

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

4/13/2023 11:15 AM

Project Name

Lodging and Food Truck Park 799 N College
CDR230026

Applicant

Daniel Crisafulli

970-402-8006

team@crisafulliteam.com

Planner: Clark Mapes

Engineer: Dave Betley

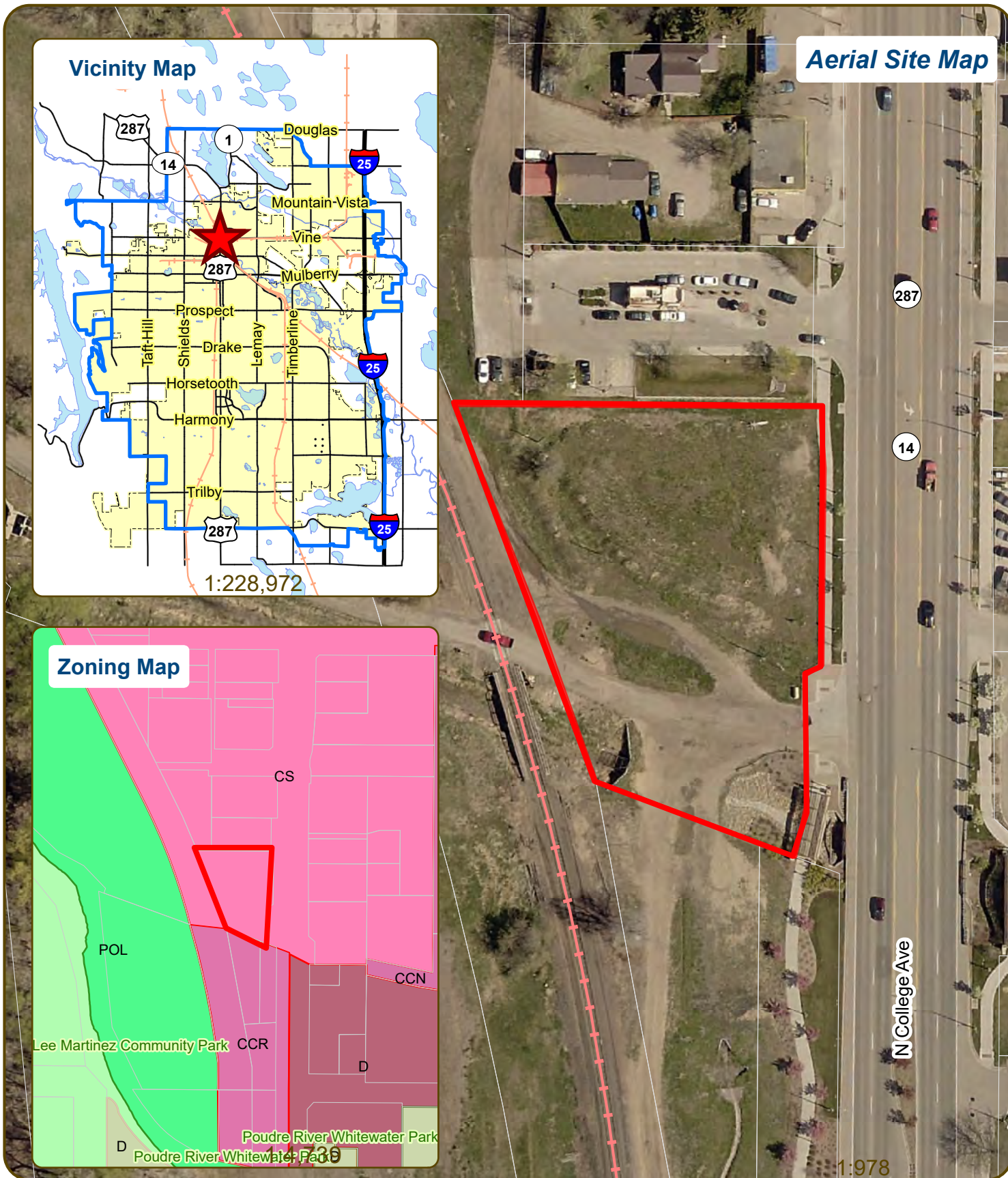
DRC: Todd Sullivan

Description

This is a request to develop Lodging and a Food Truck Market at 799 N College Ave (parcel # 9702424016). The proposal includes a Food Truck Market concept with permanent indoor dining and commercial space paired with Lodging made up of Micro A-Frame cabins. Access is proposed from N College Ave directly to the east. The site is directly west of N College Ave and .10 miles north of E Vine Dr. The site is within the Service Commercial (CS) zone district and the project would be subject to Administrative (Type 1) Review.

Lodging and Food Truck Park 799 N College

Lodging and Outdoor Vendor



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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?

799 N College Ave

Project Overview

The Crisafulli Group is thrilled to present a project overview on 799 N. College Ave. Our vision for the property is to create three specific spaces that compliment one another:

1. Food Truck Market - With ever increasing real estate prices, our food industry entrepreneurs are moving more toward low overhead models like food trucks. The challenge is having a consistent location that their customers can find them. Our Food Truck Market would provide a low overhead “home base” for our food truck partners.
2. Indoor Space - Our indoor space will be a large open concept building offering indoor dining space for our food truck patrons, thus solving some of the seasonality challenges our city’s food trucks face. The indoor space would offer 2 half bathrooms, a commissary kitchen (another challenge for our food truck friends), and a designated space for a cafe.
3. The third section of the development will be our Micro A-Frame Village. A unique overnight lodging experience. We plan to utilize a company similar to [Drop Structures](#) or to create a unique and beautiful overnight lodging experience. The lodging experience will be enhanced by the ability to have food options onsite with the Food Truck Market, while also being seamlessly connected to the city’s trail system, parks, river, and Old Town.

Stormwater - (see photos below) There is currently a stormwater catch basin that looks to drain South, under the city property into the stormwater system south. Currently the lot looks to drain toward this stormwater system.

Landscaping - The property will receive a full landscape plan including adding canopy, shrubs, bushes, etc.

City trail system - We would be open to discussing connecting the city trail system through this property as it seems like this may be a good connecting point to Legacy park.

This site connects in a beautiful way to legacy park, the Poudre River trail system, and surrounding businesses. Our goal is to create spaces our visitors will love, our entrepreneurs will thrive, and in which our city will be proud.

Challenges

Flood Plain - Currently, the property looks to be in the 100 year flood plain. The current owner believes he is not in the flood plain and that new elevations may in fact show this. However, if not, what are the necessary steps we would need to take to develop our vision?

132'

Parking

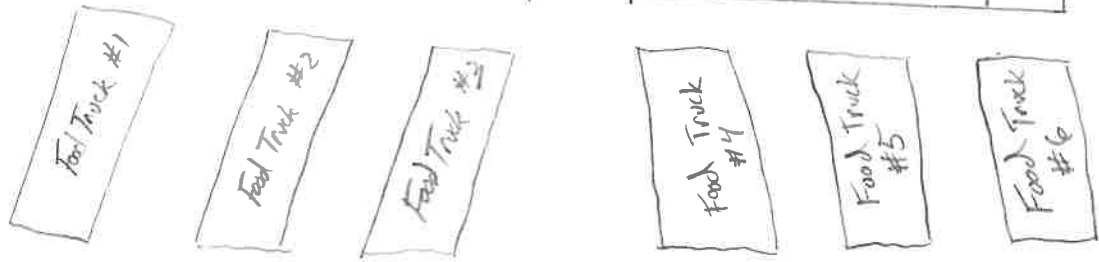
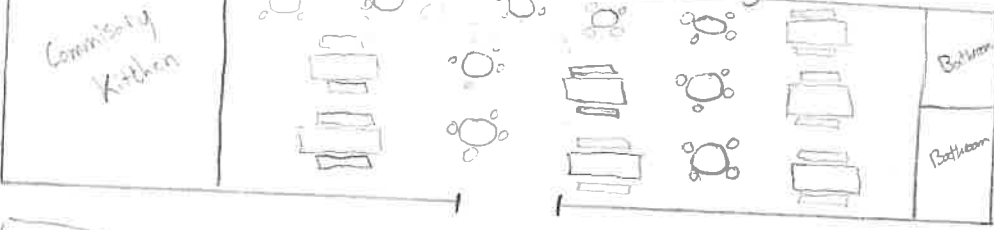
Woodlawn Ave

251'



A-Frame Village

Open Dining Building



225'

College Ave

We look forward to connecting with each of you.

Photos of site and stormwater

















