

Conceptual Review Agenda

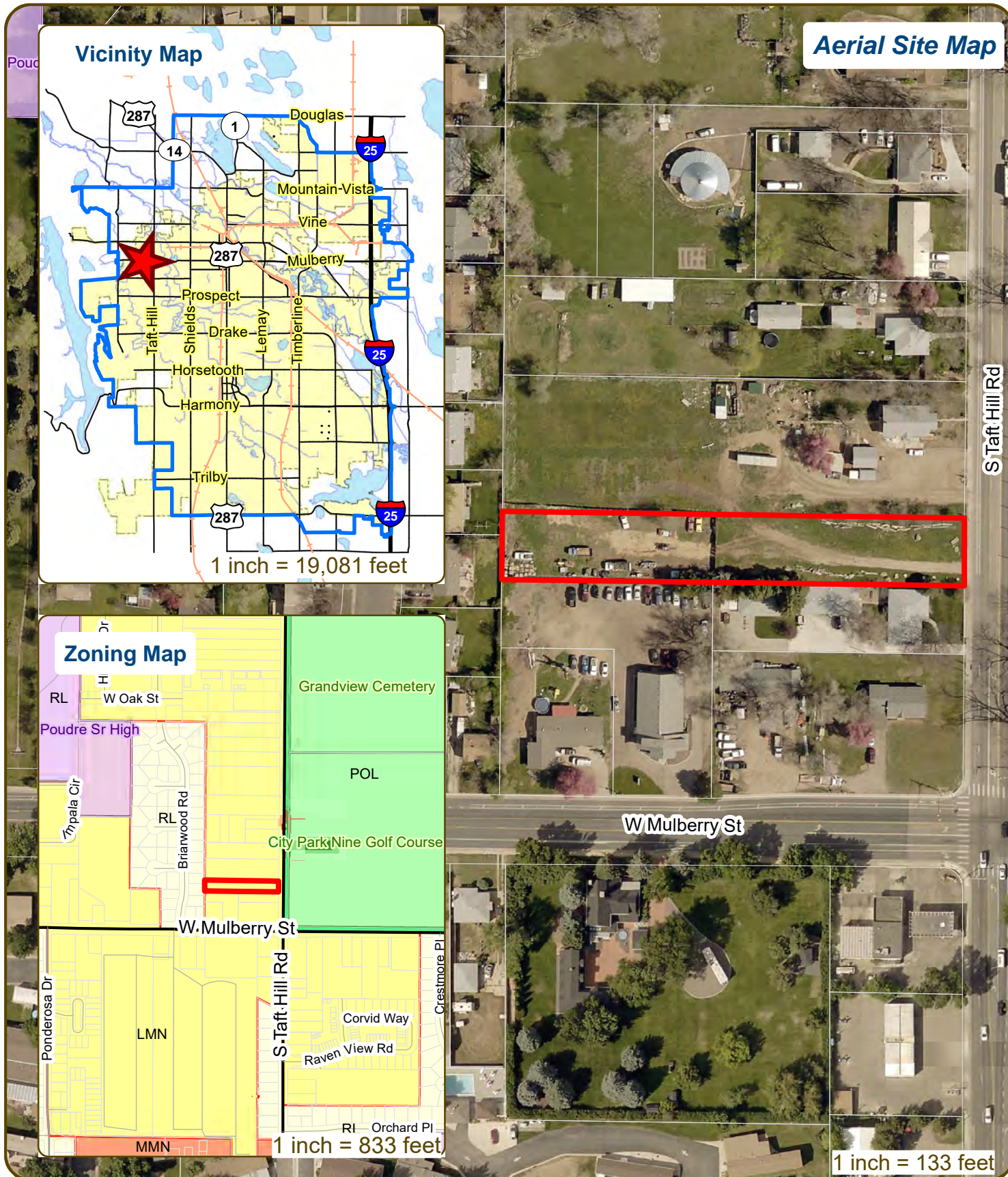
Schedule for 01/14/21

Meetings hosted via Zoom Web Conferencing

Thursday, January 14, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	341 S Taft Hill Rd Two-Family Dwelling CDR210001	Paul Sorenson 970-590-1579 paul@secengineering.net	This is a request to phase development of the lot addressed as 341 S Taft Hill Rd (parcel # 9709404005). The first phase will be the construction of a duplex facing S Taft Hill Rd, as well as the subdivision of the property into three new lots. Development of the other lots will occur at a later date to be determined. Access to the proposed two-family dwelling will be from S Taft Hill Rd to the east. The property is within the Low Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Morgan Stroud DRC: Todd Sullivan
10:15	5811 S College Ave Vehicle Sales CDR210002	Cathy Mathis 970-532-5891 cathy@tbgroup.com	This is a request to construct a vehicle sales establishment at the northwest corner of Crestridge St and S College Ave (parcel #9611100003) to replace the current Nissan dealership located directly to the south at 5811 S College Avenue. The existing dealership will be re-branded as a KIA sales establishment. The proposed use includes approximately 330 parking spaces for vehicle display, 46 parking spaces for employees and fleet parking, and 10 customer parking spaces. The site is directly west of S College Ave and would be accessed via Crestridge St to the south. The site is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Tenae Beane
11:15	1415 Bon Homme Richard Dr Two-Family Dwelling CDR210003	David Lee 970-631-8594 leefamily_9@msn.com	This is a request to convert an existing single-family detached dwelling into a two-family dwelling at 1415 Bon Homme Richard Dr (parcel # 9615411059). Access to the dwelling will be from Bon Homme Richard Dr to the north. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy Bethurem Harras

341 S Taft Hill Rd Two-Family Dwelling



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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) _____

Evan Gilmartin - Owner

Business Name (if applicable) Evan Gilmartin

Your Mailing Address 25195 S Shields St. 1K-194

Phone Number (970) 308-3927 Email Address _____

Site Address or Description (parcel # if no address) 341 S Taft Hill Road

Description of Proposal (attach additional sheets if necessary) see attached

Proposed Use multi family Existing Use vacant

Total Building Square Footage 1,500 +- S.F. Number of Stories 1 Lot Dimensions TBD

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? [X] Yes [] No If yes, then at what risk is it? minimal

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

Increase in Impervious Area TBD 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?

341 South Taft Hill Road

Owner: Evan Gilmartin

Project Description and Assumptions:

A phased development to include the following:

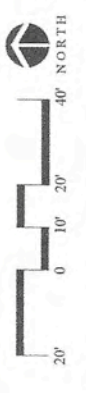
1. Phase 1: Place a duplex on the lot "A" facing Taft Hill Road, and create 2 other lots, including:
 - a. Lot "B" between the proposed duplex and the future Pennsylvania Street
 - b. Lot "C" west side of Pennsylvania Street
2. Phase 2 at future time to develop Lots B & C.
3. Project Assumptions:
 - a. move an existing duplex unit to the south side of Lot "A"
 - b. keep existing access/driveway off of Taft Hill Road
 - c. turn driveway to the north adjacent to Taft Hill Rd and then to the west so driveway will be on north side of proposed duplex
 - d. keep existing sidewalk and curb cut until Taft Hills Road improvements are started by the City, and
 - e. provide the required additional 24-foot Taft Hill Rd ROW and 15-foot utility easement
 - f. provide 57-foot Pennsylvania Street ROW with same alignment as 4 lots to the north.



341 S Taft Hill
E Gilmartin

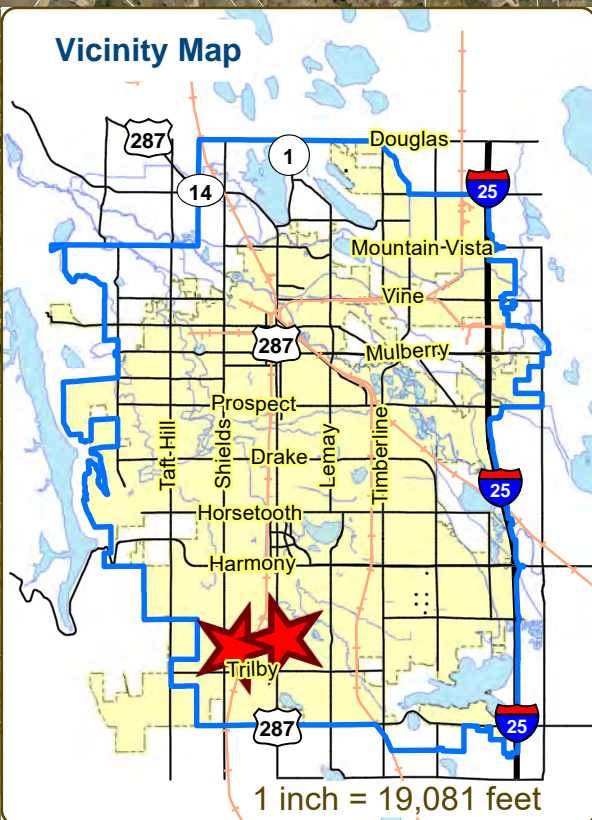
Russell + Mills Studios - Taft Hill Development.

~~5/10/2020~~



5811 S College Ave Vehicle Sales

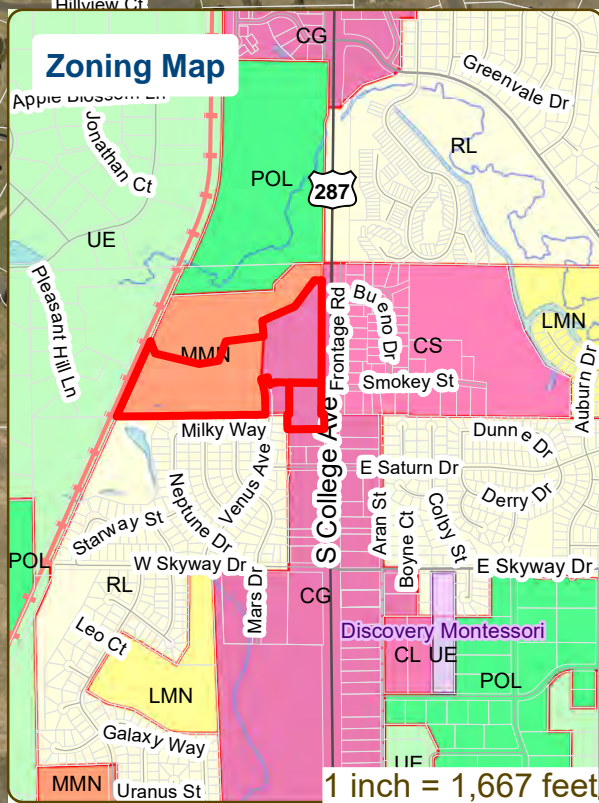
Vicinity Map



Aerial Site Map



Zoning Map



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

Business Name (if applicable) TB Group

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 **Email Address** cathy@tbgroup.us

Site Address or Description (parcel # if no address) 9611100003 and 5811 S. College Avenue

Description of Proposal (attach additional sheets if necessary) The construction of a new Nissan dealership to be located on the 6-acre site to the north of the existing dealership. The existing dealership will be remodeled to a Kia dealership

Proposed Use Auto dealership **Existing Use** Auto dealership and vacant land

Total Building Square Footage +/- 40,000 S.F. **Number of Stories** 1 **Lot Dimensions** 610' x 334'

Age of any Existing Structures existing dealership 34 years old

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 227,607 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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SEAL

PROJECT TITLE
FORT COLLINS NISSAN

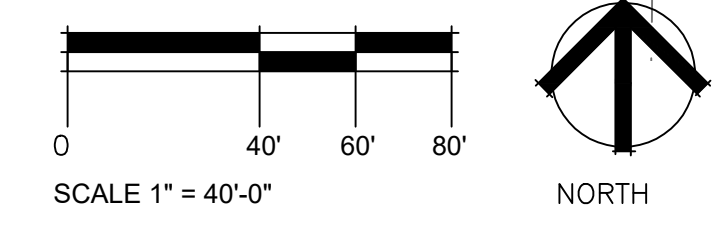
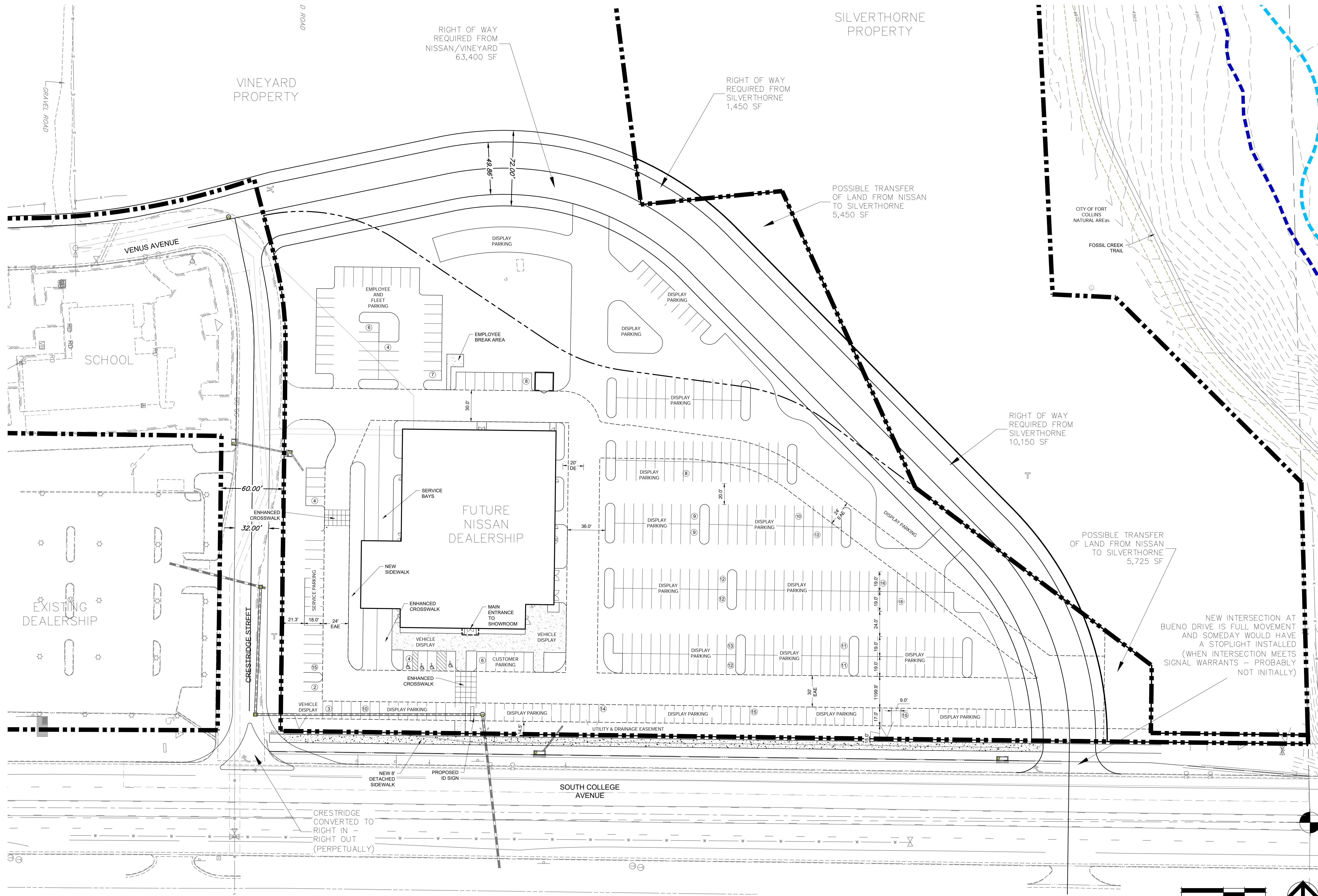
Fort Collins, Colorado
 PREPARED FOR

REVISIONS	DATE

DATE
 DECEMBER 16, 2020

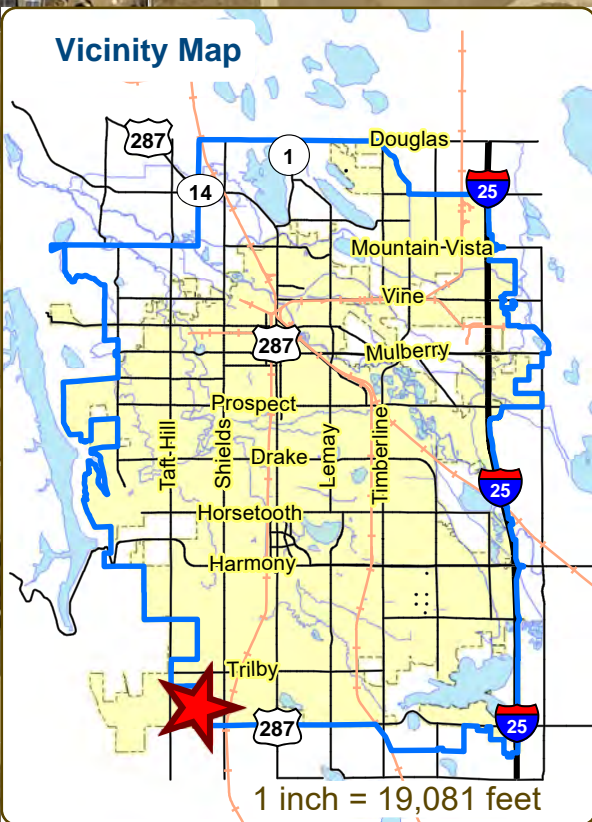
SHEET TITLE
 Conceptual Site Plan

SHEET INFORMATION
 SHEET



1415 Bon Homme Richard Dr Two-Family Dwelling

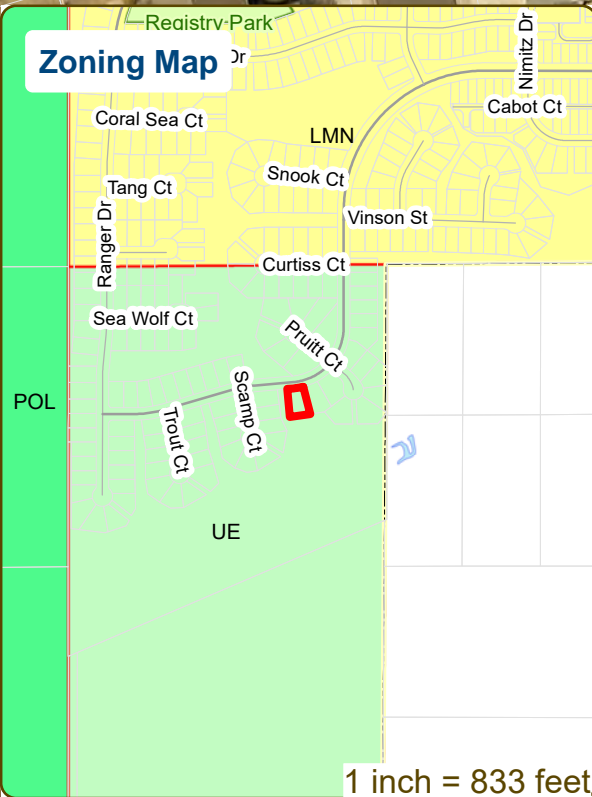
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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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

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Increase in Impervious Area _____ S.F.

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Phillips

B0305277

IMPROVEMENT SURVEY PLAT

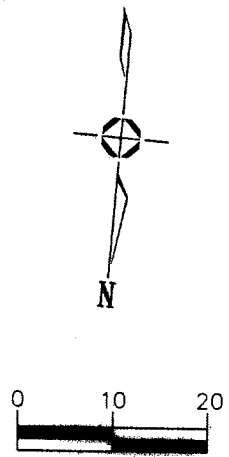
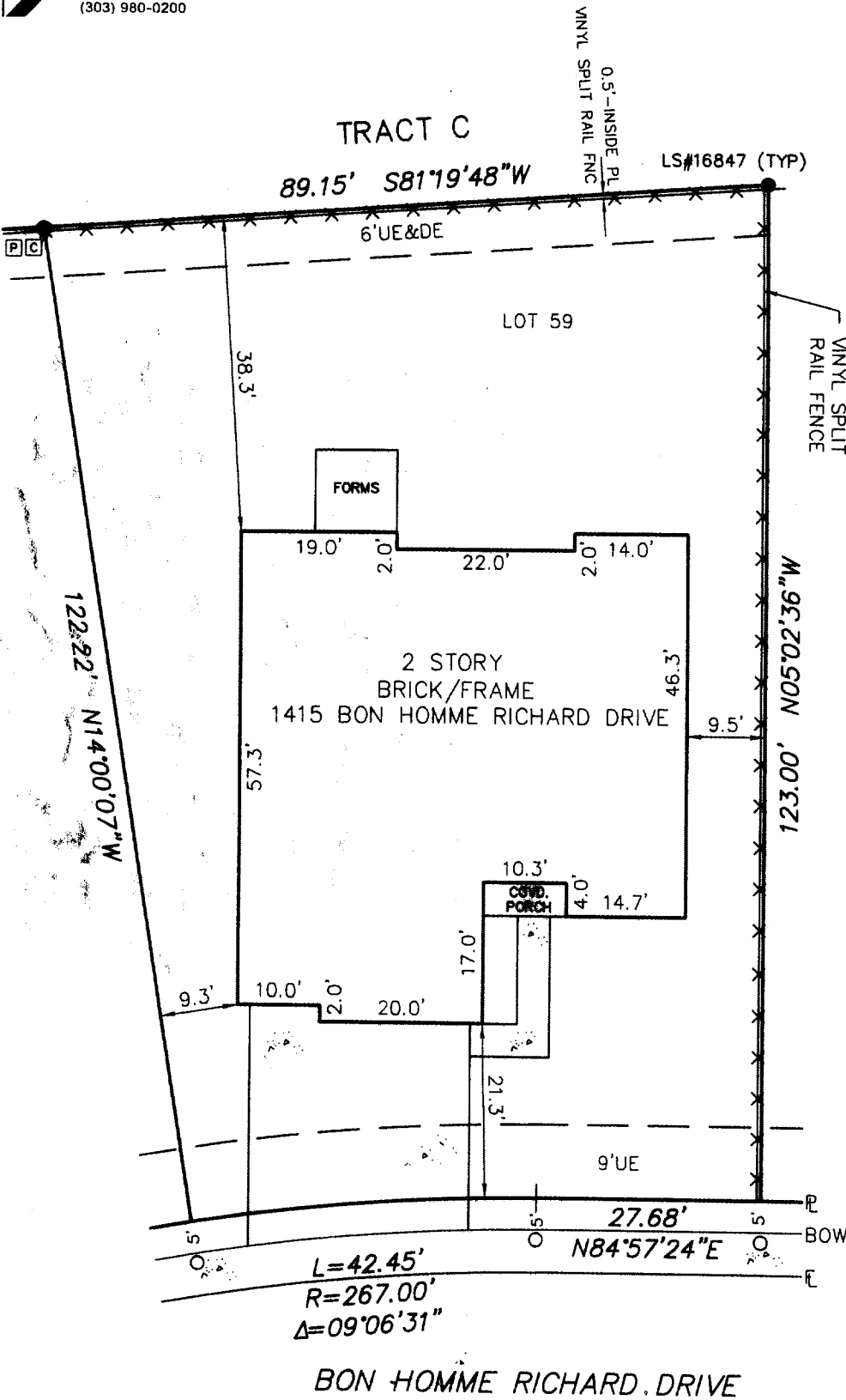


Carroll & Lange INC
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

SCALE: 1" = 20'
JOB NO: 2665
DRAWN BY: EEW
DATE DRAWN: 12-11-03
REVISED ISP: _____
REVISED ISP: _____
REGRADE: _____

LEGEND

- = FOUND #5 REBAR WITH PLASTIC CAP
- = FOUND NAIL & DISK
- ⊥ = PROPERTY LINE
- BOW = BACK OF WALK
- BOC = BACK OF CURB
- FOW = FRONT OF WALK
- = FLOW LINE
- ⊠ = PEDESTAL
- ⚡ = SERVICE
- PROPOSED TGB = 75.9
- AS-BUILT TGB = 76.1



BEARINGS ARE BASED ON THE S.E. LINE OF LOT 59 OF THE RECORDED PLAT REGISTRY RIDGE P.U.D. THIRD FILING BEARING S81°19'48\"W WITH MONUMENTS AS SHOWN HEREON.

THIS CERTIFIES THAT THE ABOVE IS A TRUE AND CORRECT PLAT OF A SURVEY MADE UNDER MY SUPERVISION THIS 9TH DAY OF DECEMBER, 2003, OF THE PROPERTY DESCRIBED AS: LOT 59,

REGISTRY RIDGE P.U.D. THIRD FILING,
CITY OF FORT COLLINS,
COUNTY OF LARIMER,
STATE OF COLORADO

FLOOD INFORMATION:

BASED UPON REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080102 0013, EFFECTIVE DATE MARCH 18TH, 1996, REGISTRY RIDGE P.U.D., THIRD FILING IS NOT WITHIN THE 100-YEAR FLOOD PLAIN.

AND THAT THE LOCATION AND DIMENSIONS OF ALL BUILDING IMPROVEMENTS, RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN.

BY: _____
DATE: _____

RECERTIFIED BY: _____ DATE: _____

THIS SURVEY DOES NOT ADDRESS EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT NOTED HEREON. NOTICE: ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.