

# Conceptual Review Agenda

Schedule for 08/18/22

Meetings hosted via Zoom Web Conferencing

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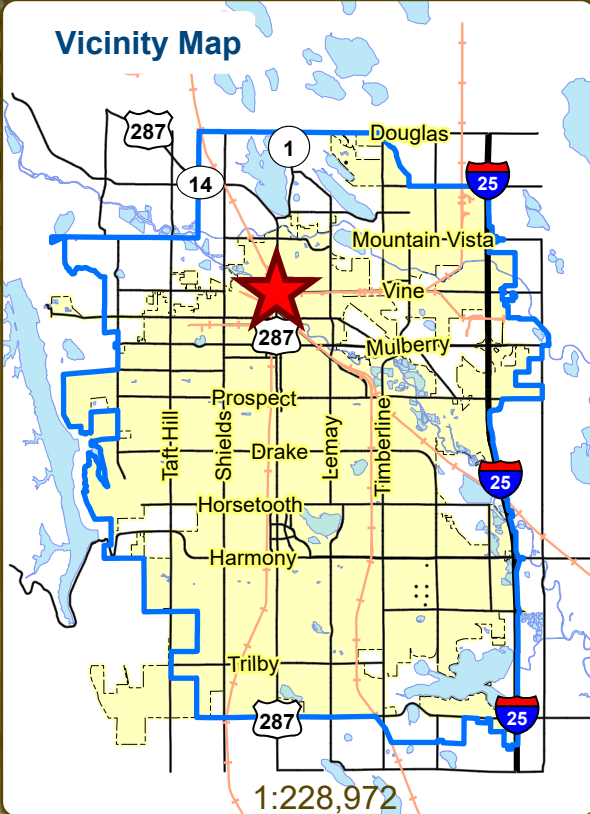
## Thursday, August 18, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	825 N College - Car Wash  CDR220065	Luke Seeber 970-556-5284 luke.seeber@baselinecorp.com	This is a request for the development of a car wash facility at 825 N College Ave. (Parcel # 9702424011, 9702449002). The proposed use is a drive-thru car wash with parking spaces including vacuum equipment, three pay stations, shared access with Human Bean, and employee parking along the west side of the site. Landscaping and detention will be provided as required. The 1.37-acre site is approximately 0.15 miles north of E Vine Dr. and directly west of N College Ave. The site is within the Service Commercial District (C-S) zone district and will be subject to an Administrative (Type 1) Review.	<b>Planner: Clark Mapes</b>  <b>Engineer: John Gerwel</b>  <b>DRC: Todd Sullivan</b>

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# 825 N College - Car Wash Vehicle Minor Repair

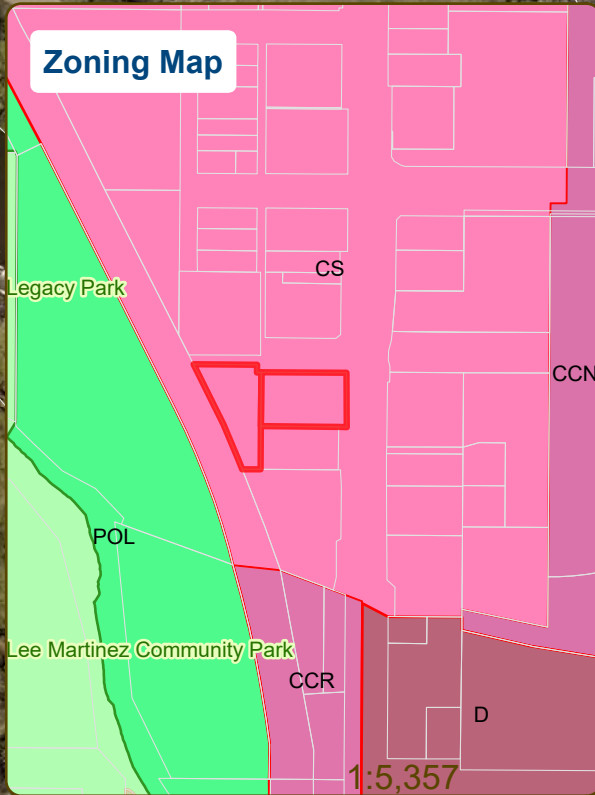
Vicinity Map



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](mailto: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>.

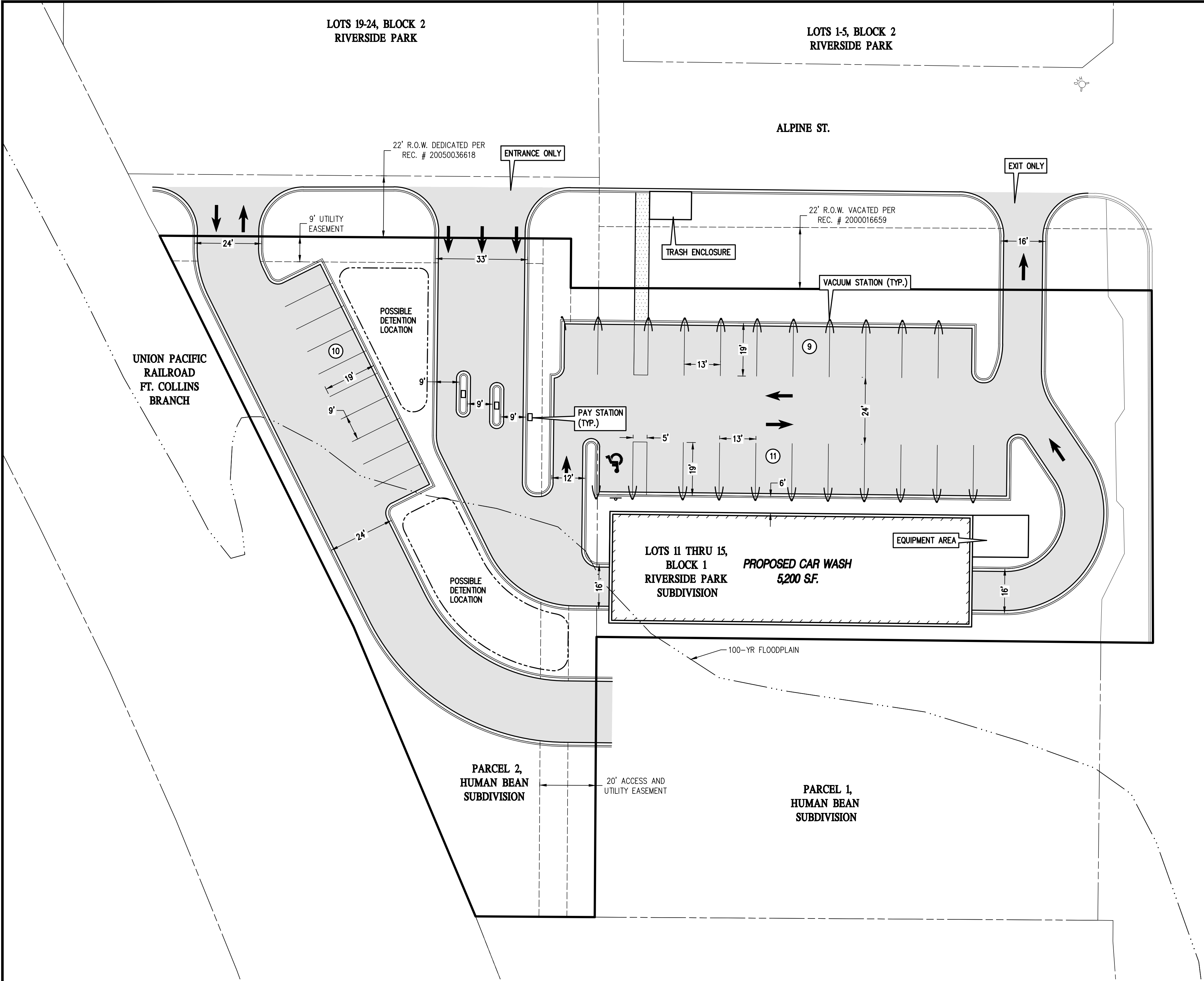
Increase in Impervious Area \_\_\_\_\_ S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

**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?



N:\co3578 - Breeze Thru N. Ft. Collins\Drawings\Exhibits\3578 Site Layout.dwg, 7/11/2022 10:48:44 AM, Luke Seebler



LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		PROPERTY BOUNDARY
		EASEMENT
		FLOODPLAIN
		EDGE OF ASPHALT
		EDGE OF BUILDING
		CHAINLINK FENCE
		CURB AND GUTTER (SPILL/CATCH)
		WATER LINE
		WATER SERVICE
		SANITARY SEWER SERVICE
		UNDERGROUND ELECTRIC

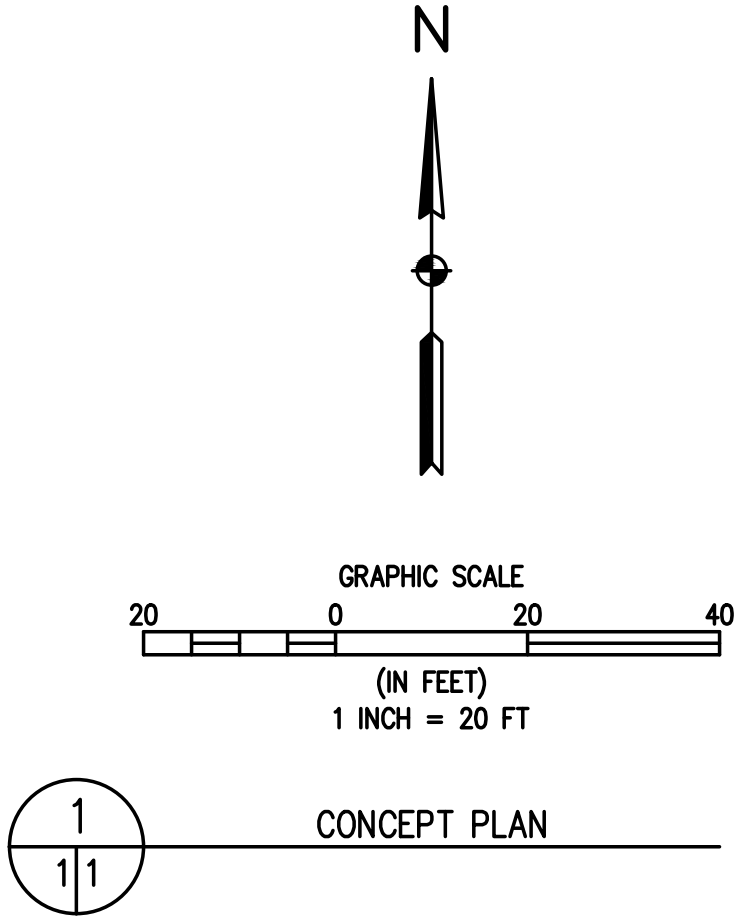
EXISTING SYMBOLS	PROPOSED SYMBOLS	
		WATER VALVE
		FIRE HYDRANT
		WATER METER
		CURB STOP
		SANITARY MANHOLE
		ADA PARKING STALL
		PARKING COUNT
		SIDEWALK PAVING
		CONCRETE PAVING
		ASPHALT PAVING

NOTES

TOTAL PARKING COUNT:  
30 SPACES (20 VACUUM, 10 STANDARD, 1 VAN-ACCESSIBLE)

IMPERVIOUSNESS CALCULATIONS

	EXISTING (S.F.)	PROPOSED (S.F.)
ASPHALT/CONCRETE/WALKS (S.F.)	10,454	27007
GRAVEL (S.F.)	10,890	0
ROOF AREA (S.F.)	4,790	4,790
TOTAL IMPERVIOUS AREA (S.F.)	26,134	31,797
CHANGE IN IMPERVIOUSNESS (S.F.)		5,663 INCREASE



DESIGNED BY	LDS
DRAWN BY	JRU
CHECKED BY	LDS

REVISION	DESCRIPTION	DATE	PREPARED BY


WENGA LLC	LARIMER COUNTY
BREEZE THRU LOVELAND	825 N. COLLEGE AVE
CONCEPT PLAN	CONCEPT PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	XX/XX/XX
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
SURVEY FIRM	XX/XX/XX
JOB NO.	C03578
DRAWING NAME	3578 Site Layout.dwg
SHEET	1 OF 1



FOR SALE

# INVESTMENT OPPORTUNITY

CONTAINS  
RETAIL,  
RESIDENTIAL,  
& INDUSTRIAL

825 N COLLEGE & ALPINE ST.  
FORT COLLINS

80524, CO FORT COLLINS

PRESENTED BY:

BILL REILLY

O: 970.488.3193

bill.reilly@svn.com





## OFFERING SUMMARY

SALE PRICE:	\$1,425,000
PRICE PSF [LAND]:	\$23.87
RESIDENTIAL:	1,870 SF
QUICK LUBE:	1,408 SF
WAREHOUSE:	1,304 SF
LOT SIZE:	1.37 Acres
ZONING:	Commercial/Residential Special Purpose
NOI/CAP RATE:	Please call Bill Reilly for financial information

## PROPERTY OVERVIEW

Unique investment opportunity for new or experienced investors. Potential redevelopment opportunity for retail, office, residential, and industrial.

## PROPERTY HIGHLIGHTS

- Excellent College exposure with over 50,000 VPD.
- The site could easily accommodate many alternative uses.
- The vacant lot in the back is zoned Com Unimp. Plat and is a total of 0.54 Acres.
- Half a mile away from downtown Fort Collins
- Within a 10 minute drive to the CSU campus

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**825 N COLLEGE & ALPINE ST. FORT COLLINS** 825 N COLLEGE AVE 80524, CO FORT COLLINS

**SVN | DENVER COMMERCIAL** 3





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