

Conceptual Review Agenda

Schedule for 06/10/21

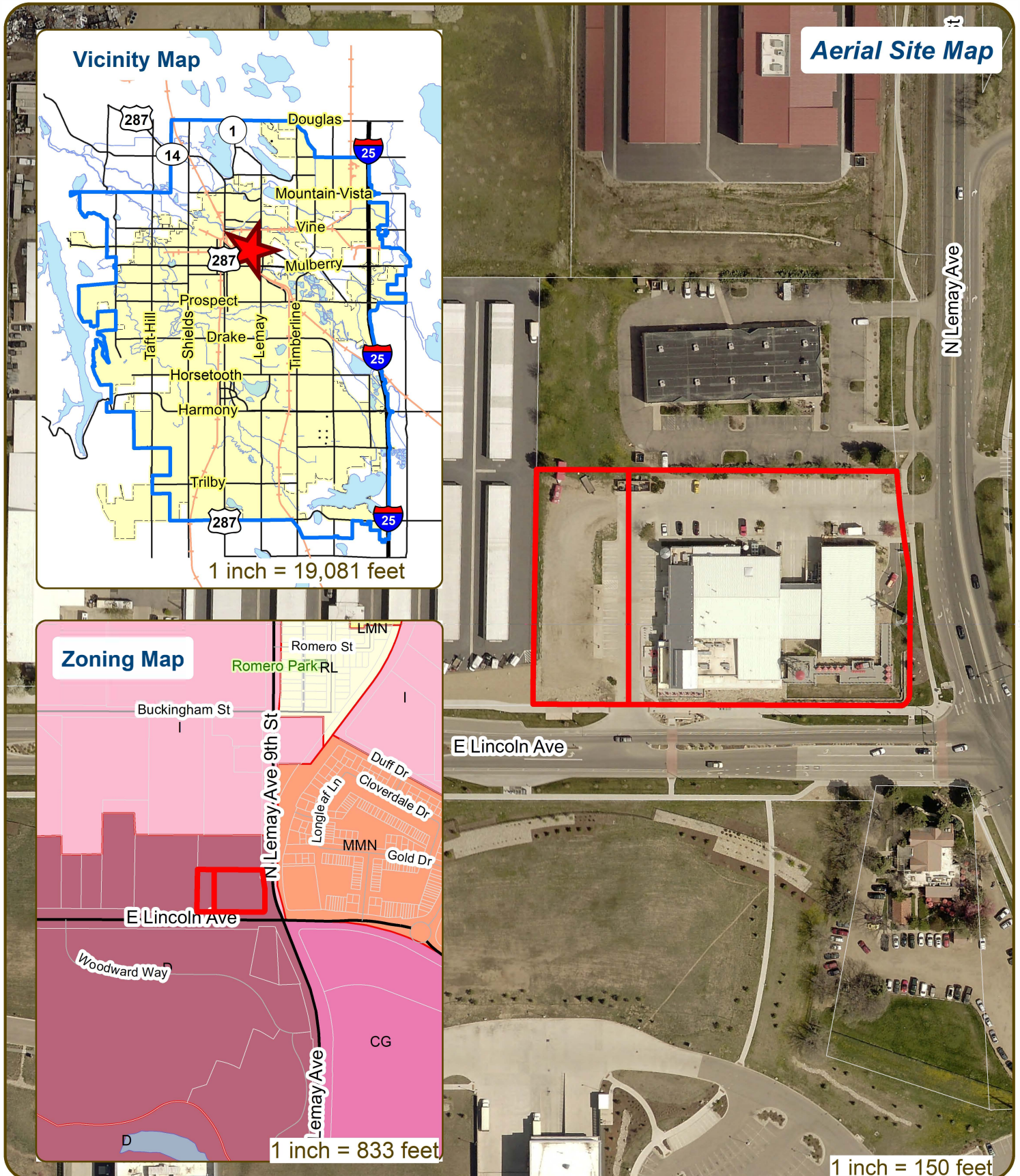
Meetings hosted via Zoom Web Conferencing

Thursday, June 10, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	1020 E Lincoln Ave Red Truck Brewing Beer Garden CDR210046	Mike McBride 970-402-0438 mike@mcbrirela.com	This is a request to develop a beer garden for the existing Red Truck Brewing Co. located at 1020 E Lincoln Ave (parcel # 9712119001; 9712119002). The proposal includes the relocation of the existing parking area and curbcut further to the west to accommodate the beer garden. Also proposed are the placement of 14 fermenting tanks on the north side of the building. Access is taken from E Lincoln Ave directly to the south and N Lemay Ave directly to the east. The property is within the Innovation sub-district of the Downtown (D) zone district and is subject to a Major Amendment which will require Planning & Zoning Board (Type 2) Review.	Planner: Will Lindsey Engineer: Marc Virata DRC: Brandy Bethurem Harras

1020 E Lincoln Ave

Red Truck Brewing Beer Garden



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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. 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.

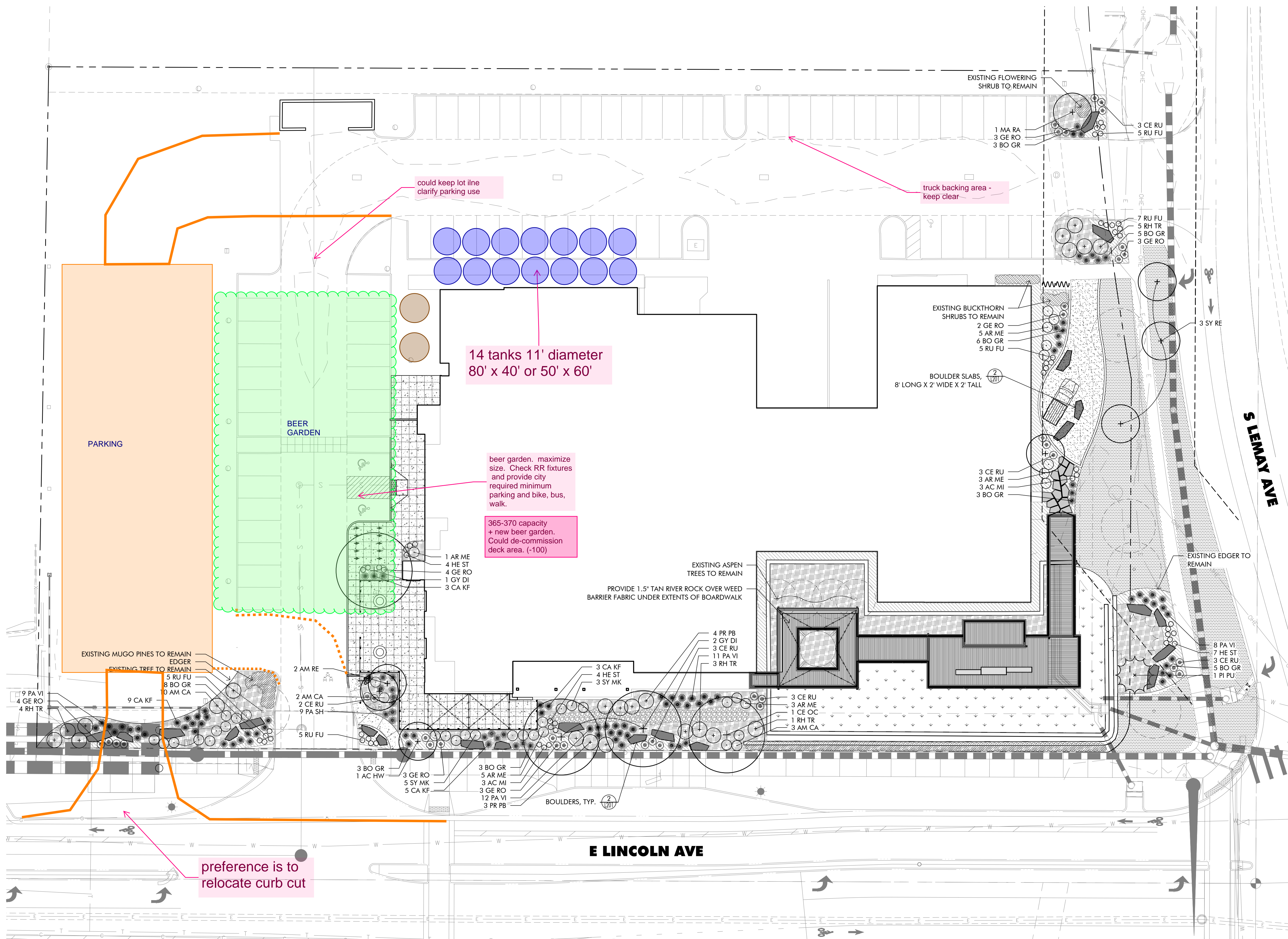
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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?



Deciduous Trees						
	Symbol	Quantity	Botanical Name	Common Name	Size	Description
	CE OC	1	Celtis occidentalis	Western Hackberry	3' Cal.	BB
	GY DI	3	Gymnocladus dioicus 'Espresso'	Seedless Kentucky Coffeetree	3' Cal.	BB
Evergreen Trees						
	PI PU	1	Picea pungens	Colorado Blue Spruce	8 ft.	BB
Ornamental Trees						
	AC HW	1	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	2.5' Cal. SS	BB
	MA RA	1	Morus 'Radiant'	Radiant Crowsapple	2.5' Cal.	BB
	SY RE	3	Springa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2.5' Cal.	BB
	AM RE	2	Amelanchier alnifolia (Regent)	Regent Serviceberry	2.5' multi-stem	BB
Deciduous Shrubs						
	AR ME	19	Aronia melanocarpa 'Triquois Beauty'	Iniquis Beauty Dwarf	5 Gal.	Cont.
	AM CA	15	Amorpha canescens	Chokeberry	5 Gal.	Cont.
	PR PB	7	Prunus besseyi 'Pawnee Buttes'	Creeping Western Sand Cherry	5 Gal.	Cont.
	RH TR	13	Rhus trilobata 'Autumn Amber'	Creeping Three Leaf Sumac	5 Gal.	Cont.
	SY MK	8	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.	Cont.
Ornamental Grasses						
	BO GR	36	Bouteloua gracilis 'Blonde Ambition'	Blue Gramma Grass	1 Gal.	Cont.
	CA KF	20	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal.	Cont.
	PA VI	40	Panicum virgatum	Switchgrass	1 Gal.	Cont.
Perennials						
	AC MI	6	Achillea 'Moonshine'	Moonshine Yarrow	1 Gal.	Cont.
	CE RU	17	Centranthus ruber	Jupiter's Beard	1 Gal.	Cont.
	CE RO	22	Cerastium Rozayne	Cranesbill Blue Geranium	1 Gal.	Cont.
	HE ST	15	Hemerocallis x 'Pardon Me'	Cranberry Red Daylily	1 Gal.	Cont.
	RU FU	27	Rudbeckia fulgida 'Goldchurn'	Black Eyed Susan	1 Gal.	Cont.

1. PLANT LIST COUNTS ARE FOR REFERENCE ONLY, QUANTITIES SHOWN ON PLAN SHALL BE PROVIDED.
2. LANDSCAPE MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER 1000000000. THE CONTRACTOR IS RESPONSIBLE TO WARRANTY ALL MATERIAL INSTALLATION FOR 1 YEAR FROM DATE SUBSTANTIAL COMPLETION.
3. SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED. THE SOIL IN ALL LANDSCAPE AREAS SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL TO A DEPTH OF 6 INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE HUNDRED (100) SQUARE FEET OF LANDSCAPE AREA.
4. THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
 - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
 - 15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
 - 10 FEET BETWEEN TREES AND PUBLIC WATER MAINS AND STORM SEWER MAIN LINES
 - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICES.
 - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
 - 4 FEET BETWEEN TREES AND GAS LINES

EXISTING TREES TO REMAIN

TURF SOD

NATIVE SEED

WOOD MULCH

ROCK MULCH - TYPE 1

ROCK MULCH - TYPE 2