

Conceptual Review Agenda

Schedule for 04/15/21

Meetings hosted via Zoom Web Conferencing

Thursday, April 15, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	4733 E Mulberry St Annexation CDR210030	Kevin Kerr 970-412-8881 kevin.kerrconstruction@gmail.com	This is a request to construct an additional single-family dwelling on an existing parcel with a single-family detached dwelling located at 4733 E Mulberry St (parcel # 8715000018). The proposed dwelling would be accessed via the existing drive from E Mulberry St directly to the north. The site is directly south of E Mulberry St and approximately .7 miles east of I-25. The property is outside of City Limits but is within the Growth Management Area. Prior to any development annexation and initial zoning would occur which would be subject to a City Council approval. After annexation, the single-family development would be subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan

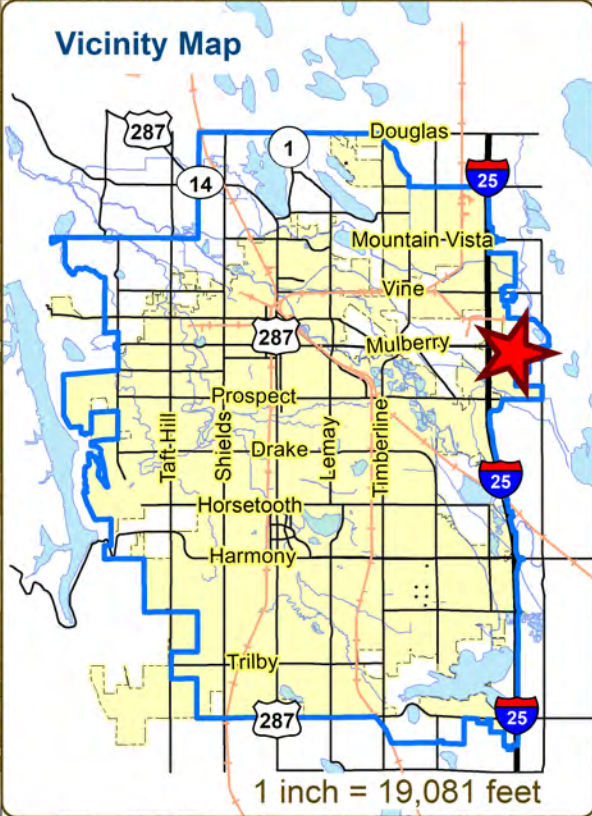
10:15

NO CONCEPTUAL REVIEW SCHEDULED

11:15	949 E Prospect Rd Convenience Store w/ Fuel Sales CDR210031	Juel Rae 970-635-3735 jrae@olsson.com	This is a request to develop a Kum & Go Convenience Store with Fuel Sales at 949 E Prospect Rd (parcel # 9724105001). The proposed convenience store is approximately 4,000 sf. The site plan proposes a canopy with 4 fueling dispensers, and 21 on-site parking spaces are provided. Access is taken from S Lemay Ave to the east. The site is directly south of E Prospect Rd and directly west of S Lemay Ave. The property is within the Neighborhood Commercial (NC) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Marc Virata DRC: Brandy Bethurem Harras
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4733 E Mulberry St Annexation

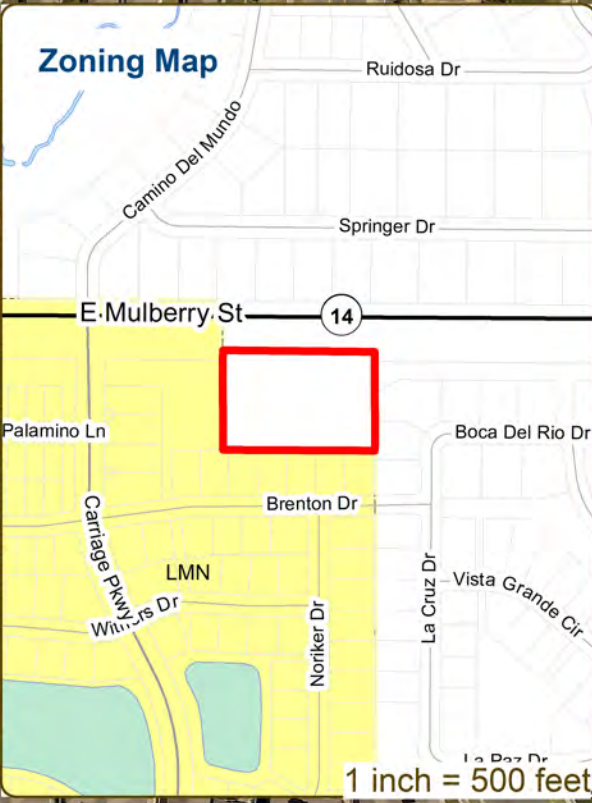
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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 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) Lloyd W Kerr (Owner) Kevin R Kerr (General Contractor, Son of Owner)

Business Name (if applicable) Kerr Construction LLC

Your Mailing Address 2313 Hampshire Court Fort Collins, CO 80526

Phone Number 970-412-8881 Email Address kevin.kerrconstruction@gmail.com

Site Address or Description (parcel # if no address) 4733 E Mulberry street Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) We would like to build a second permanent single family home on this property. The plan is to live on the same property as my father so we can eventually be able to care for him as he gets older.

Proposed Use 2 single family homes Existing Use 1 single family home

Total Building Square Footage 2,200 S.F. Number of Stories 1 Lot Dimensions 2+ acres

Age of any Existing Structures 61 years

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.

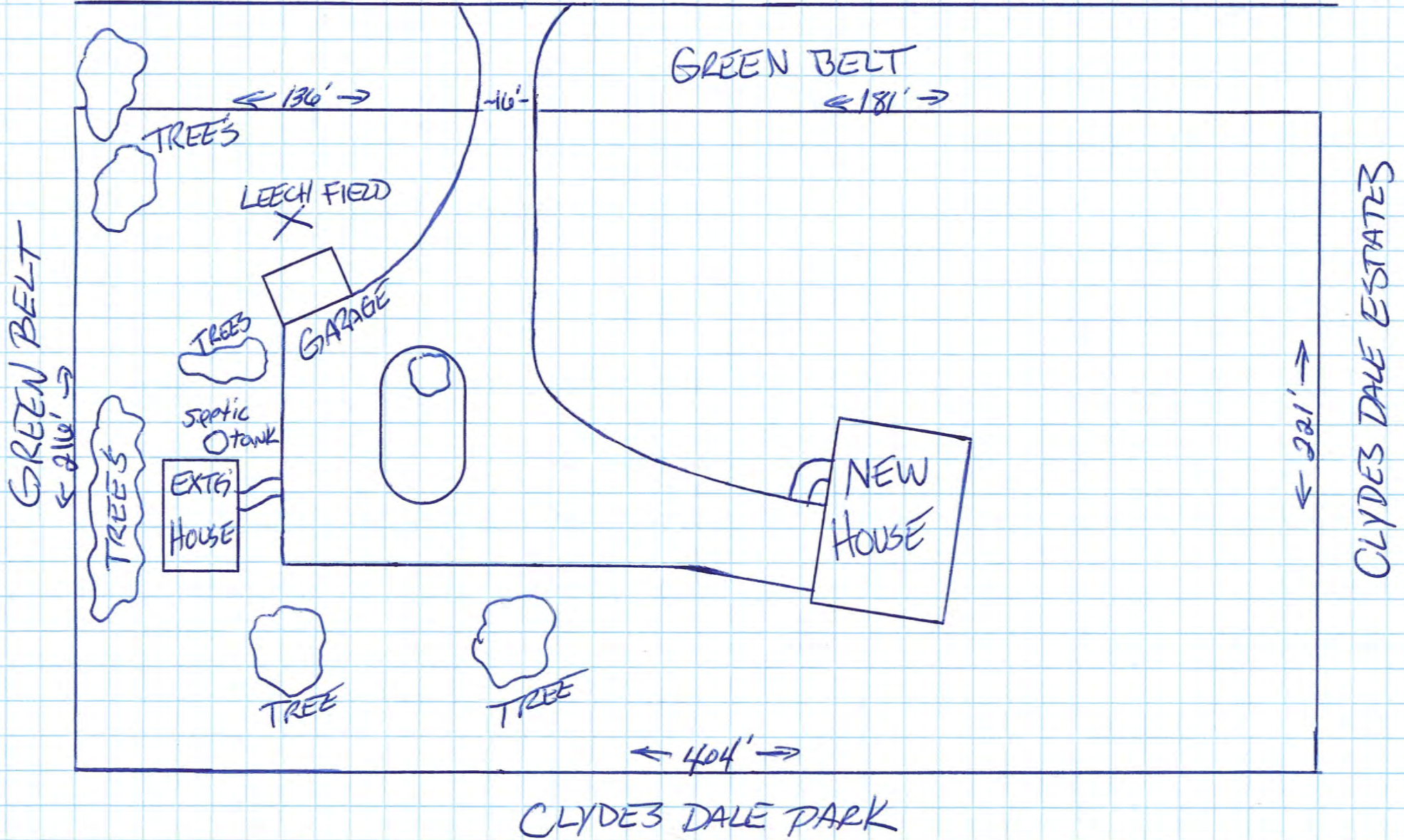
Increase in Impervious Area 10,000 - 8-10K SF 5-7K SF S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

CASA BONITA

HWY 14 / MULBERRY ST.

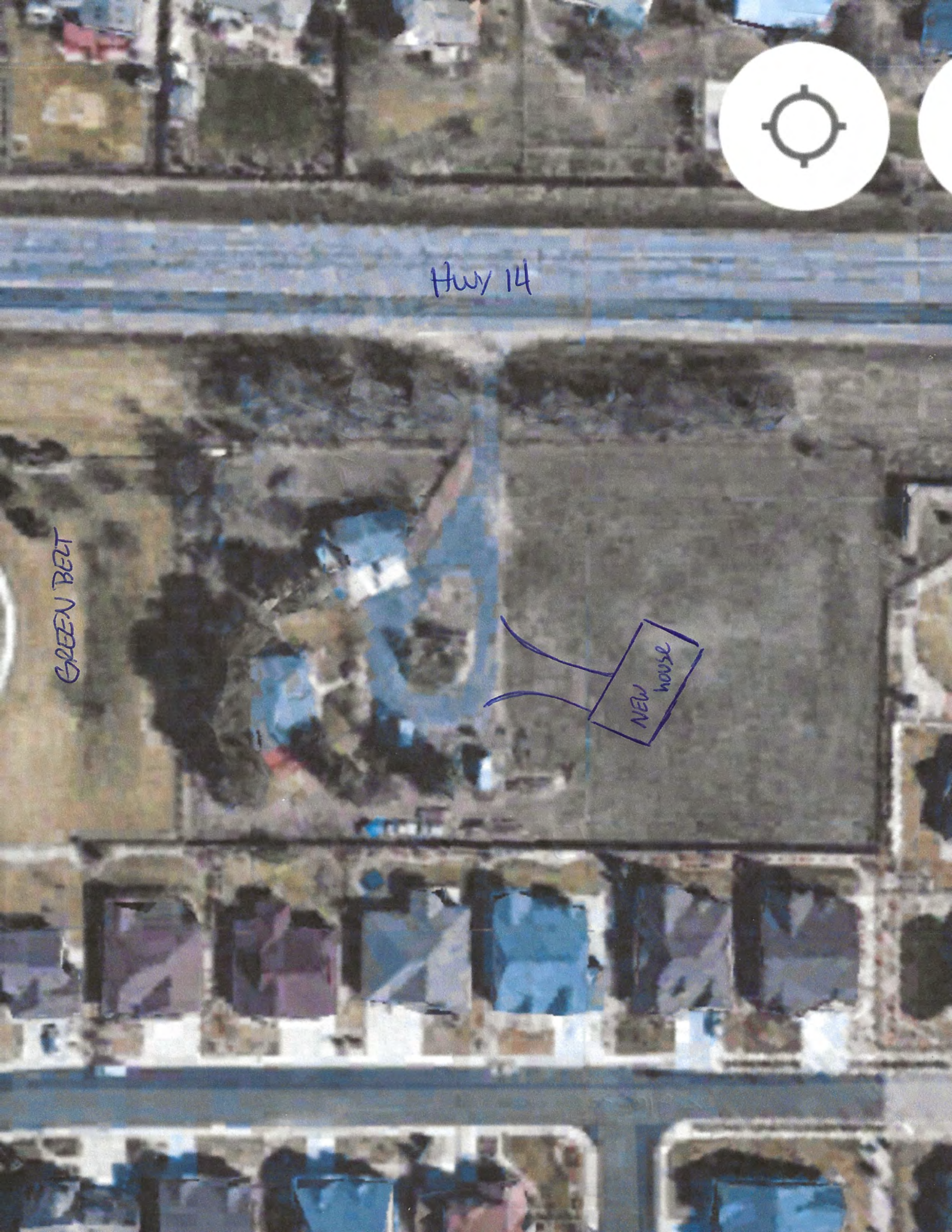




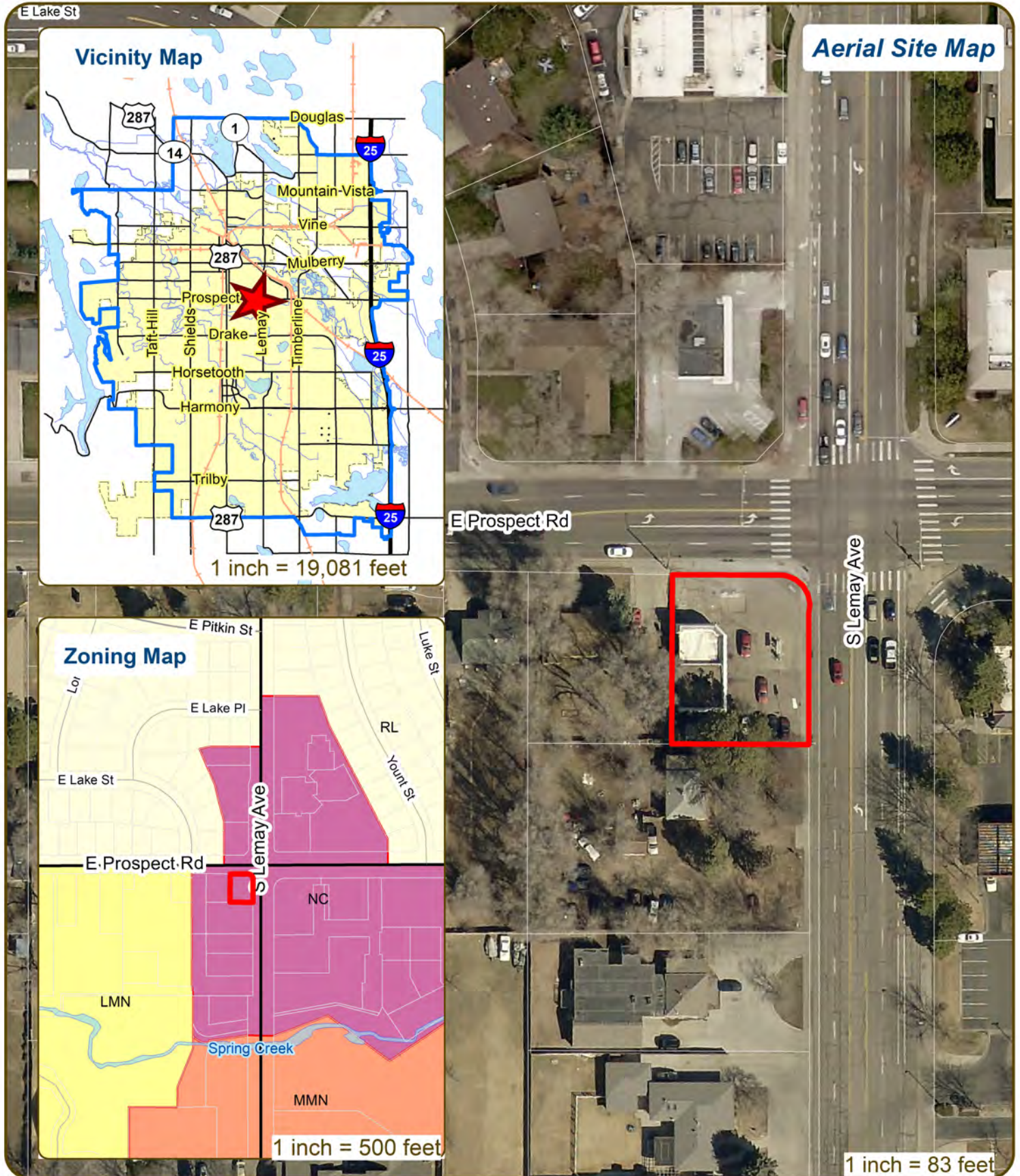
Hwy 14

GREEN BELT

NEW
HOUSE



949 E Prospect Rd Convenience Store w/ Fuel Sales (Kum & Go)



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

Ryan Halder, Kum & Go Site Developer Manager, Josh Erramouspe, Olsson Engineer, Richard W. Dunlap, Property Owner

Business Name (if applicable) Olsson

Your Mailing Address 1880 Fall River Drive, Suite 200

Phone Number 970-635-3735 **Email Address** jrae@olsson.com

Site Address or Description (parcel # if no address) 9724105001

Southwest corner of E Prospect Road and South Lemay Avenue

Description of Proposal (attach additional sheets if necessary) _____

A development of a convenient store and associated fuel canopy.

Proposed Use Commercial **Existing Use** Commercial/Residential

Total Building Square Footage 4,000 SF **S.F. Number of Stories** 1 **Lot Dimensions** 48,685 SF

Age of any Existing Structures Built in 1963

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?** _____

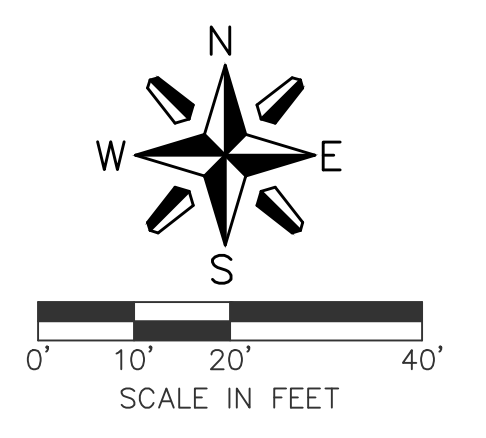
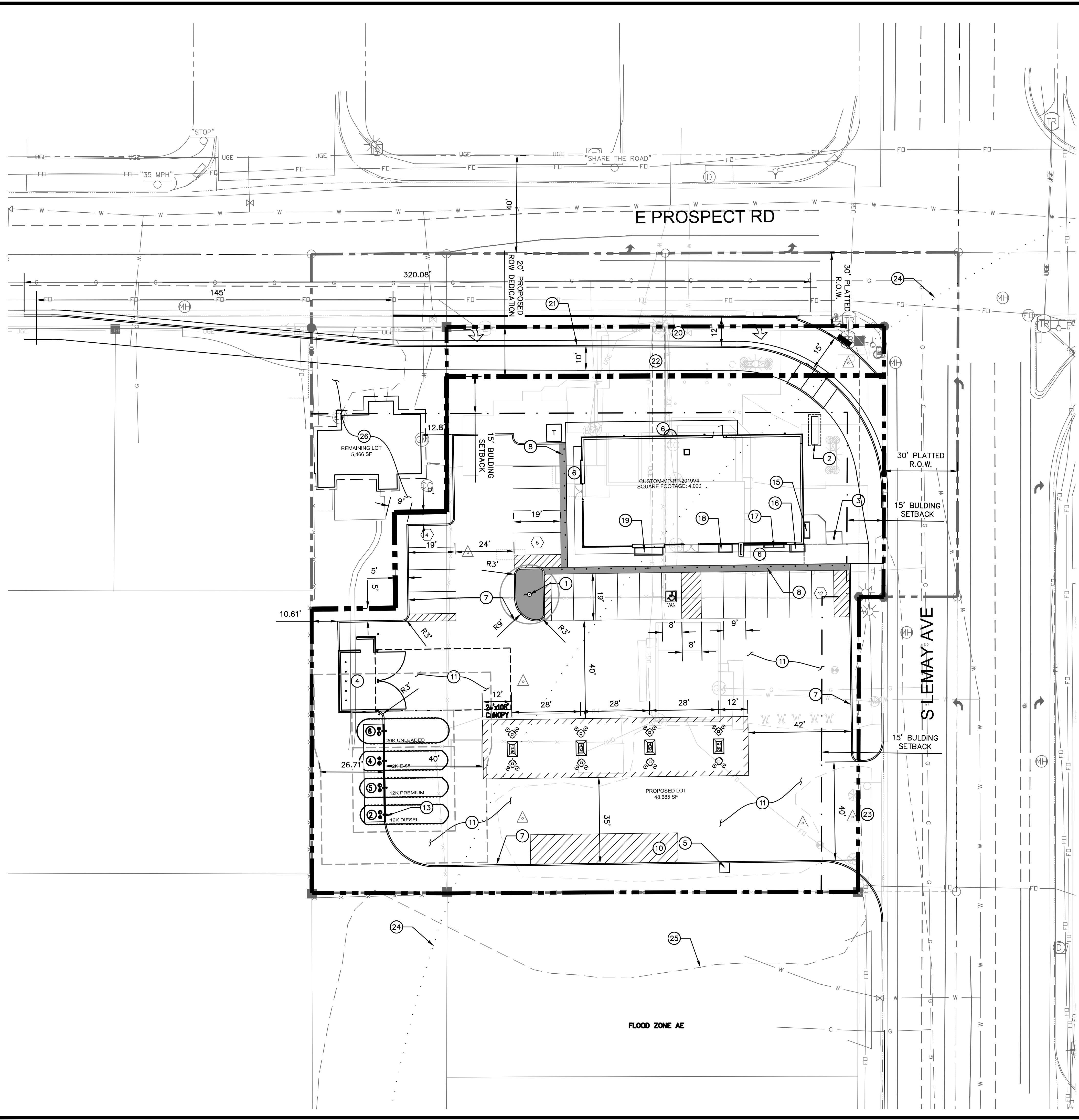
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area less than 5,000 SF additional impervious area will be added 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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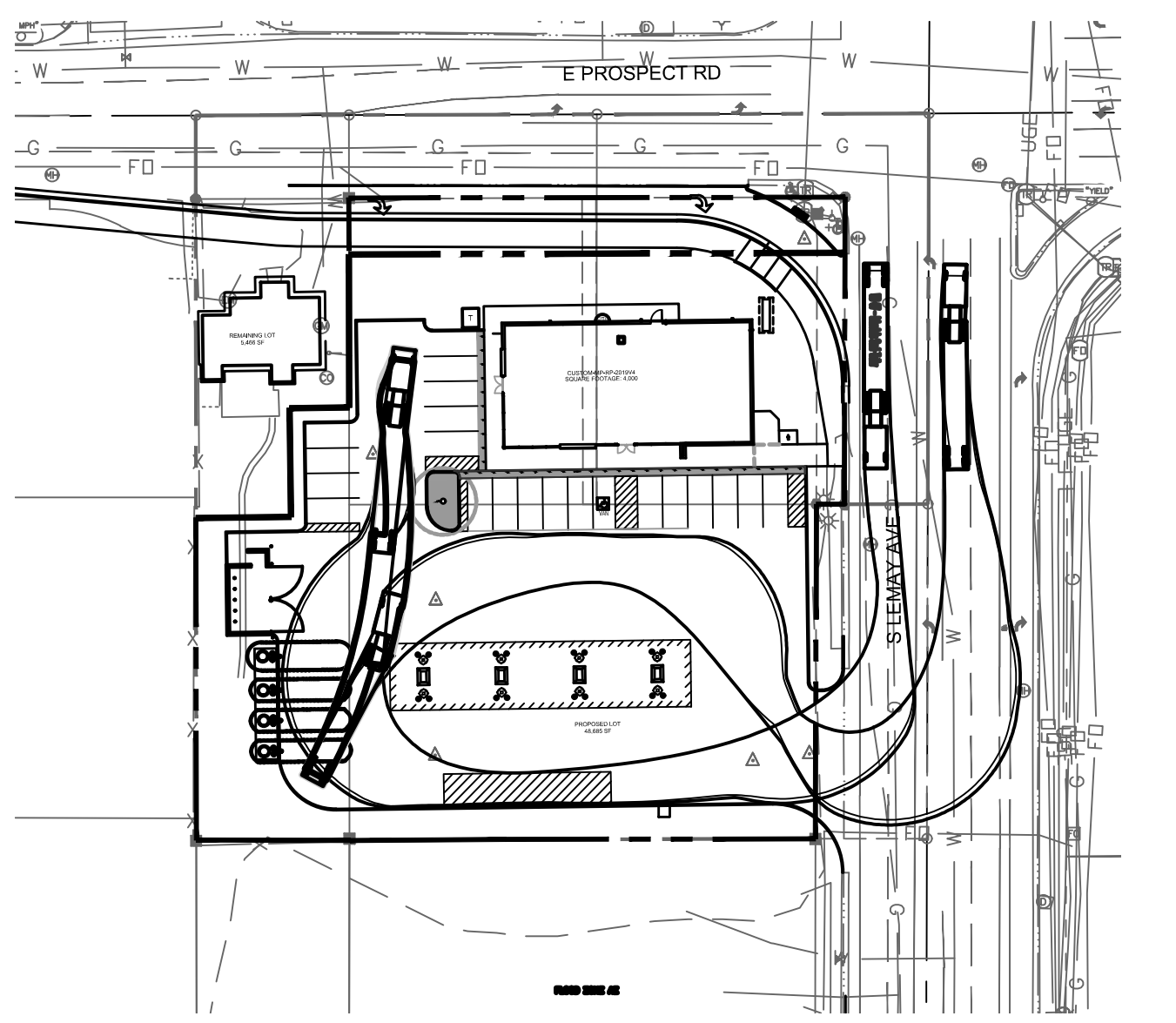
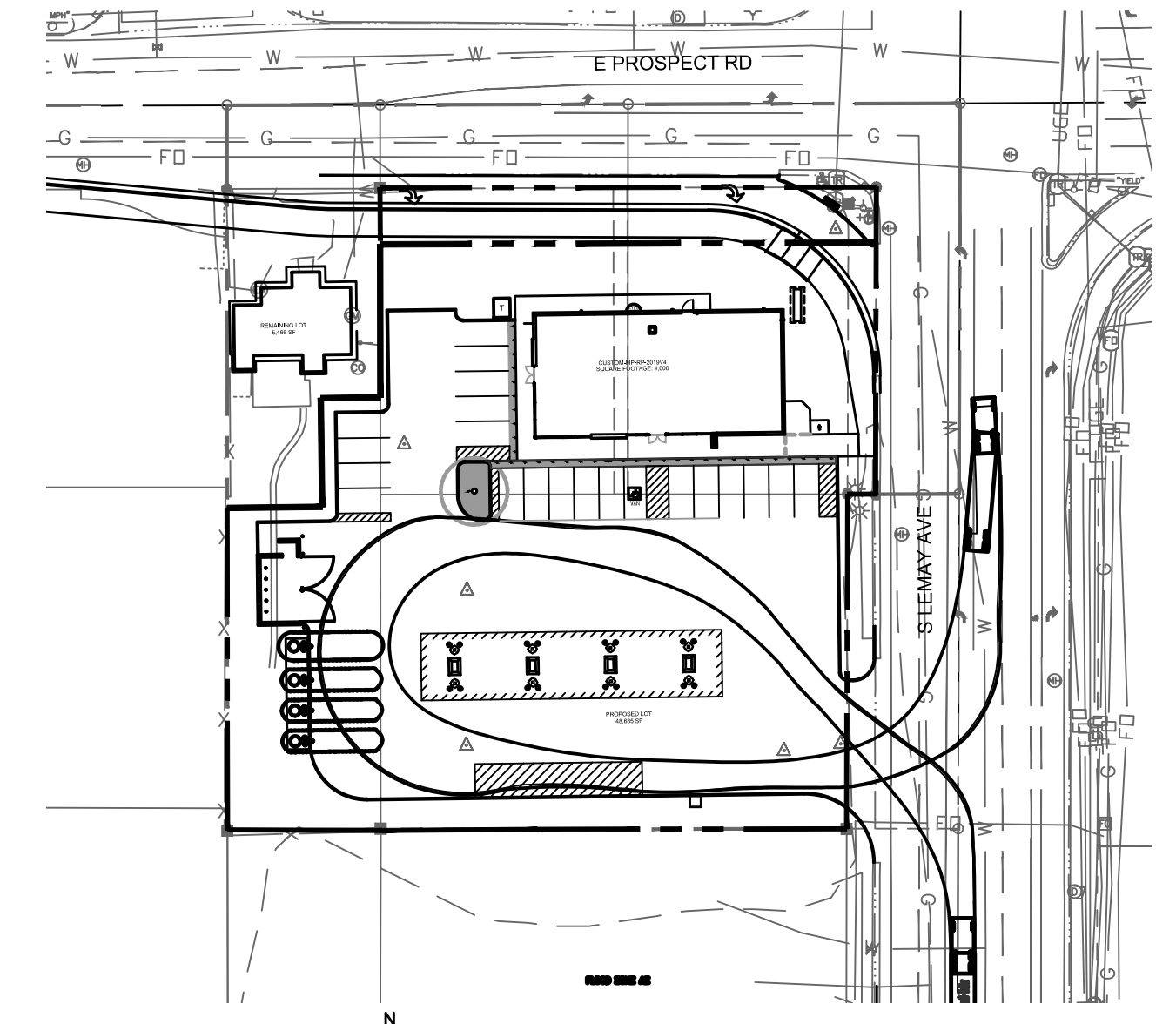
DWG: F:\2020\2501-3000\020-2883\40-Design\AutoCAD\Concept_plan\TOP0_11.23.20.DWG
 DATE: Jan 22, 2021 2:26pm
 USER: bkunz
 XREFS: 2020365ALTA (2020-11-11) C_XBASE_0202883



SITE DATA	
KUM & GO LOT SIZE	48,685 SF ±
KUM & GO BUILDING	1,118AC ±
CANOPY/DISPENSER ARRANGEMENT	4 DISPENSERS (SINGLE)
REQUIRED PARKING	21 STALLS
PROPOSED STANDARD PARKING	21 STALLS
ADA REQUIRED & PROVIDED PARKING	1 STALL

FLAG NOTES:

- 1 PROPOSED 40' FLAGPOLE
- 2 PROPOSED 20' MONUMENT SIGN
- 3 PROPOSED BIKE RACK
- 4 PROPOSED 15' X 25' TRASH ENCLOSURE WITH NICHHA
- 5 PROPOSED AIR MACHINE ON 4' X 4' PAD
- 6 PROPOSED 4" BUILDING SIDEWALK
- 7 PROPOSED INTEGRAL CURB
- 8 PROPOSED ZERO CURB WITH BOLLARDS
- 9 PROPOSED ADA RAMP
- 10 12' X 60' DELIVERY VEHICLE LOADING ZONE
- 11 PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
- 12 PROPOSED DETENTION POND
- 13 PAINT CURB ALONG FRONT OF TANKS YELLOW
- 14 PROPOSED SITE SIDEWALK
- 15 PROPANE CAGE
- 16 ICE MERCHANDISE
- 17 FIREWOOD
- 18 MISCELLANEOUS MERCHANDISE
- 19 REDBOX(ES)
- 20 PROPOSED RIGHT TURN LANE
- 21 PROPOSED CITY CURB & GUTTER
- 22 10' PROPOSED SIDEWALK/BIKE LANE
- 23 PROPOSED FULL MOVEMENT ACCESS
- 24 500' RADIUS FROM LIQUOR STORE
- 25 EXISTING FLOODPLAIN LINE
- 26 REMAINING LOT FOR CITY HISTORICAL HOUSE TO REMAIN



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 Des Moines, Iowa
 50309
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 F: 515-223-9873

#0951 - FORT COLLINS, CO
E. PROSPECT ROAD & S. LEMAY AVENUE
CONCEPT PLAN

KG PROJECT TEAM:
 RDM: TOM CARRICO
 SDM: RYAN HALDER
 CPM: PERRY DEPHILLIPS

REVISION DESCRIPTION	DATE

DATE: 01/22/2021

SHEET NUMBER:

