

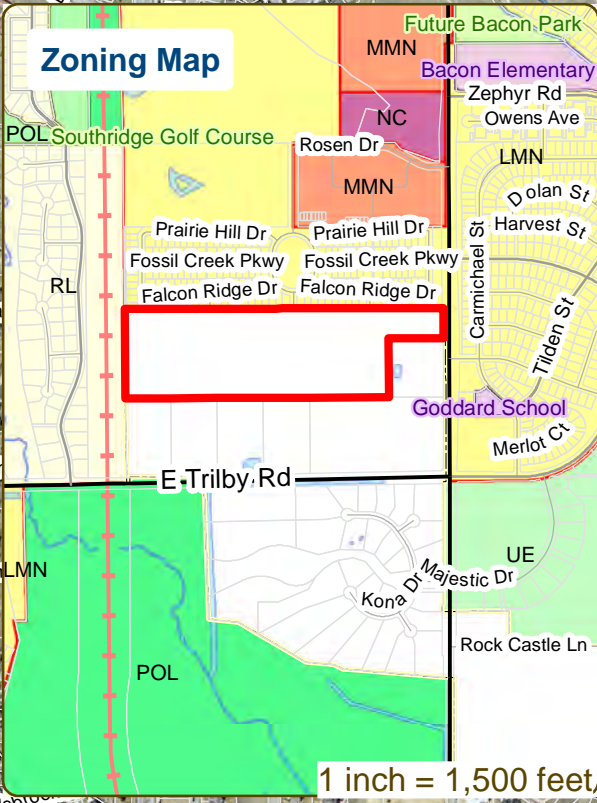
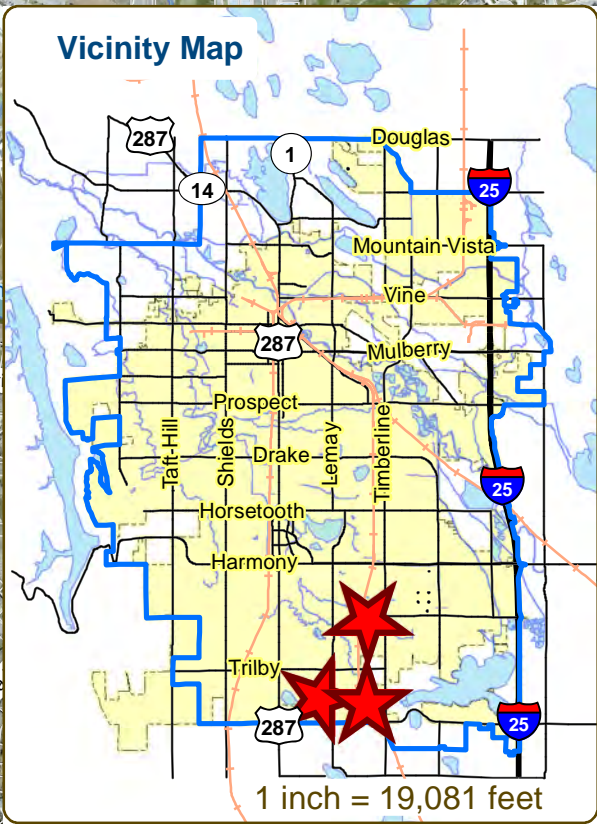
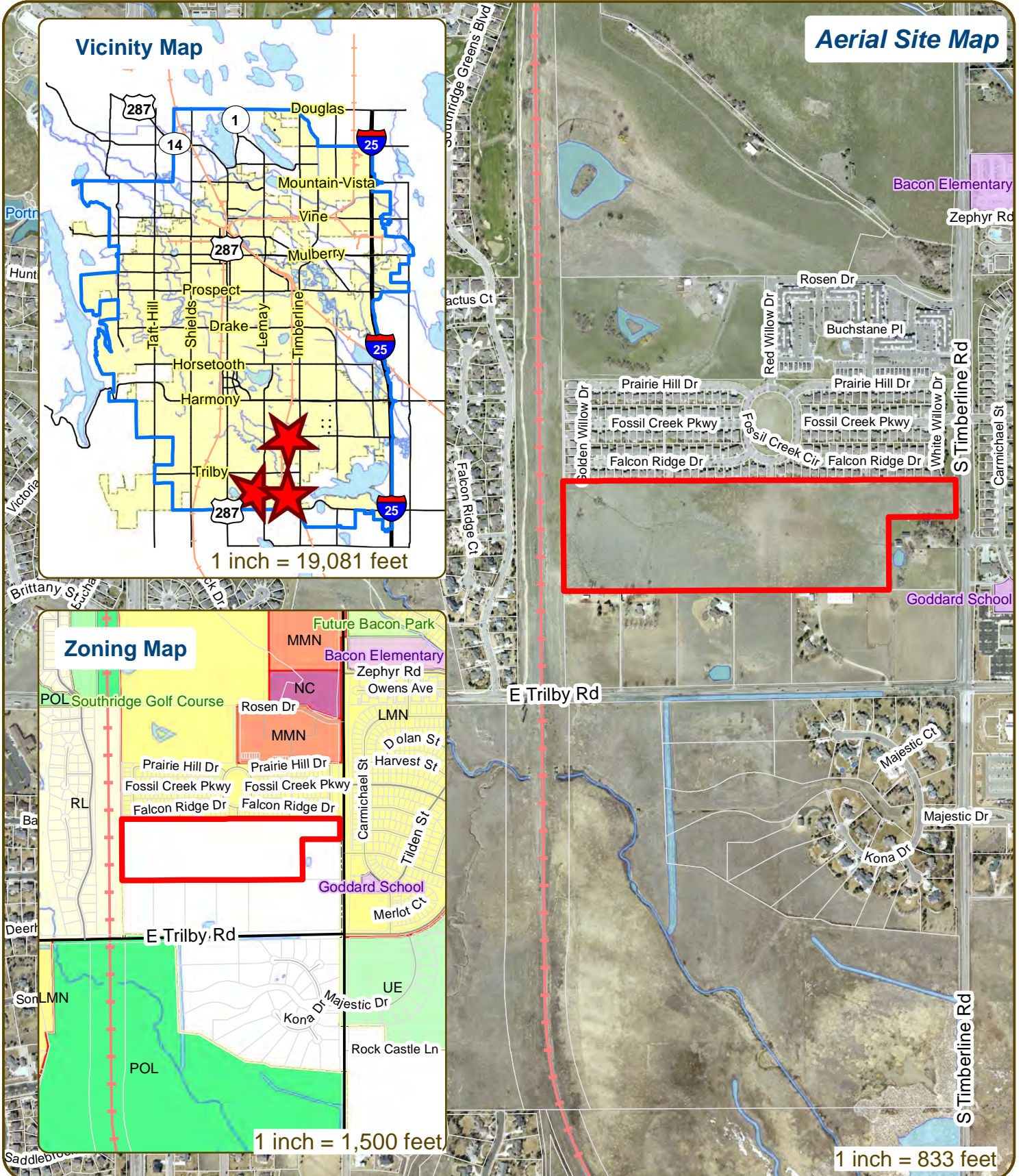
Conceptual Review Agenda

Schedule for 03/19/20
281 Conference Room A

Thursday, March 19, 2020

Time	Project Name	Applicant Info	Project Description	
9:30	S. Timberline Rd Annexation & Residential Development CDR200021	Joshua Guernsey 970-218-2331 jguernsey@waypointre.com	This is a request to construct 221 dwelling units (92 two-family dwelling units and 129 single-family dwelling units) at the site (parcel # 8607400003). Future access will be taken from S. Timberline Road to the east. The site is directly west of S. Timberline Road and approximately 1,000 feet north of E. Trilby Road. The property is outside of the City limits, but within the Growth Management Area boundary. Prior to development the site would require annexation into the City which would be subject to a City Council approval. Once, annexed the site would be zoned Low Density Mixed Use Neighborhood (LMN) zone district and the project would be subject to Type 1 (Administrative) Review.	Planner: Pete Wray Engineer: Spencer Smith DRC: Todd Sullivan
10:15	520 E. Vine Dr Industrial Workshop 1 CDR200022	Roger Hoover 970-443-8440 rsh@naturalbridge.com	This is a request to construct an industrial workshop out of 15 shipping containers at 520 E. Vine Drive (parcel # 9701300029). Access is taken from E. Vine Drive to the south. The site is directly north of E. Vine Drive and approximately 2,000 feet east of N. College Avenue. The site is zoned Downtown (D) zone district and is located in the Innovation sub-district. The project is subject to a Type 1 (Administrative) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Todd Sullivan
11:00	520 E. Vine Dr Industrial Workshop 2 CDR200023	Roger Hoover 970-443-8440 rsh@naturalbridge.com	This is a request to construct an industrial workshop out of 15 shipping containers at 520 E. Vine Drive (parcel # 9701312007). Access is taken from E. Vine Drive to the south. The site is approximately 250 feet north of E. Vine Drive and approximately 2,000 feet east of N. College Avenue. The site is zoned Downtown (D) zone district and is located in the Innovation sub-district. The project is subject to a Type 1 (Administrative) Review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Todd Sullivan

S. Timberline Rd Annexation & Residential Development



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 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 land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. 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 12:00pm, 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) _____

STEVE SCHROYER/JOSH GUERNSEY, OWNER'S REPs.

Business Name (if applicable) WAYPOINT REAL ESTATE

Your Mailing Address 120 WEST OLIVE, FORT COLLINS, CO 80524

Phone Number 970-218-2331 Email Address jguernsey@waypointre.com

Site Address or Description (parcel # if no address) _____

PARCEL # 8607400003

Description of Proposal (attach additional sheets if necessary) _____

SEE EXHIBIT A FOR PROPOSAL AND EXHIBIT B FOR CONCEPT SITE PLAN

Proposed Use S.F., Attached, Two Dwelling, MF Existing Use Unzoned, Agricultural

Total Building Square Footage N/A S.F. Number of Stories 1 to 2 Lot Dimensions See Exhibit B

Age of any Existing Structures No buildings present on property

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 N/A, TBD 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?

EXHIBIT A
“PROJECT DESCRIPTION AND QUESTIONS”






Facilitate the annexation, zoning, subdivision and platting of approximately 35.25 acres of property contiguous to the City Limits of Fort Collins. The property is situated in the southern part of Fort Collins on South Timberline Road. Project would seek to zone the property to LMN. The LMN zoned area could contain single family, single family alley load, paired housing, town home and multifamily uses. See Exhibit B for Concept Plan.

Questions for Staff:

1. Due to the City’s improvements coming soon to S. Timberline - Can staff confirm that we can simply pay a cash in lieu for our local improvements?
2. Per the previous CRT, we asked “Are there any repayment to any developers of Linden Park and/or other nearby developments?”. Staff replied *“This will need to be further researched by City staff to determine exactly what may be required. Any repayment for intersection improvements would be based on a proportionate share determined by this project’s traffic generation.”* What improvements would qualify for reimbursement? Are there any reimbursement agreements on file and recorded? What triggers these reimbursements?
3. Per the previous CRT, Staff commented *“The proposed access to Timberline is okay with the City as a right-in, right-out (RIRO). There was discussion amongst staff as to the feasibility of adjusting the site plan to allow for a future ultimate connection that lines up with the existing Westchase Rd. on the east side of Timberline. The proposed RIRO would then be an interim access point and would go away once the ultimate access was constructed.”* We have adjusted our plan to incorporate a future opposing full movement. Would simple knock down bollards will be accepted at the right in right out movement until the full section of S. Timberline is completed?



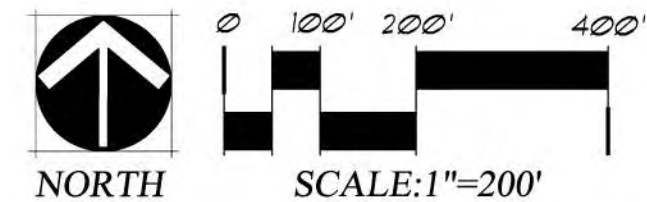
LEGEND

TYPE	MIN. LOT SIZE	DU
 Single-Family Front-Loaded	60' x 105'	46
 Single-Family Alley-Loaded	60' x 95'	24
 Two-Family Front-Loaded	36' x 105'	48
 Two-Family Alley-Loaded	31' x 85'	44
 Single-Family Attached	20' x 80'	59
TOTAL		221

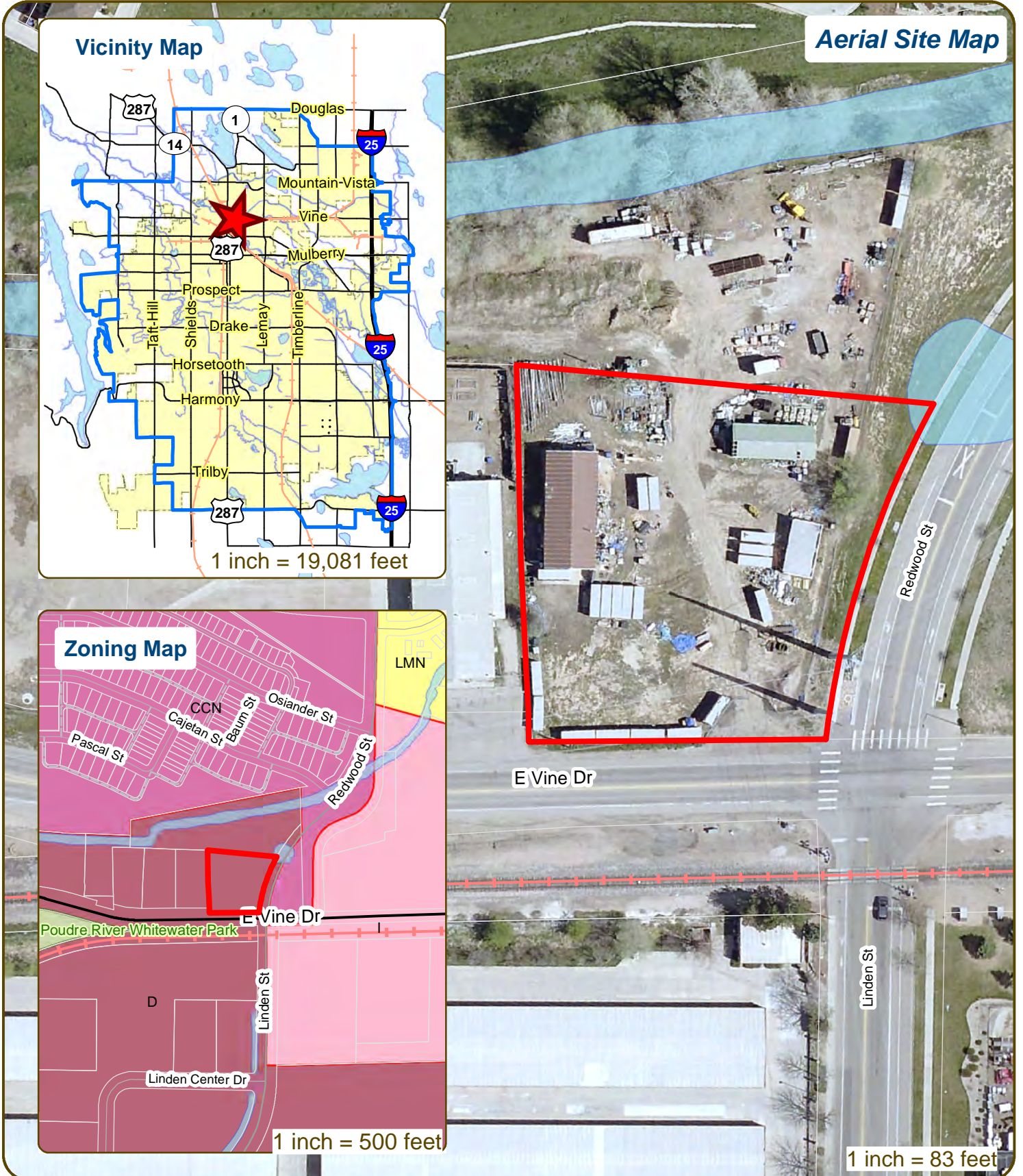
DENSITY

Property Area	= 35 ac
Max Density allowed per code	= 9 DU/ac
Proposed Density (221 DU/35 ac)	= 6.3 DU/ac

EXHIBIT B



520 E. Vine Dr Industrial Workshop 1



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 land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. 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) Roger Hoover, owner

Business Name (if applicable)

Your Mailing Address 520 East Vine Drive

Phone Number 970-443-8440 Email Address rsh@naturalbridge.com

Site Address or Description (parcel # if no address) 520 East Vine, parcel # 970130029

Description of Proposal (attach additional sheets if necessary) Build workshop space to be used in conjunction with existing workshop space at 520 E Vine, parcel 970130029. Workshop space will be constructed with 15 unmodified ISO standard 40ft high cube shipping containers. -continued below-

Proposed Use Workshop space Existing Use No existing structures on parcel

Total Building Square Footage 4800sqft S.F. Number of Stories 1 Lot Dimensions Irregular, 2.6ac

Age of any Existing Structures 3 structures, workshop1 circa 1920, workshop2 circa 1960, workshop3 2012

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 year fema

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

Increase in Impervious Area 4800sqft, but see additional information below 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?

Additional Information

The new workshop building will be constructed of 15 ISO 668 standard high cube shipping containers (40' long X 8' wide X 9'6" high) on a foundation of compacted road base, recycled asphalt, and/or recycled crushed concrete. This building may be considered to be either:

- 15 separate buildings, each with a separate building permit (as was done with five identical shipping containers at 1415 Blue Spruce Drive),
- Or one building with the containers connected together with ISO standard dovetail turn-lock connectors.

Drainage is mostly contained on the two parcels, with some movement from the north to south parcel. While the building will occupy 4800 sqft, drainage impact will be negligible as each container's roof will drain independently in the 3-inch gap between containers (both cases above). Since the foundation is pervious, draining will be uniformly distributed throughout the structure.

Existing use of both parcels will remain unchanged, with existing workshops used for small scale fabrication of wood, stone, and metal, and the storage of equipment, tools, and materials.

Other than the delivery of the shipping containers, there will be no traffic impacts.

The new structure will have no utilities.

Two separate sites on adjacent parcels are being considered for this project

Parcel 970130029 site location:



Parcel 970130029 Structures

Photographs of the existing structures follow in order, Workshop1, Workshop2, Workshop3. Workshop1 and 2 are former CDOT structures that are more than 50 years old. Workshop3 was built in 1928, expanded in 2005, and moved to the site in 2012.



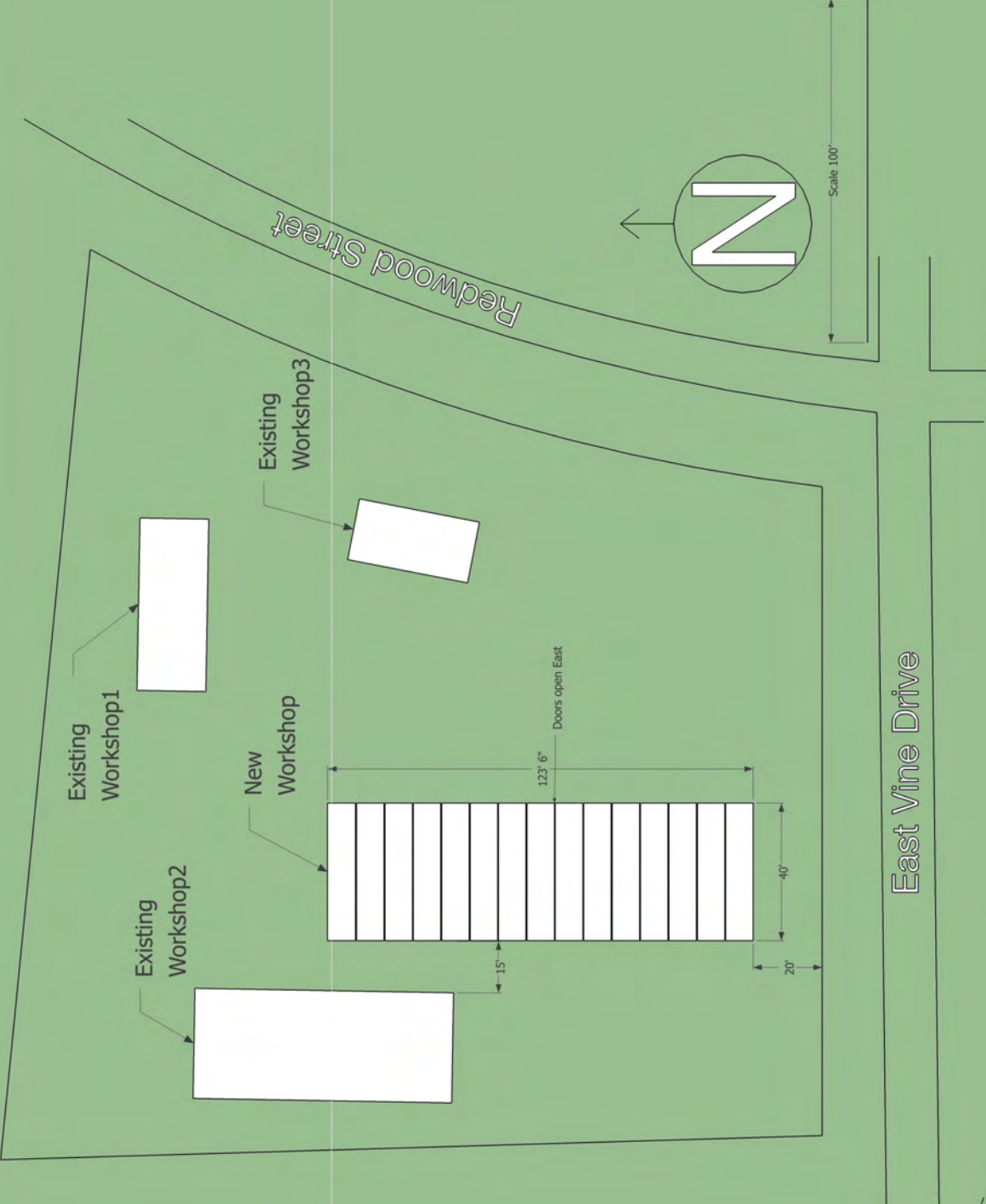




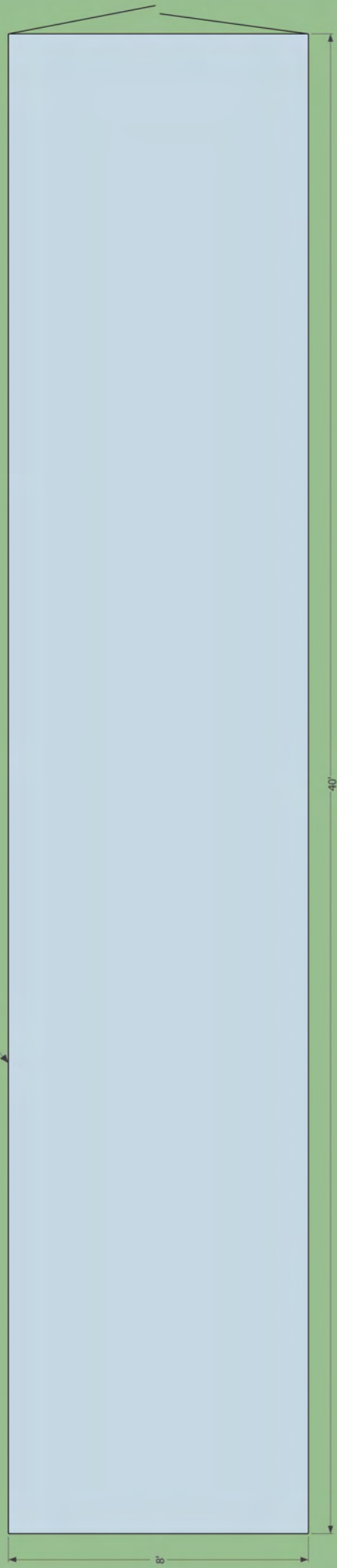




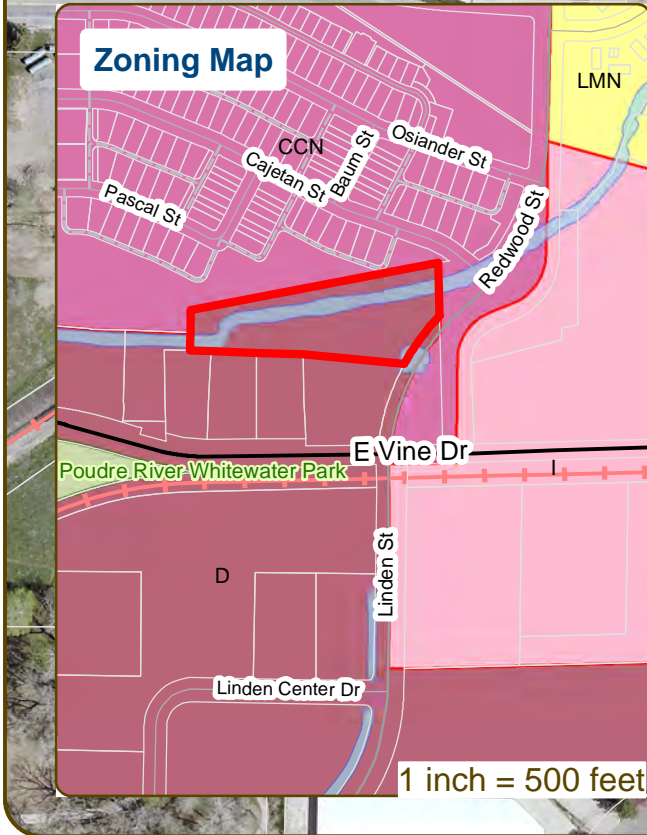
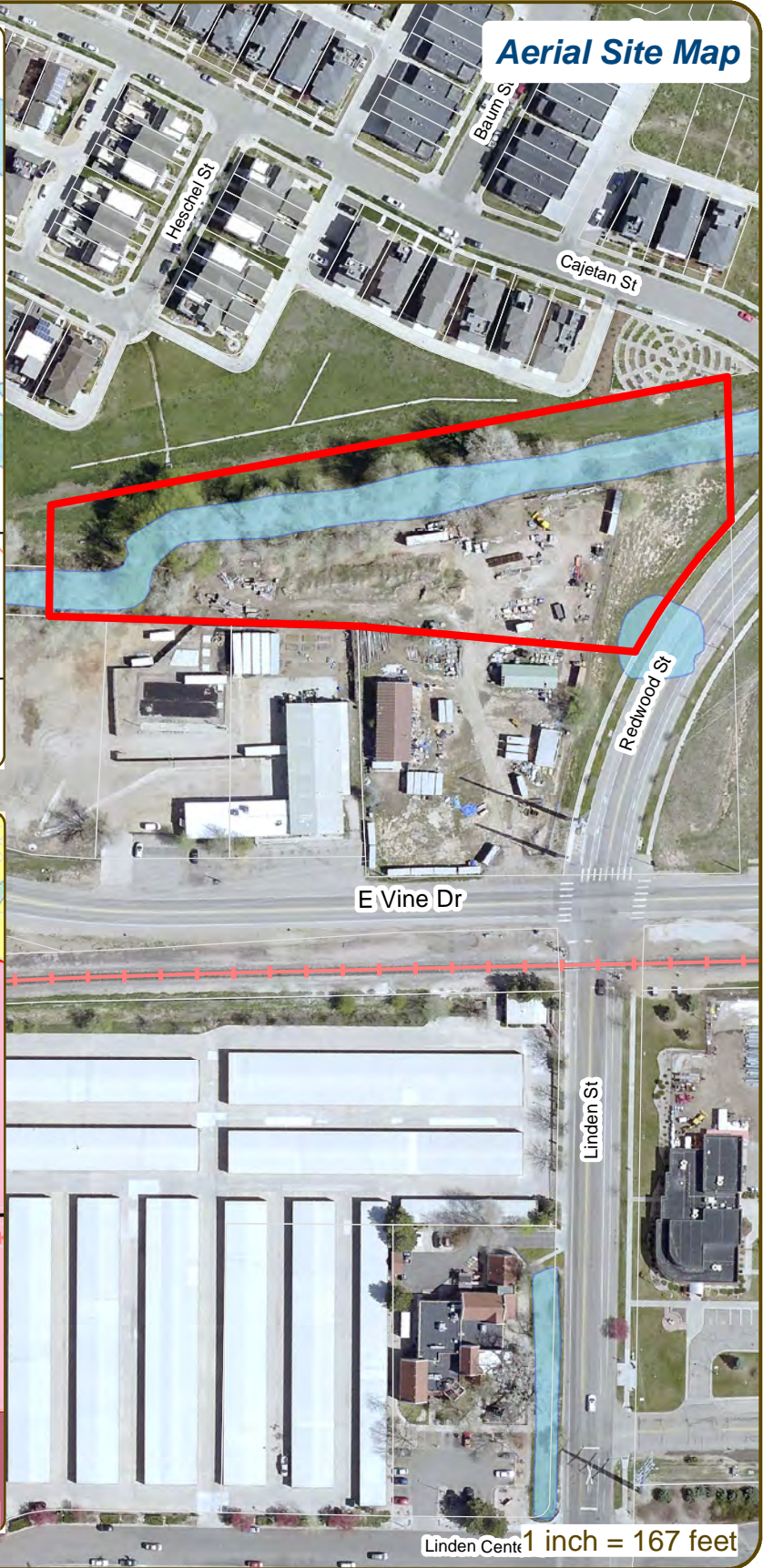
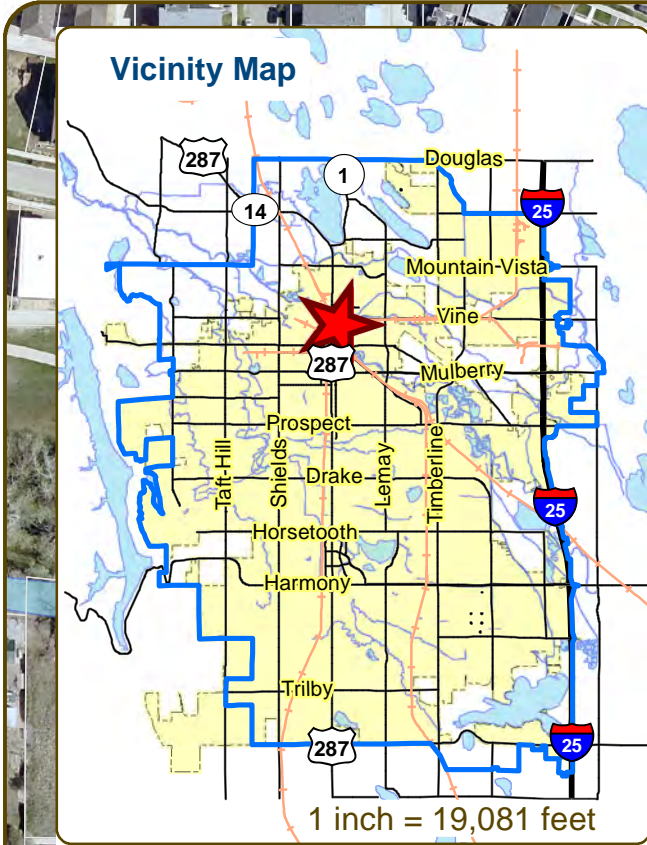




Floor Plan
320 sqft workshop space each container
15 containers, total 4800 sqft



520 E. Vine Dr Industrial Workshop 2



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 land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that 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. 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) Roger Hoover, owner

Business Name (if applicable)

Your Mailing Address 520 East Vine Drive

Phone Number 970-443-8440 Email Address rsh@naturalbridge.com

Site Address or Description (parcel # if no address) 520 East Vine, parcel # 9701312007

Description of Proposal (attach additional sheets if necessary) Build workshop space to be used in conjunction with workshop space at 520 E Vine, parcel 970130029. Workshop space will be constructed with 15 unmodified ISO standard 40ft high cube shipping containers. -continued below-

Proposed Use Workshop space Existing Use No existing structures on parcel

Total Building Square Footage 4800sqft S.F. Number of Stories 1 Lot Dimensions Irregular, 2.6ac

Age of any Existing Structures No 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? [x] Yes [] No If yes, then what risk level? 500 year fema Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 4800sqft, but see additional information below 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?

Additional Information

The new workshop building will be constructed of 15 ISO 668 standard high cube shipping containers (40' long X 8' wide X 9'6" high) on a foundation of compacted road base, recycled asphalt, and/or recycled crushed concrete. This building may be considered to be either:

- 15 separate buildings, each with a separate building permit (as was done with five identical shipping containers at 1415 Blue Spruce Drive),
- Or one building with the containers connected together with ISO standard dovetail turn-lock connectors.

Drainage is mostly contained on the two parcels, with some movement from the north to south parcel. While the building will occupy 4800sqft, drainage impact will be negligible as each container's roof will drain independently in the 3-inch gap between containers (both cases above). Since the foundation is pervious, draining will be uniformly distributed throughout the structure.

Existing use of both parcels will remain unchanged, with existing workshops used for small scale fabrication of wood, stone, and metal, and the storage of equipment, tools, and materials.

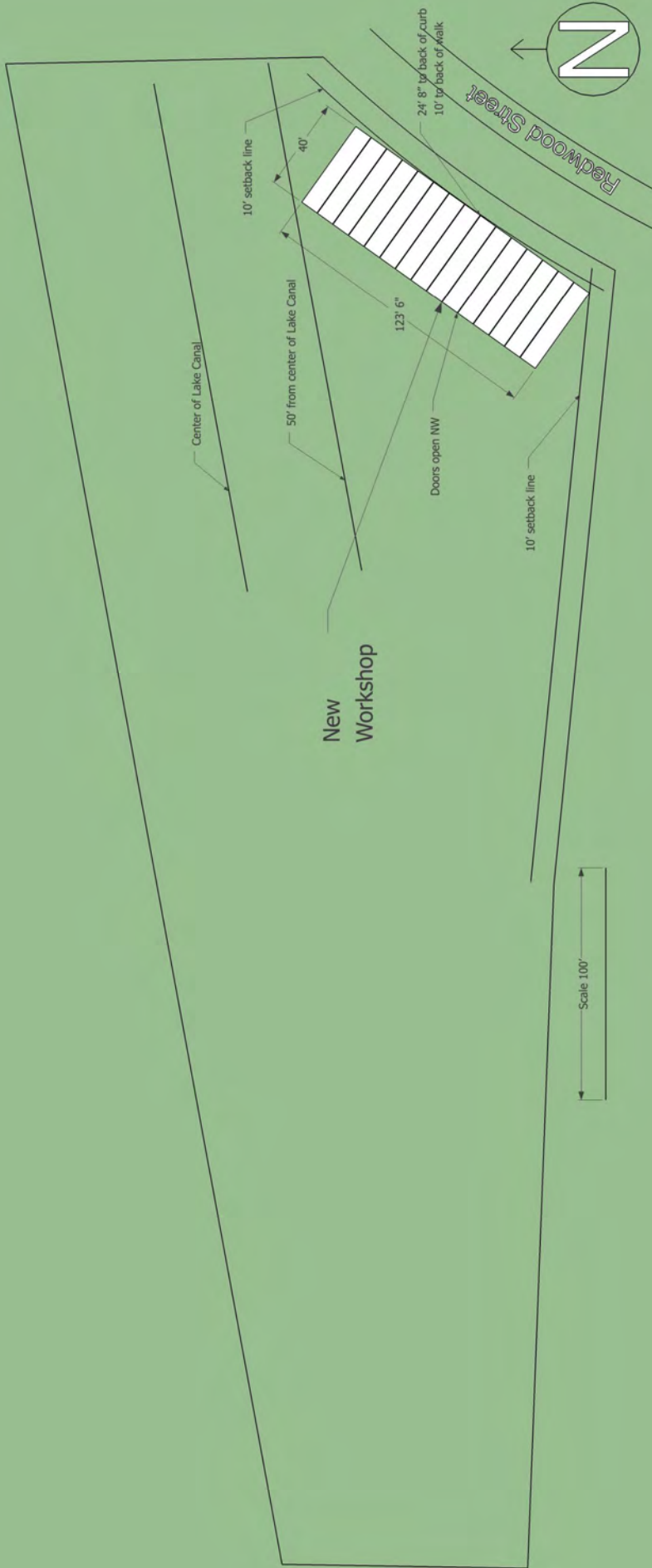
Other than the delivery of the shipping containers, there will be no traffic impacts.

The new structure will have no utilities.

Two separate sites on adjacent parcels are being considered for this project

Parcel 9701312007 site location:





Floor Plan
320 sqft workshop space each container
15 containers, total 4800 sqft

