

Conceptual Review Agenda

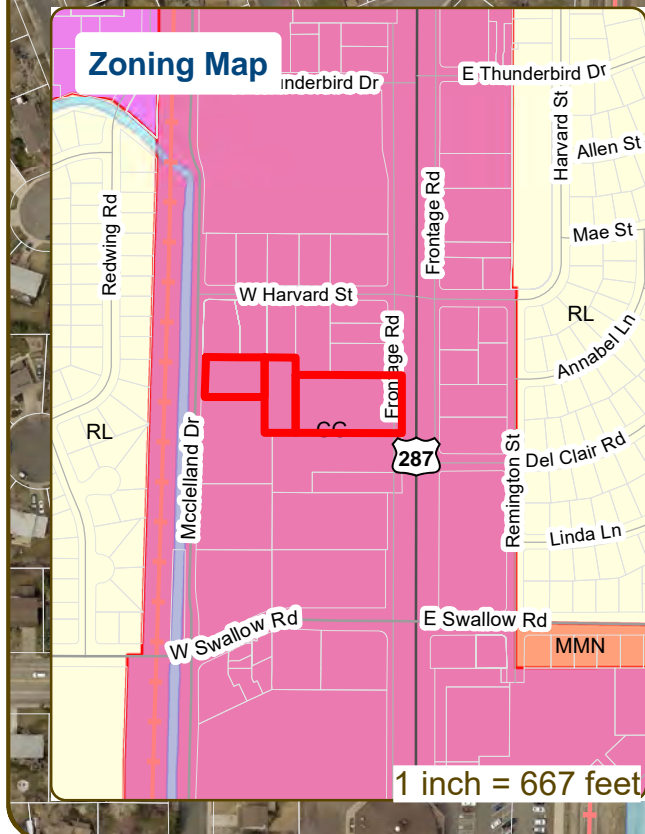
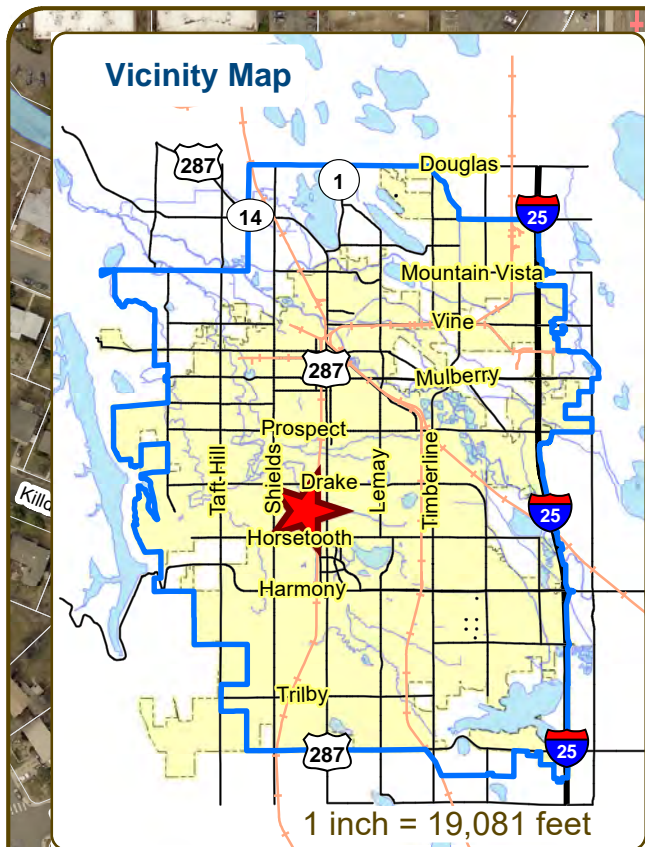
Schedule for 07/23/20

Meetings hosted via Zoom Web Conferencing

Thursday, July 23, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	2839 S College Ave Food Bank CDR200055	William Welch 970-215-4099 wewelch@wmtwelch.com	This is a request to convert an existing commercial structure into a food share grocery store for use by the Food Bank of Larimer County at 2839 S College Ave (parcel #9726100034). Access is taken from the frontage road to the east which is accessed from W Harvard St to the north. The project proposes parking lot improvements on two adjacent parcels (parcel #9726147002, 9726147003), as well as adding a new point of access from McClelland Dr to the west. The property is within the General Commercial (CG) zone district and is subject to Planning & Zoning Board (Type 2) Review.	Planner: Will Lindsey Engineer: Spencer Smith DRC: Tenae Beane
10:15	1118 NE Frontage Rd Marijuana Cultivation CDR200056	Holiday Watson 970-413-4090 mail.watson819@gmail.com	This is a request to establish a marijuana cultivation facility in an existing 18,500 square foot warehouse located at 1118 NE Frontage Rd (parcel #8703000019). Access is taken from NE Frontage Rd to the west. The property is within the Industrial (I) zone district and is subject to Basic Development Review.	Planner: Jason Holland Engineer: Morgan Stroud DRC: Todd Sullivan

2839 S College Ave Food Bank



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CONCEPTUAL REVIEW: APPLICATION

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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) William Welch

Business Name (if applicable) Wm T. Welch Company, LLC

Your Mailing Address 1315 Oakridge Drive, Suite 100, Fort Collins CO 80525

Phone Number 970/215-4099 Email Address wwelch@wmtwelch.com

Site Address or Description (parcel # if no address) 2839 S College Avenue, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Tenant finish and site work for Food Bank for Larimer County to use existing building as a food share grocery store. Project will include improving rear lot, access improvements and upgrading exterior enclosure.

Proposed Use Food Bank Food Share Existing Use Merchandising

Total Building Square Footage 25,200 S.F. Number of Stories 1 Lot Dimensions 64,000 sf

Age of any Existing Structures TBD Estimated 1975

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.

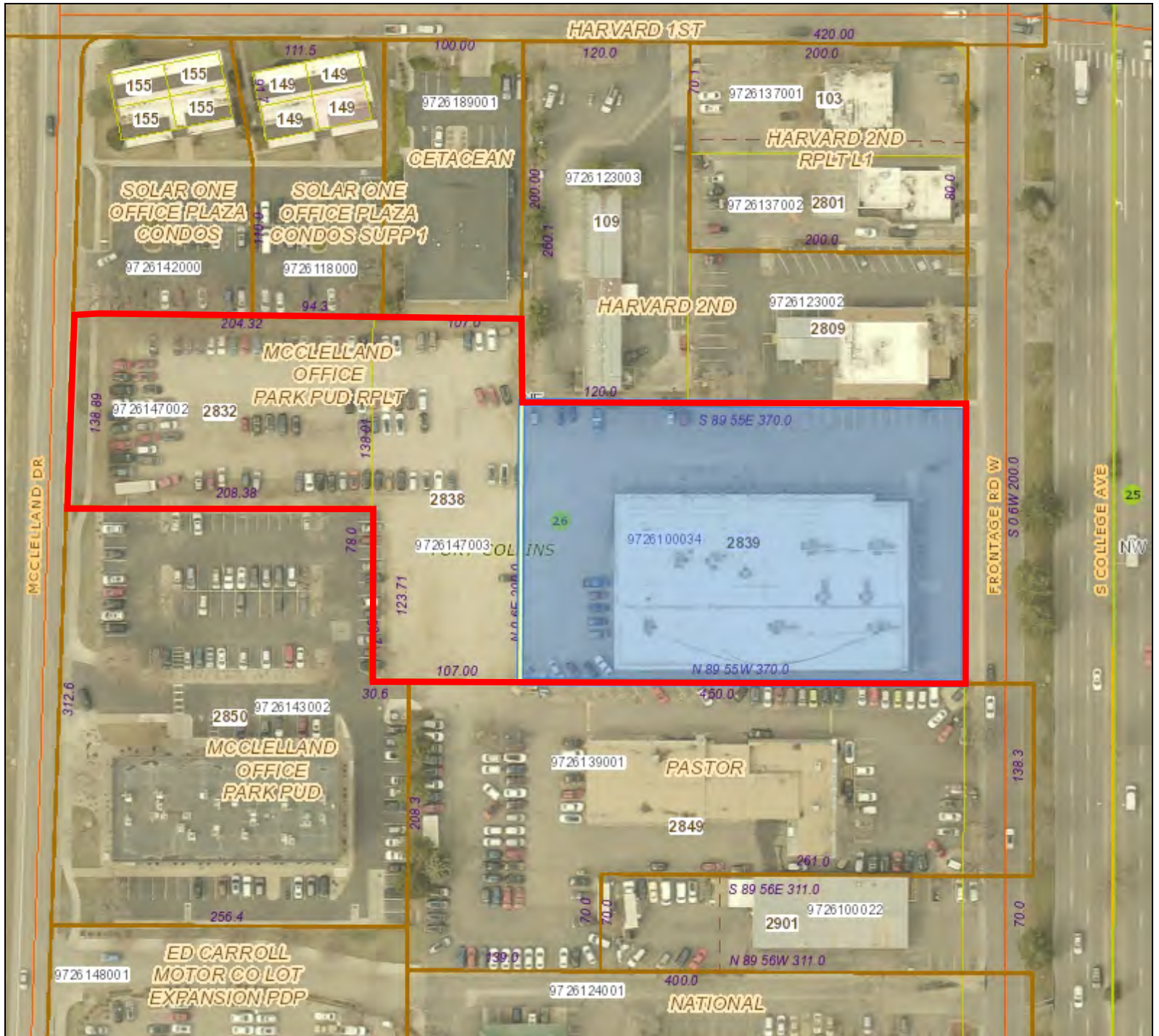
Is your property in a Flood Plain? No If yes, then at what risk is it?

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?



Legend

Addresses	Railroads	City or Town
Subdivisions	Major Road System	County
Tax Parcels	Road System	State
Platted Lots	Lakes and Ponds	Federal
Home Owners Assoc & Severed Mine Rights	Major Rivers and Streams	Other

Notes

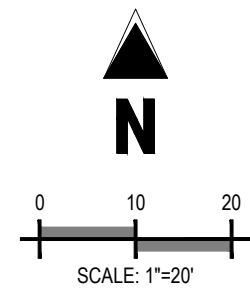
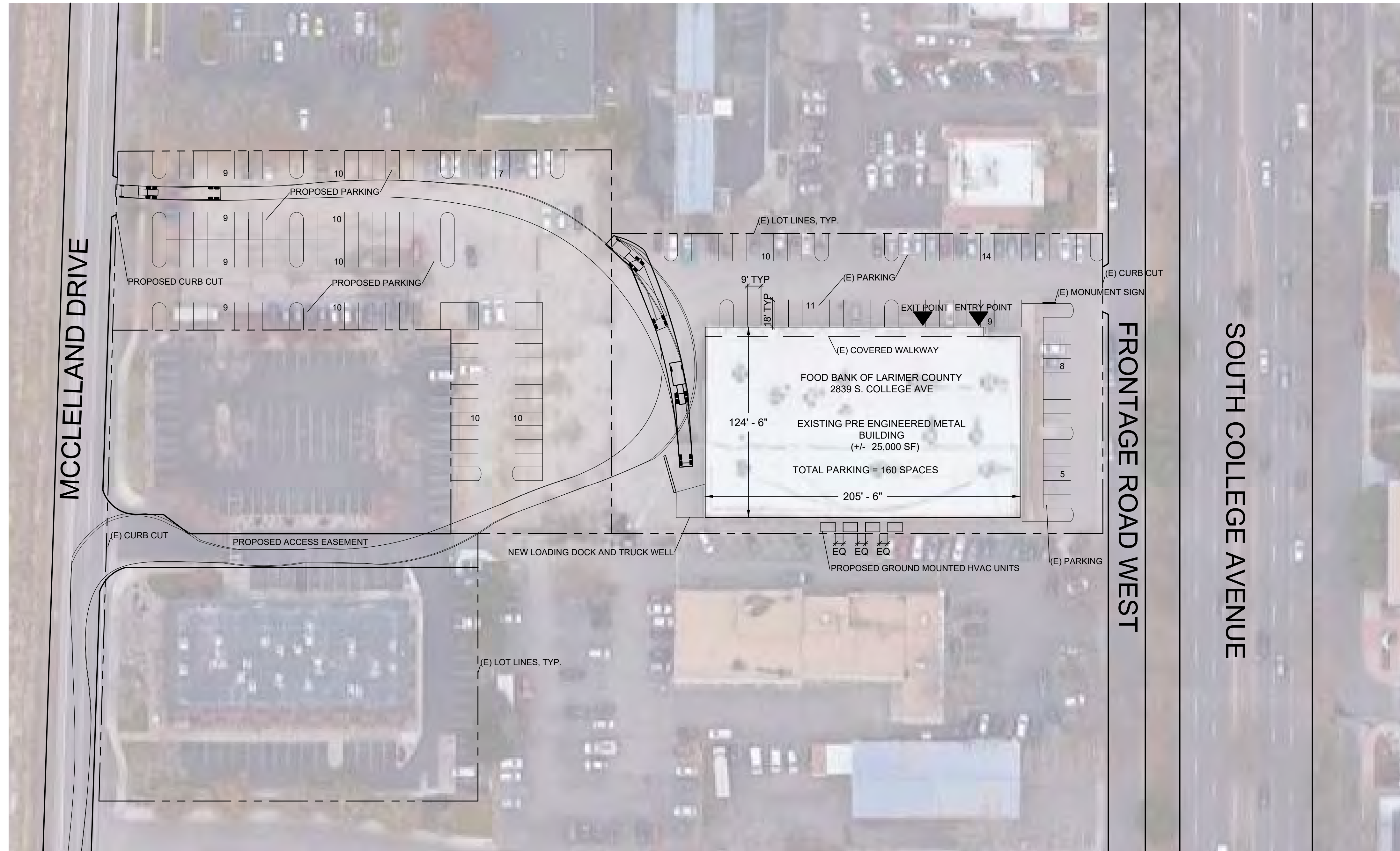
0.0 0 0.0 Miles

Scale
1: 1,200



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**FOOD BANK OF LARIMER COUNTY
SITE PLAN**

2839 S. COLLEGE AVE
FORT COLLINS, CO 80525

Project No: FBL000001.30
Drawn By: ABA
Checked By: GAR
Date: 07-09-2020

Food Bank for Larimer County – City of Fort Collins Conceptual Review

July 23, 2020

Project Narrative

- Food Bank for Larimer County is under contract to acquire the site at 2839 S. College Avenue (and two associated parcels to the West) for a new Food Share facility in the heart of Fort Collins.
- Location fits the needs of FBLC due to its centralized location to its consumers, while being on the main thoroughfare of Fort Collins and being located on both the local and Max bus lines.
- Operations:
 - Hours of Operation: 8:00AM – 4:30PM Monday thru Friday.
 - 4-5 employees per day, with 1-2 drivers bringing in shipments. ~10 volunteers assisting each day.
 - Food Share will provide perishable food options for its consumers. We provide perishable and non-perishable food. There will be no food prep on-site.
 - 54' tractor-trailer trucks bring in large shipments 1-2 times per month, while 26' box trucks bring in deliveries daily and will be left on-site.
- Important to have ~100 parking spots, which are currently located on the site.
- Vital to have ingress/egress from the West off McClelland Dr for truck/shipping access vs. Frontage Rd running parallel to S. College Ave.

USED CARS
FCMITSUBISHI.COM
970-286-2200



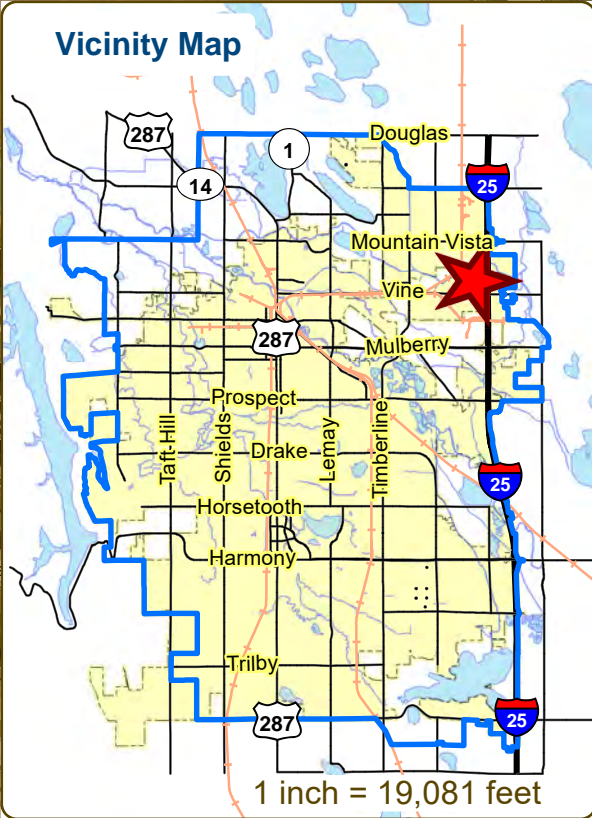






1118 NE Frontage Rd Marijuana Cultivation

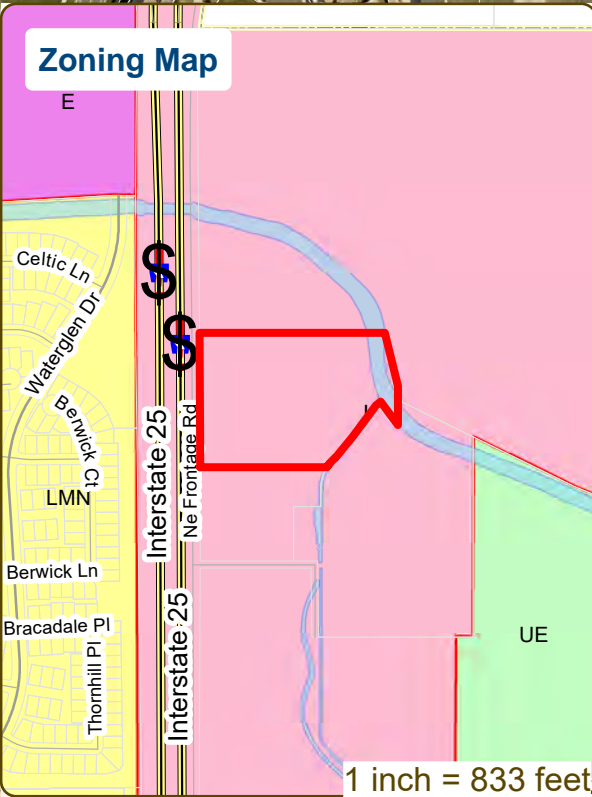
Vicinity Map



Aerial Site Map



Zoning Map



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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.

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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)

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Concept Review Notes

- See plat map for property boundaries.
- Adjacent uses include industrial uses, vacant land, and interstate 25.
- Proposed Use is cultivation marijuana. Applicant proposes to provide cultivation, processing, and storage space to individual cultivators and/or their agents; no sales of any cannabis or cannabis products. The premise is that we could provide a safe and efficient location for people to exercise their state constitutional rights to cultivate their personal use plants outside of their homes.
- Existing improvements include 18,500-square foot metal warehouse building constructed in 1980.
- No additional improvements proposed to the property. Changes to contemplated property would entail typical tenant finish, including addition of demising walls, new floor coverings in select areas, HVAC upgrades, and electrical distribution.
- Existing natural features include Larimer and Weld Canal along eastern border of property. Landscaping is minimal and the property has an unpaved, fenced, 10.5-acre yard.
- Locations of utilities are unknown; per County Records, property includes well and septic service; electrical service is presumably provided by the City of Fort Collins. There is an electrical transmission tower along the northern border of the property, adjacent the building.
- See attached offering memorandum for photo, building layout/contemplated project area.
- Drainage for the property is unknown but no changes are planned.

OUTSIDE STORAGE INCLUDED



11,900 SF OFFICE/WAREHOUSE FOR LEASE ON ±12.5 ACRES

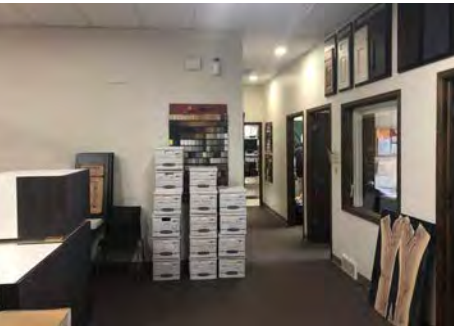
Base Rent: \$10.00/SF NNN | NNN Expenses: \$3.00/SF

PROPERTY FEATURES

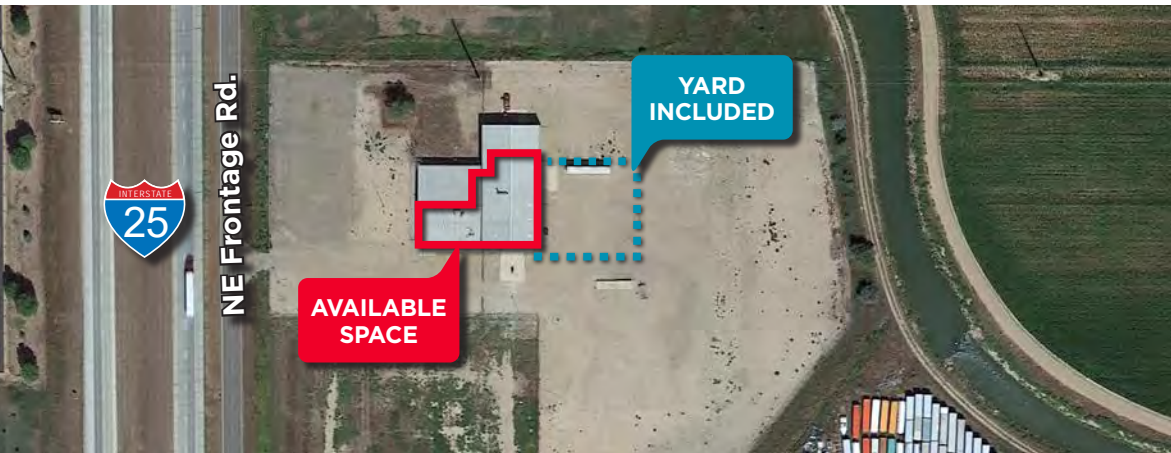
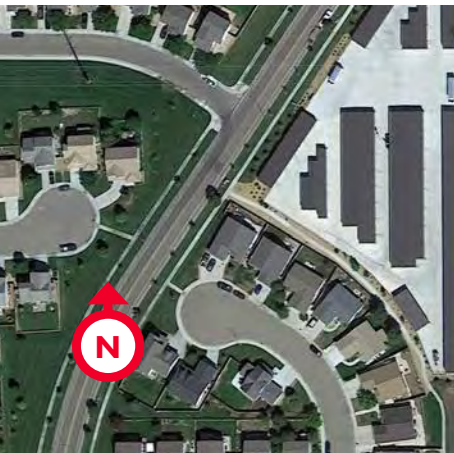
Total Building Size	18,500 SF
Available Size	11,900
Land Size	0.5 Acre of outside storage available (Additional storage may be available)
Loading	Two (2) drive-in doors (16' x 20')
Clear Height	12' - 18'
Power	400 Amp / 3-phase
YOC/YOR	1960/2017

PROPERTY HIGHLIGHTS

- Fully insulated
- Radiant heat
- Mechanical exhaust system
- Water throughout
- Restroom and showers separate from office
- Break room
- Conference room
- Multiple private offices



BUILDING FLOOR PLAN
11,900 SF AVAILABLE



INTERSTATE 25 SB

INTERSTATE 25 NB

NE FRONTAGE RD

NW

870 300000 5



870 300000 19

1118

SW

8703006001

**K2 INDUSTRIAL
PARK PUD
AMD L2**

870 300 5001

1012

**K2 INDUSTRIAL
PARK PUD**

1020

Leather on

**Industrial
Zoning**

