

# Conceptual Review Agenda

Schedule for 05/20/21

Meetings hosted via Zoom Web Conferencing

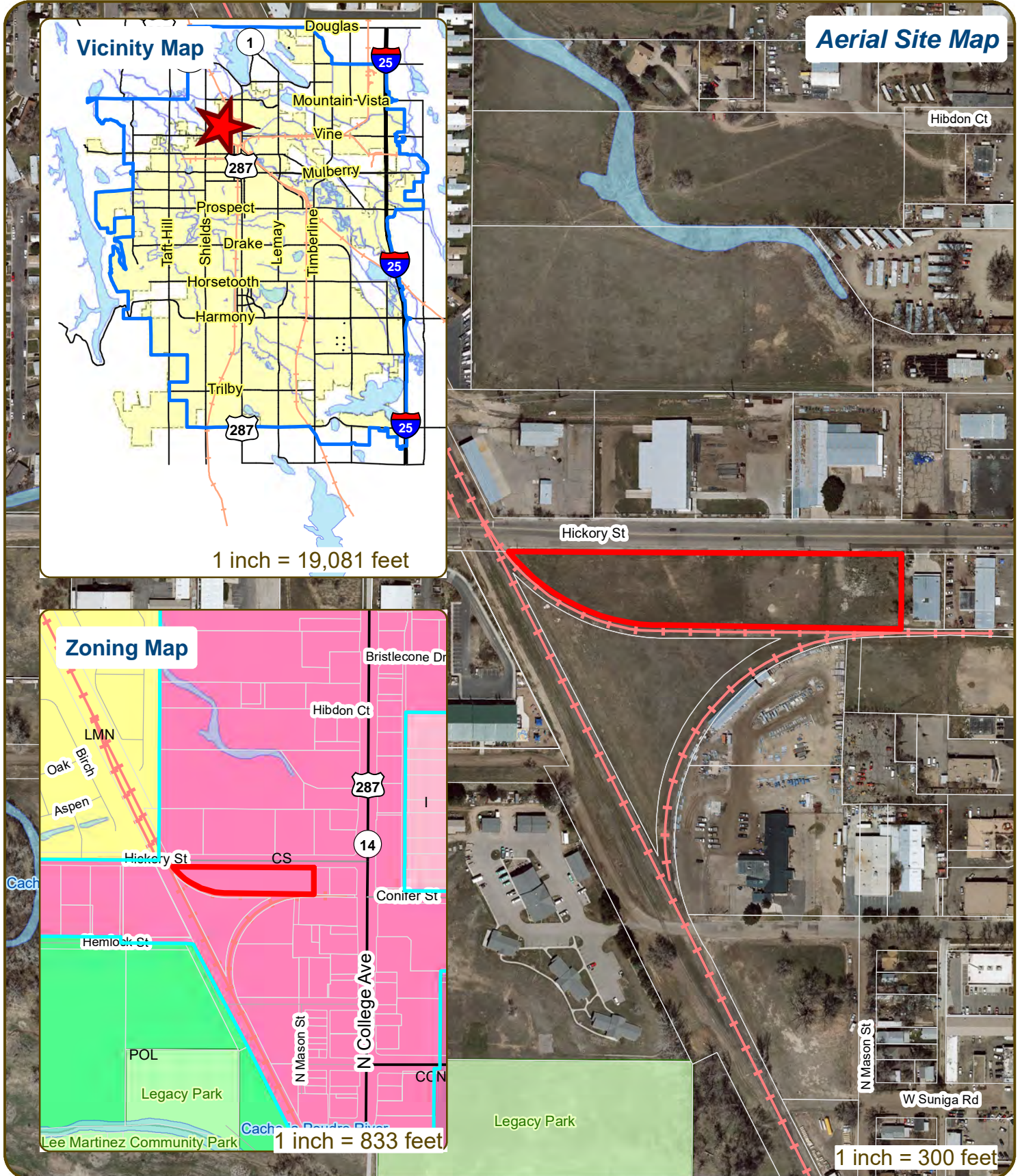
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## Thursday, May 20, 2021

| Time  | Project Name  | Applicant Info  | Project Description  |   |
|-------|---|---|--|---|
| 10:15 | 115 Hickory St<br>Light Industrial<br><br>CDR210040 | Jordan Lockner<br>970-215-9907<br>jordan@collabarchitects.com | This is a proposal to build 6 light industrial buildings (6,000 sf each) on the south side of Hickory Street and approximately 330 feet west of N. College Avenue (parcel #9702415003). 84 vehicle parking spaces are proposed as well as a 6,000 sf storage yard area. Future access will be taken from Hickory Street to the north. The property is within the Service Commercial District (C-S) zone district and is subject to Administrative (Type 1) Review. | Planner: Jason Holland<br>Engineer: Marc Virata<br>DRC:Brandy Bethurem-Harras |

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# 115 Hickory St Light Industrial



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CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

All proposed development projects begin with Conceptual Review. Anyone with a 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 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. **Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.** The applicant acknowledges 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 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](mailto: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) \_\_\_\_\_

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?



115 HICKORY STREET  
PRELIMINARY SITE PLAN

SITE INFORMATION:

Zoning: Service Commercial District (C-S)

Site Area: 187,530 s.f. (3.846 acres)

Front Setback: 15'  
Interior Side Setback: 5'  
Rear Setback: 8'

Maximum Building Height: should be similar in size and height to context  
Maximum Stories: 3 stories

PARKING REQUIREMENTS:

Low intensity retail, repair service, workshop,  
and custom small industry:

minimum required: 1 per 1,000 s.f.  
maximum permitted: 2 per 1,000 s.f.

OR

Industrial: Employee Parking:

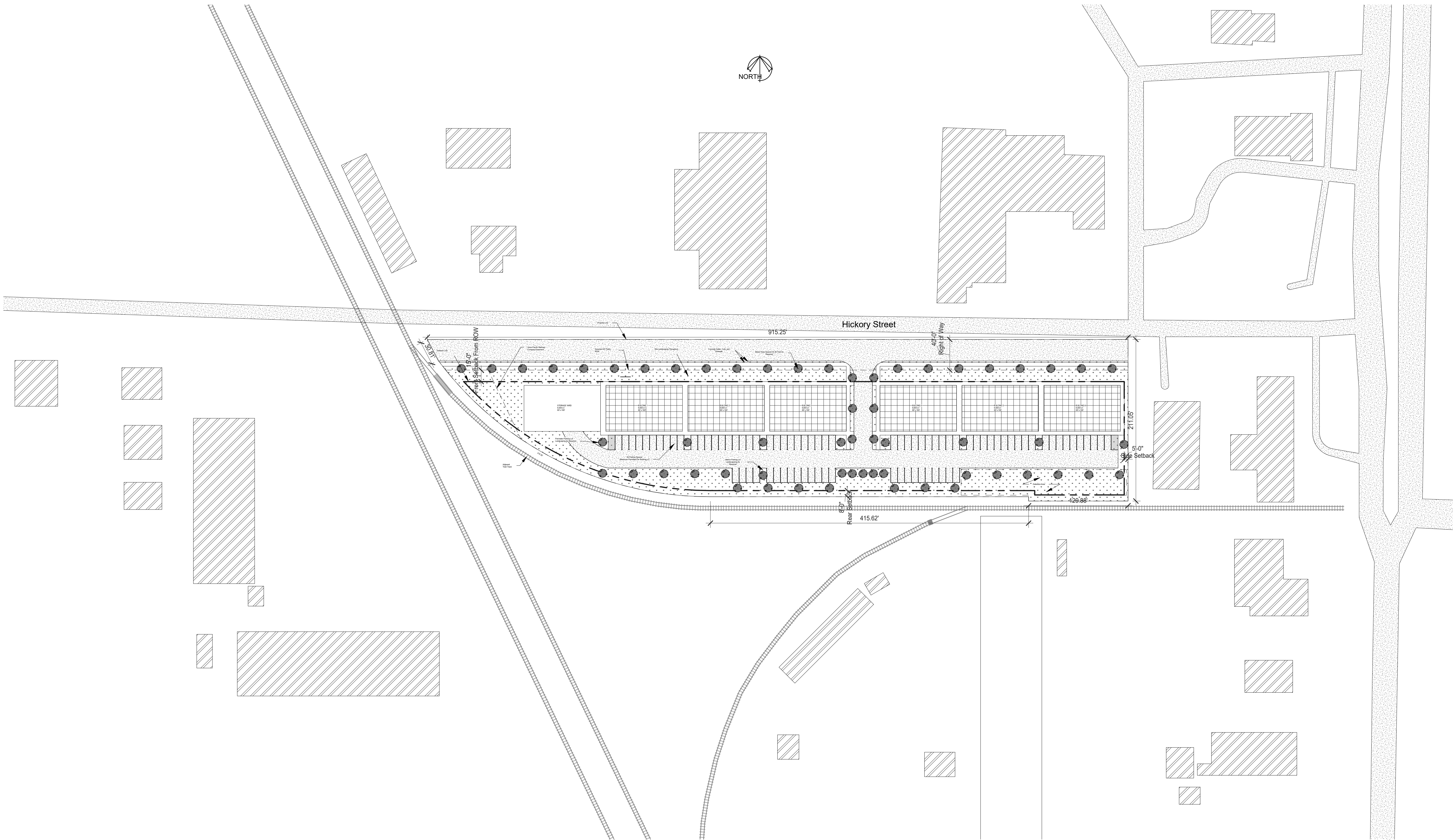
minimum required: 0.5 per employee  
maximum permitted: 0.75 per employee

BUILT AREA SHOWN:

36,000 s.f. (6 buildings of 6,000 s.f. each)

PARKING SHOWN:

84 spaces assuming a total building area of  
36,000 s.f. and maximizing the parking



115 HICKORY

115 HICKORY STREET  
FT. COLLINS, CO

DESIGN PHASE | Revisions

| SD            | Name       | XX.XX.2020 |
|---------------|------------|------------|
| 10.XX.2020    | XX.XX.2020 | XX.XX.2020 |
| Permit:       | XX.XX.2020 | XX.XX.2020 |
| Construction: | XX.XX.2020 | XX.XX.2020 |

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NOT FOR  
CONSTRUCTION

ARCHITECTURAL  
SITE PLAN

DRAWN BY: XXXX | CHECKED BY: JWL

A0.7

SYSTEM NOTES

EXTERIOR WALLS

- W1 - MANUFACTURED STONE VENEER  
W2 - STUCCO ON 1 1/2" RIGID INSULATION  
W3 - STUCCO ON 3/4" RIGID INSULATION  
W4 - STUCCO ON METAL STUDS (ROOF SCREEN)

INTERIOR WALLS

- P2 - 2 1/2" METAL STUD FRAMING AT 16" O.C.  
P3 - 3 5/8" METAL STUD FRAMING AT 16" O.C.  
P6 - 6" METAL STUD FRAMING AT 16" O.C.

INTERIOR PARTITION SUFFIXES

A - STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. PROVIDE SOUND BATT INSULATION FULL HEIGHT.

B - 1-SIDE FINISHED, 1x LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS.

D - DEMISING WALL, 1x LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. TERMINATE GYP. BD. ON ONE SIDE 2" ABOVE HIGHEST ADJACENT FINISHED CEILING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. EXTEND GYP. BD. ON OTHER SIDE TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.

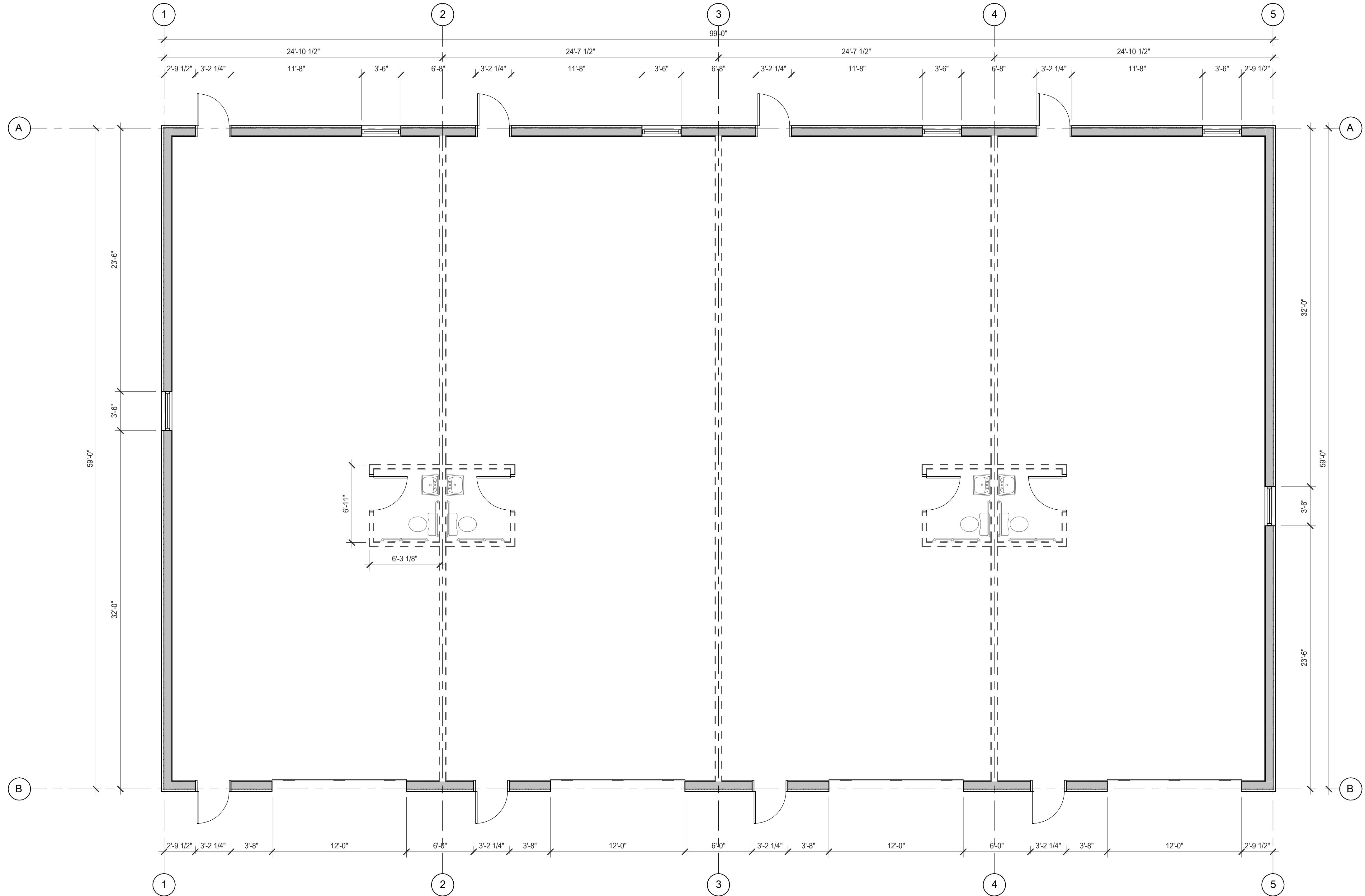
M - MOISTURE WALL, APPLY FIBER REINFORCED PANELS (FRP) FROM FLOOR TO 4'-0" A.F.F. OVER 5/8" MOISTURE RESISTANCE GYP. BD.

INTERIOR NOTES

- 1 - ALL WALLS ARE P3-A UNLESS NOTED OTHERWISE.  
2 - ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.  
3 - PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH  
4 - FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.  
5 - ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.  
6 - PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

EXTERIOR NOTES

- 1 - ALL STUCCO CONTROL JOINTS TO ALIGN WITH WINDOW HEADS, JAMBS, WALLS OR CENTER ON VERTICAL/HORIZONTAL MULLIONS, U.N.O.  
2 - ALL WINDOW FRAMES TO HAVE POCKET FILLERS.



1 FIRST FLOOR PLAN  
A1.1 3/16" = 1'-0"

| DESIGN PHASE |            | Revisions  |            |
|--------------|------------|------------|------------|
| SD           | Name       | XX.XX.2020 | XX.XX.2020 |
| DD           | XX.XX.2020 | XX.XX.2020 | XX.XX.2020 |
| Permit       | XX.XX.2020 | XX.XX.2020 | XX.XX.2020 |
| Construction | XX.XX.2020 | XX.XX.2020 | XX.XX.2020 |

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FIRST FLOOR  
PLAN

DRAWN BY: XXX | CHECKED BY: JWL

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