

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

4/20/2023 9:15 AM

Project Name

Mountain Vista RV & Boat Storage
CDR230027

Applicant

Joey Frank
303-267-6232
jfrank@jrengineering.com

Description

This is a request to develop a recreational vehicle and boat storage facility at 1312 NE Frontage Rd (parcel # 8703000005). The applicants propose to develop a previously undeveloped portion of the 104 acre property, approximately 41 acres, for outdoor covered and uncovered recreational vehicle and boat storage. The remaining 64 acres will remain for agricultural use. Access is taken directly from NE Frontage Rd. to the west. The site is directly E of NE Frontage Rd and approximately 0.26 miles south of Mountain Vista Dr. The property is within the Industrial District (I) zone district and the project would be subject to Administrative (Type 1) Review.

Planner: Kai Kleer

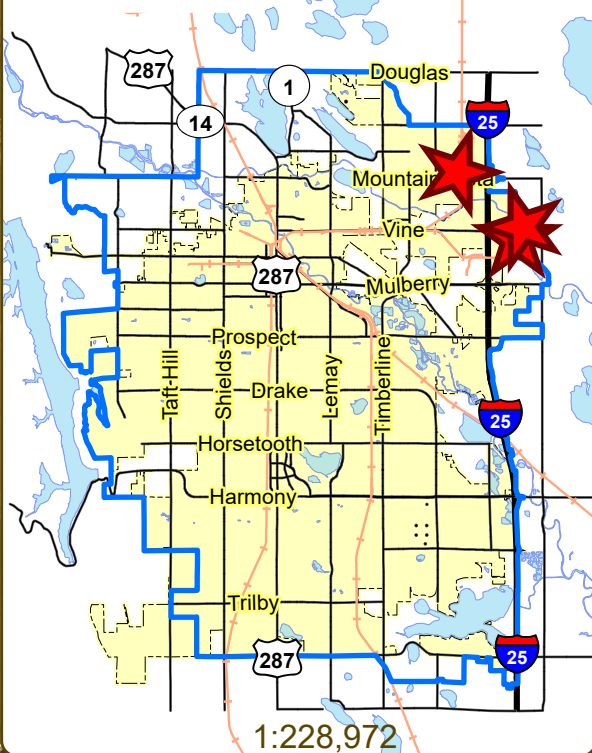
Engineer: Dave Betley

DRC: Marissa Pomerleau

Mountain Vista RV & Boat Storage

Recreational vehicle, boat and truck storage

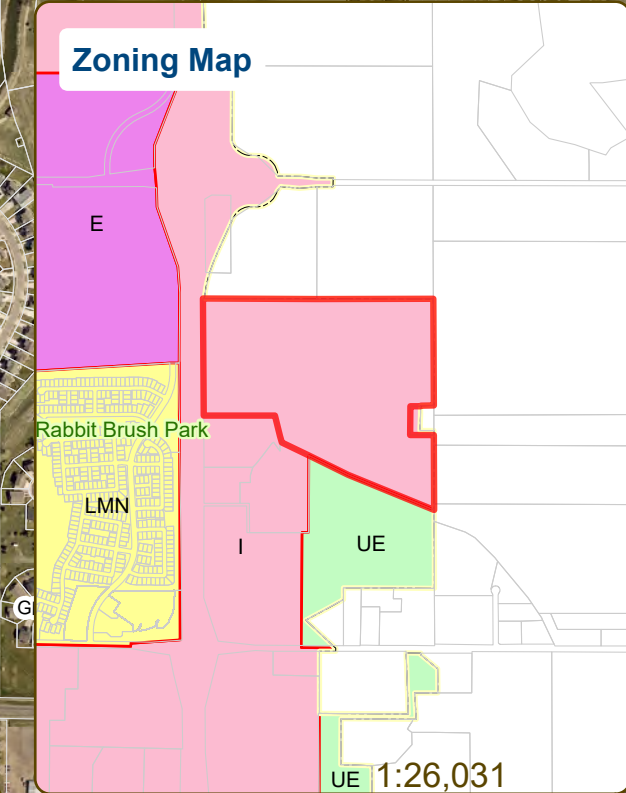
Vicinity Map



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) _____

Consultant/Applicant: Joey Frank w/ JR Engineering, Owners: Eric Kelley & Calvin Kelley

Business Name (if applicable) _____

Your Mailing Address 2900 S College Avenue, Fort Collins, CO 80525

Phone Number 303-267-6232 Email Address jfrank@jrengineering.com

Site Address or Description (parcel # if no address) 1312 NE Frontage Rd, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) This ±105 acre property is zoned I-industrial. This concept plan proposes approximately 41 acres of outdoor covered and non-covered recreational vehicle and boat storage. The remaining 64 acres will remain as an agricultural use.

Proposed Use Agriculture/Outdoor RV & Boat Storage Existing Use Agriculture

Total Building Square Footage 1,170 S.F. Number of Stories 1 Lot Dimensions 2600' X 2300'

Age of any Existing Structures Existing Residence 132 yrs old will be repurposed as Leasing Office

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 [x] No If yes, then at what risk is it? _____

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

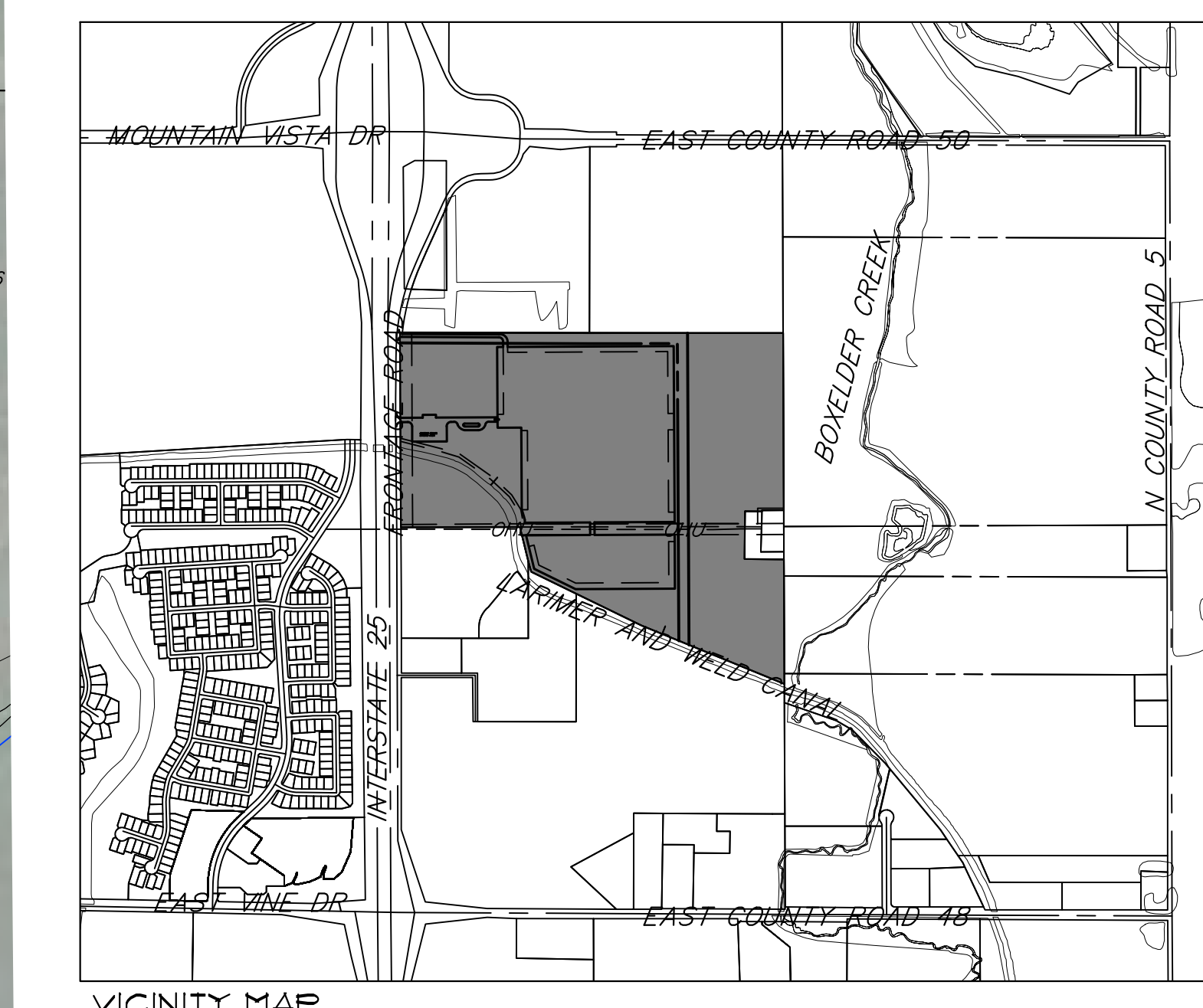
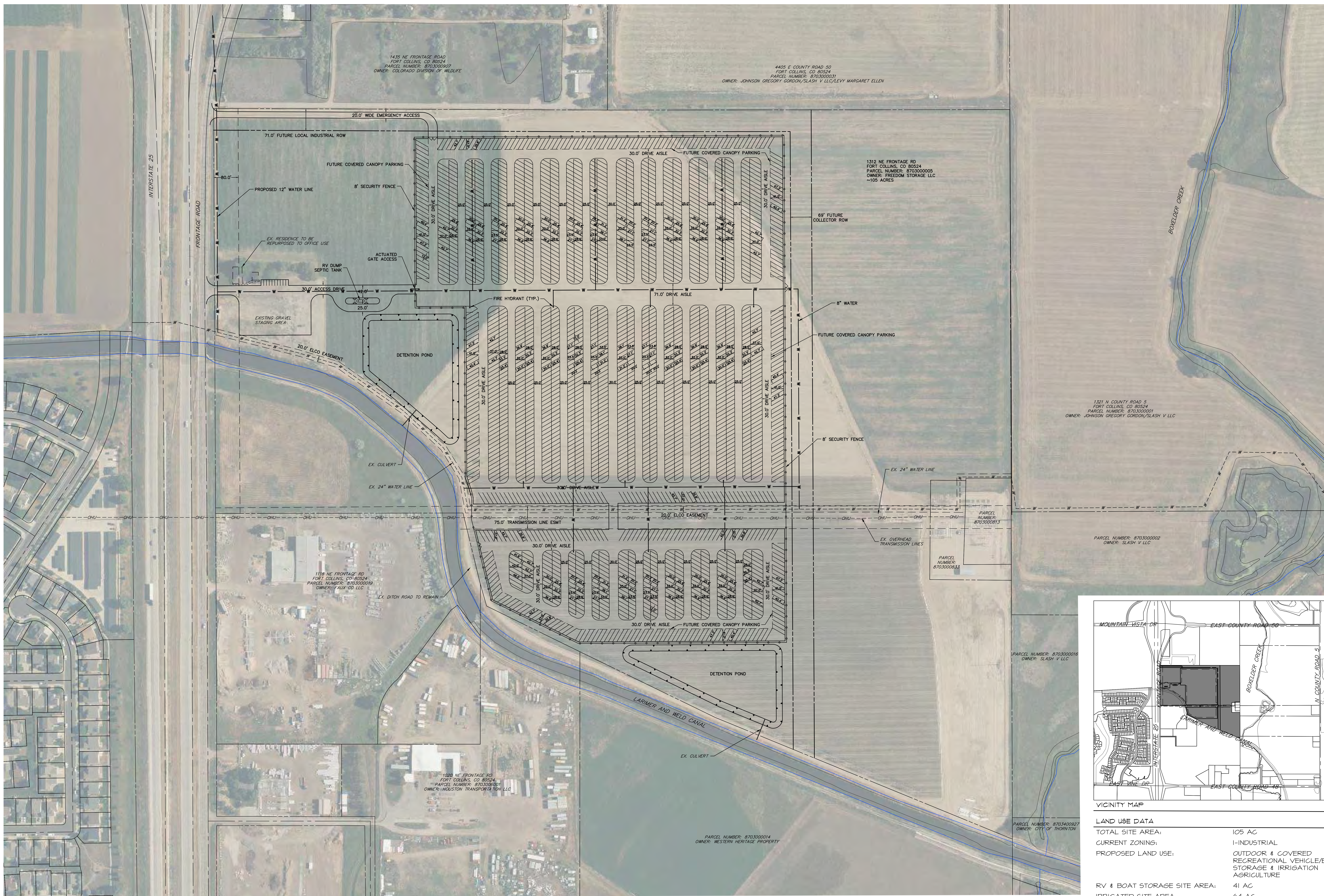
Increase in Impervious Area 41 acres S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

MOUNTAIN VISTA PROPERTY - RV & BOAT STORAGE FACILITY

CONCEPT SITE PLAN



LAND USE DATA	
TOTAL SITE AREA:	105 AC
CURRENT ZONING:	I-INDUSTRIAL
PROPOSED LAND USE:	OUTDOOR & COVERED RECREATIONAL VEHICLE/BOAT STORAGE & IRRIGATION AGRICULTURE
RV & BOAT STORAGE SITE AREA:	41 AC
IRRIGATED SITE AREA:	64 AC
CONCEPT SITE PLAN MOUNTAIN VISTA PROPERTY JOB NO. 39817.00 03/01/2023 SHEET 1 OF 1	

