### **Conceptual Review Agenda**

Schedule for 04/09/18 to 04/09/18

281 Conference Room A

### Monday, April 9, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	College & Trilby Multi-Family CDR180019	Kelly Will (970) 405-8966 firsthometodreamhome@hotmail.com	This is a request to construct townhomes near the southeast corner of S College Ave and E Trilby Rd (parcel# 9613200003). The applicant is waiting on soil testing before finalizing a site layout but is proposing 8-9 dwelling units per acre in 2-story, 3 or 4-plex buildings with attached garages. Access to the development will be on the west off of College Ave. Approximately 1/3 of the site would be green space with walking trails. The proposed project is within the Low-Density Mixed-Use (LMN) zone and is subject to Planning and Zoning Board (Type 2) review.	Clay Frickey
10:15	Dellenbach Parking CDR180018	Jeffrey Errett (970) 482-8125 je@the-architects-studio.com	This is a request to demolish the building at 3121 W Frontage Rd and convert the lot to vehicle display and inventory parking for the adjacent car dealerships (parcel #9726433002). Site access would not change and additional landscaping would be added to parking lot islands. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Jason Holland

Monday, April 9, 2018				
Time	Project Name	Applicant Info	Project Description	Planner
11:00	Dinner Theatre	Eric Larsen	This is a request to construct a	Pete Wray
	CDR180020	(970) 461-5799 <u>elarsen@evergreen-ind.com</u>	10,000-square foot dinner theater facility at 2115 S Timberline Rd (parcel #8719444008). The building would be located on the southeast corner of Joseph Allen Dr and Bear Mountain Dr with parking to the east of the building. Access to the lot would be from the north off Bear Mountain Dr. The proposed project is within the Industrial (I) zone district and is subject to the Addition of Permitted Use (APU) process.	

# College & Trilby Multi-Family



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Development Review Guide – STEP 2 of 8 CONCEPTUAL REVIEW:

APPLICATION

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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. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify w	hether Consultant, Owner, etc.)	CRILY WILL
Business Name (if applicable)	EXPRESSION Hom	
Mailing Address 8734 Lon 165 1		NDSOR CO. 80550
Phone 170 405 8966	Email Address	
Site Address (parcel # if address in not available	Rieroption # 850	29837 188019263
Description of Proposal (attach additional shee SRE ATTACHIED SHEETS.	ts if necessary)	1
Proposed Use MUSLTI FAMILY	Existing Use	LAND.
Total Building Square Footage	Number of Stories	Lot Dimensions 33 Act Cres,
Age of any Existing Structures <u>てっ ソスち、</u> Info available on Larimer County's Website: <u>http://w</u>		ad STRUCTURE
f any structures are 50+ years old, good quality, co		
s your property in a Flood Plain?  PYes KNo	If yes, then at what ri	sk isit?
nfo available on FC Maps: <u>http://gisweb.fcgov.com</u>	n/redirect/default.aspx?layerTheme	e=Floodplains.
Approximate amount of additional building, pavem	the state of the s	S.F.
Suggested items for the Sketch Plan: Property k		

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?



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# DEVELOPMENT EXAMPLE.



BULDING FEXAMPLIE.

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BUILDING EXAMPLE



# 3121 Frontage Road W Dellenbach Motors



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)

Business Name (if applicable)

Mailing Address

Phone

**Email Address** 

Site Address (parcel # if address in not available)

**Description of Proposal** (attach additional sheets if necessary)

Proposed Use	Existing Use	
Total Building Square Footage	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 isit?

S.F.

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

### Increase in Impervious Area

(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?



3/13/2018 12:23:16 PM DRAWN BY: Author REVISION:
 ILE: \\TASSERVER\TAS Projects\14-382 Dellenbach Subaru Expansion\Drawings\05 Fleet Sales\14-382 Dellenbach Subaru - Parking Lot\_RVT2018\_CENTRAL.



405 MASON COURT, SUITE 115A FORT COLLINS, CO 80524 PHONE: (970) 482-8125

PROJECT:

# DELLENBACH DISPLAY PARKING

3121 SOUTH COLLEGE AVENUE, FORT COLLINS, CO 80525

SEAL:

# CONCEPTUAL DESIGN

PROJECT NO: DRAWN BY: CHECKED BY: 0000

ISSUE AND REVISION SCHEDULE:

DRAWING TITLE: EXISTING SITE PLAN

SHEET:

A001



DEFINITION
LONG-TERM
DURING A I
EMPLOYEE-

### SUMMARY OF PARKING REQUIREMENTS

	3121 SOUTH COLLEGE AVENUE, FORT COLLINS, CO 80525
MBER	9726433022
IO CHANGE PROPOSED)	GENERAL COMMERCIAL DISTRICT "C-G" T.O.D. OVERLAY ZONE
CHANGE PROPOSED)	AUTOMOBILE SALES AND SERVICE

RAGE	<u>AREA (SQFT)</u>	<u>COVERAGE (%)</u>
S SITE AREA	41,252 SF	-
uilding (footprint) Building (footprint)	2,160 SF -	5.2%
ANDSCAPING & WALKS ) LANDSCAPING & WALKS NG LOT PERIMETER LANDSCAPING NG LOT INTERIOR LANDSCAPING (6% MIN.)	15,961 SF 9,807 SF 6,631 SF ) 3,175 SF	38.7% 23.8% 16.1% 7.7%
AVING PAVING	23,892 SF 33,133 SF	57.9% 80.3%
AREA NG BLDG. FLOOR AREA OSED BLDG. FLOOR AREA	2,160 SF -	5.2%
PACES (STANDARD/ACCESSIBLE) NG CUSTOMER PARKING OSED VEHICLE DISPLAY	59/1 97/-	

### 3.2.1 LANDSCAPING AND TREE PROTECTION

PARKING LOT INTERIOR LANDSCAPING. AS REQUIRED IN SECTION 3.2.2(M)(1) ACCESS, CIRCULATION AND PARKING, SIX (6) PERCENT OF THE INTERIOR SPACE OF ALL PARKING LOTS WITH LESS THAN ONE HUNDRED (100) SPACES, AND TEN (10) PERCENT OF THE INTERIOR SPACE OF ALL PARKING LOTS WITH ONE HUNDRED (100) SPACES OR MORE SHALL BE LANDSCAPE AREAS. (SEE FIGURE 1). ALL PARKING LOT ISLANDS, CONNECTING WALKWAYS THROUGH PARKING LOTS AND DRIVEWAYS THROUGH OR TO PARKING LOTS SHALL BE LANDSCAPED ACCORDING TO THE FOLLOWING STANDARDS:

LANDSCAPING OF VEHICLE DISPLAY LOTS. VEHICLE DISPLAY LOTS FOR VEHICLE SALES AND LEASING (AS THOSE TERMS ARE DEFINED IN ARTICLE 5) THAT ABUT AN ARTERIAL OR COLLECTOR STREET SHALL FEATURE LANDSCAPED ISLANDS ALONG THE STREET AT AN INTERVAL NOT TO EXCEED EVERY FIFTEEN (15) VEHICLES OR ONE HUNDRED THIRTY-FIVE (135) FEET, WHICHEVER IS LESS. EACH LANDSCAPED ISLAND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 3.2.1(E)(5)(C).

# 3.2.2 ACCESS, CIRCULATION, AND PARKING

SETBACKS. ANY VEHICULAR USE AREA CONTAINING SIX (6) OR MORE PARKING SPACES OR ONE THOUSAND EIGHT HUNDRED (1,800) OR MORE SQUARE FEET SHALL BE SET BACK FROM THE STREET RIGHT-OF-WAY AND THE SIDE AND REAR YARD LOT LINE (EXCEPT A LOT LINE BETWEEN BUILDINGS OR USES WITH COLLECTIVE PARKING) CONSISTENT WITH THE PROVISIONS OF THIS SECTION, ACCORDING TO THE FOLLOWING TABLE:

	MINIMUM AVERAGE OF ENTIRE LANDSCAPE SETBACK	MINIMUM WIDTH OF SETBACK AT ANY POINT (FEET)
IG AN ARTERIAL STREET	AREA <sub>.</sub> (FEET)	5
IG A NONARTERIAL STREET	10	5
IG A LOT LINE	5	5

PARKING STALL DIMENSIONS. OFF-STREET PARKING AREAS FOR AUTOMOBILES SHALL MEET THE FOLLOWING MINIMUM STANDARDS FOR LONG-AND SHORT-TERM PARKING OF STANDARD AND COMPACT VEHICLES:

(1) STANDARD SPACES. PARKING SPACES FOR STANDARD VEHICLES SHALL CONFORM WITH THE STANDARD CAR DIMENSIONS SHOWN ON TABLE A. (2) COMPACT VEHICLE SPACES IN LONG-TERM PARKING LOTS AND PARKING STRUCTURES. THOSE AREAS OF A PARKING LOT OR PARKING STRUCTURE THAT ARE APPROVED AS LONG-TERM PARKING HAVE THE OPTION TO INCLUDE COMPACT PARKING STALLS. SUCH APPROVED LONG-TERM PARKING AREAS MAY HAVE UP TO FORTY (40) PERCENT COMPACT CAR STALLS USING THE COMPACT VEHICLE DIMENSIONS SET FORTH IN TABLE B, EXCEPT WHEN NO MINIMUM PARKING IS REQUIRED FOR A USE PURSUANT TO SUBSECTION 3.2.2 (K), IN WHICH EVENT THE NUMBER OF COMPACT CAR STALLS ALLOWED MAY BE GREATER THAN FORTY (40) PERCENT. NO COMPACT SPACES SHALL BE DESIGNATED AS HANDICAP PARKING SPACES.

TABLE A - STANDARD VEHICLE

le Of	STALL	STALL	ONE-WAY	TWO-WAY
King	WIDTH	LENGTH	AISLE WIDTH	AISLE WIDTH
0	8'-0"	23'-0"	20'-0"	12'-0"
30	8'-6"	20'-0"	20'-0"	15'-0"
15	8'-6" 9'-0"	20'-0"	20'-0"	15'-0'
50	9'-0"	19'-0'	24'-0"	20'-0"
20	9'-0"	19'-0"	24'-0"	20'-0"

(3) LONG-TERM PARKING STALLS. AS AN OPTION IN LONG-TERM PARKING AREAS, ALL LONG-TERM PARKING STALLS MAY BE DESIGNATED USING THE FOLLOWING STALL DIMENSIONS:

ANGLE OF	STALL	STALL
PARKING	WIDTH	LENGTH
0	8'-0"	21'-0"
30	8'-0"	19'-0"
45	8'-0"	19'-0"
60	8'-6"	18'-0'
90	8'-6"	18'-0"

M PARKING SHALL MEAN PARKING WHICH HAS LIMITED TURNOVER NORMAL WORKING WEEKDAY. LONG-TERM PARKING INCLUDES E-TYPE PARKING OR RESIDENTIAL-TYPE PARKING.



405 MASON COURT, SUITE 115A FORT COLLINS, CO 80524 PHONE: (970) 482-8125

PROJECT:

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SEAL:

# CONCEPTUAL DESIGN

**PROJECT NO:** DRAWN BY: CHECKED BY: 0000

**ISSUE AND REVISION SCHEDULE:** 

DRAWING TITLE: SITE PLAN - PARKING LOT

SHEET:

A002

# 2115 S Timberline Rd Dinner Theater



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Eric Larsen - General Contractor Business Name (if applicable) Evergreen Industrial Mailing Address 206 E. 4th Street, Suite 210, Loveland, CO 80537 Phone Email Address 9704615799 elarsen@evergreen-ind.com Site Address (parcel # if address in not available) 2115 S TIMBERLINE RD FORT COLLINS, CO 80525 **Description of Proposal** (attach additional sheets if necessary) End user is planning to build a theater facility designed to serve the local Fort Collins art community. The theater will be approximately 10,000 sq ft and have the ability to host up to 250 people. The facility is currently being planned to exhibit many of the architectural features of the neighboring buildings in this park namely the Ascent climbing studio which promotes an innovative architectural metal panel on much of the exterior. **Proposed Use Existing Use** Theater/Performing Arts Vacant Ground **Total Building Square Footage Number of Stories** Lot Dimensions 10,752 201' x 214'

### Age of any Existing Structures N/A

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 isit?

S.F.

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

### Increase in Impervious Area approximately 23,000

(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?

20C

R QUARTER CORNER N 19, T.7N., R.68W. 3 1/4" ALUMINUM REBAR, LS 34995, 3

N N N N N

### PROPERTY DESCRIPTION

Lot Eight (8), Timberline Center, as recorded June 19, 2006 as Reception No. 20060045462 of the Records of Larimer County, located in the East Half (E1/2) of Section Nineteen (19), Township Seven North (T.7N.), Range Sixty—eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado.

### BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 8, Timberline Center, as bearing North 00°01'35" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 214.07 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

### NOTE

According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

### SURVEYOR'S NOTES

1. Field survey completed November 12, 2008.

### SURVEYOR'S CERTIFICATE

### To: Timberline Development, LLC

Brinkman Partners, LLC Cache Bank and Trust, Custodian of David A. Lawser, IRA Sperry Van Ness TRG National Title Service

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, and 4 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Colorado, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.



This survey does not constitute a title search by King Surveyors, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors, Inc. relied upon Title Commitment Number TRG08-B00140 C/2 dated October 22, 2008 at 7:00 a.m., as prepared by TRG National Title Service to delineate the aforesaid information.

This certificate does not extend to any unnamed parties or the successors and/or assigns of Timberline Development, LLC, Brinkman Partners, LLC, Cache Bank and Trust, Custodian of David A. Lawser, IRA, Sperry Van Ness and TRG National Title Service.

### SCHEDULE B EXCEPTIONS

10. Apparent right of way for Union Pacific Railroad as evidenced by various instruments of record. (Does Not Affect Subject Parcel)

11. Terms, conditions, provisions, agreements and obligations specified under the Right of Way recorded June 3, 1947 in Book 834 at Page 194. (Does Not Affect Subject Parcel)

12. Terms, conditions, provisions, agreements, easements, and obligations specified under the Easement recorded October 2, 1962 in Book 1184 at Page 313. (Does Not Affect Subject Parcel) (Partial Termination by Reception No. 20060036651)

13. Terms, conditions, provisions, agreements, easements, and obligations specified under the Right of Way Easements recorded October 2, 1974 in Book 1619 at Pages 650 and 652. (Does Not Affect Subject Parcel) (Partial Termination by Reception No. 20060040455)

14. Terms, conditions, provisions, agreements and obligations specified under the notice concerning Underground Utilities recorded April 1, 1988 at Reception No. 88014428. (Not Plottable)

15. Terms, conditions, provisions, agreements, easements, and obligations specified under the Quitclaim Deed of Easement recorded May 17, 1990 at Reception No. 90020795 and re-recorded July 24, 1990 at Reception No. 90032121. (Does Not Affect Subject Parcel)

16. Terms, conditions, provisions, agreements, easements, and obligations specified under the Deed of Slope and Drainage Easement recorded April 12, 2006 at Reception No. 20060027138. (Does Not Affect Subject Parcel)

17. Terms, conditions, provisions, agreements, easements, and obligations specified under the Deed of Utility Easement recorded April 12, 2006 at Reception No. 20060027139. (Does Not Affect Subject Parcel)

18. Terms, conditions, provisions, agreements and obligations specified under the Partial Termination of Easements recorded May 16, 2006 at Reception No. 20060036650 and corrected Partial Termination of Easements recorded May 31, 2006 at Reception No. 20060040455. (Does Not Affect Subject Parcel)

19. Terms, conditions, provisions, agreements and obligations specified under the Partial Termination of Easement recorded May 16, 2006 at Reception No. 20060036651. (Does Not Affect Subject Parcel)

20. Easements, notes, terms, conditions, provisions, restrictions, covenants, agreements and obligations as shown on the plat of Timberline Center. (PLOTTED)

21. Terms, conditions, provisions, agreements, easements, and obligations specified under the Deed of Dedication for Right of Way recorded July 21, 2006 at Reception No. 20060055111. (Does Not Affect Subject Parcel)

22. Covenants, conditions, restrictions, easements, reservations and lien rights (if any) which do not include a forfeiture or reverter clause, deleting restrictions, if any, based on race, color, religion, sex, handicap, family status or national origin set forth in the Declaration recorded August 3, 2006 at Reception No. 20060058942, First Amendment recorded September 15, 2006 at Reception No. 20060070637, and any and all Amendments, Supplements and Annexations thereto. (Not Plottable)

23. Use restrictions, terms, conditions, provisions, agreements and obligations specified under the Warranty Deed recorded April 17, 2008 at Reception No. 20080023788. (Does Not Affect Subject Parcel)

24. Any and all existing leases or tenancies. (Not Plottable)

# ALTA/ACSM LAND TITLE SURVEY

Lot 8, Timberline Center, City of Fort Collins, County of Larimer, State of Colorado



SHEET 1 OF 1

FORT COLLINS DINNER THEATRE ARTS CENTER NEW 3/4/18 (10,752 sft) (future) REV. 1 BACKSTAGE STAGE Rehearsa FUTURE CHEARET +36" +30" (0") CHINDREN'S THEATRE 00000 BATH 111 DR GREEN ORCHESTRA PIT -60" ROOM Men DR. RESTROOM DR DR 40.1 NA SOU 201 24 M MP Inst Kitchen 0" + 24.5 V Cheek V Food COURTWARD in -736-Service -160" 24 + 96" 12 11 H114" Π Π П 5 Π Women office office office Tech RESTROOM 000 E 0 0. 0. 0. BAR Tup 0 0 00000 up to level D to level 0") 2> LOWER (UNDER TECH)