

# Conceptual Review Agenda

Schedule for 06/12/17 to 06/12/17

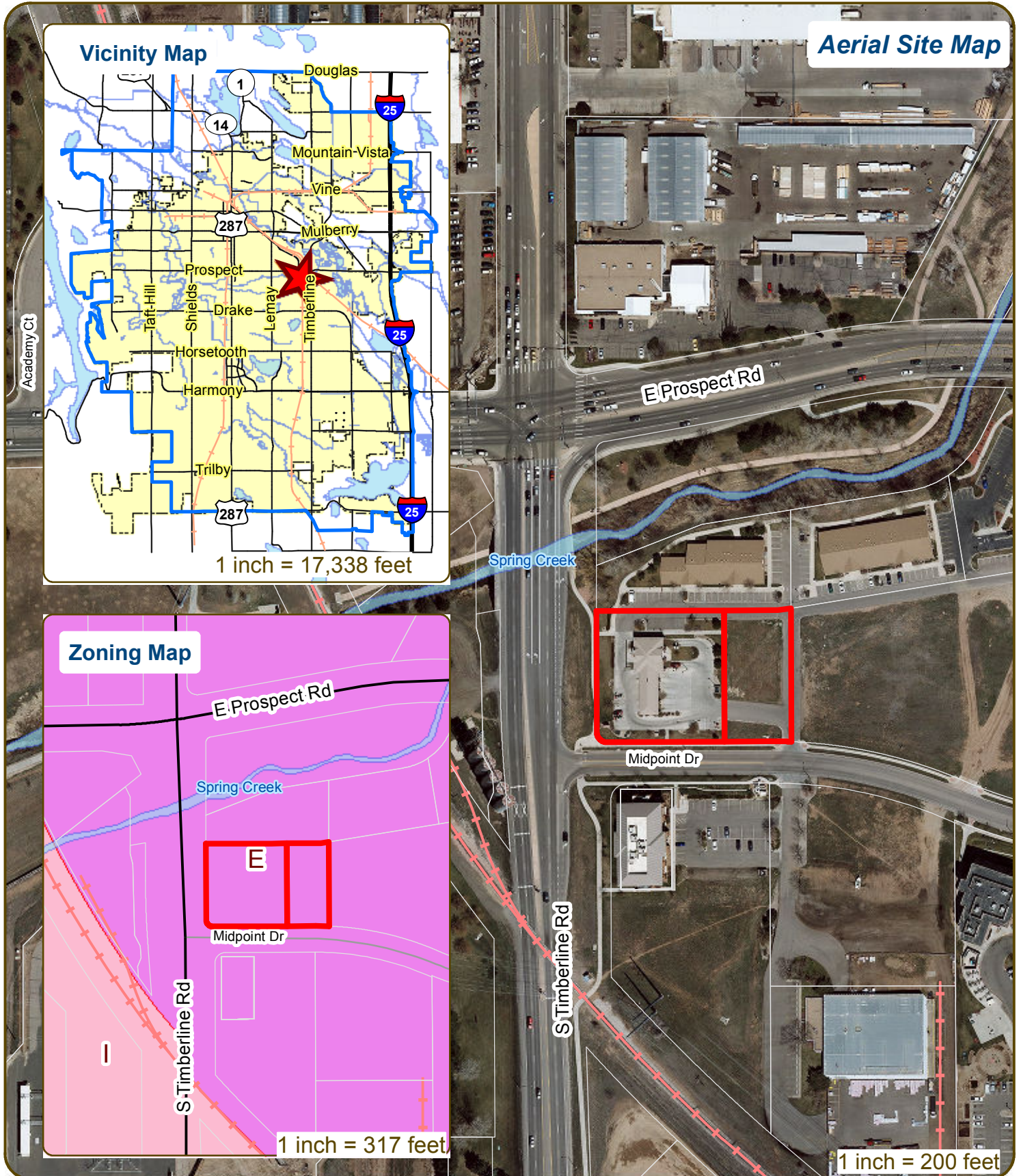
281 Conference Room A

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## Monday, June 12, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	2102 Midpoint Drive - Car Wash CDR170037	Kris Lee (970) 290-8440 <a href="mailto:washmasters@qwestoffice.net">washmasters@qwestoffice.net</a>	This is a request to add onto an existing car wash located on lot 5 and part of lot 6 of the Spring Creek Center P.U.D. (parcel # 8720218005 and 8720207001). The project maintains the existing building footprint but adds a new tunnel wash and drive aisle to the northern portion of the building. The expansion onto the lot to the east will be primarily for vacuum parking and for drive aisle serving the tunnel wash. The project is located in the Employment (E), zone district and is subject to a Minor Amendment.	Meaghan Overton
10:15	Trail Head Tract F & G - Single Family Attached CDR170038	Kenneth Merritt (303) 267-6233 <a href="mailto:kmerritt@jrengineering.com">kmerritt@jrengineering.com</a>	This is a request to build single-family attached housing on Tract G & F of the Trail Head subdivision (parcel # 8704324006 and 8704324007). The proposal indicates 86 Residential Townhome Units/Lots, 45 units on 5.19 acres of Tract F and 41 units on 5.53 acres of Tract G). It is anticipated that the property will be subdivided into 86 Townhome Lots to be sold as Fee Simple Ownership Townhomes. Units will vary from 1,500 – 1,800 square feet and built to a maximum height of 2 stories without basements. The project is located in the Low Density Mixed-Use Neighborhood (LMN), zone district and is subject to Planning and Zoning Board (Type 2) review.	Clark Mapes

# 2102 & 2104 Midpoint Drive Car Wash



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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.

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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) \_\_\_\_\_

Jeremy Ginther - Owner, Kris Lee - Architect

Business Name (if applicable) Wash Me Car Wash

Your Mailing Address 3106 W. Eisenhower Blvd. Loveland, CO 80537

Phone Number 970-290-8440 Email Address washmasters@qwestoffice.net

Site Address or Description (parcel # if no address) 2102, 2104 Midpoint Drive

Description of Proposal (attach additional sheets if necessary) Add tunnel car wash to existing north bay and add more site vehicle circulation to on neighboring vacant lot. Rearrange site entry and various vacuum parking spaces.

Proposed Use Car wash Existing Use Car wash / vacant land

Total Building Square Footage 4,859 S.F. Number of Stories 1 Lot Dimensions 195'x200' / 100'X200'

Age of any Existing Structures 13 years

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.

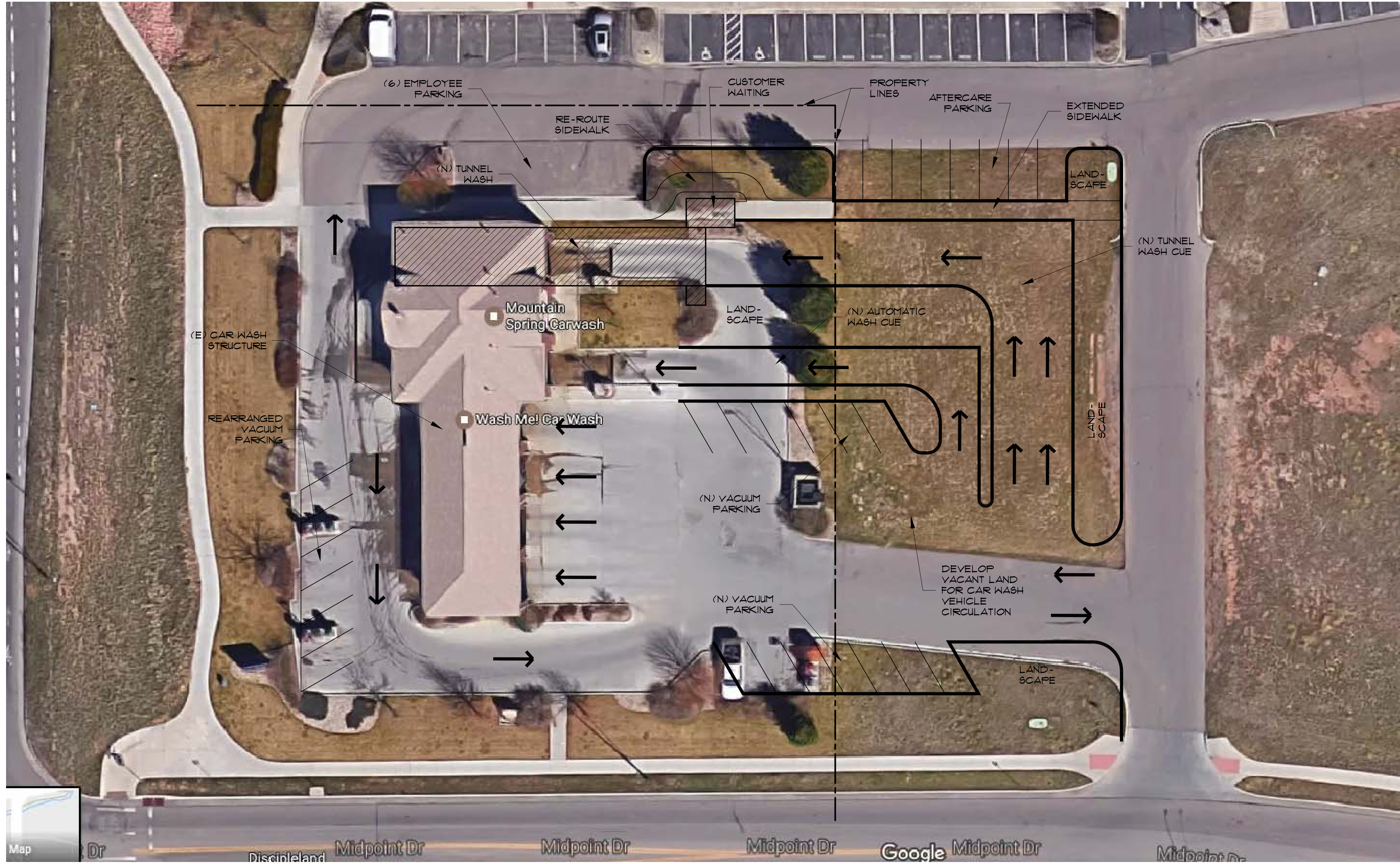
Is your property in a Flood Plain? [ ] Yes [X] No If yes, then at what risk is it? \_\_\_\_\_

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

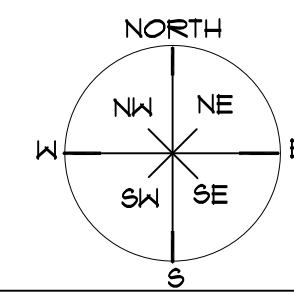
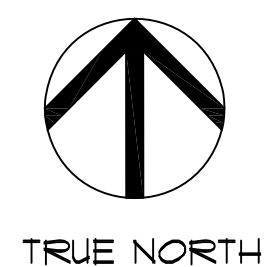
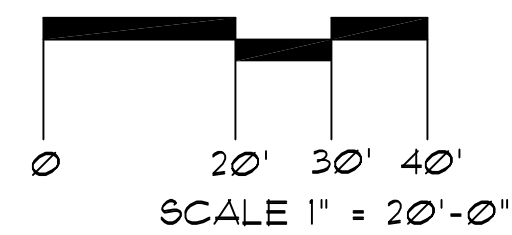
Increase in Impervious Area 7,700 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?


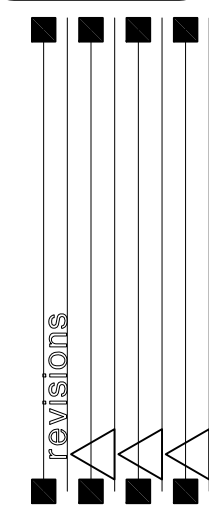


**OVERALL SITE PLAN**



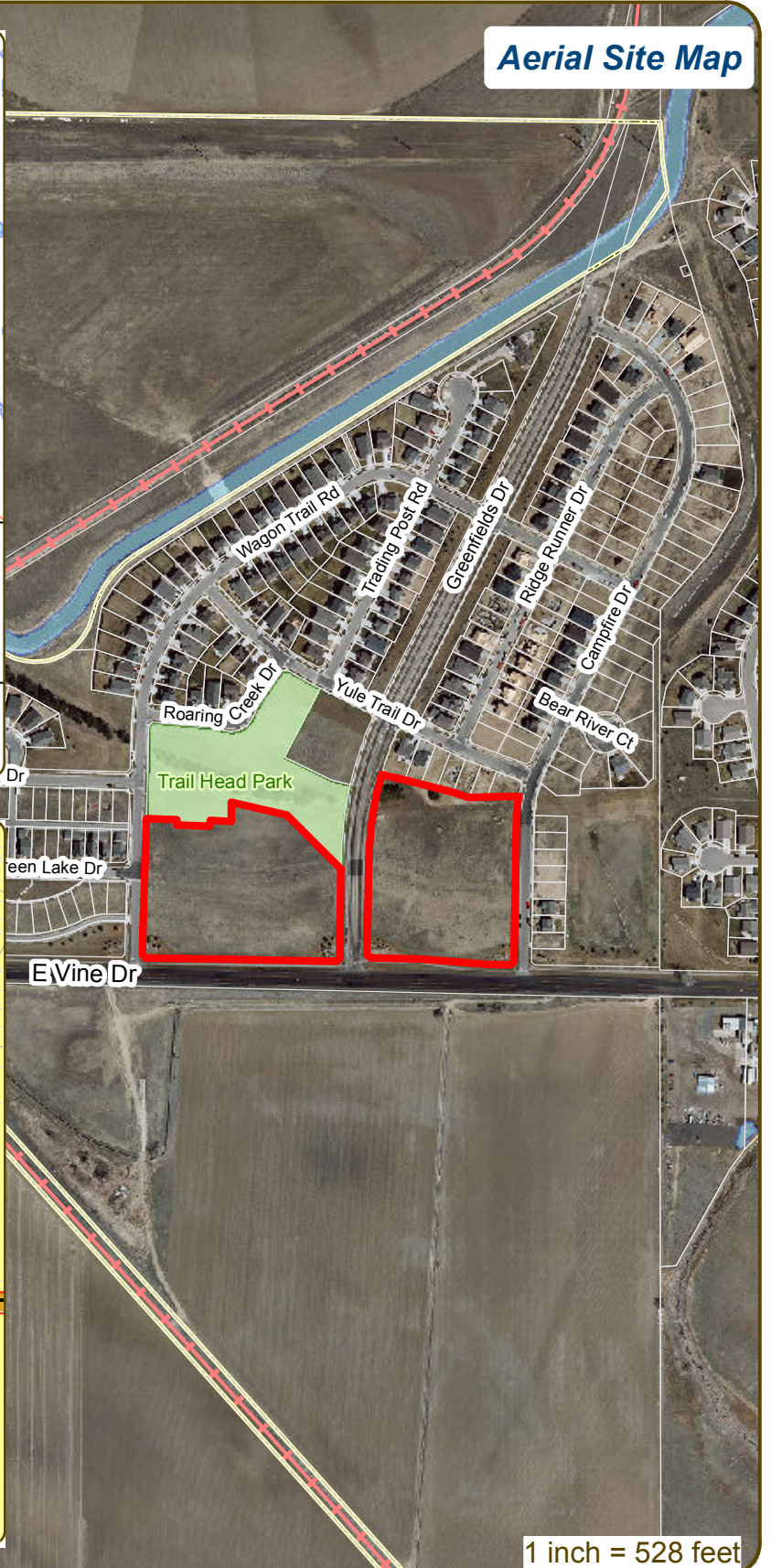
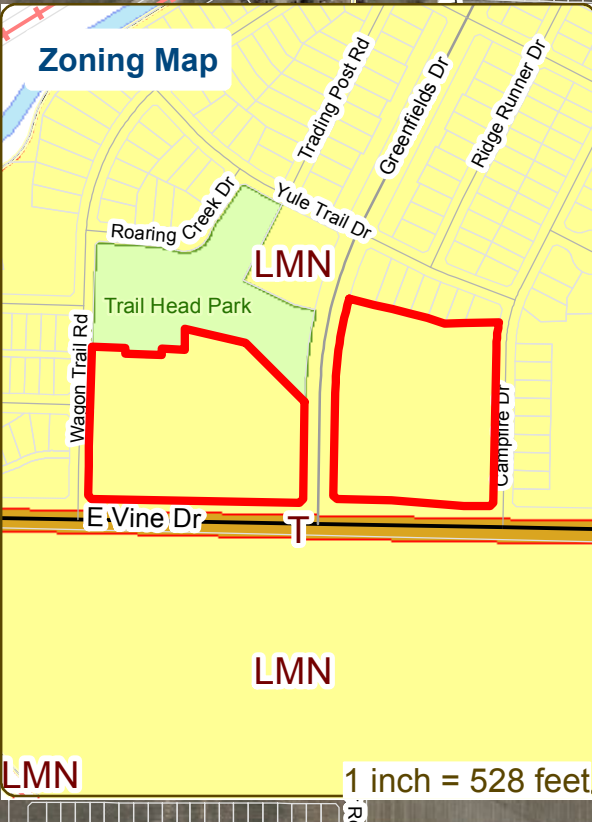
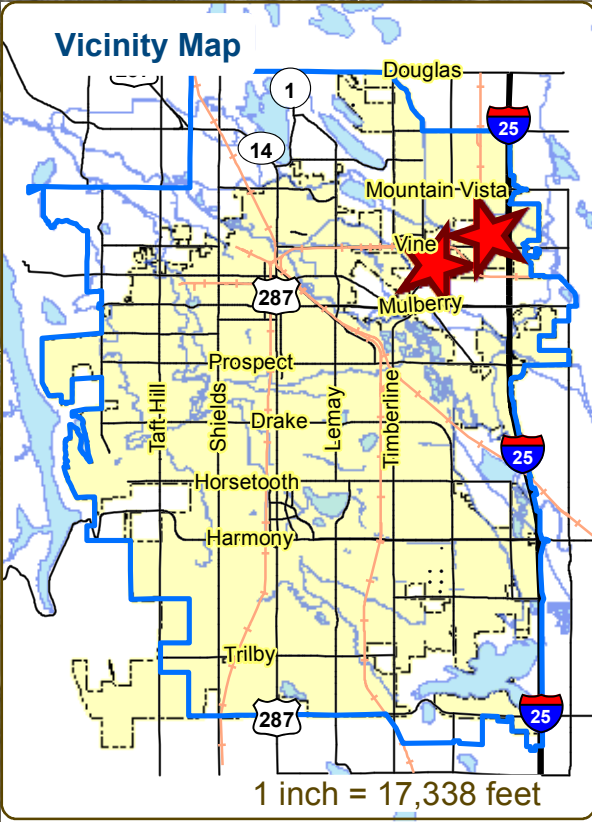
NOTICE OF COOPERATION - Release of these plans constitutes further cooperation, among the client, contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is imperfect, and every contingency cannot be anticipated. Any inaccuracy or discrepancy of coverage by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a third party to the architect will refer to the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD ANY SET BE OBTAINED FROM THIS SET.

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<p>DATE: 5/9/2017          DRAWN: KML          CHECKED:          JOB NO.</p>	<p>AN ADDITION FOR:            2102 Midpoint Drive          Fort Collins Colorado</p>	<p>REVISIONS:  </p>	<p><b>Kenney Lee</b>          architecture group, inc.          (970) 663-0548</p>
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sheet  
**A2.1**

# Trail Head Tract F & G Single Family Attached



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<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.)		
<b>Business Name</b> (if applicable)		
<b>Mailing Address</b>		
<b>Phone</b>	<b>Email Address</b>	
<b>Site Address</b> (parcel # if address in not available)		
<b>Description of Proposal</b> (attach additional sheets if necessary)		
<b>Proposed Use</b>	<b>Existing Use</b>	
<b>Total Building Square Footage</b>	<b>Number of Stories</b>	<b>Lot Dimensions</b>

**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? \_\_\_\_\_

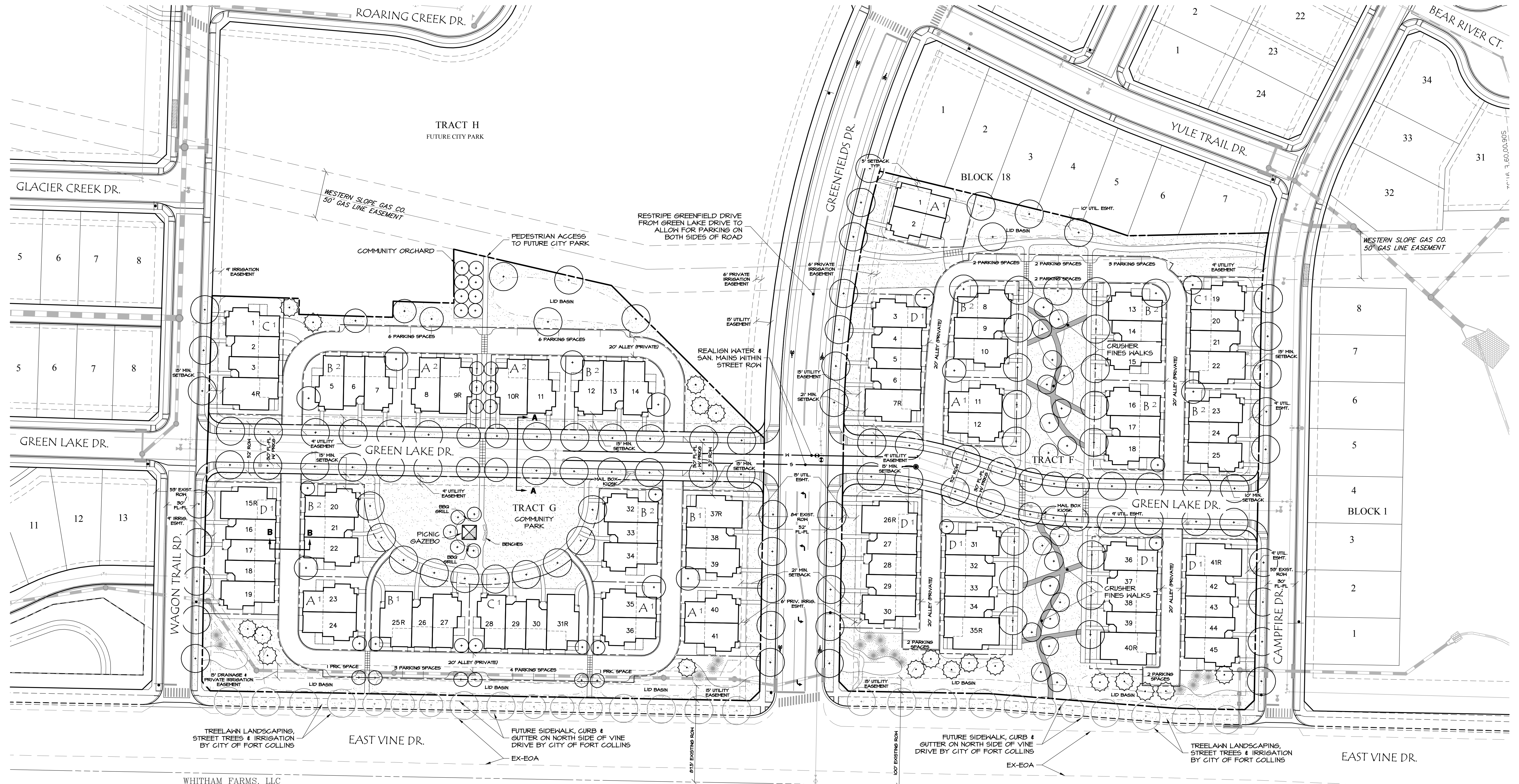
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

**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?

# TRAIL HEAD TRACTS F & G



WHITHAM FARMS, LLC  
RECEPTION #001120159

## TRACT G

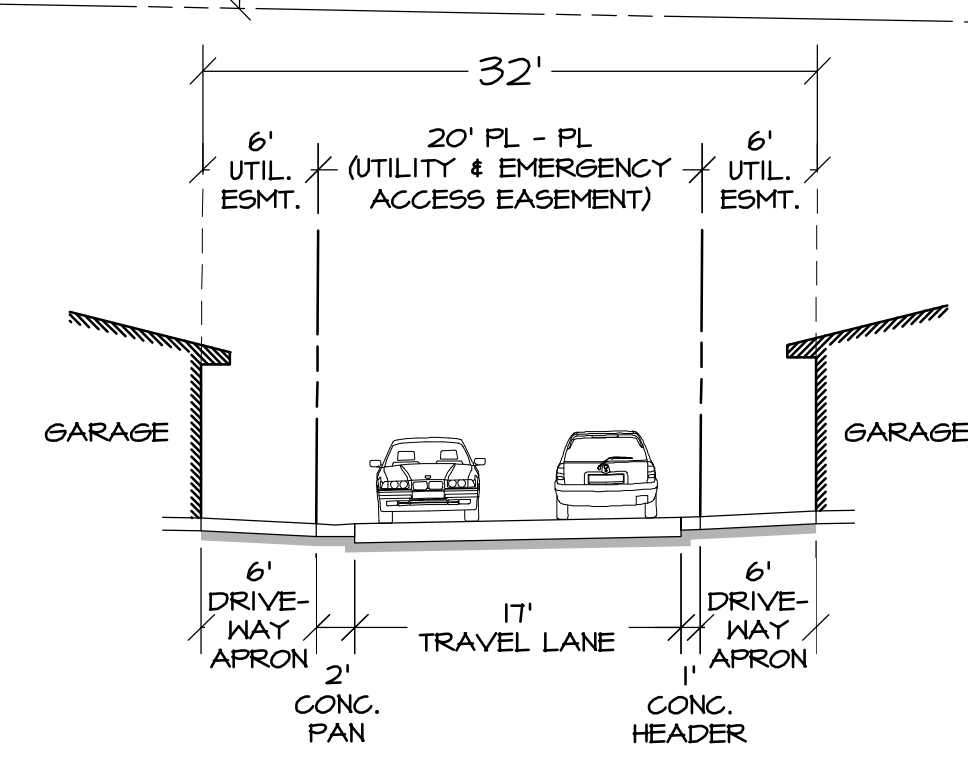
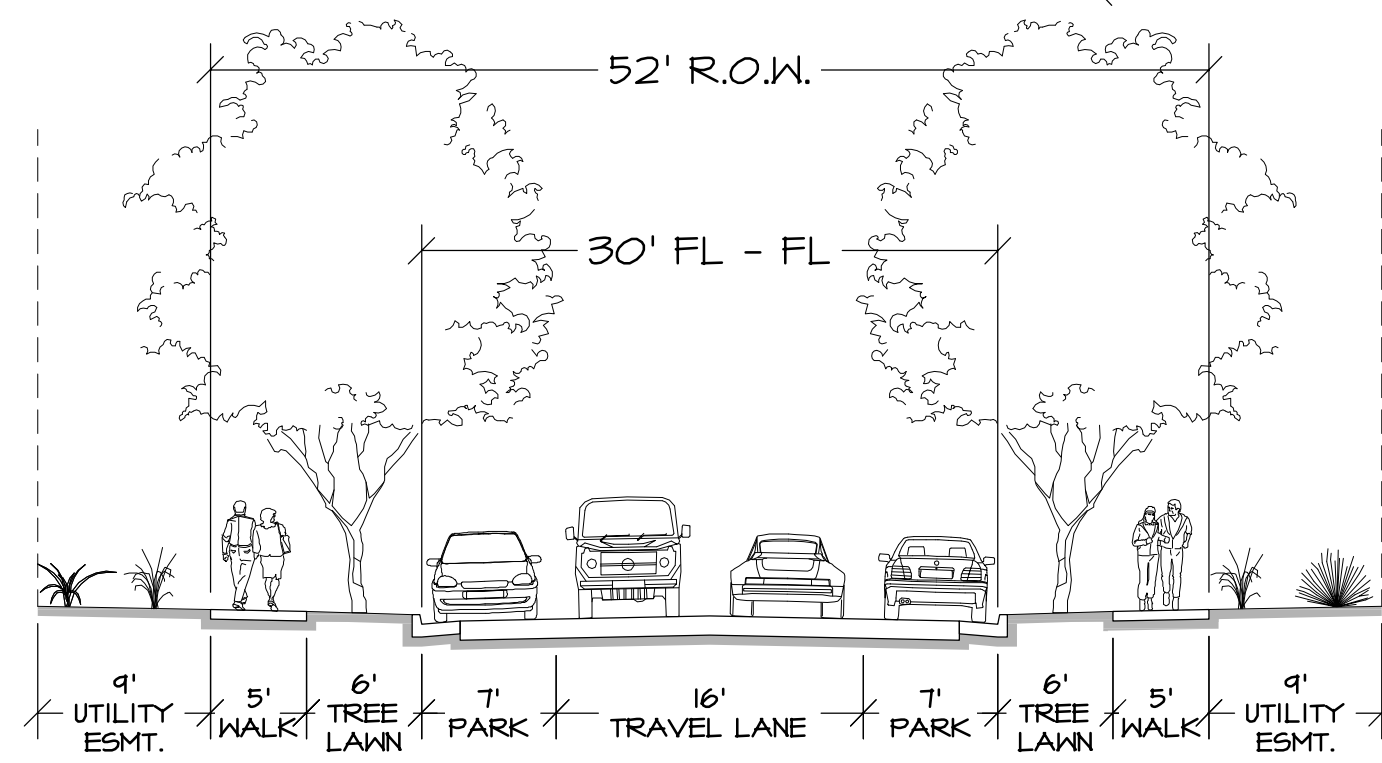
TOTAL SITE AREA	5.53 AC
TOTAL LOTS	41 LOTS/UNITS
DENSITY	7.41 DU/AC

## BUILDING GROUPS

- A 1: 5 BUILDING GROUPS
- A 2: 2 BUILDING GROUPS
- B 1: 2 BUILDING GROUPS
- B 2: 8 BUILDING GROUPS
- C 1: 3 BUILDING GROUPS
- D 1: 6 BUILDING GROUPS

## TRACT F

TOTAL SITE AREA	5.19 AC
TOTAL LOTS	45 LOTS/UNITS
DENSITY	8.67 DU/AC



CONCEPT SITE PLAN  
TRAIL HEAD TRACTS F & G  
PROJECT NO. 3914550 - MARKETING  
05/17/17  
SHEET 1 OF 1



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