Conceptual Review Agenda

Schedule for 05/05/22

Meetings hosted via Zoom Web Conferencing

Thursday, May 05, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	NW Corner of Willox Ct and Willox Ln Townhomes and Industrial Buildings CDR220034	Kevin Logan 720-473-6320 kevinl@pivotal-arch.com	This is a request to develop 2 adjoining parcels located NW of the intersection of Willox Ln. and Willox Ct. (Parcels #9835406007, 9835406004). The applicant proposes to construct fourteen (14) 3-story townhomes in two rows with new access drive aisle off Willox Ct. with access drive on North side of Parcel A (9835406007) which also accesses Parcel B (9835406004). On Parcel B proposes construction of two (2) 1-story light industrial buildings with fire access drive at North end of existing cul-de-sac. The site is located directly north of W Willox Ln. and 0.09 miles west of N College Ave. The property is within the Service Commercial District (C-S) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Tim Dinger DRC: Brandy Bethurem Harras

Willox Ct Willox Ln. #9835406007, 9835406004 Townhomes and Industrial Buildings.



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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 Well 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	ab.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, in	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?





Deposited this _____ day of _____.M. in Book _____ of Land Survey Plats, at Page(s) _____, Deposit Number ______ of the records of the Clerk and Recorder's Office of Larimer County, Colorado.

Colorado Professional Land Surveyor No. 38245 For and on behalf of Clark Land Surveying, Inc. Email: ALTA@clarkls.com

Any underground utilities shown have been located from field survey information, utility markings, as provided by the client. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This site was located by standard RF

Basis of bearings is the east line of Parcel B, monumented at the southwest corner of the "Condominium Area," as described in that "Amended and Restated Declaration of Covenants. Conditions and Restrictions for Wood-N-Bones Warehouse Condominium a Condominium" with a #4 rebar, flush w/grade, and at the northwest corner of a Lot as described in Quitclaim Deed Reception No. 2020-0080494 with a #4 rebar w/1" red plastic cap, illegible, 0.3' below grade, as shown hereon, and measured to bear N00°27'02".

3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published July 9, 2021 referencing Flood Insurance Rate Map, Map Number 08069C0977G, with an effective date of June 17, 2008, indicates this parcel of land is located in Zone X (Area of minimal flood

4. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, Commitment No. 0-9301-004494030 and No. 0-9301-004494031, with an

5. The lineal units used in this drawing are U.S. Survey Feet.

7. The improvements shown hereon are as of the date of field work, June 29, 2021.

Maximum Building Height: Three (3) Stories

Setbacks require subject to basic development review Parking Provided: 0 regular spaces, 0 handicap spaces.

For additional zoning information please contact the City of Fort Collins Zoning Department at (970) 416-2745. Zoning Verification provided by Mindy Handler from City of Fort Collins.

9. Parcel A contains a calculated area of 25.806 sauare feet (0.592 acres) more or less. Parcel B contains a calculated area of 59,336 square feet (1.362 acres) more or less.

10. There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.

11. Access is obtained directly from Willox Court. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.

12. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

13. This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties. 14. The subject property is commonly known as Open Lots - Non Posted Address: 132 West Willox Lane, Fort Collins, CO 80524 and 1721

15. There is no observable evidence of earth moving work, building construction or building additions within recent months.

16. There are no changes in street right of way lines either completed or proposed, per documents provided by title company. 17. There is no observable evidence of recent street or sidewalk construction or repairs.

18. There is no evidence of potential wetlands observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the

To: NSH Development LLC; and Stewart Title Guaranty Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4,

The undersigned further states that the plat was surveyed and drawn to the normal standard of practice of surveyors in the State of Colorado under his direct responsibility and supervision and accurately shows the described tract of land thereof, and that the requirements of Title 38 of Colorado Revised Statues, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion. This certification is neither a warranty nor guarantee, either expressed or implied.



	In the second se					
	By Date					
Revisions	Description					
	No.					
Notice: According to Colorado law you must commence any legal action based upon any defect 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 the certification shown hereon.						
		SECTION 35,	WEST OF THE SIXTH P.M.	INTY, COLORADO.	Date: 7/9/2021	Sheet 1 of 1
		A PORTION OF THE SE1/4 OF SECTION 35,	TOWNSHIP 8 NORTH, RANGE 69 WEST C	CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.	Drawn By: RJR	Checked By: SLM
	ALIAN	A PORTIC	TOWNSHIP 8 NO	CITY OF FORT	Project 01107E	40. ZIIU/J

PROJECT CONCEPT

The project site is located on Parcel #9835406007 in Ft. Collins and is within 500 feet of North College Avenue corridor.

The proposed project consists of (14) three-story townhome units in two parallel rows on a .6-acre corner property fronted by Willox Lane and Willox Court. The units are arranged in 2 back-to-back rows: 8 units South and 6 Units North with shared parking access drive aisle between them. The units contain 2 ground level garage parking spaces with two-story living space above and area size and configured to achieve an attainable product price point. Pedestrian access is from the public sidewalk for 7 of 8 south facing units with one end unit facing Willox Crt. The North facing units have front entrances that access a private walk out to Willox Lane to the east with one end unit facing Willox Crt..

A new 24' wide drive aisle off Willox Court North of the townhomes will be shared for access to parking drive aisle and to access a new light industrial development to the West. Trash dumpsters and pad mounted transformer are placed at the west end of the parking access drive aisle.

ZONING DATA

Address: Zone District: Land Use:	Parcel #9835406007 Fort Collins, CO 8052 C-S Allowed: Residential Uses	4
Lot Area S.F./ACRE:	Proposed: Townhomes Approx 25,875SF = 0.59 Acres	
	Allowed / Required	Proposed
BUILDING SETBACKS Arterial Street Front (min) / Side (min) Buffer Yard (min)	Front (max)* 15' 9' 9'	South: 15' East: 9' West: 9'
HEIGHT REQUIREMENTS Maximum:	3 Stories	3 Stories
PARKING Unit Minimum	2 Spaces /3-Bedrooms =28 spaces	28 spaces
RESIDENTIAL DENSITY	15DU / .594 acres =	25DU/acre
= Parking Space		



UNIT DATA

14 TOWNHOMES:

20,300 GSF Type I - 1450 GSF (14) =

TOTAL GROSS SF =

20,300 GSF



KEY PLAN- NTS

/PIVOTAL 763 Santa Fe Drive Denver, CO 80204 ph. (720) 473-6320

CONCEPT SITE PLAN - PARCEL #9835406007





The Project site is located at Parcel 9835406004 and internal behind 2 street facing lots used for light industry. The site is oriented North to South and abuts an irrigation canal Right of Way to the North. The project consists of (2) one-story light industrial building of equal size at 9,000 s.f. each totaling 18,000 s.f. on a 1.35-acre site. Buildings are oriented North to South and sized to provide (6) 1,500 s.f. bays with garage door openings to the parking area. The floor to ceiling height is intended to allow for a code compliant mezzanine to be placed in each bay for a total usable floor area of 2,000 s.f. for each bay. Two rows of parking are provided with a center drive aisle with vehicle access from a new drive aisle out to Willox Ct. which will also provide vehicle access to the adjacent residential parcel to the Southeast. A centrally located trash dumpster area along the East side of the parking lot is provided. A new fire lane access point at the North end of the site is to be provided off the Willox Ct. cul-de-sac at the North end of the site.

ZONING DATA Address: Zone District: Land Use: Lot Area S.F./ACRE:	Parcel 9835406004 Fort Collins, CO 805 C-S Allowed: Light Industrial Proposed: Custom Light Industrial Approx 58,806SF = 1.35 Acres	24 Building A 9000sf Building B 9000sf TOTAL GROSS SF = 18,000 SF	Building A 9000sf Building B 9000sf	
HEIGHT REQUIREMENTS Maximum: PARKING Minimum = Parking Space = Pedestrian Entry	Allowed / Required 3-Storeis <40' 2/1000 s.f. Required = 36	Proposed 1-Story <30' Provided = 54 HC = 3		PARCEL B
PIVOTAL CONC		NCEPT SITE PLAN RCEL #9835406004	04/01/2022 Project number 22103	KEY PLAN- NTS AC-2 Scale As indicated

