

# Conceptual Review Agenda

Schedule for 10/07/21

Meetings hosted via Zoom Web Conferencing

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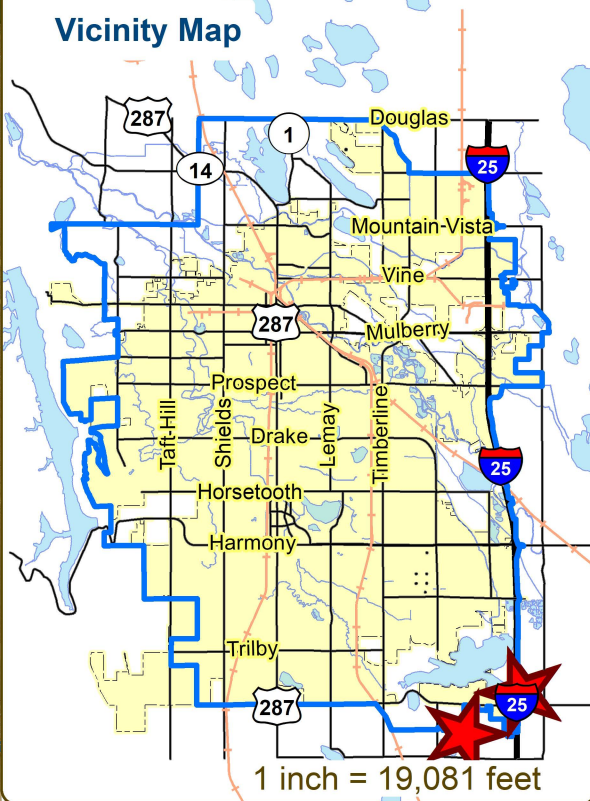
## Thursday, October 7, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	Highway 392 & SW Frontage Rd Retail & Self- Storage  CDR210076	Zell Cantrell 303-770-8884 zellcantrell@gallowayus.com	This is a request to establish a commercial development at the southwest corner of the intersection of Highway 392/Carpenter Rd and SW Frontage Rd (parcel # 8622000014). The proposal includes 5 pad sites for commercial uses such as drive-thru restaurants, convenience stores with fuel sales, and financial services which would have frontage on Highway 392/Carpenter Rd. The proposed use for the remainder of the site is enclose mini-storage. The site is directly south of Highway 392/Carpenter Rd and directly west of SW Frontage Rd. Access to the site will be from Highway 392/Carpenter Rd to the north. The property is within the General Commercial (CG) zone district and the I-25 – State HWY 392 Corridor Activity Center overlay. The proposed uses would be subject to Planning & Zoning Commission (Type 2) Review. Please note that enclose mini-storage would be subject to an Addition of Permitted Use process which would also be subject to Planning & Zoning Commission (Type 2) Review.	<b>Planner:</b> Pete Wray <b>Engineer:</b> Spencer Smith <b>DRC:</b> Todd Sullivan

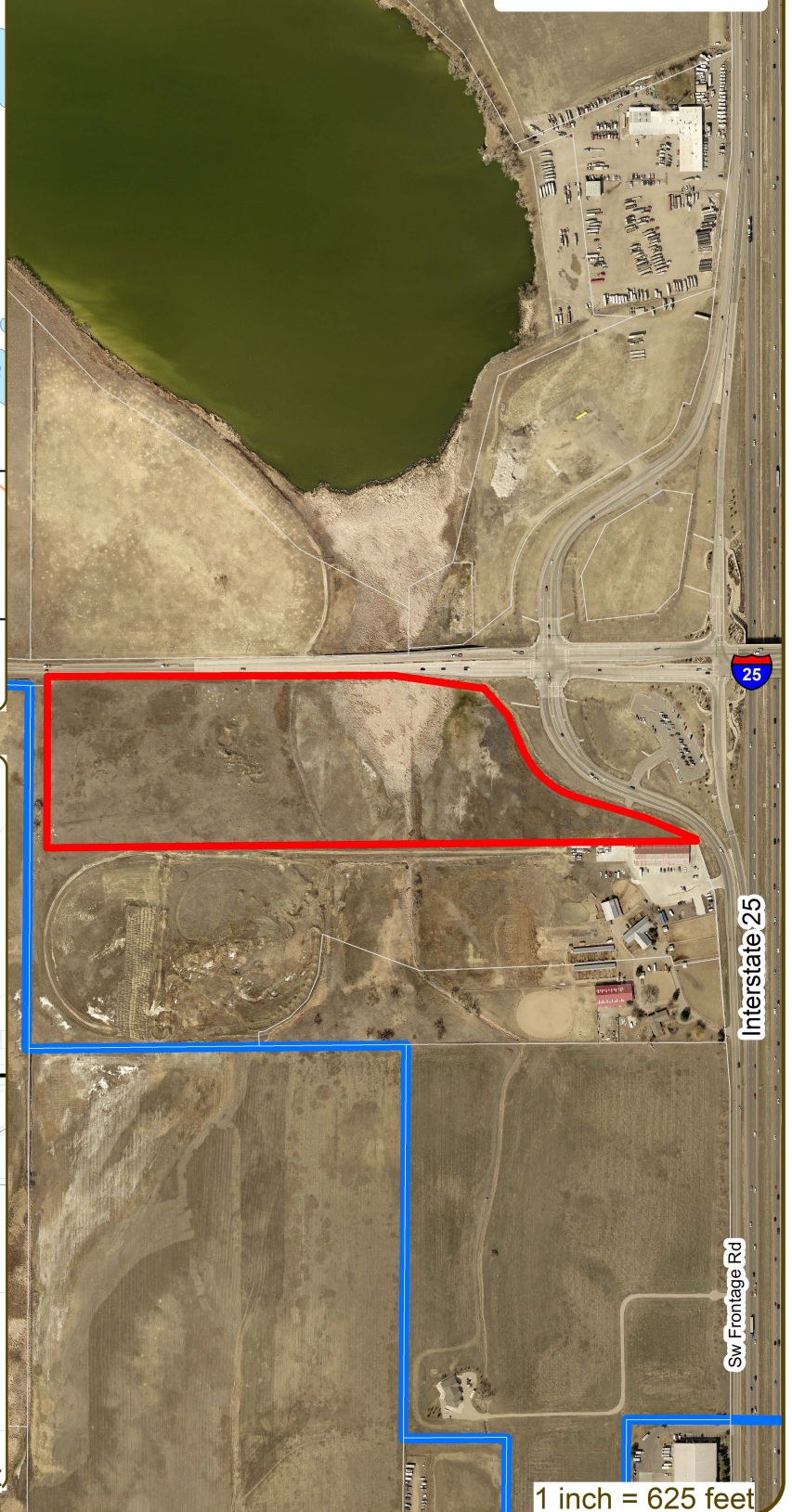
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# Highway 392 & SW Frontage Rd Retail & Self-Storage

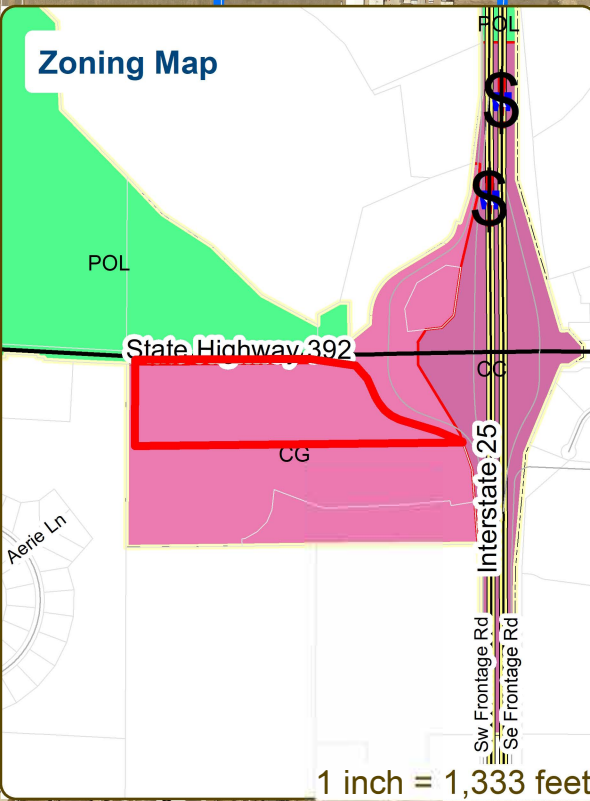
**Vicinity Map**



**Aerial Site Map**



**Zoning Map**



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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) \_\_\_\_\_

Zell Cantrell - Consultant

**Business Name** (if applicable) Galloway & Company, Inc.

**Your Mailing Address** 6162 S. Willow Drive, #320 Greenwood Village, CO 80111

**Phone Number** 303-770-8884 **Email Address** ZellCantrell@GallowayUS.com

**Site Address or Description** (parcel # if no address) Larimer County Parcel #8622000014

**Description of Proposal** (attach additional sheets if necessary) Develop property with frontage on Hwy 392 into multiple commercial pad site to include fast food, fuel/convenience, and financial services.

Remainder of property to be developed as self-storage. Possible pad site on I-25 Frontage Road.

**Proposed Use** Commercial **Existing Use** Vacant undeveloped land

**Total Building Square Footage** TBD **S.F.** **Number of Stories** 1 **Lot Dimensions** 23.75 Acres

**Age of any Existing Structures** n/a

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? n/a

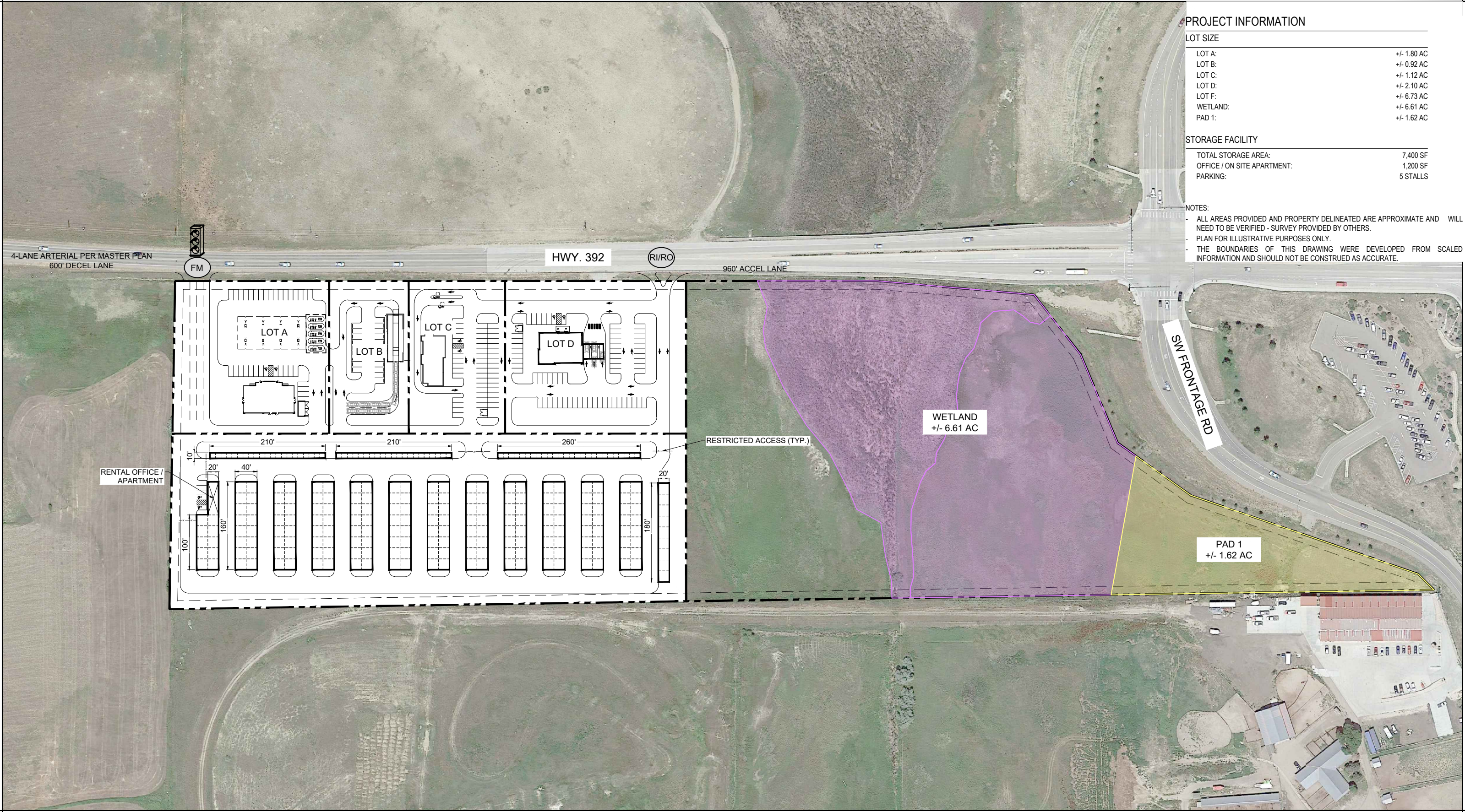
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** TBD **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?





PROJECT INFORMATION		
LOT SIZE		
LOT A:		+/- 1.80 AC
LOT B:		+/- 0.92 AC
LOT C:		+/- 1.12 AC
LOT D:		+/- 2.10 AC
LOT F:		+/- 6.73 AC
WETLAND:		+/- 6.61 AC
PAD 1:		+/- 1.62 AC
STORAGE FACILITY		
TOTAL STORAGE AREA:		7,400 SF
OFFICE / ON SITE APARTMENT:		1,200 SF
PARKING:		5 STALLS
NOTES:		
ALL AREAS PROVIDED AND PROPERTY DELINEATED ARE APPROXIMATE AND WILL NEED TO BE VERIFIED - SURVEY PROVIDED BY OTHERS.		
PLAN FOR ILLUSTRATIVE PURPOSES ONLY.		
THE BOUNDARIES OF THIS DRAWING WERE DEVELOPED FROM SCALED INFORMATION AND SHOULD NOT BE CONSTRUED AS ACCURATE.		



DOUBLE BAY

CONCEPTUAL SITE PLAN

ADDRESS OR INTERSECTION & CITY, STATE

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OPT C1

06.24.2021

