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	
11:15	W Skyway Dr & S College Ave Convenience Store with Fuel Sales CDR210087	Erica Morton 707-419-9988 emorton@olsson.com	This is a request to develop a convenience store with fuel sales (Kum & Go) at the southwest corner of S College Ave and W Skyway Dr (parcel #9611421002). The proposed convenience store is 5,620 sf. A total of 26 on-site parking spaces are proposed. Access is taken from W Skyway Dr to the north. There are currently two full-turning driveways proposed along W Skyway Dr. The property is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review. Please note: Previous pre-submittal comments for this site can be found under project #PDR190009, CDR180053, and CDR180042.	Planner: Pete Wray Engineer: Sophie Buckingham DRC: Tenae Beane

W Skyway Dr & S College Ave Convenience Store w/ Fuel Sales



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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. <u>Complete applications and sketch</u> <u>plans</u> 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 <u>currentplanning@fcgov.com</u>. 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 addi	tional 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 We If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	b.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)
wetlands, large trees, wildlife, canals, i	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location:	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will

change?



W

N N	SITE DATA				
W	PROPOSED LOT SIZE	80,191 SF ±		www.olsson.com	
		1.84 AC ± 5,620 SF	SOS	ŝ	
S 1" = 20'	KUM & GO BUILDING CANOPY/DISPENSER ARRANGEMENT	8 DISPENSERS (DOUBLE)		TEL 970.461.7733	
10' 20' 40'	REQUIRED PARKING	23 STALLS		EL 970.4	
SCALE IN FEET	PROPOSED PARKING	26 STALLS		э 200 ТЕ	
	ADA REQUIRED PARKING	2 STALL		Dr Suite 10538	
			6400 Westown F West Des Moine 50266 P: 515-223-9	es, Iowa 0128	
	E TRUCK ACCESS (WB-50) SCALE: 1"=60"		FORT COLLINS, CO S. COLLEGE & SKYWAY DR	SKETCH PLAN	
	TRUCK ACCESS (WB-67)		KG PROJECT TEAM: RDM: SDM: CPM: NOILUINOSUULA REVISION DESCRIPTION	REVISIONS	
	W SE TRUCK ACCESS (WB-67) SCALE: 1"=60'				
	-		DATE: 09-17-202	.1	
		AL DOCUMENT:	SHEET NUMBER:		
	INFORMATIO	N CONTAINED IN THIS DOCUMENT IS Y TO KUM & GO, L.C. AND SHALL NOT		1	

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