

# 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

1/11/2024 10:15 AM

## Project Name

Super Star Carwash on W Skyway Dr

CDR240002

## Applicant

Chris Pyter (Consultant), Luke Eid (Owner's Rep), Glenda Piper (Owner's Rep)

714.639.9860

chrisp@aoarchitects.com

**Planner:** Clark Mapes, Kayla Redd

**Engineer:** Sophie Buckingham

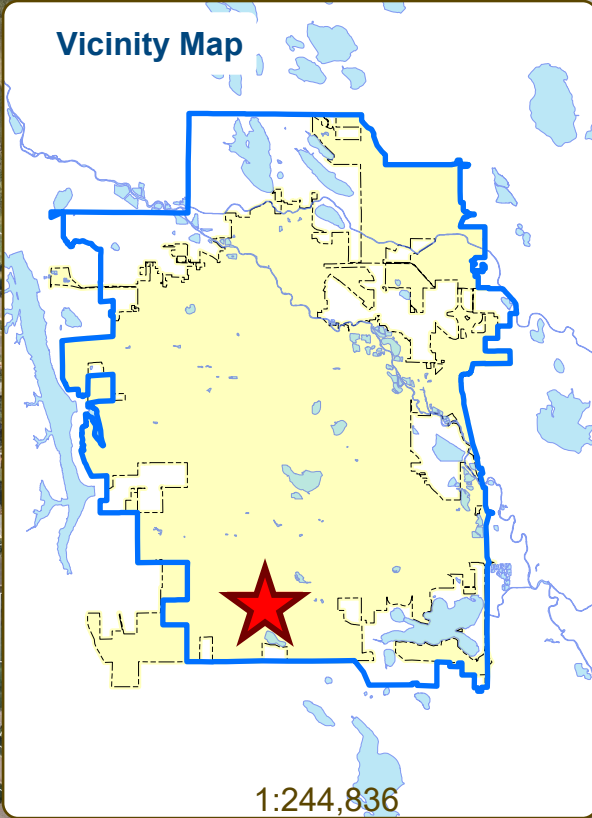
**DRC:** Todd Sullivan

## Description

This is a request to develop a car wash on W Skyway Dr (parcel # 9611421002). The applicant is proposing a ±4,600 SF car wash with vacuum bays and employee parking. Access is taken directly off of Skyway Dr to the north. The site is directly west of S College Ave. and approximately 0.41 mi north of W Trilby Rd. The property is within the General Commercial (C-G) zone district and subject to an Administrative (Type 1) Review.

# Superstar Carwash on W Skyway Dr - Vehicle Minor Repair

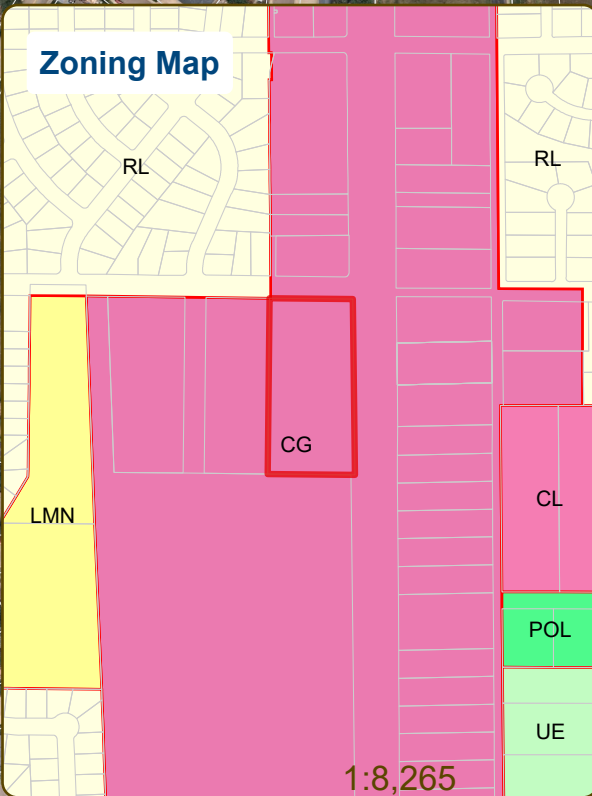
Vicinity Map



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?

December 22, 2023

City of Fort Collins  
Planning Department  
281 N College Ave  
Fort Collins, CO 80524

**Applicant**

Super Star Carwash  
1830 N 95th Ave, Suite 106, Phoenix, AZ, 85037  
Contact: Tim Varley, Luke Eid, and Glenda Piper  
Phone: 801-651-1748  
Email: [tvarley@sscwaz.com](mailto:tvarley@sscwaz.com); [leid@sscwaz.com](mailto:leid@sscwaz.com); [gpiper@sscwaz.com](mailto:gpiper@sscwaz.com)

**Applicant Representative**

AO  
144 North Orange Street, Orange, CA 92866  
Contact: Chris Pyter  
Phone: 714-639-9860  
Email: [chrisp@aoarchitects.com](mailto:chrisp@aoarchitects.com)

**Project Name:** Super Star Carwash Skyway & College  
**Re:** Conceptual Design Review Request (Pre-Application Meeting)

Super Star Carwash is planning to construct a new building located on the southwest corner of Skyway Drive and College Avenue intersection. The proposed building will be approximately ±4,600 SF with vacuum bays and employee parking. Hours of operation generally are between 7am and 9pm, with 3-5 employees per shift.

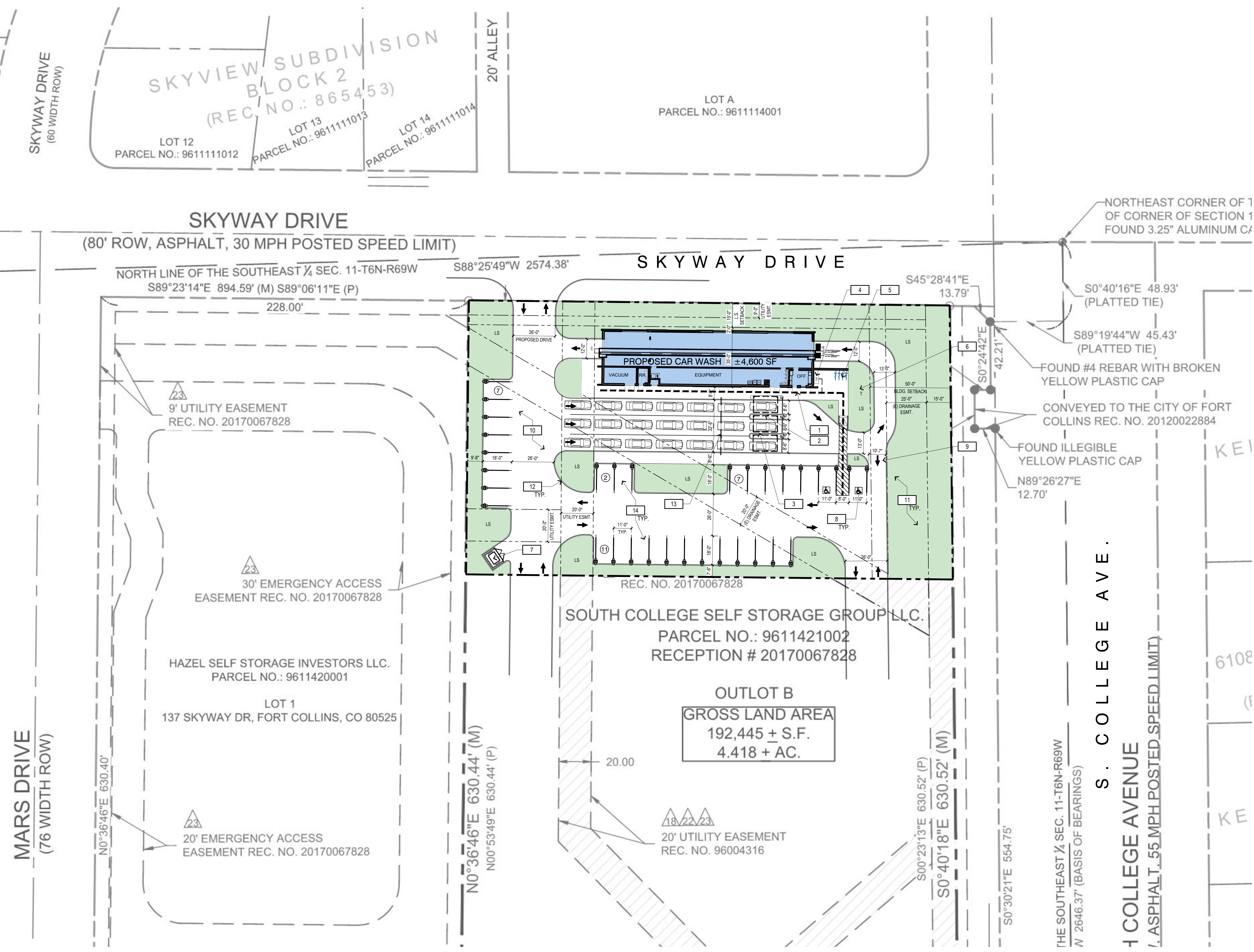
Please find included a conceptual site plan, for your review. We are requesting a pre-application meeting to discuss the project and any initial site plan comments you may have.

We look forward to working with you on this project and expanding such services to the area. If you need any further information or have any questions, please do contact us.

Thank you,

Chris Pyter  
714-639-9860  
[chrisp@aoarchitects.com](mailto:chrisp@aoarchitects.com)





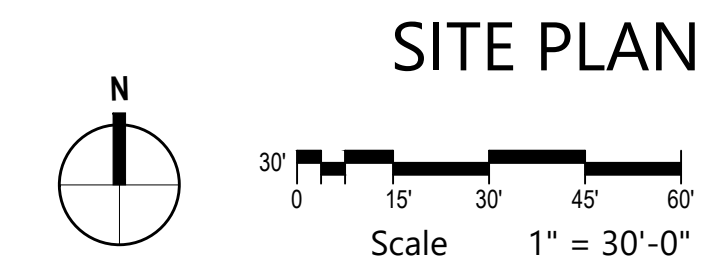
VICINITY MAP N.T.S.

SITE DATA TABLE		
GENERAL		
ADDRESS	SKYWAY DR. AND S. COLLEGE AVE., FORT COLLINS, CO 80525	
ZONING	GC (GENERAL COMMERCIAL)	
PROPOSED USE	AUTOMATED EXPRESS, FULL-SERVICE CAR WASH (130' CARWASH BAY / TUNNEL)	
HOURS OF OPERATION	7AM - 7PM (12 HOURS)	
ASSESSOR PARCEL NO.	9611421002	
SITE GROSS AREA	± 51,006 SF / ± 1.17 AC	
BUILDING GROSS AREA	± 4,600 SF	
CONSTRUCTION TYPE	V-B / SPRINKLERED	
OCCUPANCY	B - BUSINESS	
	REQUIRED / ALLOWED	PROVIDED
FLOOR AREA RATIO	-	10.65% = ±3,350 SF
MAX. LOT COVERAGE	-	10.65% = ±3,350 SF
LANDSCAPE COVERAGE	-	21.37% = ±6,703 SF
MAX. STORIES	4	1
BUILDING HEIGHT	-	28'-0"
MIN. FRONT SETBACK	50'-0" ON COLLEGE AVE. - N/A ON SKYWAY	63'-5" ON COLLEGE AVE. - 15'-0" ON SKYWAY
MIN. SIDE SETBACK	-	
MIN. REAR SETBACK	-	
PARKING CALCULATIONS		
PARKING SPACES PROVIDED		
11X18' ADA ACCESSIBLE VACUUM BAYS (1 VAN ACCESSIBLE)	2 SPACES	
11X18' REGULAR VACUUM BAYS	25 SPACES	
TOTAL VACUUM BAYS	27 SPACES	
PARKING	REQUIRED	PROVIDED
DIVISION 3.2	2/1000 MIN. TO 5/1000 MAX. OF LEASING AREA = 10 SPACES MIN TO 23 SPACES MAX.	27

- KEY NOTES:**
- 1 PEDESTRIAN ACCESS (ADA COMPLIANT)
  - 2 THREE LANE QUEUE AND P.O.S. TERMINALS, TYP.
  - 3 CONCRETE PAD
  - 4 SERVICE ENTRANCE SECTION
  - 5 BICYCLE PARKING
  - 6 TRANSFORMER, PAINTED TO MATCH THE BUILDING.
  - 7 TRASH ENCLOSURE
  - 8 ACCESSIBLE PARKING, SIGNAGE AND STRIPING PER CITY STANDARDS
  - 9 VEHICLE ESCAPE LANE
  - 10 CONCRETE PAVING
  - 11 LANDSCAPING
  - 12 6" CURB & GUTTER
  - 13 LPR ARCH.
  - 14 11'x18' VACUUM STATIONS



**SKYWAY & COLLEGE**  
 SKYWAY DR. & COLLEGE AVE. | FORT COLLINS - CO 80525



**01**  
 Scale 1" = 30'  
 Job No. 2022-1098  
 Date 2023-10-30