

Conceptual Review Agenda

Schedule for 04/14/22

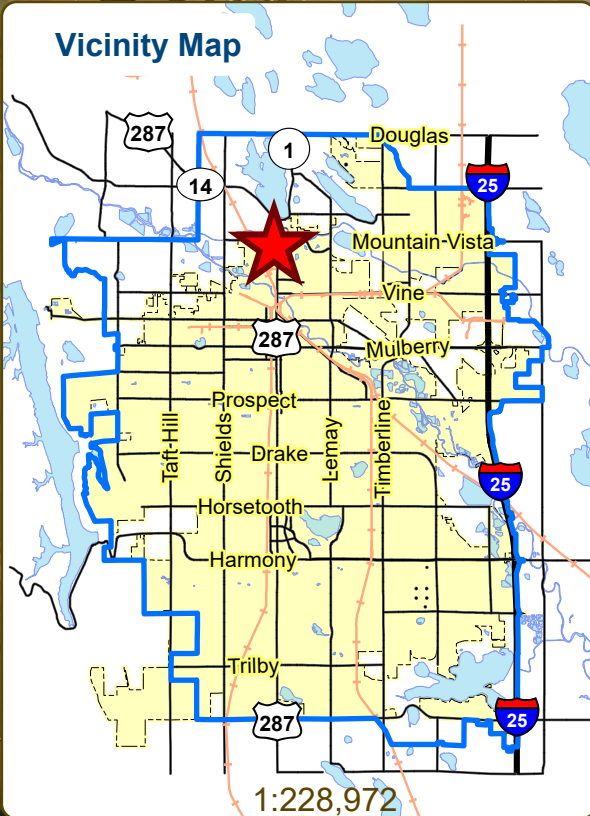
Meetings hosted via Zoom Web Conferencing

Thursday, April 14, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	132 W Willox Ln – New Light Industrial / Warehouse Building CDR220029	Jim Houck 970-222-7624 jvhouck@gmail.com	This is a request to develop a new light industrial/warehouse building at 132 W Willox Ln. (parcel # 9835406009). The proposal includes a single story 9,600sf light industrial and warehouse building, with 24 on-site parking spaces. Access is proposed from Willox Ln directly to the south and Willox Ct directly to the west. The site is directly north of W Willox Ln and .05 miles west of N College Ave. The site is within the Service Commercial (CS) zone district and the project would be subject to Administrative (Type 1) Review..	Planner: Shawna VanZee Engineer: John Gerwel DRC: Tenae Beane

132 W Willox Ln Industrial Warehouse

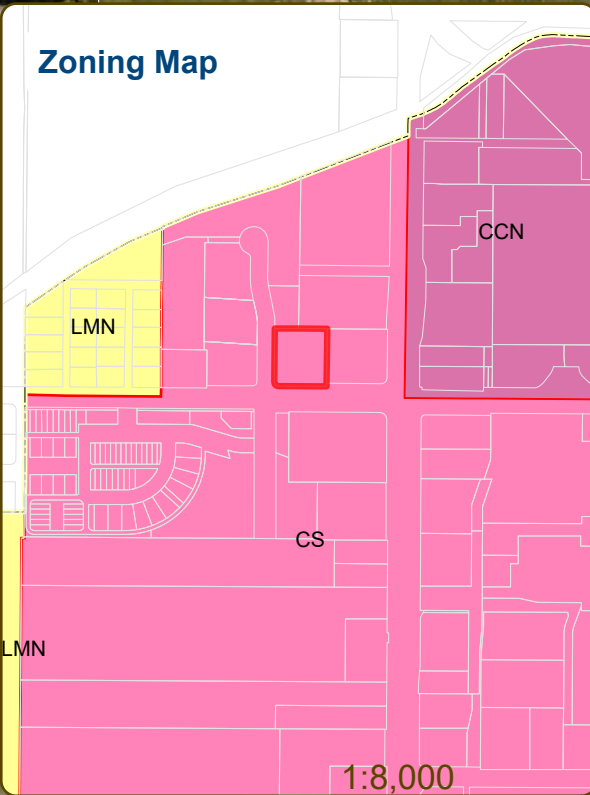
Vicinity Map



Aerial Site Map



Zoning Map





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) _____
Jim Houck Owner

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-222-7624 Email Address jvhouck@gmail.com

Site Address or Description (parcel # if no address) #98354-06-009

Description of Proposal (attach additional sheets if necessary) 9600sqft light industrial building possible divide unto 3 units.

Proposed Use Light Industrial **Existing Use** Vacant

Total Building Square Footage 9600 S.F. Number of Stories 1 Lot Dimensions _____

Age of any Existing Structures None

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? N/A

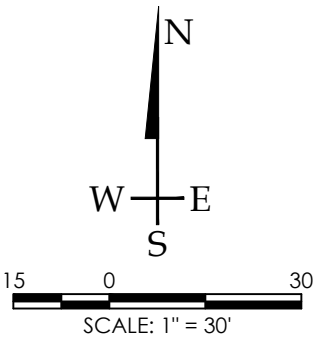
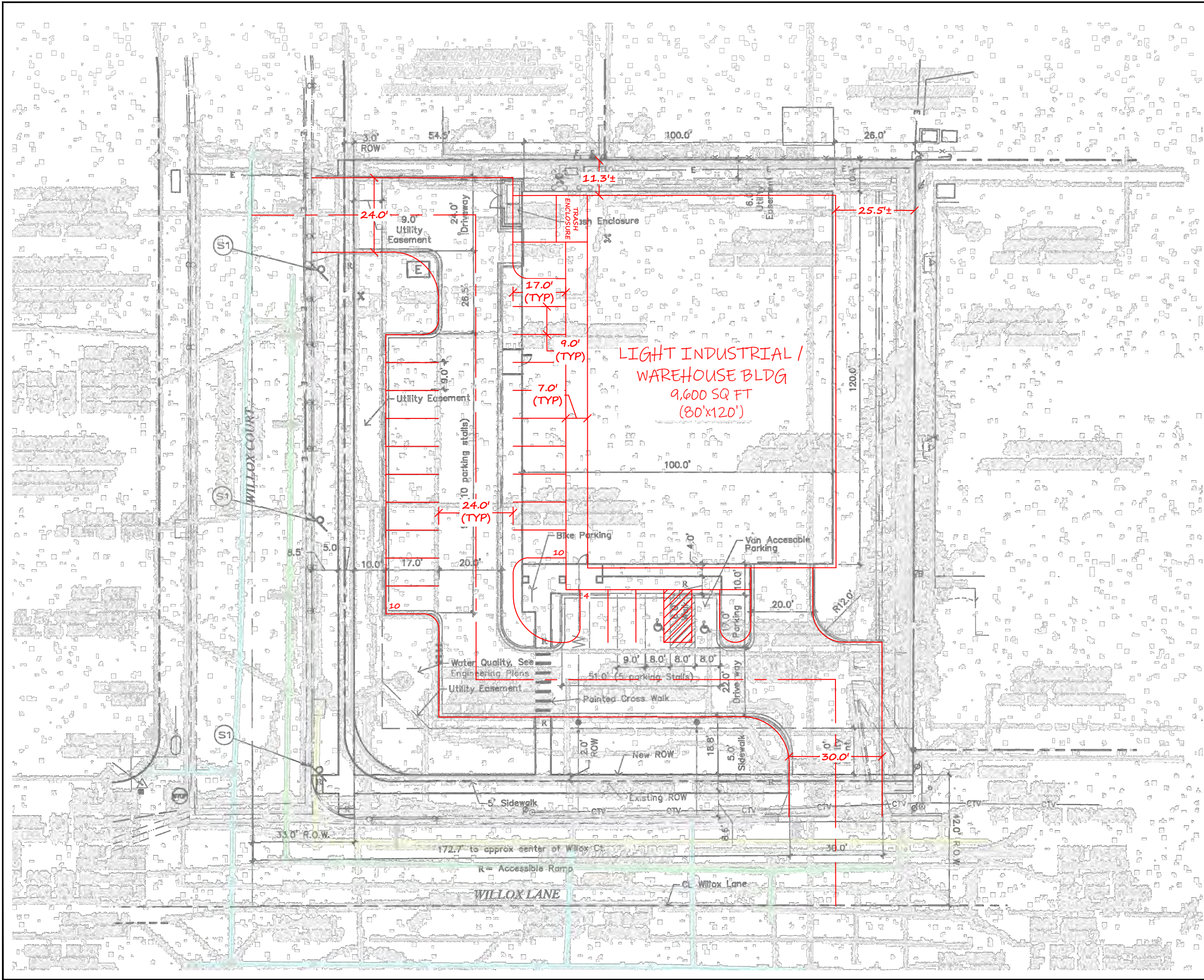
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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?

1. INFORMATIONAL PURPOSE ONLY. PROPERTY, EXISTING CONDITIONS, AND ALL INFORMATION ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION. 2/10/22 10:30 AM



132 W. WILLOX LANE

CONCEPT SITE LAYOUT

DATE	2/10/22
SCALE (H)	1" = 30'
SCALE (V)	N/A
DRAWN BY	JTC
CHECKED BY	JTC
HDS PROJ #	P1052

CONCEPT

SHEET 1 OF 1