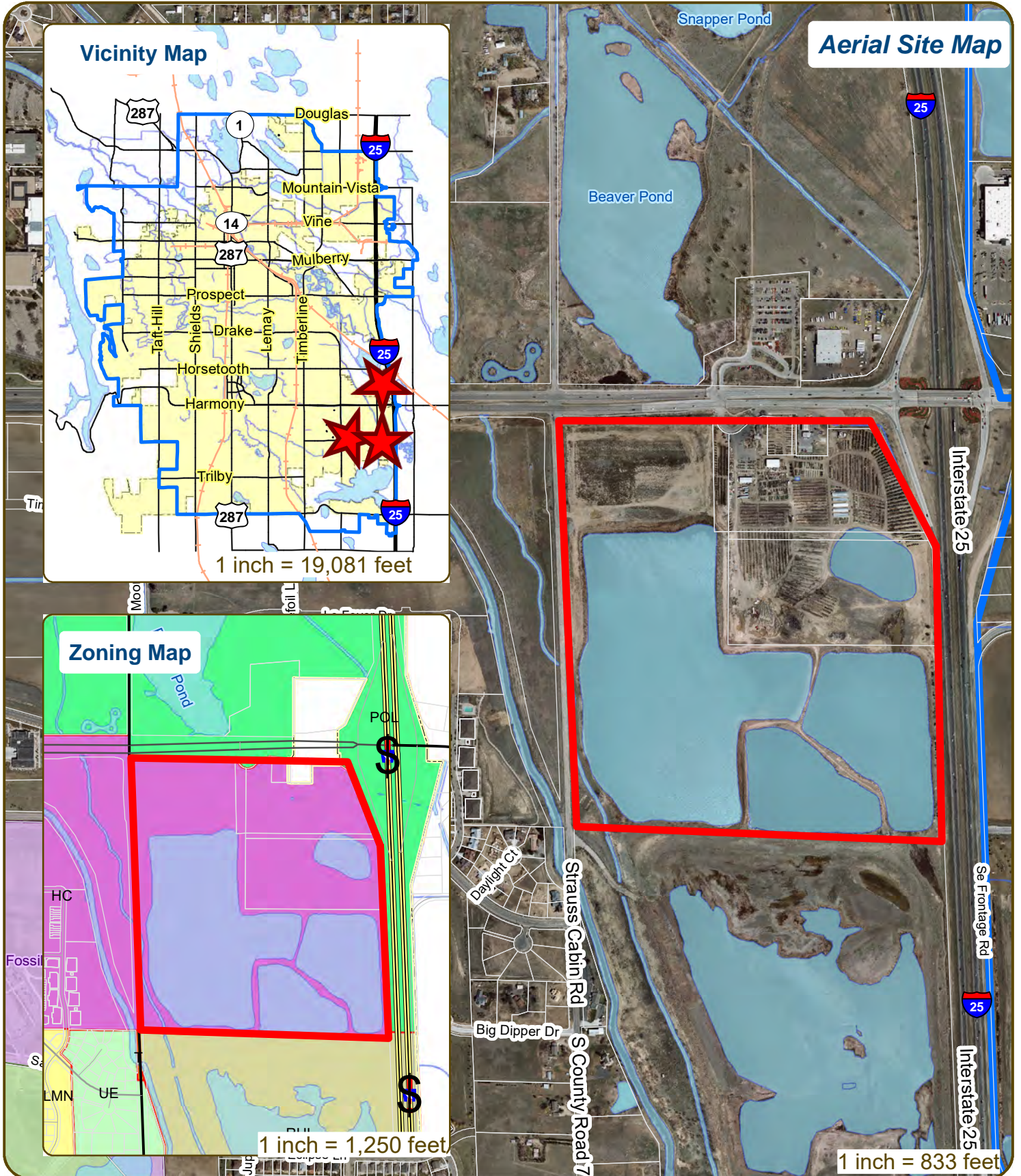
EXISTING STR

ACCESS





# H-25 Multi-family Development



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

Ryan McBreen - Consultant

Business Name (if applicable) Norris Design

Your Mailing Address 244 N. College Ave. #130

Phone Number 970.409.3414 Email Address rmcbreen@norris-design.com

Site Address or Description (parcel # if no address) #8603000028

SE Corner of Harmony Road and Strauss Cabin

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

Proposing approximately 276 multi-family residential units with clubhouse/amenity center

Proposed Use MF Residential Existing Use Vacant/Undeveloped

Total Building Square Footage TBD S.F. Number of Stories 3 Lot Dimensions \_\_\_\_\_

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? \_\_\_\_\_

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

Increase in Impervious Area ~50-60% 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?





HARMONY RD

**UNITS:**

1 BED- 164 UNITS

2 BED- 100 UNITS

3 BED- 12

**TOTAL- 276 UNITS**

TOTAL PARKING- 445

T: TRASH

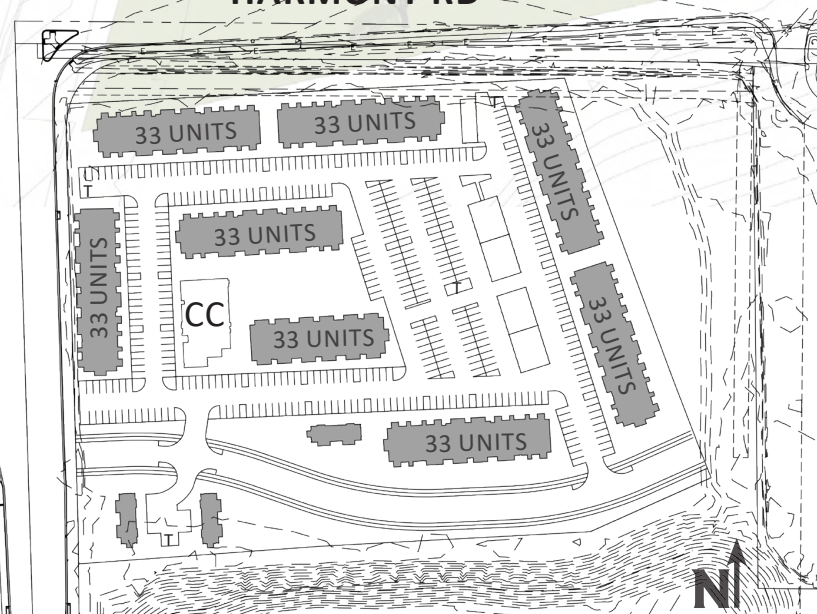
CC: COMMUNITY CENTER

**PARKING RATIO:**

1 BED: 1.5

2 BED: 1.75

3 BED: 2.0



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE