

# Conceptual Review Agenda

Schedule for 09/09/21

Meetings hosted via Zoom Web Conferencing

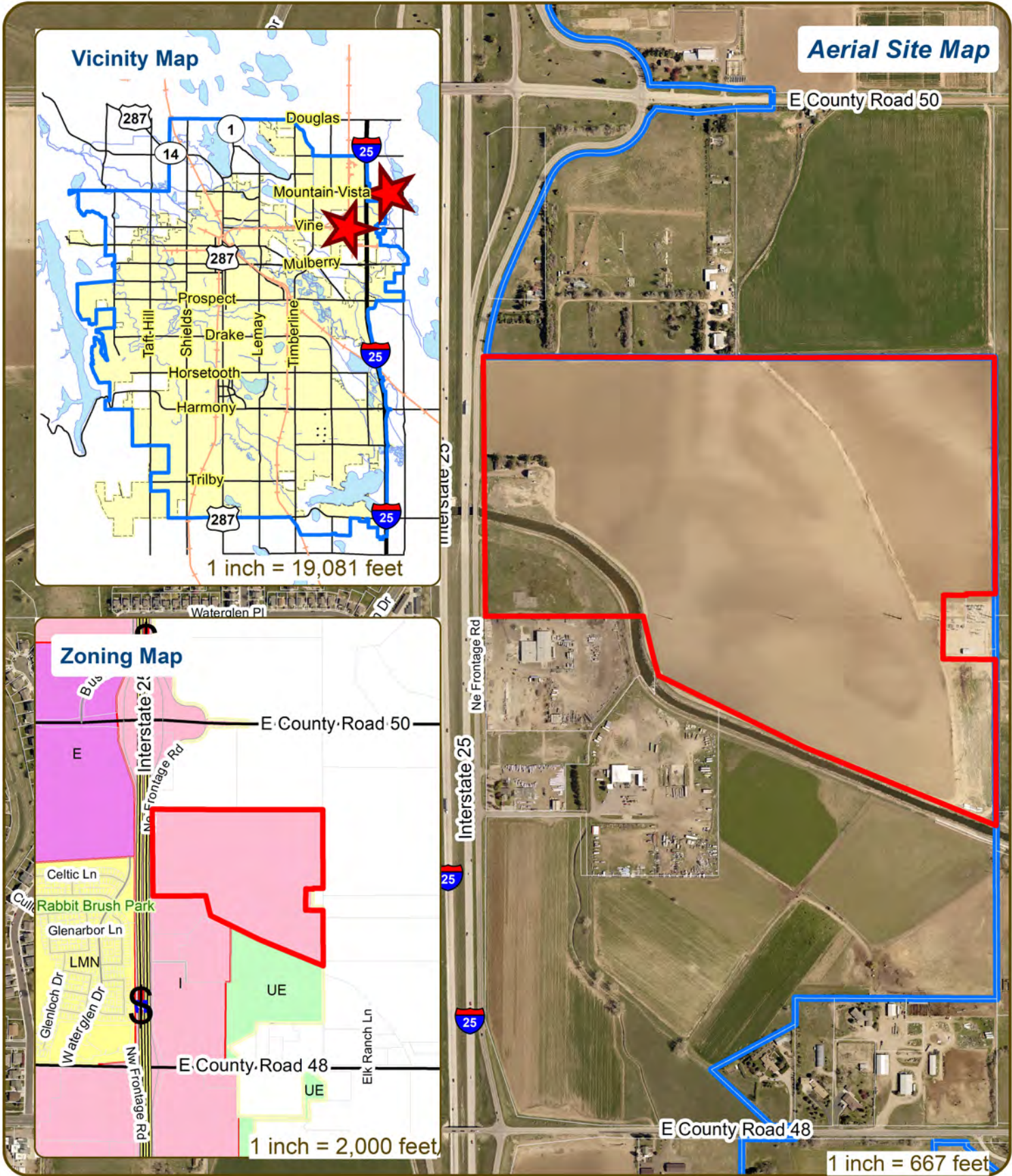
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## Thursday, September 9, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	1312 NE Frontage Rd Retail with Outdoor Storage  CDR210067	Todd Kettelkamp 970-632-4682 todd@mvlm.rocks	This is a request to establish a retail use with outdoor storage and on-site recycling at 1312 SE Frontage Rd (parcel # 8703000005). The site is approximately 104 acres, and has an existing single-family dwelling on-site which will be converted to office space for the use. The site is directly east of I-25, and approximately .25 miles south of E County Rd 50. Access is taken from the NE Frontage Rd directly to the west. The property is within the Industrial (I) zone district and is subject to Planning and Zoning Commission (Type 2) Review.	<b>Planner:</b> Pete Wray <b>Engineer:</b> Sophie Buckingham <b>DRC:</b> Todd Sullivan

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# 1312 NE Frontage Rd Retail w/ Outdoor Storage



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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?

# Mountain Vista Landscape Materials (MVLM)

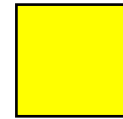
Conceptual Review Proposals



### Einerson Property

- 104 Total Acres – Pictured w/ Google Earth
- Two 35 Acre Propositions
  - Boxed in Yellow
  - Boxed in Blue
- House/Structure near left border exists
- Barns below tree line do not exist

# Einerson Property – Version 1



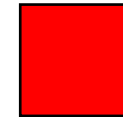
Aggregate Bins/Boulders/Flagstone



Soil/Compost Piles



75 Foot Weigh Scale



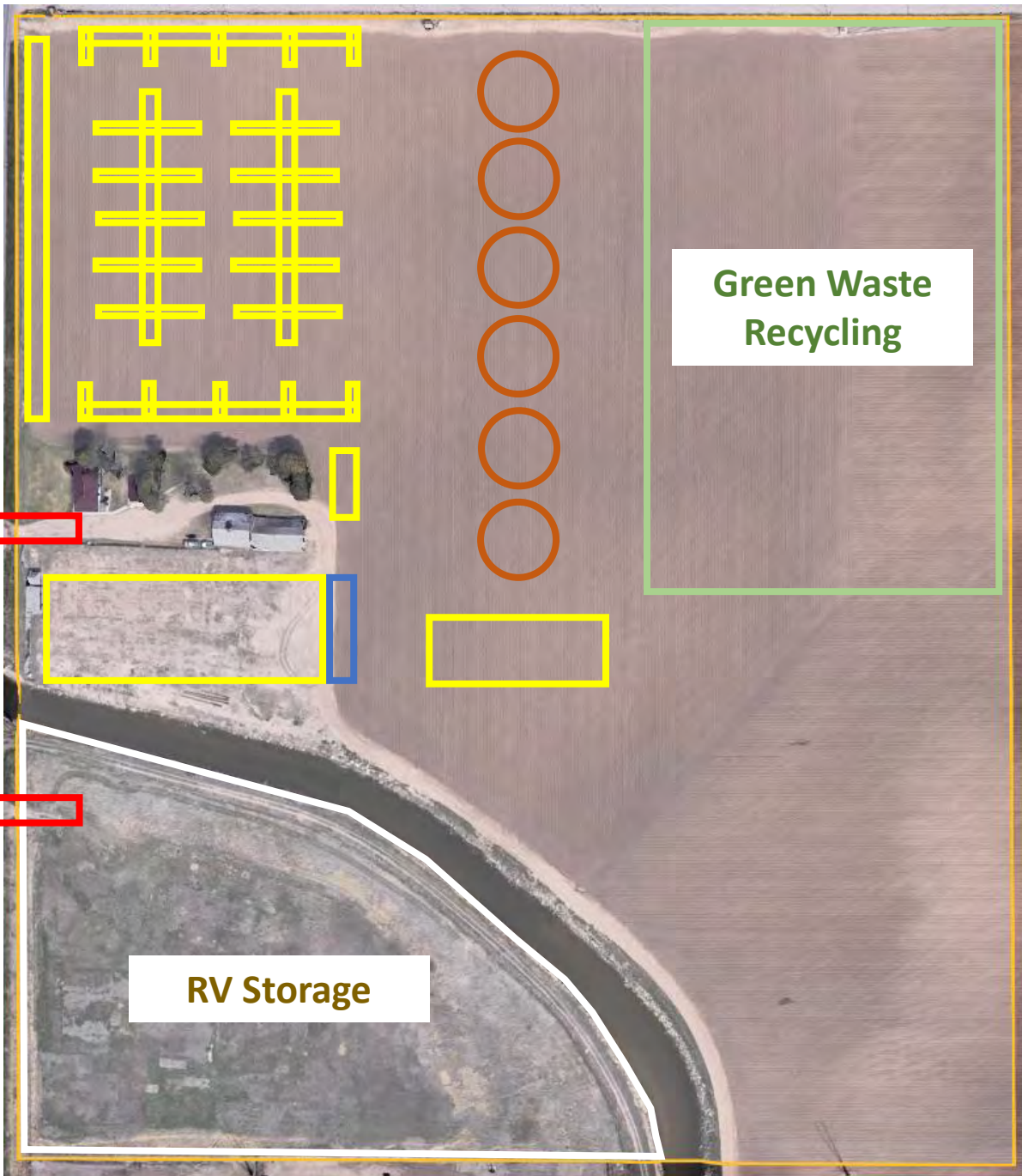
Two Access Points to the Property



Green Waste Recycling Facility – 5 Acres



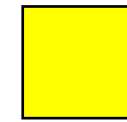
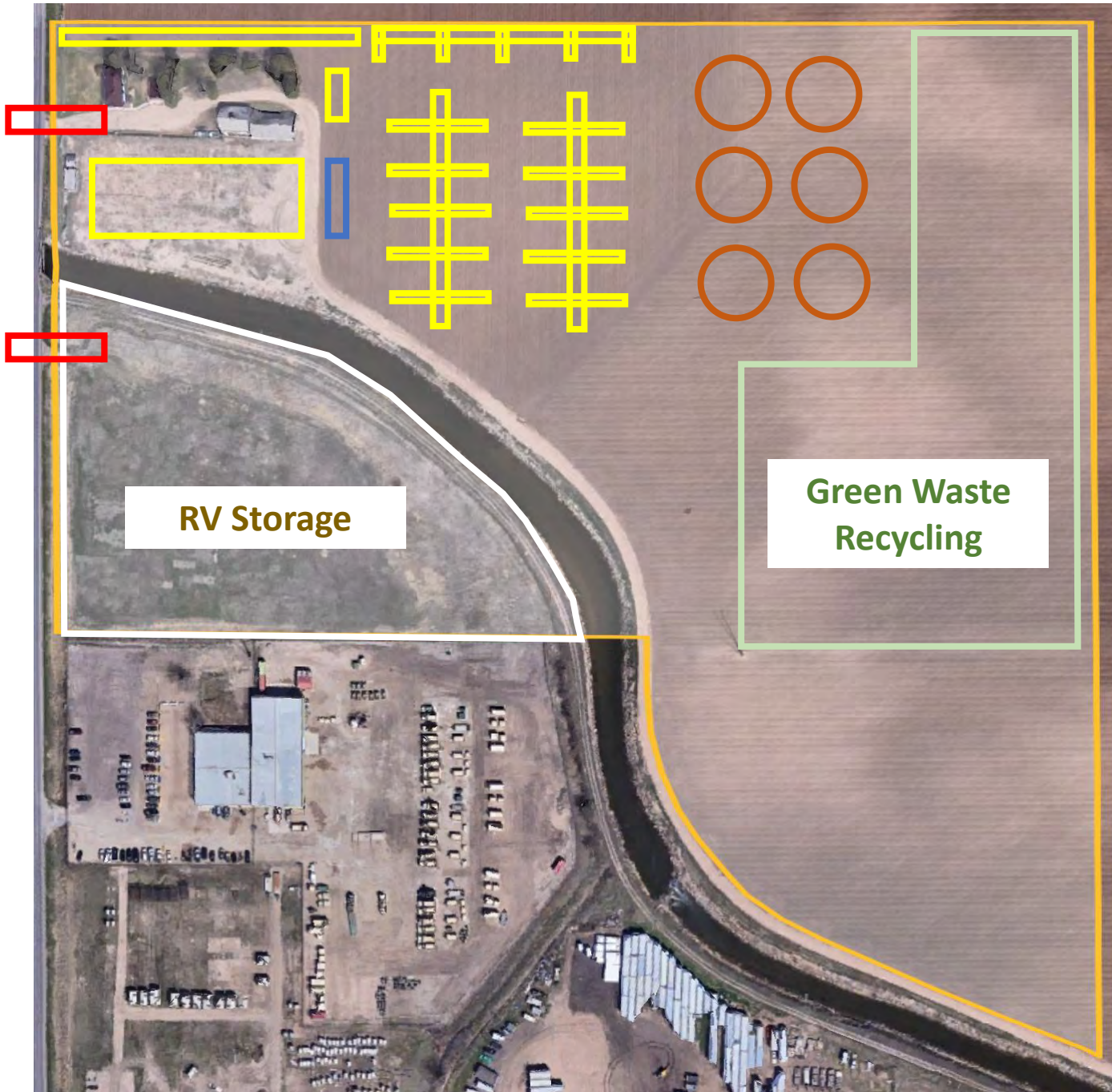
RV Storage – 6 Acres



**Green Waste  
Recycling**

**RV Storage**

Einerson Property – Version 2



Aggregate Bins/Boulders/Flagstone



Soil/Compost Piles



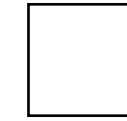
75 Foot Weigh Scale



Two Access Points to the Property



Green Waste Recycling Facility – 5 Acres



RV Storage – 6 Acres