

Conceptual Review Agenda

Schedule for 11/04/21

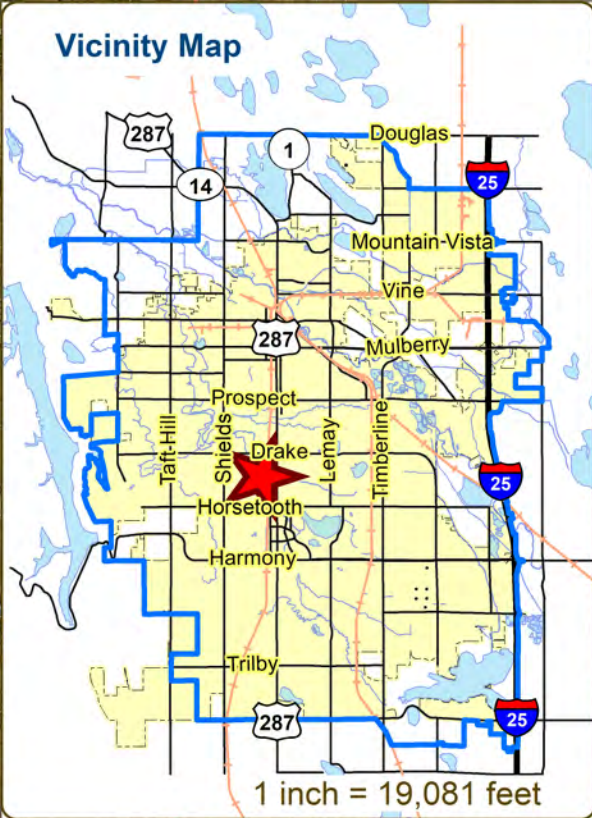
Meetings hosted via Zoom Web Conferencing

Thursday, November 4, 2021

Time	Project Name	Applicant Info	Project Description	
8:15	2839 S College Ave Minor Vehicle Repair CDR210084	Matt Rankin 970-226-0634 matt@r4architects.com	This is a request to convert an existing retail structure into a minor vehicle repair, servicing, and maintenance facility for use by Dellenbach Subaru at 2839 S College Ave (parcel #9726100034). Access is taken from the frontage road to the east which is accessed from W Harvard St to the north. The proposal includes changes to the landscaping, parking area, and lighting as well as updates to the building façade. The property is within the Transit Oriented Design (TOD) overlay of the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review. Please note: A previous Conceptual Review for this site can be found under project #CDR200055.	Planner: Will Lindsey Engineer: Marc Virata DRC: Tenae Beane

2839 S College Ave Minor Vehicle Repair

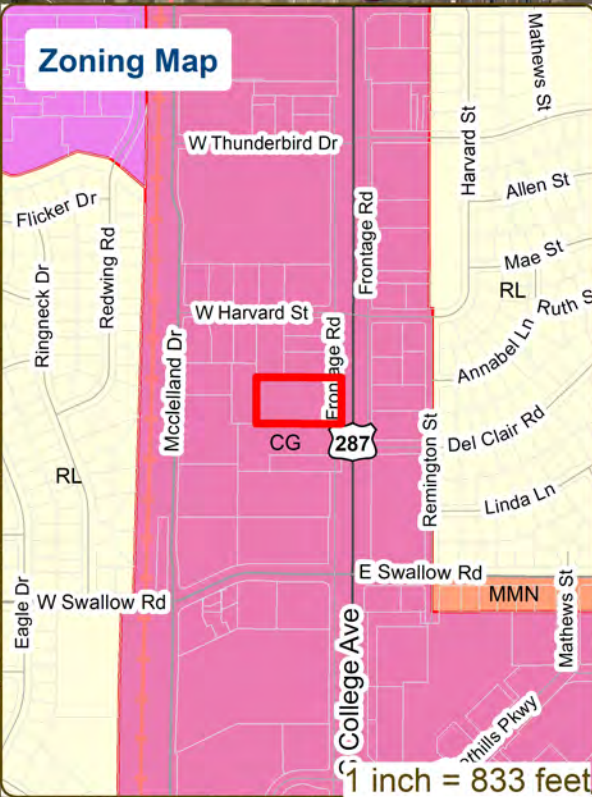
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 150 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 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) _____

Matt Rankin - Consultant

Business Name (if applicable) _____

Your Mailing Address 226 Remington St., Ste. 3

Phone Number 970-226-0634 Email Address matt@r4architects.com

Site Address or Description (parcel # if no address) 2839 S College Avenue

Description of Proposal (attach additional sheets if necessary) Conversion of former JoAnn's Fabric store into a new service facility for Dellenbach Subaru. Use shall comply with criteria for a minor vehicle servicing/repair location located within the CG zone.

Proposed Use S-1 Existing Use Vacant / Former M

Total Building Square Footage 24,000 S.F. Number of Stories 1 Lot Dimensions 370' x 200'

Age of any Existing Structures 1970

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 [x] 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 0 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?

