

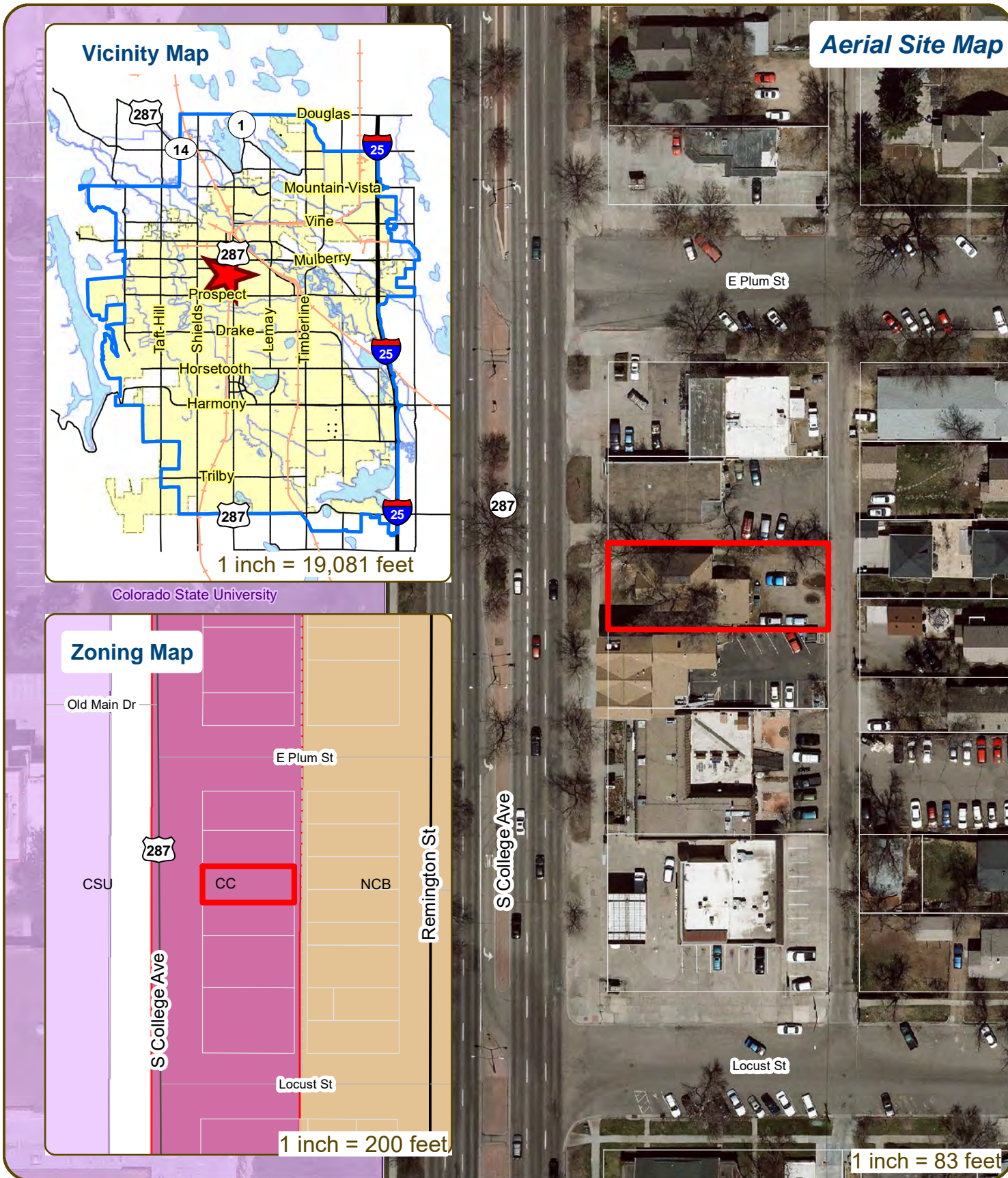
Conceptual Review Agenda

Schedule for 12/05/19
281 Conference Room A

Thursday, December 5, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	810 S. College Ave. CDR190096	Shannon Doyle 970-672-6570 sdoyle@spdarchitecture.com	This is a request to demolish an existing structure and build a mixed-use building at 810 S College Ave. (parcel #9713220004). Access is taken from S. College Ave. to the west and a rear alley to the east. Seven on-site parking spaces are proposed with access from the rear alley. The property is within the Community Commercial (CC) zone district and may be subject to a Major Amendment and Administrative (Type 1) Review upon further review by staff.	Planner: Kai Kleer Engineer: Marc Virata DRC: Todd Sullivan
10:15	W. Elizabeth St. Dutch Bros Drive-Thru CDR190097	Cathy Mathis 970-532-5891 cathy@tbggroup.us	This is a request to convert an existing restaurant to a drive-thru coffee shop at 2140 W. Elizabeth St. (parcel #9716148001). The site currently includes 23 parking spaces. Access is taken from W. Elizabeth St. to the south. The property is within the Neighborhood Commercial (NC) zone district and is subject to a Minor Amendment.	Planner: Jamie Kimberlin Engineer: Morgan (Uhlman) Stroud DRC: Brandy BH
11:00	Sunflower Active Adult Community CDR190098	Peggy Langholdt 402-812-2344 plangholdt@follettusa.com	This is a request to convert an existing outdoor storage area into a single-family subdivision at 4517 E. Mulberry St. (parcel #8715000005). Access is taken from Quest Dr. to the east and Sunchase Dr. to the north. The property is within an enclave and will require annexation and initial zoning prior to development. The structure plan map outlines this area as a suburban neighborhood and would likely be zoned to Low Density Mixed-Use Neighborhood (LMN). Upon further review by staff, the single-family subdivision may be subject to an Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Tenae Beane

810 S. College Ave.



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) _____

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=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?



31-Oct-19

Current Planning
Community Development & Neighborhood Services
Fort Collins, CO

RE: 23810 S. College Ave

To Whom It May Concern:

Enclosed within this submittal are the application and drawings that will aid in the description of the proposed project.

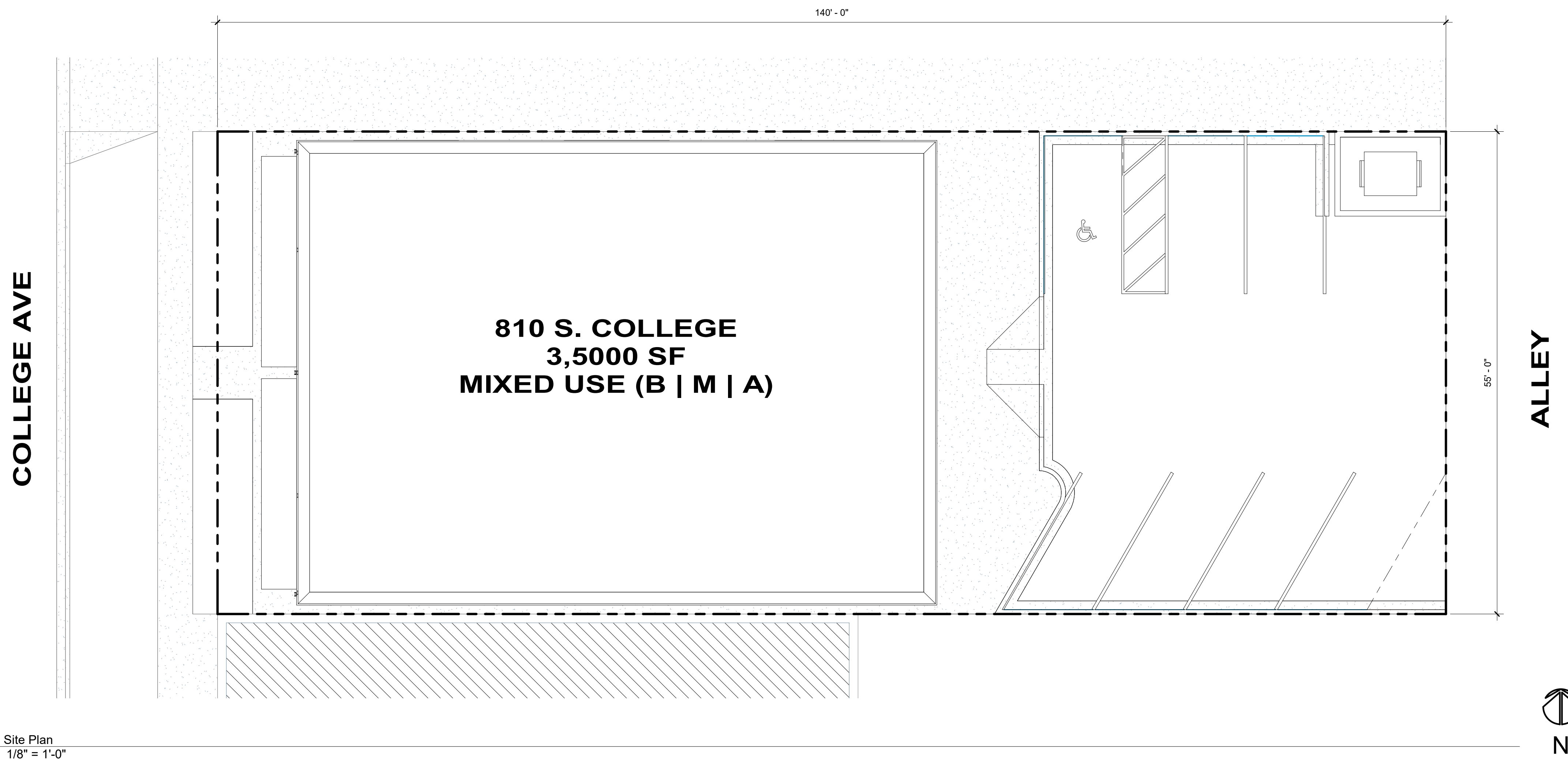
My clients, who are in the final stages of purchasing the land, would like to raze the existing structure to create a professional building and paved parking. The existing site is Zoned C-C and the proposed building could house a retail, office, or restaurant single tenant or be subdivided into two separate spaces. Shown on the conceptual site plan is a 3,500 SF, single story building with 7 paved parking stalls.

The overall scope involves a new building, paved parking, and site improvements; however, the latter has not been identified in this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shannon Doyle', is written over a light gray rectangular background.

Shannon Doyle, RA | NCARB



13 Site Plan
1/8" = 1'-0"

Revision Schedule

#	Date	Desc.

Job Number: 19201
Drawn By: SPD
Project Issue Date: 31 Oct 2019
Current Sheet Issue Date: 31 Oct 2019

Conceptual Review

810 S. College
810 S. College
Fort Collins, CO

Site Plan

AS.1

LOREM
IPSUM

LOREM
IPSUM



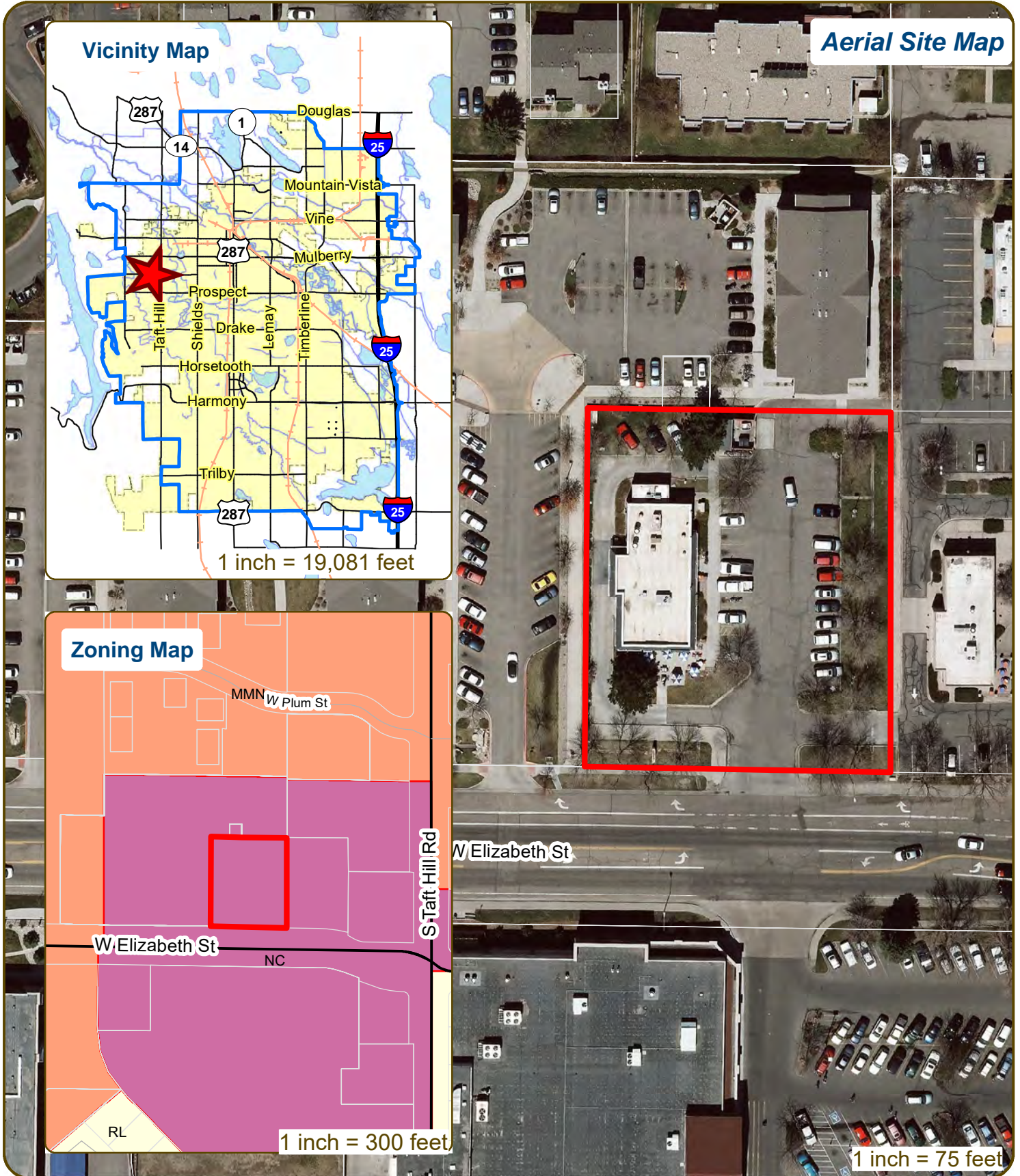


LOREM
IPSUM

LOREM
IPSUM



W. Elizabeth St. Dutch Bros Drive-Thru



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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) Cathy Mathis

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80512

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 2140 West Elizabeth; Parcel # 9716148001

Description of Proposal (attach additional sheets if necessary) Conversion of the existing Farmer's Table restaurant to a Dutch

Bros drive-thru coffee shop. It is the intent of the project to maintain the existing curb cuts and site access with no change. The existing building and drive through lane are to remain in place with only maintenance anticipated. All existing parking, landscape and drainage to remain.

Proposed Use Drive-thru coffee shop Existing Use Sit-down restaurant

Total Building Square Footage 3,000 S.F. Number of Stories 1 Lot Dimensions 335' x 213'

Age of any Existing Structures 24 Years

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 0 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?



2140 W Elizabeth

Project Name: Dutch Bros

Project Address: 2140 W. Elizabeth, Fort Collins

Client Name: Nate Frary

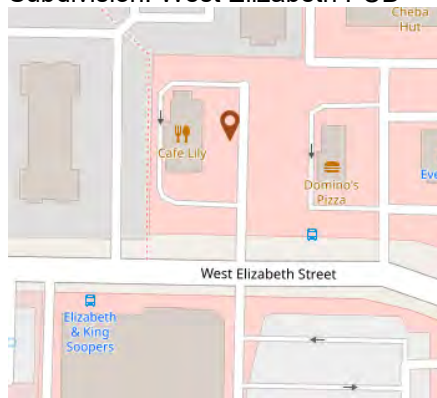
Date: 10/23/2019

The following is a high level summary of the proposed redevelopment at 2140 W. Elizabeth, Fort Collins.

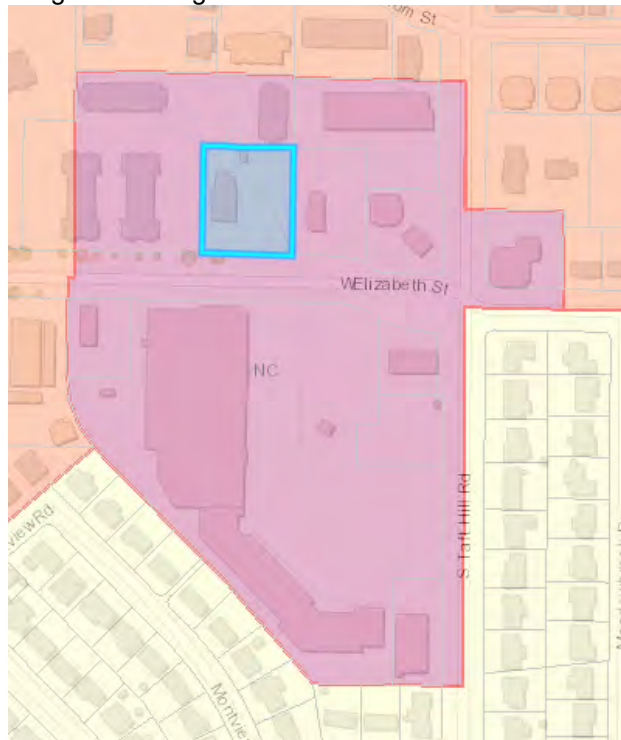
SITE

1. Property is located at 2140 W. Elizabeth, Fort Collins. There is an existing restaurant, Farmers Table, on the site that will be renovated to meet the needs of Dutch Bros.
 - a. There is an existing drive through lane that need to be verified for continuous use and to be used with the future use.
 - b. It is the intent of the project to maintain the existing curb cuts and site access with no change.
 - c. The existing building and drive through lane are to remain in place with only maintenance anticipated.
 - d. All existing drainage to remain as is.

2. Assessor:
 - a. Parcel Number: 9716148001
 - b. Owner Name: A and V LLC
 - c. Address 2140 W. Elizabeth
 - d. Subdivision: West Elizabeth PUD



3. Zoning:
 - a. Zoning: "NC" Neighborhood commercial District



- b. The following potential uses as identified by Architect/Owner are Type 1 permitted uses requiring final approval by a hearing officer:
 - i. Standard restaurants
 - ii. Fast food restaurants (without drive-in or drive-through facilities)
 - c. The following potential uses as identified by Architect are Type 2 permitted uses requiring final approval by the Planning and Zoning Board:
 - i. Drive-in restaurants (without drive-through facilities).
4. Development Standards:
 - a. Canopies:
 - i. Primary canopy and shade structures should be attached to and integral to the building design.
 - ii. Any secondary canopies should be designed with pitched roof or the appearance of a pitched roof
 - iii. All canopies shall be designed with a shallow-pitched roof, false mansard or parapet that matches the building.
 - iv. Canopy fascia's and columns shall not be internally illuminated nor externally illuminated with neon or other lighting technique, nor shall canopy fascia's or columns be accented
 - v. There shall be no advertising, messages, logos or any graphic representation displayed on the canopy fascia's or columns associated with drive-in restaurant
 - b. Drive-in Restaurants:
 - i. There shall be an indoor dining component that features tables and chairs and not merely a walk-up counter.
 - ii. The dining room entrance shall be the main identifiable entrance as viewed from the nearest public street

- iii. Individual menu boards for car stalls shall be sufficiently screened so they are not visible from public streets.
 - iv. Roof design shall not consist of unusual projections or other features that are disproportionate to the balance of the building and the roof design theme of the commercial center.
 - v. Signs shall be posted in conspicuous locations requiring that idling engines shall be shut off.
5. Parking: Analysis based on
- a. Bike Parking:
 - i. Approx. 3,414 – Restaurant (existing)
 - 1. 5 bicycle parking
 - b. Vehicle Parking: Approx. 3,414 – Restaurant (existing)
 - i. Existing parking to remain unchanged
6. Other:
- a. The current site has been used as drive through and proposed project would fall under that use.
 - b. Per communication with Noah Beals at the City of Fort Collins we have confirmed that the drive is considered a Legal Non-Conforming use. This means that the drive through use is permitted as long as any changes to the site to make the site more non-conforming. I have attached Noah's email to this report.
7. Concept Review:
- a. The next step would be to have a concept review of the project with the City of Fort Collins.

Respectfully,



James Ohlson

From: Noah Beals <nbeals@fcgov.com>
Sent: Wednesday, October 23, 2019 10:15 AM
To: James Ohlson
Subject: RE: 2140 W. Elizabeth - Farmers Table
Attachments: 20618-1571777031.pdf

Categories: Dutch Bros

Hello James,

Attached is copy of a site plan for the site. This was for a Minor Amendment that eliminated some parking area so the property to the north could develop. Yes, it appears the site is a legal nonconforming use as a drive thru. Any changes to the site must not increase the non-conformity.

Regards,

Noah Beals
Senior City Planner-Zoning
970 416-2313



From: James Ohlson <james@r4architects.com>
Sent: Tuesday, October 22, 2019 3:24 PM
To: Noah Beals <nbeals@fcgov.com>
Subject: 2140 W. Elizabeth - Farmers Table

Noah,

I wanted to follow up with some info I found on the 2140 West Elizabeth location that we discussed. The current owner is using the drive through as a pick up window for carryout orders. The site is signed and being used as a drive through. Just found that out and wanted to pass on that info. Give me a call if you have any questions.

Best regards,



James Ohlson
226 Remington, Unit #3
Fort Collins, CO 80524
james@r4architects.com
(970) 224-0630



DUTCH BROS
Coffee

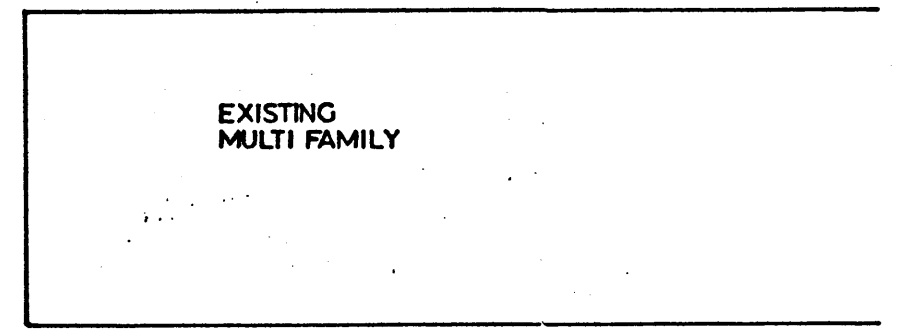
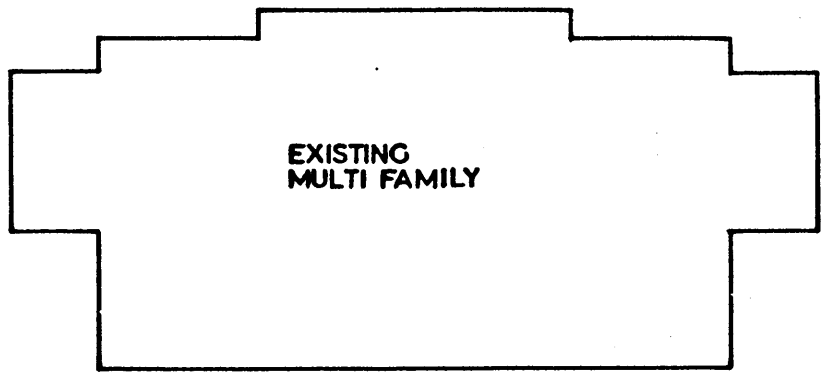
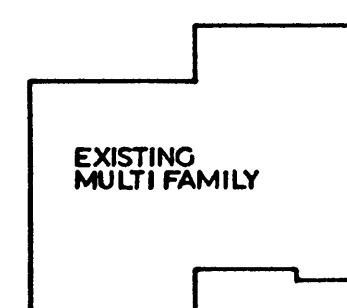
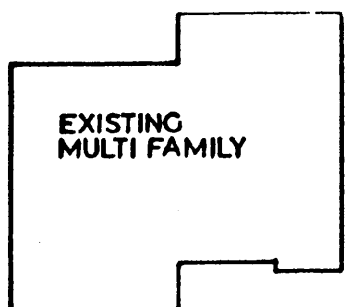
DUTCH BROS
Coffee





DUTCH BROS
Coffee

DUTCH LUV



OWNERS SIGNATURE

THE UNDERSIGNED BEING LAWFUL OWNERS OF THE PROPERTY DESCRIBED ON THIS SITE PLAN DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN

HARMON MANAGEMENT INC

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF October A.D. 1992

SIGNED AND SWORN BEFORE ME THIS DAY OF October AD 1992

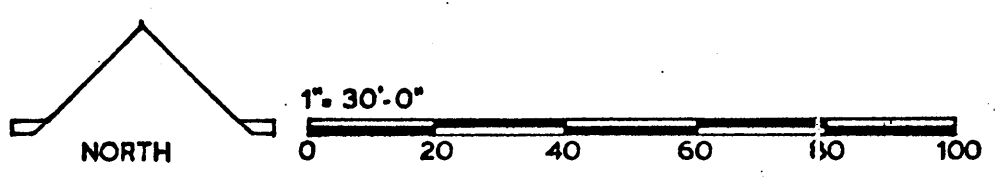
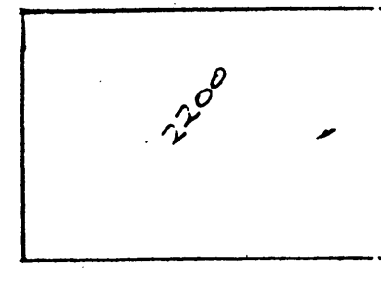
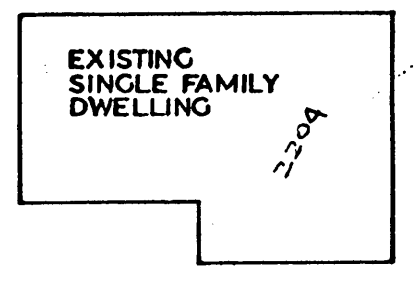
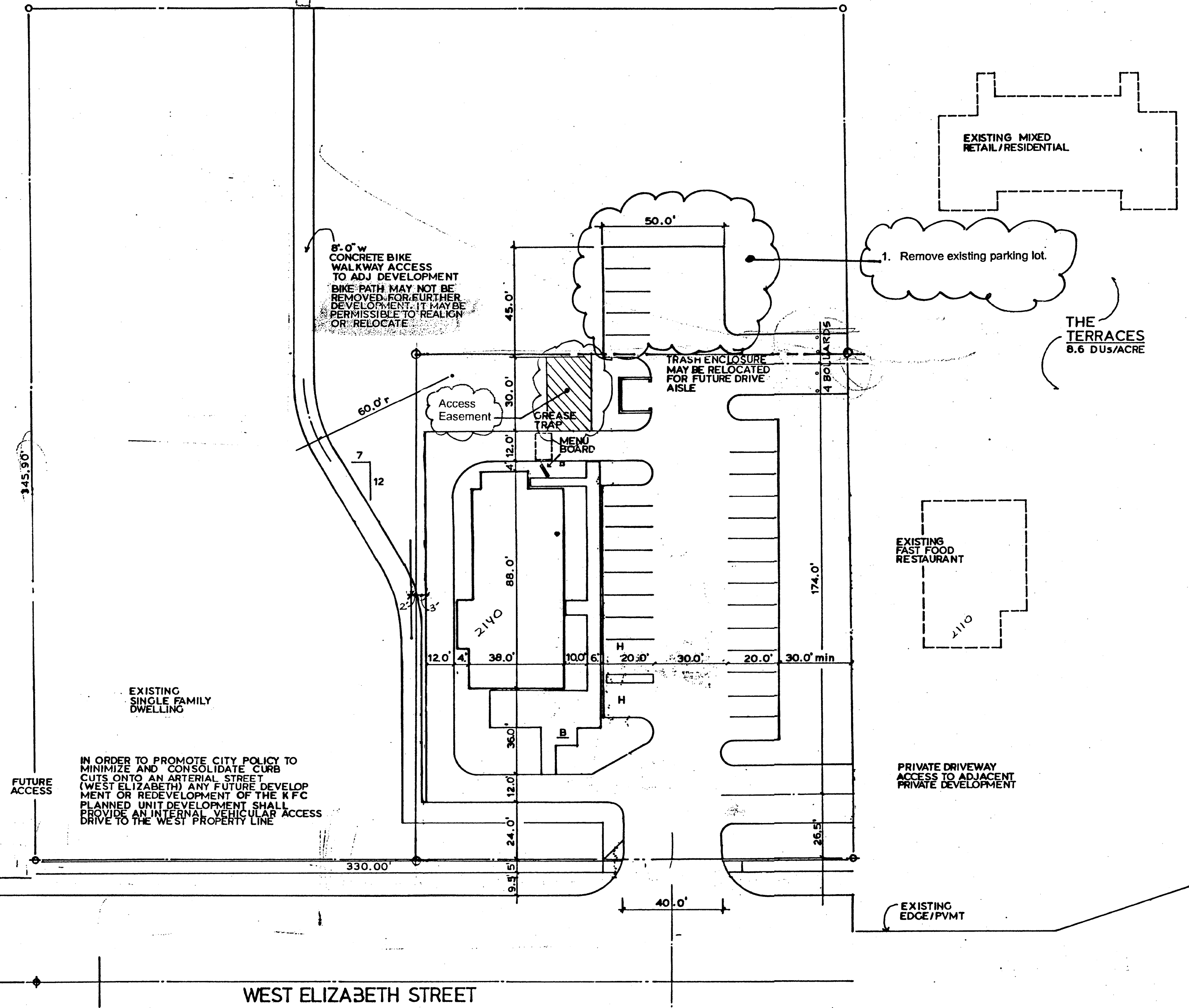
MY NOTARY COMMISSION EXPIRES 12-19-95, Notary Public

4425 Lincoln Street
ADDRESS
James Clark 20229
CITY STATE ZIP

PLANNING AND ZONING BOARD APPROVALS

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FT COLLINS COLORADO ON THIS 12 DAY OF October AD 1992

James Clark
SECRETARY OF PLANNING AND ZONING BOARD



KENTUCKY FRIED CHICKEN PARCEL WEST ELIZABETH STREET

That portion of Lot 1 of the REPLAT OF LOT 1 OF WEST ELIZABETH PLAZA, A PLANNED UNIT DEVELOPMENT, City of Fort Collins, County of Larimer, described as follows:

Considering the South line of said Lot 1 of the Replat of Lot 1 of West Elizabeth Plaza, a Planned Unit Development as bearing North 89°35'30" West and with all bearings contained herein relative thereto.

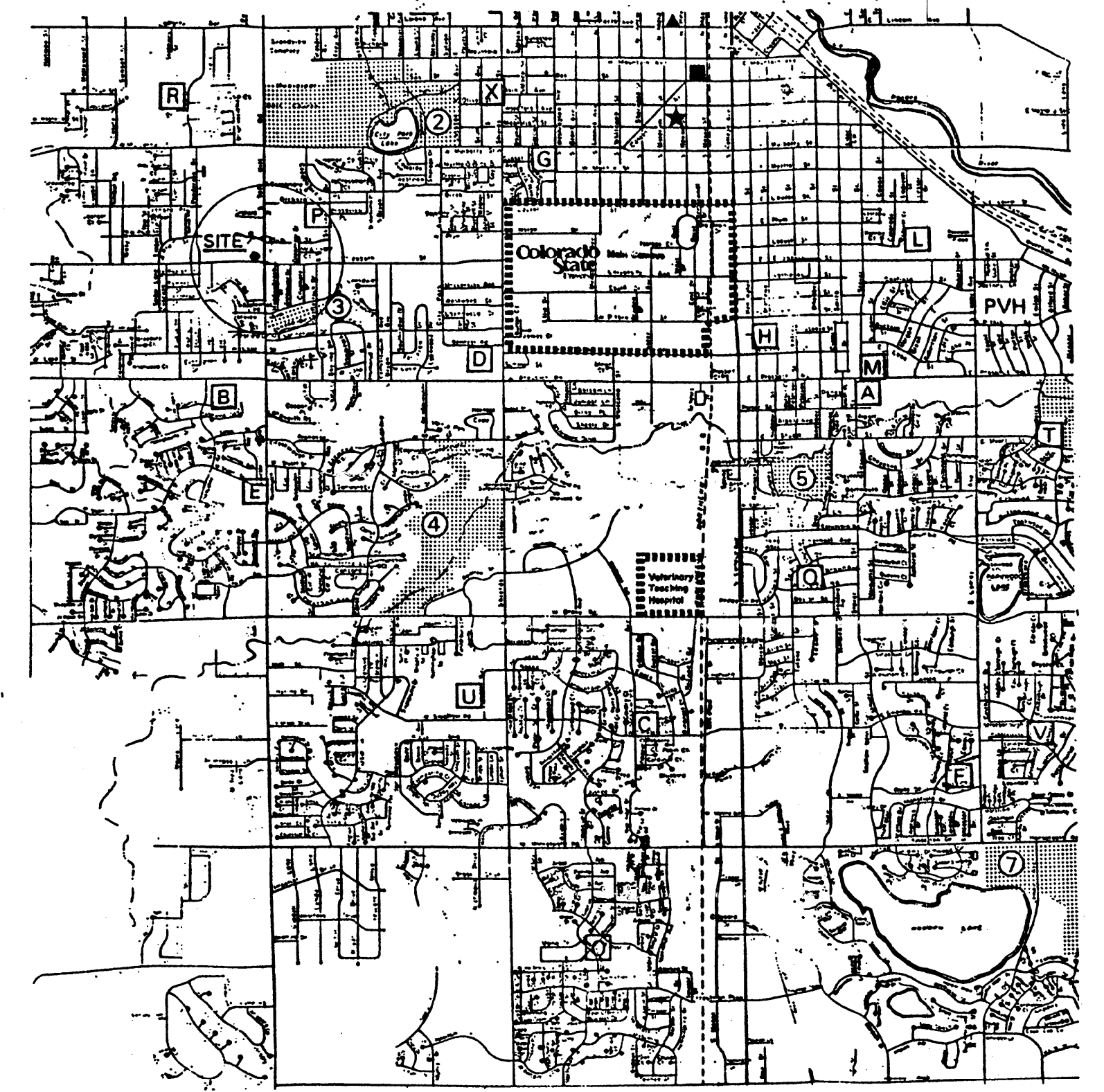
Beginning at the Southeast corner of said Lot 1 of the Replat of Lot 1 of West Elizabeth Plaza, a Planned Unit Development; thence along said South line of Lot 1 North 89°35'30" West 173.19 feet; thence North 00°03'42" West 205.01 feet; thence South 89°35'30" East 174.00 feet to the East line of said Lot 1 of the Replat of Lot 1 of West Elizabeth Plaza, a Planned Unit Development; thence along said East line South 00°23'37" East 205.02 feet to the Point of Beginning.

Containing 35,177 square feet more or less.

Minor Amendment

1. Remove existing parking lot.
2. Move property lines & provide 4-foot fence along drive through curb.
3. Provide 3-foot landscape setback between KFC drive isle curb and fence proposed on Rams Park PDP and major amendment to West Elizabeth PUD.

Note: Upon a redevelopment of this site, a vehicular connection will be made to and through the public access easement identified on the property to the north, and shown on the "Plat of Rams Park P.D.P.", if the city desires the vehicular connection to be made.



VICINITY MAP

LAND USE ANALYSIS

ZONING BP			
GROSS SITE AREA	130,350 sq ft	2.99 acres	
RIGHT OF WAY	16,500 sq ft	.38 acres	
NET SITE AREA	113,850 sq ft	2.61 acres	100%
BUILDING COVERAGE	2,744 sq ft	.06 acres	3%
PARKING/DRIVES	20,610 sq ft	.48 acres	79%
OPEN SPACE	90,296 sq ft	2.07 acres	
TOTAL	113,850 sq ft	2.61 acres	100%

PARKING DATA

STANDARD	9x20	29
H= HANDICAP	12x20	2
B= BICYCLE		6

OPERATIONS

TOTAL OCCUPANT LOAD 60 PEOPLE
HOURS 10am-11pm 7DAYS

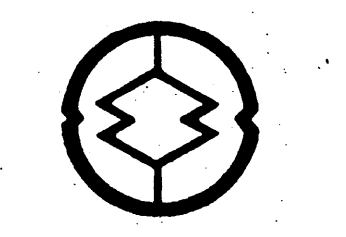
1. All portions of the exterior wall of the first story of the building will be located within 150 feet of an access roadway in which emergency fire equipment can be maneuvered or the building will be provided with an approved automatic fire extinguishing system.
2. Refer to Utility Plan for locations of all utilities and stormwater detention areas.
3. The city will not be responsible for on-site storm drainage facilities.
4. Sidewalks and ramps along West Elizabeth Street will conform to City Standards.
5. Exterior lighting, both pole mounted and building mounted, shall be installed in such a manner that the light source will be sufficiently obscured to prevent excessive glare on public streets, public sidewalks, or into the adjacent residential areas. Maximum height of free-standing fixtures not to exceed 20 feet. All fixtures to be down directional, including under-roof light.
6. The building is one story. Maximum building height is 18 feet.
7. All mechanical equipment will be either enclosed within the building, or adequately screened acceptable to City Staff.
8. Electrical transformers shall be screened with landscaping except on one side to provide clearance as required by City of Fort Collins Light and Power.
9. Restaurant to be provided with an exterior Grease trap. Specification shall be reviewed and approved by the City of Fort Collins Water and Wastewater Utility.
10. No loading zone is indicated on this site plan because all deliveries are scheduled from 7:30 A.M. to 11:00 A.M., prior to the restaurant being open to the public. No deliveries are scheduled or accepted during business hours.
11. Trash enclosure to be screened by a six-foot high screen wall constructed of material to match the building's exterior, and a pair swinging wood doors of sufficient height to screen trash area.
12. All signage on this P.U.D. is restricted to the number, type, location, and size as specifically noted on this P.U.D. Any changes or deviations shall be reviewed, in advance, by the City of Fort Collins by the administrative review procedure, including, at the Planning Director's discretion, referral to the Planning and Zoning Board.
13. As a condition of approval of the P.U.D., there shall be no painted window signs, or other temporary window signs advertising allowed.
14. As per the Sign Code, Banners and pennants may be allowed according to the conditions of Section 29-061 of the City Zoning Code.
15. The drive-thru menu board shall be screened from view from all property lines.
16. On-site directional signs shall contain no reference to advertising, logo, trademark, symbol, or other commercial message and shall not exceed four square feet.

Lazzara ARCHITECTURAL Design
8131 E. COLORADO AVE. D2023
DENVER COLORADO 80231

WEST ELIZABETH PLAZA
FT COLLINS COLORADO



MacGregor/Wathen Construction Co.
2087 WEST YALE
ENGLEWOOD COLORADO 80110



OWNER CERTIFICATION

The undersigned being the developer of the property described on this plan certify that they accept the conditions and restrictions set forth on this plan.

Walter F. Brown, as Developer Date 2-21-85
Signature: Paul J. King 4/1/85
DATE: 4-5-85
Signature: Barbara Z. King 4/1/85
DATE: 4-5-85

- NOTES
1. Maximum building height of all structures shall be approximately 22 feet above average finished grade...
2. Access easements will be dedicated across all parking drives...
3. No variances to city design criteria and standards are anticipated...
4. Site signage shall conform with city signage requirements...
5. Trash dumpster shall be located within 6' H. wood enclosure screen...
6. Energy Conservation Measures: The Car Wash Facility shall utilize a gas-fired, circulating-type water heating system...



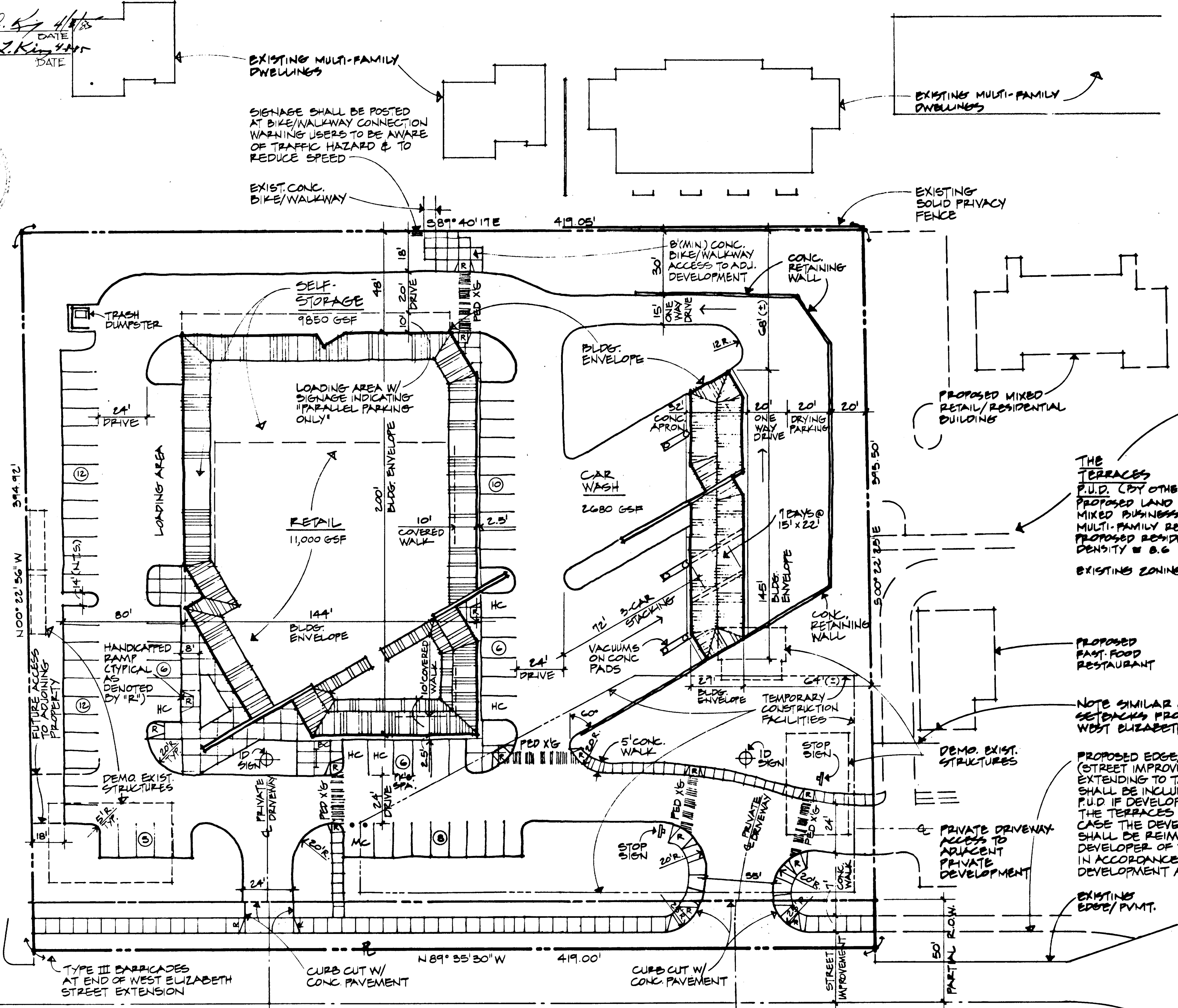
SUN RAY PLACE P.U.D. FORMERLY KING P.U.D., SUNCHASE P.U.D. & LES CHATELETS P.U.D.
EXISTING LAND USE: RESIDENTIAL RES. DENSITY = 17.7 DU/AC
EXISTING ZONING: RMP/RM

WEST ELIZABETH PLAZA



VICINITY MAP

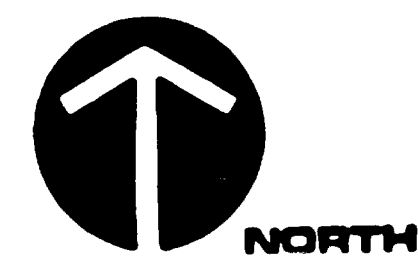
Table with 3 columns: Use, Estimated Gross Floor Area, Estimated Ratio of Floor Area to Lot Size. Rows include Retail Facility, Car Wash Facility, Self-Storage Facility, and various parking types.



EXISTING SINGLE-FAMILY DWELLING
EXISTING LAND USE: RESIDENTIAL RES. DENSITY = 22 DU/AC
EXISTING ZONING: RL

EXISTING LAND USE: RESIDENTIAL RES. DENSITY = 266 DU/AC
EXISTING ZONING: RM

EXISTING LAND USE: BUSINESS
EXISTING ZONING: BU
EXISTING SUPERMARKET BUILDING (KING COOPERS)



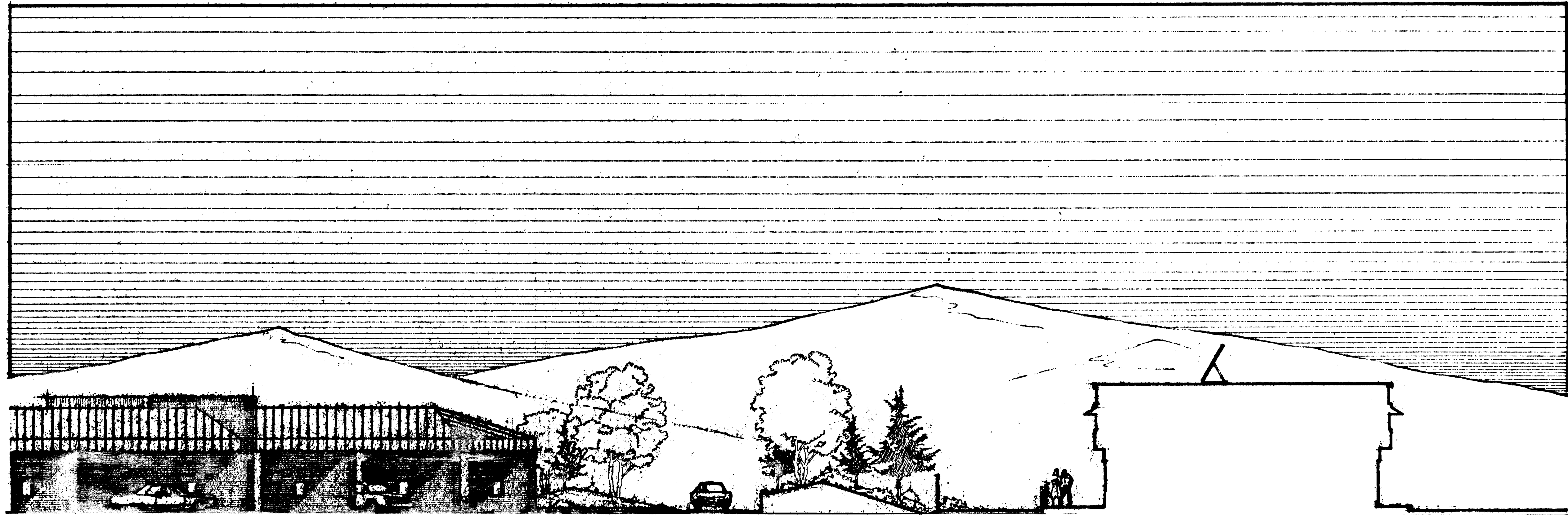
FINAL SITE PLAN

FINAL PLAN SUBMITTAL FOR PROPOSED MIXED-USE R.U.D. AT 2180/2200 W. ELIZABETH ST. FORT COLLINS, COLORADO

A-E DESIGN ASSOCIATES ARCHITECTS AND ENGINEERS 710 N. COLLEGE, FORT COLLINS, CO. 303-493-8883 80524

RESUBMITTED FEB 5, 1985

COMM NO. 8428-02
DATE JAN. 4, 1985
SCALE NOTED
DWG NO. P-1



CAR WASH FACILITY

ENVIRONMENTAL CONTROL


VISTA MONTANA

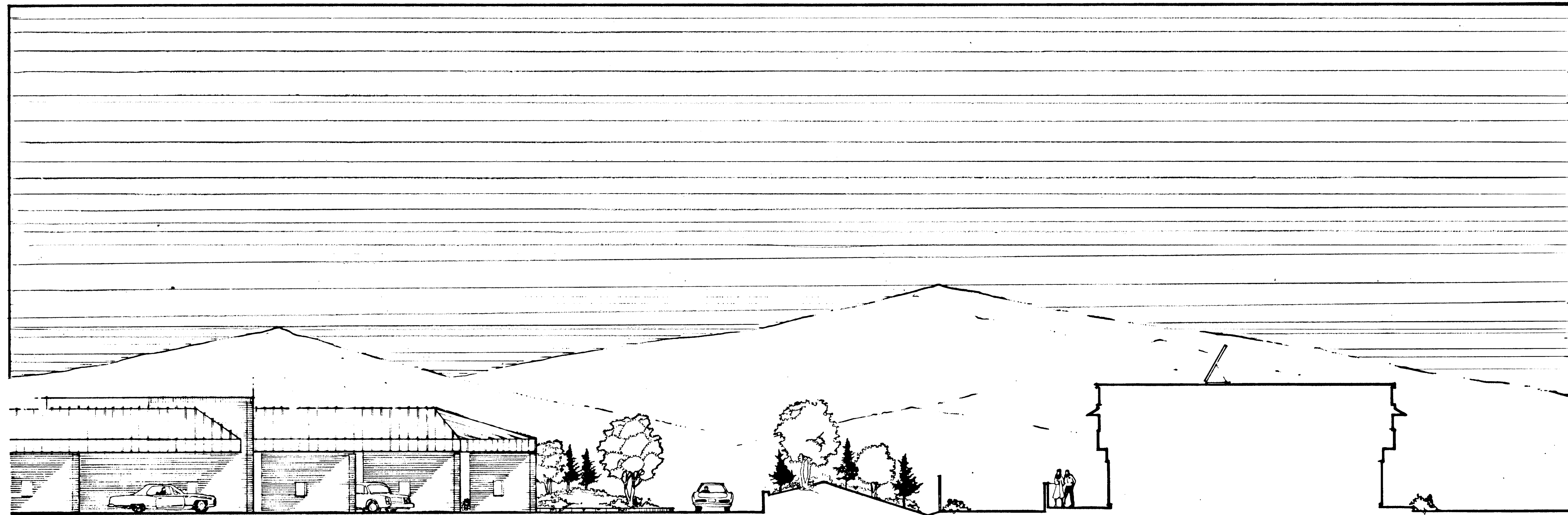
SITE SECTION LOOKING WEST

SCALE 1" = 10'

MATURE LANDSCAPING

**WEST
ELIZABETH
PLAZA**

FINAL PLAN SUBMITTAL FOR PROPOSED MIXED-USE PLD. AT 2120/2200 W. ELIZABETH ST. FORT COLLINS, COLORADO		COMM. NO. 8429-02
A-E DESIGN ASSOCIATES ARCHITECTS AND ENGINEERS 110 N. COLLEGE, FORT COLLINS, CO. 303-493-8883		DATE FEB. 7 1999
		SCALE 1" = 10'
80884		DWG. NO. 8-2



CAR WASH FACILITY

ENVIRONMENTAL CONTROL

VISTA MONTANA

SITE SECTION LOOKING WEST

SCALE 1" = 10'

INITIAL LANDSCAPING

WEST ELIZABETH PLAZA

FINAL PLAN SUBMITTAL
 FOR PROPOSED MIXED-USE R.U.D.
 AT 2120/2200 W. ELIZABETH ST.
 FORT COLLINS, COLORADO

A-E DESIGN ASSOCIATES
 ARCHITECTS AND ENGINEERS
 110 N. COLLEGE, FORT COLLINS, CO.
 303-493-8883 80524

4420-02
 FEB 7 1985
 S-1
 © 1985

WEST ELIZABETH PLAZA

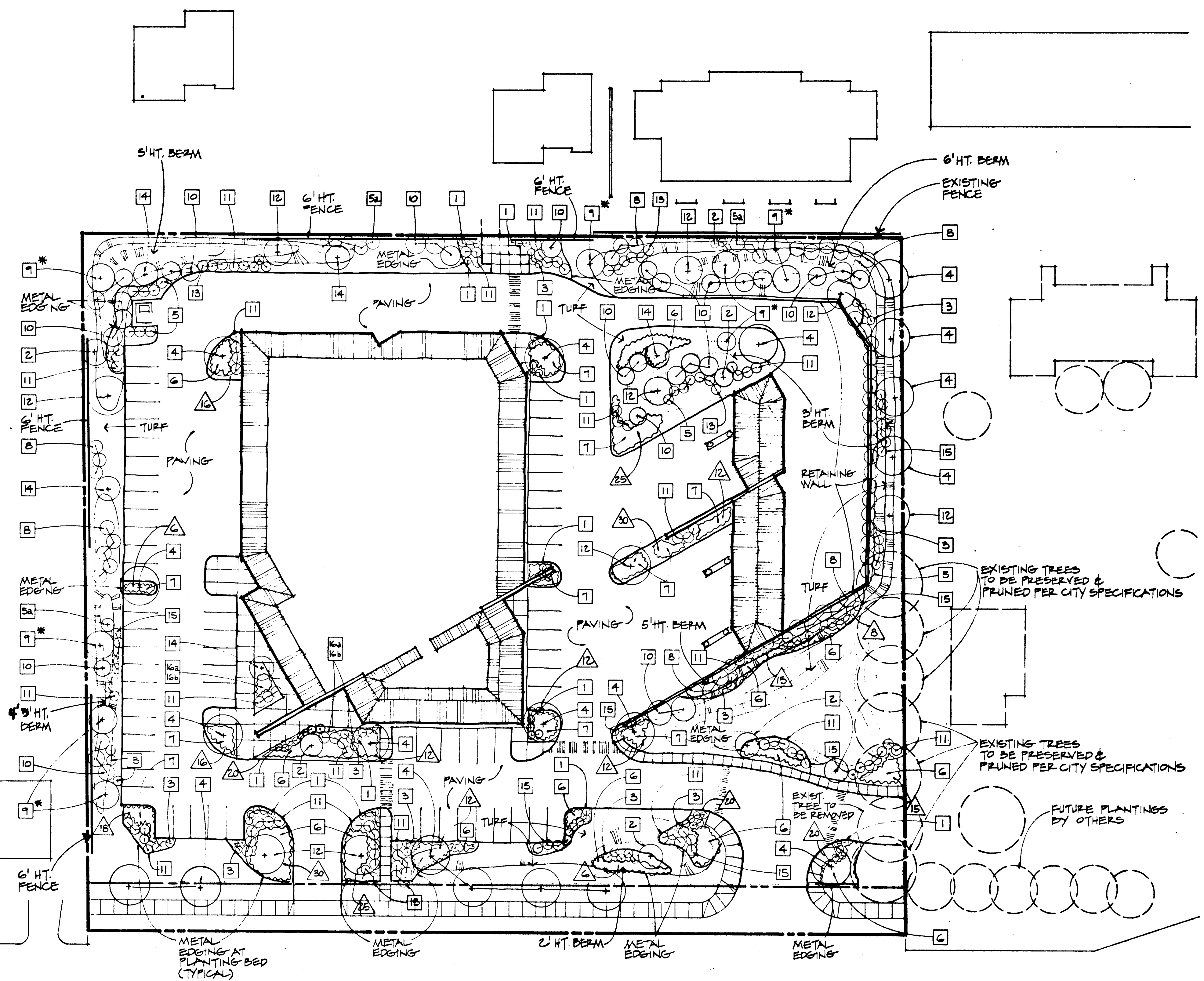
- NOTES**
1. Δ denotes number of ground cover plants to be installed in area.
 2. All planted areas shall be mulched with shredded pine bark to a depth of 3".
 3. All trees shall be protected by wrapping trunk starting at the ground to a height of the first branches.
 4. All trees, including deciduous ornamental and evergreen shall be staked in place.
 5. Planted beds shall be edged with commercial steel edging 3/16" x 4" painted green and staked in place at 5'-0" o.c. with tapered steel stakes 16" long minimum.
 6. Car Wash Noise Mitigation: Earth berms constructed around the car wash facility shall be landscaped with substantial plantings of trees and shrubs as shown and shall serve to absorb and prevent transmission of incident noise generated by the car wash operation. Wood fencing at selected locations shall also serve to block such noises. Hard-surfaced concrete retaining walls are proposed to surround the entire car wash operation on three sides and shall reflect sounds sourced from the facility back into the site, away from adjoining properties. Signage shall be posted at the car wash facility to discourage users from generating extraneous noises not germane to the washing of vehicles. Noises produced by water pumping equipment shall be effectively confined to the all-masonry mechanical equipment room of the facility.
 7. Wood fencing shall be double-sided appearance style.
 8. Landscaped areas shall be irrigated; see Landscape Design Statement for description of irrigation system.

LANDSCAPE DESIGN STATEMENT

The intent of the landscape design is to ameliorate wherever possible heat, reflected sunlight, noise and vehicle headlights. This is being accomplished by soft elongated berms and mounding, evergreen material (trees and shrubs), and fencing along the edges of the site and adjacent to the car wash.

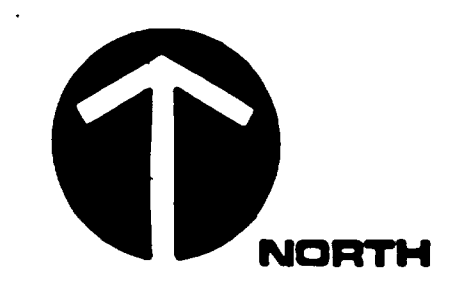
The harshness of the pavement is being softened and "broken up" by landscaped islands. Wherever possible, shade trees are being introduced to provide shade in summer and to maximize sun penetration in winter.

To prevent pedestrians from cutting across turf areas, low shrubbery and/or groundcover will be installed to keep pedestrians on the paved walks. Proposed plant material requires very little maintenance once established. The turf areas will require routine mowing as well as periodic fertilization. Watering will be necessary; an irrigation system will be designed and installed by the system supplier. The system characteristics shall be: turf areas - use rotary pop-up sprinkler heads; plant beds and parking islands - use "bubbler" heads.



KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
1	63	Barbora thunbergii	Red Leaf Japanese Barberry	18"-24" Ht.	4'-0" o.c.	—
2	6	Elaeagnus angustifolia	Russian Olive	1 1/2"-2" Cal.	—	—
3	47	Euonymus alatus compacta	Dwarf Winged Euonymus	24"-30" Ht.	4'-0" o.c.	—
4	19	Blauveltia triacanthos	'Shademaster' Honey Locust	2'-2 1/2" Cal.	—	—
5	31	Juniperus chinensis	Pfitzer Juniper	24"-30" Ht.	7'-0" o.c.	5 gal.
6a	9	Juniperus chinensis	Pfitzer Juniper	36"-42" Ht.	7'-0" o.c.	—
6	272	Juniperus horizontalis	Blue Rug Juniper	18" Ht.	Spread	2 gal.
7	109	Juniperus sabina 'buffalo'	'Buffalo' Savin Juniper	18" Ht.	Spread	2 gal.
8	26	Juniperus virginiana 'cupressifolia'	Cypress Eastern Red Cedar	6" Ht.	8'-0" o.c.	—
9	9	Picea pungens	Colorado Blue Spruce	8" Ht.	—	—
10	31	Pinus commodorensis	Pinon Pine	6" Ht.	10'-0" o.c.	—
11	77	Pinus nigra	Nugo Pine	24"-30" Ht.	6'-0" o.c.	—
12	9	Prunus cerasifera 'Newport'	'Newport' Purpleleaf Plum	2'-2 1/2" Cal.	—	—
13	16	Rhus glabra lacinate	Coffeef Smooth Sumac	3'-4" Ht.	5'-0" o.c.	—
14	6	Sorbus aucuparia 'cardinal'	'Cardinal' Mountain Ash	2'-2 1/2" Cal.	—	—
15	43	Spiraea vanhouttei	VanHoutt Spiraea	24"-30" Ht.	5'-0" o.c.	—
16a	220	Crocus spp.	Crocus Varieties	Bulbs	6" o.c.	—
16b	220	Tulip spp.	Tulip Varieties	Bulbs	6" o.c.	—
Turf Seed Mix		Festuca arundinacea	Tall Fescue	50%		Seeding Rate shall be 6 lbs./1,000 s.f.
		Agropyron setchii	Western Wheatgrass	30%		
		Bromus inermis	Smooth Brome	20%		

Δ Denotes Oversized Tree



FINAL LANDSCAPE PLAN

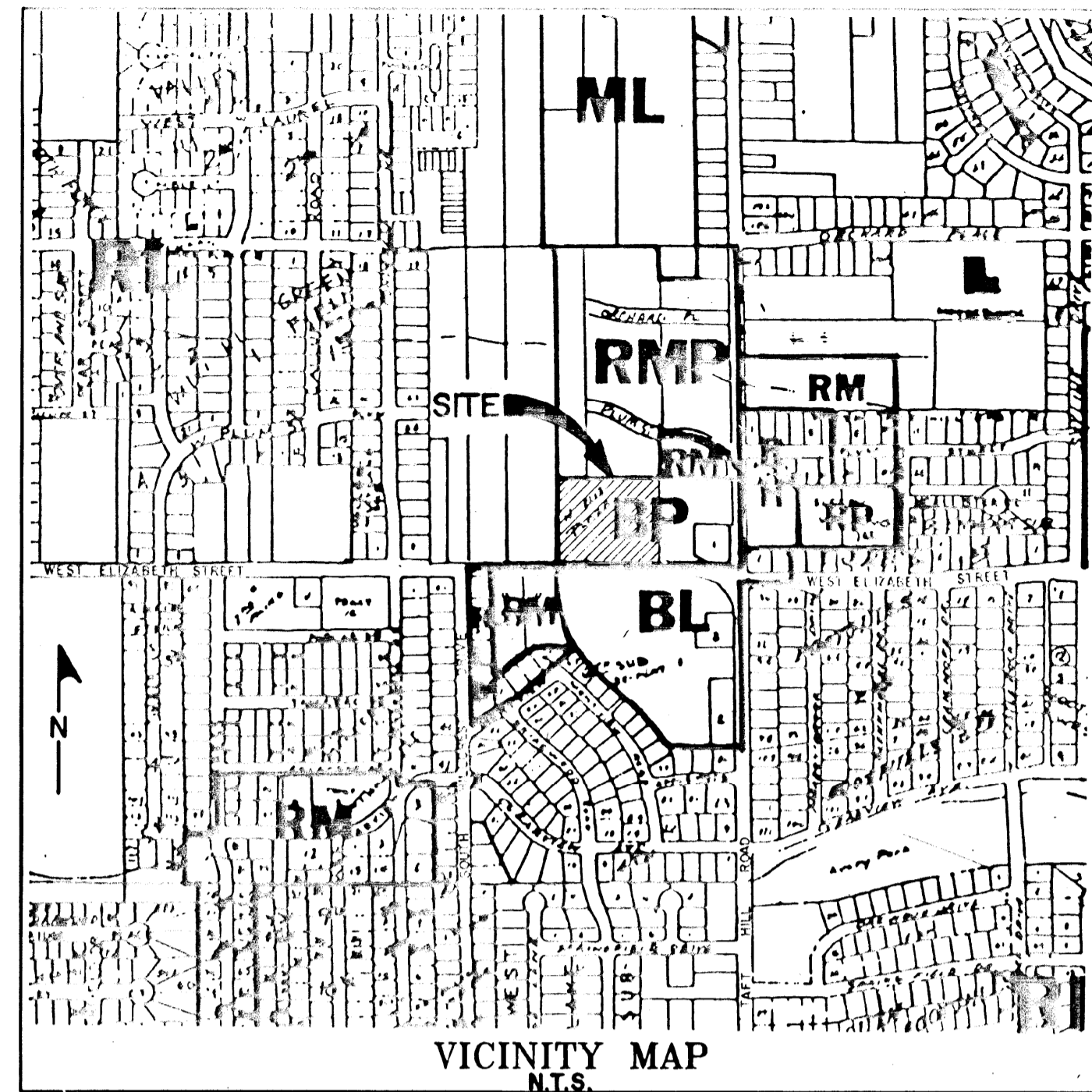
SCALE: 1" = 30'

FINAL PLAN SUBMITTAL FOR PROPOSED MIXED-USE R.U.D. AT 2120/2200 W. ELIZABETH ST. FORT COLLINS, COLORADO

A-E DESIGN ASSOCIATES
ARCHITECTS AND ENGINEERS
710 N. COLLEGE, FORT COLLINS, CO. 80524
303-483-8883

RESUBMITTED FEB. 3, 1985
COMM. NO. 8428-02
DATE JAN. 4, 85
SCALE NOTED
DWG NO. P-2
© 1985

M-73 1752



REPLAT OF LOT 1 OF WEST ELIZABETH PLAZA-P.U.D.

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE

I, ROBERT J. NELSON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS REPLAT OF WEST ELIZABETH PLAZA-P.U.D. DOES TRULY AND CORRECTLY REPRESENT THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

LANDMARK ENGINEERING, LTD.

Robert J. Nelson
ROBERT J. NELSON
COLO. L.S. 16415

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF December, A.D., 1992, BY ROBERT J. NELSON.

MY NOTARIAL COMMISSION EXPIRES: 7-19-95

David J. Duran
NOTARY PUBLIC

ATTORNEY'S CERTIFICATE

THIS IS TO CERTIFY THAT ON THE 21 DAY OF December, 1992, I EXAMINED THE TITLE TO THE PROPERTY AS DESCRIBED HEREON AND ESTABLISHED THAT THE OWNERS AND PROPRIETORS OF RECORD OF THE SAID PROPERTY AS CONSTRUED IN C.R.S. 1973, 31-23-111, ARE AS SHOWN HEREON AS OF SAID DATE.

J. Brad March
J. BRAD MARCH
ADDRESS: MARCH & MYATT, PC.
110 EAST OAK STREET
FORT COLLINS, COLORADO 80524
REGISTRATION NO. 13355

CITY ENGINEERING

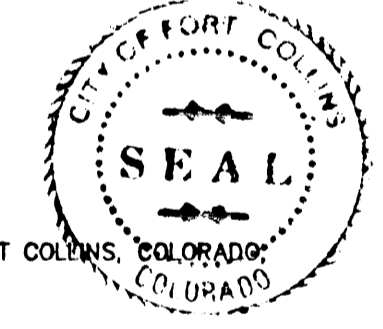
APPROVED BY THE DIRECTOR OF ENGINEERING OF THE CITY OF FORT COLLINS, COLORADO, ON THE 21st DAY OF December, A.D., 1992.

Michael R. Obering
DIRECTOR OF ENGINEERING

PLANNING AND ZONING BOARD

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THE 17th DAY OF October, A.D., 1992.

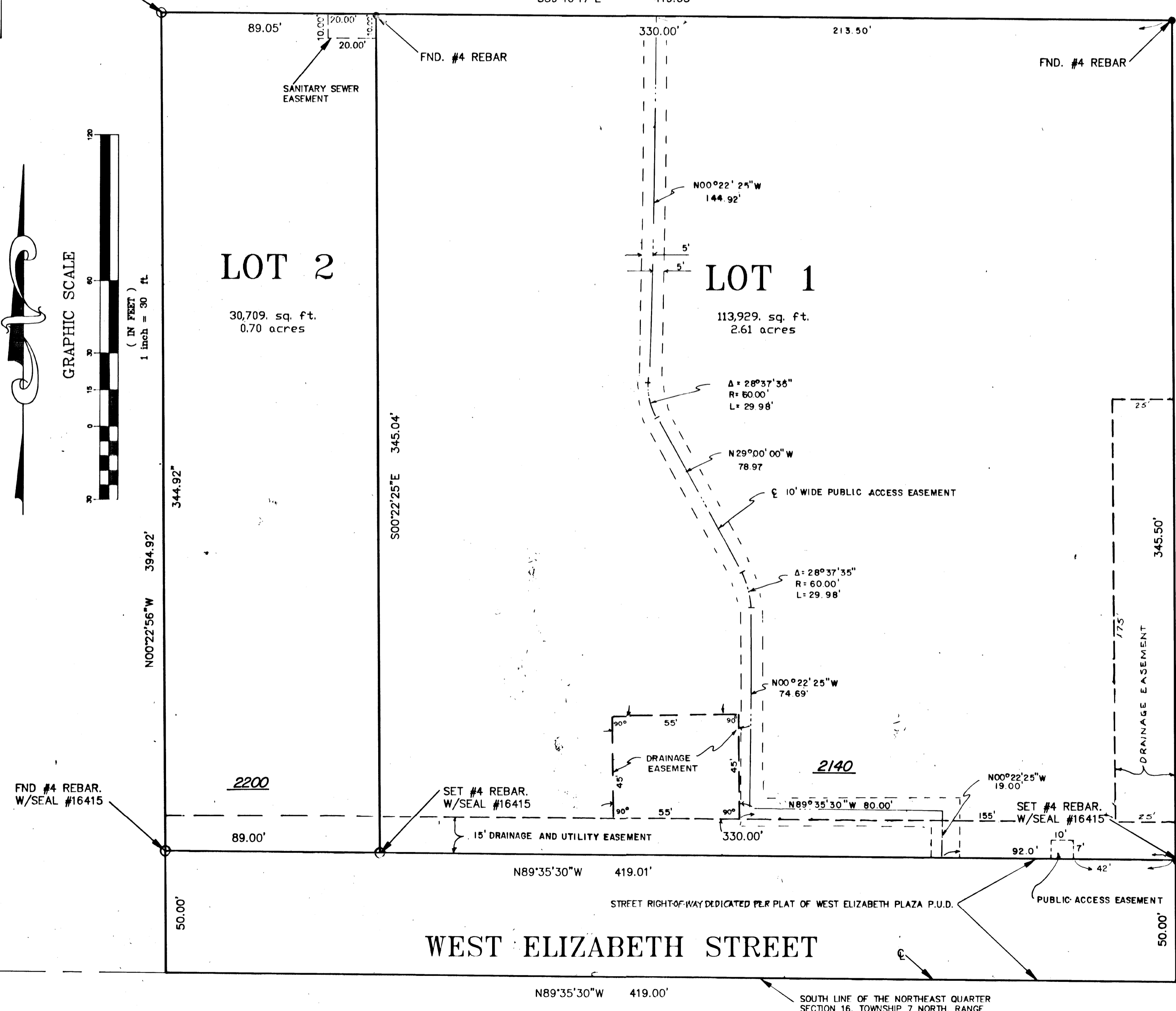
Sherry Allwright-Clark
SECRETARY OF PLANNING AND ZONING BOARD



SET #4 REBAR. W/SEAL #16415

SUNRAY PLACE-P.U.D.

LES CHATELETS-P.U.D.

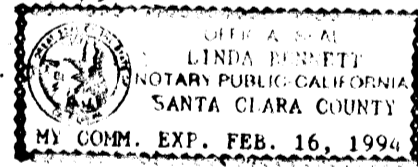


KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners of the following described land, that portion of the Northeast Quarter, of Section 16, Township 7 North, Range 69 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows: Considering the East line of the Northeast Quarter of said Section 16 as bearing North 00°25' West and with all bearings contained herein relative thereto. Beginning at the East One Quarter Corner of said Section 16; thence along the East-West centerline of said Section 16 North 89°35'30" West 330.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said centerline North 89°35'30" West 419.00 feet; thence departing said East-West centerline North 00°22'56" West 394.92 feet to the Southwest corner of Sunray Place, a Planned Unit Development according to the plat on file in the office of the Clerk and Recorder of said County, said point being monumented by a No. 4 rebar; thence along the South line of said Sunray Place and the South line of Les Chatelets, a Planned Unit Development according to the plat on file in the office of the Clerk and Recorder of said County, South 89°40'17" East 419.05 feet; thence departing the Southeast corner of said Les Chatelets being monumented by a No. 4 rebar with cap No. 5028, South 00°22'25" East 395.50 feet to the TRUE POINT OF BEGINNING; containing 3.80 acres or 165,528 square feet, more or less. The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as replat of Lot 1 of West Elizabeth Plaza, a Planned Unit Development, subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated; and 2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

WITNESS MY HAND AND SEAL THIS 21st DAY OF December, A.D., 1992.

ATTEST:
Ryan D. Duckworth
Ryan Duckworth, Assistant Secretary
Harman Management Corporation
By: *Linas Bergstedt*
Linas Bergstedt, President

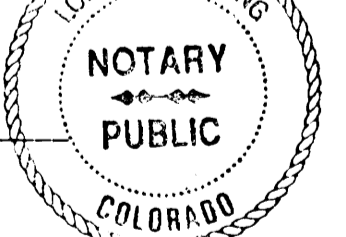
STATE OF CALIFORNIA)
COUNTY OF Santa Clara)
The foregoing instrument was acknowledged before me this 21st day of December, 1992, by Linas Bergstedt as President and Ryan Duckworth as Assistant Secretary of Harman Management Corporation.
Witness my hand and official seal.
My commission expires: Feb. 16, 1994



OWNER:
Ronald D. King
RONALD D. KING
Barbara L. King
BARBARA L. KING

STATE OF COLORADO)
COUNTY OF LARIMER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF DECEMBER, 1992, BY RONALD D. KING AND BARBARA L. KING.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: AUGUST 16, 1994



N.E. CORNER OF SEC. 16-7-69.

TRUE POINT OF BEGINNING

POINT OF BEGINNING

BASIS OF BEARINGS:
BEARINGS WERE DERIVED AS PER THE PLAT OF WEST ELIZABETH PLAZA-P.U.D.

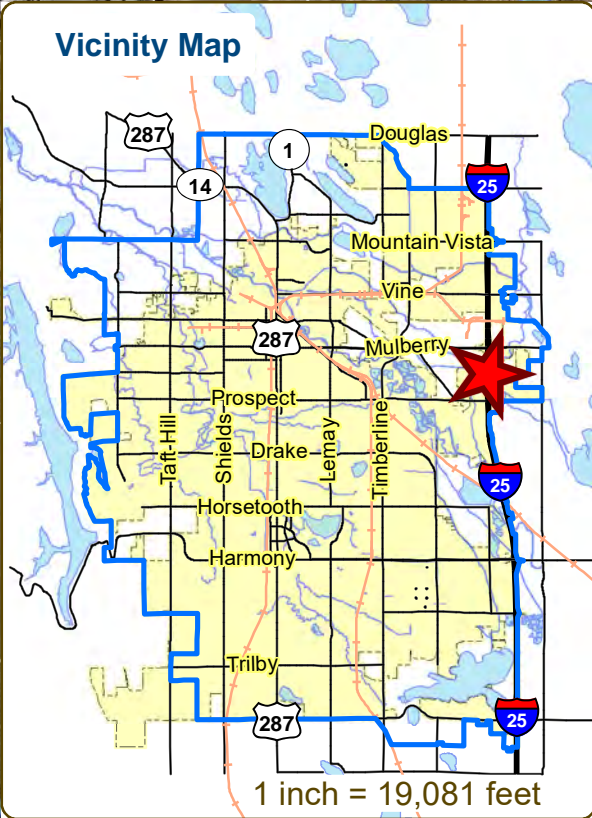
E 1/4 CORNER OF SEC. 16-7-69.

Note: All easements previously dedicated on Lot 1 of West Elizabeth Plaza - P.U.D. shall be vacated by this replat of Lot 1 of West Elizabeth Plaza - P.U.D. except as shown hereon.

MILLER BROTHERS FOOTHILLS SUBD. SIXTH FILING

Sunflower Active Adult Community

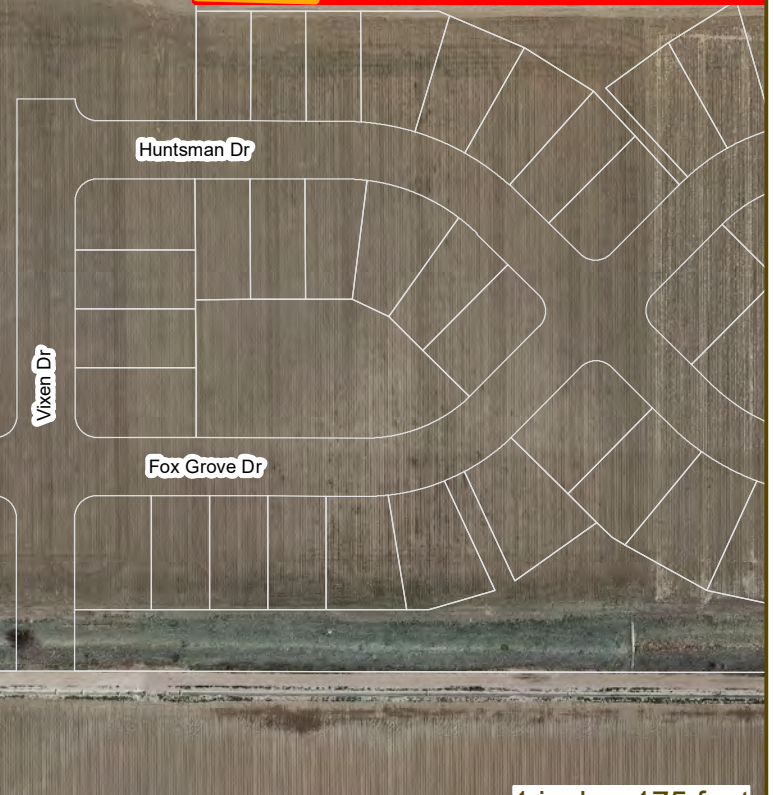
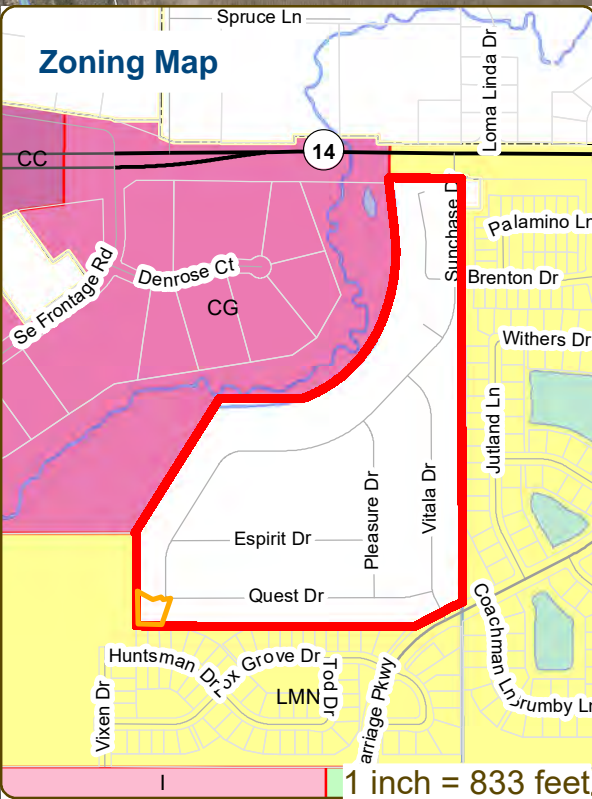
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 175 feet

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. The applicant acknowledges 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 and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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.

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 at what risk is it? _____

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?

PROJECT NARRATIVE

Sunflower Active Adult Community 4517 E. Mulberry Street Fort Collins, Colorado 80524

Sunflower Active Adult Community

Sunflower is an affordable active adult gated community with low maintenance manufactured home sites. The owner is Sunflower SPE LLC. The subdivision current zoning is with Larimer County. It has been indicated that there was an Annexation Agreement to the City of Fort Collins.

The Property and Zoning

The property is located southwest of the intersection of West Harmony Road and South Shields Street and addressed as 1109 West Harmony Road, Fort Collins, Colorado, 80526. The site is currently zoned Multiple Family (M1) through Larimer County. There are two lots remaining near the SW corner of Sunchase Drive and Quest Drive that do not have a home located on them. Lot 39 is approximately 5,610 S.F. (.129 acres) and Common Area is 11,246 S.F. (.258 acres). Lot 39 from our understanding was set up as a temporary emergency access easement for the future development to the south. This property is in question if the easement can be vacated at this point. The Common Area lot is currently being used for RV Storage.

Proposed Use

The Owner proposes to vacate the current emergency access easement on Lot 39 and place a pre-manufactured home and associated garage on the site similar to adjacent home sites. In addition, the Owner proposes to remove the RV Status of the Common Area and place one or two pre-manufactured homes and associated garage(s) on this acreage. Both lots to be provided with driveways of Quest Drive similar in nature to adjacent home sites. The building exterior finishes will be consistent with the adjacent residential properties within the gated community subdivision.

Utilities

The current utility service providers are as follows: ELCO Water, Boxelder Sanitation, Xcel Gas, and Poudre Valley REA Electrical.

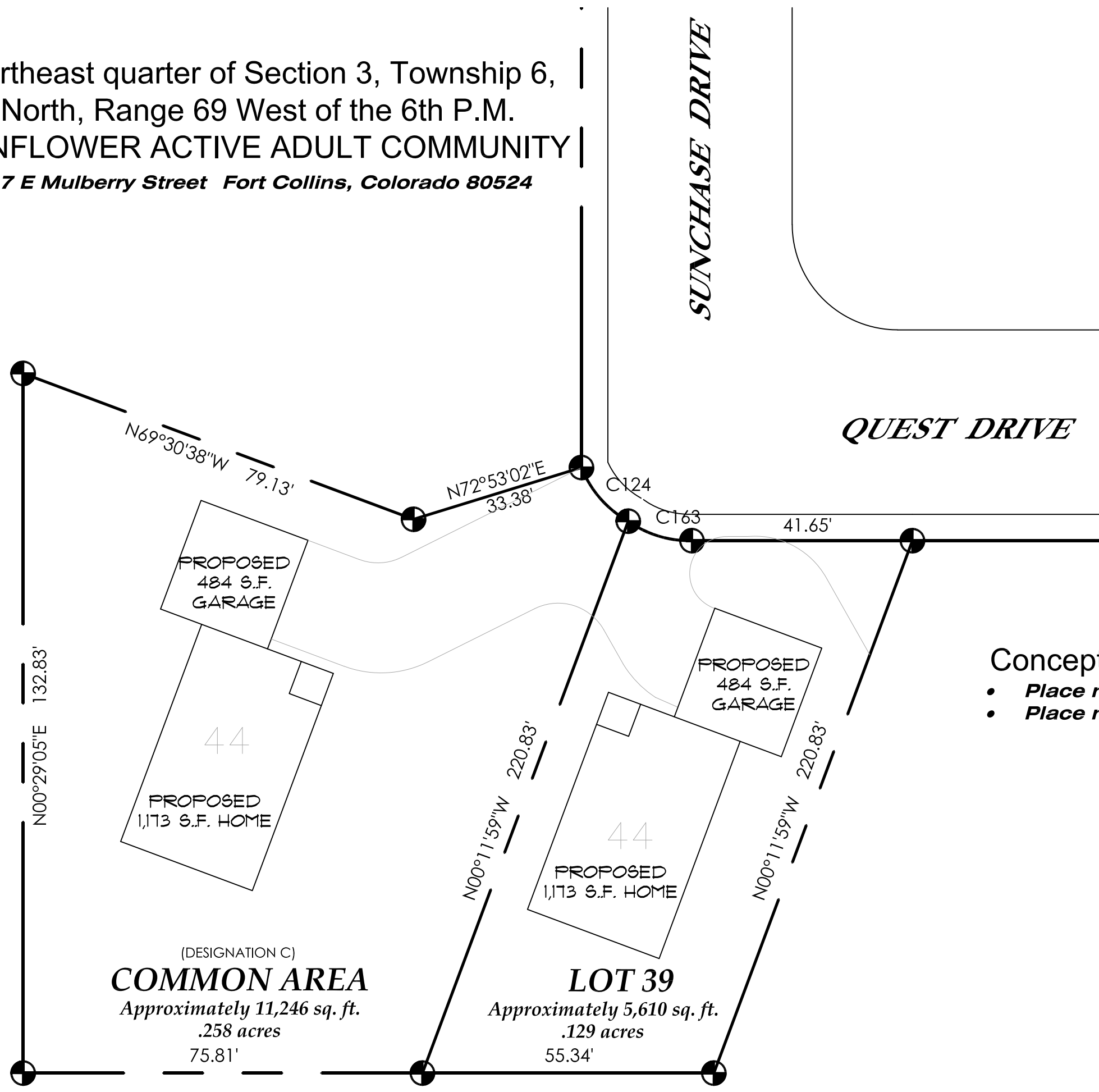
Fire Protection Plan

Poudre Fire Authority provides fire protection.

Northeast quarter of Section 3, Township 6,
 North, Range 69 West of the 6th P.M.
SUNFLOWER ACTIVE ADULT COMMUNITY
 4517 E Mulberry Street Fort Collins, Colorado 80524

SUNCHASE DRIVE

QUEST DRIVE



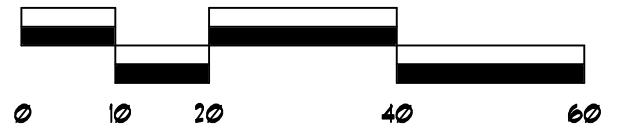
Concept A

- Place manufactured home on lot 39.
- Place manufactured home on lot Designation C.

(DESIGNATION C)
COMMON AREA

LOT 39

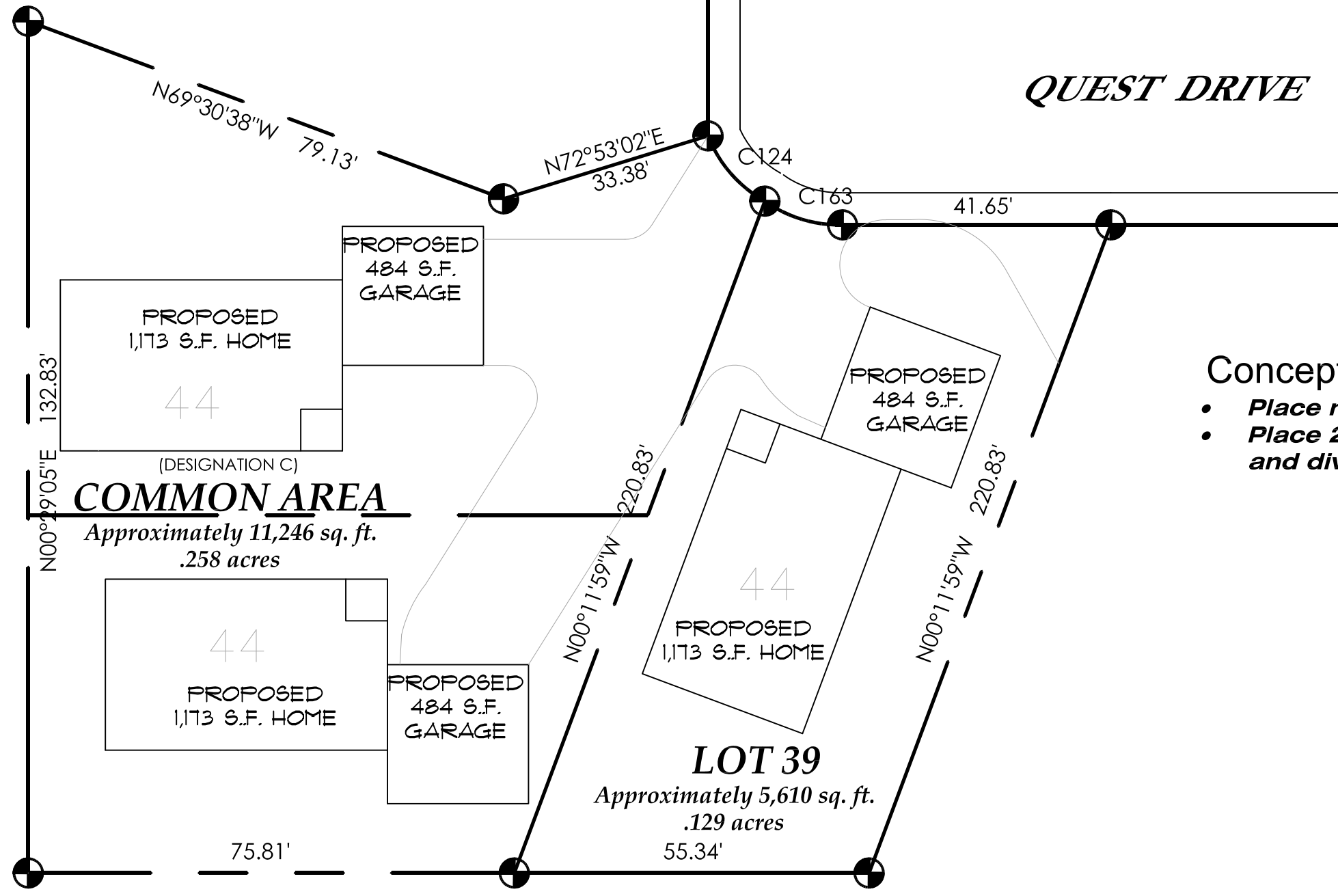
SITE PLAN
 SCALE: 1" = 20'-0"



Northeast quarter of Section 3, Township 6,
 North, Range 69 West of the 6th P.M.
SUNFLOWER ACTIVE ADULT COMMUNITY
 4517 E Mulberry Street Fort Collins, Colorado 80524

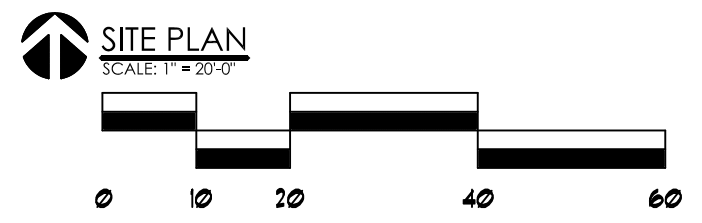
SUNCHASE DRIVE

QUEST DRIVE



Concept B

- Place manufactured home on lot 39.
- Place 2 manufactured home on lot Designation C and divide into two lots.





NE Frontage Rd

E Mulberry St

14

Denrose Ct

Brandt Dr

Palamino Ln

Fetlock Dr

Brenton Dr

Frontage Rd

Norker Dr

La Cruz Dr

Sunchace Dr

Pleasure Dr

Vitala Dr

Espirit Dr

Jutland Ln

Shetland Ln

Forelock Dr

Quest Dr

Coachman Ln

Hessen Dr

Frisian Dr

Messara Dr

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