

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/3/2023 10:15 AM

Project Name

High Point Commercial
CDR230058

Applicant

Kristin Turner
970-532-5891
kristin@tbgroup.us

Planner: Arlo Schumann

Engineer: Sophie Buckingham

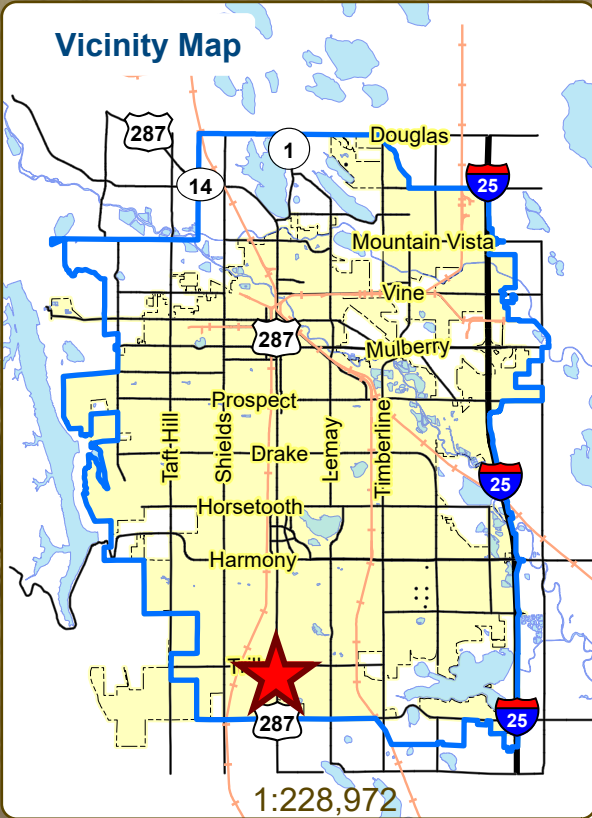
DRC: Brandy Bethurem Harras

Description

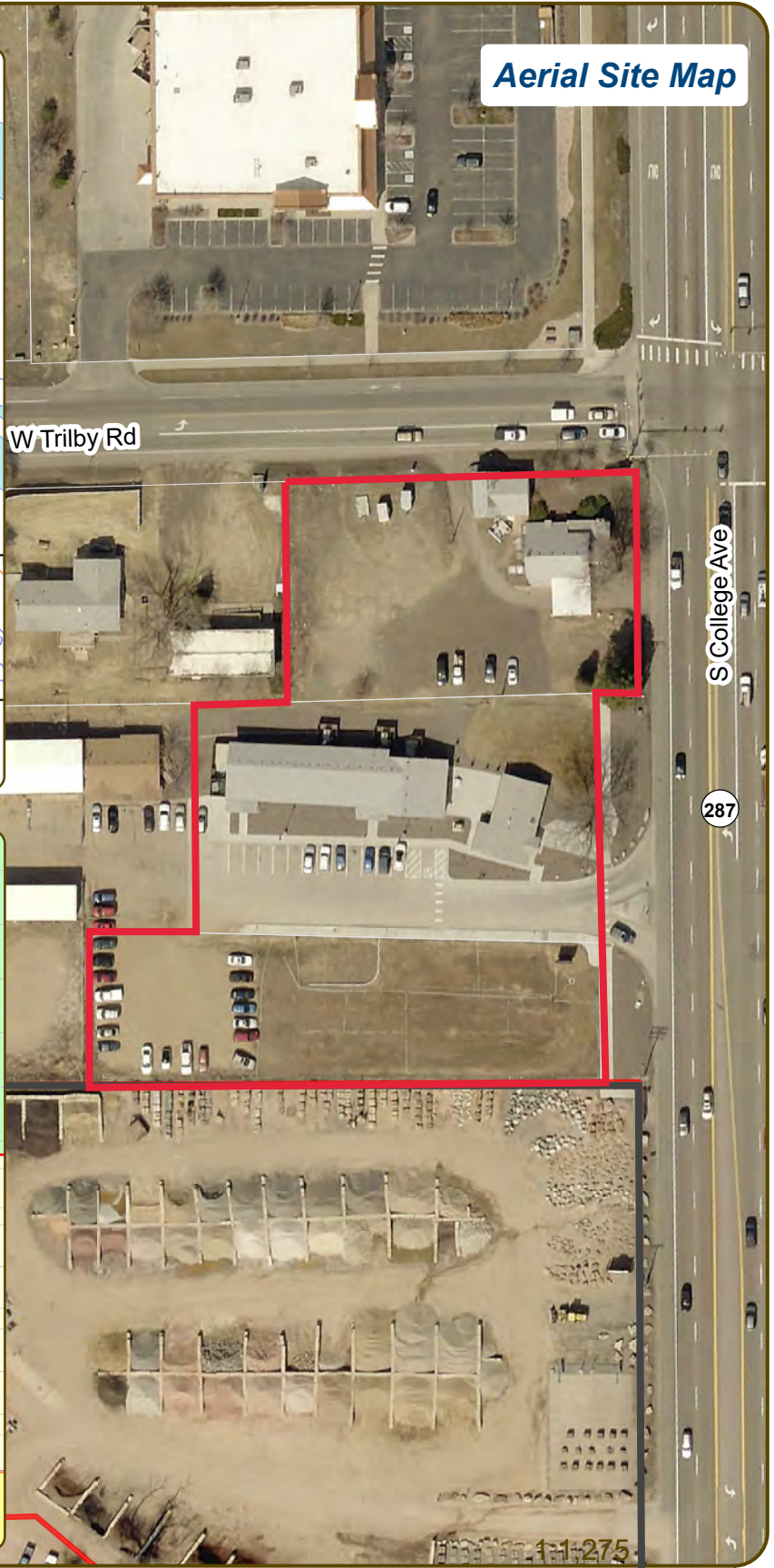
This is a request to develop multiple commercial retail buildings at 6605 S College Ave, and 6617 S College Ave, and 6641 S College Ave (parcels # 9614100006, 9614119001, 9614119003). The applicant proposes to redevelop 3 adjoining parcels creating approximately 12,500sqft of new commercial space across 3 new buildings . Proposed access is taken from W Trilby Rd to the north and S College Ave to the east. The site is directly south of W Trilby Rd and directly west of S College Ave. The property is within the Limited Commercial District (C-L) zone district and the project would be subject to Administrative (Type 1) Review.

High Point Commercial Commercial Retail

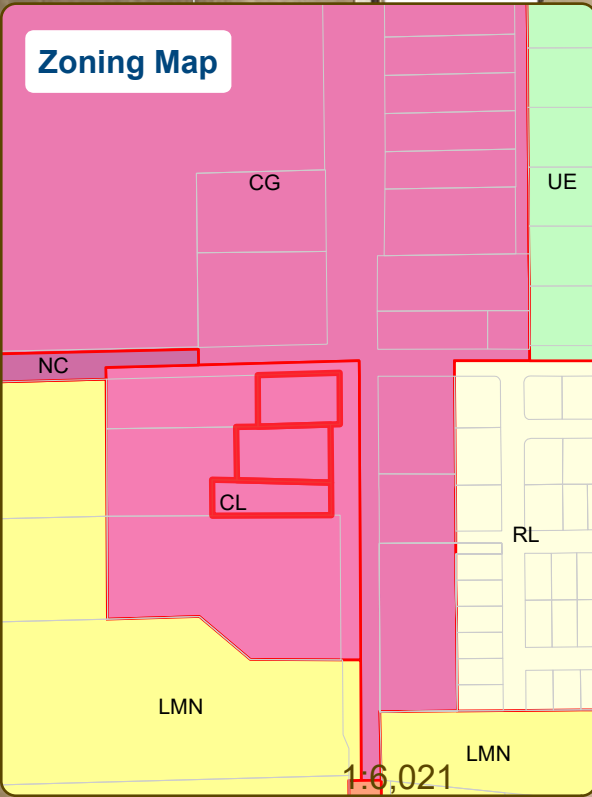
Vicinity Map



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.

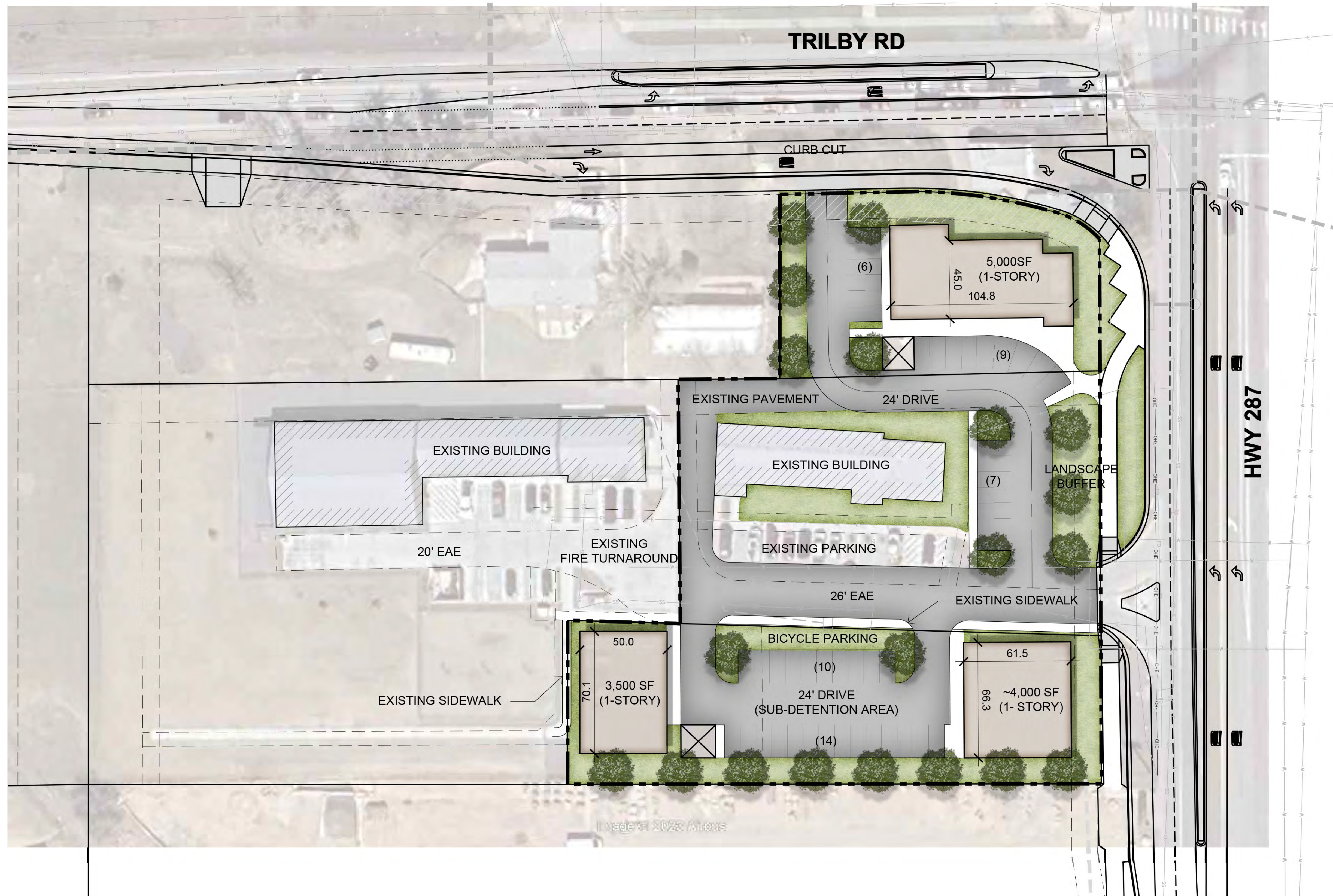
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?



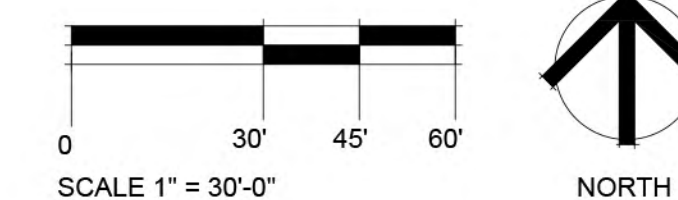
HIGH POINT - CONCEPT PLAN

6.22.23

LAND-USE SUMMARY

(3) 1-STORY BUILDINGS
 ~12,500 SF COMMERCIAL AREA

46 PARKING SPACES



MEMORANDUM

6-23-23

HIGH POINT COMMERCIAL DEVELOPMENT CONCEPTUAL REVIEW QUESTIONS

1. Is it safe to assume that, along with standard LID, water quality and detention for the project can be provided for in ADS style underground detention chambers with isolator rows?
2. Referring to Figures 1, 2 & 3 below, we believe that generally speaking, the corner parcel improvements (6605 College) would need to tie-in to Storm Lateral B or B2, and the southern Lot 3 would need to tie-in to Storm D. Will the City allow/provide for this in their current intersection stormwater infrastructure design?

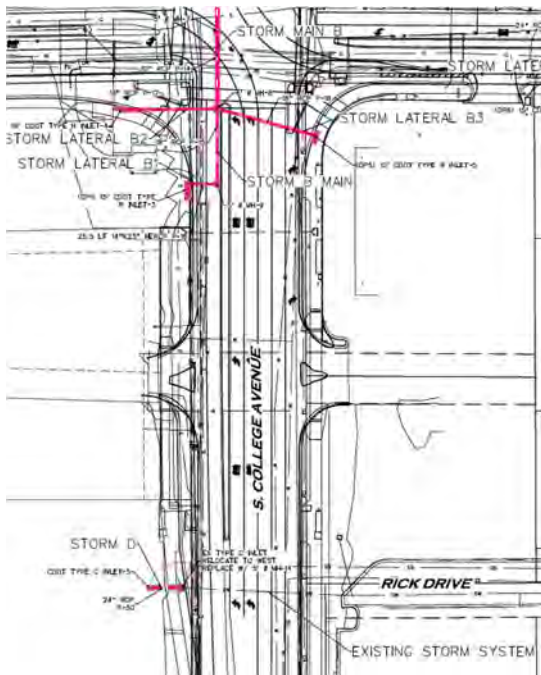


Figure 1: City Intersection Storm Improvements (60% DD)

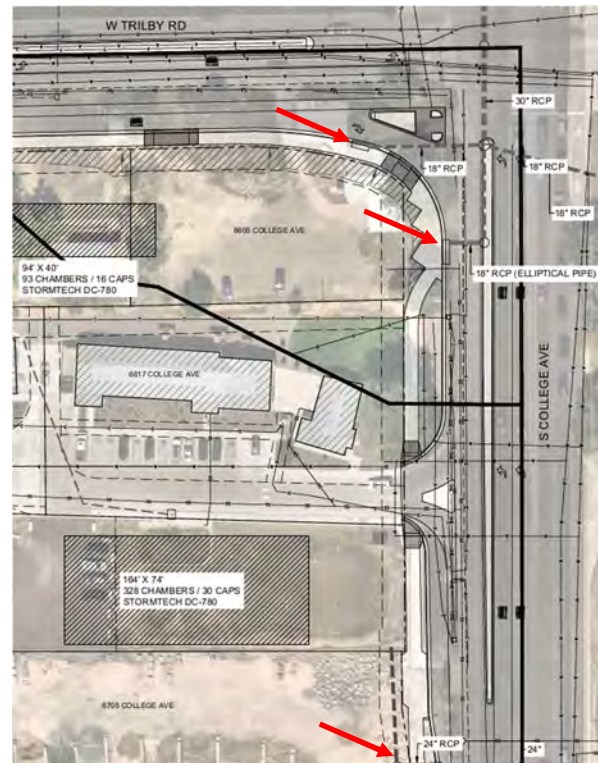


Figure 3: Underground Detention Outfall Tie-in points

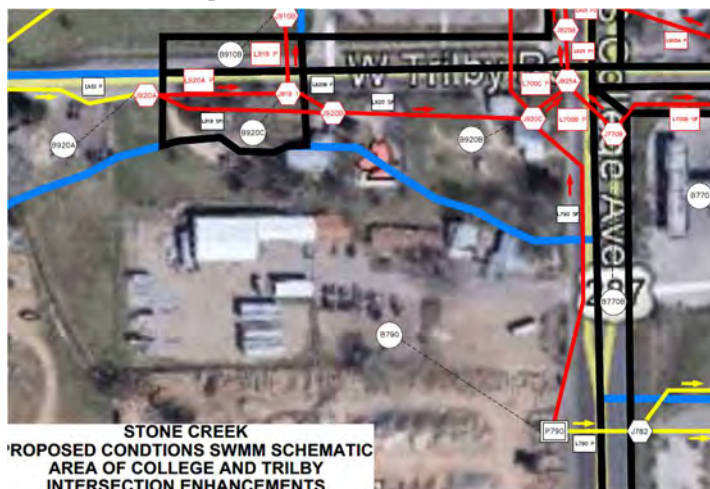


Figure 2: City Intersection Drainage Basins (60% DD)

3. 6605 College Avenue (Corner Parcel) relies on two points of access for fire/emergency services, based on the fact that one access would not allow fire to back more than 150', and no backing into an arterial or highway is allowed. There is also not room on that Parcel for a turnaround. For these and other reasons, the applicant requests that the City's proposed Trilby drive curb cut access be made permanent (see image below). Will this be the case?



4. Is it safe to assume that all landscaping within the Trilby and College ROWs will be installed with the City's intersection project?

5. Will the City's intersection project coordinate with the applicant/property owner to facilitate extending the required utilities (i.e. water services, sanitary services and storm pipe) to this future development project, as it has with nearby development, so as to reduce the need for cutting back into a fresh infrastructure install by the intersection work?

6. Will the owner be allowed to grade/place retaining wall in the City's slope easement near the southwest corner of the intersection (6605 College)?

7. Are there any unique or nonstandard engineering aspects of this concept development? That is to say, does the City's intersection project impact the owner's future ability to develop, based on additional costs due to extraneous or unusual circumstances created?

8. Will the owners engineer be required to revise the regional stormwater model or master drainage study? Will there be a requirement of updating approved SWMM models and or off-site analyses?