

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

12/14/2023 9:15 PM

## Project Name

Additional Permitted Use for Vehicle Service with Drive-Thru  
CDR230093

## Applicant

Patrick (Kelly) Mayer - Two Creeks Franchising, LLC (Developer); Nathan Benson/Tim Uhrik - TAIT (Civil Engineer)

303-747-3925

pkm@twocreeksfranchising.com

**Planner:** Clark Mapes

**Engineer:** Sophie Buckingham

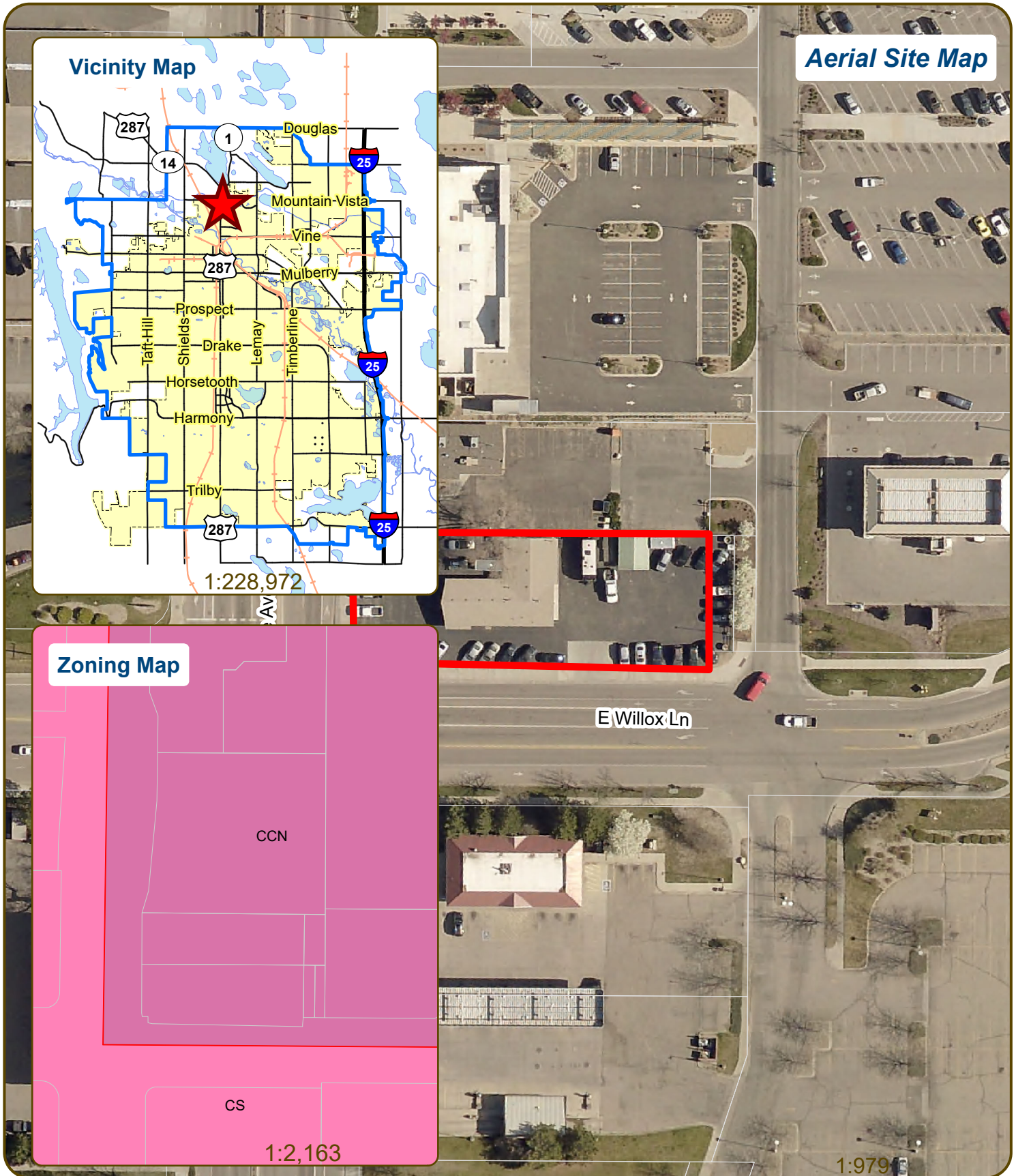
**DRC:** Marissa Pomerleau

## **Zoom Info:**

## Description

This is a request to develop a Minor Vehicle Service shop at 1800 N College Ave. (parcel # 9836300029). The applicant team proposes the construction of a new drive-through oil-change facility, including a 1,288 sf building, 4 parking spaces, a pedestrian sidewalk connection, enhanced landscaping along N College, drive-through lanes, and refuse enclosure. Access is taken from a private drive to the East off of E Willox Ln. The site is directly east of N College Ave and directly N of W Willox Ln. The property is within the Community Commercial - North College District (C-C-N) zone district and the project would be subject to Addition of Permitted Use (APU) Review.

# APU for Vehicle Service With Drive-Thru Minor Vehicle Service



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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) \_\_\_\_\_

Are you a small business?  Yes  No 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? \_\_\_\_\_

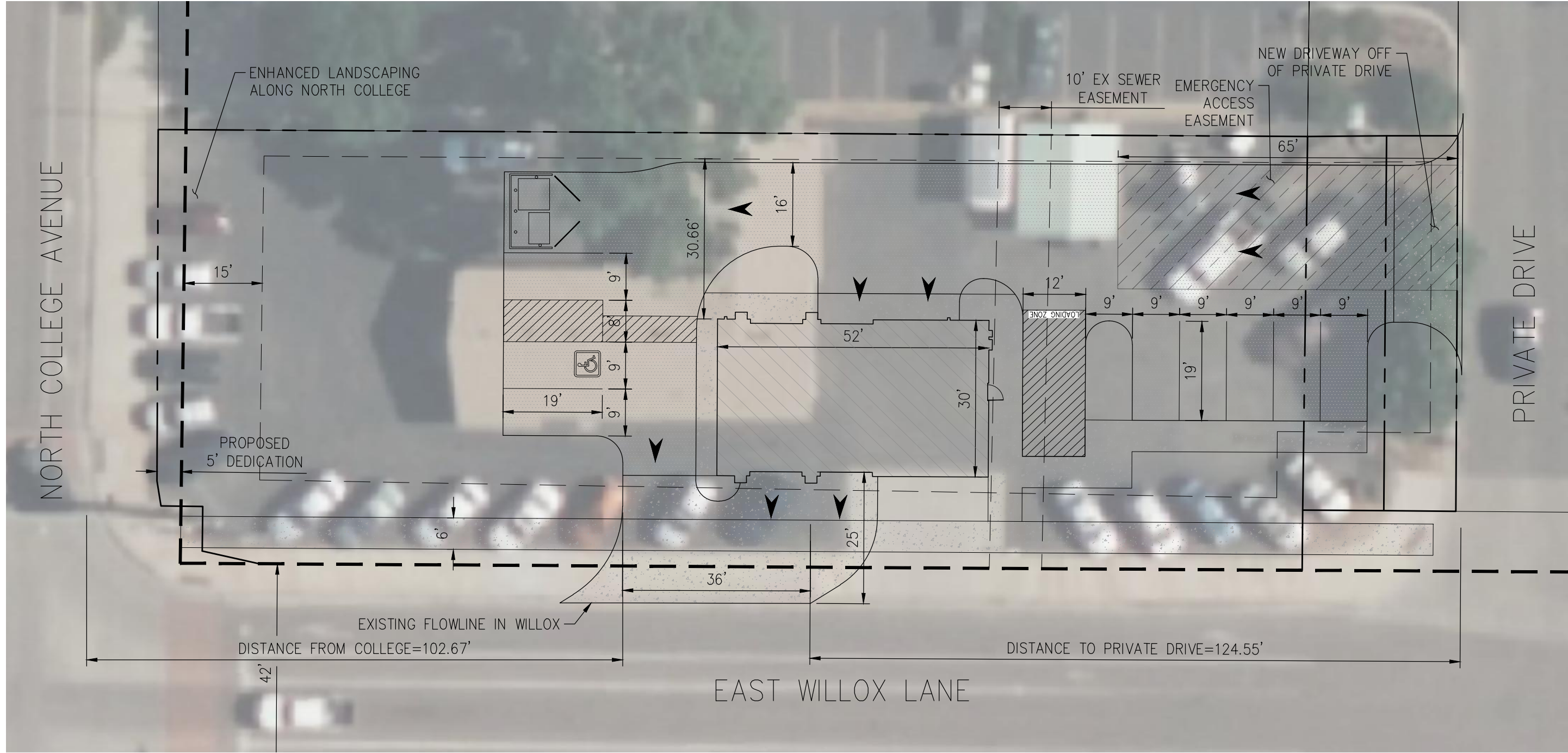
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

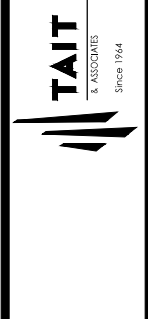
Nov 21, 2023 - 12:54pm by nbenson K:\Drawings\TF\1000\ENG\Conceptual Plans\1800 N College Ave-Fort Collins\TF1000\_CONCEPTUAL\_Tower on west side.dwg



DRAWN: KR  
 DATE: 11/13/2023  
 CHECKED: NB  
 DATE: 11/09/2023  
 JOB NO: TF1000

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 Loveland, CO 80537  
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ENGINEERING ENVIRONMENTAL BILLING LAND  
 Denver Denver  
 Orange County Sacramento  
 San Luis Obispo Riverside  
 Delta  
 Aurora



CONCEPTUAL SITE PLAN  
 TAKE 5 OIL CHANGE  
 1800 N COLLEGE AVE  
 FORT COLLINS, CO

1  
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11/14/2023 CONCEPTUAL PLAN