

# Conceptual Review Agenda

Schedule for 10/27/22

Meetings hosted via Zoom Web Conferencing

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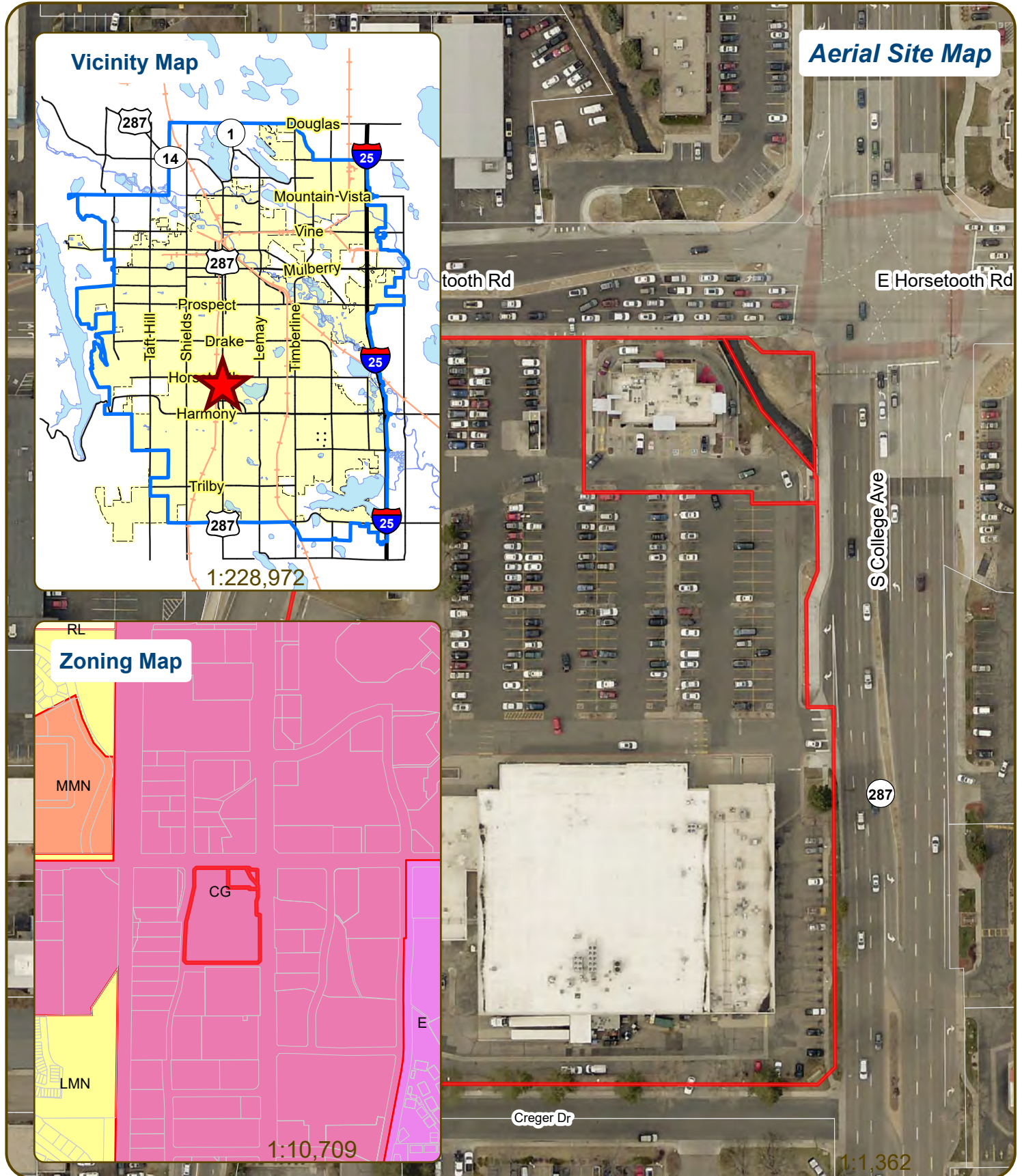
## Thursday, October 27, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	<b>Chick-fil-A Addition and Site Improvements</b>  CDR220081	Joey Ly  joey.ly@jll.com	This is a request for a building addition and site improvements of an existing drive-thru restaurant at 3605 S College Ave. (Parcels # 9735110001, 9735110002). The applicant proposes interior tenant improvement of an existing 4,431 SF drive-thru restaurant and building expansion of approximately 105 SF, a new proposed order point canopy, the addition of drive-thru vehicle queueing/secondary lane, and restriping of existing parking stalls. Access would be taken from S College Ave. directly to the east and W Horsetooth Rd to the north. The site is directly west of S College Ave. and directly south of W Horsetooth Rd. The site is within the General Commercial District (C-G) zone districts and will be subject to a Minor Amendment review.	<b>Planner: Missy Nelson</b>  <b>Engineer: Tim Dinger</b>  <b>DRC: Todd Sullivan</b>

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# Chick-fil-A Addition and Site Improvements

## Drive-Thru Restaurant



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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](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) \_\_\_\_\_

Joey Ly (Consultant representing existing tenant)

**Business Name** (if applicable) Existing Chick-Fil-A

**Your Mailing Address** 17877 Von Karman Ave., Ste 500 Irvine CA 92614

**Phone Number** N/A email preferred **Email Address** joey.ly@jll.com

**Site Address or Description** (parcel # if no address) 3605 S. College Ave., Fort Collins (Parcels 9735110001 and 9735110002)

**Description of Proposal** (attach additional sheets if necessary) Proposed interior tenant improvement of an existing 4,431 SF drive-thru restaurant and building expansion of approx 105 SF, new proposed order point canopy, addition of drive-thru vehicle queueing/secondary lane, restriping of existing parking stalls

**Proposed Use** Drive-Thru Restaurant (no change) **Existing Use** Drive-Thru Restaurant

**Total Building Square Footage** (P) 4536 **S.F. Number of Stories** 1 **Lot Dimensions** Existing, no changes.

**Age of any Existing Structures** 2009 was when building was remodeled and Chick-Fil-A opened

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? Zone X

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**Increase in Impervious Area** TBD once further into design and will be included during actual formal filing 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?

Chick-Fil-A #2346 Fort Collins  
Conceptual Review Questionnaire

Planning/Zoning

- Please confirm entitlements/planning review filing required for the proposed project (i.e. CUP, design review, etc.).
- Please confirm is the project will be required to go to Planning Commission and/or City Council.
- Please confirm building/structure and landscape, if any, setback from College Ave. frontage for the order point canopy addition.
- Please confirm building/structure and landscape, if any, setback from Horsetooth Rd. frontage.
- Please confirm if a queuing analysis or any other technical analysis is required.
- Please confirm parking ratio required for the drive-thru restaurant use or if there's a shopping parking center general rate that should be utilized under existing entitlements.
- Please confirm if the parcel needs to park itself or if we could utilize reciprocal parking to demonstrate sufficient parking for the entire shopping center.
- Please confirm if there is a required minimum width for each drive-thru lane.

Building/Fire

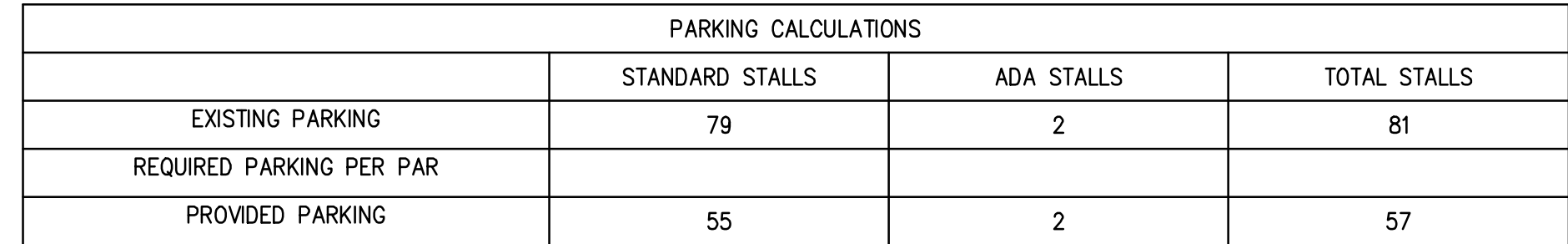
- Please confirm if Building construction documents can be submitted at risk concurrently with Planning review.

Public Works/Engineering/ Larimer County Canal No.2 Irrigation Company

- Please confirm if constructing over the existing channel is viable and what are the limitations.
- Please confirm there is restriction regarding when we would be able to construct over the channel.
- Please confirm if any off-site improvements are required as part of the proposed project.
- Please confirm if any street dedications are required as part of the proposed project
- Please confirm if this portion of College Ave. is under CDOT jurisdiction and provide local contact of CDOT personnel.



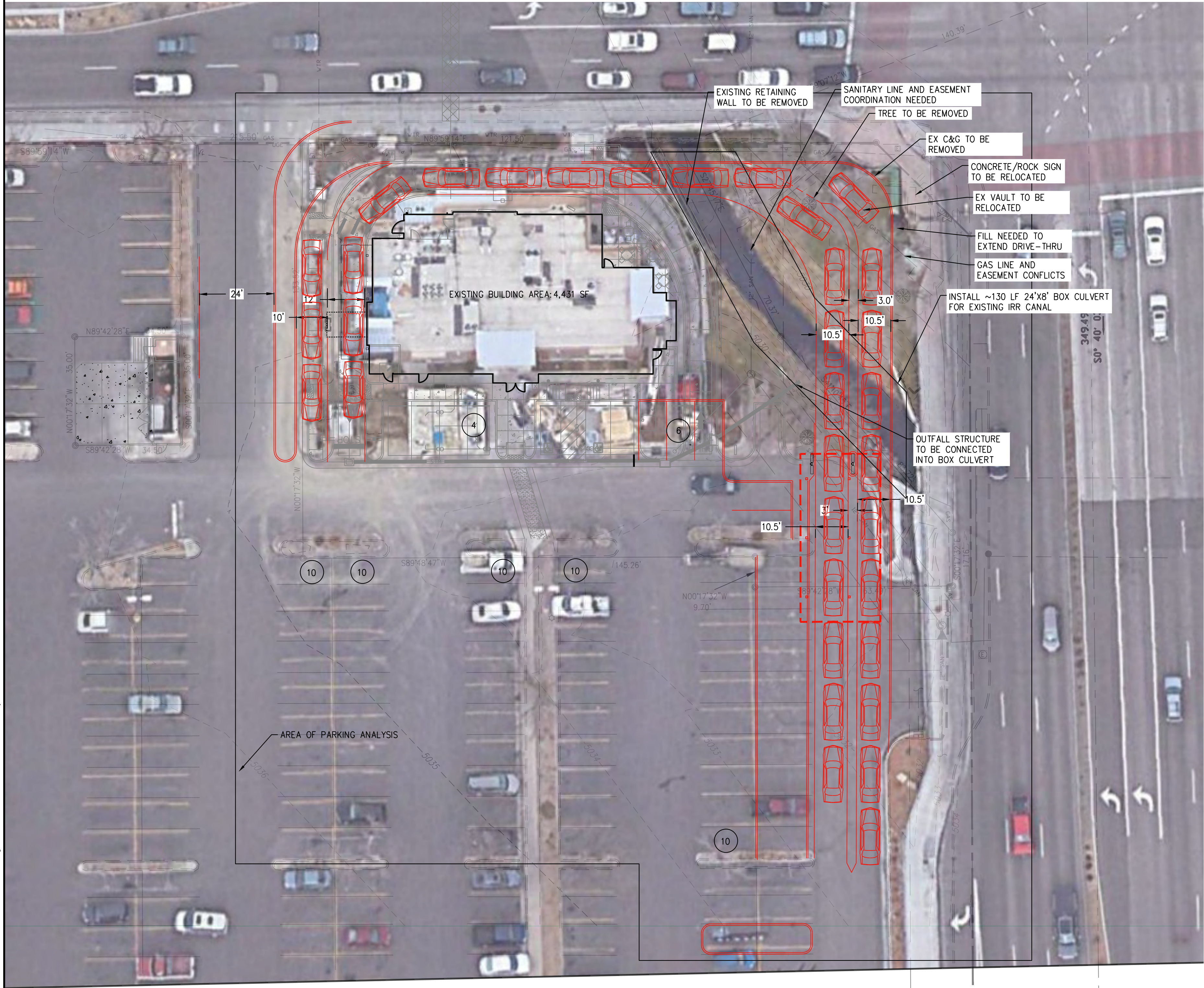
File Location: Q:\DEN\Projects\0525-01 CFA.2021 SIR\DESIGN\2346 Fort Collins\2346 Concept Site Plan\_Opt 2.dwg Plot Date: 5/27/2022 12:27 PM Last Saved By: KWIEST



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- A graphic scale bar at the bottom of the page, marked with 20', 0, 10', 20', and 40'. Above the scale is a north arrow pointing upwards, with the word "NORTH" written vertically along its shaft.

DATE: 04/29/2022
SHEET: 1 OF 1



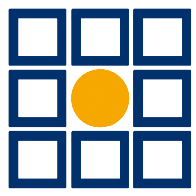
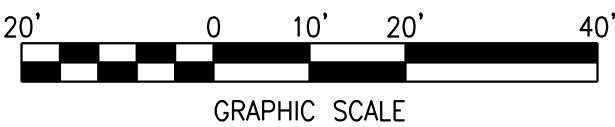


## OPTION 2

### Constructing the drive-thru expansion over the existing channel

PARKING CALCULATIONS			
	STANDARD STALLS	ADA STALLS	TOTAL STALLS
EXISTING PARKING	79	2	81
REQUIRED PARKING PER PAR			
PROVIDED PARKING	58	2	60

- CITY PARKING CODE REQUIRES 1 PARKING SPACE PER 50 SF OF PATRON SEATING FLOOR AREA AND 1 SPACE PER 200 SF OF OFFICE/FOOD PREP AREA. PARKING CALCULATIONS ARE BASED OFF OF PREVIOUS BUILDING PLANS.
- NO PARKING REQUIREMENTS IDENTIFIED IN PAR.
- PER PAR, LANDLORD SHALL NOT REDUCE THE NUMBER OF PARKING SPACES WITHIN CRITICAL AREA
- EXISTING BLDG AREA PER 2019 REINVESTMENT PROJECT



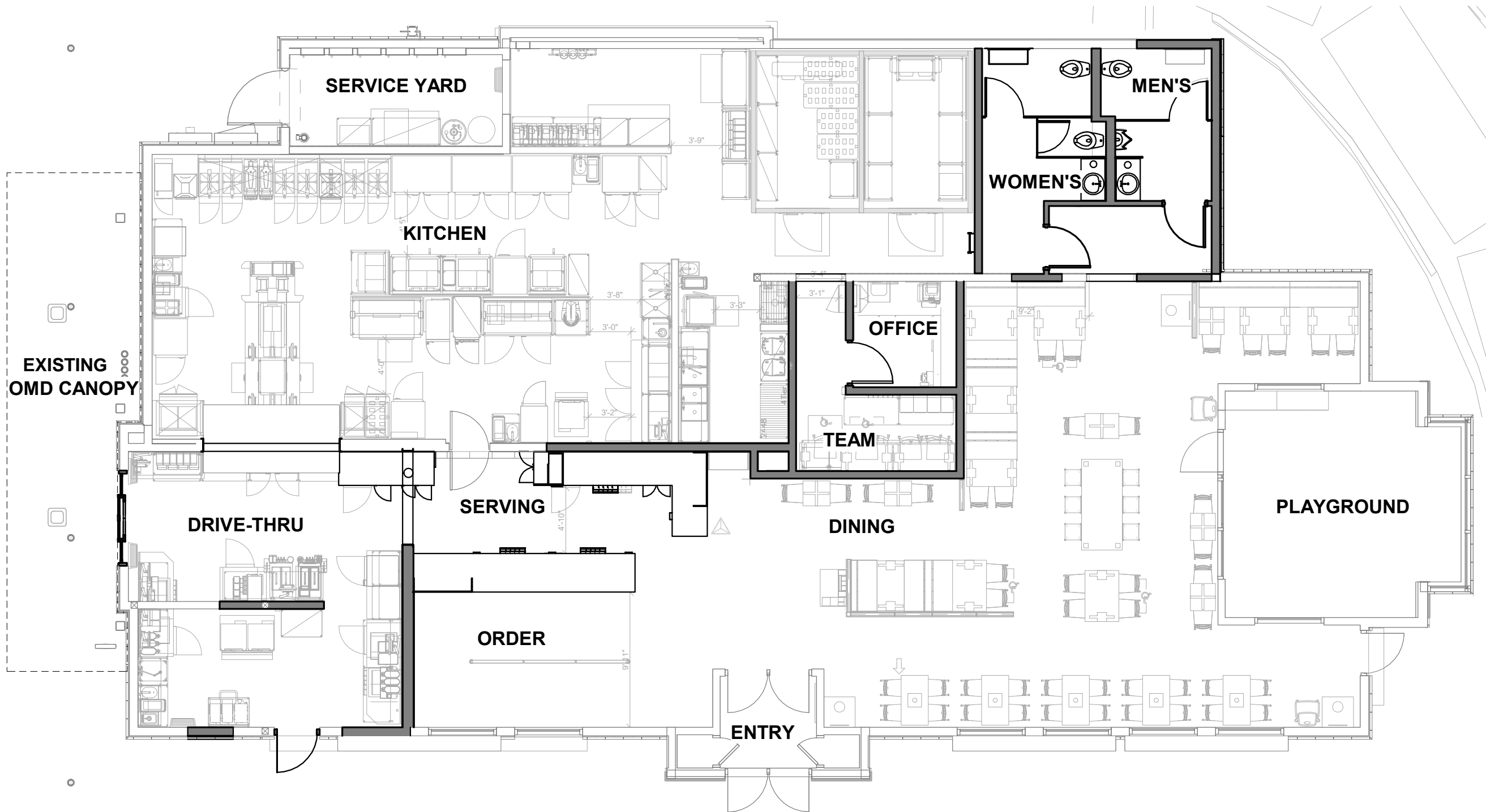
**MERRICK®**

CHICK-FIL-A  
2346 FORT COLLINS

DATE: 02/02/2022

SHEET: 1 OF 1





FLOOR PLAN  
1/8" = 1'-0"

FLOOR PLAN

02346, STRATEGIC REINVESTMENT, 3605 S. COLLEGE AVE, FORT COLLINS, CO 80525

09/08/22

THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





SOUTH ELEVATION  
1" = 10'-0"



NORTH ELEVATION  
1" = 10'-0"

EXTERIOR ELEVATIONS



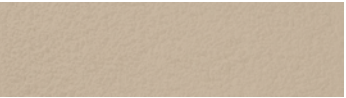


EXTERIOR ELEVATION  
1" = 10'-0"



EXTERIOR ELEVATION  
1" = 10'-0"

EXTERIOR FINISHES



**SC-1**  
STUCCO SYSTEM  
COLOR: LATTE  
FINISH: SAND MEDIUM



**EC-1**  
PREFINISHED METAL COPING  
COLOR: DARK BRONZE



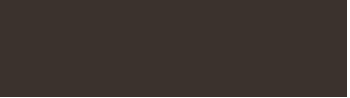
**SC-2**  
STUCCO SYSTEM  
COLOR: TOASTY  
FINISH: SAND MEDIUM



**PT-9**  
EXTERIOR PAINT  
COLOR: DARK BRONZE  
FINISH: SEMI-GLOSS



**STN-1**  
STONE VENEER  
COLOR: DARK BROWN  
SIZE: MODULAR



**ST-1**  
STOREFRONT  
COLOR: DARK BRONZE

EXTERIOR ELEVATIONS