

# Conceptual Review Agenda

Schedule for 10/14/21

Meetings hosted via Zoom Web Conferencing

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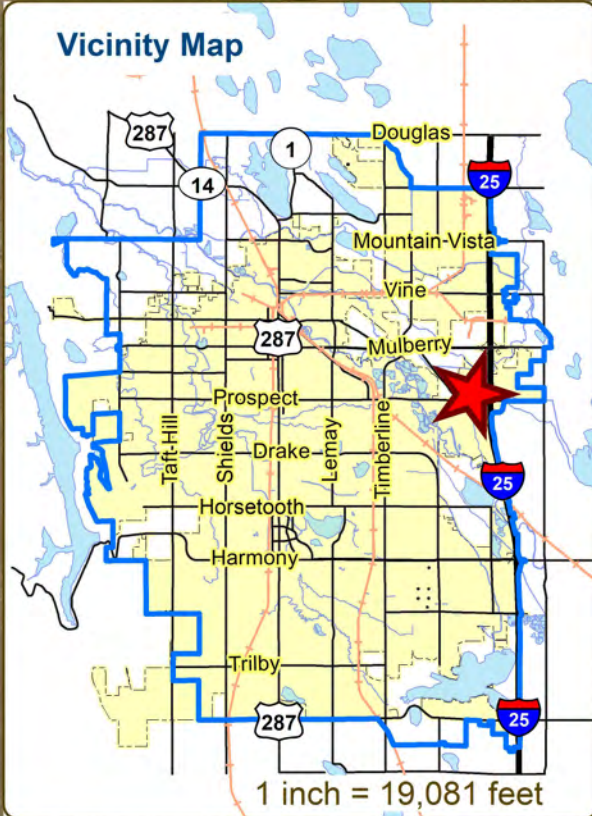
## Thursday, October 14, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	1303 SW Frontage Rd Building Expansion  CDR210079	Sam Coutts 970-224-5828 sam.coutts@ripleydesigninc.com	This is a request to expand the existing building for NoCo Powersports located at 1303 SW Frontage Rd (parcel # 8716427001). The proposal includes a 3,000 sf 1-story building addition with an affiliated outdoor vehicle display area. The site is directly west of the SW Frontage Rd and approximately .25 miles north of E Prospect Rd. Access to the site will be from the SW Frontage Rd directly to the east. The site is within the General Commercial (CG) zone district, and the proposal would be subject to a Minor Amendment (MA) Review.	Planner: Ryan Mounce Engineer: Dave Betley DRC: Brandy Bethurem Harras

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# 1303 SW Frontage Rd Building Expansion

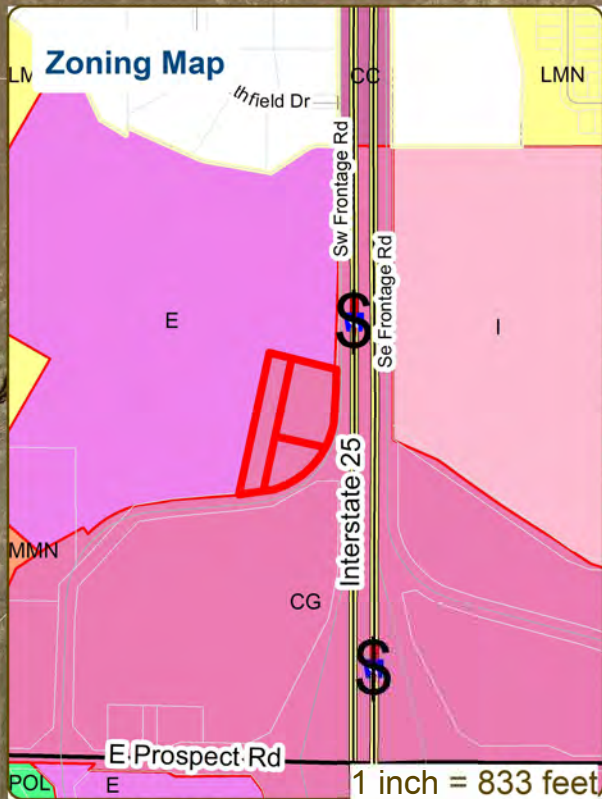
**Vicinity Map**



**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) \_\_\_\_\_

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?



## Northern Colorado Powersports Addition

### Conceptual Review Narrative

#### Introduction

Northern Colorado Powersports is proposing to expand their existing showroom and display area. The existing 18,200 square foot facility would expand with a 3,000 square foot addition attached on the southern façade. The proposed footprint and outdoor plaza (display area) is located over an existing parking area and small planting beds. It is assumed this will be a Minor Amendment application.

#### Existing Conditions

The Interstate Lands PUD First Filing approved two buildings on two separate lots and one tract of land. Lot 1 allowed for motorcycle sale and service, and accessory retail. Lot 2 allowed for retail, financial institutions, personal services, offices, or other similar business service uses. Together the uses provided 77 proposed parking spaces. A blanket drainage, access & utility easement was platted across the majority of the site, including the portion where the proposed addition footprint is located. The utility portion of that easement was used to develop a water main connection, water service line and sanitary service line connections to the building on Lot 1. An existing water main, and corresponding 20-foot easement occurs from the south and continues along the western portion of the property before heading west across Boxelder Creek.

#### Site Design

The footprint of the proposed addition is positioned ten feet west of the western edge of the existing building to form a 3,000 square foot rectangle. A roughly 2,500 square foot plaza is proposed to the east of the addition and is intended for product display and pedestrian use. Foundation plantings will be provided around the new addition and parking lot landscape updated within the area of disturbance. A portion of the existing blanket easement will be vacated. No changes are currently proposed on Lot 2 or Tract A.

Two points of access remain to the site via the frontage road to the east and south. The new parking area has been designed to facilitate emergency access around the new display area and addition. The addition will remove 22 existing parking spaces but will build an additional four spaces around a new display area. All together this concept provides 58 parking spaces. Since the original approved uses only require 52 spaces total, and per LUC 3.2.2(K)(2)(B) this addition is not held to minimum parking requirements, the overall project still meets parking standards. Twelve bicycle parking spaces exist on site and will remain.

#### Drainage and Utilities

See attached separate narrative for all drainage and utility information.

#### Questions

1. Will LID or detention requirements be triggered?
2. What other site improvements will be required?
3. What is needed to vacate a portion of the blanket drainage, access & utility easement?



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: [ripleydesigninc.com](http://ripleydesigninc.com)

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521





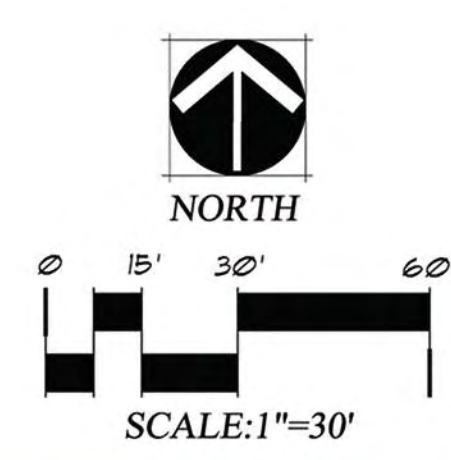
# SITE DATA

BLDG. TYPE	SF
EXISTING BUILDING	18,200
LOT 2 (APPROVED, NOT BUILT)	7,500
ADDITION*	3,000
TOTAL	28,700

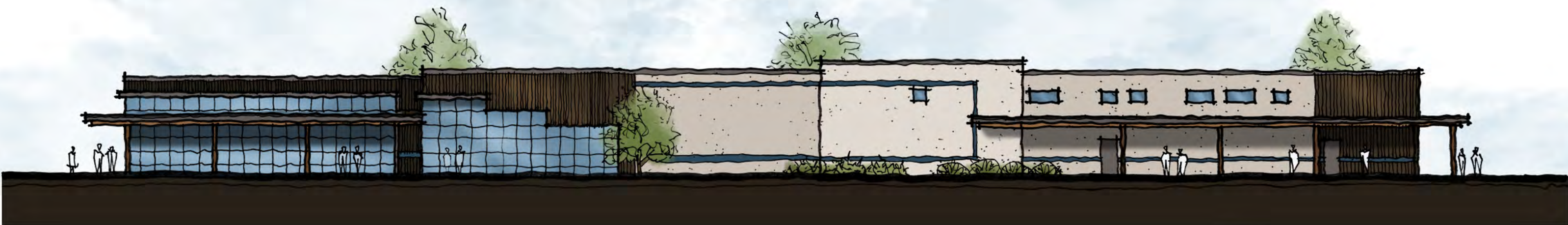
**PARKING**  
VEHICLE SERVICING AND MAINTENANCE =  
@ 2 SPACES / 1000SF  
PARKING REQUIRED: 52 SPACES\*  
EXISTING PARKING PROVIDED: 77 SPACES  
PROPOSED PARKING PROVIDED: 58 SPACES\*

\*MIN. PARKING REQUIREMENTS EXEMPT FOR  
EXISTING BUILDINGS LESS THAN 25% OR  
5,000 SF PER LUC 3.2.2(K)(2)(B)

- 18,820 SF EXISTING 1-STORY BUILDING
- 14,800 SF AREA OF DISTURBANCE
- 3,000 SF, 1-STORY ADDITION
- PROPOSED DISPLAY AREA
- REROUTE EXISTING WATER MAIN
- EXISTING WATER QUALITY POND











NEW ADDITION

EXISTING BUILDING

NEW SERVICE ENTRY

**PERSPECTIVE VIEW - LOOKING NW**

**21-45 NOCO POWER SPORTS | 07.16.21**



ALTA / NSPS Land Title Survey

Lots 1 & 2, Interstate Land P.U.D. First Filing  
Situate in the Southeast Quarter of Section 16,  
Township 7 North, Range 68 West of the 6th P.M.,  
City of Fort Collins, County of Larimer, State of Colorado

DESCRIPTION (per title commitment):

PARCEL 1:  
Lot 1, Interstate Land P.U.D., First Filing, City of Fort Collins, County of Larimer, State of Colorado,

AND

PARCEL 2:  
Tract A and Lot 2, Interstate Land P.U.D., First Filing, City of Fort Collins, County of Larimer, State of Colorado.

NOTES:

A. This survey is based on a title commitment provided by Fidelity National Title, National Commercial Services, File No. 100-N0031681-030-TH, Amendment No. 2, dated May 28, 2021.

SCHEDULE B - SECTION 2 EXCEPTIONS:

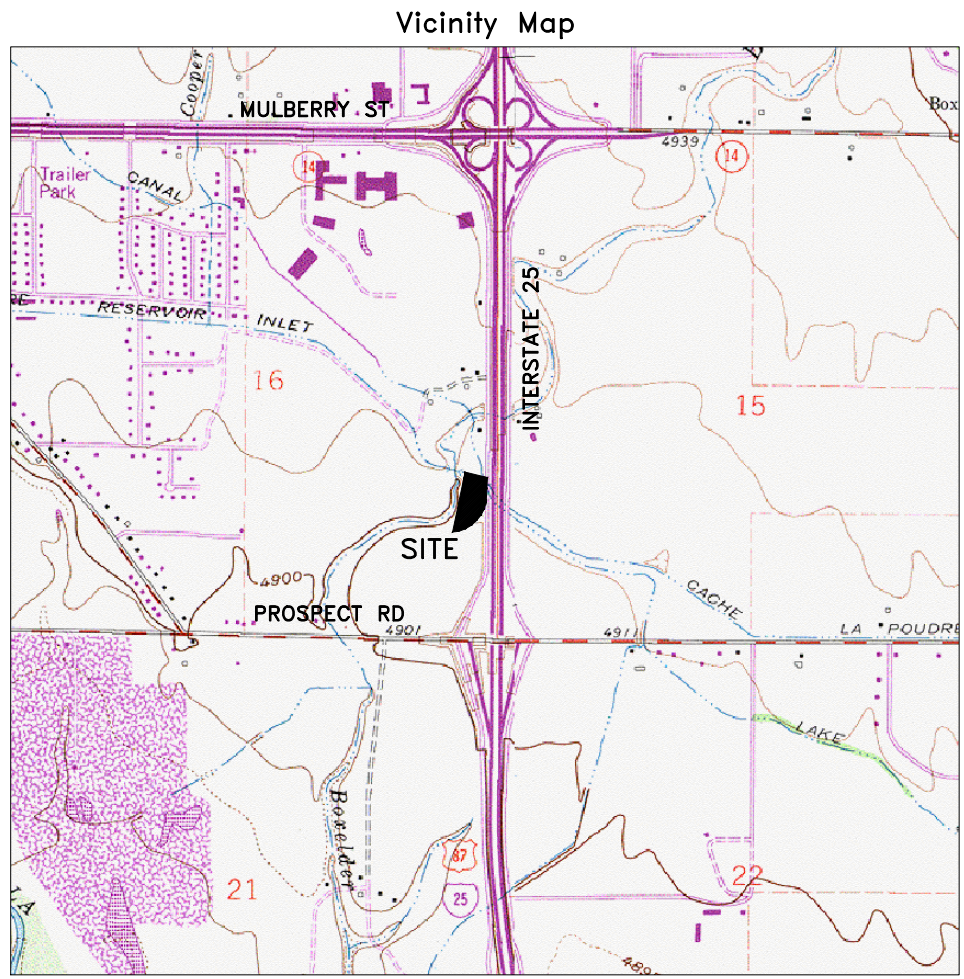
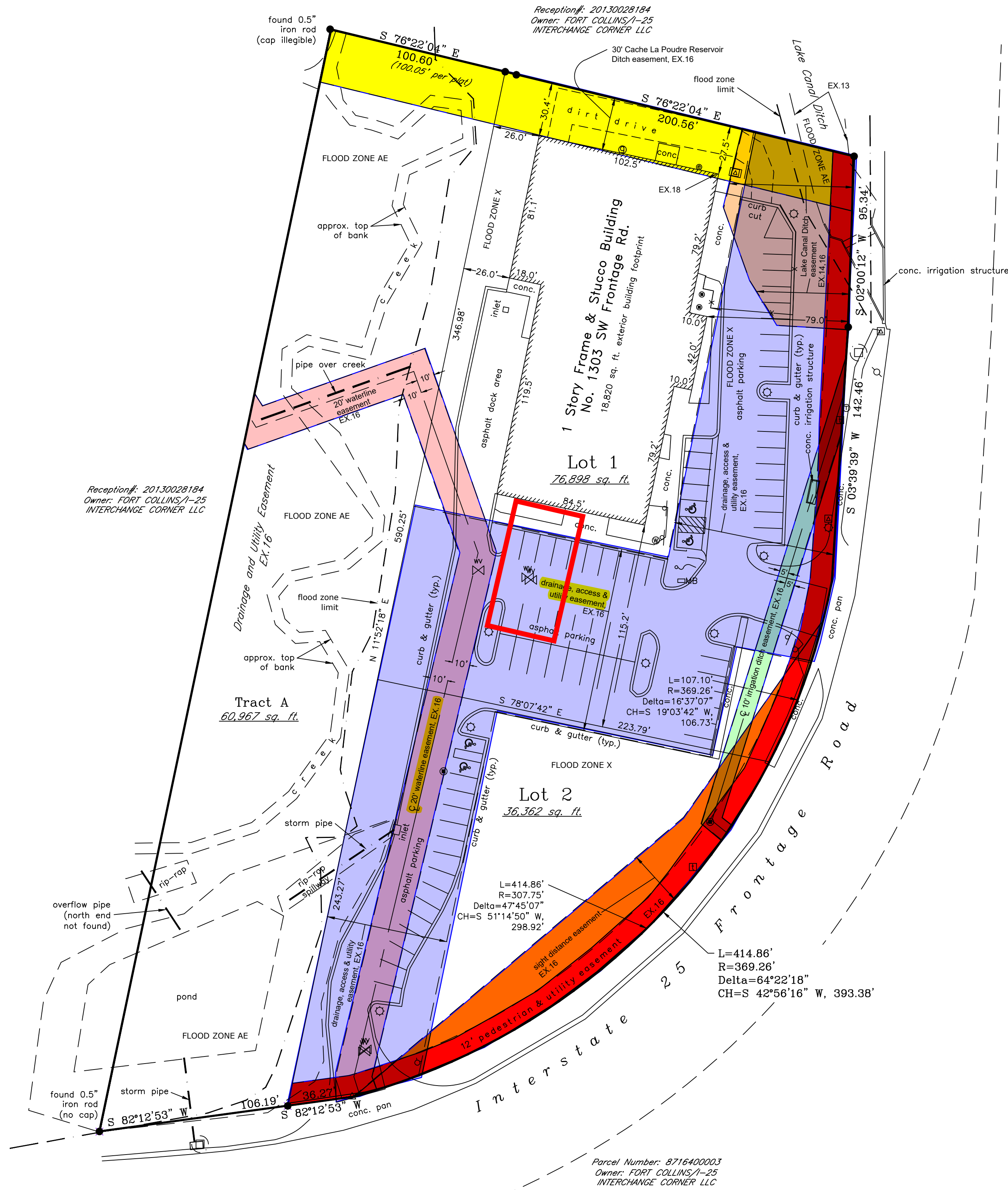
Item#	Bk & Pg or Reception #	Comments
1-8	n/a	Not addressed, not survey related
9	Book 47, Page 36 & 92	Applies, covers entire parcel
10	Book 906, Page 88	Applies, covers entire parcel
11	Book 1338, Page 10	Unable to determine if applies, portions unreadable.
12	Book 1338, Page 23	Unable to determine if applies, portions unreadable.
13	Book 1338, Page 24	Applies, shown on survey
14	Reception # 96082434	Applies, unable to be depicted on survey
15	Reception # 97001399	Applies, unable to be depicted on survey
16	Reception # 97001400	Applies, shown on survey
17	Reception # 97001401	Applies, unable to be depicted on survey
18	Reception # 20120044100	Applies, shown on survey
19	prior PLS ALTA Survey	Applies, supercede by this survey
B. Unless otherwise noted, all easements shown on this survey are from the plat of INTERSTATE LAND P.U.D. FIRST FILING, as recorded at Reception # 97001400 and referred to as Schedule B - Section 2, Exception # 16.		
C. Bearings are based on the East line of Section 16, Township 7 North, Range 68 West as bearing N 00°13'00" E with all bearings shown hereon referenced thereto.		
D. No improvements other than those shown on this survey were located at this time.		
E. Property Address per title commitment: 1303 and 1309 SW Frontage Road & Tract A, Fort Collins, CO 80524		
F. There are two (2) access points to the subject property on the frontage road.		
G. Zoning information not provided to surveyor		
H. There are 69 regular and 4 handicap marked parking spaces onsite.		
I. There was no designation by client for location of party walls.		
J. No evidence of earth moving work, building construction, or building additions observed on the date of fieldwork.		
K. Professional liability insurance policy with minimum of \$1,000,000 to be in effect throughout the contract term.		

Potential Encroachments:

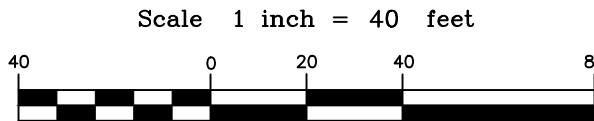
- Southwest pond bank is outside boundary, Plat refers to adjacent grading & drainage easement by separate document (not supplied to surveyor)
- Portion of overflow pipe and rip-rap is outside boundary. Plat refers to adjacent grading & drainage easement by separate document (not supplied to surveyor)
- North face of building is partially within 30' Cache La Poudre Reservoir Ditch easement. Ref. EX 18
- Small portions of curb and portions of parking spaces on E side of building are outside access easement.

Legend:

- denotes found aliquot corner as shown on survey
- denotes found iron rod as shown on survey
- denotes set 0.5" iron rod & cap PLS 32444
- denotes set nail & disk PLS 32444
- denotes fire hydrant
- denotes water valve
- denotes sanitary manhole
- denotes storm manhole
- denotes water meter
- denotes utility pole
- denotes utility pole anchor
- denotes light pole
- denotes gas meter
- denotes electric meter
- denotes telephone riser
- denotes signpost
- denotes electric pedestal
- denotes handicapped parking
- denotes flag pole
- denotes mailbox
- EX. denotes title Exception



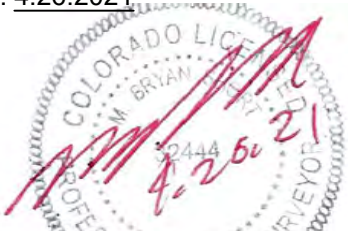
1"=2000'



Certification:  
To: John Elway Dealerships, BMW Financial Services NA, LLC, a Delaware limited liability, together with its successors and assigns and Fidelity National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 8, 9, 10, 11(a), 13, 16 and 19 of Table A thereof. The fieldwork was completed on 4.25.2021.

Date of Plat or Map: 4.26.2021



Colorado Registration No. 32444

P:\Project\2012\12043\dwg\12045002.dwg June 04, 2021 - 2:19pm

REVISIONS		
Date	By	Description
6.4.2021	mbs	use 2021 stds, add'l TA, misc
5.3.2021	mbs	corrected survey date

Field Date	4.25.2021	ST	n/a
Party Chief	ADS	PM	ABS
Scale	1"=40'	PLS	MBS

CLIENT  
John Elway Dealerships

PLS Corporation  
532 West 66th Street - Loveland - Colorado 80538  
970.669.2100 - info@plscorporation.com

TITLE  
ALTA/NSPS Land Title Survey  
Interstate Land PUD First Filing  
Section 16, Township 7 North, Range 68 West, 6th P.M., Larimer County, CO.

PROJECT NO.	SHEET NO.	NO. OF SHEETS
12045.002	1	1





September 1, 2021

**City of Fort Collins**  
**Development Review Center**  
281 N. College Ave  
Fort Collins, CO 80524

### **Fort Collins DRC:**

NOCO Powersports is considering a 3,000 SF addition to their facilities at 1303 SW Frontage Road. Below is a description of the drainage and utility concept as we currently understand. We request feedback regarding this concept.

### **Utilities**

It is our understanding that the project is served by ELCO and the Boxelder sanitation district.

#### **Domestic Water:**

There is an existing 12" ELCO waterline that aligns within the western drive aisle within the project. It enters the property from the Frontage road on the south and leaves the property just west of the existing building in a northwesterly alignment. This waterline provides service to the building including a fire hydrant at the Frontage Road. This line alignment is within the proposed addition footprint and would be realigned around the south edge of the addition with the project to avoid the building while maintaining serve to the property.

#### **Sanitary Sewer:**

There is an 8" Boxelder Sanitation district sanitary sewer serving the property from the southwest. The service from this sewer enters the existing building on the south west corner and will be under the proposed expansion. The line will have to be reconnected under the expansion but no mainline relocation is expected as proposed.

#### **Irrigation:**

There is a 15" irrigation delivery system along the east side of the property that will not be affected by the project.

#### **Electric:**

It is understood that the City of Fort Collins serves power to this property. Coordination with the City will have to occur to relocate any facilities and service lines on the property that are affected.



Data:

We believe that service from Comcast and Century link is available to the property and assume that the City would like to include fiber service to the property with this project.

### **Drainage**

This project was originally designed in 1996. We assume that this project utilized outdated rainfall data however it appears that only water quality was provided for this project due to its proximity to the Boxelder Creek drainageway. We would propose to maintain this concept.

Our understanding is that there is area available within the existing drainage easement just to the southwest of the property where the existing water quality facility is located for expansion of the facility in such case that additional volume was required. We would propose to maintain the existing drainage patterns from the previous design.

We assume that there is an LID requirement for all additional imperviousness above 1,000 sf expansion. Most of the area being disturbed will likely be existing impervious area however should that increase past allowed, we assume that we will be including LID treatment or compensation to reduce the impervious area down to allowable.