### **Conceptual Review Agenda**

Schedule for 5/09/19

281 Conference Room A

### <u>Thursday, May 9, 2019</u>

Time	Project Name	Applicant Info	Project Description	
9:30	Old Town North Tract F CDR190038	Clint Anders & Sam Coutts 970-224-5828 clint.anders@ripleydesigninc.com	This is a request to build single-family attached dwellings and a mixed-use building at Old Town North Tract F (parcel #9701379006, 9701371001, 9701371002, 9701371003, 9701371004). Three-story single-family attached units will face Jerome St. The two-story mixed-use building includes approximately 1,950 SF of commercial use on the first story with two dwelling units on the second story. The existing alley provides access to four garages, three parallel parking spaces, and nine additional parking spaces for residential and commercial use. Access is taken from Osiander St to the alley to the southeast. The property is within the Community Commercial - North College (CCN) zone district and is subject to Administrative (Type 1) Review.	<b>Planner:</b> Kai Kleer <b>Engineer:</b> Spencer Smith <b>DRC:</b> Todd Sullivan
10:15	Larimer County Jail Expansion CDR190039	Kyle Yardley 720-904-0440 kyardley@dlrgroup.com	This is a request to renovate and add to the existing detention center at 2405 and 2501 Midpoint Dr (parcel #8720240902, 8720240903). The proposed project will connect the existing Sheriff's building to the main campus, renovation the circulation and operations in central core to increase ease of inmate and staff flow and safety, and will add a housing unit and building support spaces. Access is taken from Midpoint Dr to the east and north. The property is within the Employment (E) and Industrial (I) zone districts and is subject to Site Plan Advisory Review (SPAR).	<b>Planner:</b> Jason Holland <b>Engineer:</b> Marc Virata <b>DRC:</b> Tenae Beane
11:00	Maverik at I-25 and Highway 392 CDR190040	Doug Meldrum 801-683-3643 Doug.Muldrum@Maverik.com	This is a request to build a convenience store with fuel sales at the northwest corner of I-25 and Highway 392 (parcel #8615305702). The proposal includes 8 fuel dispensers and 3 hi-flow diesel dispensers. A total of 35 off-street parking spaces will be provided. Access is taken from SW Frontage Rd to the northwest. The property is within the I-25/State Highway 392 Corridor Activity Center in the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	<b>Planner:</b> Pete Wray <b>Engineer:</b> Katie Andrews <b>DRC:</b> Brandy BH

### Old Town North Tract F Single-Family & Mixed-Use



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**Development Review Guide – STEP 2 of 8** 

CONCEPTUAL REVIEW:

APPLICATION

#### **General Information**

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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. The more info provided, the more detailed your comments from staff will be

Clint Anders and Sam Coutts (Consultants)		
Business Name (if applicable) Ripley Design Inc.		
Mailing Address 419 Canyon Suite 200 Fort Collins, CO 80524		
Phone         Email Address           0.224.5828         clint.anders@ripleydesigning.com; sam.coutts@ripleydesigninc.com		
Site Address (parcel # if address in not available)		
97013-79-006 (Old Town North Tract F)		
Description of Proposal (attach additional sheets See attached narrative	s if necessary)	
Description of Proposal (attach additional sheets	s if necessary) Existing Use Vacant-Undeveloped	

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 isit?

S.F.

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

#### Increase in Impervious Area +/- 10,500 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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-MULTI FAMILY (2BR)	1 UNIT	
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600 SF RETAIL	1.6	2
COMMERCIAL (BIKE)	3	2
RESIDENTIAL (BIKE)	3	3
	SIGHT DIST	
	-137	ANCE
419 Canyon Ave., Suite 200 Fort Collins, Colorado 80521		

www.ripleydesigninc.com



land planning 🗉 landscape architecture 🗉 urban design 🗉 entitlement

### **Old Town North Tract F Project Narrative**

April 25, 2019

### Project Description: A single family attached and mixed-use development.

The attached conceptual review application and conceptual site plan propose three new single family attached units and one mixed-use building at the SE corner of Jerome St. and Suniga Rd (Block 2 of Old Town North). The site is currently zoned Community Commercial - North College District (C-C-N) and includes vacant, undeveloped lots.

### Jerome St

The proposed three-story single-family units will face Suniga Rd. Each unit has 2 bedrooms and a private patio. The two-story mixed-use building includes approximately 1,950 SF of commercial use on the first story with two dwelling units on the second story. These multifamily units would include one 2-Bedroom unit and one 1-Bedroom unit, both with private decks facing Jerome St. An outdoor patio for the commercial uses would face Jerome street and provide additional seating.

The existing alley provides access to four garages, three parallel parking spaces, and nine additional parking spaces for residential and commercial use. Trash collection would also be accessed via the existing alley.

Drainage will be directed to the culvert under Blondel and LID requirements will be met with the existing regional pond.

Architecture for the proposed buildings and garages will be consistent with the unique design and character of Old Town North.

The remaining area of Tract F would be developed in the future

### Larimer County Jail Expansion SPAR



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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 addi	tional 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 We If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	b.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)
(buildings, landscaping, parking/drive a wetlands, large trees, wildlife, canals, i	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location:	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will

change?



**EXISTING SITE PLAN** 

SCALE: 1" = 40'-0" NORTH





#1 INTAKE AND RELEASE



#2 HOUSING UNIT



#3 RECEIVING AND LOADING



#4 SHERIFF'S ENTRY



**#5 CORRECTIONS FACILITY OVERALL FROM WESTERN** OVERLOOK





JAIL N CO LARIMER ( EXPANSION

CONCEPTUAL REVIEW Issue Date Revisions

37-19202-00 SITE PLAN









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C-3 2245



# Larimer County Zoning Districts Map LOCATED WITHIN THE CITY OF FORT COLLINS - REFER TO THE CITY ZONING





The information on this map is designed for general planning purposes. It is not intended for appraisal, engineering, legal or other purposes. Larimer County makes no guarantee as to the accuracy or usefulness of this information other than for its intended use by the Larimer County Planning and Building Division. The Planning and Building Division welcomes comments concerning the accuracy of the information depicted on this map in order to continually improve its database.



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January 2018
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Legend
    ZONING DISTRICTS
   A - Accommodations
    A1 - Accommodations
   AP - Airport
    B - Business
  C - Commercial
   CO - Commercial Outlying
 E - Estate
 E1 - Estate
    FA - Farming
  FA1 - Farming
    FO - Forestry
  FO1 - Forestry
  I - Industrial
 I1 - Industrial
 M - Multi-Family
   M1 - Multi-Family
    O - Open
    PD - Planned Development
 R - Residential
   R1 - Residential
  R2 - Residential
 RE - Rural Estate
 RE1 Rural Estate
    RFLB - Red Feather Lakes Business
  RM - Residential Multi-Family
 T - Tourist
    Conditional Zoning
ROAD FUNCTION CLASS
—— State Hwys/Interstate
—— Arterial Road
— Major Collector
    Minor Collector
    Proposed Arterial
    Proposed Minor Collector
100 YEAR FLOOD ZONES
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    AH
    AO
Growth Management Areas
    Estes Valley Planning Area
—— Rocky Mountan National Park
Incorporated Areas
    Berthoud
    Estes Park
    Fort Collins
    Johnstown
    Loveland
    Timnath
    Wellington
    Windsor
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### Maverik at I-25 and Highway 392 Convenience Store with Fuel Sales



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CONCEPTUAL REVIEW:

### APPLICATION

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Dous Meldrum - Entitlement Manager
Business Name (if applicable) <u>Maverik</u> Your Mailing Address <u>185 South State Street Suite 800 SLC UT 84</u> 11
Phone Number 80/ 683-3643 Email Address Doug, Meldrum @ Marcrik. com
Site Address or Description (parcel # if no address) NW corner of 1-25 \$ Hwy 392 Parcel 8615305762
Description of Proposal (attach additional sheets if necessary) Convenience store with 8 Fuel dispensers and 3 Hiflow diesel dispensers- see a Hach ment.
Proposed Use Convenience store & fuel station Existing Use Row Land.
Total Building Square Footage 44-25 S.F. Number of Stories Lot Dimensions 2.38 acres
Age of any Existing Structures N/A Info available on Larimer County's Website: <u>http://www.co.larimer.co.us/assessor/query/search.cfm</u> If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.
<b>Is your property in a Flood Plain?</b>
Increase in Impervious Area 2.31 acres- (00, 436 s.F. S.F. 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?





### STORE #: TBD **MAVERIK, INC.** I-25 & CARPENTER FORT COLLINS, COLORADO



### NOTES:

25

INTERSTATE

- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.

	SITE DATA	
PARKING:	35 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)	
PARCEL AREA:	125,383 SQ. FT.	2.88 ACRES
BUILDING AREA:	4,425 SQ. FT.	0.10 ACRES
IMPERVIOUS AREA:	100,436 SQ. FT.	2.31 ACRES
LANDSCAPE AREA:	24,947 SQ. FT.	0.48 ACRES
L	ANDSCAPE CALCULATION	19.90%



## **Conceptual Site Plan**

**Option A**