

Conceptual Review Agenda

Schedule for 08/11/22

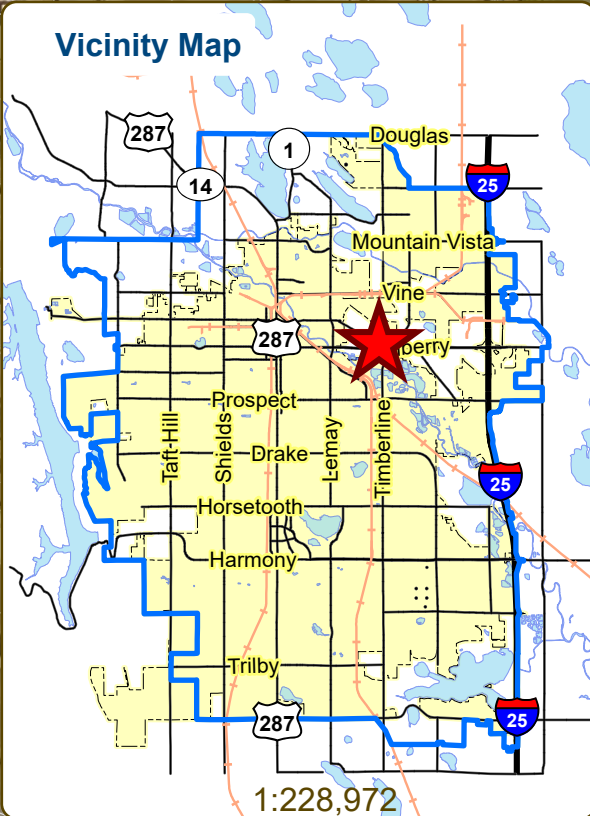
Meetings hosted via Zoom Web Conferencing

Thursday, August 11, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	125 Airpark Annexation CDR220062	Lauren Richardson 970-988-7603 lauren.richardson@baselinecorp.com	This is a request for annexation and zoning for the existing property at 125 Airpark Dr. (Parcel # 8707417003). The proposal is to request the annexation of an existing 4.58 acre parcel that is adjacent to city limits to the north into the City of Fort Collins with a zoning of either Industrial or Employment. After annexation it is the desire of the applicant is to subdivide the property into two lots to create one additional lot to be developed. The site is approximately 0.33 miles south of E Mulberry St. and approximately 0.45 miles west of S Timberline Rd. The site is outside of city limits but falls within the City's Growth Management Area. The annexation proposal will be subject to City Council Review.	Planner: Ryan Mounce Engineer: John Gerwel DRC: Brandy Bethurem Harras

125 Airpark Annexation Annexation and Zoning

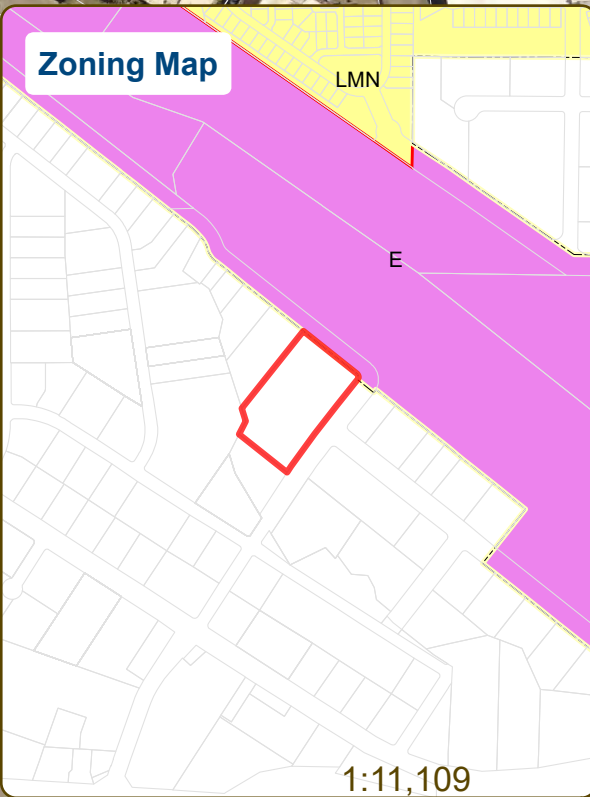
Vicinity Map



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) _____

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>.

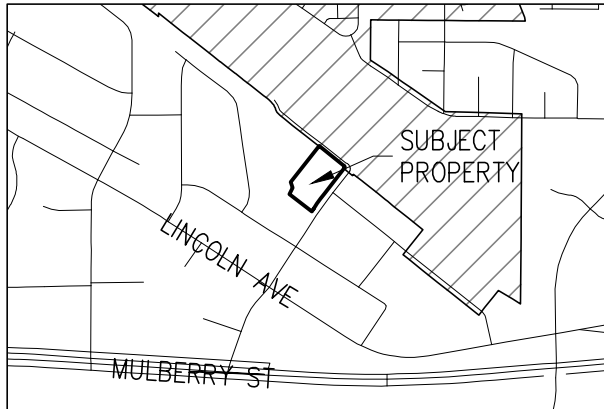
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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

SCALE: 1" = 2,000



LEGEND

EXISTING LINETYPES

	ANNEXATION BOUNDARY
	PARCEL BOUNDARY
	ROAD CENTERLINE
	FLOODPLAIN BOUNDARY
	BUILDING OUTLINE
	FORT COLLINS CITY LIMITS

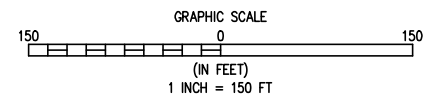
SITE INFO:

SUBJECT PROPERTY SIZE: 4.58 AC

EXISTING LARIMER COUNTY ZONING: IL (INDUSTRIAL LIGHT)



SKETCH PLAN



BASELINE
Engineering - Planning - Surveying

4007 S. LINCOLN AVENUE, SUITE 405 • LOVELAND, COLORADO 80537
P: 970.353.7800 • F: 866.679.4864 • www.basellncorp.com

REVISION	DESCRIPTION	PREPARED BY	DATE	DESIGNED BY
				LAR
				DRAWN BY
				LAR
				CHECKED BY
				DBH

V & S PARTNERSHIP, LLP

125 AIRPARK AVENUE ANNEXATION
125 AIRPARK AVENUE, FORT COLLINS, CO 80524

LARIMER

INITIAL SUBMITTAL	07/05/2022
DRAWING SIZE	8.5" X 11"
SURVEY FIRM	SURVEY DATE
JOB NO.	C015549
DRAWING NAME	AIRPARK_ANNEX_CONCEPT.dwg
SHEET	1 OF 1









