

Conceptual Review Agenda

Schedule for 11/18/21

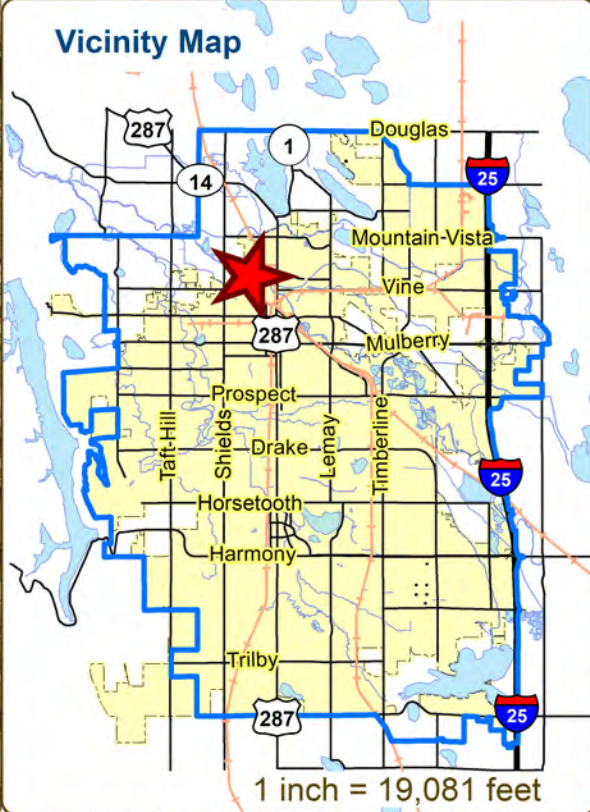
Meetings hosted via Zoom Web Conferencing

Thursday, November 18, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	115 Hickory St Light Industrial Complex CDR210090	Jordan Lockner 970-215-9907 jordan@collabarchitects.com	<p>This is a proposal to build 4 light industrial buildings located at 115 Hickory St (parcel #9702415003). 59 vehicle parking spaces are proposed. The buildings would range in size from 2,500-13,000 sf and would be 3 stories in height. Future access will be taken from Hickory Street to the north. The property is within the Service Commercial District (C-S) zone district and is subject to Administrative (Type 1) Review.</p> <p>Please Note: A previous pre-submittal for this site can be found under project # CDR210040.</p>	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy Bethurem-Harras

115 Hickory St Light Industrial Complex

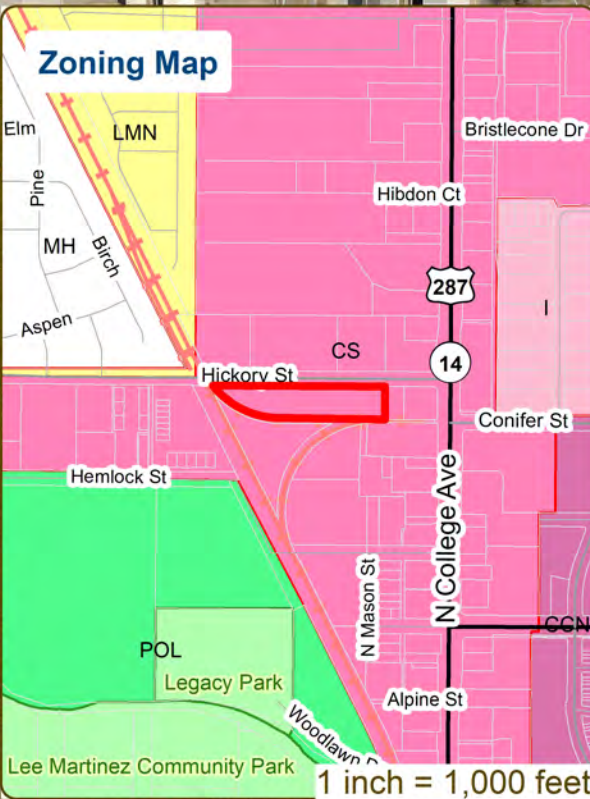
Vicinity Map



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. 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?

115 HICKORY STREET

PRELIMINARY SITE PLAN

SITE INFORMATION:

Zoning: Service Commercial District (C-S)

Site Area: 167,530 s.f (3.846 acres)

Front Setback: 15'

Interior Side Setback: 5'

Rear Setback: 8'

Maximum Building Height: should be similar in size and height to context

Maximum Stories: 3 stories

PARKING REQUIRMENTS:

Low intensity retail, repair service, workshop, and custom small industry:











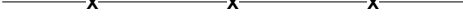








minimum required: 1 per 1,000 s.f.
maximum permitted: 2 per 1,000 s.f.

OR

Industrial: Employee Parking:

minimum required: 0.5 per employee
maximum permitted: 0.75 per employee

LEGEND

	FOUND BRASS CAP MONUMENT
	FOUND 5/8" DIA IRON PIN
	SET 5/8" DIA x 24" IRON PIN W/ PLASTIC CAP "PLS 7732"
	SET 1/2" DIA x 24" IRON PIN W/ PLASTIC CAP "PLS 7732"
	BLOCK NUMBER
	LOT NUMBER
	BOUNDARY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	FENCE LINE
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	WATER LINE
	UNDERGROUND TELEPHONE
	EDGE OF GRAVEL
	EDGE OF ASPHALT
	CENTERLINE RAILROAD
	VERTICAL CURB GUTTER

SYMBOL LEGEND

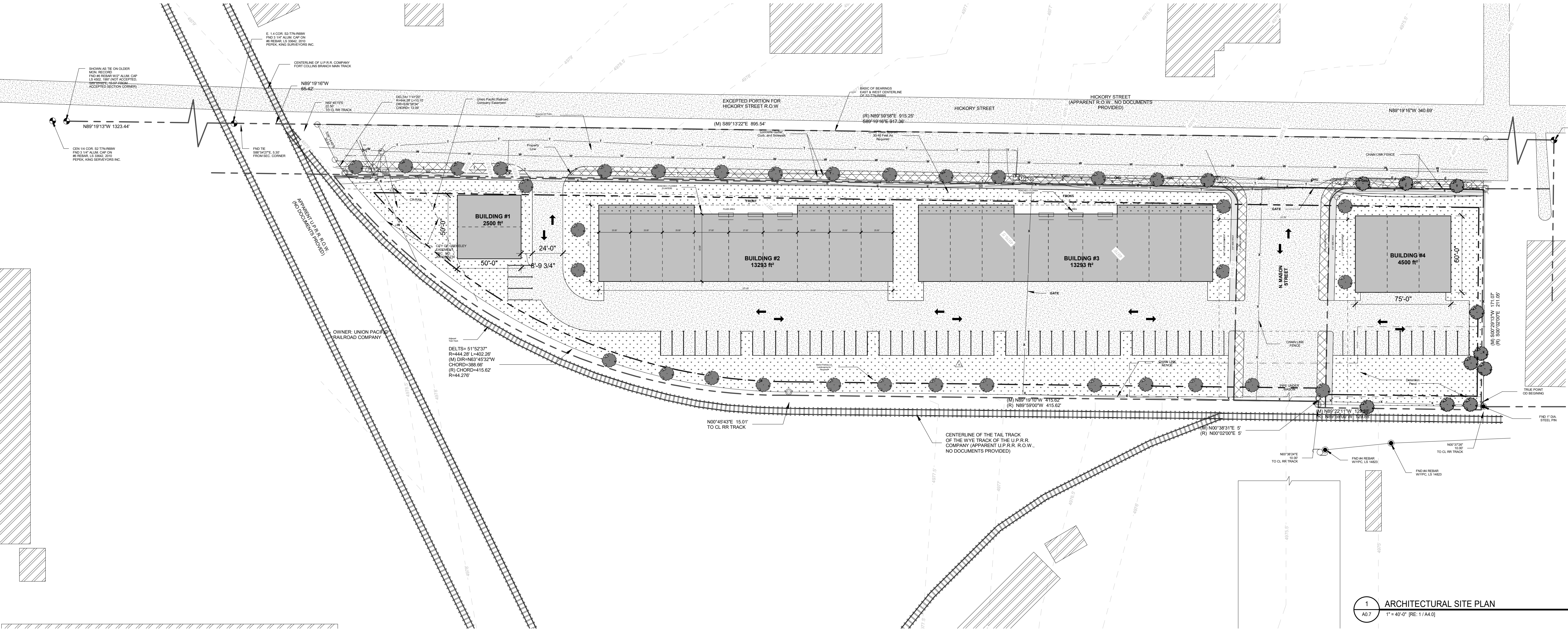
	BOX-TELEPHONE
	POST
	FIRE HYDRANT
	GUY WIRE
	MARKER-FIBER OPTIC
	MARKER-H2O
	MANHOLE
	PEDESTAL-CABLE
	PEDESTAL TELEPHONE
	POST UTILITY
	CONTROL POINT
	UTILITY POLE
	VALVE-H2O
	VAULT-CABLE
	VAULT-ELECTRIC
	VERTICAL PIPE
	SECTION CORNER
	CORNER FOUND
	CORNER CALCULATED
	CORNER-SET 1/4\"/>

BUILT AREA SHOWN:

29586 ft² (02 Prototye Buildings 13,293 ft² each + 01 Building of 3,000 ft²)

PARKING SHOWN:

59 spaces asssuming a total building area of 29,586 ft² and maximumizing the parking



CCAB

ARCHITECTURE STUDIO

5000 GOODMAN STREET
TIMNATH, COLORADO 80547

115 HICKORY

TERRY PALMOS

115 HICKORY STREET
FORT COLLINS, CO 80524

DESIGN PHASE	Revisions
S/C	xx xx 2020 Name xx xx 2020
D/P	xx xx 2020 Name xx xx 2020
Permit	xx xx 2020 Name xx xx 2020
Construction	xx xx 2020 Name xx xx 2020

C2021.##

NOT FOR CONSTRUCTION

ARCHITECTURAL
SITE PLAN

DRAWN BY: xxx CHECKED BY: jwl

A0.7