Conceptual Review Agenda

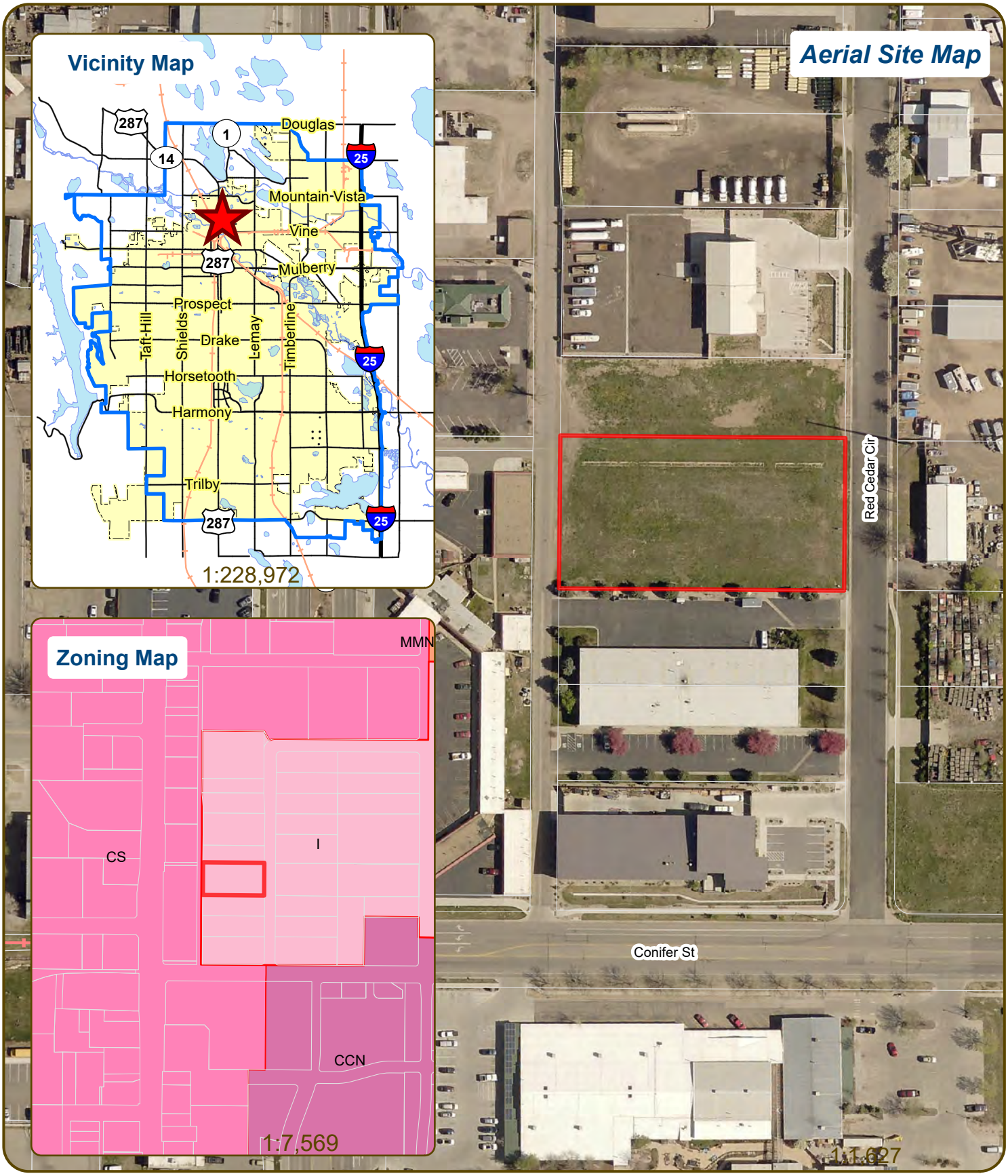
Schedule for 07/07/22

Meetings hosted via Zoom Web Conferencing

Thursday, July 07, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	**1237 Red Cedar Cir. – RV Storage Facility** **CDR220050**	Eric Weiss 786-547-4966 ericweiss@brightscape.com	This is a request for the development of a RV storage facility at 1237 Red Cedar Cir. (Parcel # 9701218001). The applicant is requesting to build a RV storage facility. The project would include a canopy structure for a portion of the spaces, a structure for office use, and an area for EV charging. Access is taken from Red Cedar Cir. to the east. The site is approximately 0.44 miles south of E Willox Ln and approximately 0.05 miles east of N College Ave. The property is within the Industrial District (I) zone district and is subject to Administrative (Type 1) Review.	**Planner: Pete Wray / Katelyn Puga** **Engineer: Tim Dinger** **DRC: Brandy Bethurem Harras**

1237 Red Cedar Circle. #9701218001
RV Storage



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City of Fort Collins GIS

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) Eric Weiss - Owner

Business Name (if applicable) Wander

Your Mailing Address 240 Urban Prairie Street, Unit 1 Fort Collins 80524

Phone Number 786 547-4966 Email Address ericweiss@brightscape.com

Site Address or Description (parcel # if no address) 1237 Red Cedar Circle Fort Collins 80524

Description of Proposal (attach additional sheets if necessary) RV park, EV charging, tiny house/office/wifi/coffee/gallery

Proposed Use RV Park **Existing Use** Vacant land

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

Age of any Existing Structures NA

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?

Conceptual Review

1237 Red Cedar Circle
Fort Collins, CO 80524

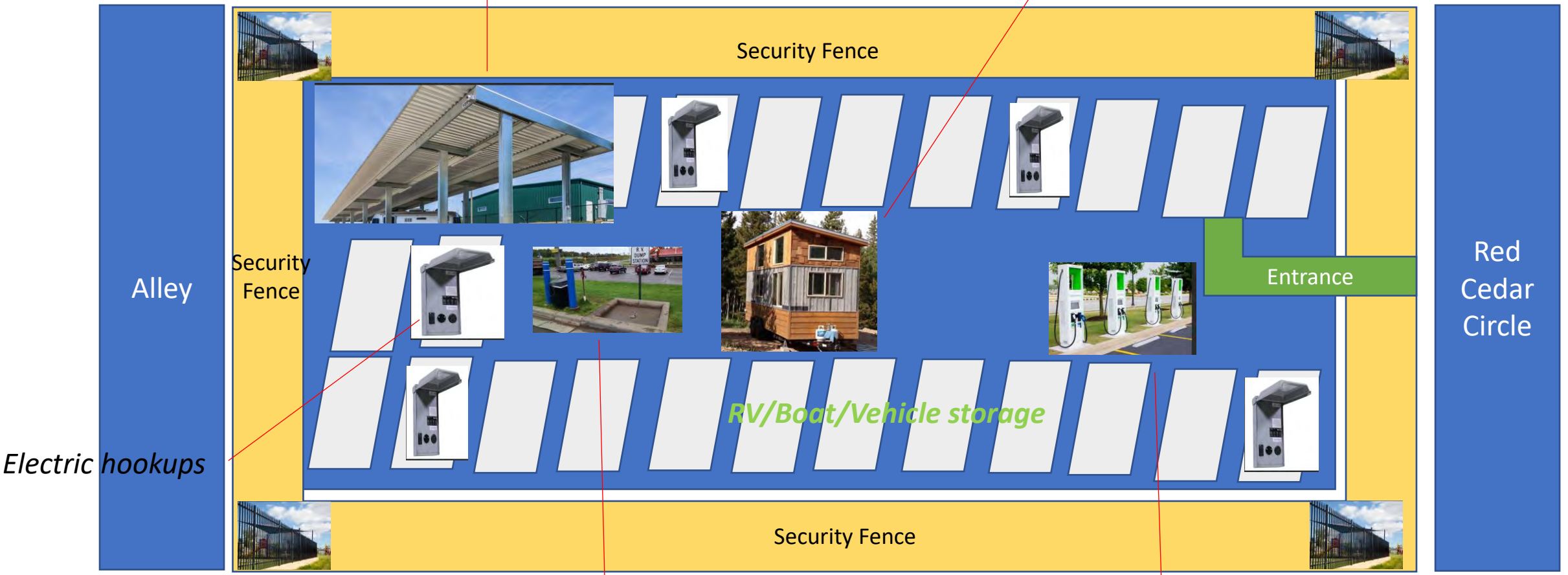
Eric J. Weiss
Wander, LLC


Parcel: 9701218001
Schedule: 1671632
Owner: WANDER LLC
Site Address: 1237 RED CEDAR CIR
Tax District: 1112
Remove from Results | View Additional Details
RV storage
GROWTH LEASING COLORADO
1237
EVERGREEN PARK 5TH
EVERGREEN PARK RPLT 1
MUSTANG
BURGER INN PUD
TRI-CO
RIVERSIDE PARK
FORT COLLINS
N COLLEGE AVE
RED CEDAR CIR
HICKORY ST
1999
2019

1237 Red Cedar Circle - Proposal

Canopy on portion of spaces

Tiny house: office/Wi-Fi/coffee/gallery



Electric hookups

RV dump station

EV charging

1. View of the Property, facing northwest.

2. View of the eastern portion of the Property and utility corridor, facing north.

5. View of the Property facing northeast.

3. View of the concrete drainage ditch along the northern portion of the Property.

4. View of the Property facing east.

6. View of the vacant lot and Schrader Propane to the north.

7. View of the alley and motel to the west.

8. View of the multi-tenant commercial building to the south.

9. View of the commercial building to the east, across Red Cedar Circle.

Information contained herein was taken from reports prepared for *Growth Leasing* who was considering purchasing land in 2019.

Description of Property

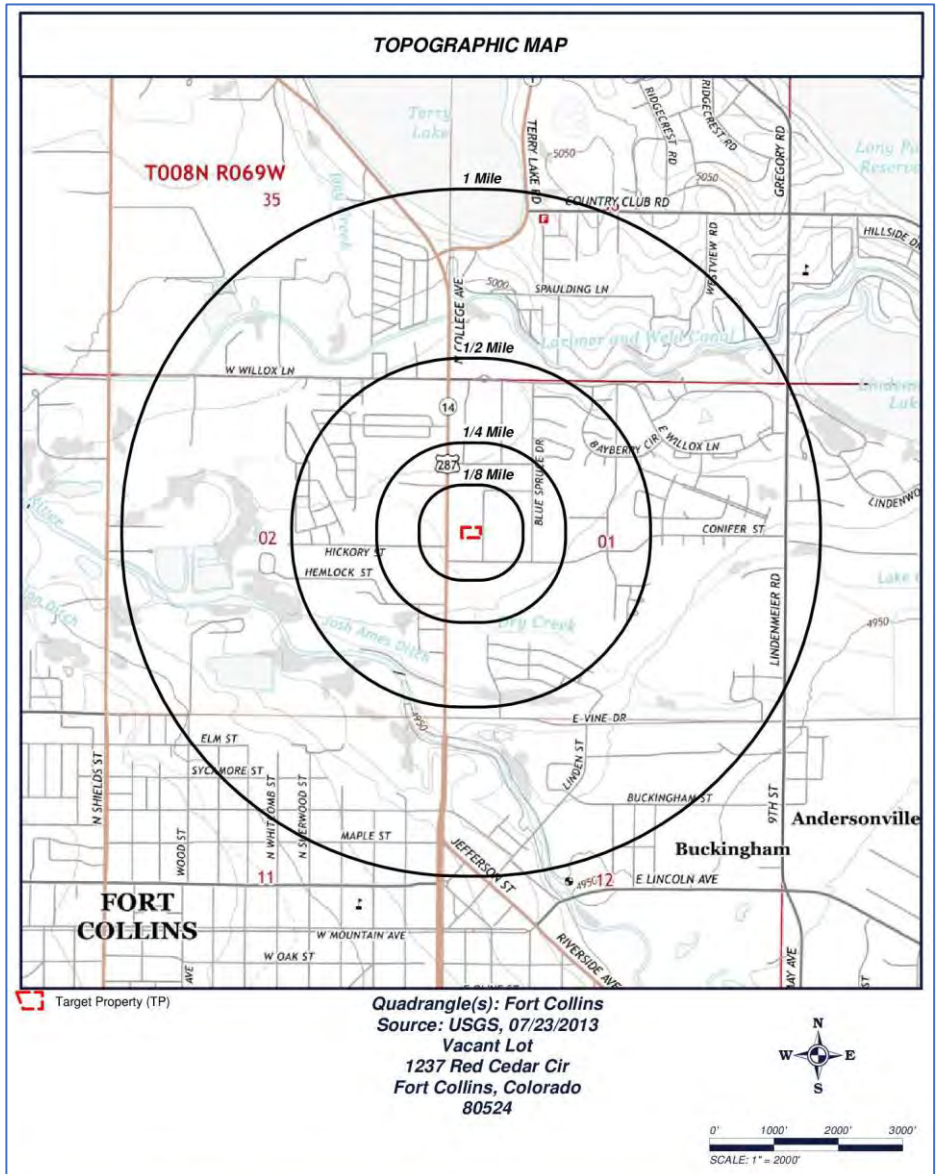
B. Description of Property

1. The site is approximately 1.095 acres of Industrial zoning.

Figure 1 – Aerial Photograph

2. The existing site is comprised of undeveloped land with natural grasses and vegetation. The northern boundary of the site contains overhead electric lines.
3. The site is generally very flat except along the eastern boundary. The site gently slopes to the south with a high point through the middle of the site.
4. A Web Soil Survey from the Natural Resources Conservation Service lists the soils for the area as Hydrologic Soil Group C, which has a low infiltration rate.

Topographic Map



Drainage Basins

FCMaps

Figure 3 – Existing Floodplains

II. DRAINAGE BASINS AND SUB-BASINS

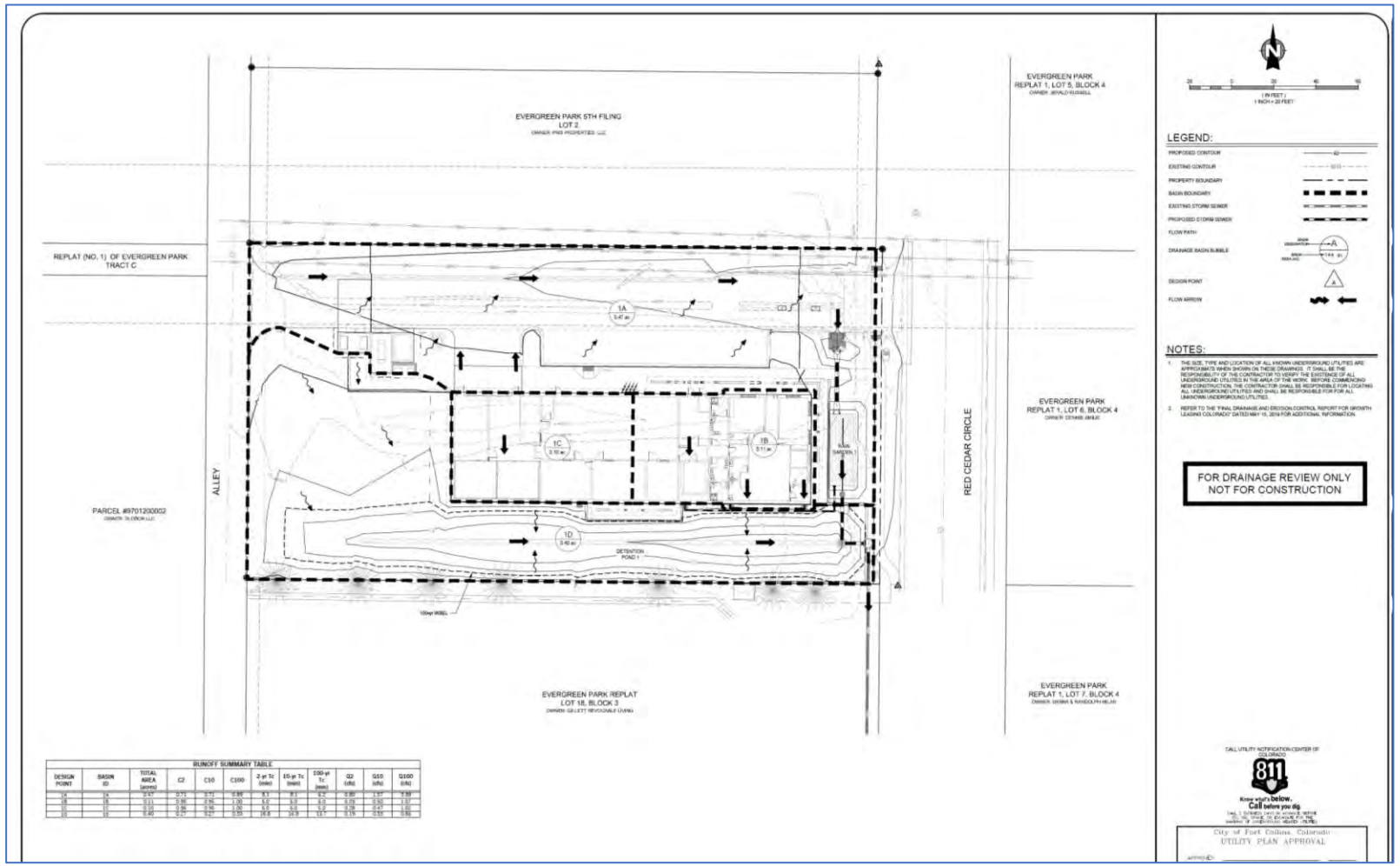
A. Major Basin Description

1. The Growth Leasing project is located within the Dry Creek Master Drainage Basin.

B. Sub-Basin Description

1. The existing site is very flat except near the east property line. Flows from the southern half of the site gently slopes towards an existing concrete pan in the property to the south. From there, flows are conveyed to the NECCO Regional Pond through the existing storm infrastructure. Runoff to the west generally drains to the adjacent alley. These flows are conveyed along the alley to Conifer Street and to existing downstream inlets. Runoff to the east generally drains to Red Cedar Circle. From there, the flows are conveyed along the street curb and gutter to Conifer Street and to existing downstream inlets.

Drainage Review



Stormwater Detention

Stormwater Detention and Infiltration Design Data Sheet

Stormwater Facility Name: Growth Leasing Colorado

Facility Location & Jurisdiction: City of Fort Collins, Fort Collins, CO

User (Input) Watershed Characteristics

Watershed Slope =	0.017	ft/ft
Watershed Length-to-Width Ratio =	3.70	L:W
Watershed Area =	1.08	acres
Watershed Imperviousness =	48.0%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	0.0%	percent
Percentage Hydrologic Soil Groups C/D =	100.0%	percent

User Input: Detention Basin Characteristics

WQCV Design Drain Time =	40.00	hours

User Defined Stage [ft]	User Defined Area [ft^2]	User Defined Stage [ft]	User Defined Discharge [cfs]
0.00	0	0.00	0.00
2.00	307	2.00	0.15
3.00	2,880	3.00	0.18
4.00	5,553	4.00	0.21
4.70	7,816	4.70	0.22

After completing and printing this worksheet to a pdf, go to:
https://maperture.digitaldataservices.com/gvh/?viewer=cswdif,
create a new stormwater facility, and
attach the pdf of this worksheet to that record.

Routed Hydrograph Results

Design Storm Return Period =	WQCV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	
Two-Hour Rainfall Depth =	0.53	0.98	1.36	1.71	2.31	2.91	3.67	in
Calculated Runoff Volume =	0.018	0.040	0.070	0.098	0.152	0.202	0.270	acre-ft
OPTIONAL Override Runoff Volume =								acre-ft
Inflow Hydrograph Volume =	0.017	0.040	0.069	0.098	0.152	0.201	0.270	acre-ft
Time to Drain 97% of Inflow Volume =	2	4	5	7	10	12	16	hours
Time to Drain 99% of Inflow Volume =	2	4	6	7	10	13	17	hours
Maximum Ponding Depth =	1.93	2.61	3.06	3.38	3.85	4.19	4.61	ft
Maximum Ponded Area =	0.007	0.043	0.069	0.089	0.118	0.142	0.173	acres
Maximum Volume Stored =	0.007	0.022	0.047	0.072	0.121	0.166	0.231	acre-ft

Soil Group

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
73	Nunn clay loam, 0 to 1 percent slopes	C	1.1	100.0%
Totals for Area of Interest			**1.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Historical Use of Property

Historical Use Information On The Property

According to the review of historical aerial photographs and other historical resources, the Property consisted of undeveloped land since at least 1908 and agricultural land as early as 1953 and likely earlier. By the late-1970s the Property consisted of an undeveloped field. Based on the former use of the Property as agricultural land, chemicals such as pesticides, herbicides, and fertilizers may have been applied to the Property. While the historical agricultural use is considered an environmental concern, it is not anticipated to have significantly impacted the subsurface conditions of the Property.

Aerial Photographs

Available aerial photographs dated 1953, 1969, 1978, 1983, 1988, 1999, 2002, 2005, 2009, 2012 and 2017 were reviewed. Copies of the aerial photographs are included in *Appendix B* of this report. The photographs are discussed below:

Date: 1953, 1969	
Property:	Depicted with as an open, agricultural field. A drainage ditch transects the northern portion of the Property.
North Adjacent:	Depicted with undeveloped agricultural fields.
South Adjacent:	Depicted with undeveloped, agricultural fields. Commercial development is depicted further south.
East Adjacent:	Depicted with undeveloped, agricultural fields.
West Adjacent:	Depicted with two small commercial buildings and a motel building. Commercial development is depicted to the west along N College Avenue.

Date: 1978, 1983 and 1988	
Property:	Depicted as an open field and a drainage ditch.
North Adjacent:	Depicted with an undeveloped, open fields. Several commercial structures are depicted to the northeast. The 1988 aerial photograph depicts a commercial building to the north.
South Adjacent:	Depicted an undeveloped open field. Commercial development is depicted further south.
East Adjacent:	Depicted with Red Cedar Circle followed by a commercial building along Blue Spruce Drive.
West Adjacent:	Depicted with conditions similar to the previous aerial photographs.

Historical Use of Property

Date: 1999	
Property:	Depicted as an open field and a drainage ditch.
North Adjacent:	Depicted with an open field followed by a commercial building.
South Adjacent:	Depicted with a commercial building and associated parking areas. Areas further south are depicted with commercial development.
East Adjacent:	Depicted with Red Cedar Circle followed by several commercial buildings to the east and northeast.
West Adjacent:	Depicted with conditions similar to the previous aerial photographs.

Date: 2002, 2005,	
Property:	Depicted as an open field and a drainage ditch.
North Adjacent:	Depicted with an open field followed by a commercial building. Two large aboveground tanks are depicted to the south of the building.
South Adjacent:	Depicted with a commercial building and associated parking areas. Areas further south are depicted with commercial development.
East Adjacent:	Depicted with Red Cedar Circle followed by several commercial buildings to the east and northeast.
West Adjacent:	Depicted with conditions similar to the previous aerial photographs.

Date: 2009 , 2012 and 2017	
Property:	Depicted as an open field and a drainage ditch.
North Adjacent:	Depicted with an open field followed by a commercial building. Two large aboveground tanks are depicted to the south of the building.
South Adjacent:	Depicted with a commercial building and associated parking areas. The 2017 aerial photograph depicts an additional commercial building south of the building. Areas further south are depicted with commercial development.
East Adjacent:	Depicted with Red Cedar Circle followed by a large parking lot and additional commercial development to the east and northeast.
West Adjacent:	Depicted with conditions similar to the previous aerial photographs.

Environmental Review

Phase I Environmental Site Assessment Report

Vacant Lot
1237 Red Cedar Circle
Fort Collins, Colorado 80524

Larimer County, Colorado

submitted to:
Growth Leasing, LLC
3019 Duportail Street #177
Richland, Washington 99352

prepared by:
National Inspection Services®
Stuart Professional Park
1136 East Stuart Street, Suite 4204
Fort Collins, Colorado 80525
970.482.1976

January 23, 2019

Environmental Review

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Fort Collins, Colorado 80525
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January 23, 2019

Mr. Tom Orfanos
Growth Leasing LLC
3019 Duportail Street #177
Richland, Washington 99352

Re: ***Vacant Lot***
1237 Red Cedar Circle
Fort Collins, Colorado 80524

Dear Mr. Orfanos,

National Inspection Services® has completed a Phase I Environmental Site Assessment (ESA) for the above referenced property in general accordance with ASTM Practice E1527-13 and the United States Environmental Protection Agency's All Appropriate Inquiry directive.

The Property currently consists of a 1.09-acre rectangular-shaped parcel of grass-covered land located in a commercial area of northern Fort Collins, Colorado. No building improvements are currently located on the Property and no activities or processes are currently conducted on the premises. According to the Larimer County Assessor records, the Property is identified as Parcel Number 9701213017 and is owned by Sherman Peter R and Cynthia M.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of the Vacant Lot located at 1237 Red Cedar Circle in Fort Collins, Colorado, the Property. Any exceptions to, or deletions from, this practice are described in *Section 1.5* of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs), as defined by ASTM E1527-13, in connection with the property, except for the following:

- Rulons Texaco Service Inc. (1304 N College Ave.) is located approximately 250 feet northwest in an up-gradient topographic position from the Property. This facility is

Environmental Review

associated with two leaking storage tank (LST) cases; LST Event ID 9151 and LST Event ID 4107, which are currently listed as closed. National Inspection Services® reviewed a March 2016 Monitoring and Remediation Report (MRR) / Request for No Further Action report, for the Former Urbom Oil/Rulons Texaco dated May 12, 2016. Soil and groundwater contamination was discovered in the area as early as 1982 and has since been well documented. Remedial actions over the years included 800 yards of contaminated soil removed from the site in 1990 and approximately 10,000-gallons of groundwater extracted, treated and discharged. In 1991, two underground storage tanks (USTs) were discovered at the gas station and contaminated soils were discovered. In 1998 contaminated soils were discovered in the alley to the east of the gas station and approximately 200 yards of contaminated soils was removed. Event ID 9151 is associated with the removal of three aboveground storage tanks (ASTs) and associated piping at the site in 2003 and soil and groundwater impacts were noted above Tier 1 Risk Based Screening Levels (RBSLs). Subsequently, soil vapor extraction (SVE) and air sparge activities were performed in 2005 and a Corrective Action Plan (CAP) was implemented. In 2008 additional remedial actions were implemented and groundwater sampling continued through 2016. Based on a review of the MRR, it appears that historic groundwater wells MW-6 and MW-7 were installed in the vacant lot just to the north of the Property and MW-13 to the northwest of the Property, in the bank parking lot. Historically, benzene, toluene, ethylbenzene and xylene (BTEX) and total petroleum hydrocarbons (TPH) were not detected in MW-7 or not detected above RBSLs and this well was not sampled post-2001. In 1990, BTEX and TPH were detected in well MW-6 and benzene and ethylbenzene were initially detected above RBSLs. Sampling events from the early 2000s through 2014 did not detect BTEX above RBSLs in this well and the well was removed from sampling. The most recent 2016 sampling event did not detected petroleum constituents in MW-13. Reportedly, BTEX concentrations from the source area and in down-gradient wells did not exceed RBSLs for four consecutive post-remediation periods and in June 2016 a No Further Action (NFA) letter was issued for the site.

Based on the available information it is possible that in the past minor groundwater impacts occurred at the Property; however, based on a review the groundwater sampling events, past remedial actions, and since a NFA has been issued, this nearby and up-gradient facility is considered a historical recognized environmental condition (HREC) to the Property. No further investigation of the Property is recommended at this time; however, the subsurface conditions of the Property are currently unknown and can only be determined through a subsurface investigation. If the Client desires a greater degree of confidence, a Phase II subsurface investigation can be completed on the Property to determine current subsurface conditions.