

Conceptual Review Agenda

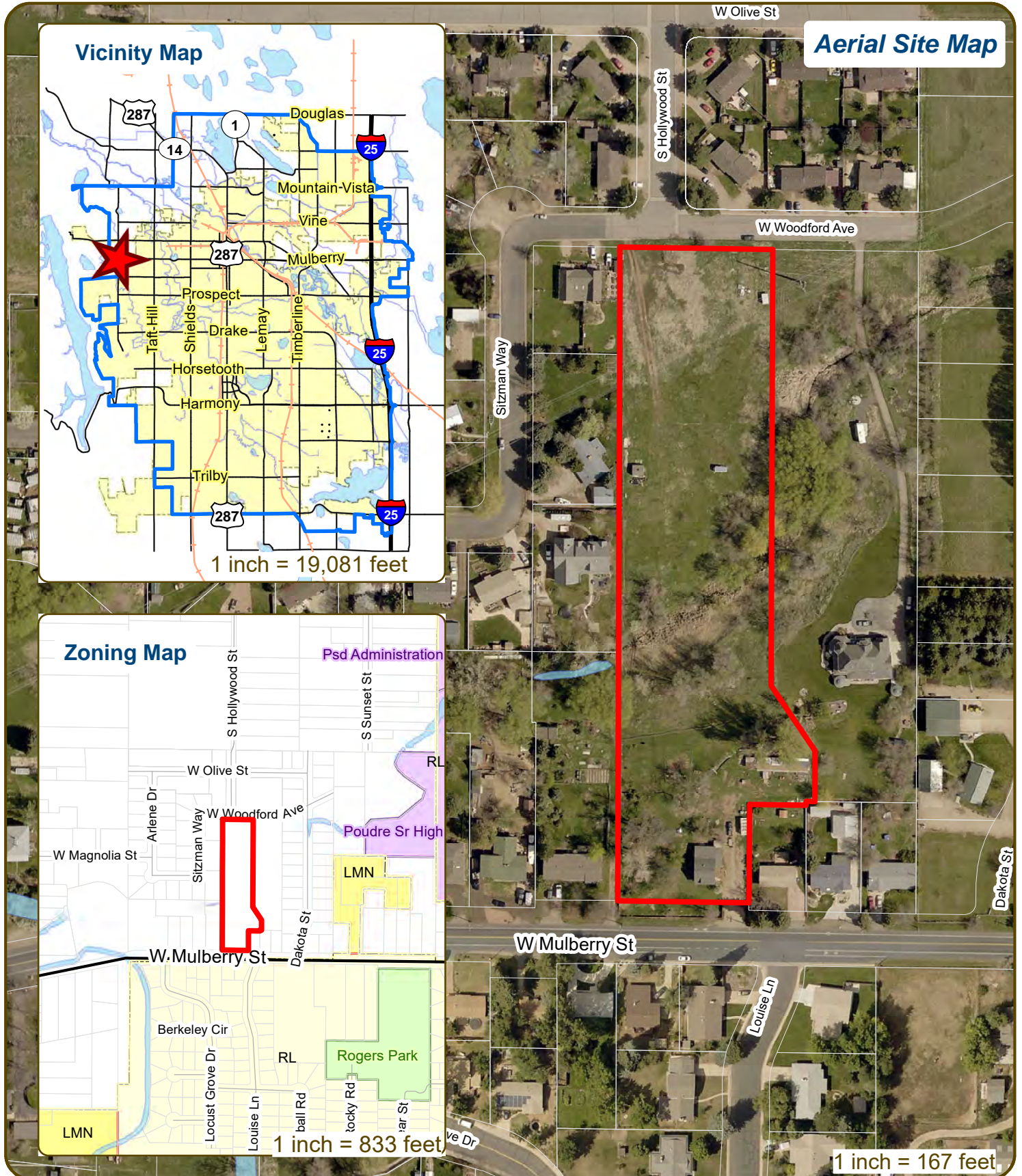
Schedule for 01/07/21

Meetings hosted via Zoom Web Conferencing

Thursday, January 7, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	2712 W Mulberry Annexation & Distillery CDR200098	Paul Franzen 615-319-7191 franzen.paul@gmail.com	This is a request to annex the site addressed as 2712 W Mulberry St (parcel # 9709325701) into the City. After annexation, the addition of a structure for use as a distillery would be proposed. Access to the site is taken from W Mulberry St to the south. The property is outside of the City limits, but within the Growth Management Area boundary. Prior to any 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.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane
10:15	Spring Park 9/11 Memorial Garden CDR200099	Greg Oakes 970-481-7332 goakes@fcgov.com	This is a request to construct a 9/11 memorial garden at Spring Park (parcel #9724203916). The proposed garden would be located directly east of the Poudre Fire Station 3 located at 2000 Mathews St. The site is within the Low Density Residential (RL) zone district and is subject to Basic Development Review (BDR).	Planner: Will Lindsey Engineer: Morgan Stroud DRC: Todd Sullivan
11:15	Innosphere Phase 2 Laboratory & Parking Lot CDR200100	Michael Bello 970-566-4541 michael.bello@thecpigroup.net	This is a request to develop 320 E Vine Dr (parcel # 9701331002) and 300 E Vine Dr (parcel # 9701300062) into a 1-story research laboratory and a 39-space parking lot (respectively). Both parcels are accessed from E Vine Dr directly to the south. The sites are located in the Innovation sub-district within the Downtown (D) zone district and are subject to Planning & Zoning Board (Type 2) Review.	Planner: Arlo Schumann Engineer: Marc Virata DRC: Brandy Bethurem Harras

2712 W Mulberry St Annexation



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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) _____

Paul Franzen, land owner

Business Name (if applicable) _____

Your Mailing Address 2712 West Mulberry Street, Fort Collins, CO, 80521

Phone Number 615-319-7191 Email Address franzen.paul@gmail.com

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

2712 West Mulberry Street, Fort Collins, CO, 80521

Description of Proposal (attach additional sheets if necessary) _____

I would like to be able to locate a craft distillery on the nrthern part of my land

Proposed Use Distillery Existing Use open field

Total Building Square Footage 3000 S.F. Number of Stories _____ Lot Dimensions 194' x 850'

Age of any Existing Structures home and outbuildings were built in the 1890's

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 _____ S.F.

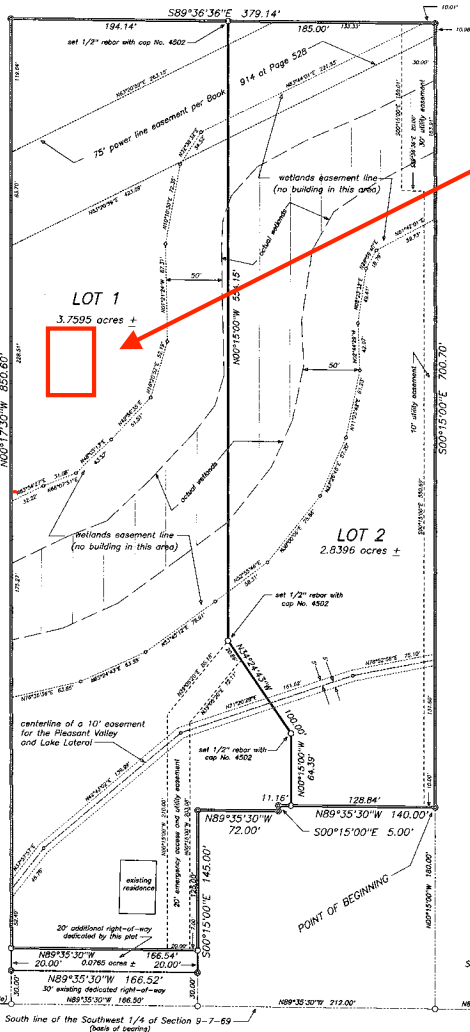
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

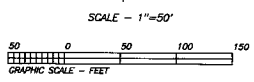
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

A PLAT OF
GARRISON M.R.D. No. 95-EX0759
 SITUATE IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
 COUNTY OF LARIMER, STATE OF COLORADO

WEST WOODFORD AVENUE



Distillery building, 3000 SQ FT



⊙ - indicates set 1/2" rebar with cap No. 4502 unless otherwise shown

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit, a tract of land situate in the Southwest 1/4 of Section 9, Township 7 North, Range 69 West of the Sixth P.M., County of Larimer, State of Colorado, which, considering the South line of said Southwest 1/4 as bearing N89°35'30"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the West line of Westland Subdivision which bears N89°35'30"W 976.50 feet, and again N00°15'00"W 160.00 feet from the South 1/4 Corner of said Section 9, and run thence N89°35'30"W 140.00 feet, thence S00°15'00"E 5.00 feet, thence N89°35'30"W 72.00 feet, thence S00°15'00"E 145.00 feet to the existing North right-of-way line of West Mulberry Street; thence along said existing North right-of-way line, N89°35'30"W 166.52 feet; thence N00°17'30"W 850.60 feet to a point on the South right-of-way line of West Woodford Avenue; thence along said South right-of-way line, S89°35'36"E 379.14 feet to a point on the West line of Westland Subdivision; thence along said West line, S00°15'00"E 700.70 feet to the point of beginning, containing 6.6766 acres, more or less, have by these presents caused the same to be surveyed and divided into lots to be known as a plat of GARRISON M.R.D. No. 95-EX0759, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

Witness our hands and seals this 4 day of October, A.D., 1996.

State of Colorado } S.S.
 County of Larimer }
 Elizabeth Maureen Garrison
 ELIZABETH MAUREEN GARRISON

The foregoing dedication was acknowledged before me this 4 day of October, A.D., 1996, by Elizabeth Maureen Garrison.

My notarial commission expires 9-24-2000 NOTARY PUBLIC Robaretta Catalano

SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of GARRISON M.R.D. No. 95-EX0759 truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson
 PHILLIP I. ROBINSON
 Colorado registered P.E. & L.S. No. 4502

APPROVED:

By the Larimer County Board of County Commissioners this 16 day of October, A.D., 1996. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or maintenance of any streets, highways, bridges, rights-of-way or other improvements designated on this plat.

By John Olmke CHAIRMAN ATTEST Shirley E. Brown CLERK OF THE BOARD

APPROVAL OF SURVEY PLAT:

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his/her surveyor concerning any noncompliance of this plat with current survey requirements.

DATED 10/30/96 BY Dale V. Gieser Colorado P.L.S. No. 16404

Dale V. Gieser
 LARIMER COUNTY ENGINEERING DEPARTMENT

NOTES:

1. Residential fire sprinkler systems shall be required for the new dwelling on Lot 2. A tank and pump system will be required. Plans must be approved by the Poudre Fire Authority prior to building permit issuance.
2. Fort Collins UGA Street Waiver Fee of \$700.00 shall be paid at building permit issuance for the new dwelling on Lot 2.
3. Larimer County Park Fees for the USA shall be paid at building permit issuance for the new dwelling on Lot 2. The fee current at time of issuance shall apply.
4. All utilities shall be underground.
5. Engineered footings and foundations shall be required for all construction on these lots.
6. Results of radon detection tests conducted in new residential structures shall be submitted to the Planning Department prior to issuance of a certificate of occupancy.
7. There is a potential for conflicts with wildlife that might be attracted by pet food, garbage, junk piles and weeds. The Division of Wildlife may be contacted for information on how to manage these situations if they arise.
8. A Western Area Power Administration transmission line crosses the Northern portion of this site. Any activity in the easement area, including landscaping and fences, should be cleared with WAPA prior to beginning any activity. License agreements are required from WAPA for any crossing of the easement, such as for utilities or driveways.
9. Use of this property must be in compliance with the requirements of the Larimer County Comprehensive Zoning Resolution.
10. A West Vine Drive Drainage Basin Fee of \$1125.53 will be required at time of building permit issuance for the new dwelling on Lot 2.
11. Bearings are based on the assumption that the South line of the Southwest 1/4 of Section 9-7-69 bears N89°35'30"W.

DRAWING NUMBER 2240

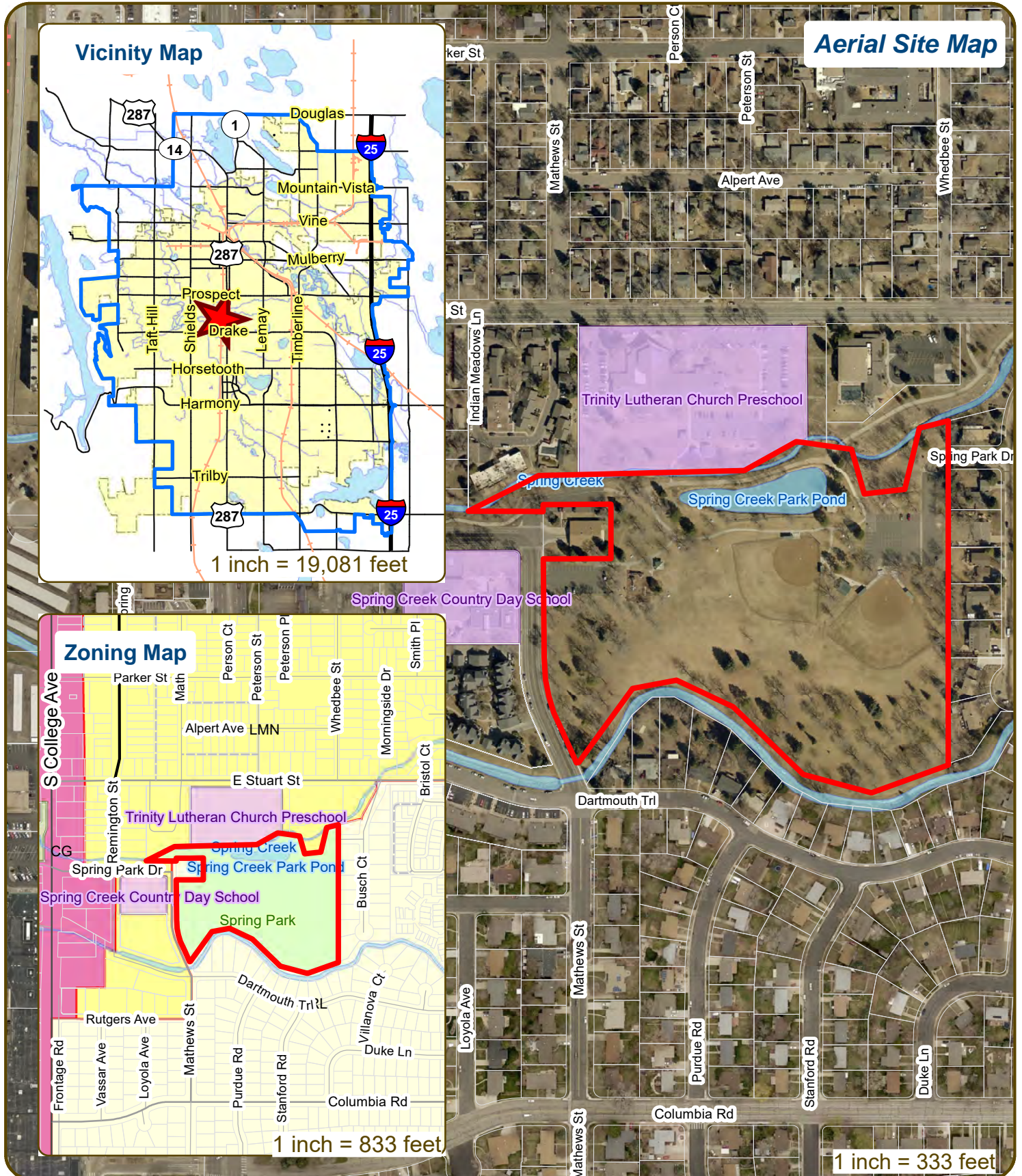
STEWART & ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 907 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970) 482-9331

HAROLD GARRISON
 PROJECT: TRACT IN THE SOUTHWEST 1/4 OF SECTION 9-7-69, LARIMER COUNTY, COLORADO
 GARRISON M.R.D. No. 95-EX0759
 SHEET NUMBER ONE OF ONE

APPROVED FOR CONSTRUCTION: [Signature]

NOTARY PUBLIC STATE OF COLORADO [Signature]

Spring Park 9/11 Memorial Garden



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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.

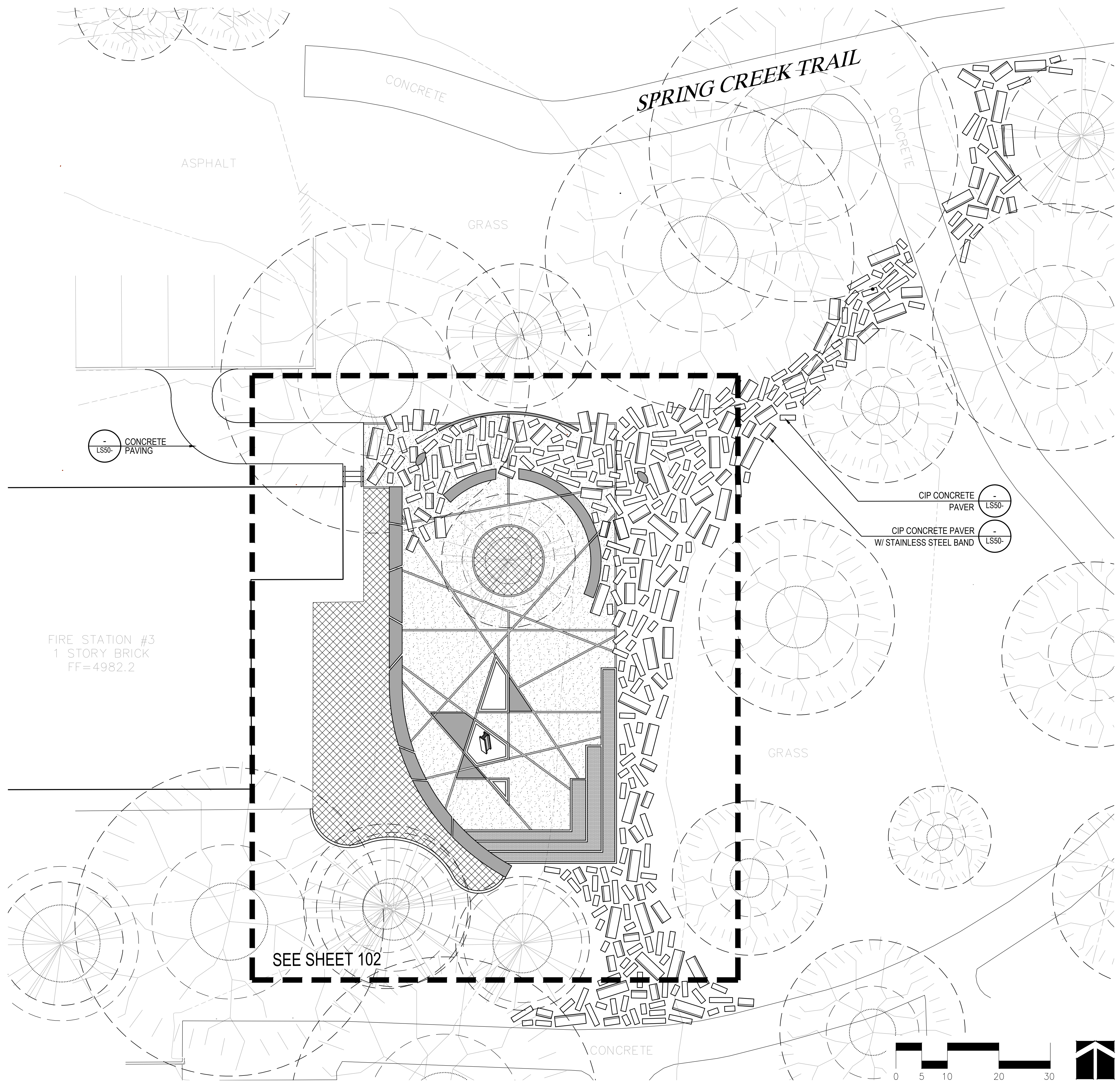
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Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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

CONCRETE PAVING RE. CIVIL		CONCRETE PAVER W/ STAINLESS STEEL BAND	
CRUSHER FINES		CONCRETE PAVER	
CEDAR MULCH		STAINLESS STEEL BAND	
EXISTING TREES		FOUNTAIN	
CONCRETE BENCH		CORTEN STEPS W/ TURF	
CONCRETE WALL		COMMEMORATIVE DISPLAYS	
		PROPERTY BOUNDARY	
		PROPOSED GRADING CONTOUR	
		EXISTING CONTOUR	

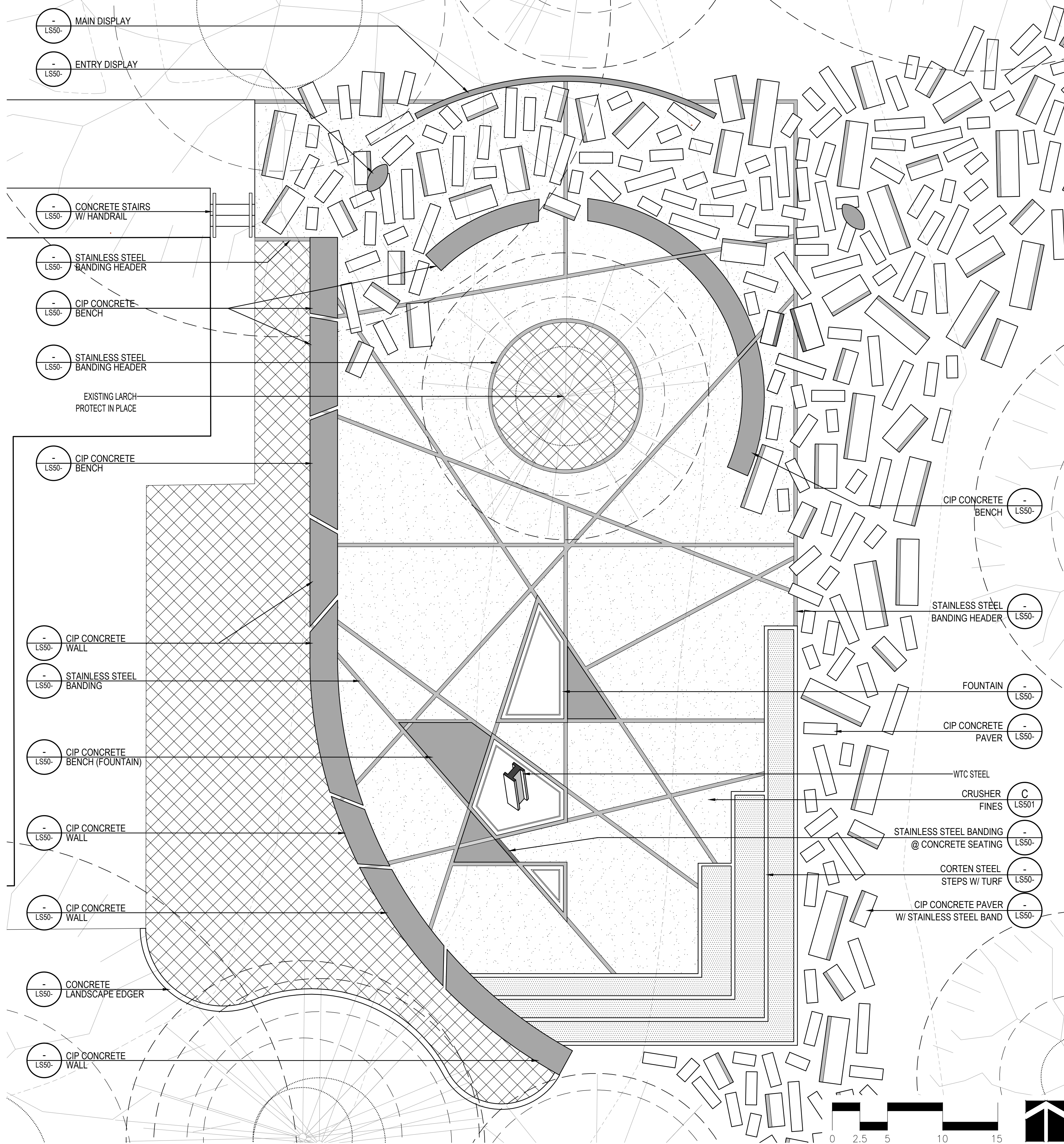
City of Fort Collins
Park Planning & Development
Park Planning & Development
215 North Mason Street
Fort Collins, Colorado 80521
tel: 970.221.6360
www.fgov.com/parkplanning/

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
OR 534-6700 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

9/11 MEMORIAL GARDEN
50% CONSTRUCTION BID DOCUMENTS
CITY OF FORT COLLINS
FORT COLLINS, COLORADO

PROJ. NO. ...
DRAWN: GO
CHECKED: KF
APPROVED: KF
DATE: SEPT. 2020
REVISIONS:

9/11 MEMORIAL GARDEN
ISSUED FOR:
50% CONSTRUCTION BID DOCUMENTS
SHEET TITLE:
OVERALL SITE PLAN
SCALE: 1"=10'-0"
SHEET NUMBER
LS101



LEGEND

CONCRETE PAVING RE: CIVIL		CONCRETE PAVER W/ STAINLESS STEEL BAND	
CRUSHER FINES		CONCRETE PAVER	
CEDAR MULCH		STAINLESS STEEL BAND	
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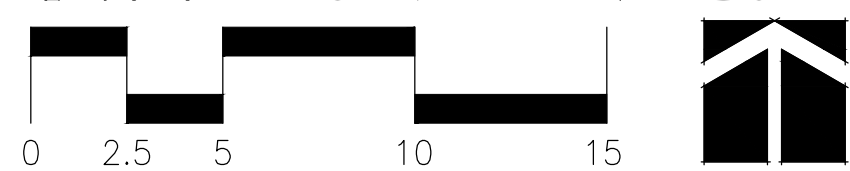
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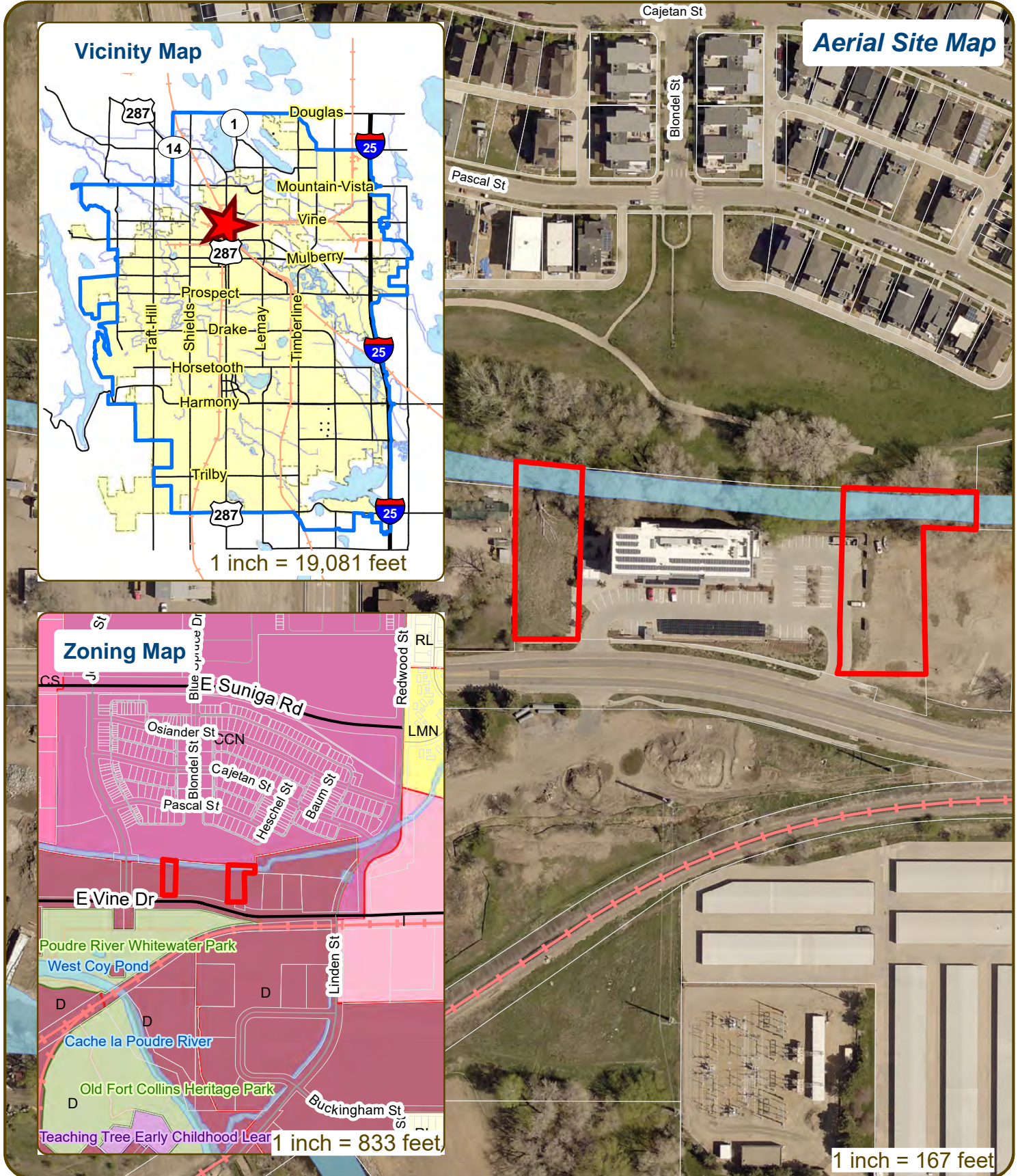
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FORT COLLINS, COLORADO

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APPROVED: KF
DATE: SEPT. 2020
REVISIONS:

9/11 MEMORIAL GARDEN
ISSUED FOR:
50% CONSTRUCTION BID
DOCUMENTS
SHEET TITLE:
SITE PLAN
ENLARGEMENT
SCALE: 1"=5'-0"
SHEET NUMBER
LS102



Innosphere Phase 2 Laboratory & Parking Lot



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

Owner: Aziza Syed – Innosphere – 970-221-1301 – aziza@innosphere.org

Project Manager: Michael Bello – The CPI Group – 970-566-4541 – michael.bello@thecpigroup.net

Your Mailing Address 320 East Vine Drive, Fort Collins, CO 80524

Phone Number See above Email Address See above

Site Address or Description (parcel # if no address) 300 and 320 East Vine Drive, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary)

The 320 E. Vine includes the vacant parcel west of the existing Innosphere bldg. A 1 story building is proposed

The 300 E. Vine parcel is east of the existing Innosphere bldg. A 39 space parking lot is proposed for that parcel

Proposed Use: Lab Bldg and Parking lot Existing Use: Both are vacant lots

Total Existing Bldg Square Footage 7,800 S.F. # of Stories 1 story Lot Dimensions 320 lot - 80'x225' - 300 lot - 100'x180'

Age of any Existing Structures: The existing building on 320 E Vine was completed in 2010

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 property in a Flood Plain? [X] Yes. [] No. If yes, then at what risk is it? 300 Vine is Zone AE. 320 Vine is Zone X

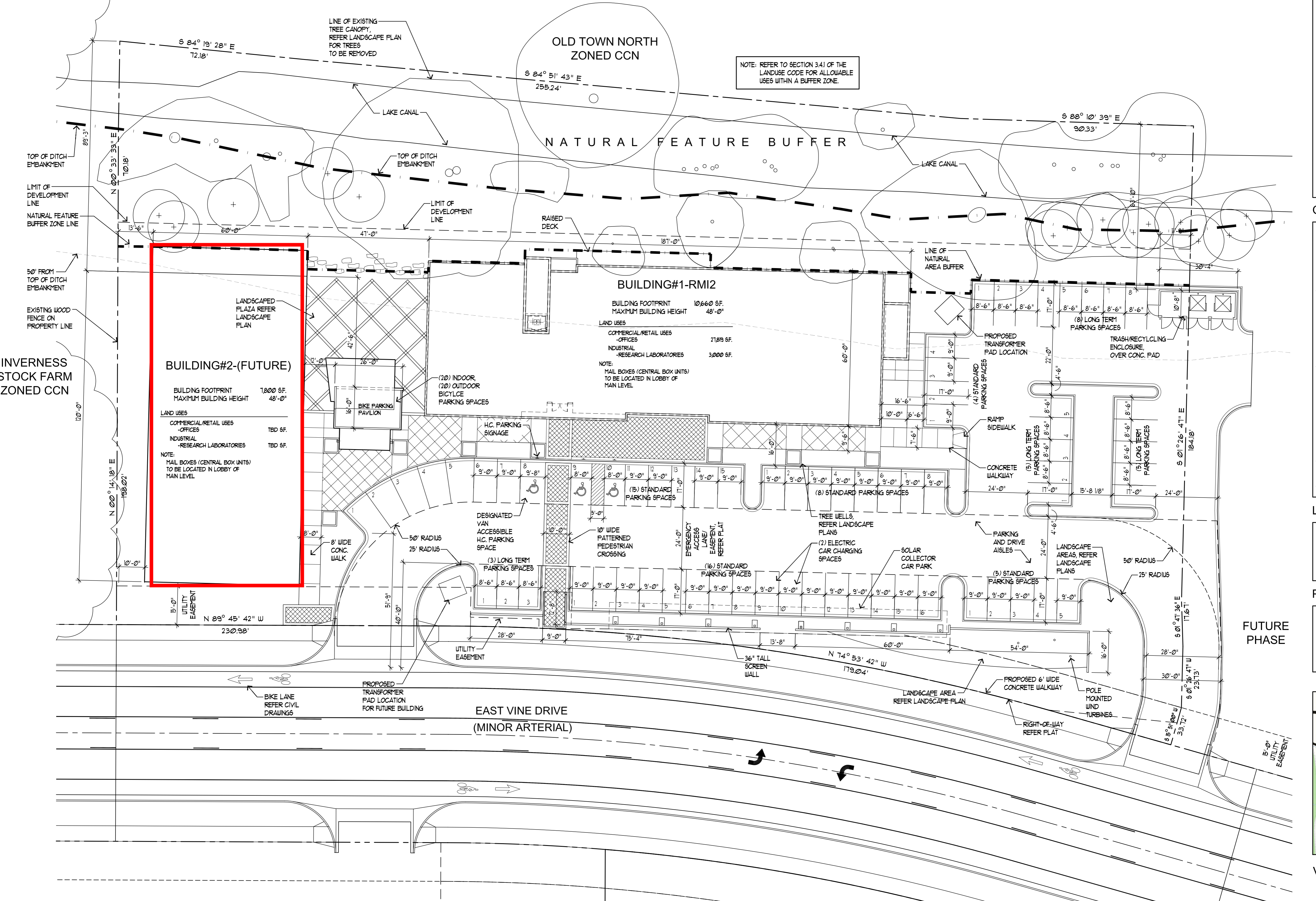
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area: The 320 Vine St lot is ~8,000 SF. The 300 Vine St. lot is 11,790 SF 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?



OLD TOWN NORTH ZONED CCN

NOTE: REFER TO SECTION 3.41 OF THE LANDUSE CODE FOR ALLOWABLE USES WITHIN A BUFFER ZONE.

BUILDING#1-RM12

BUILDING FOOTPRINT 10660 SF.
 MAXIMUM BUILDING HEIGHT 48'-0"
 LAND USES
 COMMERCIAL/RETAIL USES
 -OFFICES 2189 SF.
 INDUSTRIAL
 -RESEARCH LABORATORIES 3000 SF.
 NOTE:
 MAIL BOXES (CENTRAL BOX UNITS) TO BE LOCATED IN LOBBY OF MAIN LEVEL

BUILDING#2-(FUTURE)

BUILDING FOOTPRINT 1800 SF.
 MAXIMUM BUILDING HEIGHT 48'-0"
 LAND USES
 COMMERCIAL/RETAIL USES TBD SF.
 INDUSTRIAL -RESEARCH LABORATORIES TBD SF.
 NOTE:
 MAIL BOXES (CENTRAL BOX UNITS) TO BE LOCATED IN LOBBY OF MAIN LEVEL

EAST VINE DRIVE (MINOR ARTERIAL)



UNITED CIVIL
Design Group LLC

1501 ACADEMY COURT, SUITE 203 FORT COLLINS, CO 80524
(970) 530-4044 WWW.UNITEDCIVIL.COM

INNOSPHERE PHASE II
PARKING LOT PROPERTY EXHIBIT

0' 25' 50' 100'

SCALE: 1" = 50'

NORTH

DATE: December 10, 2020

PREPARED FOR: INNOSPHERE

JOB NUMBER: U19008

SHEET 1 OF 1

NOTE: THIS EXHIBIT WAS PREPARED FOR INFORMATION ONLY AND THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED USE OF THEM.