

Preliminary Design Review Agenda

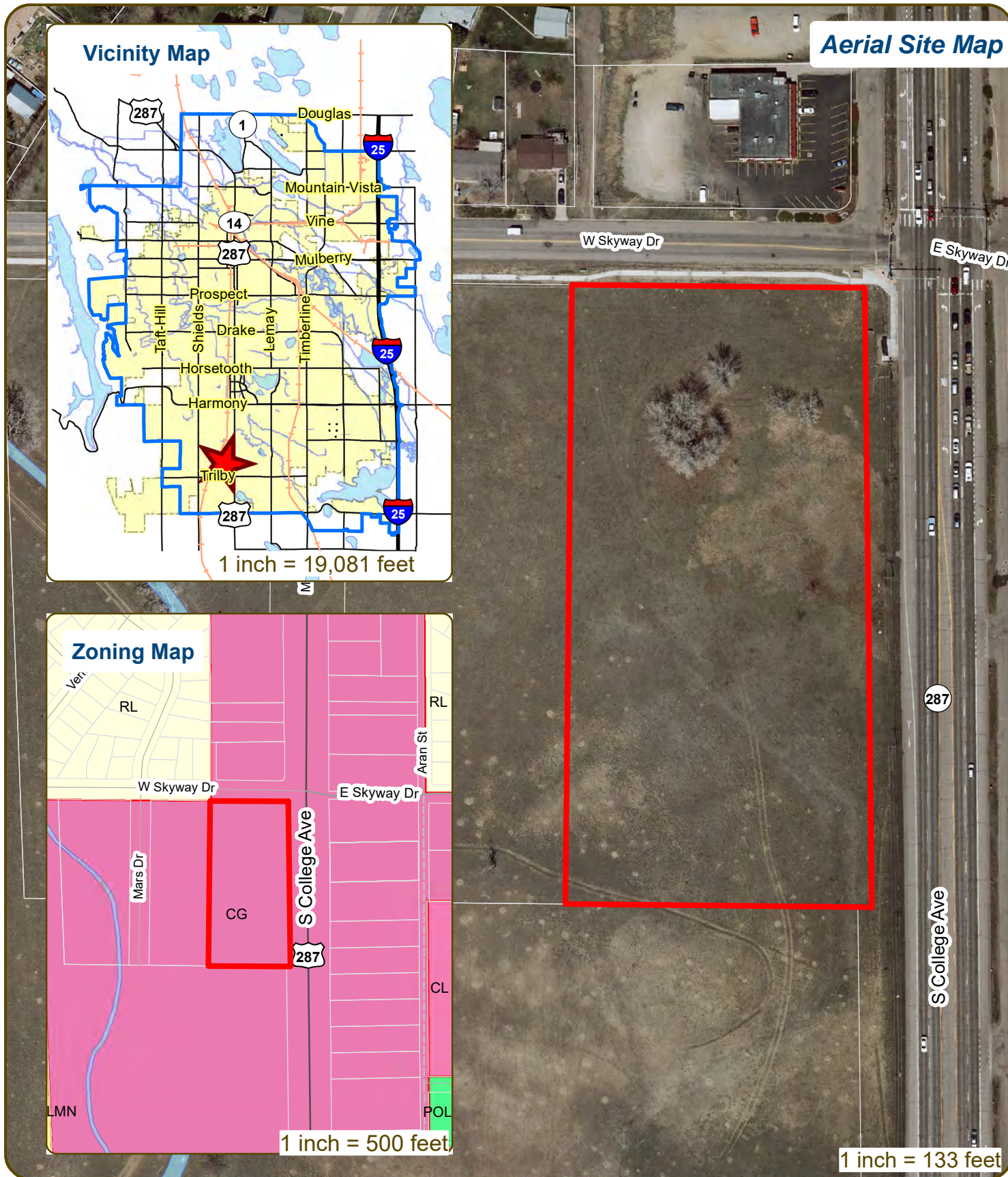
Schedule for 8/28/19

281 Conference Room A

Wednesday, August 28, 2019

Time	Project Name	Applicant Info	Project Description	
8:30	College and Skyway Development PDR190009	Cameron Miller 847-809-2347 cmiller@evgre.com	This is a request to subdivide a 4.4 acre site into four parcels to accommodate a drive-thru restaurant, a convenience store with fuel sales, and two minor vehicle repair, servicing and maintenance uses at the southwest corner of S. College Ave. and W. Skyway Dr. (parcel #9611421002). A total of 88 parking spaces are proposed. Access is taken from W. Skyway Dr. to the north and S. College Ave. to the east. There are currently two full-turning driveways proposed along W. Skyway Dr., as well as two three-quarter driveways along S. College Ave. The property is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Pete Wray Engineer: Katie Andrews DRC: Tenaé Beane

College and Skyway Development Subdivision



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PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at noon two weeks prior to the anticipated Wednesday meeting date.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application.

Section to be filled out by City Staff
Date of Meeting Project Planner
Submittal Date Fee Paid (\$500)

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name COLLEGE & SKYWAY

Project Address (parcel # if no address) 9611421002

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) CAMERON MELLER; OWNER'S REP; IN ESCROW

Business Name (if applicable) EVERGREEN DEVCO, INC.

Applicant Mailing Address 2390 E. CAMELBACK RD, #410, PHOENIX, AZ 85016

Phone Number 847 809 2347 E-mail Address CMELLER@EVGRE.COM

Basic Description of Proposal (a detailed narrative is also required) GROUND-UP DEVELOPMENT OF 4 PARCELS.

Zoning CG Proposed Use COMMERCIAL Existing Use VACANT

Total Building Square Footage 0 S.F. Number of Stories 0 Lot Dimensions 298' X 630'

Age of any Existing Structures 0

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.

Is your property in a Flood Plain? No If yes, then what risk level? ZONE X

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

Increase in Impervious Area ~ 80% = 153,958 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

August 7, 2019

Via Electronic Submittal

Community Development & Neighborhood Services
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522-0580

Re: Preliminary Design Review – Project Narrative

Dear Community Development Staff:

Evergreen Devco is pleased to propose a four-parcel development at the southwest corner of College Avenue and Skyway Drive. The site, at approximately 4.4 acres, is currently vacant. Evergreen is proposing to construct four separate retail users at the intersection that will be oriented off College Avenue. Uses of the proposed tenancy will include a restaurant with drive-thru, as well as automotive users including a fuel center, carwash, and a retail tire center.

The current layout of the proposed users has been site-planned to maximize circulation between the parcels, as well as access from the right of way. There are currently two proposed full-turning driveways proposed along Skyway Drive, as well as two three-quarter driveways along College Avenue.

As currently proposed, there is a parking ratio of 6.8/1,000 SF for the fuel center, 12.7/1,000 SF for the restaurant (along with nine queuing stalls in the drive-thru), 4.6/1,000 SF for the retail automotive user, as well as 18 vacuum stalls with 23 stacking stalls on the carwash.

While the proposed development is preliminary, the site design and architecture will be commensurate with Class A retail development, and in line with current architectural trends.

For storm water, above ground retention will be utilized in landscape areas to the maximum amount permitted, and treatment of runoff will meet jurisdictional standards as required by the municipality. The site currently drains to the east. There are two drainage easements that our development team are currently working through to understand any impacts to the surrounding area.

The site is currently vacant with an eastern-oriented down slope. Our design team is looking into the grades across the site, with attention towards drainage, topography, how the buildings orient to College Avenue.

This is the first application submitted by our design team for this site, and we look forward to working with the City of Fort Collins staff on a successful development.

Sincerely,

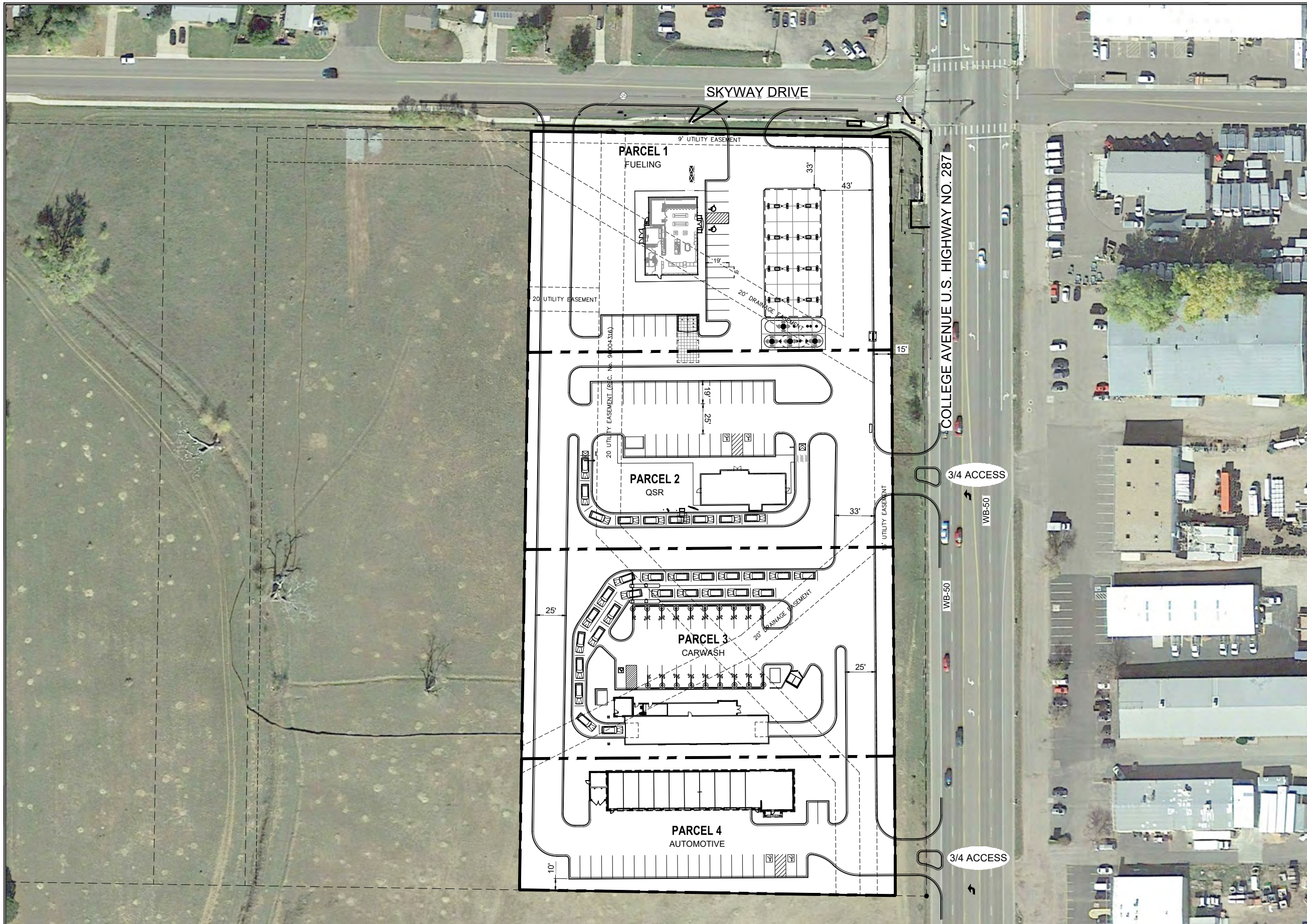


Cameron Miller
Sr. Development Manager
Evergreen Devco, Inc.

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phone 303.757.0401 evgre.com

Development | Services | Investments





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PROJECT INFORMATION

PARCEL 1 - FUELING (8 MPD)	
SITE AREA:	1.24 ACRES
C-STORE:	2,756 SF
PARKING:	19 STALLS
PARKING RATIO:	6.8 STALLS / 1,000 SF

PARCEL 2 - QSR	
SITE AREA:	1.14 ACRES
BUILDING AREA:	2,200 S.F.
PARKING:	28 STALLS
PARKING RATIO:	12.7 STALLS / 1,000 SF
DRIVE-THRU:	9 STALLS

PARCEL 3 - CARWASH	
SITE AREA:	1.23 ACRES
CARWASH TUNNEL LENGTH:	120 L.F.
VACUUM STALLS:	18 STALLS
STACKING STALLS:	23 STALLS

PARCEL 4 - AUTOMOTIVE	
SITE AREA:	0.80 ACRES
BUILDING AREA:	5,000 S.F.
PARKING:	23 STALLS
PARKING RATIO:	4.6 STALLS / 1,000 SF

- NOTES:**
- DRAINAGE & UTILITY EASEMENTS THROUGH PROPERTY WILL NEED TO BE RELOCATED
 - ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED - SURVEY PROVIDED BY OTHERS.
 - PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
 - THE BOUNDARIES OF THIS DRAWING WERE DEVELOPED FROM SCALED INFORMATION AND SHOULD NOT BE CONSTRUED AS ACCURATE.



Project No: TBD
Drawn By: DTT
Checked By: TTN
08/05/2019

EVERGREEN
Fort Collins, CO
Skyway Dr. & College Ave.