

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/7/2023 11:15 AM

Project Name

Retail store at Willox and Willox
CDR230067

Applicant

Cliff Netuschil

412-435-2615

cnetuschil@blcompanies.com

Planner: Clark Mapes, Katelyn Puga

Engineer: John Gerwel

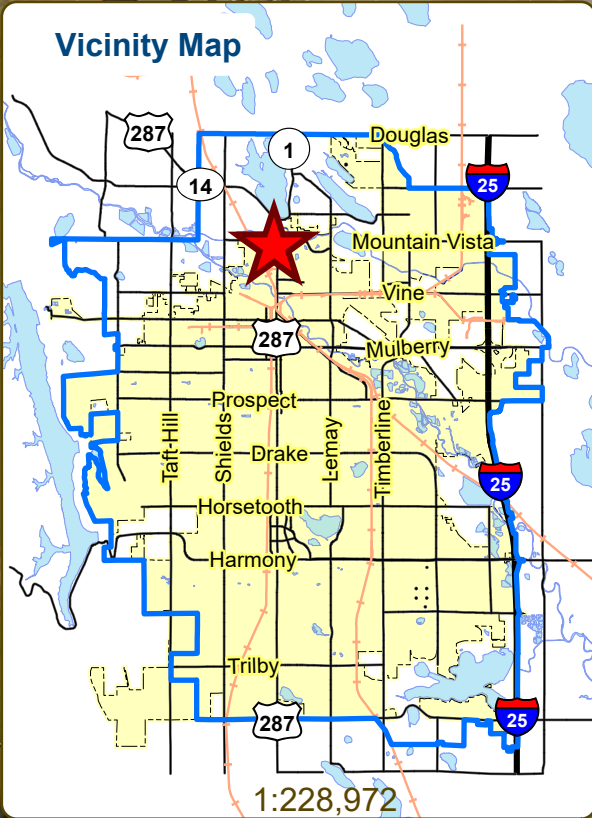
DRC: Brandy Bethurem Harras

Description

This is a request to develop a new retail use building at 134 W Willox Ln (parcel # 9835406009). The applicant proposed to build a 10,640sf general retail store and associated 25 space parking lot. Access is taken from W Willox Ln to the south and Willox Ct tot the west. The site is directly N of W Willox Ln and approximately 0.05 miles west of N College Ave. The property is within the Service Commercial District (C-S) zone district and the project would be subject to Administrative (Type 1) Review.

Retail store at Willox and Willox Commercial Retail

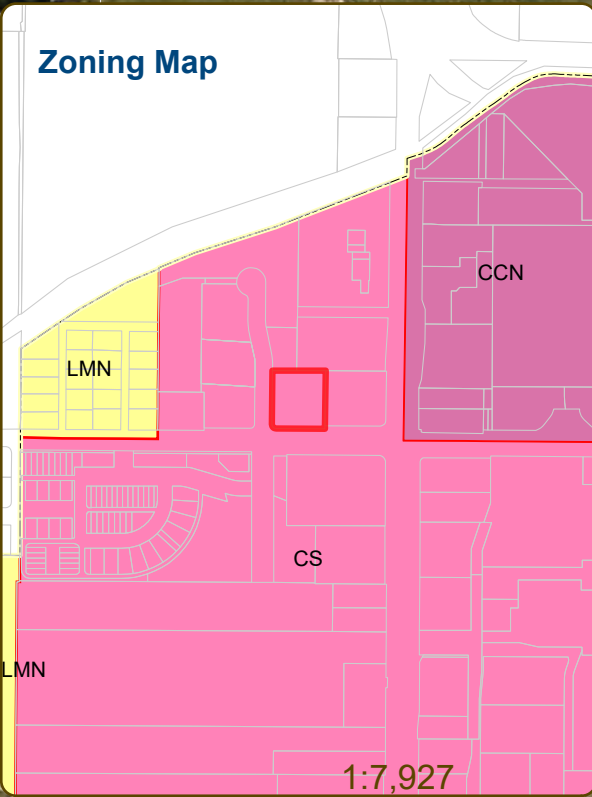
Vicinity Map



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 198' x 181' w/ a radius. 35,565sf total

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?

PRELIMINARY SITE PLAN	FORT COLLINS, LARIMER COUNTY, WILLOX RD		DATE
PROTOTYPE: F	DEVELOPER	DESIGNER	2023-05-24
BLDG/SALES/REC SF: 10,640/8,513/1,177	COMPANY: CAPITAL GROWTH-BUCHALTER	COMPANY: BL COMPANIES	
ACREAGE: 0.82 AC		NAME: CLIFFORD NETUSCHIL	
PARKING SPACES: 25		PHONE: (412)-435-3908	

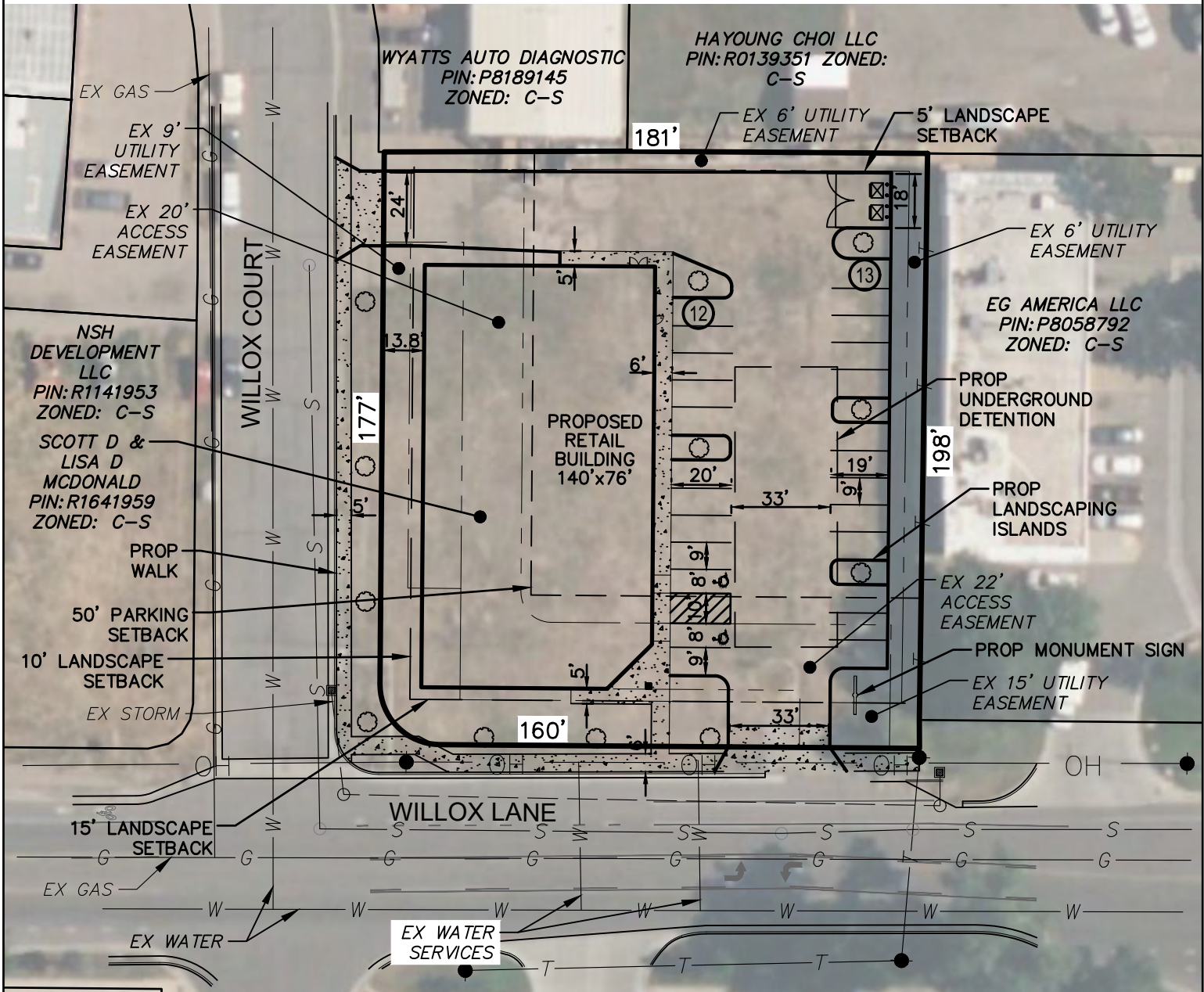
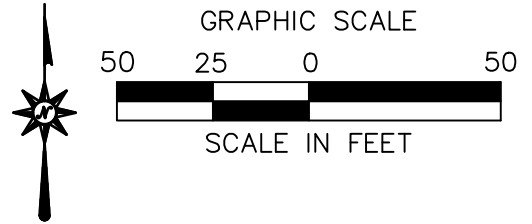
EXISTING ZONING:
CS - SERVICE COMMERCIAL DISTRICT

BUILDING SETBACK: NONE

PARKING SETBACK:
ARTERIAL (WILLOX LN): 50'
COLLECTOR (WILLOX CT): 50'

PARKING SUMMARY:
REQUIRED: MIN 22, MAX 43
PROVIDED: 25 SPACES

PARKING STALLS:
REQUIRED: 9'X19'
PROVIDED: 9'X19' & 9'X20'



NOTE: INFORMATION SHOWN ON THIS CONCEPT PLAN IS TAKEN FROM GIS RESOURCES AND IS TO SHOW INTENT ONLY. ALL PROPERTY LINES AND DIMENSIONS ARE APPROXIMATE.

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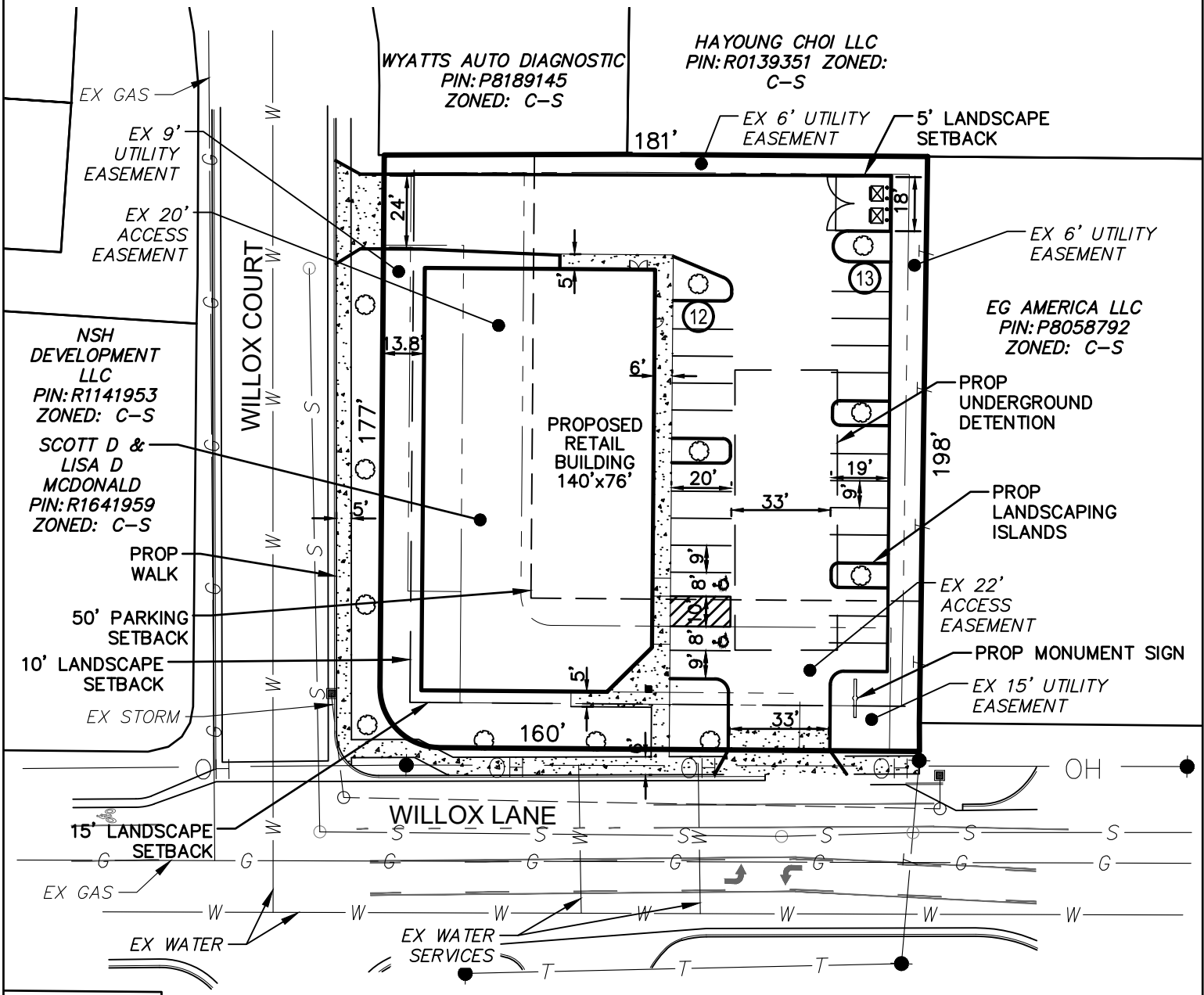
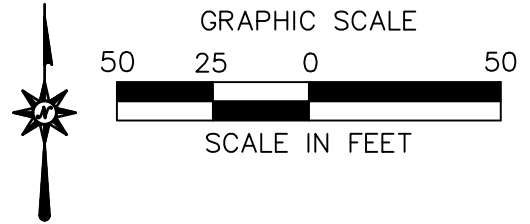
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