

Conceptual Review Agenda

Schedule for 05/05/22

Meetings hosted via Zoom Web Conferencing

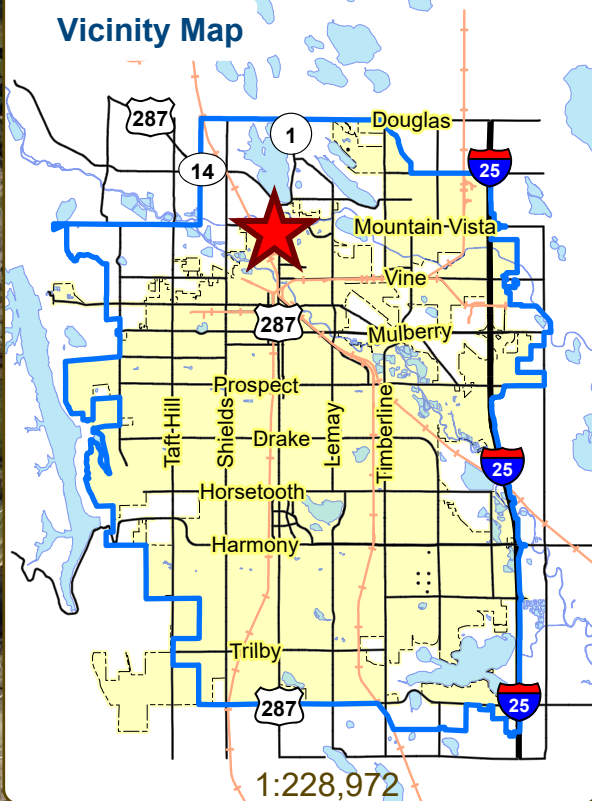
Thursday, May 05, 2022

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.

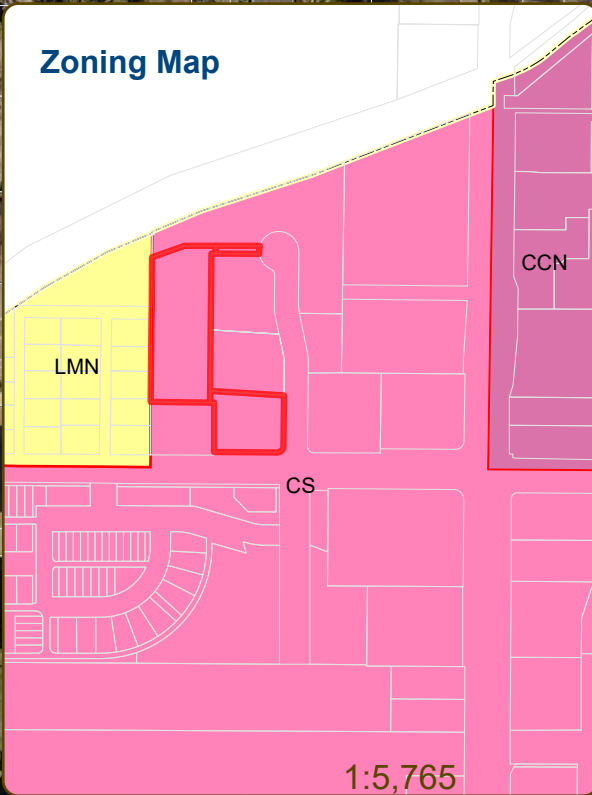
Vicinity Map



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) _____

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.

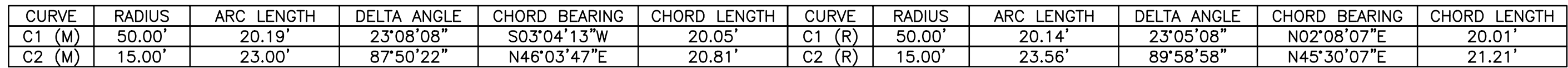
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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?



VICINITY MAP

The map shows the project site (a large grey rectangle) located at the intersection of Willow Ct and Canal Access Rd. To the north of the site are streets: Black St, Green St, Purple St, Red St, and Brown St. To the west are: W Willox Ln, Aspen St, Cedar St, Westwood Dr, and Urban Prairie St. To the south is Trailer Court Loop. To the east is W Hwy 14. A north arrow and 'N.T.S.' (Not To Scale) are in the upper left. The word 'SITE' is written next to the grey rectangle.

Project No.	211075	Drawn By: RJR	Date: 7/9/2021
		Checked By: SLM	Sheet 1 of 1

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:	Parcel #9835406007 Fort Collins, CO 80524
Zone District:	C-S
Land Use:	Allowed: Residential Uses
	Proposed: Townhomes
Lot Area S.F./ACRE:	Approx 25,875SF = 0.59 Acres

	Allowed / Required	Proposed
BUILDING SETBACKS		
Arterial Street Front (min) / Front (max)*	15'	South: 15'
Side (min)	9'	East: 9'
Buffer Yard (min)	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

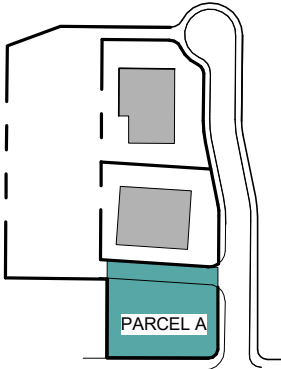
- ▶ = Parking Space
- = Pedestrian Entry

UNIT DATA

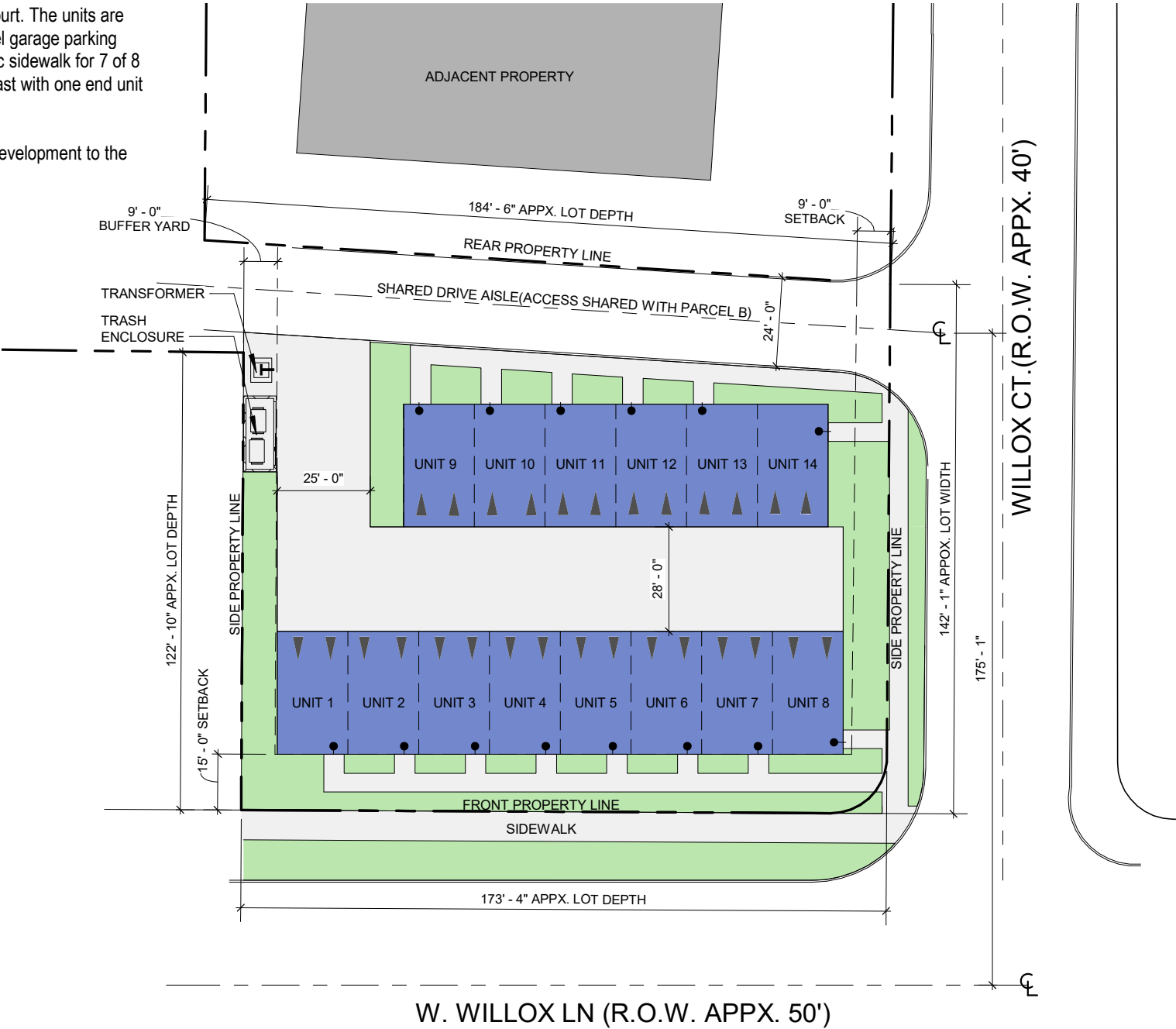
14 TOWNHOMES:

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

TOTAL GROSS SF = 20,300 GSF



KEY PLAN- NTS



2 CONCEPT SITE PLAN - TOWNHOMES
1" = 40'-0"





1 CONCEPT SITE PLAN - LIGHT INDUSTRIAL
1" = 40'-0"

PROJECT CONCEPT

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: Parcel 9835406004 Fort Collins, CO 80524
Zone District: C-S
Land Use: Allowed: Light Industrial
Proposed: Custom Light Industrial
Lot Area S.F./ACRE: Approx 58,806SF = 1.35 Acres

BUILDING SF

Building A 9000sf
Building B 9000sf

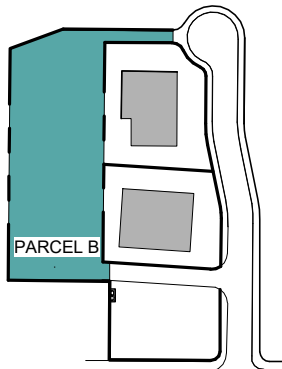
TOTAL GROSS SF = 18,000 SF

HEIGHT REQUIREMENTS

	Allowed / Required	Proposed
Maximum:	3-Storeis <40'	1-Story <30'

PARKING

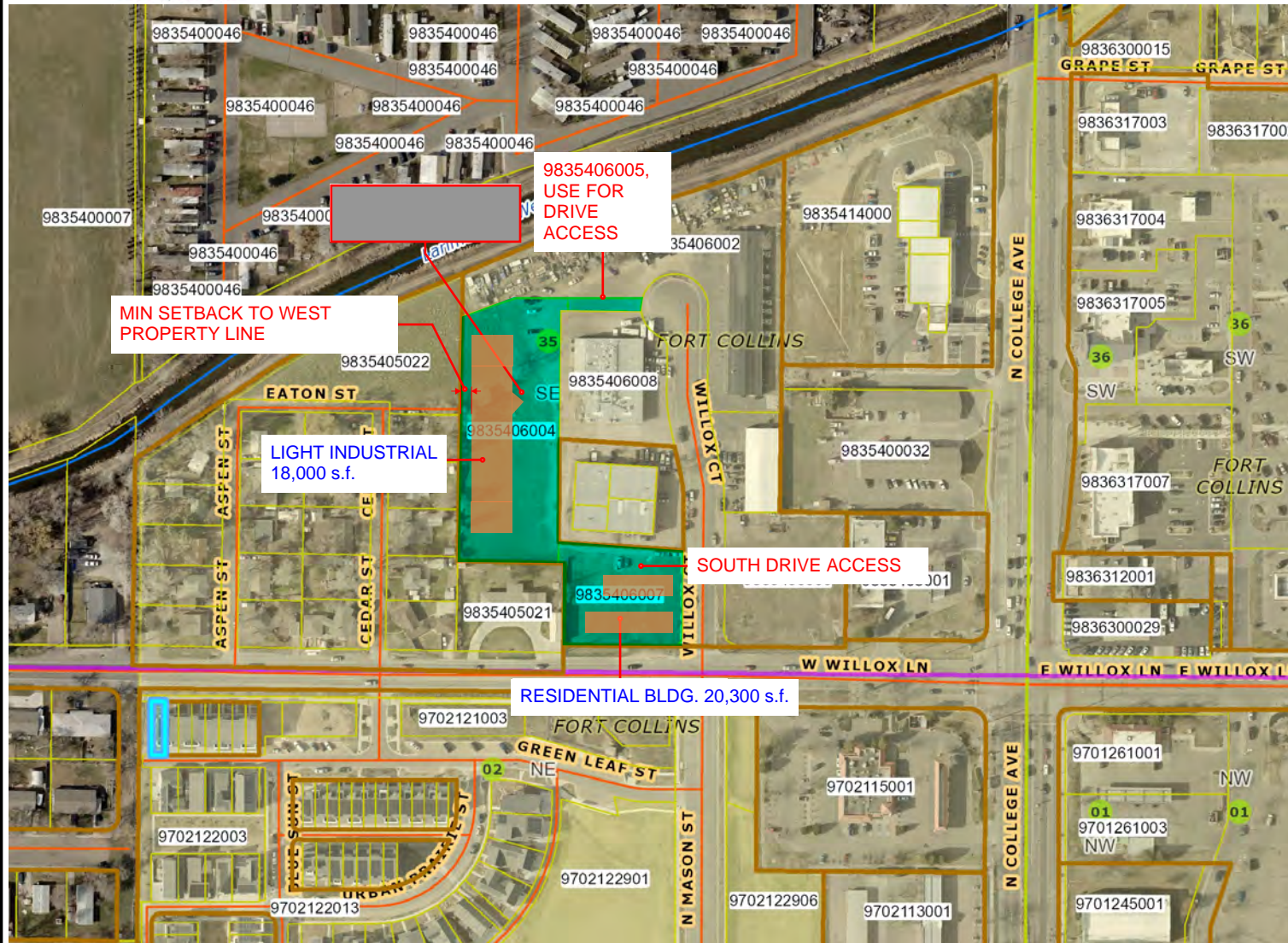
Minimum 2/1000 s.f. Required = 36 Provided = 54 HC = 3
▲ = Parking Space
● = Pedestrian Entry



KEY PLAN- NTS



Parcels 9835406005, 9835406004, 9835406007



Legend	
	Addresses
	Subdivisions
	Tax Parcels
	Recorded Dimensions
	PLSS Township and Range
	PLSS Sections
	PLSS Quarter Sections
	Railroads
	Major Road System
	Road System
	Lakes and Ponds
	Major Rivers and Streams
	Rivers and Streams
	County Boundary
	Rocky Mountain National Park
	Incorporated Areas
	City or Town
	County
	State
	Federal
	Other

Notes	

0.1 0 0.03 0.1 Miles

Date Prepared: 10/19/2021 11:43:38 AM

1: 2,921

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet



This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of this content.