

# Conceptual Review Agenda

Schedule for 08/06/20

Meetings hosted via Zoom Web Conferencing

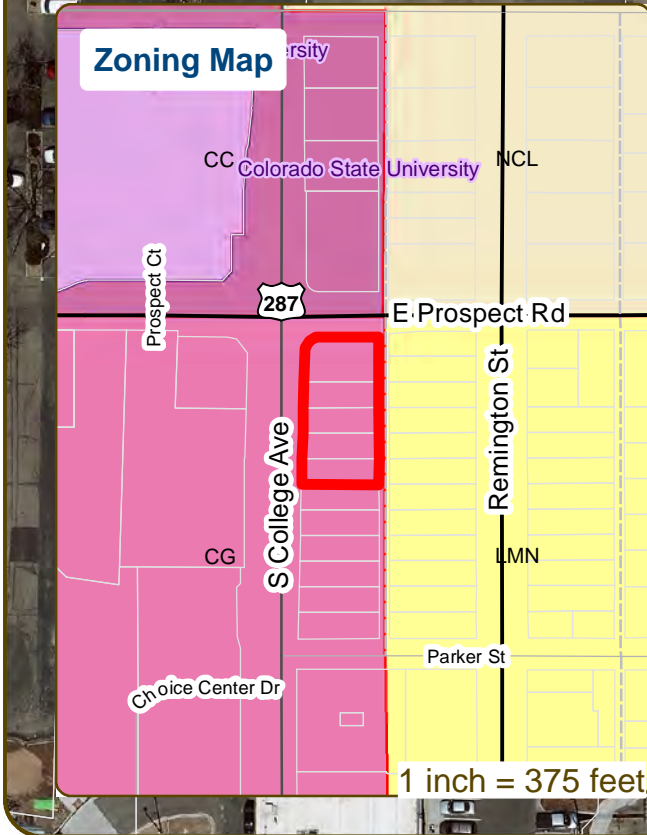
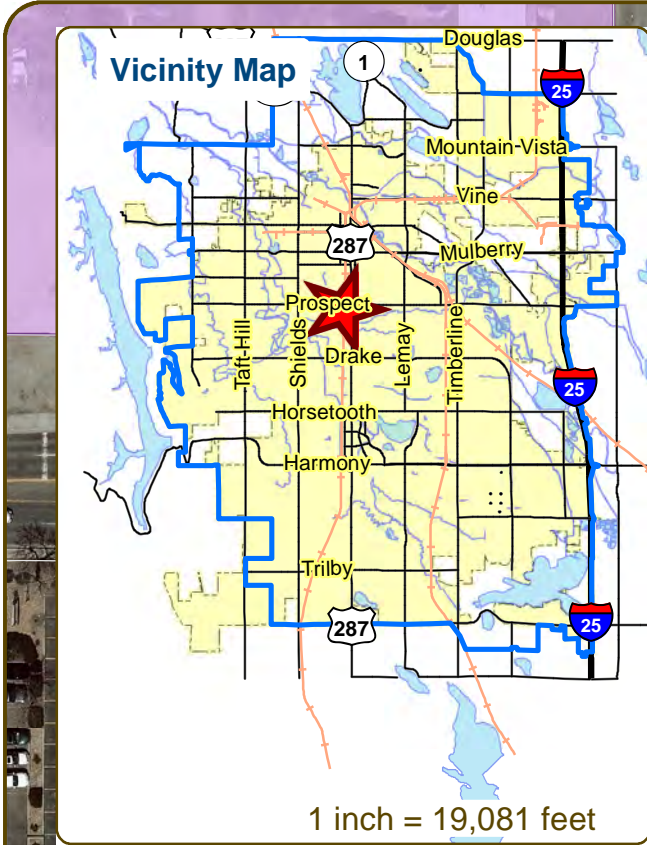
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## Thursday, August 6, 2020

Time	Project Name	Applicant Info	Project Description	
<b>9:15</b>	<b>S College Ave and E Prospect Rd Alpine Bank</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 5,000 square foot two-story 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 32 on-site parking spaces. The property is within the General Commercial District (CG) zone district and is subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan
	<b>CDR200057</b>			
	NOTE: Applicant has submitted a previous proposal for the site. For more info see <b>CDR190106</b> .			
<b>10:15</b>	<b>6322 S College Ave Retail Establishment</b>	Ryan Null 970-484-1042 ryan.fnull@gmail.com	This is a request for a change of use to a retail store specializing in landscape and horticultural supply in an existing 2,500 square foot warehouse located at 6322 S College Ave (parcel # 9612305008). Access is taken from NE Frontage Rd to the west. The property is within the General Commercial (CG) zone district and is subject to a Minor Amendment (MA) process.	Planner: Missy Nelson Engineer: Morgan Stroud DRC: Tenae Beane
	<b>CDR200058</b>			

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# S College Ave and E Prospect Rd Alpine Bank



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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) 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 - 6,000 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 6,000 S.F. Number of Stories 2 Lot Dimensions 150'x283'+/-

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

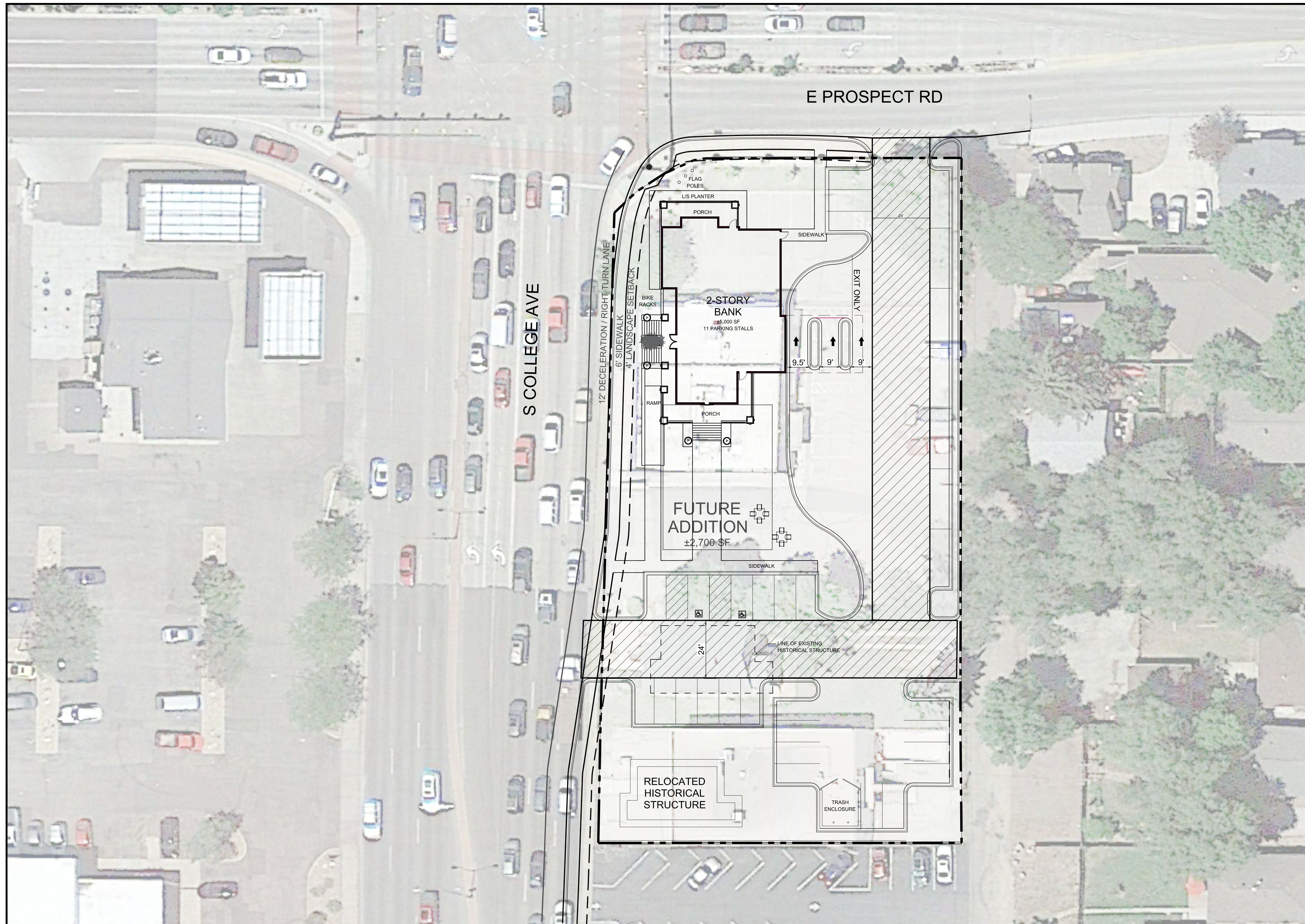
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [x] No If yes, then what risk level? n/a Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

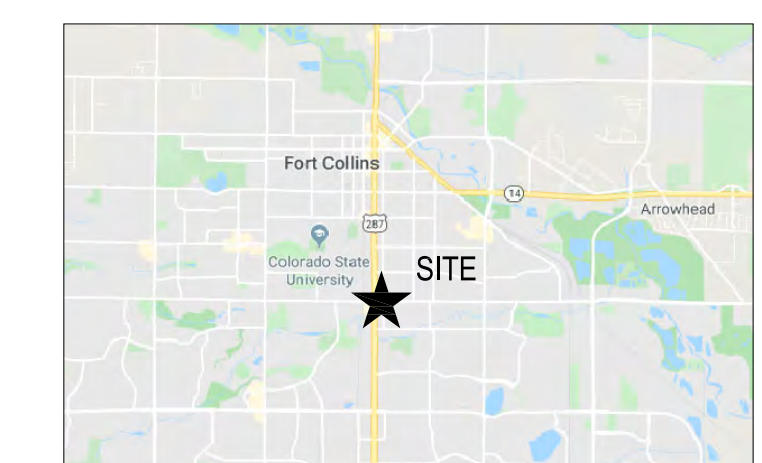
Increase in Impervious Area TBD - We believe a reduction in imperious area is S.F.kely (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



LOCATION MAP



PROJECT INFORMATION

TOTAL SITE:	0.96 ACRES
<b>BUILDING AREA</b>	
BANK BUILDING AREA:	±6,000 S.F.
SOUTH BUILDING AREA:	±2,700 S.F.
<b>PARKING COUNT SUMMARY</b>	
PARKING REQUIRED:	TBD
TOTAL PARKING PROVIDED:	32 STALLS

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.



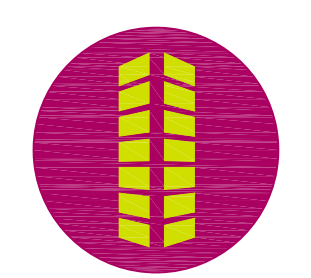
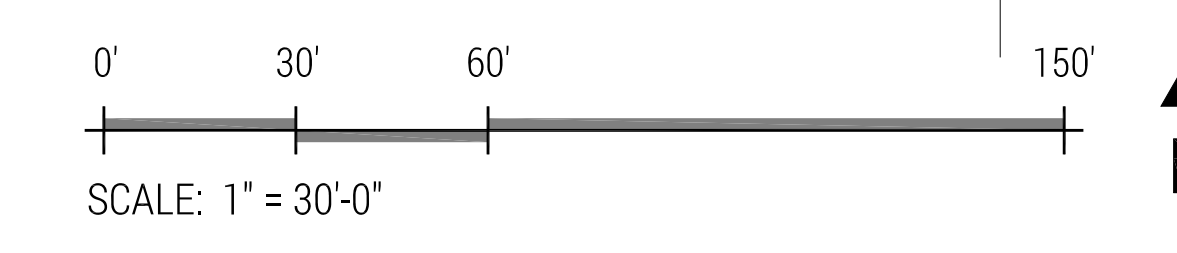
**ALPINE BANK**

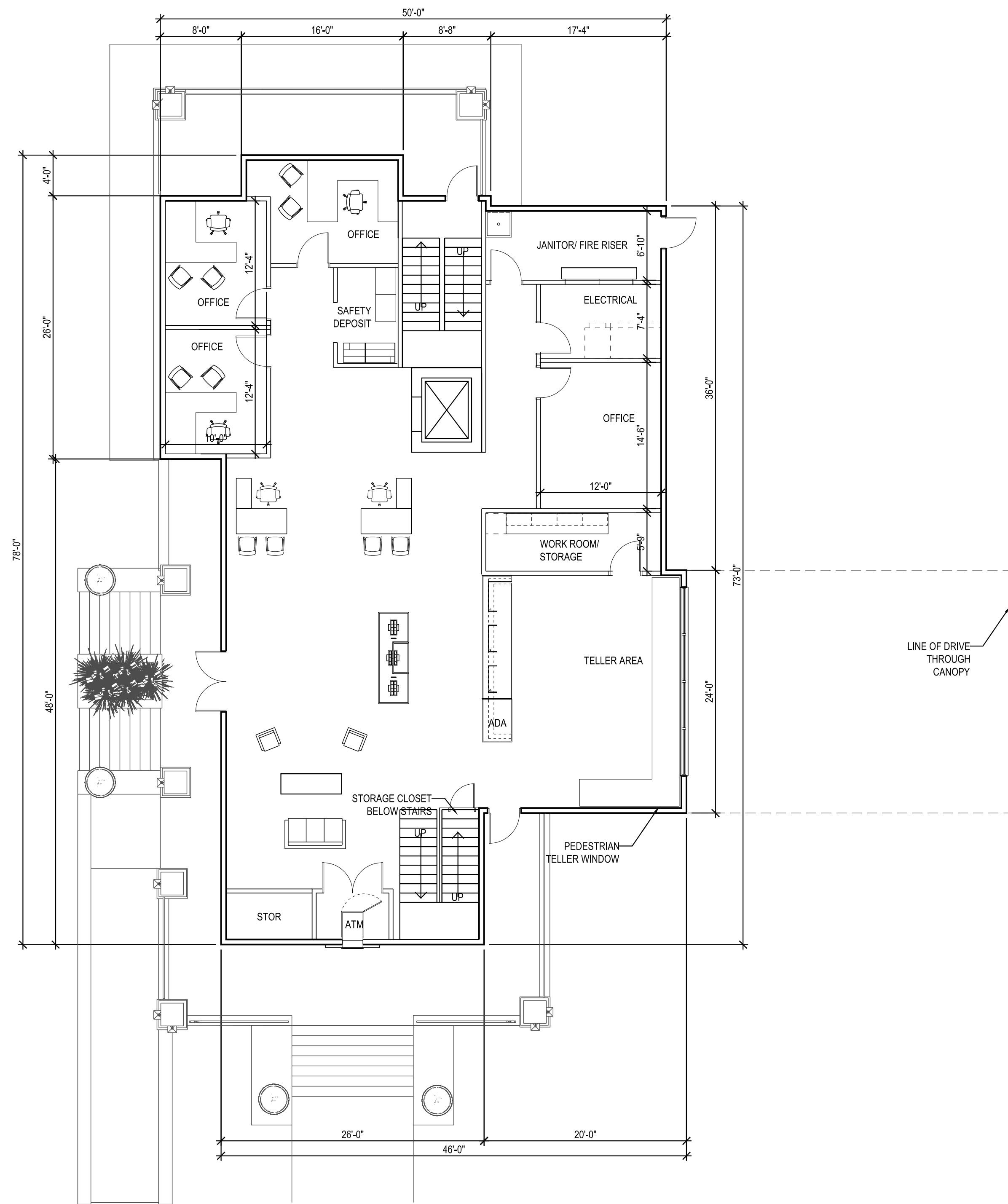
Alpine Bank

**CONCEPTUAL SITE PLAN**

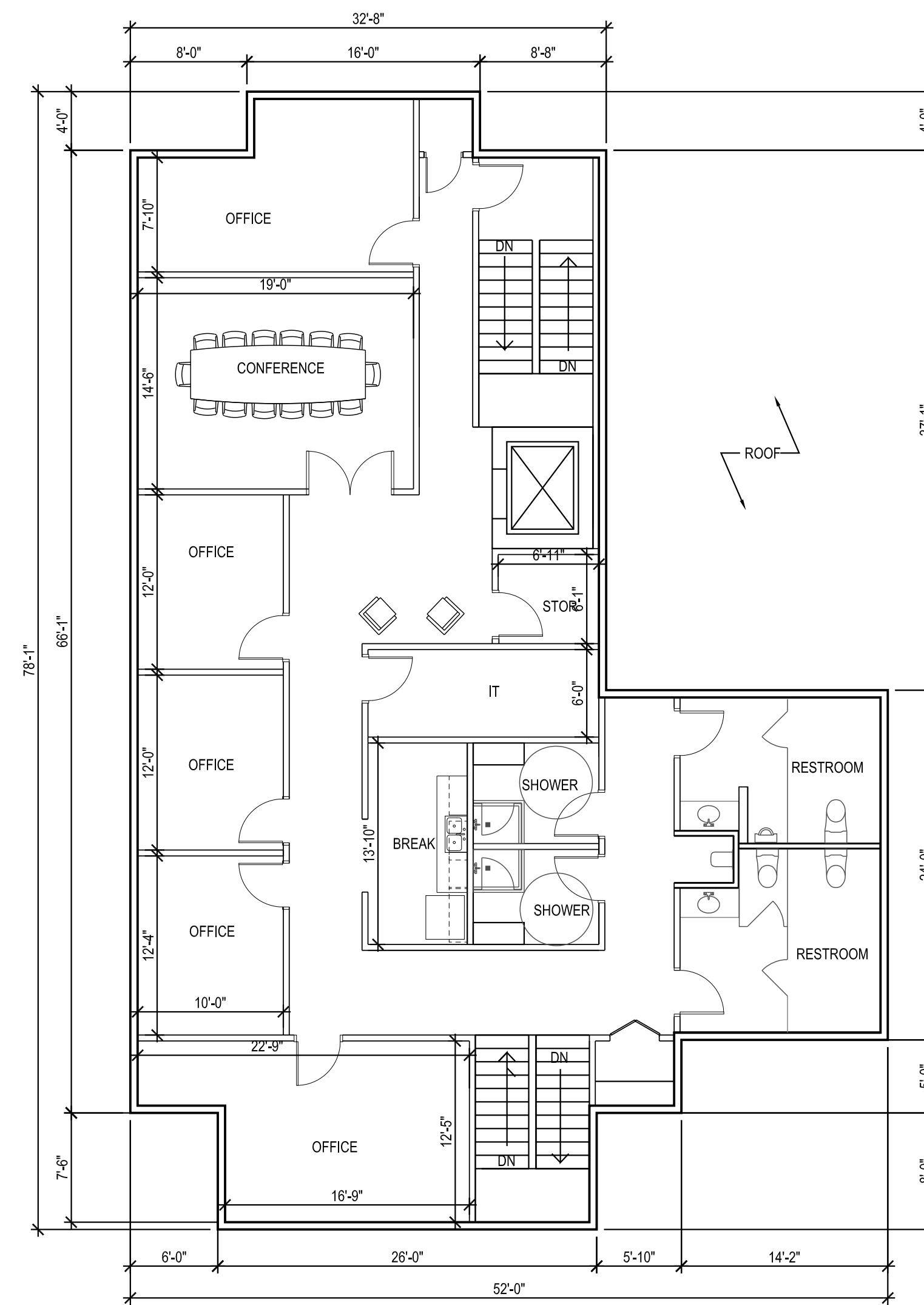
**07.22.2020**

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**1** FIRST FLOOR PLAN  
1/4" = 1'-0"



**2** SECOND FLOOR PLAN  
1/4" = 1'-0"



WEST ELEVATION



NORTH ELEVATION



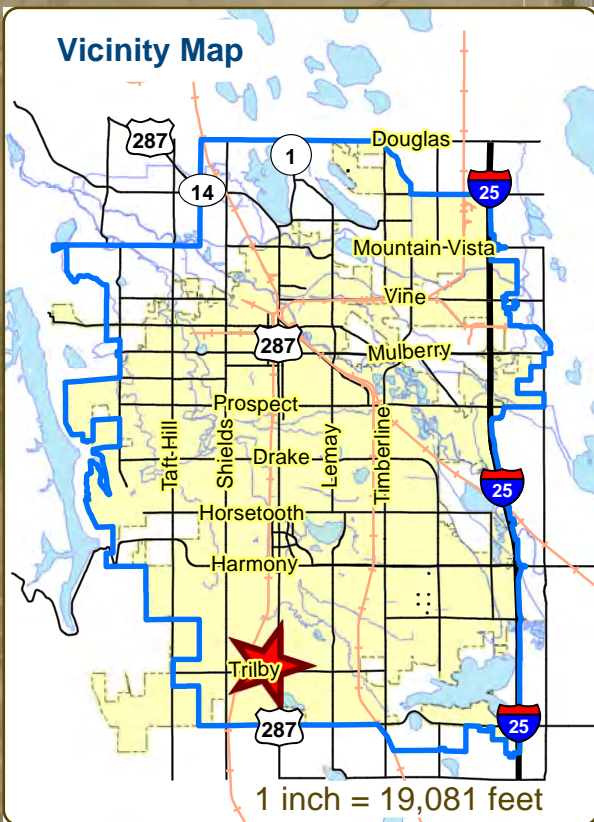
EAST ELEVATION



SOUTH ELEVATION

# 6322 S College Ave Retail Establishment

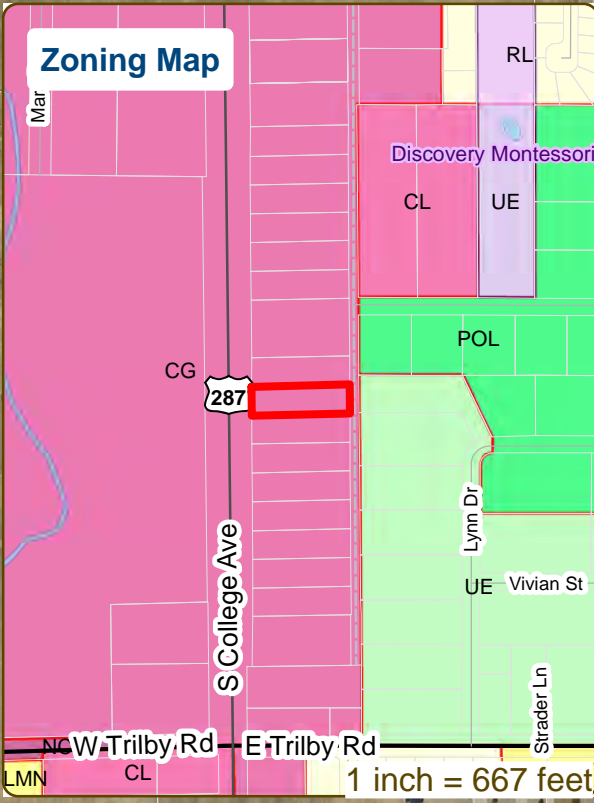
Vicinity Map



Aerial Site Map



Zoning Map



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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) \_\_\_\_\_

Ryan Fivill (landlord gave approval to me as current Tenant)

Business Name (if applicable) The Grow Shop LLC

Your Mailing Address Po Box 615 Fort Collins Co 80522

Phone Number 970-434-1042 Email Address Ryan.Fivill@gmail.com

Site Address or Description (parcel # if no address) 6322 S. College Ave Fort Collins Co 80522

Description of Proposal (attach additional sheets if necessary) Need to get approval to use as a retail store site

Proposed Use Retail Existing Use Hardware supply / Repair (Zoned General/General)

Total Building Square Footage 2380 S.F. Number of Stories 1 Lot Dimensions 0.78 Acre

Age of any Existing Structures 1966

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 \_\_\_\_\_ 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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