

Conceptual Review Agenda

Schedule for 01/29/18 to 01/29/18

281 Conference Room A

Monday, January 29, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Coffee Shop/Dog Park CDR180004	Clint Jameson (602) 538-3637 clint@centerpointe-dev.com	This is a request to construct a 2,200 square foot drive-thru coffee shop and adjacent dog park at the northeast corner of Lemay and Magnolia within an existing parking lot (parcel #8707343001). The site would be accessed off of the existing drive isles within the parking lot. 32 parking spaces are proposed to accommodate the coffee shop and dog park. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	Ted Shepard
10:15	728 Aster St - Gamma Phi Beta CDR180005	Jerry Davidson (303) 232-8088 jdavidson@perceptiondesigngroup.com	This is a request to demolish the house at 728 Aster St to expand parking for the adjacent Gamma Phi Beta Sorority (parcel #9715104022). The proposed parking lot would be accessed off Aster St on the west and would create an additional 16 parking spaces for the sorority. The proposed project is within the Community Commercial (CC) zone district and is subject to Planning and Zoning Board (Type 2) review.	Pete Wray



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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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)

J. Clint Jameson Owner/Developer

Business Name (if applicable) Center Pointe Development Group

Your Mailing Address 4014 N. Goldwater Blvd, #204 Scottsdale, AZ 85251

Phone Number 602 538 3637 Email Address clint@centerpointe-dev.com

Site Address or Description (parcel # if no address) 1250 E. Magnolia St, Fort Collins

Description of Proposal (attach additional sheets if necessary) The idea is to take the underutilized parking area in front of the wal-mart & develop a 3200 SF coffee shop & a small dog park

Proposed Use coffee shop & dog park Existing Use parking lot / Landscaping

Total Building Square Footage 2,200 S.F. Number of Stories 1 Lot Dimensions .5 AC

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 is it?

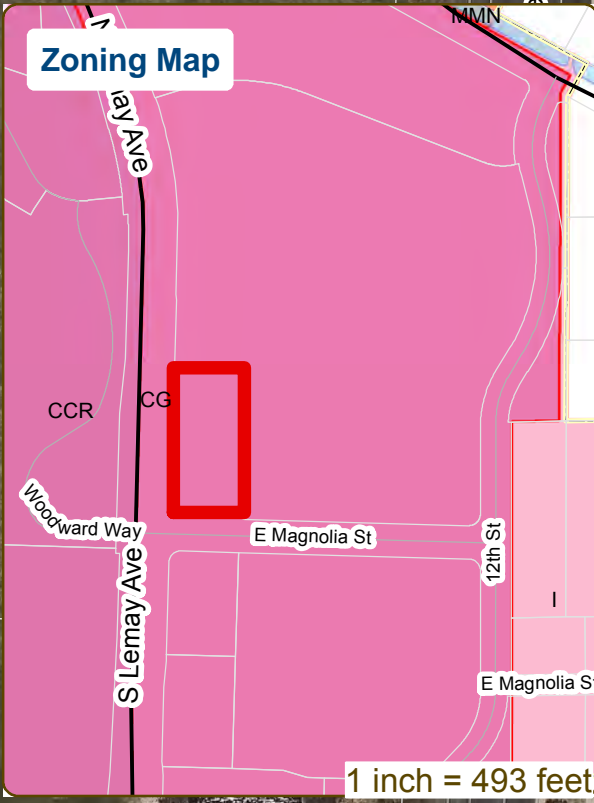
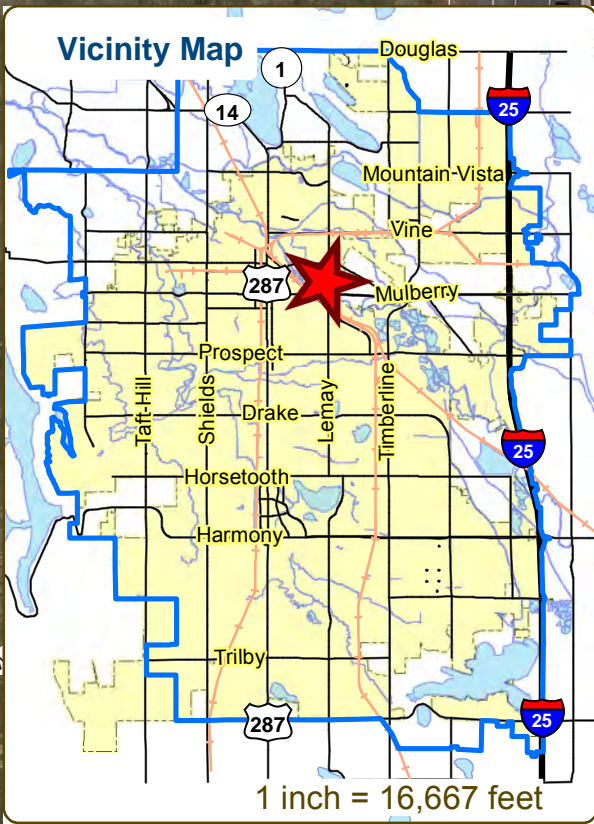
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area approx 4000 SF 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?

Coffee Shop/Dog Park Lemay & Magnolia



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S. LEMAY AVE.

S. MAGNOLIA ST.

PROJECT SUMMARY

SITE AREA:	0.5 AC +/-
BUILDING:	2,200 SF +/-
PARKING PROVIDED:	22
PARKING RATIO PROVIDED:	10 / 1,000

NOTE : PROPERTY DIMENSIONS AND AREA TO BE VERIFIED BY SURVEY.

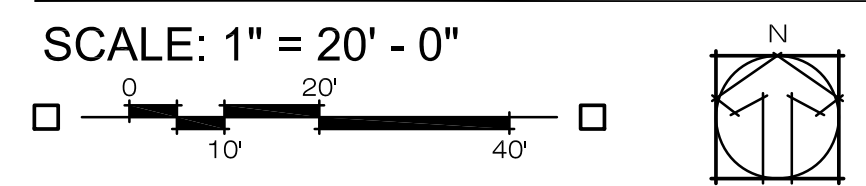
Proposed QSR - S. Lemay Ave. & E. Magnolia St.
Fort Collins, CO

DATE: 01/02/2018
G3 JOB #: xxxxx

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

Site Scheme D



CenterPointe Real Estate

4014 N. Goldwater Blvd., Suite 204
Scottsdale, AZ 85251





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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>

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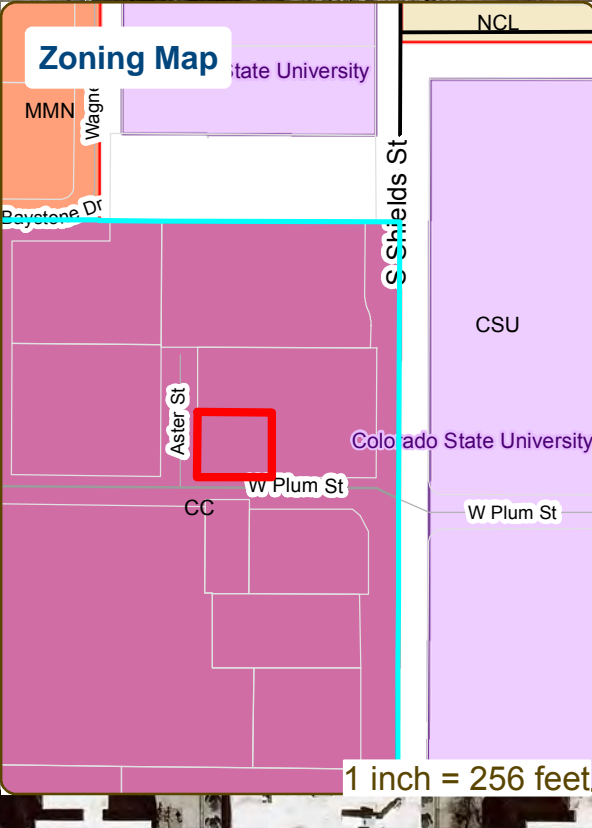
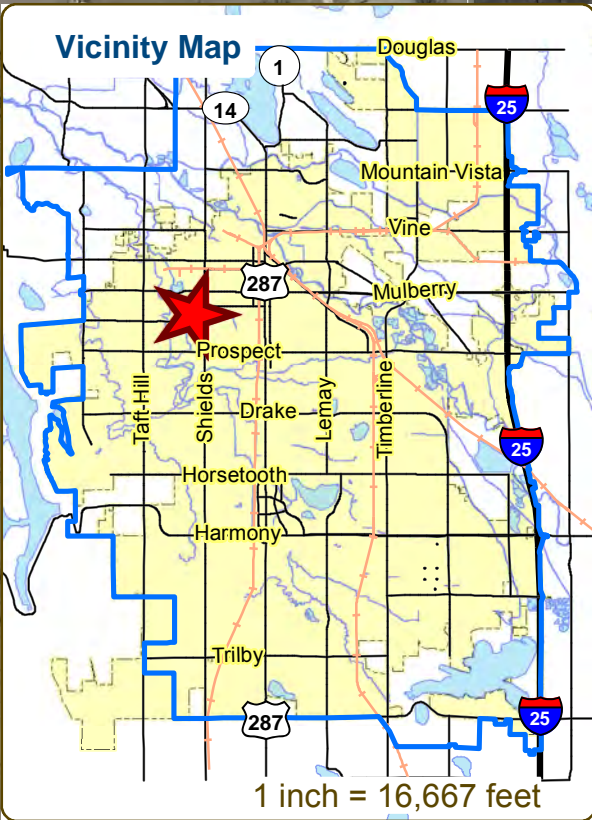
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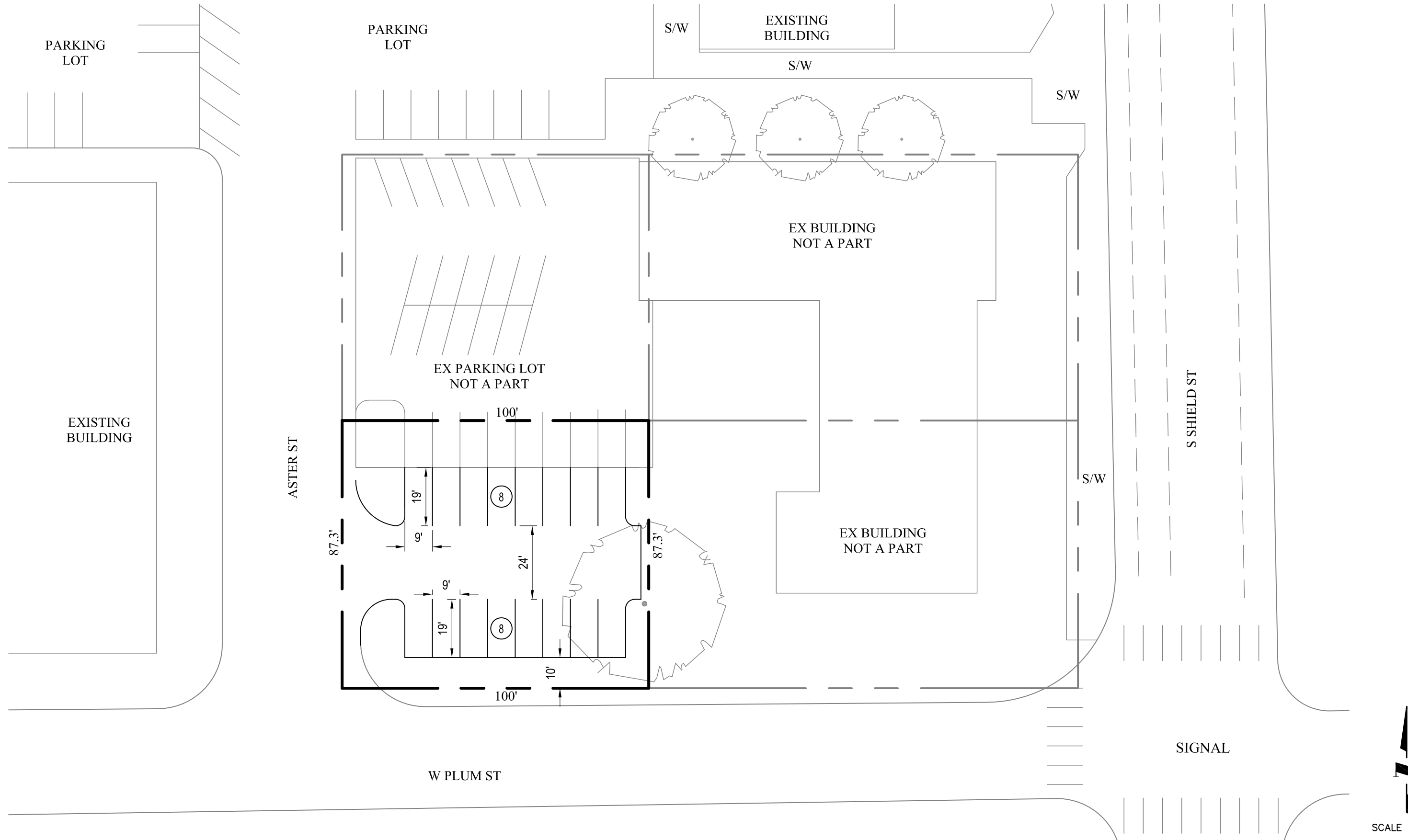
728 Aster St Gamma Phi Beta Parking Lot



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Consulting Civil Engineers
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S. SHIELD ST & W PLUM ST.
SITE PLAN
FT. COLLINS, COLORADO
JANUARY 3, 2018

CONSTRUCTION CONCEPTS INC
14125 MEAD STREET
LONGMONT, COLORADO 80504

