

# Conceptual Review Agenda

Schedule for 01/09/20  
281 Conference Room A

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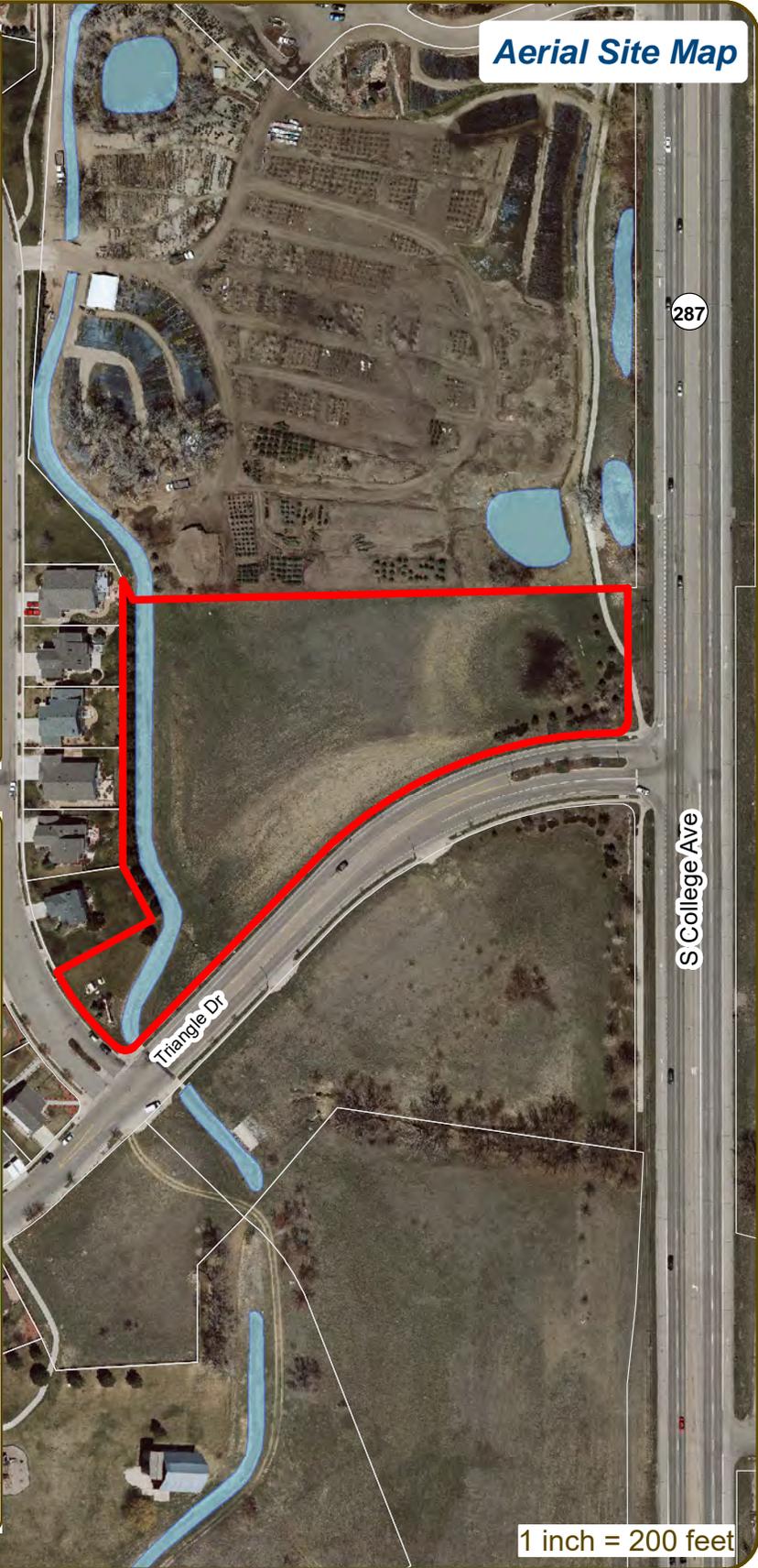
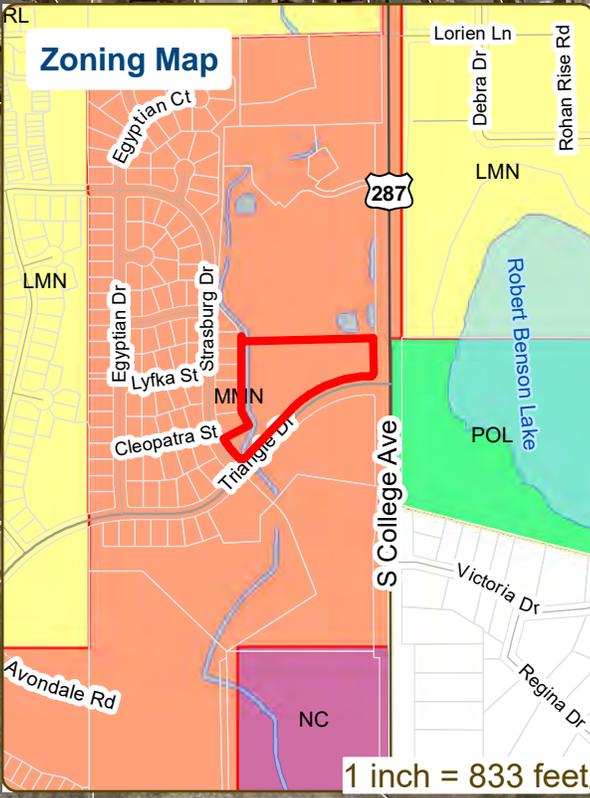
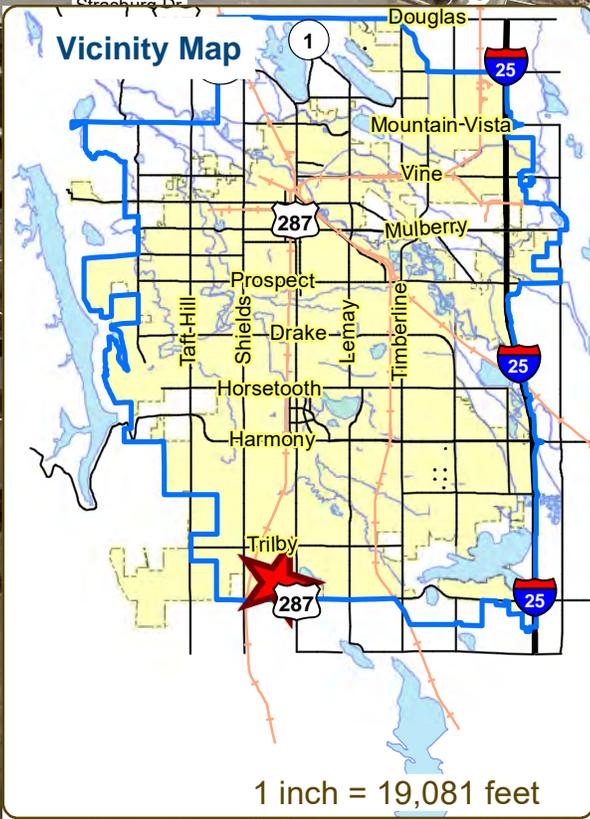
**Thursday, January 9, 2020**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>120 Triangle Dr</b>  <b>Senior Living</b>  <b>CDR190104</b>	Gaius Nelson, Architect 612-331-7178 gaius@ntp.cc	This is a request to build a Senior Living facility with 117 units (24 units of Memory Care Assisted Living and 93 units of flexible Assisted Living/Independent Living) along with Common Activity and Service facilities on the north side of Triangle Drive and the west side of S. College Avenue (parcel #9614413006). Future access will be taken from Triangle Drive to the south. The proposal includes 119 on-site parking spaces. The property is within the Medium Density Mixed-Use Neighborhood (MMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Kai Kleer  Engineer: Marc Virata  DRC: Brandy BH
<b>10:15</b>	<b>Hickory Street Storage</b>  <b>CDR190105</b>	Brad Pace 970-213-0855 bradp107@gmail.com	This is a request to build 41 enclosed mini-storage units (1,250 sf each) on the south side of Hickory Street and approximately 330 feet west of N. College Avenue (parcel #9702415003). Future access will be taken from Hickory Street to the north. The property is within the Service Commercial District (C-S) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes  Engineer: Morgan Stroud  DRC: Tenae Beane
<b>11:00</b>	<b>College and Prospect Bank</b>  <b>CDR190106</b>	Zell Cantrell 303-437-4948 zellcantrell@gallowayUS.com	This is a request to redevelop three contiguous properties located at the southeast corner Prospect Road and S. College Avenue into a 4,000-5,000 square foot bank to include two drive-thru lanes (one with a full service teller and the other with ATM service only). The site (parcel #'s 9724216001, 9724216003, 9724216004, 9724216005, 9724216006) is directly south of Prospect Road and directly east of S. College Avenue. Future access will be taken from both Prospect Road to the north and S. College Avenue to the west. The proposal includes 31 on-site parking spaces. The property is within the General Commercial District (C-G) zone district and is subject to Administrative (Type 1) Review.	Planner: Jason Holland  Engineer: Spencer Smith  DRC: Todd Sullivan

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# 120 Triangle Drive Senior Living

Aerial Site Map



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CONCEPTUAL REVIEW: APPLICATION

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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) Gaius Nelson - Architect - Consultant to Developer

Business Name (if applicable) Nelson Tremain Partnership, PA.

Your Mailing Address 125 SE Main Street, #245, Minneapolis, MN 55414

Phone Number 612-331-7178 Email Address gaius@ntp.cc

Site Address or Description (parcel # if no address) 120 Triangle Dr. Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) 117 units of Senior Living including 24 Memory Care Assisted Living and 93 units flexible Assisted Living and Independent Living units - plus Common Activity and Services.

Proposed Use Residential Sr. Living Existing Use Undeveloped Land

Total Building Square Footage 177,000 S.F. Number of Stories 3/4 Lot Dimensions irregular

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

Increase in Impervious Area 67,500 impervious, 4,000 semi pervious roof deck 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?



**3DS AREAL SECTION -1:**

TOPO GENERIC SITE SECTION SHOWING LEVELS' ELEVATIONS AND RELATIONS WITH EXISTING GRADES



Nelson - Tremain Partnership  
**ARCHITECTURE AND DESIGN FOR AGING**  
 125 Southeast Main Street, Suite 245  
 Minneapolis, Minnesota 55414  
 Ph: 612-331-7178 Website: www.nip.cc  
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Certification:

**3DS AREAL SECTION -2:**

TOPO GENERIC SITE SECTION SHOWING LEVELS' ELEVATIONS AND RELATIONS WITH EXISTING GRADES



CONCEPT DESIGN

December 26, 2019

Project:

Revisions:

#	Date	Description

Sheet Title:

SITE PLAN - AERIAL 3DS SECTIONS

Sheet Number:

Certification:

**CONCEPT DESIGN**

December 26, 2019

Project:

Revisions:

#	Date	Description

Sheet Title:

**SITE PLAN -  
 AERIAL 3DS  
 VIEWS**

Sheet Number:



Certification:



- OPEN TERRACE
- FIRST TIER ROOF (BASEMENT + THREE FLOORS)
- OPEN TERRACE AND ROOF GARDEN ABOVE MAIN ENTRY AND COMMONS AREA
- RECEPTION & COMMONS AREA
- BASEMENT LEVEL APARTMENTS
- COMMONS AREA LEVEL
- PARKING GARAGE & SERVICE ENTRY ACCESS
- MAIN ENTRY AND COMMONS
- OPEN GARDEN PATIO
- MAIN ENTRY PARKING LOT
- MEMORY CARE LEVEL ABOVE PARKING GARAGE
- PARKING GARAGE ENTRY
- SIDEWALK
- MAIN ENTRY AND PARKING LOT ROAD ACCESS



**CONCEPT DESIGN**

December 26, 2019

Project:

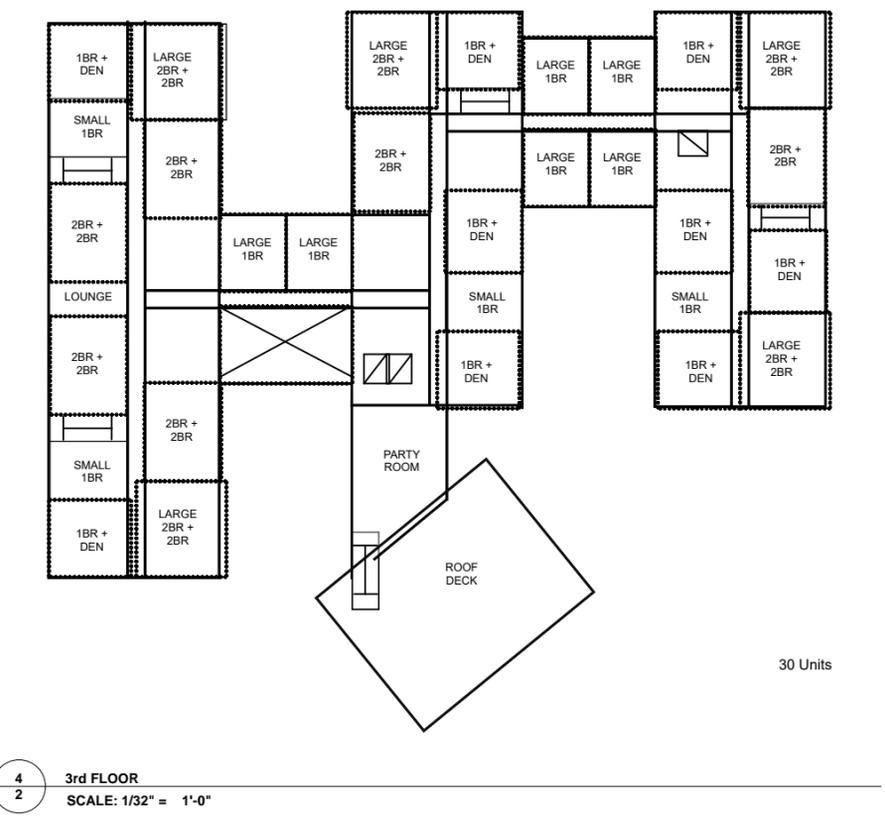
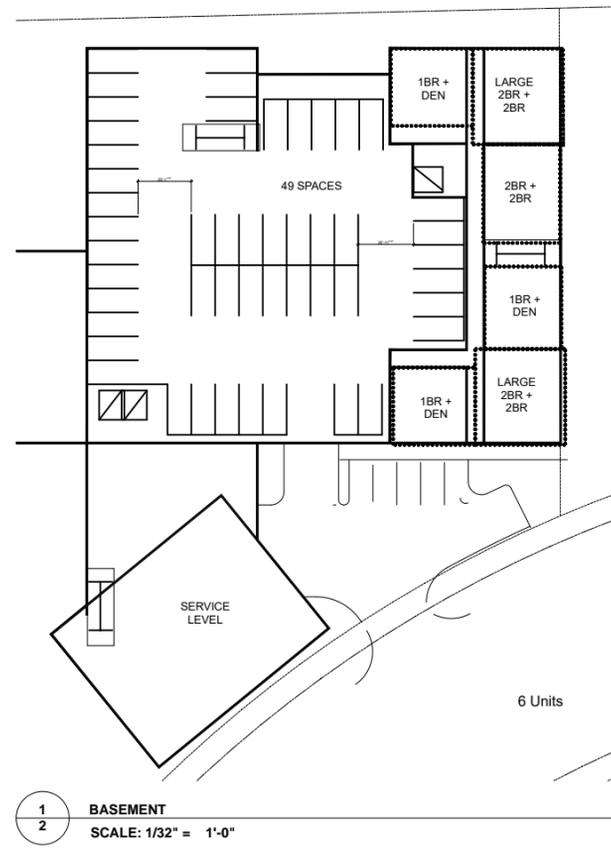
Revisions:

#	Date	Description

Sheet Title:

**SITE PLAN - AERIAL 3DS VIEWS**

Sheet Number:



**Nelson · Tremain Partnership**  
**ARCHITECTURE AND DESIGN FOR AGING**  
 125 Southeast Main Street, Suite 245  
 Minneapolis, Minnesota 55414  
 Ph: 612.331.7178 Website: www.nptpc.com  
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Certification:

**CONCEPT DESIGN**  
 December 10, 2019

Project:

Revisions:

#	Date	Description

Sheet Title:

**FLOOR PLANS**

Sheet Number:

U-3 1708

P.U.D.

HILLS

RIDGEWOOD

No.	Revisions	By	Date

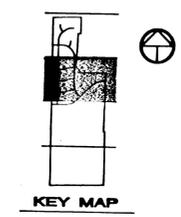
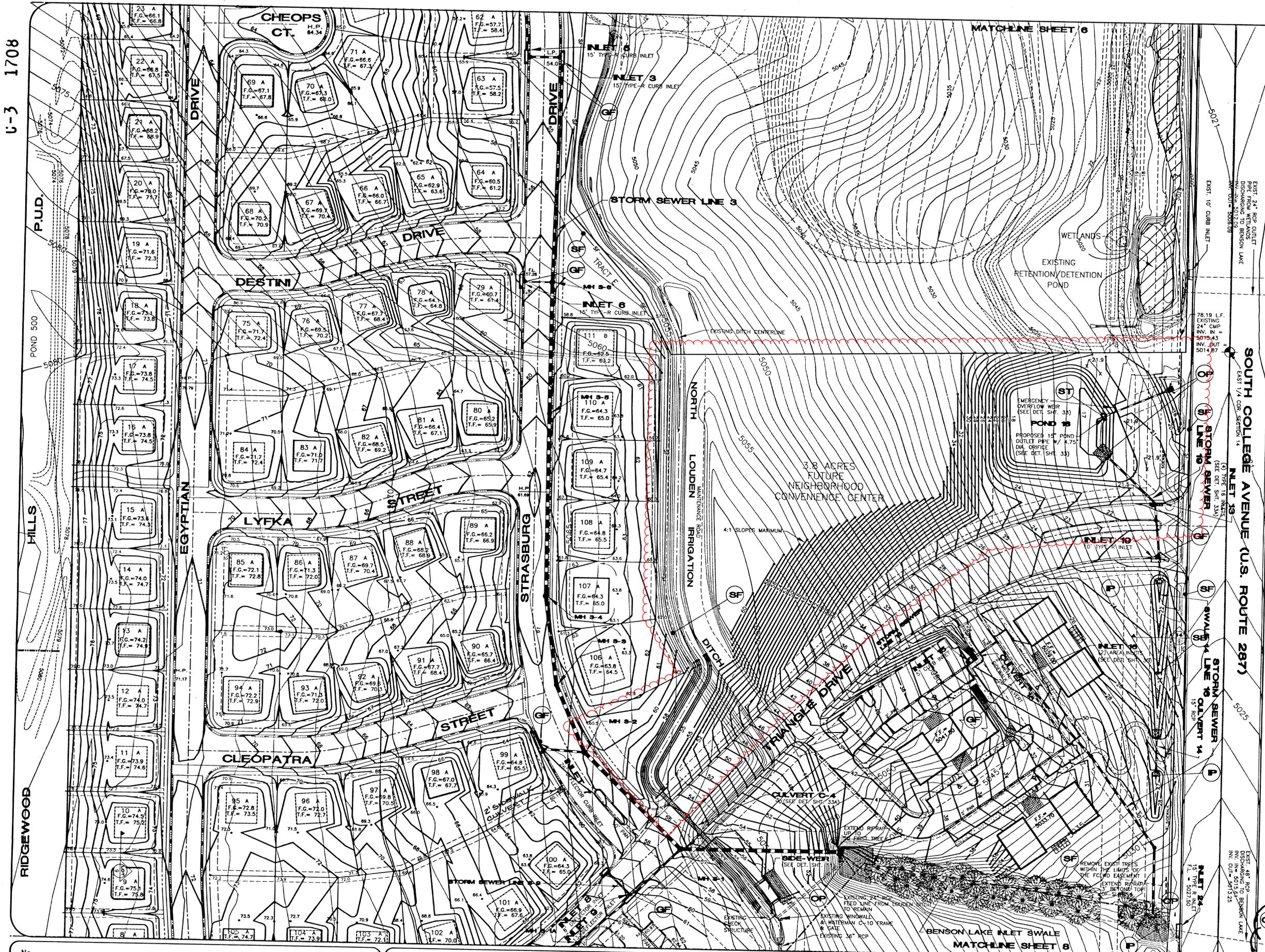
**NORTHERN ENGINEERING SERVICES**  
 420 SOUTH HOWES SUITE 202, FT. COLLINS, COLORADO 80521  
 (970) 221-4158

Project: 9641.00 Print Date:  
 SCALE: 1"=50'  
 DESIGNER: GAS CHECKED BY: RAC  
 DRAFTSMAN: CADD PREPARED: 07/07/97

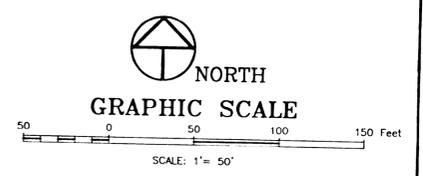
These drawings are instruments of service provided by Northern Engineering Services, Inc., and are not to be used for any type of construction unless signed and stamped by a Professional Engineer in the employ of Northern Engineering Services, Inc.

**SHENANDOAH P.U.D. FIRST FILING**  
**GRADING AND**  
**EROSION CONTROL PLAN**

Sheet  
**7**  
 35  
 Sheets



- LEGEND:**
- EXISTING STORM SEWER
  - - - - EXISTING STORM SEWER INLET
  - PROPOSED STORM SEWER
  - - - - PROPOSED STORM SEWER INLET
  - EXISTING CONTOUR
  - - - - PROPOSED CONTOUR
  - - - - APPROVED RIDGEWOOD HILLS GRADING
  - GF 1 1 GRAVEL INLET FILTER
  - P 1 1 STRAW BALE INLET PROTECTION
  - SB 1 1 STRAW BALE DIKE
  - SF SF SILT FENCE
  - ST 1 1 SEDIMENT TRAP
  - OP 1 1 RIPRAP OUTLET PROTECTION (SEE DETAIL SHEET 33)



FORT COLLINS - LOVELAND WATER DISTRICT  
 SOUTH FORT COLLINS SANITATION DISTRICT  
**UTILITY PLAN APPROVAL**  
 APPROVED: *[Signature]*  
 DATE: 7-17-97  
 APPROVED: *[Signature]*  
 DATE: 7-14-97

**NORTH LOUDEN DITCH COMPANY**  
**PLAN APPROVAL**  
 APPROVED: *[Signature]* 7/14/97  
 PRESIDENT DATE

**CITY OF FORT COLLINS, COLORADO**  
**UTILITY PLAN APPROVAL**  
 APPROVED: *[Signature]* 7-9-97  
 DIRECTOR OF ENGINEERING DATE  
 CHECKED BY: *[Signature]* 8-13-97  
 THE WATER AND SEWER UTILITY DATE  
 CHECKED BY: *[Signature]* 9/3/97  
 THE STORMWATER UTILITY DATE  
 CHECKED BY: *[Signature]* 9/3/97  
 NATURAL RESOURCES DATE

SEE SHEET 10 OF 35



0 3 1700



MIRAMONT

SOUTHRIDGE  
GREENS

Fossil  
Creek Park

HUNTINGTON  
HILLS

Skyway Dr

287

Hazaleus  
Natural Area

BRITTANY KNOLLS

TRILBY CORNER

SITE LOCATION  
120 TRIANGLE  
DRIVE

STANTON C  
PROVINCETOWNE

Avondale Rd

RIDGEWOOD  
HILLS

Province Rd

287

Colina  
Mariposa  
Natural Area

Pelican Marsh  
Natural Area

GREENS

Slomay Ave

392

287

S Shields St

S Shields St

S Shields St

Google

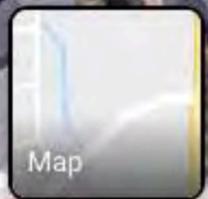


S College Ave

Triangle Dr

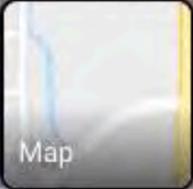
Strasburg Dr

Google





9



2D



Google



Strasbourg Dr

Triangle Dr

Strasbourg Dr

Cypress Ln

Strasbourg Dr

Google

Map



9

207

Godfrey Ave

Triangle Dr

Strasburg

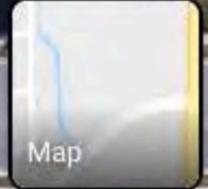
Strasburg Dr

Google

Rotate the view  
Ctrl + mouse drag for full 3D

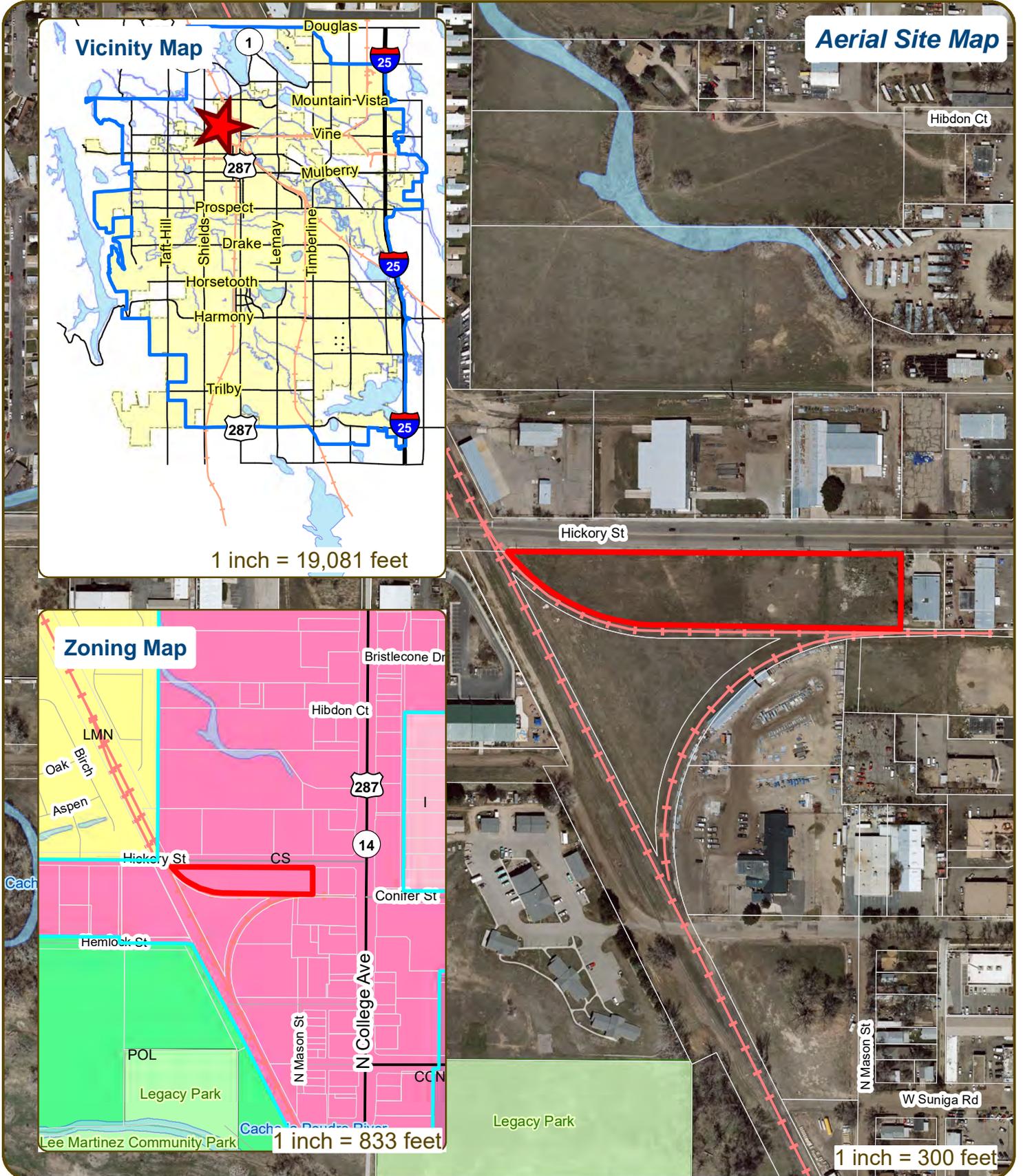


2D



Map

# Hickory Street Storage



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

Brad Pace, prospective owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 210 W. Magnolia St., #340, FTC 80521

Phone Number 970-213-0855 Email Address bpadp107@gmail.com

Site Address or Description (parcel # if no address) Hickory St.

Parcel 9702415003

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

condo garages. See sheet.

41 units x 1250 sf each

Proposed Use storage Existing Use vacant land

Total Building Square Footage 51,250 S.F. Number of Stories one Lot Dimensions 3.84 ac

Age of any Existing Structures none

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? 500 yr

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?

# LAND INFORMATION LOCATOR

Larimer County IT, Enterprise GIS

Search...

Home | Tools | Measure | Markup |  Tool Labels

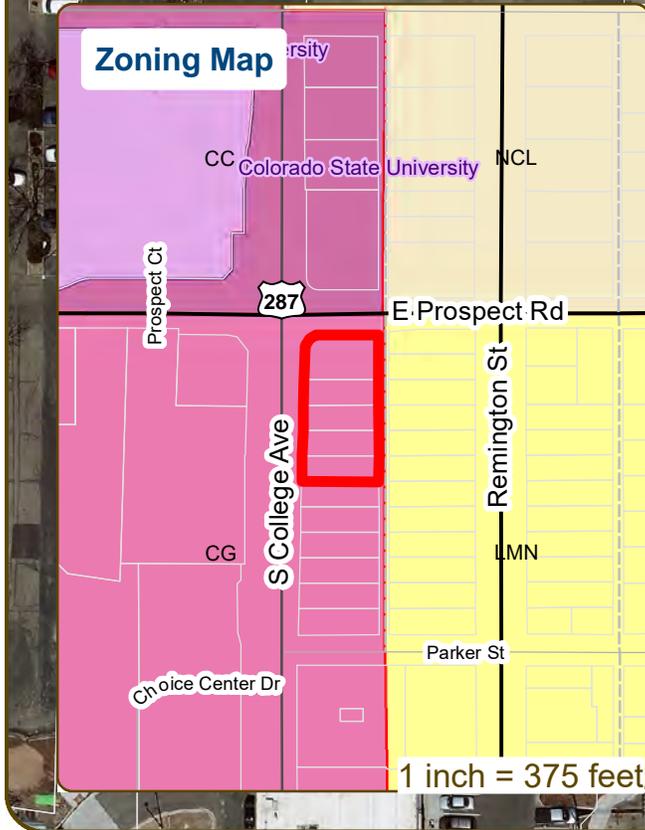
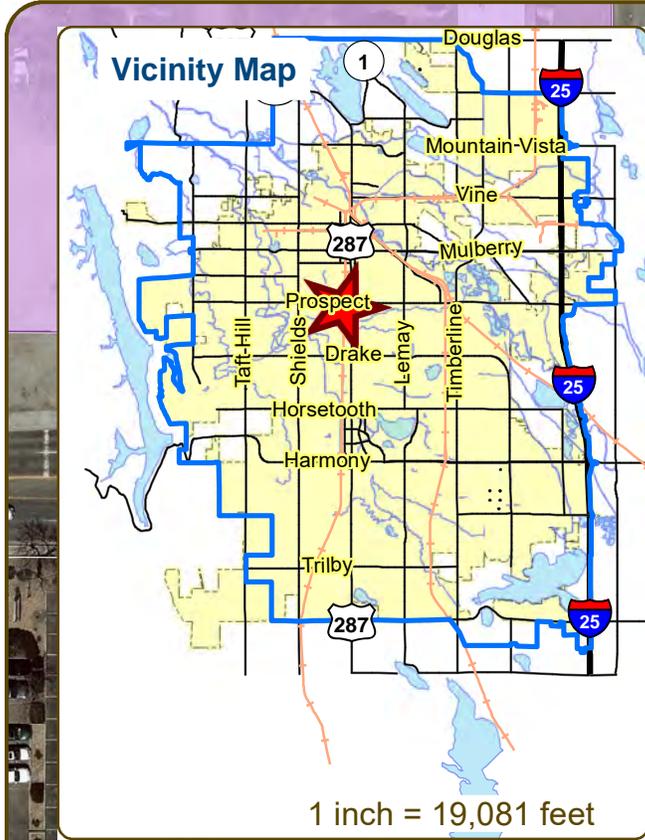
Layer List | Wind/Snowload | Land | Flood | Elections | Emissions | Clear Map | Identify | Initial View | Bookmarks | Previous Extent | Map Export | Print | Share | Navigation Info

Layer Themes | Map | Navigation | Share | Help

Create a printable version of the map



# 1608-1618 College Ave College & Prospect Bank



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Zell Cantrell (Consultant) and Todd Goulding (Owner's Representative)

Business Name (if applicable) Galloway & Company, GDA

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

Phone Number 303-437-4948 Email Address ZellCantrell@GallowayUS.com

Site Address or Description (parcel # if no address) 1608, 1610, and 1618 College Avenue. South east corner of College & Prospect

Description of Proposal (attach additional sheets if necessary) Redevelopment of existing properties into 4,000 - 5,000 SF bank to include two drive-through lanes - one with full service teller, the second with ATM only.

Proposed Use Alpine Bank Existing Use Commercial Retail & Services

Total Building Square Footage 5,000 S.F. Number of Stories 2 Lot Dimensions 150'x283'+/-

Age of any Existing Structures 1608 & 1618 College(1964/1965) 1610 College(1928)

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.

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Increase in Impervious Area TBD - We believe a reduction in imperious area is S.F.kely (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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**LOCATION MAP**



**SITE AREA**

PROPOSED BANK:	0.61 ACRES
EXISTING STRUCTURES TO SOUTH:	0.35 ACRES
<b>TOTAL SITE:</b>	<b>0.96 ACRES</b>

**BUILDING AREA**

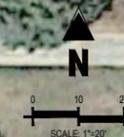
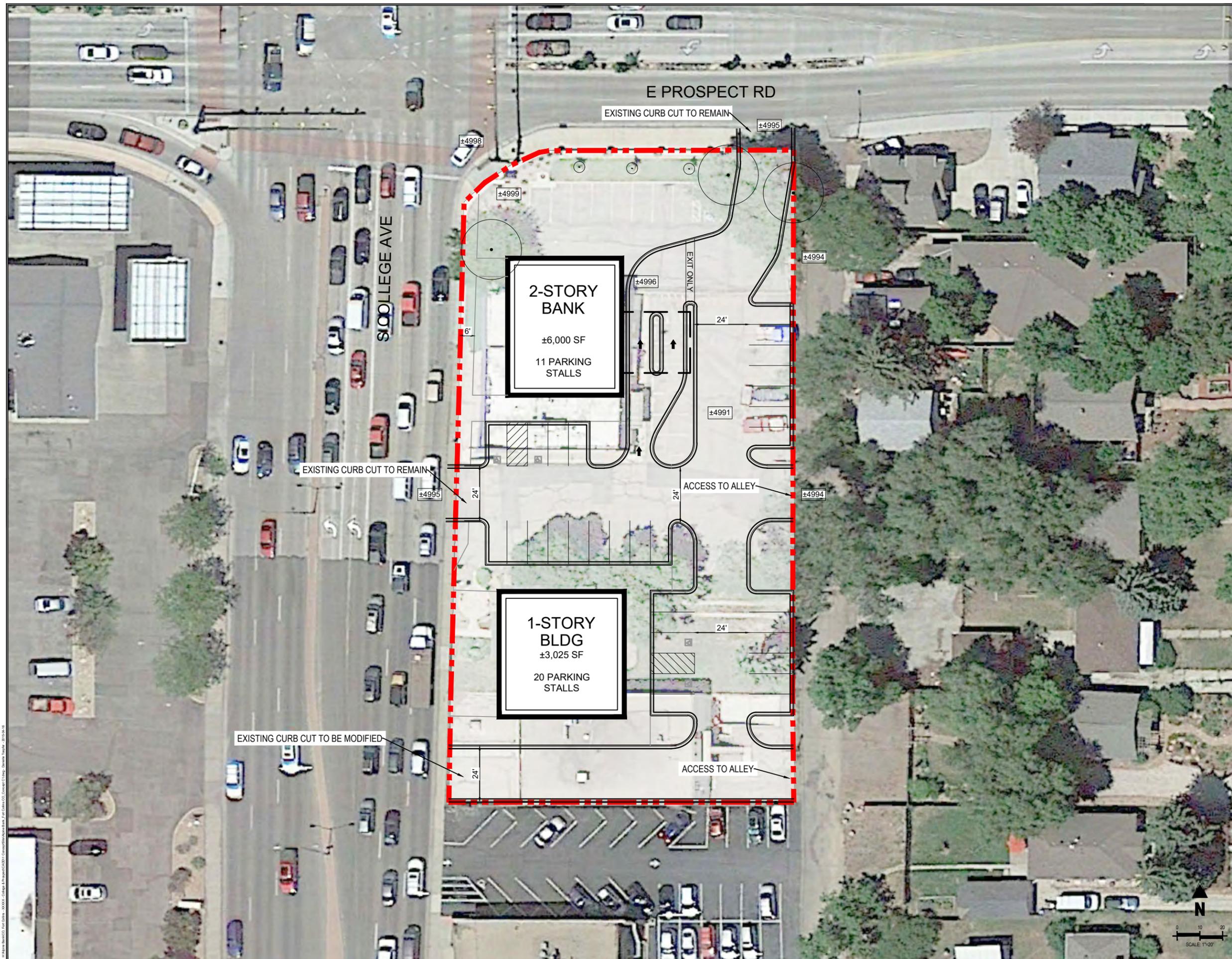
BANK BUILDING AREA:	±6,000 S.F.
SOUTH BUILDING AREA:	±3,025 S.F.

**PARKING COUNT SUMMARY**

PARKING REQUIRED:	TBD
TOTAL PARKING PROVIDED:	31 STALLS
<b>RATIO PROVIDED:</b>	<b>3.43/1000 S.F.</b>

**NOTES:**

- 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:	XXX	12/23/2019
Drawn By:	DTT	
Checked By:	TTN	

**ALPINE BANK**  
Fort Collins, CO  
S College Ave & E Prospect Rd

<b>Layout C1</b>	<b>1 of 1</b>
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