

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

5/18/2023 10:15 AM

## Project Name

Cobblestone Car Wash  
CDR230037

## Applicant

Scott Leader  
720-894-0097  
srleader@hoverarchitecture.com

**Planner:** Kai Kleer

**Engineer:** Sophie Buckingham

**DRC:** Brandy Bethurem Harras

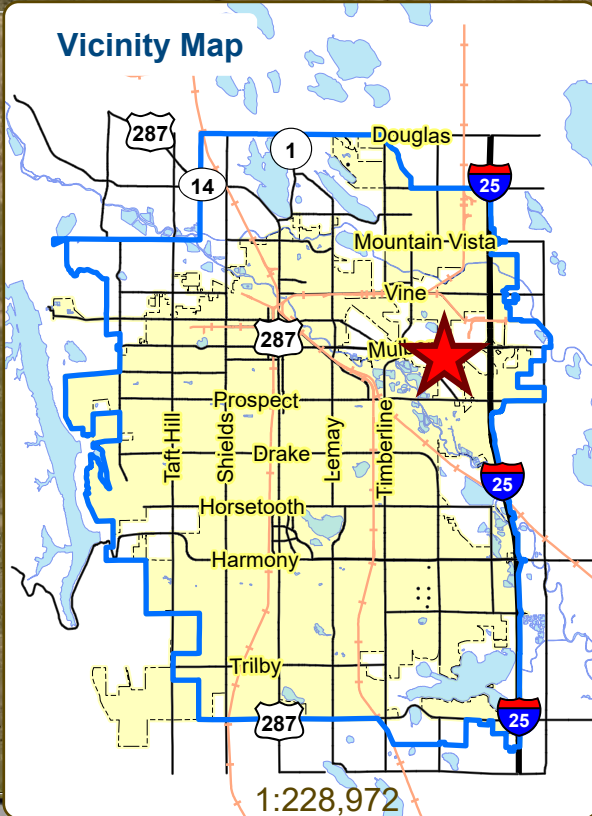
## Description

This is a request to develop a car wash facility on a portion of Tract II of Bloom Filing One (parcel # 8709307009). The applicants propose to develop a previously undeveloped property which is the most SW portion of Bloom Filing One (Tract II) with a car wash. Access is taken from Frontage Rd N running parallel to E Mulberry St. to the south. The site is directly S of Frontage Rd N and approximately 0.18 miles west of the intersection of E Mulberry St and Greenfields Ct. The property is within the General Commercial District (C-G) zone district and the project would be subject to Administrative (Type 1) Review.

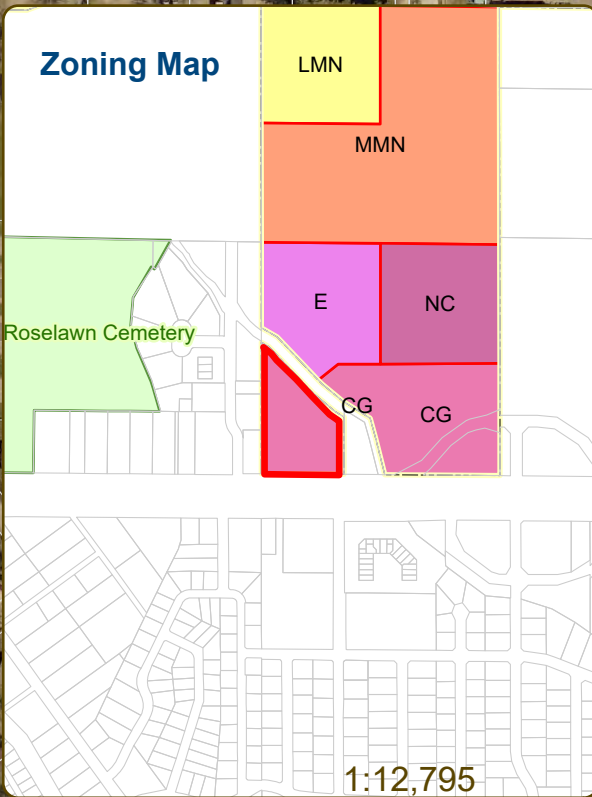
# Cobblestone Car Wash Vehicle Minor Servicing and Maintenance

Aerial Site Map

Vicinity 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? \_\_\_\_\_

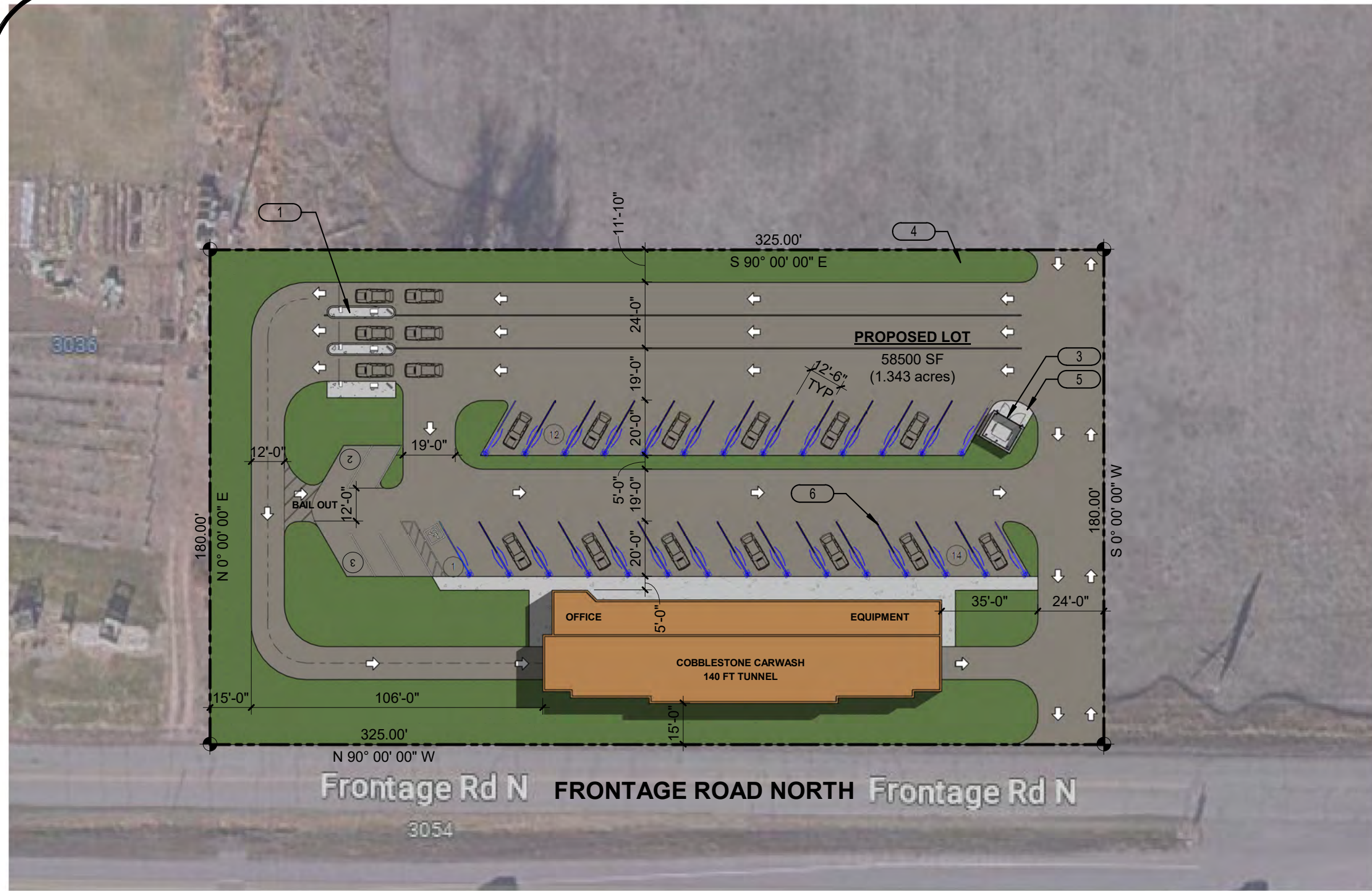
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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	235'-9"	11

PARKING	
TYPE	QTY
ADA	1
REGULAR	5
VACUUM STANCHION	26
<b>TOTAL</b>	<b>32</b>

SITE LEGEND	
NO.	ITEM
1	PAY-STATION LANES
3	TRASH ENCLOSURE
4	LANDSCAPE
5	SIDEWALK
6	VACUUM STANCHION

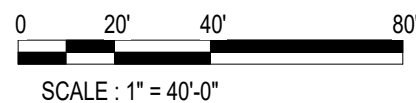
SITE DATA		
PROPERTY	58500.00 SF	100%
BUILDING	5271.60 SF	9%
LANDSCAPE	17721.89 SF	30%
PAVING	33467.99 SF	57%
SIDEWALK	2038.52 SF	3%

# COBBLESTONE - MULBERRY

# CONCEPTUAL SITE PLAN\_04

E MULBERRY ST & DELOZIER DR  
FORT COLLINS, CO

PROJECT NO.: CSP23.HVR.015  
DATE: 03/17/2023  
DRAWN BY: MMK  
CHECKED BY: MMK



### 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.