

# Conceptual Review Agenda

Schedule for 12/03/20

Meetings hosted via Zoom Web Conferencing

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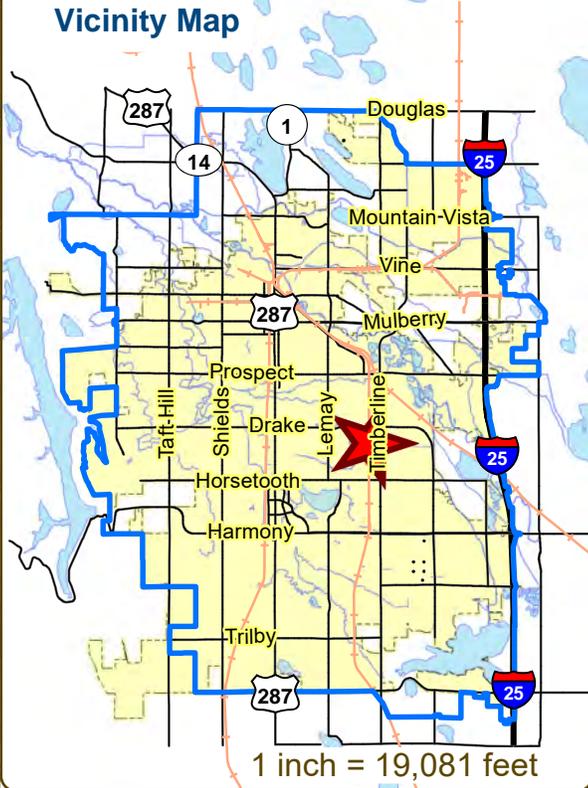
## Thursday, December 3, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	<b>2804 S Timberline Rd Drive-Thru Restaurant</b>  CDR200089	Rhys Christensen 970-682-3320 rhys@rpcprop.com	This is a request to convert an existing drive-thru bank into a drive-thru restaurant at 2804 S Timberline Rd (parcel #8729282001). The proposed project includes 33 parking spaces, and a drive-thru which accommodates 11 vehicle queuing spaces. The site is accessed from Custer Dr to the north, and a private drive to the south and east. The site is within the Neighborhood Commercial (N-C) zone district and is subject to an Addition of Permitted Use process which requires a Planning & Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan
10:15	<b>1880 N College Ave Retail &amp; Drive-Thru Restaurant</b>  CDR200090	Jenifer Gray 303-830-0089 jgray@acmeworkshop.com	This is a request to construct a 10,400 square foot commercial retail and restaurant drive-thru as part of the North College Marketplace development located at 1880 N College Ave (parcel #9836317002). The proposed project includes 60 parking spaces. The site is accessed from N College Ave to the west. The property is within the Community Commercial North College (CCN) zone district and is subject to a Minor Amendment for the modifications to the previously approved site design and building elevations.	Planner: Arlo Schumann Engineer: Marc Virata DRC: Brandy Bethurem Harras
11:15	<b>205 E Plum St Carriage Houses</b>  CDR200091	John Runkles 970-631-4013 john@urbanforest.build	This is a request to convert the two existing garages at 205 E Plum St (parcel # 9713221010) into a Carriage House dwellings units. One carriage house will be approximately 750 square feet, and the other approximately 440 square feet. Six parking spaces total are proposed for the two carriage houses. Future access will be taken from Remington Street to the west and the alleyway to the south. The project is located in the Neighborhood Conservation Buffer (NCB) zone district and is subject to an Administrative (Type 1) review.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane

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# 2804 S Timberline Rd Drive-Thru Restaurant

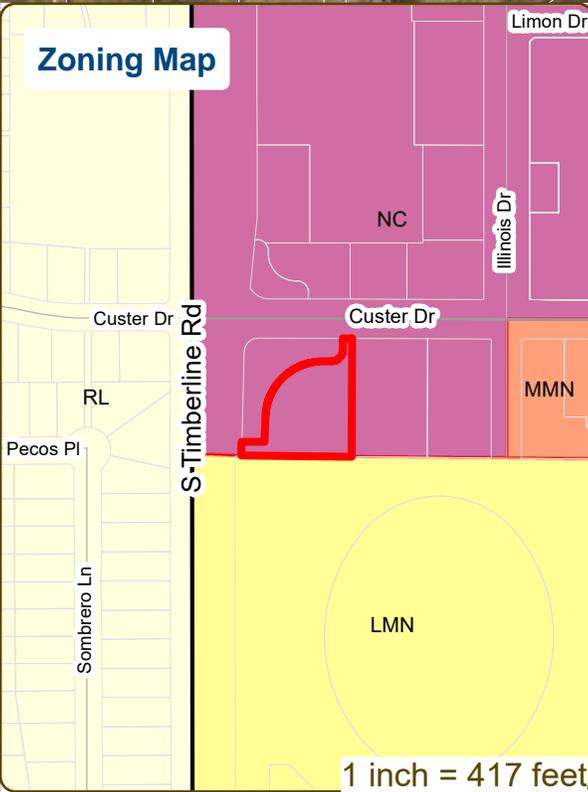
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) \_\_\_\_\_

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.

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)

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?



### OPTION B

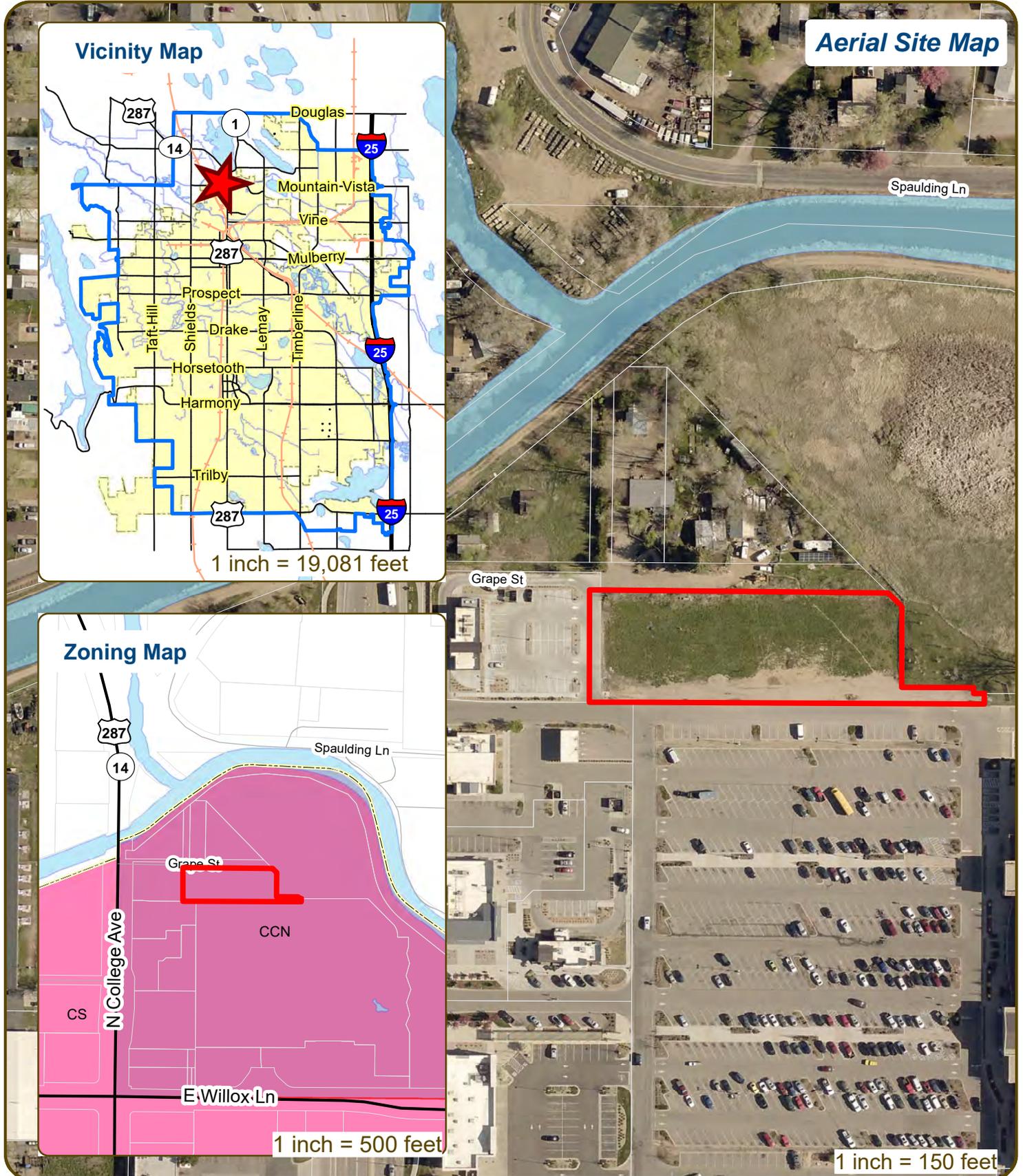
This option would require the pick-up window to be relocated to the other side of the building and would need to be confirmed with the city that this is allowed.

This would require additional land to accommodate the additional drive lane.

Showing 33 parking spaces.

\* NOTE - overall site measurements have not been confirmed, images extracted from Google Maps and Parcel maps.

# 1880 N College Ave Retail & Drive-Thru Restaurant



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

Jenifer Gray, Consultant (arch) Brooke Tamlin & Aki Palmer, Palmer Properties (Owner/Developer)

Business Name (if applicable) Acme Workshop

Your Mailing Address 1018 E. 24th Ave., Denver, CO 80205

Phone Number 303-830-0089 Email Address jgray@acmeworkshop.com

Site Address or Description (parcel # if no address) 1881 N College Ave, Ft. Collins, CO 80524

Lot 2, North College Marketplace Second Filing

Description of Proposal (attach additional sheets if necessary) Construct new inline retail building and site improvements on

a 1-acre parcel on Lot 2, North College Marketplace Second Filing. Proposing minor modifications to the approved

site design and building elevations including one drive thru lane & one pick-up lane/window

Proposed Use retail, restaurants, personal services Existing Use vacant

Total Building Square Footage 10,400 S.F. Number of Stories 1 Lot Dimensions 356' x 125' approx.

Age of any Existing Structures N/A

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

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

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Increase in Impervious Area 40,000 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?



Google Earth

**SITE PLAN**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

SCALE: 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



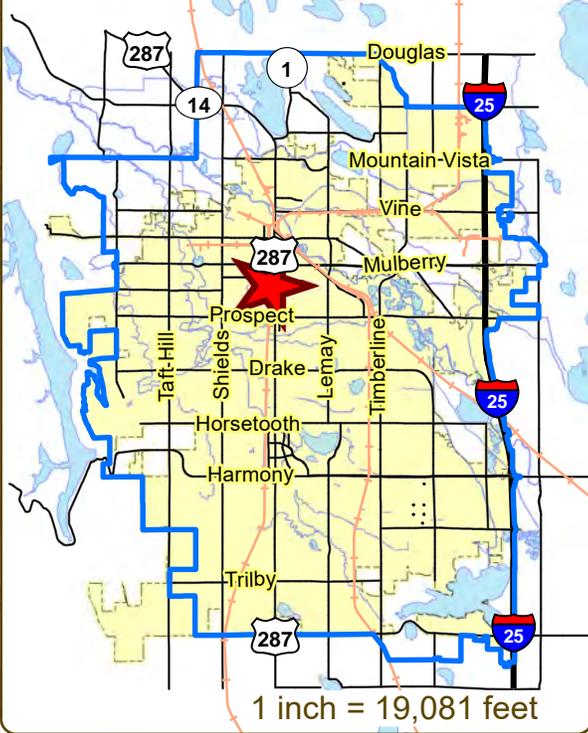
**NORTH COLLEGE MARKETPLACE - LOT 2**  
**NORTH COLLEGE AVE AND EAST WILLOX LANE**  
 1880 N COLLEGE AVE  
 FT COLLINS, CO

ISSUE DATE:	11-12-20
DRAWN BY:	
CHECKED BY:	
SCALE:	
PROJECT NO.:	20.341.1
CAD FILE NAME:	

SHEET NO.

# 205 E Plum St Carriage Houses

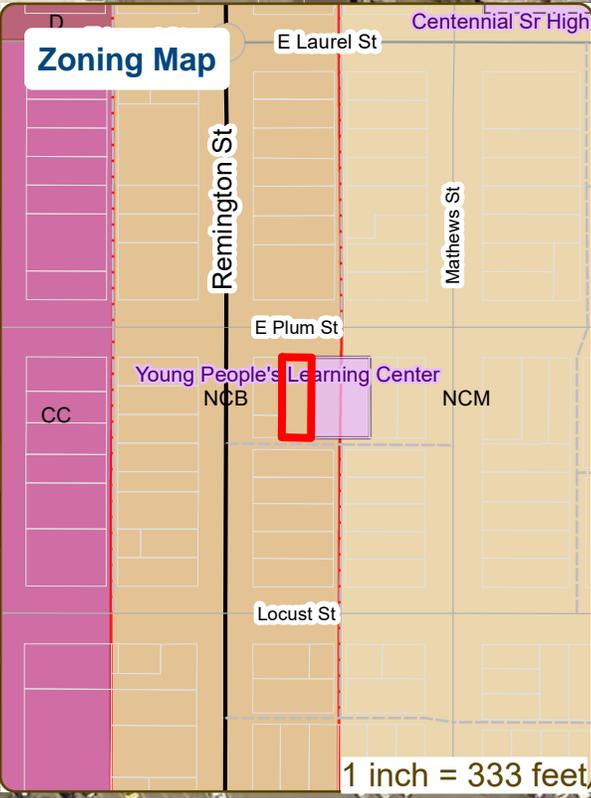
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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

John Runkles, owner

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

Your Mailing Address 205 East Plum St, Fort Collins, CO 80524

Phone Number 970-631-4013 Email Address john@urbanforest.build

Site Address or Description (parcel # if no address) \_\_\_\_\_

205 East Plum St, Fort Collins CO 80524

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

Build 2 carriage house is over existing garages; site plan attached

Proposed Use residential Existing Use residential

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures house built in 1895, date of garage is unknown

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

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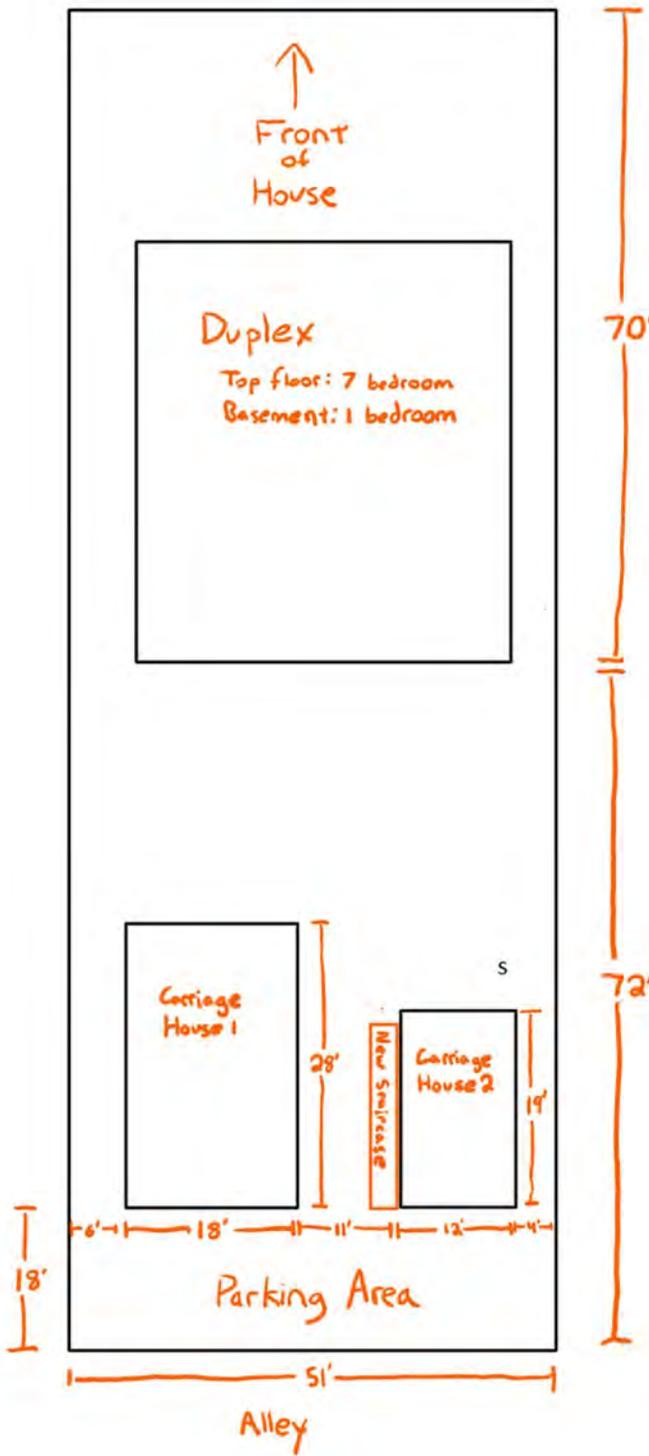
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# 205 E Plum Carriage Houses

Friday, November 6, 2020 2:05 PM



- Carriage House 1:
- 750 total square feet
  - > 504 square feet 1st floor
  - > 246 square feet 2nd floor
  - Eve height: 13 feet
  - Total building height: 25 feet

- Carriage House 2:
- 440 total square feet
  - > 228 square feet 1st floor
  - > 212 square feet 2nd floor
  - Eve height: 13 feet
  - Total building height: 25 feet

Will apply for parking exception to have 6 instead of 7 parking spaces.



201

205

RESERVED  
PARKING FOR  
TENANTS  
ONLY

RESERVED  
PARKING FOR  
TENANTS  
ONLY

