

Conceptual Review Agenda

Schedule for 12/01/22

Meetings hosted via Zoom Web Conferencing

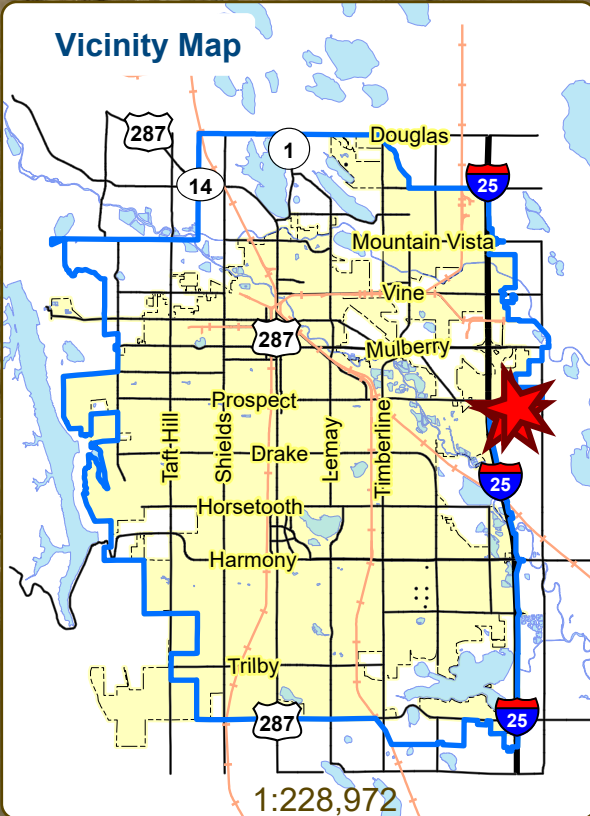
Thursday, December 1, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	Car Wash Lot 5 Rudolph Farms CDR220092	Dean Barber 970-215-9183 dbarber@tdc-dev.com	This is a request to car wash facility at lot 5 of the Rudolph Farm development. (parcel # 8715300013). The applicant proposed an new car wash facility with parking and vacuums for Lot 5 of the Rudolf Farm development. Access is taken from the future Clydesdale Pkwy. to the west. The site is approximately 0.24 miles east of Interstate-25 and approximately 0.10 miles north of E Prospect Rd. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

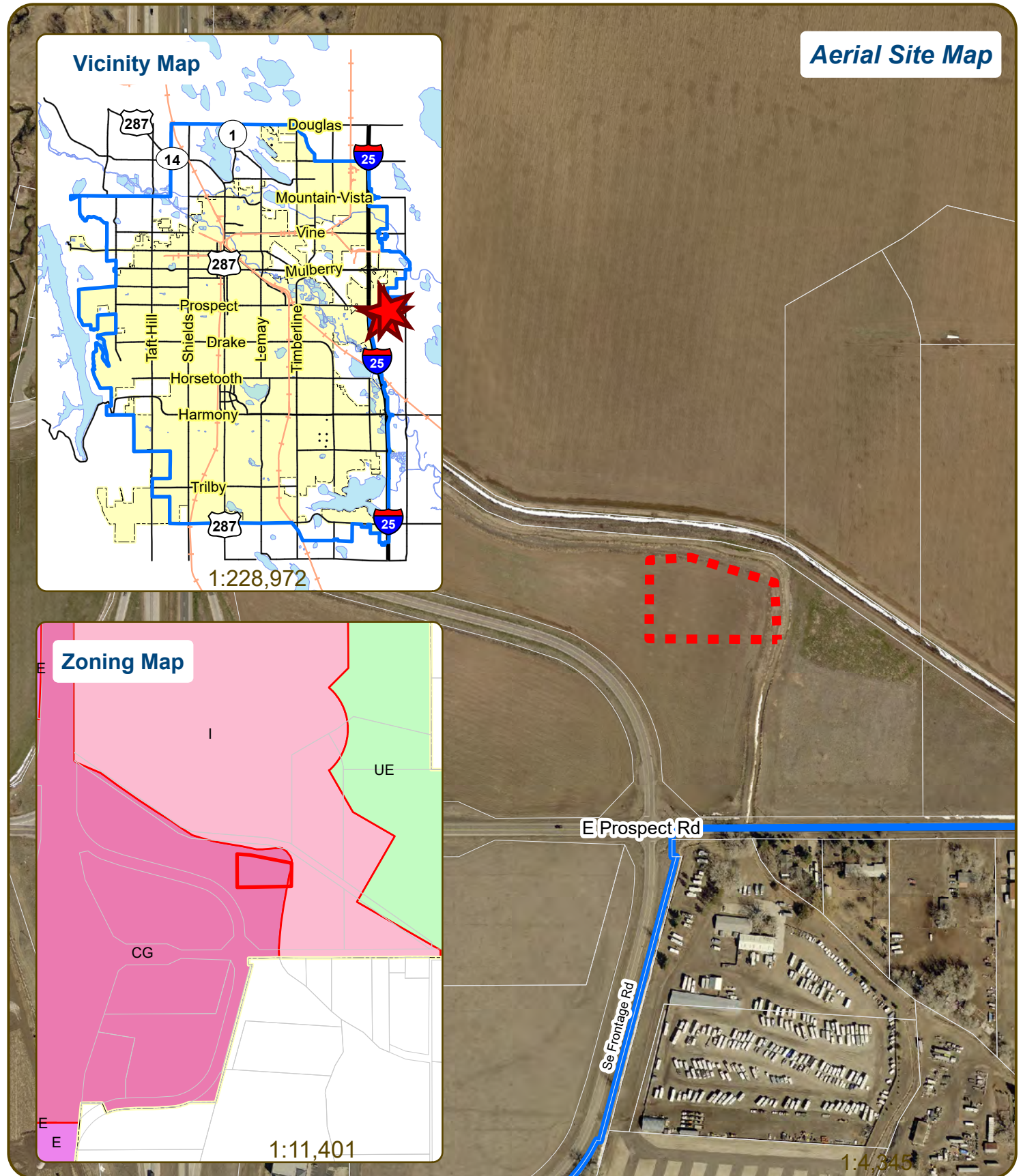
Car Wash Lot 5 Rudolph Farms

Vehicle minor repair, servicing and maintenance

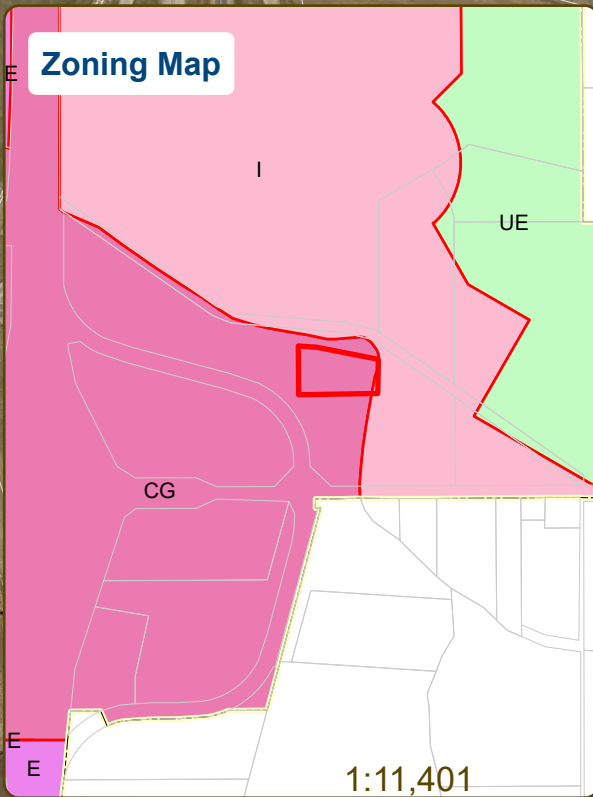
Vicinity Map



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.

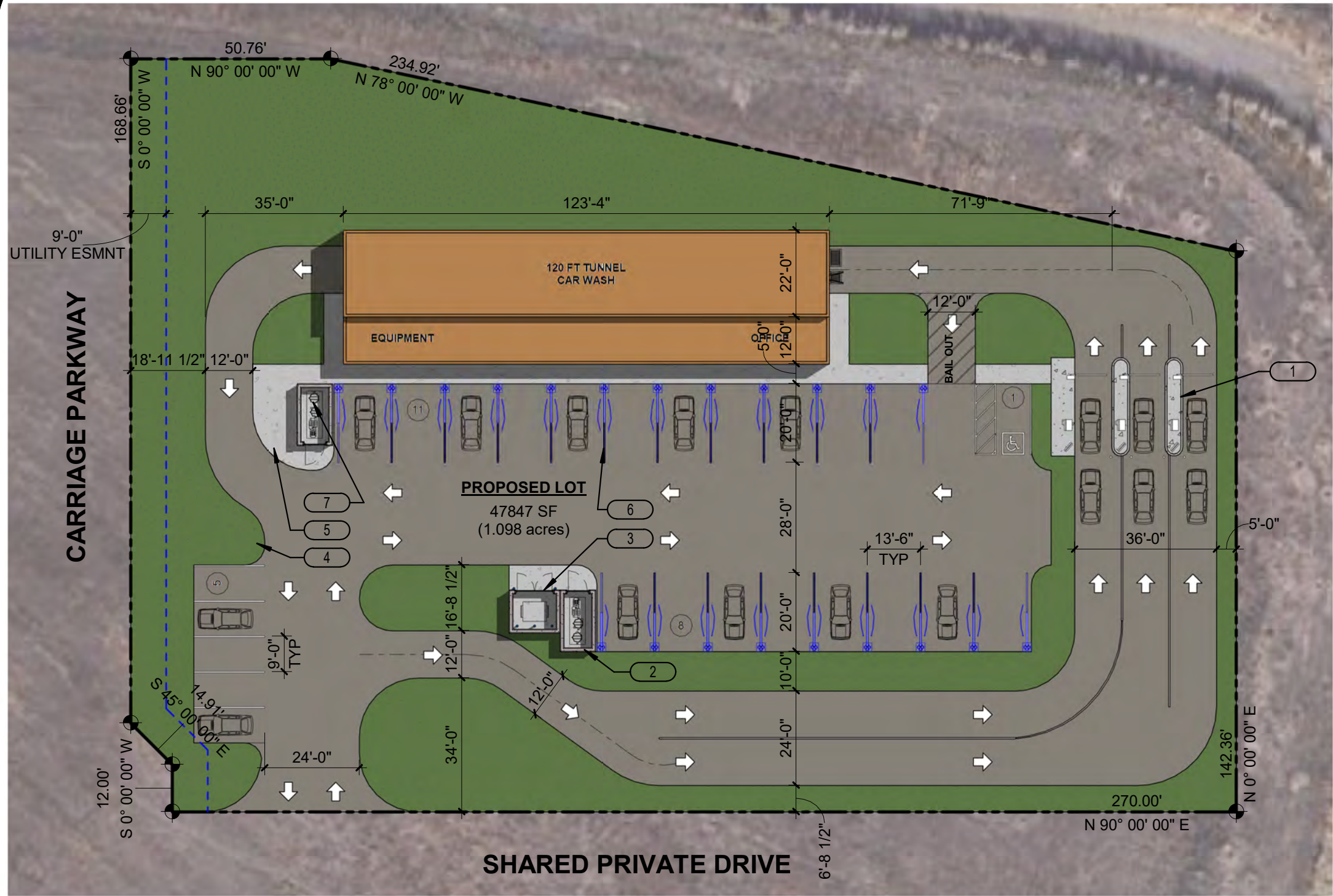
Is your property in a Flood Plain? ☐ Yes ☐ No If yes, then at what risk is it? _____

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?



STACKING

USE	DISTANCE	CARS
TUNNEL	727'-10"	37

PARKING

TYPE	QTY
ADA	1
REGULAR	5
VACUUM STANCHION	19
TOTAL	25

SITE LEGEND

NO.	ITEM
1	PAY-STATION LANES
2	VACUUM ENCLOSURE
3	TRASH ENCLOSURE
4	LANDSCAPE
5	SIDEWALK
6	VACUUM STANCHION
7	VACUUM PRODUCER

SITE DATA

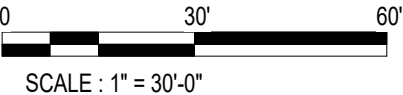
PROPERTY	47847.36 SF	100%
BUILDING	4193.33 SF	9%
LANDSCAPE	17414.99 SF	36%
PAVING	24283.32 SF	51%
SIDEWALK	1955.72 SF	4%

FORT COLLINS CAR WASH

CONCEPTUAL SITE PLAN_03

STREET A & CARRIAGE PKWY
FORT COLLINS, CO

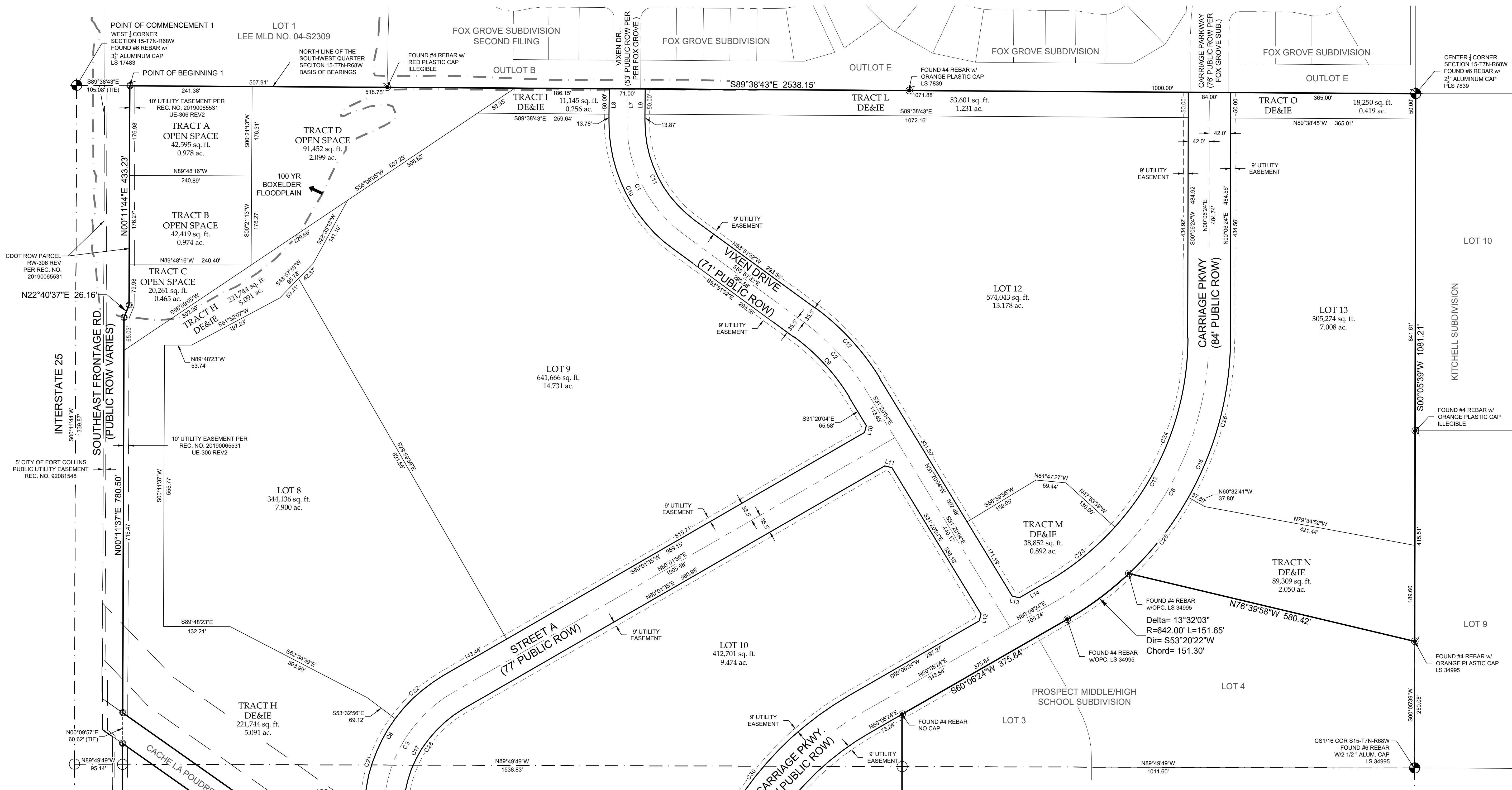
PROJECT NO.: CSP22.COM.010
DATE: 10/26/2022
DRAWN BY: MMK
CHECKED BY: JTK



DISCLAIMER
THIS CONCEPTUAL SITE PLAN IS BASED ON PRELIMINARY INFORMATION PROVIDED BY THE CLIENT. IT IS ONLY AS ACCURATE AS THE INFORMATION PROVIDED. A THOROUGH SEARCH OF ZONING REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SETBACKS, BUFFERS AND OTHER CITY PLANNING REQUIREMENTS IS NOT REFLECTED ON THIS DRAWING. AS SUCH, THE CLIENT IS STRONGLY ENCOURAGED TO CONTACT THE GOVERNING JURISDICTION TO REVIEW ADDITIONAL DEVELOPMENT REQUIREMENTS.

RUDOLPH FARM

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

---	PROPOSED EASEMENT LINE	○	CALCULATED POSITION ONLY
---	EXISTING EASEMENT LINE	UE	UTILITY EASEMENT
---	PROPOSED RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
---	EXISTING RIGHT-OF-WAY	IE	IRRIGATION EASEMENT
---	BOUNDARY LINE	AE	ACCESS EASEMENT
---	LOT LINE	DAE	DRAINAGE & ACCESS EASEMENT
---	SECTION LINE	(M)	MEASURED BEARING/DISTANCE
○	SET 18" #4 REBAR w/1" BLUE PLASTIC CAP, PLS 38470	(R)	RECORDED BEARING/DISTANCE
●	FOUND PROPERTY CORNER AS DESCRIBED	ROW	RIGHT OF WAY
●	FOUND SECTION CORNER AS DESCRIBED	OPC	ORANGE PLASTIC CAP
		RPC	RED PLASTIC CAP
		CDOT	COLORADO DEPT. OF TRANSPORTATION
		LCR	LARIMER COUNTY ROAD



100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.

SEE SHEET 3

LAND USE TABLE					OWNED & MAINTAINED BY
PARCEL	AREA	PERCENT	USE		
TRACT A	42,595 S.F.	0.98 A.C.	Open Space		Property Owner
TRACT B	42,419 S.F.	0.97 A.C.	Open Space		Property Owner
TRACT C	20,261 S.F.	0.47 A.C.	Open Space		Property Owner
TRACT D	91,452 S.F.	2.10 A.C.	Open Space		Property Owner
TRACT E	232,672 S.F.	5.34 A.C.	Drainage Easement		Property Owner
TRACT F	41,734 S.F.	0.95 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT G	17,327 S.F.	0.40 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT H	221,744 S.F.	5.09 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT I	11,145 S.F.	0.26 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT J	158,946 S.F.	3.65 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT K	41,866 S.F.	0.95 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT L	53,601 S.F.	1.23 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT M	38,852 S.F.	0.89 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT N	18,250 S.F.	0.42 A.C.	Drainage & Irrigation Easement		Property Owner
TRACT O	89,309 S.F.	2.05 A.C.	Drainage & Irrigation Easement		Property Owner
LOTS (13)	3,339,890 S.F.	76.67 A.C.			Property Owner
ROW	550,718 S.F.	12.64 A.C.	Right of Way		City of Fort Collins
TOTAL	5,012,781 S.F.	115.88 A.C.	100.00%		

DRAFT
8-24-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION
PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Towley
Colorado Registered Professional Land Surveyor No. 38470

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
15
TOWNSHIP:
7 N
RANGE:
68 W of the 6th PM

NORTHERN ENGINEERING
FORT COLLINS, CO 80501
970.221.4158
northernengineering.com

DATE:
8/24/22
SCALE:
1"=100'
REVIEWED BY:
R. Towley
PROJECT:
1898-001
CLIENT:
Pacific North Enterprises LLC
DRAWN BY:
L. Smith

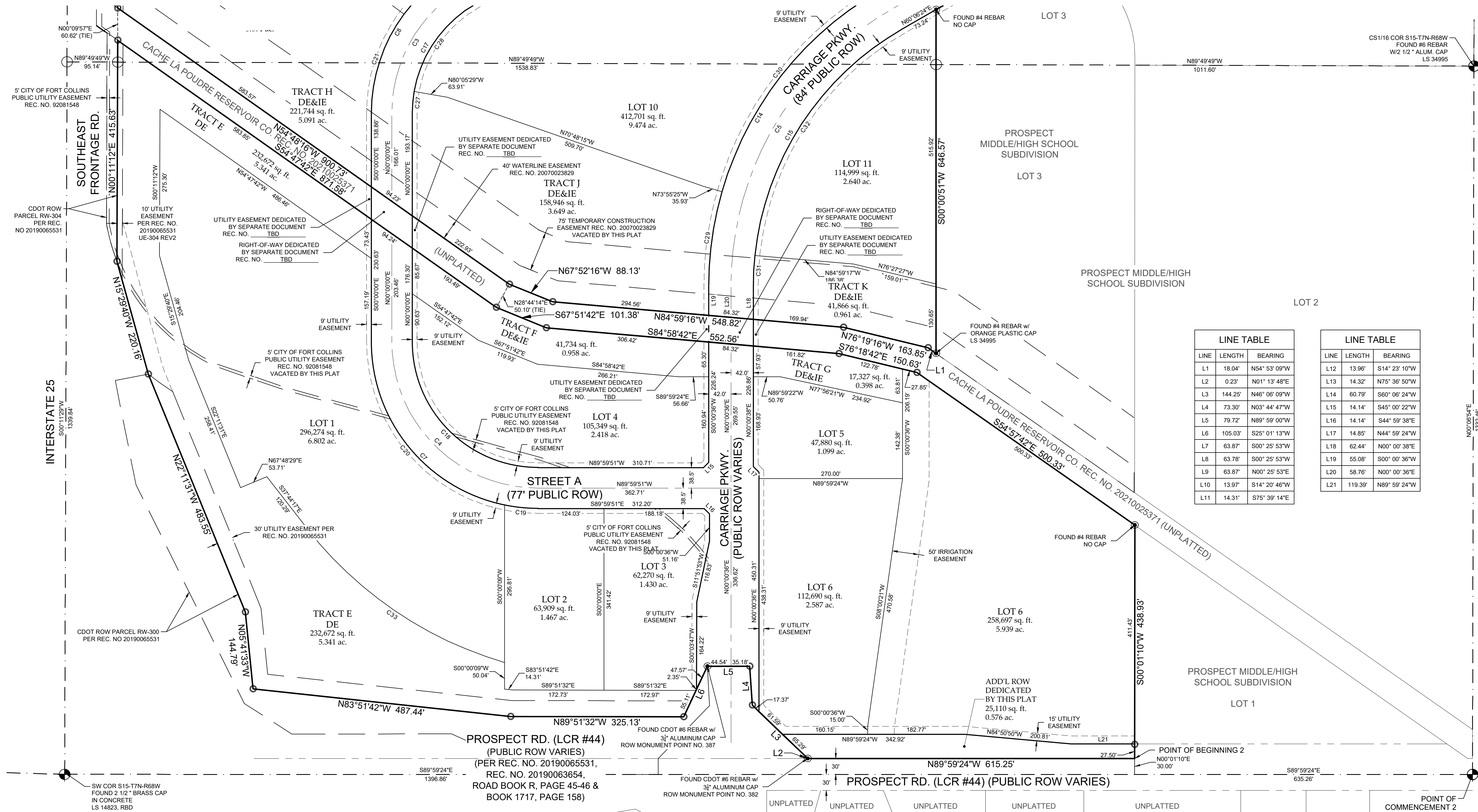
RUDOLPH FARM
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
2
Of 3 Sheets

RUDOLPH FARM

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RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.04'	N54° 53' 09\"W
L2	0.23'	N01° 13' 48\"E
L3	144.25'	N46° 06' 09\"W
L4	73.30'	N03° 44' 47\"W
L5	79.72'	N89° 59' 00\"W
L6	105.03'	S25° 01' 13\"W
L7	63.87'	S00° 25' 53\"W
L8	63.78'	S00° 25' 53\"W
L9	63.87'	N00° 25' 53\"E
L10	13.97'	S14° 20' 46\"W
L11	14.31'	S75° 39' 14\"E

LINE TABLE		
LINE	LENGTH	BEARING
L12	13.96'	S14° 23' 10\"W
L13	14.32'	N75° 36' 50\"W
L14	60.79'	S60° 06' 24\"W
L15	14.14'	S45° 00' 22\"W
L16	14.14'	S44° 59' 38\"E
L17	14.85'	N44° 59' 24\"W
L18	62.44'	N00° 00' 38\"E
L19	55.08'	S00° 00' 36\"W
L20	58.76'	N00° 00' 36\"E
L21	119.39'	N89° 59' 24\"W

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	54°17'25\"	275.00'	260.58'	S26°42'49\"E
C2	22°31'28\"	450.00'	176.91'	S42°35'48\"E
C3	60°01'35\"	275.00'	288.11'	N30°00'48\"E
C4	89°59'51\"	275.00'	431.96'	N44°59'55\"W
C5	60°05'48\"	600.00'	629.33'	N30°03'30\"E
C6	60°00'00\"	600.00'	628.32'	N30°06'24\"E
C7	89°59'51\"	313.50'	492.43'	S44°59'55\"E
C8	60°01'35\"	313.50'	328.44'	S30°00'48\"W
C9	22°31'28\"	414.50'	162.95'	S42°35'48\"E
C10	54°17'25\"	310.50'	294.21'	S26°42'49\"E
C11	54°17'25\"	239.50'	226.94'	N26°42'49\"W
C12	22°31'28\"	485.50'	190.86'	N42°35'48\"W
C13	60°00'00\"	558.00'	584.34'	S30°06'24\"W
C14	60°05'48\"	642.00'	673.38'	S30°03'30\"W
C15	60°05'48\"	558.00'	585.28'	N30°03'30\"E
C16	46°27'57\"	642.00'	520.65'	N23°20'22\"E
C17	60°01'35\"	236.50'	247.77'	N30°00'48\"E
C18	89°59'51\"	236.50'	371.48'	N44°59'55\"W
C19	11°34'37\"	313.50'	63.34'	S84°12'32\"E
C20	78°25'14\"	313.50'	429.09'	S39°12'37\"E
C21	36°27'04\"	313.50'	199.45'	S18°13'32\"W
C22	23°34'31\"	313.50'	128.99'	S48°14'20\"W
C23	18°00'09\"	558.00'	175.32'	S51°06'19\"W
C24	41°59'51\"	558.00'	409.01'	S21°06'19\"W
C25	17°07'01\"	642.00'	191.80'	N38°00'50\"E
C26	29°20'56\"	642.00'	328.85'	N14°46'52\"E
C27	9°54'31\"	236.50'	40.90'	N04°57'15\"E
C28	50°07'04\"	236.50'	206.87'	N34°58'03\"E
C29	16°03'59\"	642.00'	180.03'	S08°02'35\"W
C30	44°01'49\"	642.00'	493.36'	S38°05'29\"W
C31	5°56'29\"	558.00'	57.86'	N02°58'50\"E
C32	54°09'19\"	558.00'	527.41'	N33°01'44\"E
C33	36°02'24\"	730.00'	459.18'	S55°45'29\"E

LEGEND

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SECTION:
TOWNSHIP:
RANGE:

NORTHERN ENGINEERING
N
FORT COLLINS, CO North House Street, Suite 100, 80521
GREENEY, 80508 Street, 80503
northernengineering.com

DATE: 8/24/22
SCALE: 1\"=100'
REVIEWED BY: R. Towley
PROJECT: 1898-C01
CLIENT: Pacific North Enterprises LLC
DRAWN BY: L. Smith

RUDOLPH FARM
CITY OF FORT COLLINS
STATE OF COLORADO

Sheet
3
Of 3 Sheets