

Conceptual Review Agenda

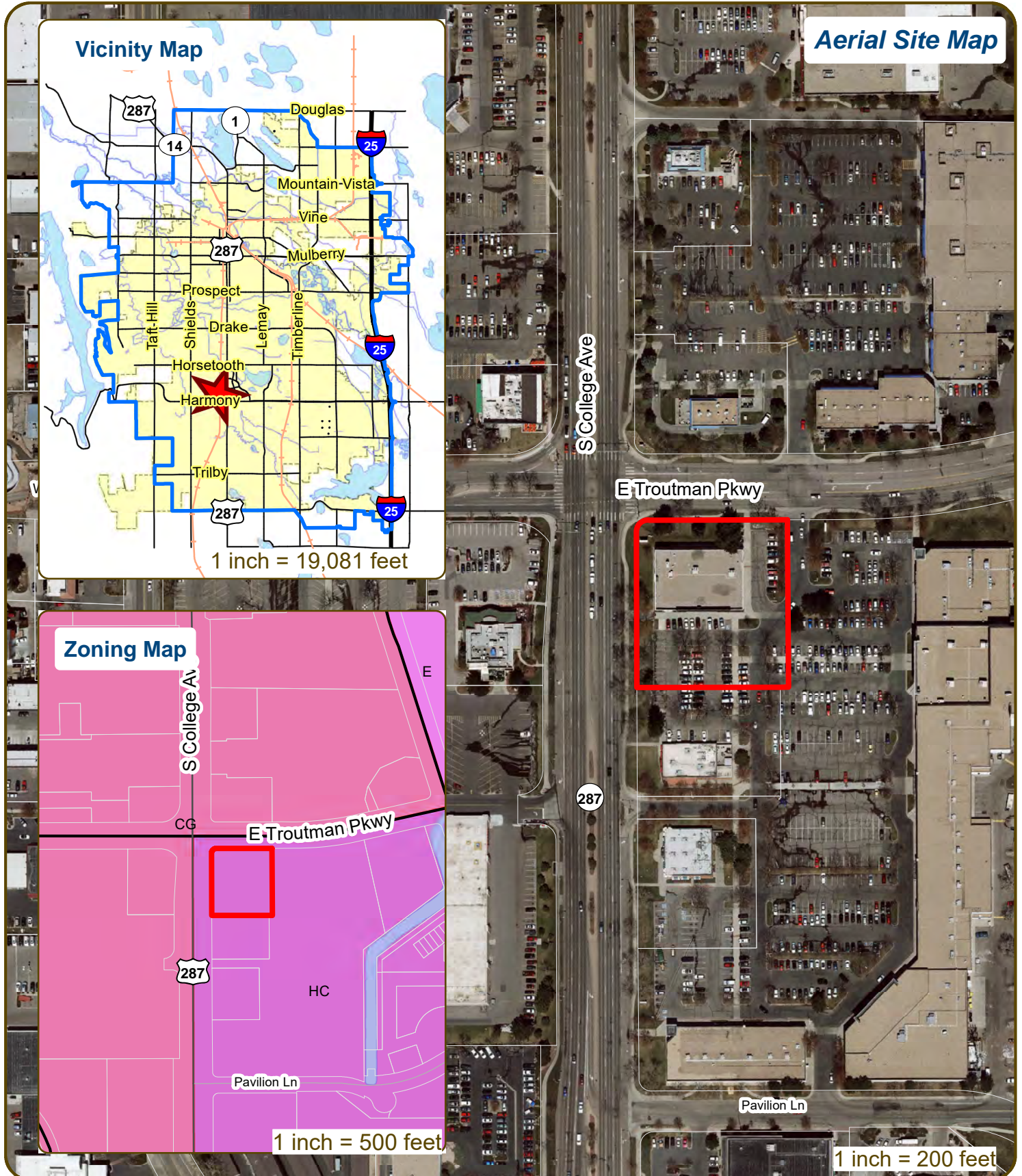
Schedule for 04/23/20

Thursday, April 23, 2020

Time	Project Name	Applicant Info	Project Description	
9:15-10:00	3131 Conestoga Ct Carriage House CDR200030	Alecia Hunter 858-212-5687 aleciajhunter@gmail.com	This is a request to construct a 600 square foot carriage house at 3131 Conestoga Court (parcel # 9726335006). Access is taken from Conestoga Court directly to the northeast. The site is located directly east of S. Shields Street and approximately .5 miles north of W. Horsetooth Road. The property is within the Low Residential (RL) zone district and is subject to a Type 1 (Administrative).	Planner: Clark Mapes Engineer: Marc Virata DRC: Todd Sullivan
10:15-11:00	4300 S. College Ave Financial Service & Drive-Thru ATM CDR200031	Aaron McLean 303-770-8884 aaronmclean@gallowayus.com	This is a request for a change of use to a financial services facility (ENT Bank) which would require the construction of a drive-thru ATM at 4300 S. College Avenue (parcel # 9736331005). Construction of the drive-thru ATM would require the removal of 8 existing parking spaces. Access is taken from S. College Avenue to the west and Troutman Parkway to the north. The site is directly east of S. College Avenue and approximately 1,500 feet north of E. Harmony Road. The site is zoned Harmony Corridor (HC) zone district and is likely subject to a Minor Amendment process.	Planner: Arlo Schumann Engineer: Spencer Smith DRC: Brandy Bethurem Harras
11:15-12:00	S. Shields St & Wakerobin Ln Retail Store CDR200032	Ed Voltalina 504-388-9013 ed@dorseydevelopment.com	This is a request to construct a 9,100 square foot retail store and affiliated parking lot at the corner of S. Shields Street and Wakerobin Lane (parcel # 9734406001). Future access would be taken from S. Wakerobin Lane directly to the north. Currently, 36 on-site parking spaces are proposed. The site is directly west of S. Shields Street and approximately 500 feet north of W. Harmony Road. The site is zoned Neighborhood Commercial District (NC) zone district and is likely subject to a Type 1 (Administrative) Review.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Tenae Beane

WITHDRAWN

4300 S. College Ave Financial Service & Drive-Thru ATM



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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) Aaron McLean (Consultant/Entitlements/Engineering)

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

Your Mailing Address 6162 S Willow Drive, Suite 320; Greenwood Village, CO 80111

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

Site Address or Description (parcel # if no address) 4300 South College Avenue

Description of Proposal (attach additional sheets if necessary) Installation of a drive-up Interactive Teller Machine (ITM) by way of removing eight (8) existing parking stalls along the western edge of the existing parking field. Ent Credit Union will occupy the endcap suite in the adjacent building to the north.

Proposed Use Drive-Up ITM/ATM Existing Use parking for shopping center

Total Building Square Footage 12,009 S.F. Number of Stories 1 Lot Dimensions Unknown

Age of any Existing Structures 31 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.

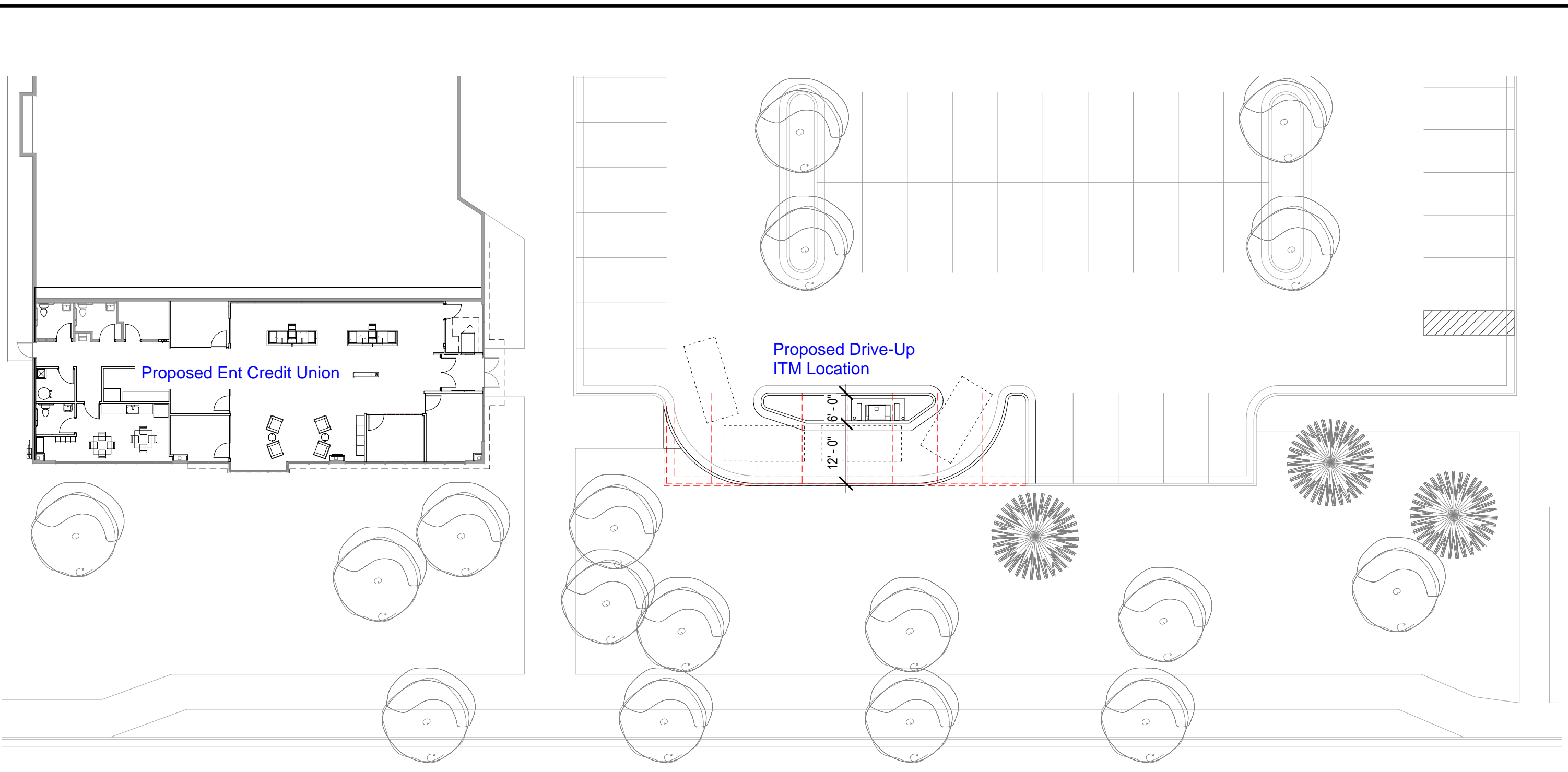
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area None S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

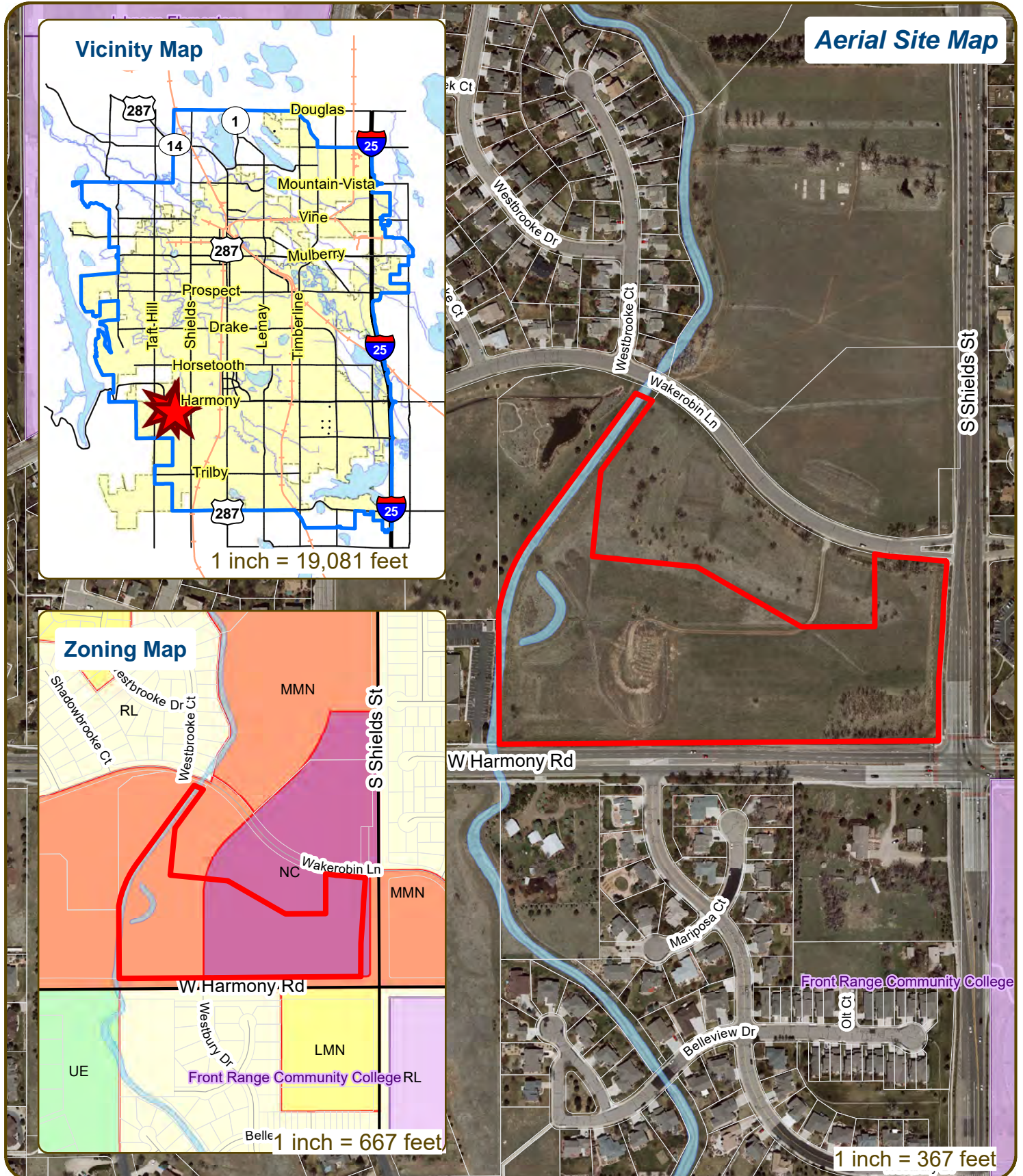
Suggested items for the Sketch Plan:

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?



① ITM LOCATION PLAN
 1" = 20'-0"

S. Shields St & Wakerobin Ln Retail Store



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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) _____

Business Name (if applicable) Dorsey Development DG, LLC

Your Mailing Address 3636 N. Causeway Blvd., Ste. 200, Metairie, LA 70002

Phone Number 504-388-9013 **Email Address** ed@dorseydevelopment.com

Site Address or Description (parcel # if no address) SW corner of S. Shields St. and Wakerobbin Rd.

Description of Proposal (attach additional sheets if necessary) 9100 sf retail store and ancillary parking lot.

Proposed Use retail store **Existing Use** Vacant Land

Total Building Square Footage 9100 S.F. **Number of Stories** 1 **Lot Dimensions** 1.95 acres

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 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 41,747 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?

PRELIMINARY SITE PLAN

CITY, STATE - STREET:
FORT COLLINS, CO - S. SHIELDS ST AND W. HARMONY RD

PROTOTYPE:	9,100 B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	9,026/7,220	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	COMPANY: DORSEY DEVELOPMENT COMPANIES, LLC	3-31-20
ACREAGE:	1.95±	NAME: PAUL DORSEY	NAME: JAY WOOD	
PARKING SPACES:	36	PHONE #: 504-220-4123	PHONE #: 225-291-0339	

PRELIMINARY

THIS DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



SCALE = 1"=160'