

Conceptual Review Agenda

Schedule for 03/17/22

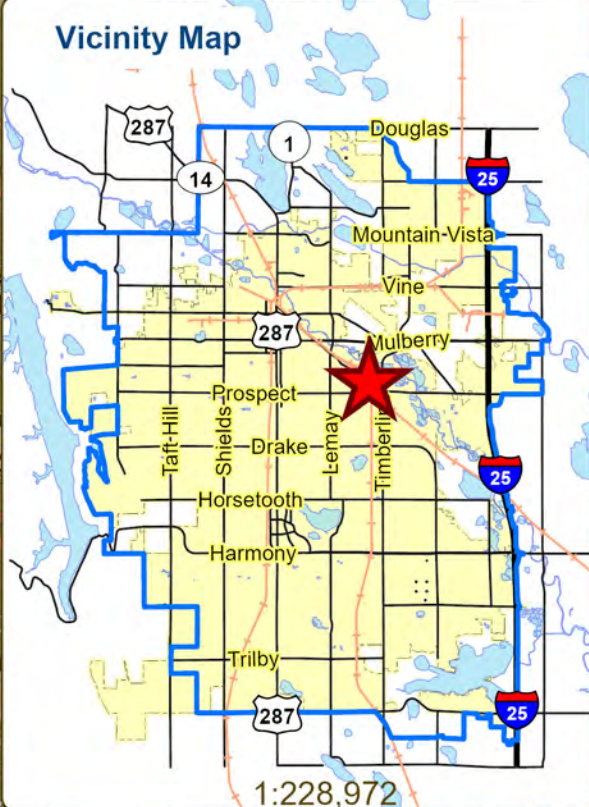
Meetings hosted via Zoom Web Conferencing

Thursday, March 17, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	1101 Academy Ct, Unit 1A Distillery CDR220024	Heather Trantham 970-232-8766 heather@coppermuse.com	This is a request for a change of use from manufacturing to a distillery (Coppermuse) at 1101 Academy Ct Unit 1A (parcel # 8718442001). The proposal includes the creation of Unit 1A (approximately 6,200 sf) for the distillery use. No additional parking or exterior changes are proposed for the site. Access is taken from Academy Ct directly to the southeast. The site is approximately .08 miles northeast of Riverside Ave and .35 miles north of E Prospect Rd. The property is within the Industrial (I) zone district and the project would be subject to Planning & Zoning Commission (Type 2) Review.	Planner: Ryan Mounce Engineer: Tim Dinger DRC: Brandy Bethurem Harras

1101 Academy Ct, Unit 1A Distillery (Coppermuse)

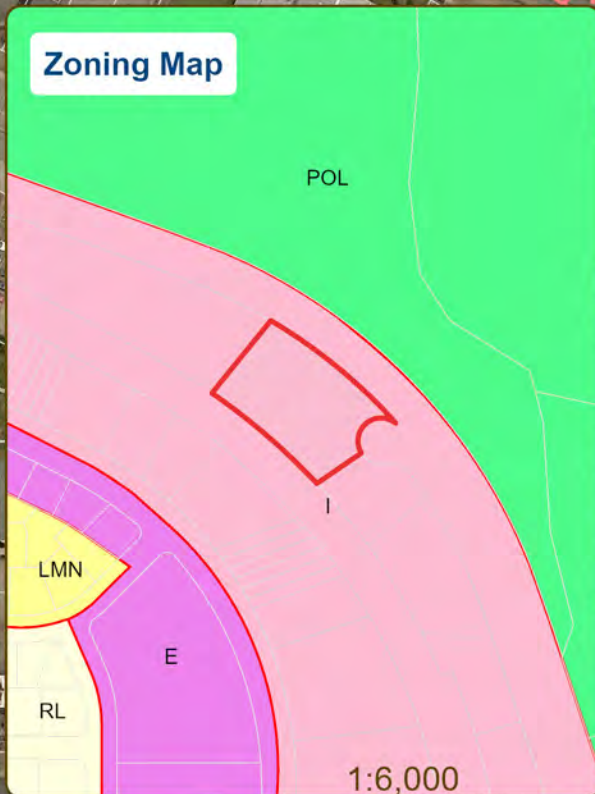
Vicinity Map



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) _____

Heather Trantham and Jason Hevelone, Owners, CopperMuse Distillery

Business Name (if applicable) CopperMuse Distillery

Your Mailing Address 244 N. College, Suite 105, Fort Collins, CO 80524

Phone Number 970-232-8766 **Email Address** heather@coppermuse.com

Site Address or Description (parcel # if no address) _____

1101 Academy Ct., Suite 1A, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Please see attached description

Proposed Use Distillery **Existing Use** Manufacturing/Storage

Total Building Square Footage 22,500 **S.F. Number of Stories** 1 **Lot Dimensions** See attached

Age of any Existing Structures 20 years old

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 N/A **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:

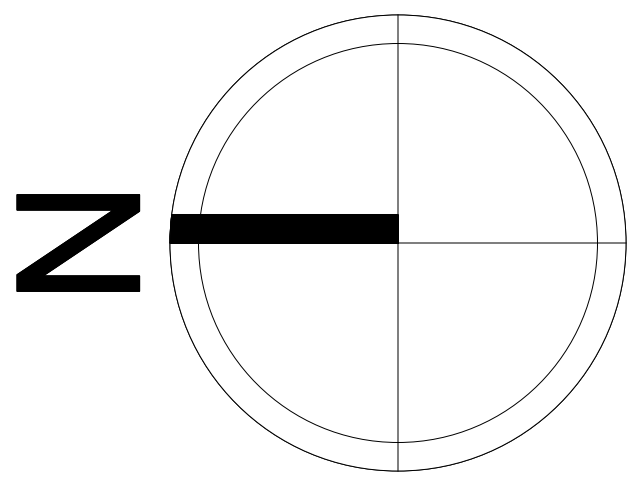
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

CopperMuse Distillery is purchasing the West half of the Unit 1 at 1101 Academy Ct. to be known as Unit 1A. The approximate square footage will be 6,250 sf. The loading dock on the West side of the building will not be part of the purchase, and hence not part of Unit 1A.

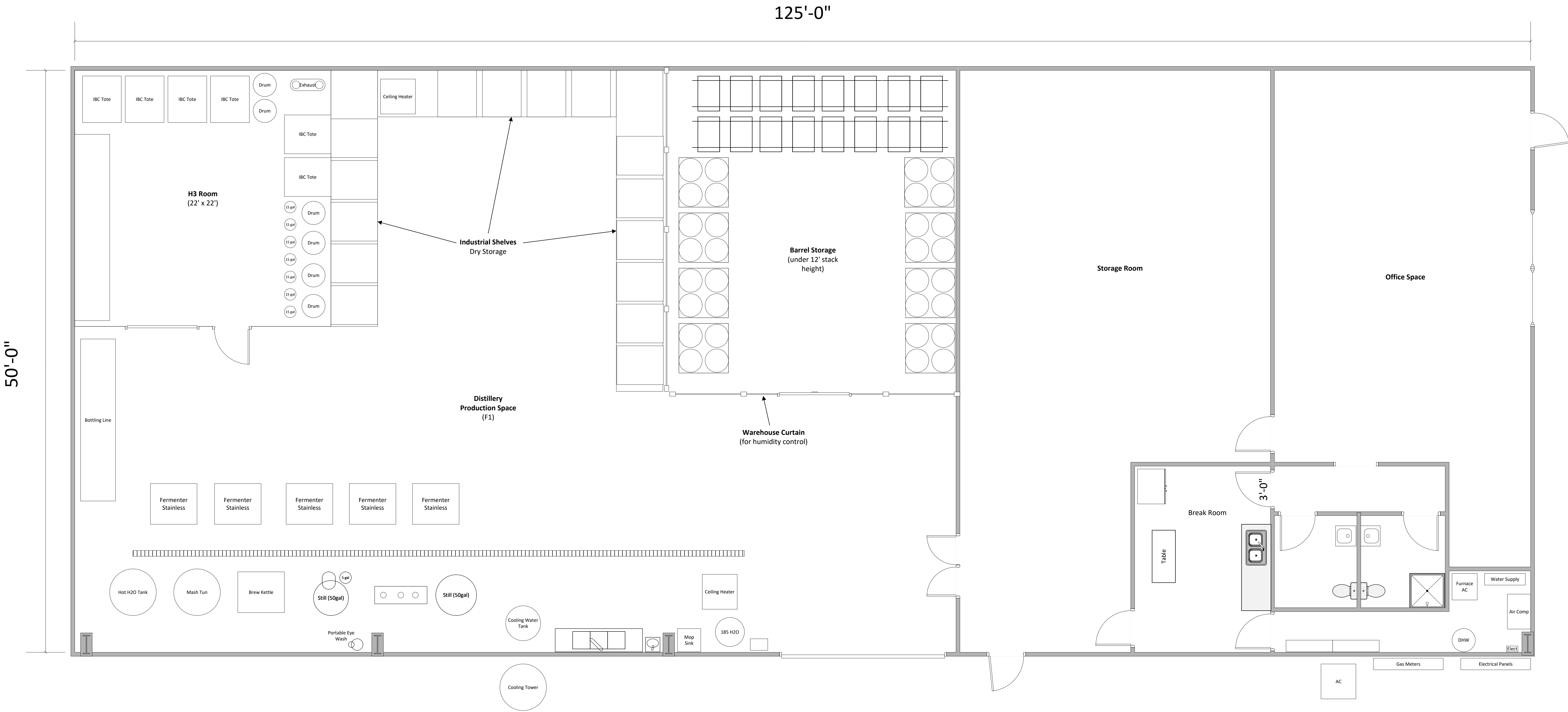
The unit, Unit 1A, is currently vacant. Previously, this portion of the building was used by NGVI North America, Inc. NGVI manufactured engines and engine components for the medium-duty natural gas bus market.

CopperMuse will not be making any exterior changes to property. No changes in parking or landscaping use.

Interior changes to Unit 1A will include cutting a trench drain into the concrete floor, installing a H3 Room for containment of materials that are easily combustible and pose a physical hazard, installing a cooling tower on the roof, constructing a physical wall to delineate Unit 1A from the loading dock and adjacent corridor from the dock to Unit 1B.



CopperMuse Distillery – Preliminary Layout
1101 Academy Ct, Unit 1A, Fort Collins, CO 80524

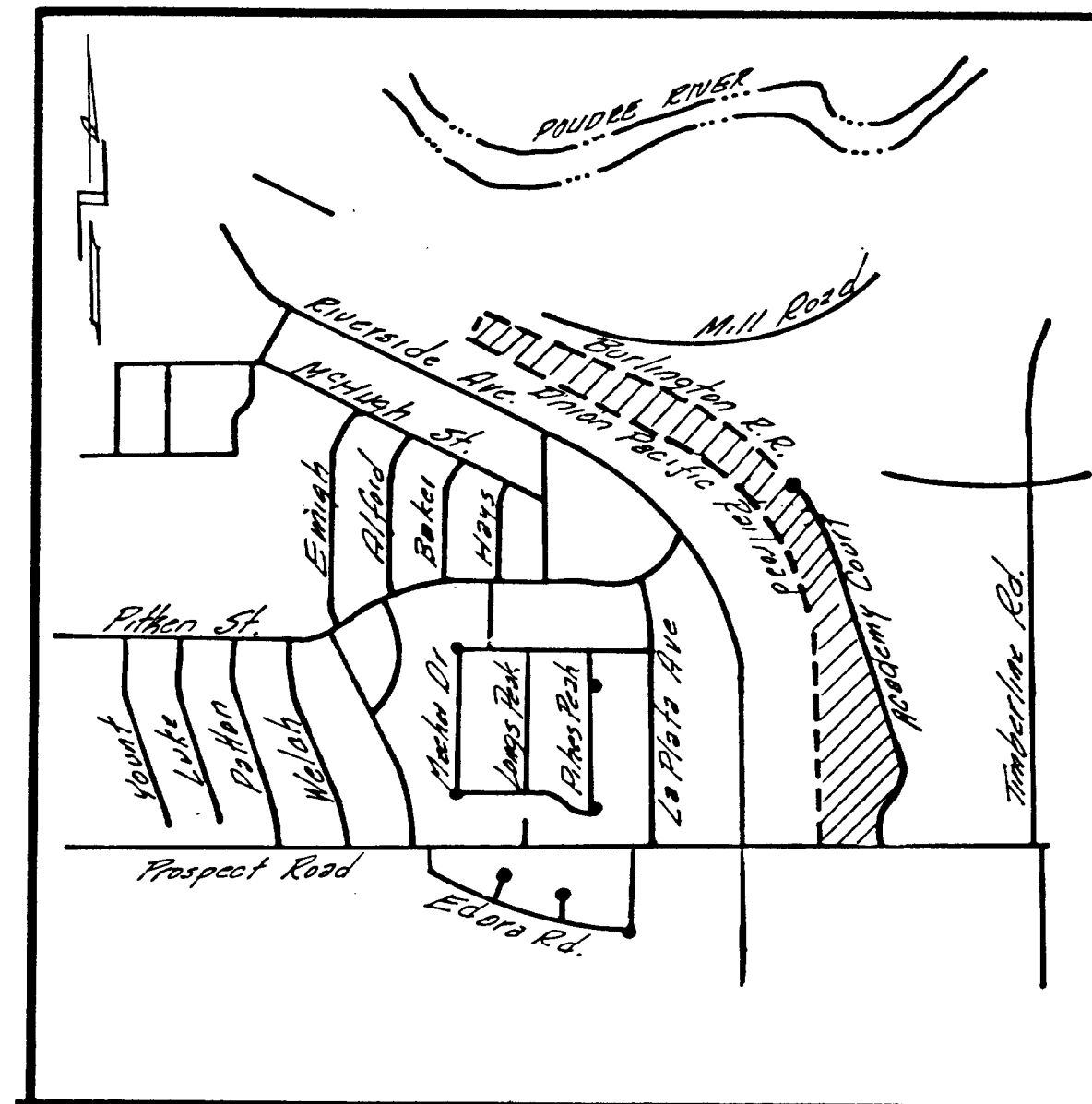


C-3 1457

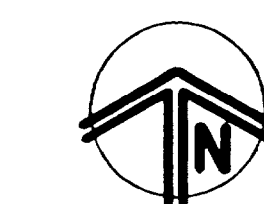
A REPLAT OF BLOCK TWO, UPLAND'S PROSPECT BUSINESS PARK P.U.D. UTILITY PLANS

GENERAL NOTES

- GENERAL NOTES
- All street, sanitary sewer, storm sewer and water construction shall conform to City of Fort Collins standards and specifications current at date of execution of the development agreement pertaining to this development. Any construction occurring three years after the execution of the development agreement shall require re-examination of the plans by the Director of Engineering who may require that they be made to conform to standards and specifications current at that time.
 - Street paving shall not start until the soils report and pavement design are approved by the Director of Engineering and subgrade compaction tests taken and approved.
 - The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work. Before commencing new construction, the contractor shall be responsible for unknown underground utilities.
 - The engineer who has prepared these plans, by execution and/or seal hereof, does hereby affirm responsibility to the City, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans by the Director of Engineering shall not relieve the engineer who has prepared these plans of all such responsibility.
 - When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than its original condition. The existing street condition shall be documented by the City Construction Inspector before any cuts are made. Patching shall be done in conformance with the City of Fort Collins Street Repair Standards. The finished patch shall blend smoothly into the existing surface. All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. The determination of need for a complete overlay shall be made by the Director of Engineering.
 - Prior to the commencement of any construction, the contractor shall contact all utilities to coordinate schedules, and the City Forester to schedule a site inspection for any tree removal requiring a permit.
 - Prior to the commencement of any construction, the contractor shall call the City Engineering Department at 221-6605 and the Erosion Control Inspector at 221-6589 twenty-four (24) hours advance notice.
 - All damaged existing curb, gutter and walk shall be reconstructed prior to acceptance of completed improvements.
 - Maintenance of onsite drainage facilities shall be the responsibility of the property owners.
 - Minimum cover over water line is 4.5 feet and maximum cover is 5.5 feet.
 - Prior to final inspection and acceptance by the City, certification of the drainage facilities, by a registered engineer, must be submitted to and approved by the Stormwater Utility. Certification of drainage facilities must be submitted to the Stormwater Utility at least two weeks prior to the issuance of any certificate of occupancy.
 - If dewatering is used to install utilities, a State Construction Dewatering Wastewater Discharge Permit is required if discharged into a storm sewer, channel, irrigation ditch, or any waters of the United States.
 - All construction activities on this site must comply with the State of Colorado Permitting Process for "Stormwater Discharges Associated with Construction Activity." For information, please contact Colorado Department of Health, Water Quality Control Division, WQCD-PF-82, 4300 Cherry Creek Drive South, Denver, Colorado 80222-1530, Attention: Permits and Enforcement Section. Phone: (303) 692-3590.
 - The City shall not be responsible for any damages or injuries sustained in this development as a result of groundwater seepage, whether resulting from groundwater flooding, structural damage or other damage unless such damage or injuries are sustained as a result of the City's failure to properly maintain its water, wastewater and/or storm drainage facilities in the development.
 - Prior to the commencement of any construction that will affect traffic signs of any type, the contractor shall contact the City of Fort Collins Streets Division, who will temporarily remove or relocate the sign at no cost to the contractor; however, if the contractor moves the traffic sign himself, the contractor will be charged for the labor, materials and equipment to reinstall the sign as needed.



VICINITY MAP



SCALE: 1"= 1000'

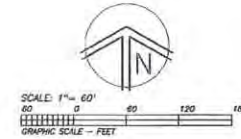
INDEX TO DRAWINGS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SUBDIVISION PLAT
3	OVERALL UTILITY PLAN & DETAILS
4	GRADING & DRAINAGE PLAN
5	GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE PLAN
7	OVERALL DRAINAGE PLAN

City of Fort Collins, Colorado UTILITY PLAN APPROVAL	
APPROVED: <i>Michael R. Koenig</i> 3/10/95 Director of Engineering	Date
CHECKED BY: <i>Roger B. Livingston</i> 3-9-95 Wastewater Utility	Date
CHECKED BY: <i>NA</i> 3/13/95 Stormwater Utility	Date
CHECKED BY: <i>NA</i> Parks & Recreation	Date
CHECKED BY: _____	Date
CHECKED BY: _____	Date

STEWART & ASSOCIATES CONSULTING ENGINEERS AND SURVEYORS 103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331	
DESIGNED: _____	CHECKED: _____
DRAWN: _____	CHECKED: _____
ENGINEER: _____	CHECKED: _____
CLIENT: CHARLES LOCKMAN	PROJECT: REPLAT OF BLOCK TWO, UPLAND'S PROSPECT BUSINESS PARK P.U.D.
JOB NUMBER: _____	UNIT: COVER SHEET
SHEET NUMBER 1 OF 7	

A CONDOMINIUM MAP OF PROSPECT BUSINESS PARK CONDOMINIUMS A COMMON INTEREST COMMUNITY



- NOTES:
1. C.E. denotes common element
 2. L.C.E. denotes limited common element
 3. BENCHMARK: The Northwest end of railroad bridge over Spring Creek, BM # E-357
ELEVATION= 4916.27
 4. The LCE assigned to Unit #4 is subject to withdrawal rights as more fully set forth in the Condominium Declarations for Prospect Business Park Condominiums filed concurrently herewith.

STATEMENT OF OWNERSHIP AND CONDOMINIUM DECLARATIONS:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following land, to-wit: Lot 5, of the Replat of Block Two, Upland's Prospect Business Park, P.U.D., City of Fort Collins, County of Larimer, State of Colorado, containing 7.0410 acres, more or less, have caused the same to be surveyed and platted as shown on this map to be known as PROSPECT BUSINESS PARK CONDOMINIUMS. All covenants, conditions and restrictions, shown on this map are private, for the private use and benefit of the owners of the units and their invitees. All easements shown on this map are hereby reserved as perpetual easements for the installation and maintenance of utilities and drainage facilities.

Condominium Declarations for Prospect Business Park Condominiums are as filed concurrently herewith in the office of the Clerk and Recorder of Larimer County, Colorado.

WITNESS our hands and seals this 25th day of January, A.D., 2002.

LOCKMAN ENTERPRISES, L.L.P.
a Colorado Limited Liability Limited Partnership

BY: Charles C. Lockman
CHARLES C. LOCKMAN, General Partner

BY: Nancy G. Lockman
NANCY G. LOCKMAN, General Partner

State of Colorado) ss
County of Larimer)
The foregoing instrument was acknowledged before me this 25th day of January, A.D., 2002 by Charles C. Lockman and Nancy G. Lockman, General Partners in LOCKMAN ENTERPRISES, L.L.P., a Colorado Limited Liability Limited Partnership.

My commission expires without

NOTARY PUBLIC



CERTIFICATE OF SURVEY:

I hereby certify that on the 25th day of January, A.D., 2002, a survey and map were completed under my supervision of PROSPECT BUSINESS PARK CONDOMINIUMS (a Common Interest Community) Fort Collins, Colorado and that said map accurately depicts the location and horizontal and vertical measurements of the units, the unit designations, the elevations of the floors and ceilings as constructed and that said survey and map were prepared subsequent to completion of the improvements shown hereon. The elevations shown are relative to sea level datum. I also hereby certify that this map contains all the information required by C.R.S. 38-33.3-209 and by C.R.S. 38-51-102. I further certify that pursuant to C.R.S. 38-33.3-201(2), all structural components of the existing building depicted on this condominium map are substantially completed.

Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado Registered P.E. & L.S. No. 5028



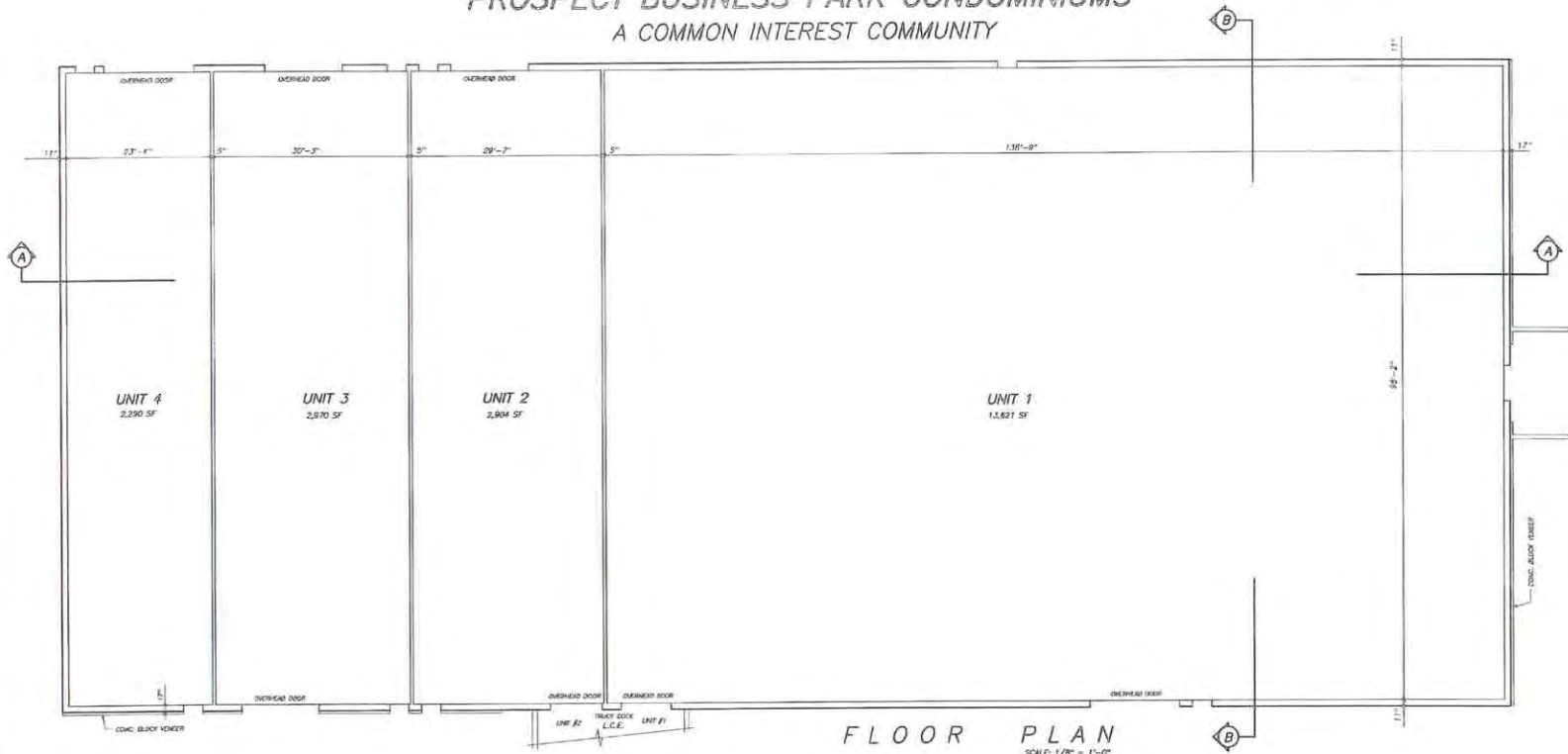
According to Colorado law you must acknowledge any legal action based upon any action in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of this certification, however.

STEWART & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
103 S. WELDRUM STREET, FORT COLLINS, COLORADO 80502 (970)482-9331

CHARLES LOCKMAN
PROSPECT BUSINESS PARK CONDOMINIUMS
CONDOMINIUM MAP

DATE:	01/23/02
BY:	1 of 2
REVISIONS:	
APPROVED FOR CONSTRUCTION:	

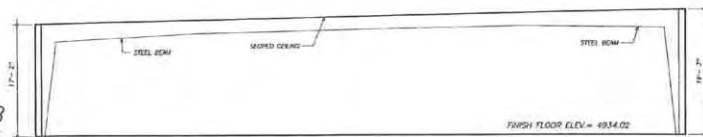
PROSPECT BUSINESS PARK CONDOMINIUMS A COMMON INTEREST COMMUNITY



FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECTION A - A
SCALE: 1/8" = 1'-0"

SECTION B - B
SCALE: 1/8" = 1'-0"



STEWART & ASSOCIATES

CONSULTING ENGINEERS AND SURVEYORS

103 S. MELDUM STREET, FORT COLLINS, COLORADO 80521 (970) 82-9331

CHARLES LOCKMAN

PROSPECT BUSINESS PARK CONDOMINIUMS

FLOOR PLAN AND SECTIONS

DESIGN	JOB NUMBER	DATE
PROJECT	12/21/91	
DRAWN	2	2

REVISIONS
APPROVED FOR CONSTRUCTION:



Legend

FEMA Floodplain

- FEMA High Risk - Floodway
- FEMA High Risk - 100 Year
- FEMA Moderate Risk - 100 / 500 Year

City Floodplains

- City High Risk - Floodway
- City High Risk - 100 Year
- City Moderate Risk - 100 Year

- City Limits

Notes

1,143.0 0 571.50 1,143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.