

Conceptual Review Agenda

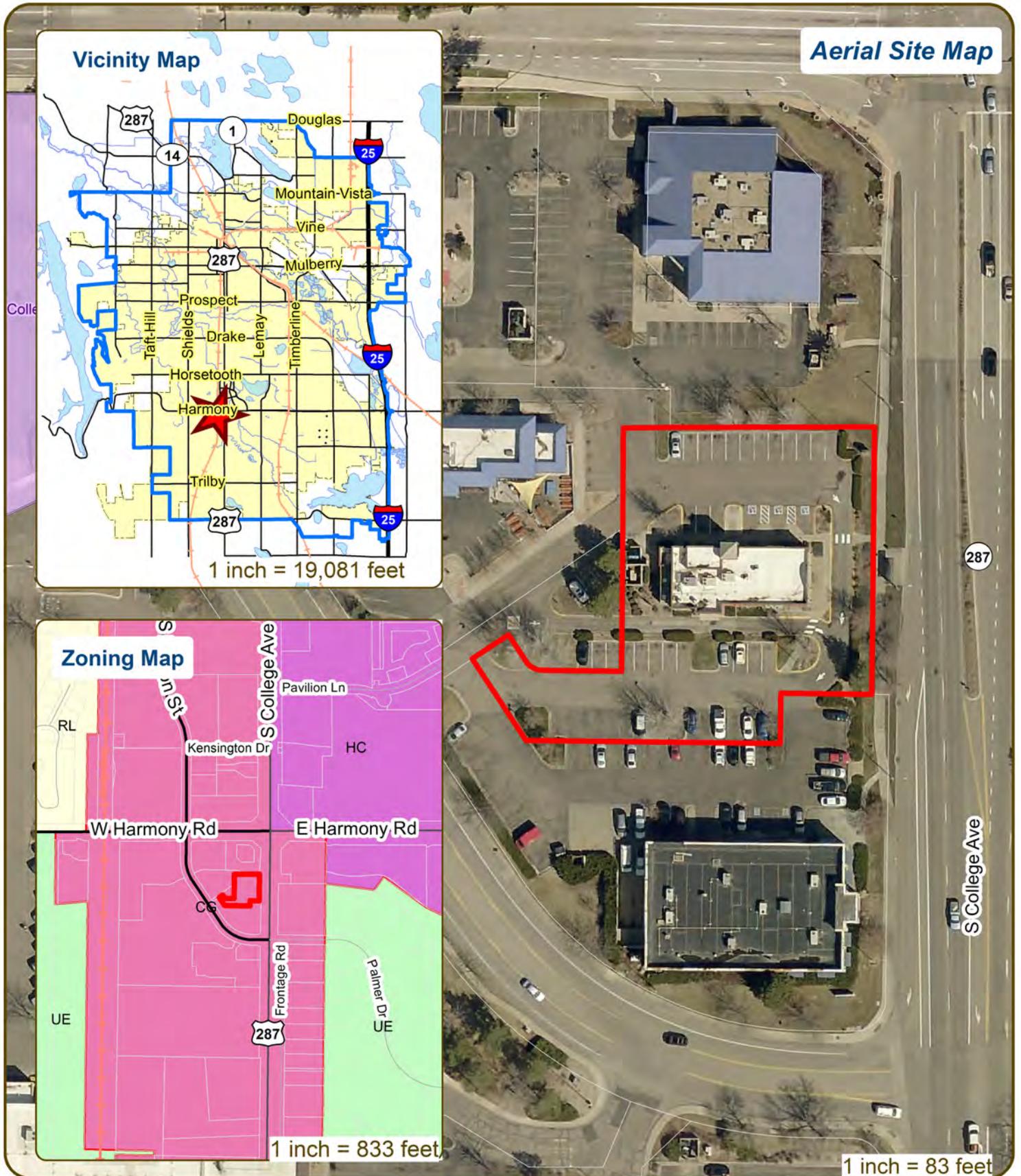
Schedule for 09/16/21

Meetings hosted via Zoom Web Conferencing

Thursday, September 16, 2021

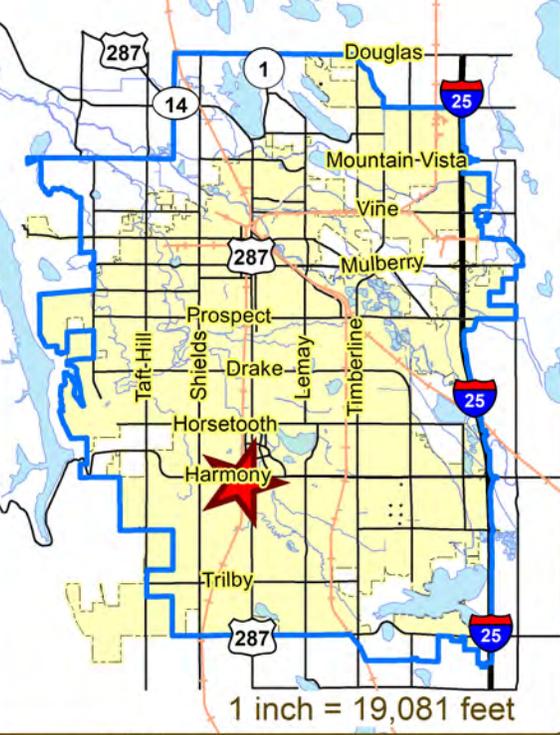
Time	Project Name	Applicant Info	Project Description	
10:15	4624 S Mason St Drive-Thru (aka Krispy Kreme) CDR210070	Emily Felton 720-636-8273 emily.felton@kimley-horn.com	This is a request to redevelop the former Fazoli's Drive-Thru into a Krispy Kreme Drive-Thru at 4624 S Mason St (parcel # 9602125001). The proposal includes exterior renovations to the building to change branding and signage, and a proposed a mill and overlay for a portion of the parking lot and the existing drive-thru lane. All existing landscaping is to remain, and parking number will not be changed. Access is taken from S Mason St to the southwest and S College Ave to the east. The property is within the General Commercial (CG) zone district and is subject to a Minor Amendment (MA) Review.	Planner: Will Lindsey Engineer: Spencer Smith DRC: Tenae Beane

4624 S Mason St Drive-Thru Restaurant (Krispy Kreme)



Aerial Site Map

Vicinity Map



Zoning Map



1 inch = 83 feet

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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 one day 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.

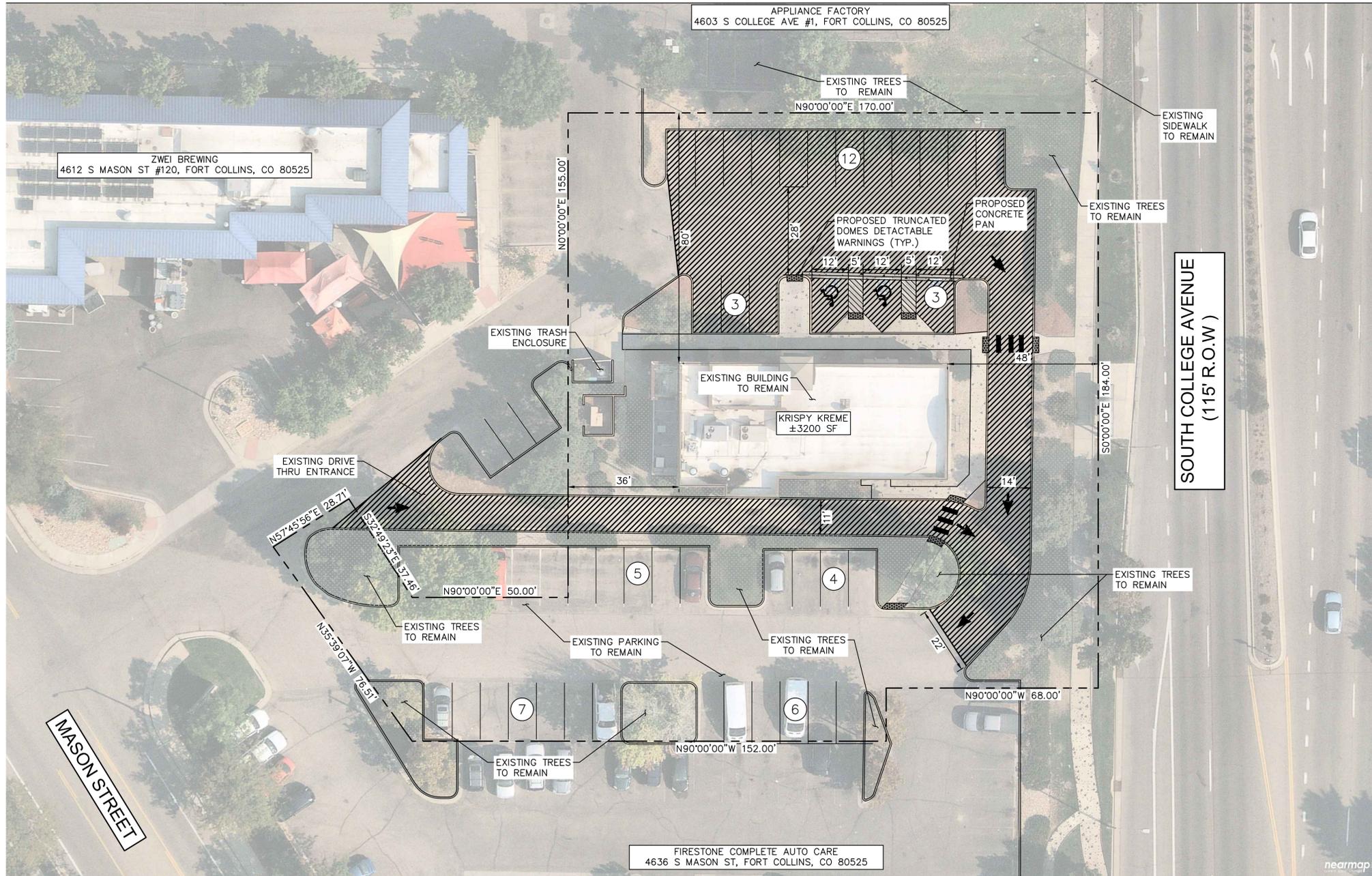
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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

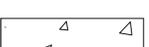
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



LEGEND

-  PROPERTY LINE
-  EXISTING EASEMENT
-  SETBACK LINE
-  PROPOSED CURB AND GUTTER
-  EXISTING LANDSCAPE AREA
-  PROPOSED MILL AND OVERLAY AREA: ±10555 SF
-  EXISTING CONCRETE
-  PROPOSED CONCRETE
-  ADA PARKING MARKING
-  PARKING COUNT

SITE DATA

SITE AREA:	±36877 SF
BUILDING AREA:	± 3200 SF
LANDSCAPE AREA:	± 7967 SF
HARDSCAPE AREA:	±25710 SF

PARKING DATA

TOTAL PARKING	
COMMERCIAL (1 SP/300 SF) PROVIDED:	11 SPACES 40 SPACES

ACCESSIBLE PARKING

REQUIRED:	2 SPACES
PROVIDED:	2 SPACES

ZONING INFORMATION

GENERAL COMMERCIAL DISTRICT

BUILD TO

PROPERTY LINE DISTANCE	184'
BUILDING LENGTH	37'



CONCEPT LAYOUT
AUGUST 31, 2021