

Conceptual Review Agenda

Schedule for 03/13/17 to 03/13/17

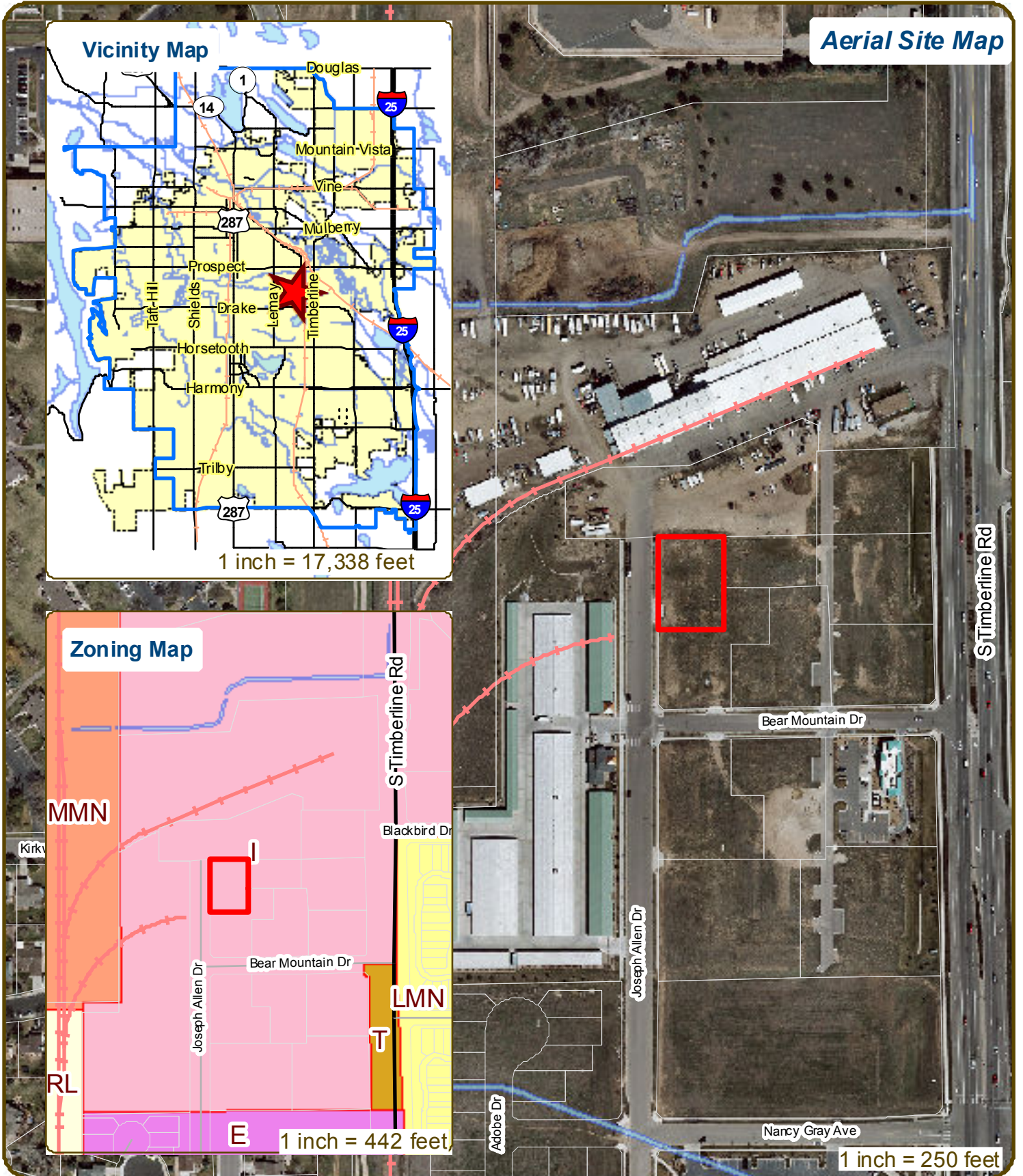
281 Conference Room A

Monday, March 13, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	2021 Joseph Allen Drive - Office CDR170008	Tim Lago (970) 775-2925 tim.lago@infusionarchitects.com	This is a request to build an office and showroom at 2021 Joseph Allen Drive (parcel # 8719144006). The proposal includes the construction of a 3,600 SF office building with a product showroom. The site plan indicates 20 parking spaces, trash enclosure on the northern end of the lot and main entry facing away from Joseph Allen Drive. The lot is part of an Overall Development Plan located in the Industrial (I), zone district and is subject to a minor amendment.	Pete Wray
10:15	Lot 6, Corral Business Park PUD – Plant Nurseries and Greenhouses CDR170012	Eric Brett Trousil (970) 846-4033 eric.trousil@gmail.com	This is a request to build and operated two hydroponic farms (freight farms) on Lot 6 of the Corral Business Park PUD (parcel # 9612214006). The proposal will include the commercial sale of produce such as lettuce and herbs. The site plan shows two shipping container greenhouses with an approximate footprint of 640 SF and an 80 square foot office/shed. The lot is part of the Corral Business Park PUD located in Service Commercial (CS), zone district and is subject to a Major Amendment.	Ted Shepard

Cancelled

2021 Joseph Allen Drive Office



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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.

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) _____

Tim Lago, Architect

Business Name (if applicable) Infusion Architects

Your Mailing Address 125 E. 5th Street, Loveland, CO 80537

Phone Number 970.775.2925 Email Address tim.lago@infusionarchitects.com

Site Address or Description (parcel # if no address) _____

Lot #6 - Timberline Center, Joseph Allen Drive, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) _____

A 3600 SF new building, housing offices and a product showroom.

Proposed Use Business/Office Existing Use N/A - new building

Total Building Square Footage 3600 S.F. Number of Stories 1 Lot Dimensions 126' X 176'

(approx.)

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 [X] No If yes, then at what risk is it? _____

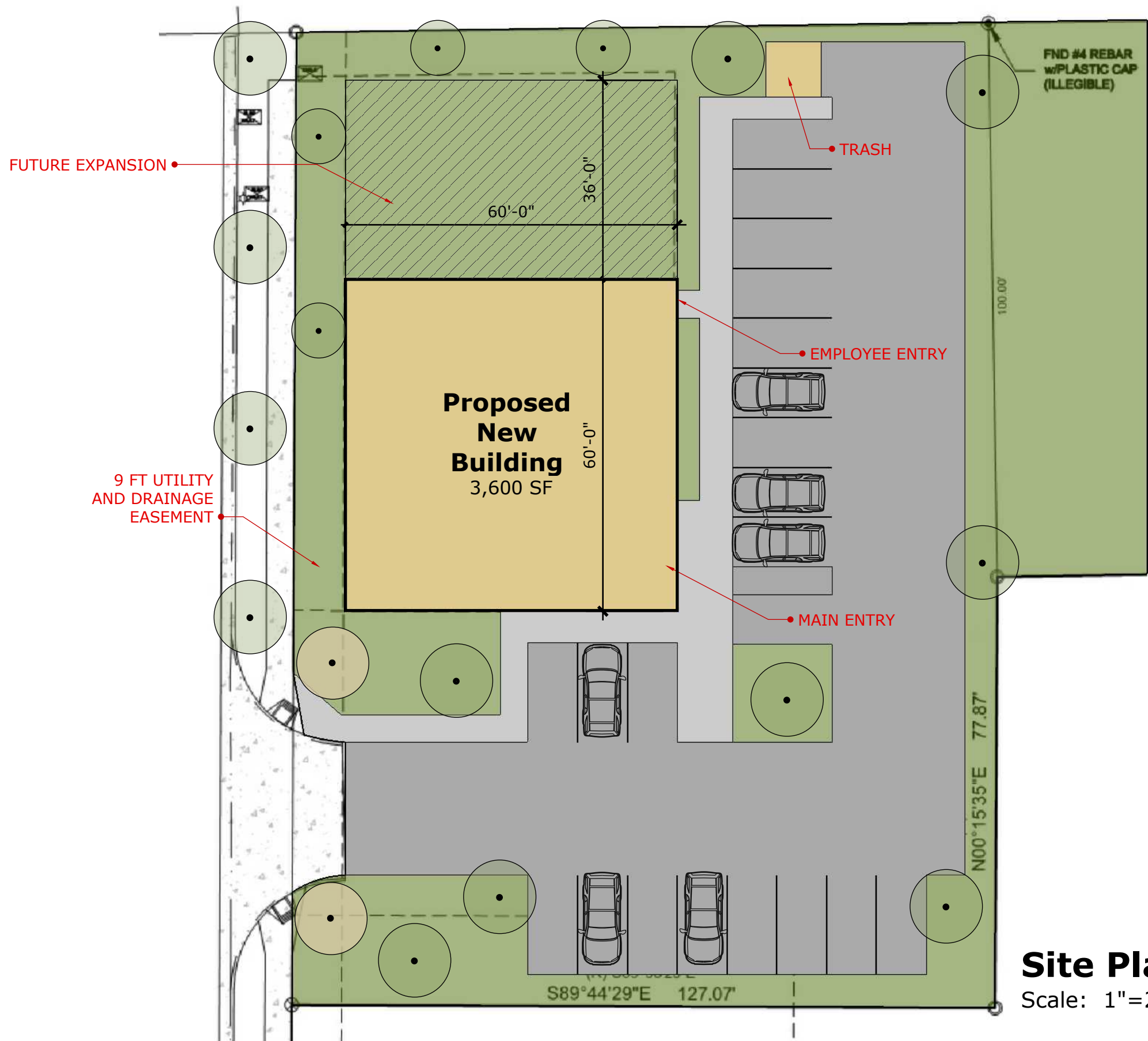
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 14,385 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:

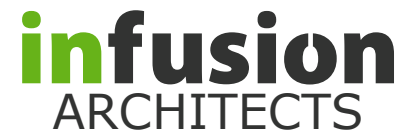
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



Site Plan

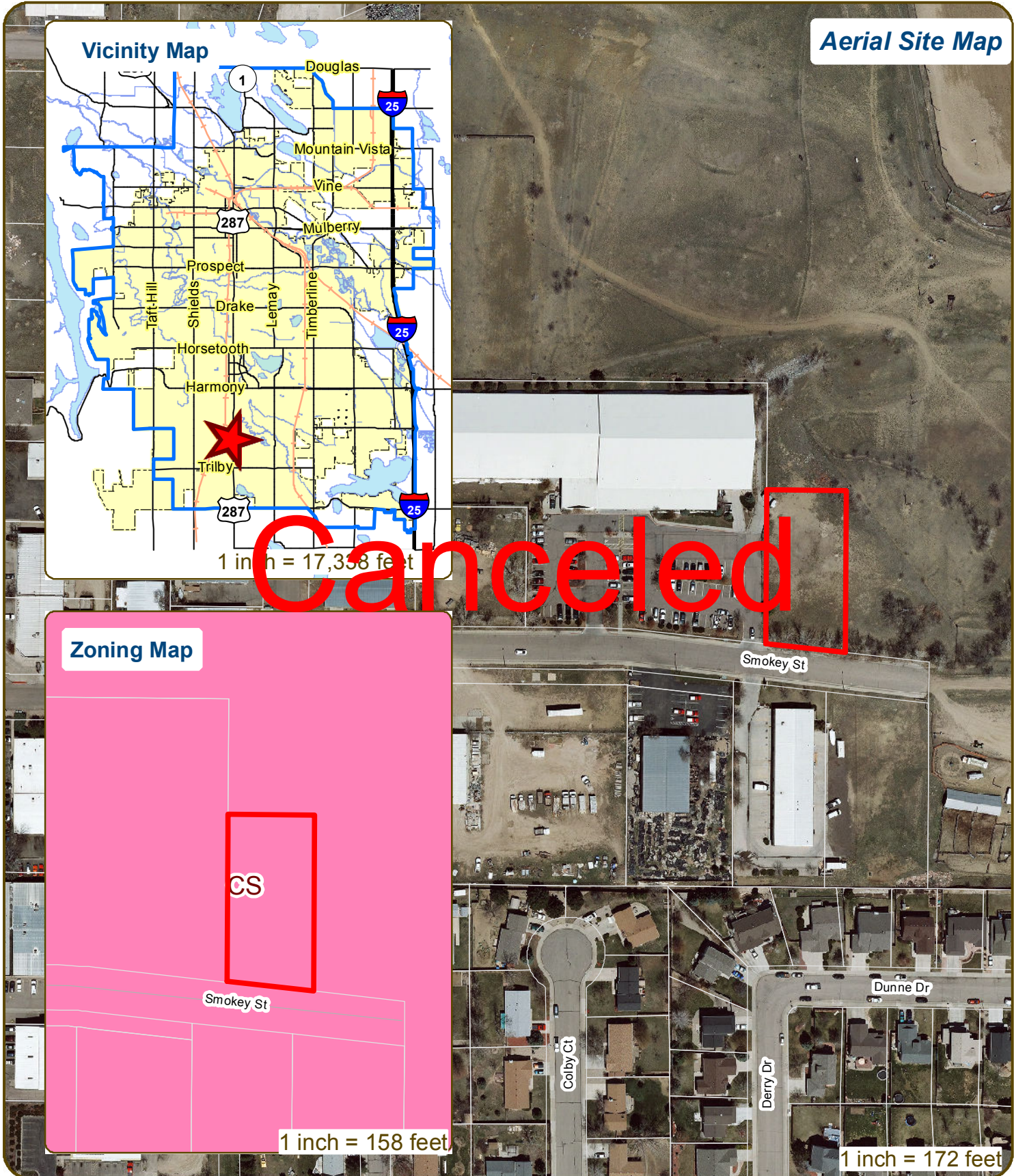
Scale: 1"=20'-0"

REVISED SITE PLAN



ADVANCED INTERIORS
 LOT #6 - JOSEPH ALLEN DRIVE, FORT COLLINS, COLORADO | January 25, 2017

Lot 6, Corral Business Park PUD Plant Nurseries and Greenhouses



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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) _____

Eric Brett Trousil: Buyer of Property

Business Name (if applicable) _____ TBD _____

Your Mailing Address _____ PO box 771201, Steamboat Springs, CO 80477 _____

Phone Number _____ (970) 846-4033 _____ Email Address _____ eric.trousil@gmail.com _____

Site Address or Description (parcel # if no address) _____ LOT 6, CORRAL BUSINESS PARK PUD, 1ST, FTC _____

Parcel #: 96122-14-006

Description of Proposal (attach additional sheets if necessary) _____ Please reference attached word document _____

Proposed Use _____ Greenhouse: Selling of produce _____ Existing Use _____ Vacant Commercial Land _____

Total Building Square Footage _____ attached _____ S.F. Number of Stories _____ Lot Dimensions _____ 21,739 sqft

105'x212',201'

Age of any Existing Structures _____ None _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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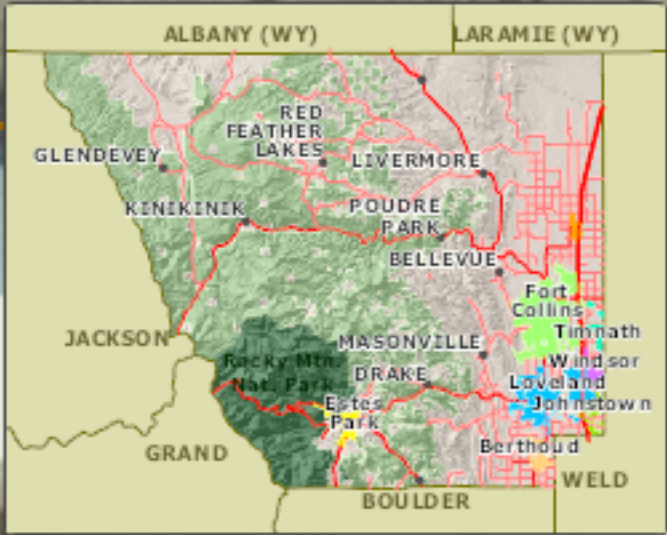
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ None _____ 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?



Larimer County Land Information Locator

Created by Larimer County using data from multiple sources. Larimer County makes no warranty as to the accuracy of this product. This map may not reflect recent updates prior to the date of printing.

Printed: 2/9/17



Parcel #: 9612214006
Zoning: Commercial Service

Cancelled



Measurement Results: 113.1 feet

Description of Proposal:

Placement and operation of 2 hydroponic farms (Freight Farms) on the specified land parcel intended for the commercial sale of produce (i.e lettuce, herbs ect.).

Each farm is enclosed within a freight-shipping container to be placed on top of the land. Two separate farms will be placed side-by-side on the southern portion of the parcel. A small 80 sqft shed will be placed next to the farms for office use.

Electric, water and sewage utilities are available on the parcel and will need to be tapped and accessed for use.

Proposed Use:

The farms, or greenhouses, on the land will solely be used to for the production of produce to be delivered to clients.

Total Building Square Footage:

2 Container Greenhouses = 640 sqft

Office Shed = 80sqft

Total Square Footage= 720 sqft

Canceled