

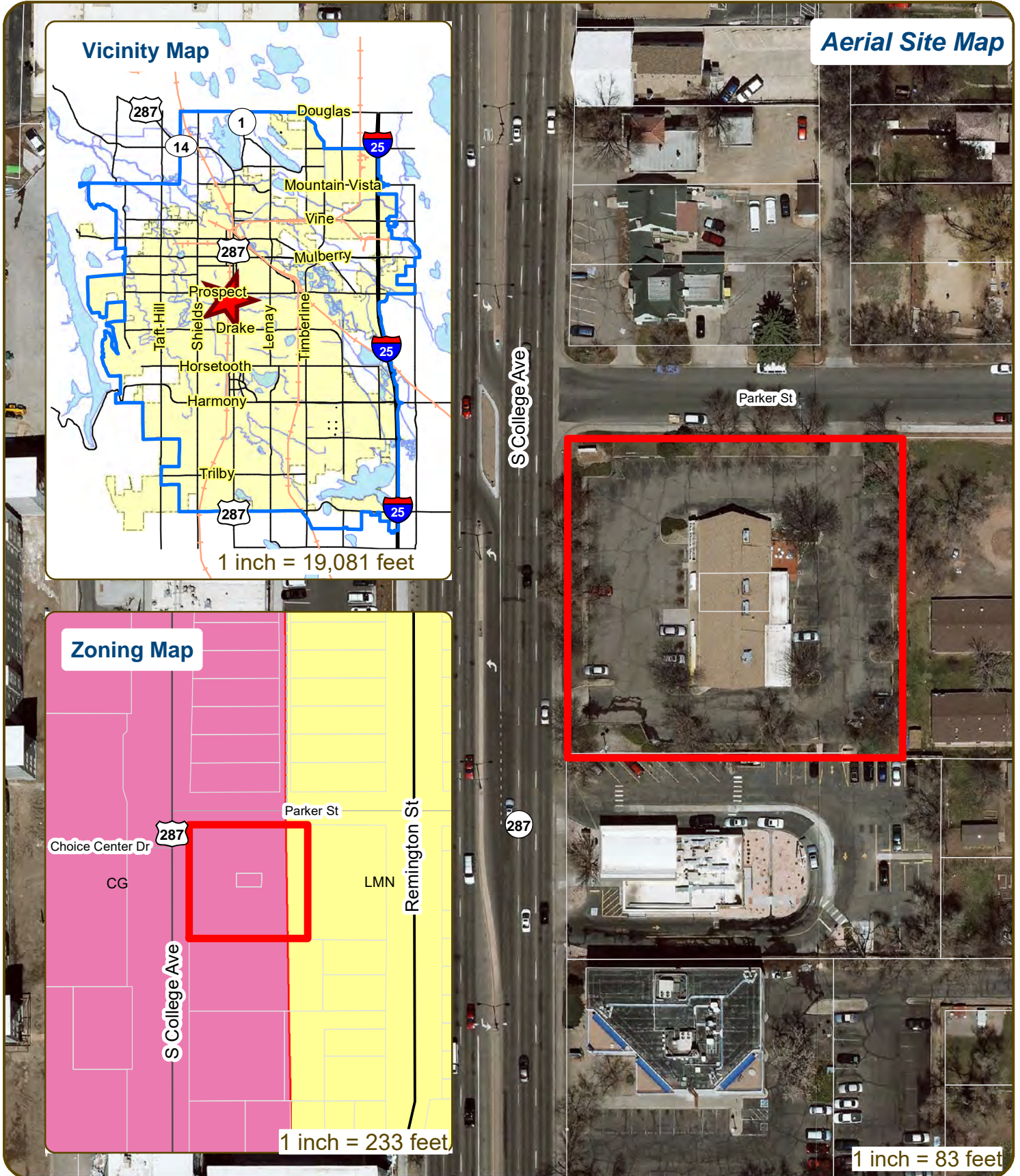
Conceptual Review Agenda

Schedule for 10/17/19
281 Conference Room A

Thursday, October 17, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	In-N-Out Burger CDR190086	Zell Cantrell 303-770-8884 zellcantrell@gallowayus.com	This is a request to demolish an existing building and construct a restaurant with a drive-thru at 1700 S. College Ave. (parcel #9724217003, 9724217023). The proposal includes 54 on-site parking spaces. Access is taken from S. College Ave. to the west and Parker St. to the north. The property is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Todd Sullivan
10:15	Bee'Haven Development CDR190087	Heather Robb 970-631-3266 Heather.robb@gmail.com	This is a request to develop a parcel southwest of Highway 392 and I-25 which includes a small-scale reception center, microbrewery/distillery/winery, clinic and personal service, health and membership club, veterinary facility, open air farmers market, and outdoor amphitheater (parcel # 8622000014). Access is taken from Highway 392 to the north. The property is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review upon further review of proposed land uses by staff.	Planner: Kai Kleer Engineer: Katie Andrews DRC: Brandy BH
	Postponed			
11:00	2607 S Taft Hill Rd. CDR190088	Dana Lockwood 970-493-1023 lockwoodar@aol.com	This is a request to build a mixed-use development including 7,200 sq.ft. of commercial space with 10 dwelling units at 2607 S. Taft Hill Rd. (parcel #9728107003, 9728107002, 9728107001, 9728107014). The proposal includes 50 on-site parking spaces. Access is taken from W. Drake Rd. to the north and S. Taft Hill Rd. to the east. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Tenae Beane

In-N-Out Burger Drive-Thru Restaurant



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

Aaron Anderson, In-N-Out(owner) and Zell Cantrell, Galloway(consultant)

Business Name (if applicable) Galloway & Company, Inc.

Your Mailing Address 6162 S. Willow Drive, #320 Greenwood Village, CO 80111

Phone Number 303-770-8884 Email Address ZellCantrell@GallowayUS.com

Site Address or Description (parcel # if no address) 1700 S. College Avenue

Parcel ID #9724217023(A) and #9724217003(B)

Description of Proposal (attach additional sheets if necessary) Redevelopment to include demolition of existing bldg (+/- 5,000 SF) to construct new restaurant with Drive-Thru and outdoor seating

Proposed Use Fast Food Restaurant Existing Use small shop retail with drive-thru restaurant

Total Building Square Footage 3,832 S.F. Number of Stories 1 Lot Dimensions 202' x 212'

Age of any Existing Structures 45 yrs., built 1974 per Larimer County Assessor

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

Increase in Impervious Area 5% Existing is roughly 78%, proposed is 83% 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?



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PROJECT INFORMATION

SITE		
IN-N-OUT SITE AREA:	0.98 ACRES (±42,676 SF)	
SITE ADDRESS:	1700 S. College Ave.	
JURISDICTION:	Fort Collins, CO	
APN:	9724217003	
ZONING:	General Commercial District (C-G) Low Density Mixed-Use Neighborhood (LMN)	
PROPOSED USE:	Drive-Thru Restaurant	
CAR STACKING IN DRIVE THRU:	20 Provided	
REQUIRED BUILDING SETBACKS	REQ.	PROV.
FRONT (Build-To Requirement):	10-25' Max	23'
REAR:	N/A	N/A
SIDE:	N/A	N/A
SIDE:	N/A	N/A
LANDSCAPE COVERAGE:	16.8% (7,190 SF)	
DRIVE THRU ALLOWED IN CG ZONING:	YES X	NO
DRIVE THRU ALLOWED IN LMN ZONING:	YES	NO X
CONDITIONAL USE PERMIT FOR D/T:	YES	NO X

BUILDING		
BUILDING AREA:	3,832 SF	
INDOOR SEATING:	84 SEATS	
OUTDOOR SEATING:	700 SF	

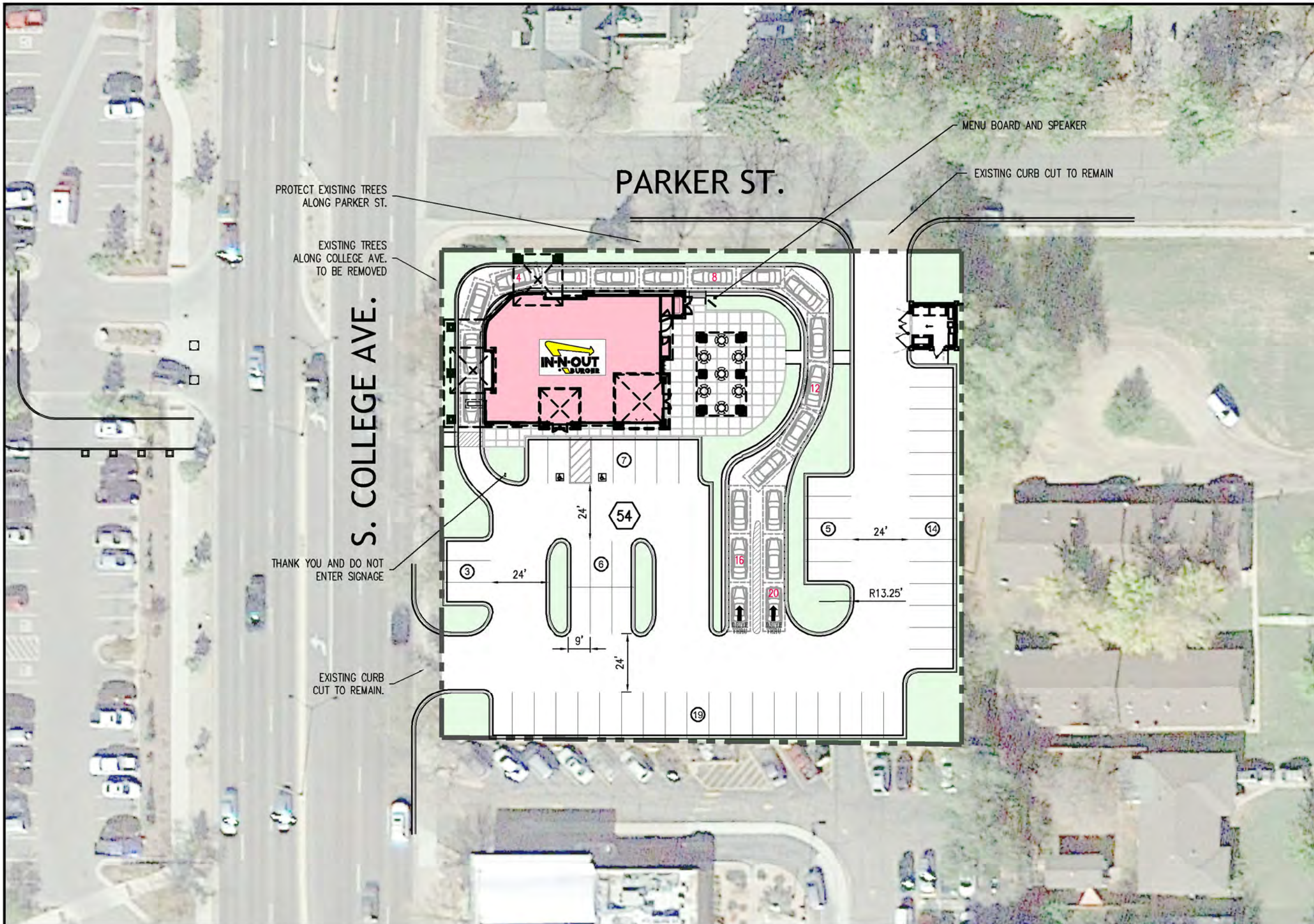
PARKING		
MINIMUM (7 SPACES / 1000 SF):	REQ. 27	PROV. -
MAXIMUM (15 SPACES / 1000 SF):		57
PROVIDED:		54

- NOTES -**
- PARKING MUST BE LOCATED BEHIND THE BUILDING.
 - SITE IS PART OF FORT COLLINS MIDTOWN PLAN AREA.
 - TOD OVERLAY STANDARDS APPLY.
 - PLAN FOR ILLUSTRATIVE PURPOSES ONLY.
 - ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED - SURVEY PROVIDED BY OTHERS.

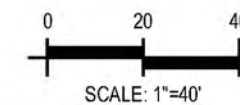
Project No: _____
 Drawn By: DTT 09/18/2019
 Checked By: TTN

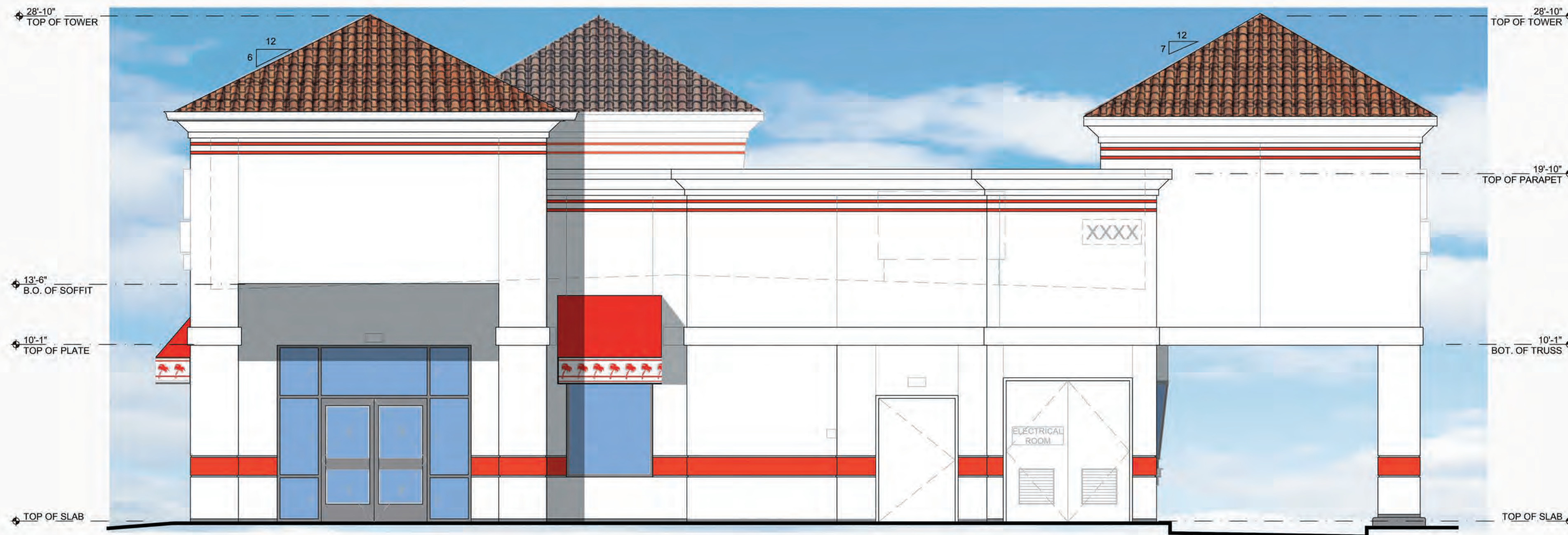
IN-N-OUT
 Fort Collins, CO
 1700 S. College Ave.

SP 07 | **1 of 1**

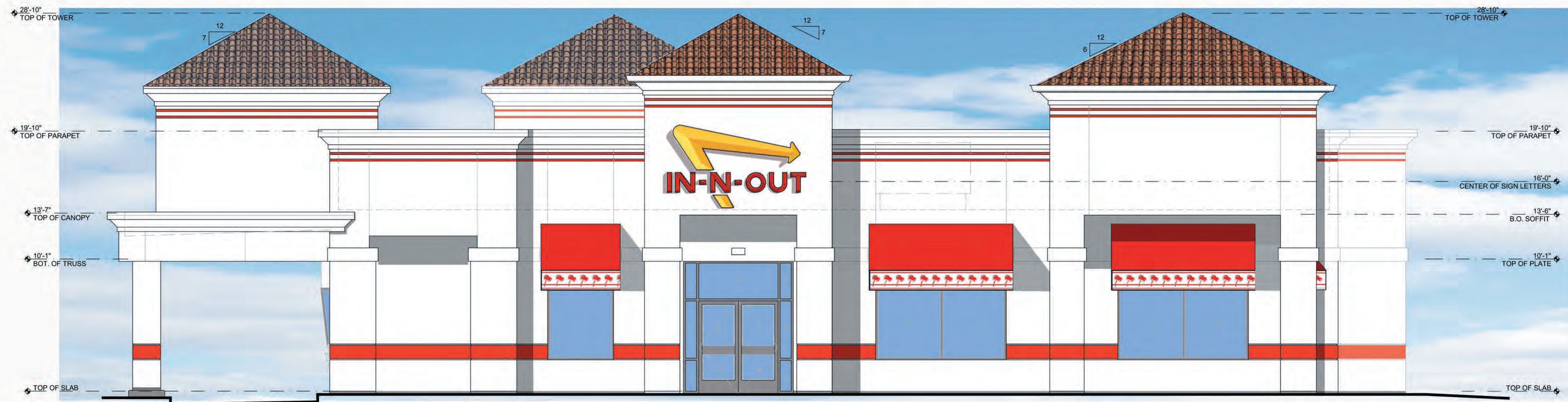


IN-N-OUT





2 EAST ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A9.0 SCALE: 1/4" = 1'-0"





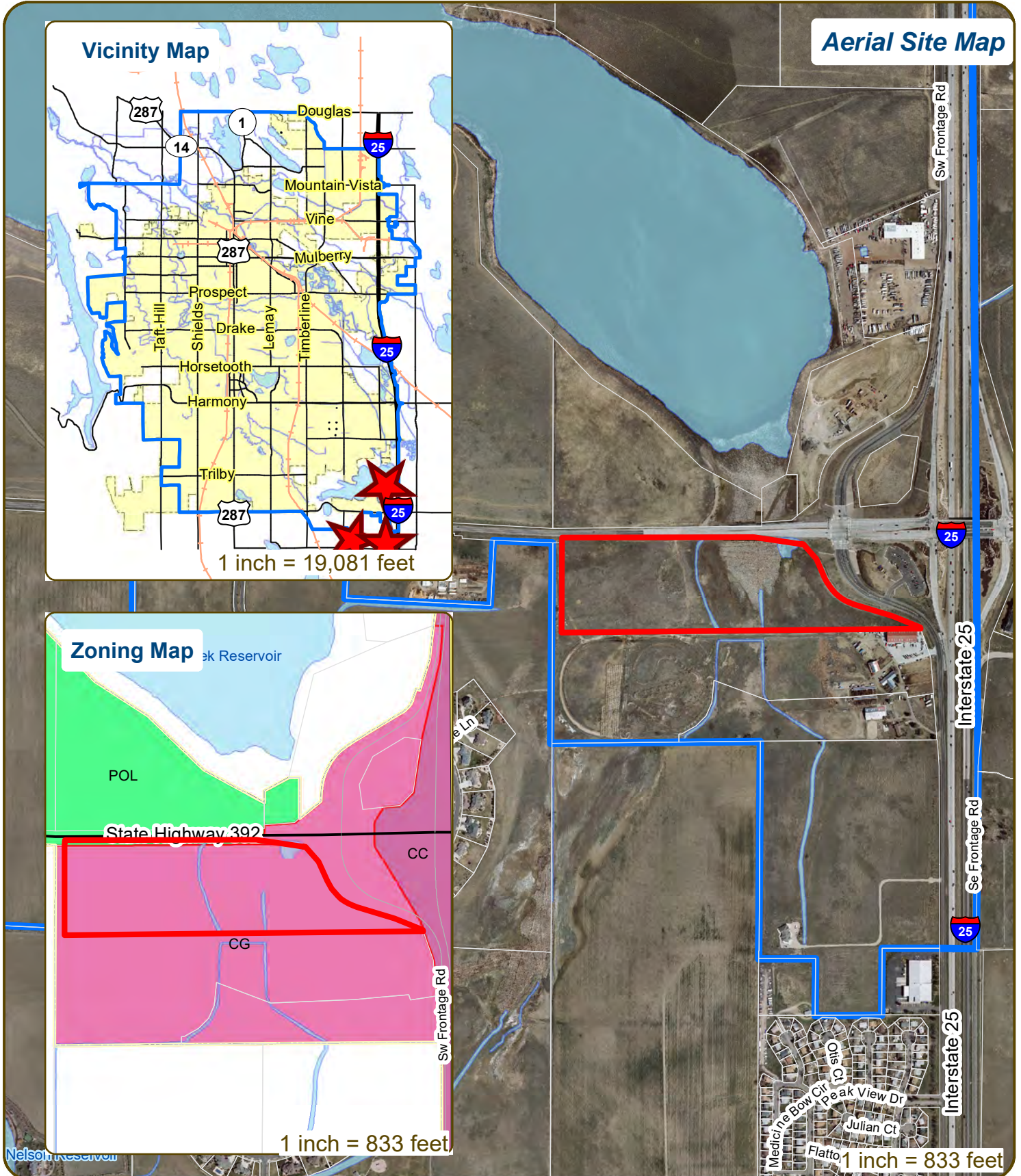
2 WEST ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A9.0 SCALE: 1/4" = 1'-0"



Bee'Haven Development



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Heather Robb 970631-3206

Business Name (if applicable) Bee Haven Farms LLP

Your Mailing Address 7124 Silver Moon Lane Fort Collins CO 80525

Phone Number 970631-3206 Email Address heather.robbs@gmail.com

Site Address or Description (parcel # if no address) SWC Hwy. 392 & Interstate 25

Description of Proposal (attach additional sheets if necessary) attached

Proposed Use mixed commercial Existing Use Ag

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 [x] No If yes, then what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplans.

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

↑ S W →
← E N ↓

BRN

DOS PARK

WEDDING
VEHICLE
PARTY
HOUSE
PARKING
LOT

GREEN
PLOTS

PARKING
LOT

POND



POOL
PARKING

POOL
BUILDING

VET
BUILDING

GYM
BUILDING

SPA
BUILDING

Youth
Building

Mushroom
Property

Mushroom
Property

POND

You will enter and be able to experience the urban farm atmosphere. Bee'Haven property will consist of a total of 7 leased parcels which will include the following; Bee'Haven Event Center, Trail Buzz Tap House, Strong Hold Youth Advocacy Center, Red Zone Fitness Center, Spa Building, Veterinarian and Private Membership only Pool and Lake. Along with the leased buildings the grounds will consist of a dog park, outdoor amphitheatre, community gardening plots, kids playground, walking trails and two lakes. Bee'Haven will also house a small farm with farm animals and our own bee hives. The bee hives will eventually provide the honey for the Tap House and other honey products available for sale to consumers visiting Bee'Haven. Families will be able to enjoy the various farm animals that will be housed at Bee'Haven to include chickens, miniature goats and ducks. We intend to rescue animals that will be on our farm and will be looking for federal and state grants to help fund the rescue farm and beehives. Strong Hold Youth Advocacy Center receives multiple federal and state grants to run their organization. The kids that are involved with their organization will be working the farm/garden grounds as part of their community service requirements.

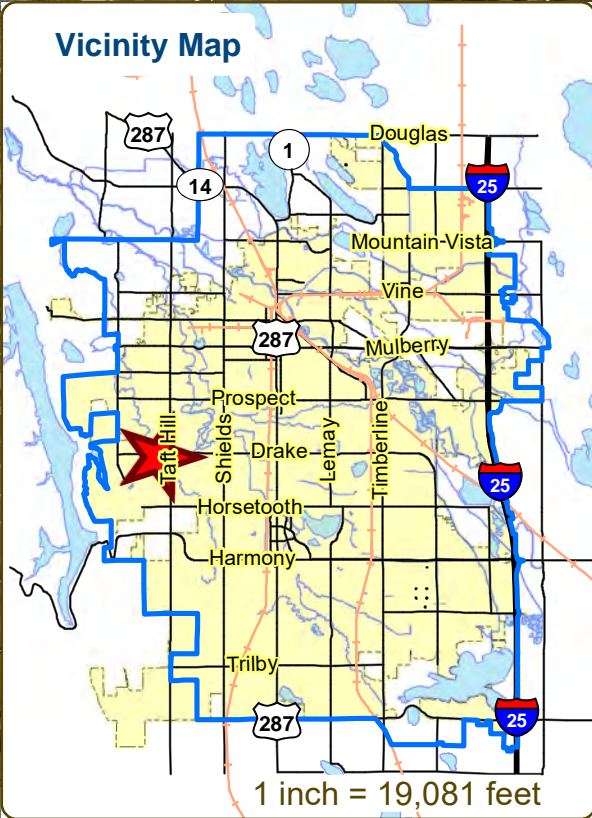
Bee'Haven income will be generated through rents received from all leased parcels; events taking place on the grounds, the Event Center and the amphitheatre; Farmer's Market booth rentals; community garden plot rentals and youth camps. Bee'Haven will be a beautiful place for community events and will have a Pavillion available to rent for public and private events.

Bee'Haven event center will also be a beautiful Wedding venue. A benefit of Bee'Haven will be our ability to host weddings either lake side, in the garden or inside the Event Center. Bee'Haven will be a top wedding destination in Northern Colorado and will also generate additional revenue. We believe there is a lack of venues for outdoor events such as wedding and corporate events. We believe Bee'Haven can provide the additional space within our community for such events.

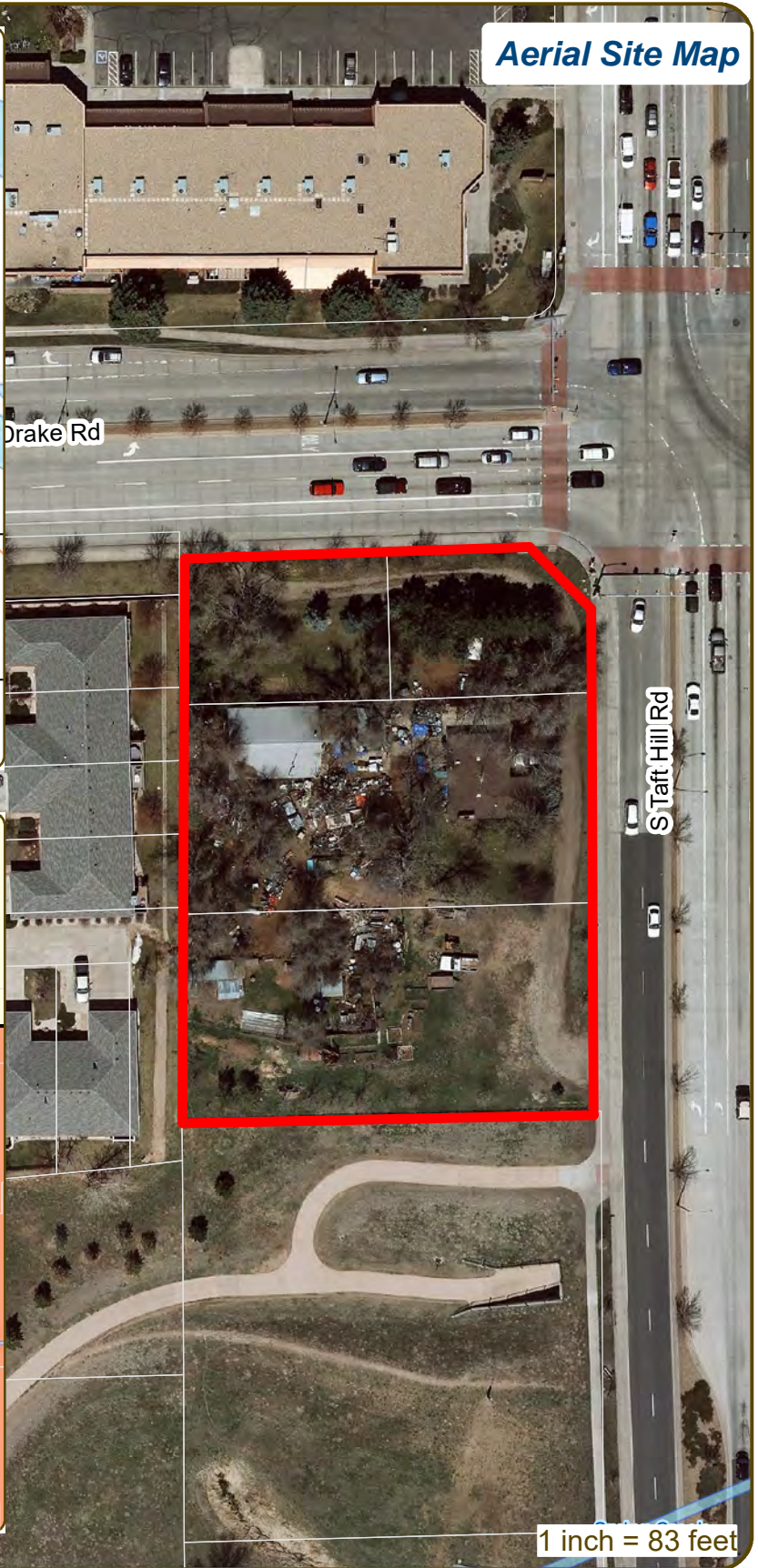
Bee'Haven sits next to the highly trafficked area of I25 and HWY 392 which see's over 72,000 cars a day. Traffic to Bee'Haven will be generated organically through the mass traffic that goes by every day. Bee'Haven will also generate additional traffic by the different events hosted on site and visitors to the different retail venues.

2607 S. Taft Hill Rd. Mixed-Use Development

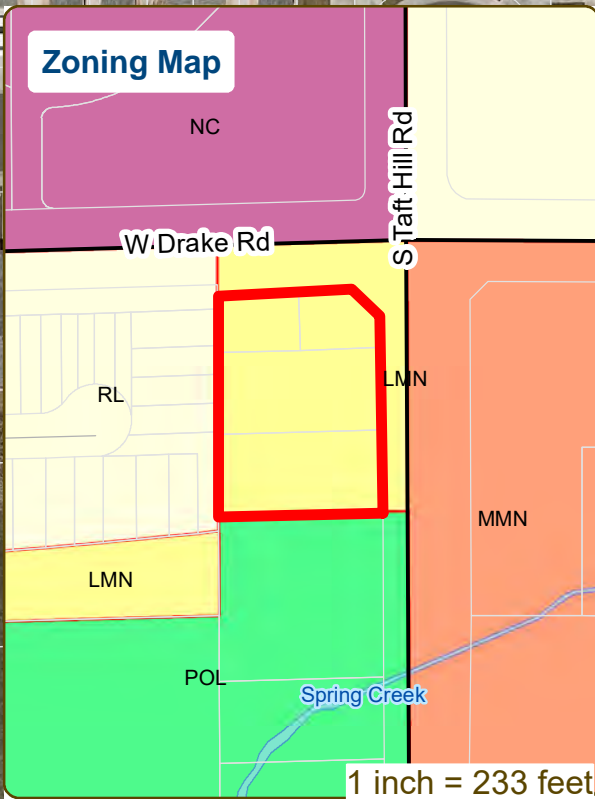
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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

Dana Lockwood, Consultant

Business Name (if applicable) Lockwood Architects, Inc.

Your Mailing Address _____

Phone Number 970.493.1023 Email Address Lockwoodar@aol.com

Site Address or Description (parcel # if no address) 2607 S. TAFT HILL RD., FORT COLLINS

Description of Proposal (attach additional sheets if necessary) 1.2 ACRE SITE. - MIX-USE DEVELOPMENT TO INCLUDE APPROX. 7,200 S.F. COMMERCIAL SPACE & 10 (2) BEDROOM DWELLING UNITS WITH ASSOCIATED SITE IMPROVEMENTS.

Proposed Use MIX-USE Existing Use VACANT LOT

Total Building Square Footage 19,500 +/- S.F. Number of Stories 2 Lot Dimensions 195.87' X 2168.75'

Age of any Existing Structures THERE ARE NO EXISTING STRUCTURES ON SITE

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? _____

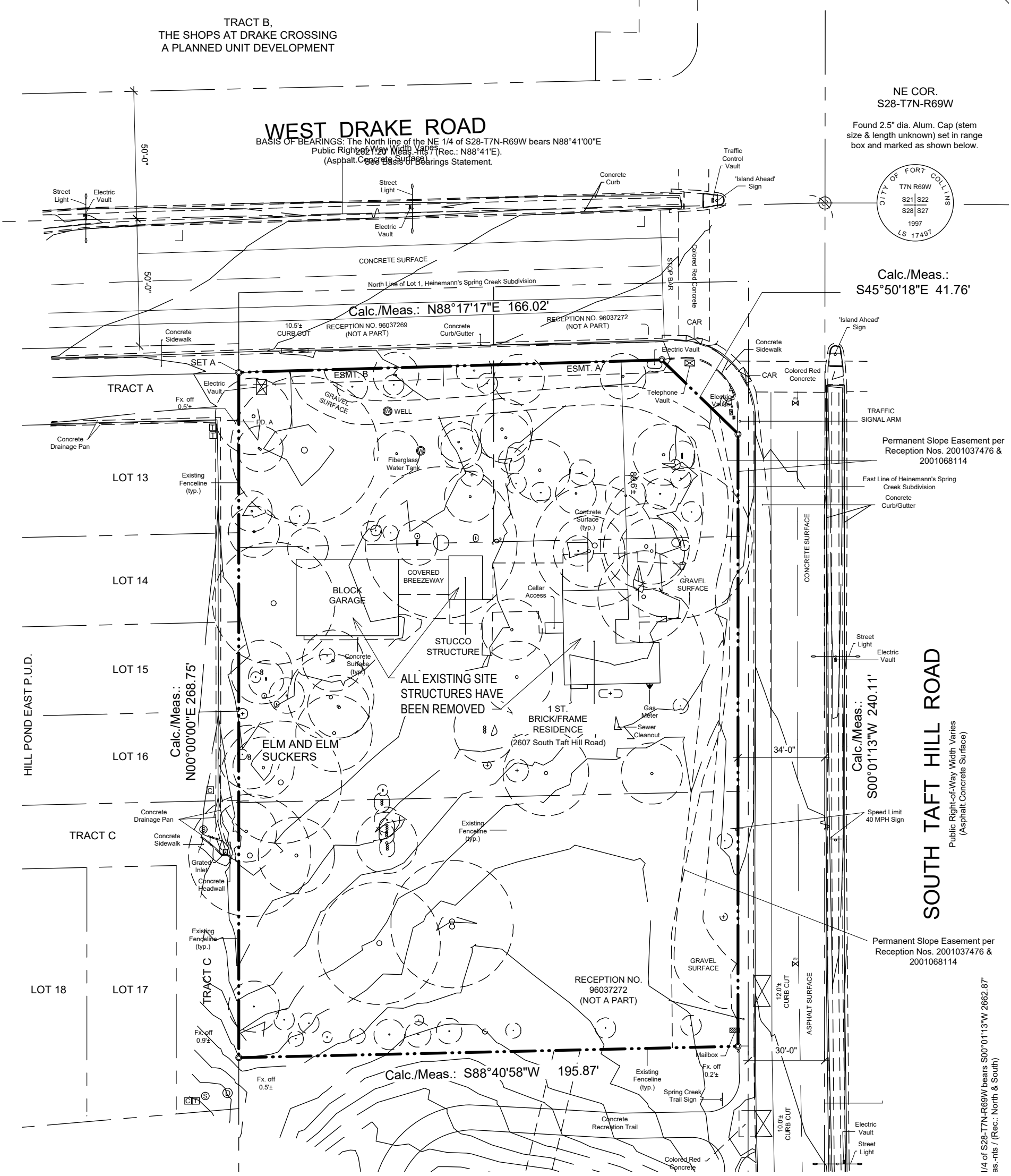
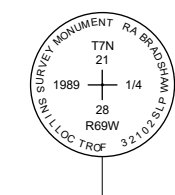
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 29,054 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

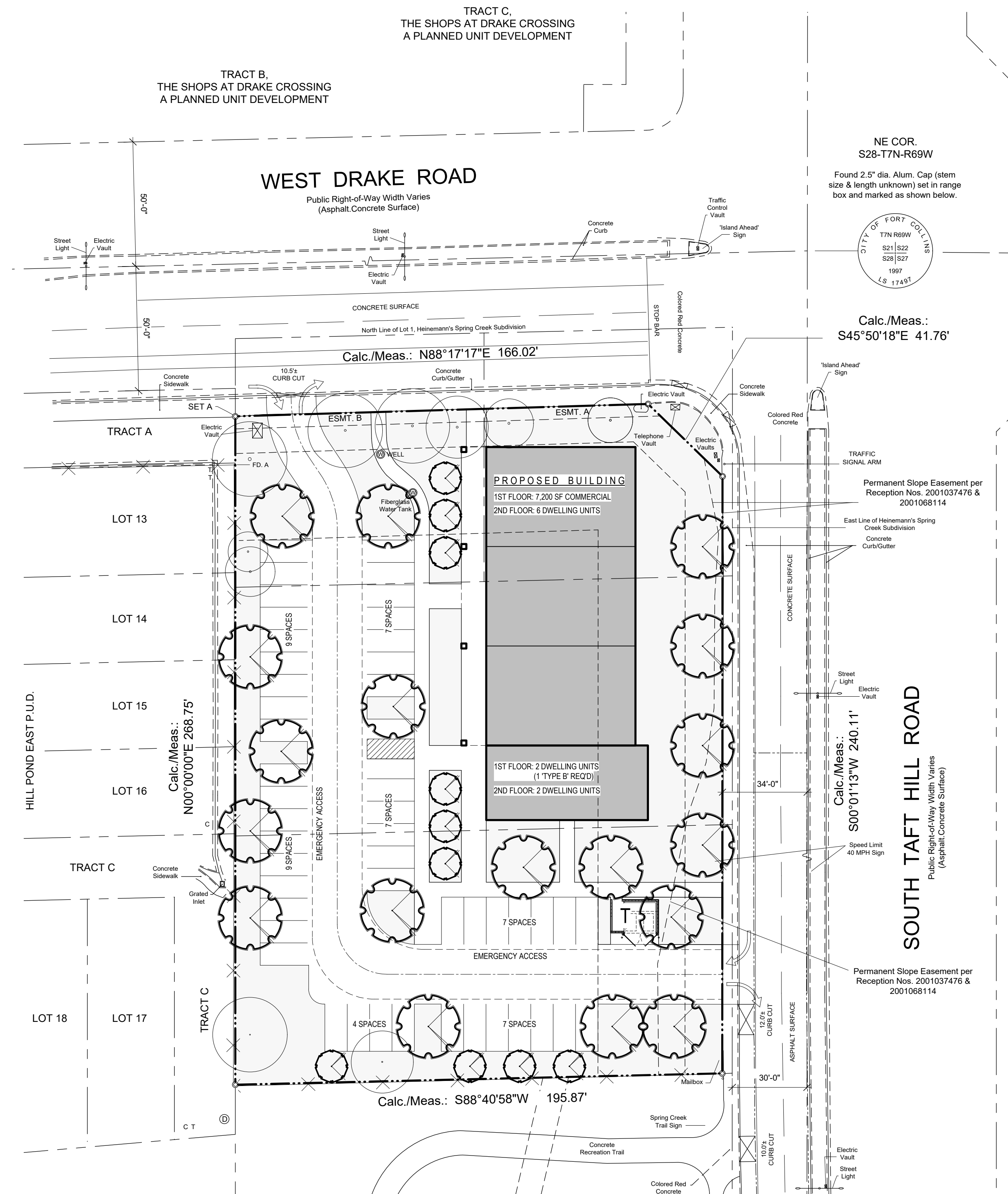
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N. 1/4 COR.
S28-T7N-R69W
Found 3" dia. Alum. Cap (stem size & length unknown) set in range box and marked as shown below.



EXISTING CONDITIONS
Scale: 1" = 40 ft



PROJECT INFORMATION:

EXISTING ZONING DISTRICT: L-M-N
SITE AREA: 1.2 ACRES
PROPOSED BUILDING:
FOOT PRINT: ~9,150 S.F.
GROSS TOTAL AREA: ~19,500 S.F. +/-
2 STORY: 1 - COMMERCIAL/RETAIL SPACE (7,200 SF)
10 - 2 BEDROOM DWELLING UNITS
CONSTRUCTION TYPE: V-B
OCCUPANCY GROUP: B & R2 (MIX-USE)
SPRINKLERS: SPRINKLERED
HEIGHT LIMITATION: 3 STORY
PARKING REQ'D - 2 STORY MIX-USE
RETAIL/COMMERCIAL (7,200 SF)
MIN. 2/1000 SF = 14.4
MAX. 4/1000 SF = **28.8 (29)**

RESIDENTIAL UNITS (10 UNITS)

UNITS	UNIT TYPE	REQ'D SPACES
0	1 BEDROOM 1.5 SPACES/UNIT	NA
10	2 BEDROOM 1.75 SPACES/UNIT	17.5 (18)
0	3 BEDROOM 2 SPACES/UNIT	NA

TOTAL SPACES REQ'D: 47
TOTAL SPACES PROPOSED: 50

BIKE PARKING REQ'D
RETAIL/COMMERCIAL (7,200 SF)
1/4000 SF = 2
RESIDENTIAL UNITS (10 UNITS)
1/BEDROOM = 20

PROJECT DIRECTORY:

OWNER/DEVELOPER: AWEIDA PROPERTIES INCORPORATED
500 DISCOVERY PARKWAY, SUITE 300
SUPERIOR, CO 80027
CONTACT: DAN AWEIDA
NEIL AWEIDA
ARCHITECT/PLANNER: LOCKWOOD ARCHITECTS, INC.
415 E PITKIN STREET
FORT COLLINS, CO 80524
CONTACT: DANA LOCKWOOD
970.493.1023
dana@lockwoodarch.com

GC/BUILDER: TBD

CONCEPT
SITE PLAN
2607 S. TAFT HILL RD
MIX-USE DEVELOPMENT

