

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

10/19/2023 11:15 AM

Project Name

Vehicle Sales and Rental at 1230 Blue Spruce Dr
CDR230082

Applicant

Michael Labate

970-219-1174

Mike@rmwesty.com

Planner: Jill Baty

Engineer: Sophie Buckingham

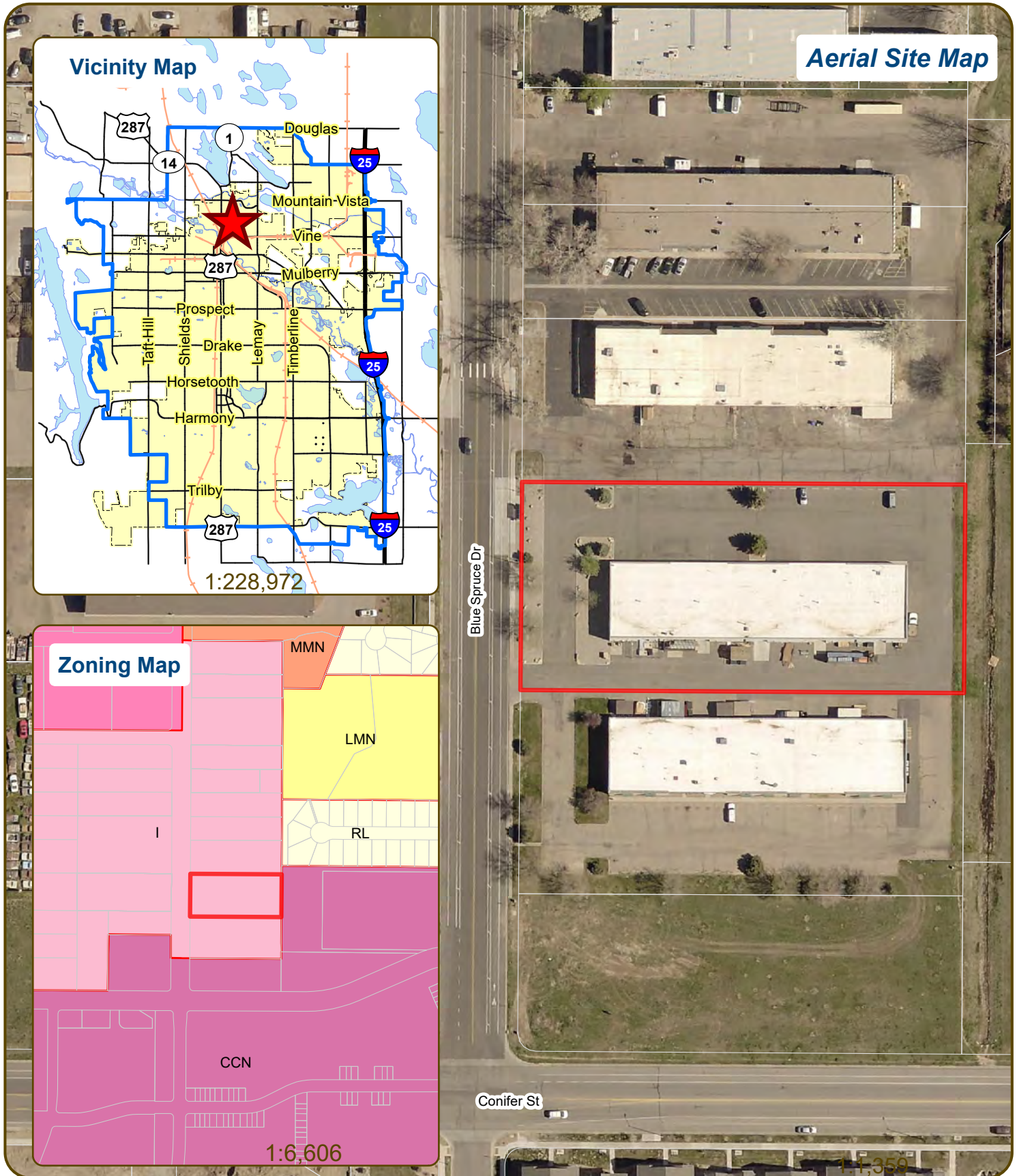
DRC: Marissa Pomerleau

Description

This is a request to add vehicle sales and rental as a use at 1230 Blue Spruce Dr (parcel # 9701215010). The applicant is proposing to add the use of vehicle sales and rental to the permitted uses of the building this would include site and landscape improvements. Access is taken from Blue Spruce Dr to the west. The site is approximately 0.25 miles east of N College Ave and approximately 0.42 miles S of E Willox Ln. The property is within the Industrial District (I) zone district and the project would be subject to Major Amendment, Planning & Zoning Commission (Type 2) Review.

Vehicle Sales and Rental at 1230 Blue Spruce Dr

Vehicle Sales and Rental



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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 preappmeeting@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?

concepetual review for 1230 Blue Spruce drive:

I am proposing a plan for the accommodation of continued business growth and expansion at 1230 Blue Spruce Dr. We currently have an opportunity to partner with a company called Hiker Trailer. We will be there Colorado distribution dealer. Here is the link to their website. <https://www.hikertrailers.com/> These are small square drop trailers with a 5'x12' footprint. This will be an add on to our current business operations. We currently employ 22 people and this opportunity will add a couple employees to our team. This will also bring a lot of people to the city from out of state and regional areas. The expected volume is 12 units per month. I also believe this will bring some opportunity to our neighborhood to help bring some image and commerce to the neighborhood. I think it would be a breath of fresh air to the neighbors and hopefully initiate some other projects in the neighborhood to better define the area.

We will be setting up an indoor showroom for a majority of our operations. We will also be storing some trailers in our fenced paddock as well as displaying some units in our parking lot to the north of the building.

Our company Rocky Mountain Westy, currently possesses a Colorado State Vehicle dealers license. We would like to anchor the license to this location and distribute these trailers and other units. I understand the zoning review is for 'Sales/Rentals'. While Rentals are not in our immediate business plan, there are lots of internet platforms out there, like Outdoorsy,([Outdoorsy website](#)) to rent RV and trailers. We believe this could be an opportunity in the future and would also be beneficial to our business and the local district and city.

Please see the attached photos and drawing of the property. The locked paddock is shared with our neighbor to the south. We will be using the center area of our building, Unit 3, for our showroom. We also be using the parking lot on the north side of the building to display our sales units. We currently have our building complaint for ADA access and we will have adequate labeled handicapped parking spots. We also are in good standing with the dealer board and in compliances with their physical and premise requirements.







68' 6"

205' 4 1/4"

36' 5"









Commercial buildings and parking lot on the left side of the road.

25

Large concrete building with utility boxes on the right side of the road.



