

Conceptual Review Agenda

Schedule for 12/18/17 to 12/18/17

281 Conference Room A

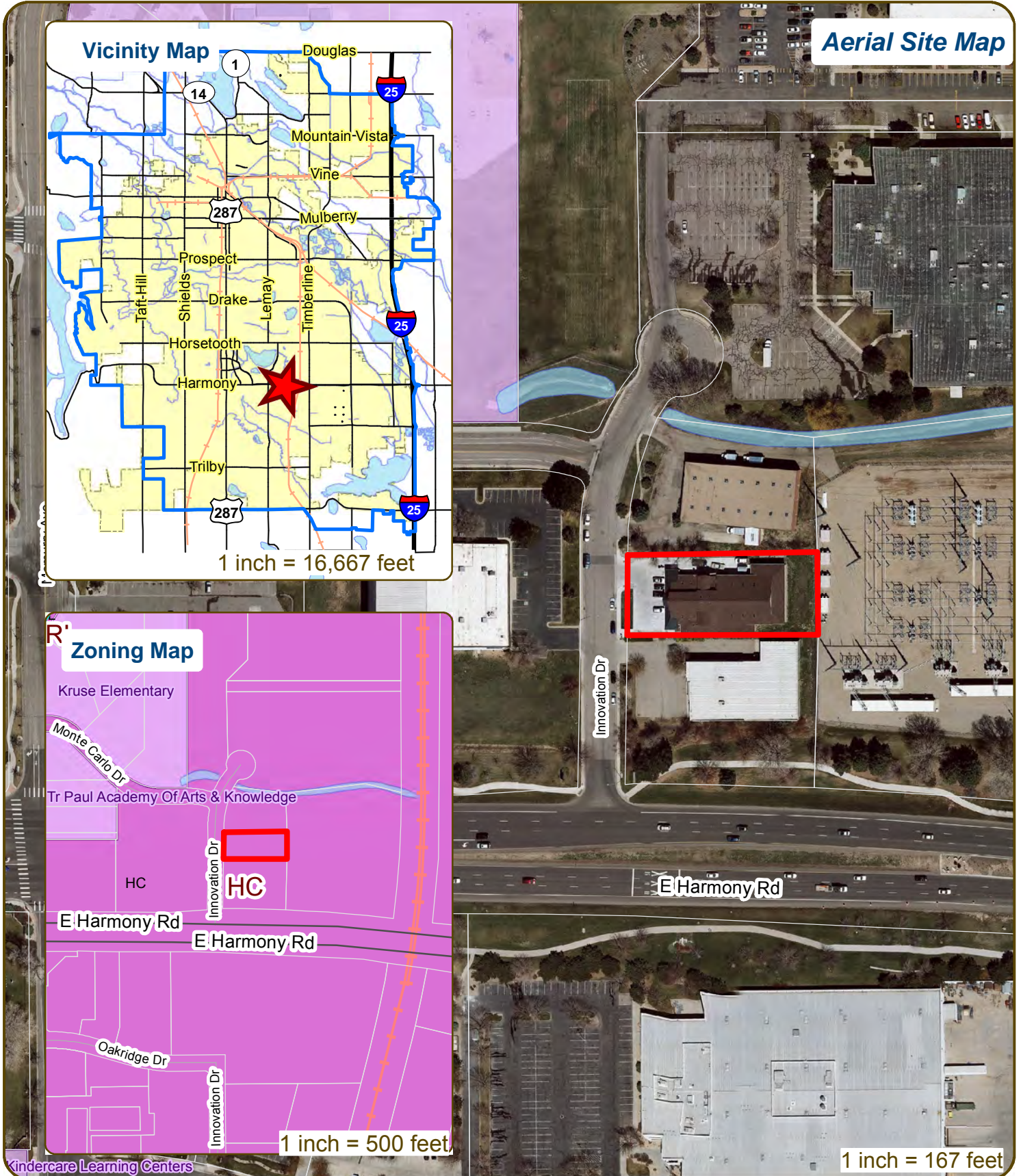
Monday, December 18, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	4518 Innovation Dr CDR170076	Danny Edwards (660) 620-1700 danny@winpartners.net	This is a request to install a 70' monopole adjacent to the power substation at 4518 Innovation Dr (parcel #8731406010). The existing cellular equipment located adjacent to the site located on a utility pole across Harmony Rd. The existing equipment would be removed and relocated to the proposed site with the possibility of adding additional carriers in the future. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) review.	Clay Frickey
10:15	2015 S College - Charter School CDR170077	Luke McFetridge (970) 692-1310 lukemcfetridge@outlook.com	This is a request for a change of use from a retail/commercial building to a charter school at 2105 S College Ave (parcel #9723108003). The proposal does not include any changes to the existing building. The school would have a capacity of 400 students. No changes are proposed to the existing access drives off of College Ave. The property is located within the Transit Overlay District (TOD) and the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Ted Shepard

Monday, December 18, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	4101 S Taft Hill Rd CDR170078	Dana Lockwood (970) 493-1023 lockwoodar@aol.com	This is a request to construct an 8-unit multifamily development at 4101 S Taft Hill Rd (parcel #9733400024). The property would be no greater than two and one half stories. Access to the site would be from the north on County Rd 38 and a one-way in on the east from Taft Hill Rd with 14 proposed parking stalls. The property is currently located within the county and would be annexed upon development with an amendment to the structure plan updating the zoning to Low-Density Mixed-Use (LMN). The project would be subject to Administrative (Type 1) review.	Pete Wray

4518 Innovation Dr Cellular Monopole



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CONCEPTUAL REVIEW:
APPLICATION

General Information

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

DANNY EDWARDS - CONSULTANT

Business Name (if applicable) WIN PARTNERS

Your Mailing Address 821 DAWSONVILLE Hwy Ste 280-324 GAINESVILLE GA 30501

Phone Number (660) 620-1700 Email Address danny@winpartners.net

Site Address or Description (parcel # if no address) 4508 INNOVATION DR.
Ft. COLLINS, CO 80525 # 87314-06-010

Description of Proposal (attach additional sheets if necessary) PLACE A CELLULAR TOWER
BEHIND THE ARCHERY BUSINESS, next to the Power Sub-Station
REQUESTING A 70' MONOPOLE (Strength if required)

Proposed Use CELLULAR TOWER Existing Use Open Space between building + Sub Station

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions 35' x 35'

Age of any Existing Structures _____

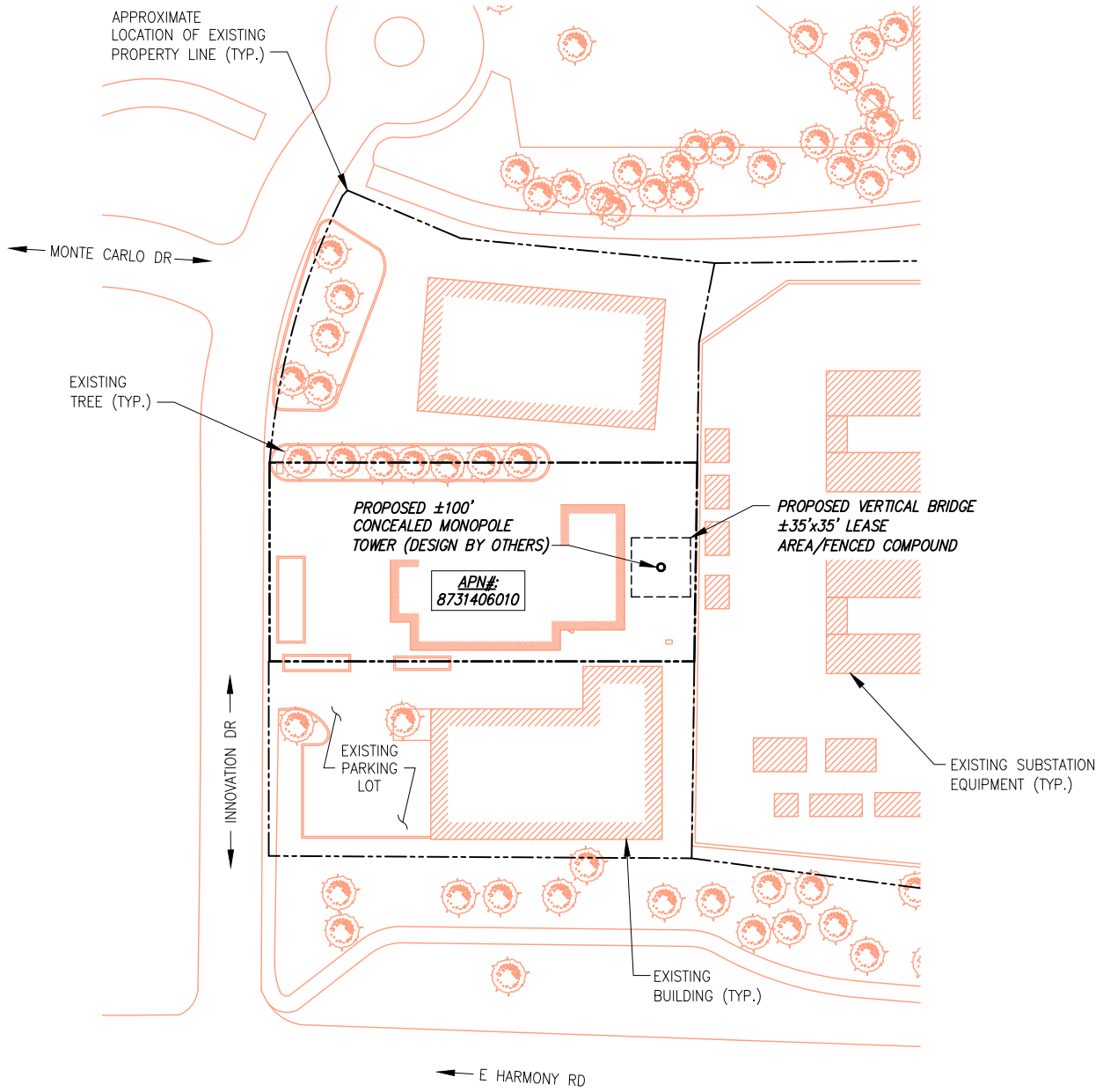
Info available on Larimer County's Website:
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps:

Increase in Impervious Area see Sketch _____ 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?

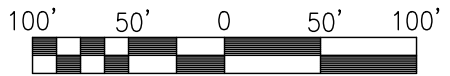


BASEMAPPING INFORMATION BASED ON INFORMATION OBTAINED FROM A SITE WALK COMPLETED BY INFINIGY ENGINEERING ON 10/11/17.



APPROX. NORTH

1 OVERALL SITE LAYOUT
SCALE: 1" = 100'



INFINIGY
FROM ZERO TO INFINIGY
the solutions are endless
1490 W. 121st Ave., Ste. 101
Westminster, CO 80234
Office # (303) 219-1178
Fax # (303) 242-8636
INFINIGY PROJECT #: 535-000

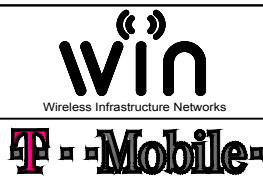
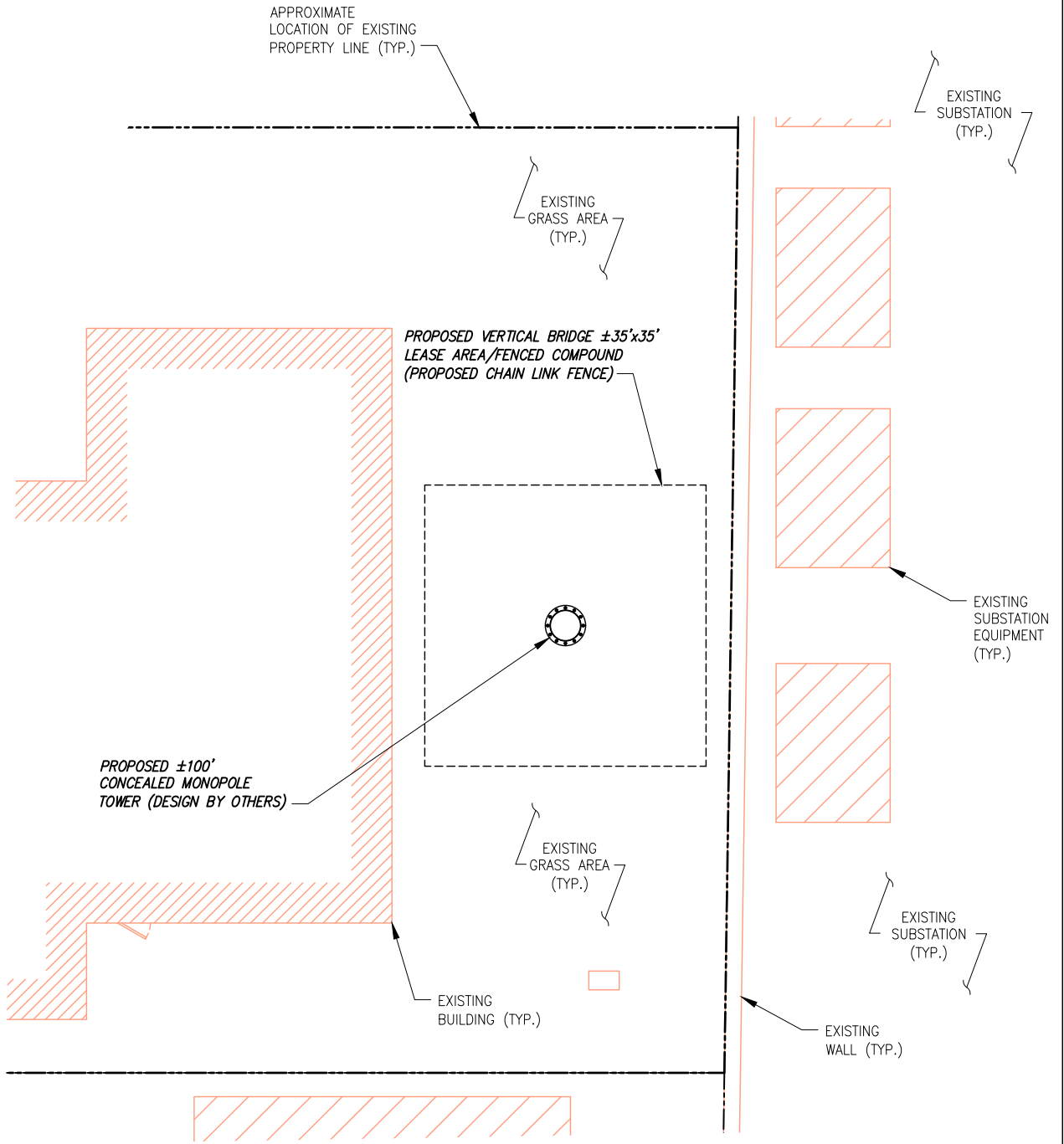


EXHIBIT A – LEASE EXHIBIT		
SITE NAME: ROCKY MOUNTAIN ARCHERY		
SITE ADDRESS: 4518 INNOVATION DR.		
FORT COLLINS, CO 80525		
VERTICAL BRIDGE SITE NUMBER: US-CO-5082		
T-MOBILE SITE NUMBER: TBD		
DRAWING SCALE: AS NOTED	10/26/17	REV: A

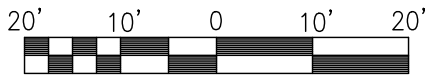


BASEMAPPING INFORMATION BASED ON INFORMATION OBTAINED FROM A SITE WALK COMPLETED BY INFINGY ENGINEERING ON 10/11/17.



APPROX. NORTH

1 COMPOUND LAYOUT
 --- SCALE: 1" = 20'



INFINGY
 FROM ZERO TO INFINGY
 the solutions are endless
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 Westminster, CO 80234
 Office # (303) 219-1178
 Fax # (303) 242-8636
 INFINGY PROJECT #: 535-000

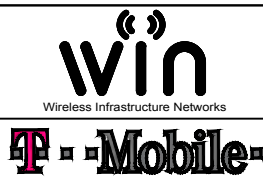
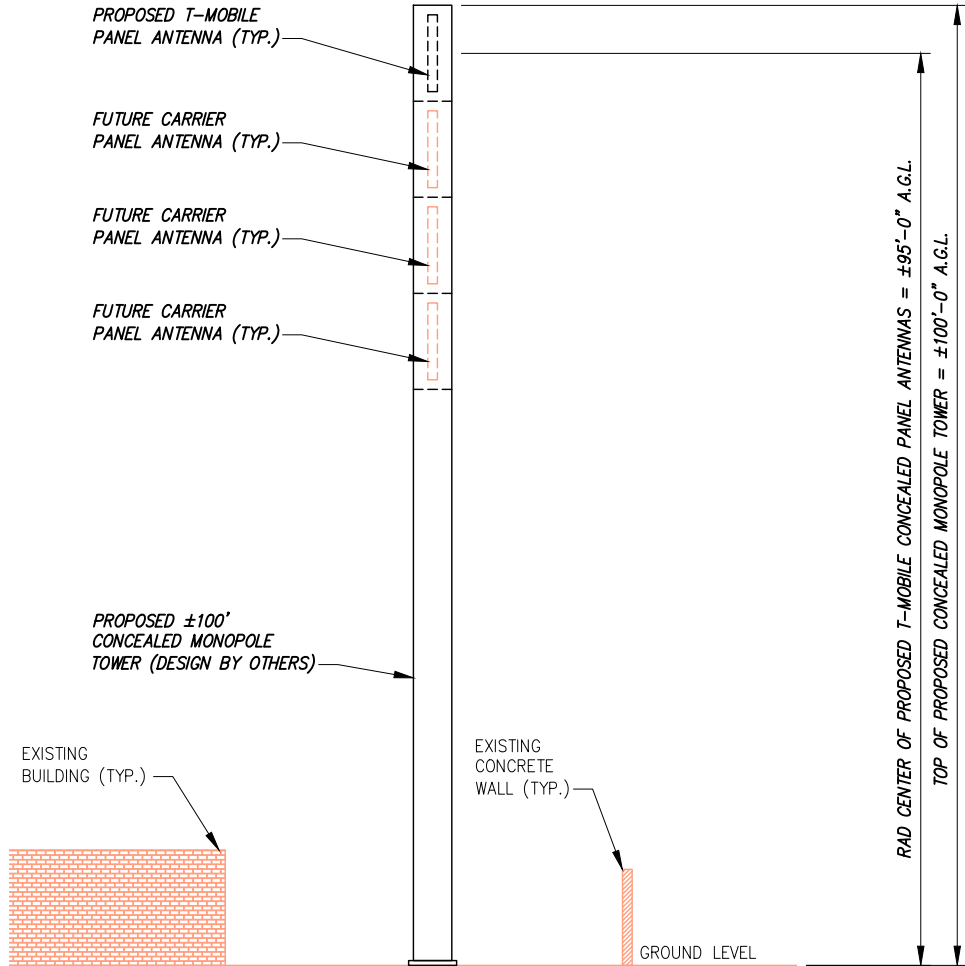





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DRAWING SCALE: AS NOTED	10/26/17	REV: A

INFINIGY ENGINEERING HAS NOT EVALUATED THE TOWER OR MOUNT FOR THIS SITE, AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS BY OTHERS PRIOR TO ANY CONSTRUCTION.



1 SITE ELEVATION
 -- SCALE: NOT TO SCALE

	INFINIGY FROM ZERO TO INFINIGY the solutions are endless 1490 W. 121st Ave., Ste. 101 Westminster, CO 80234 Office # (303) 219-1178 Fax # (303) 242-8636 INFINIGY PROJECT #: 535-000	 	EXHIBIT A – LEASE EXHIBIT		
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		DRAWING SCALE: AS NOTED		10/26/17	REV: A



Innovation Dr

E Inlarmody Rd

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GOLDEN MEADOWS BUSINESS PARK RPLT L13-16-18



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GOLDEN MEADOWS BUSINESS PARK

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Union-Pacific Railroad

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OAKRIDGE BUSINESS PARK 14TH

DL & G PARTNERS MINOR

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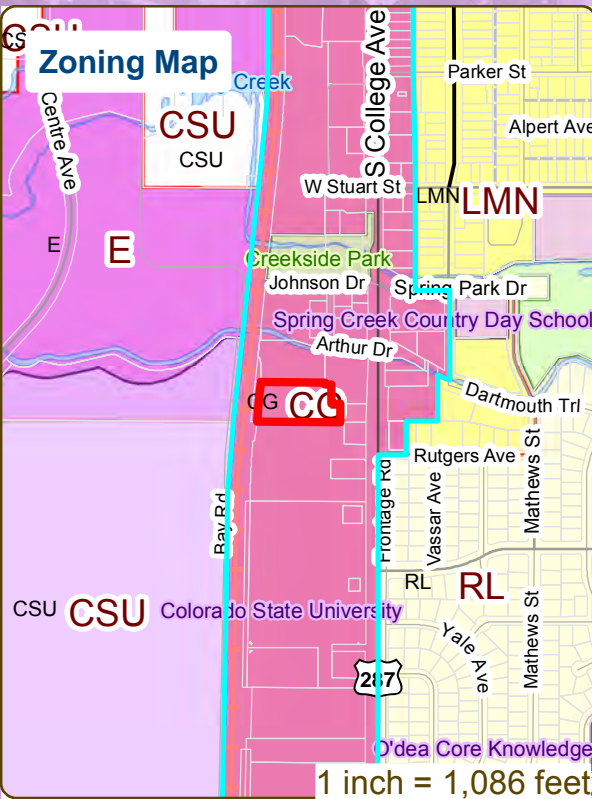
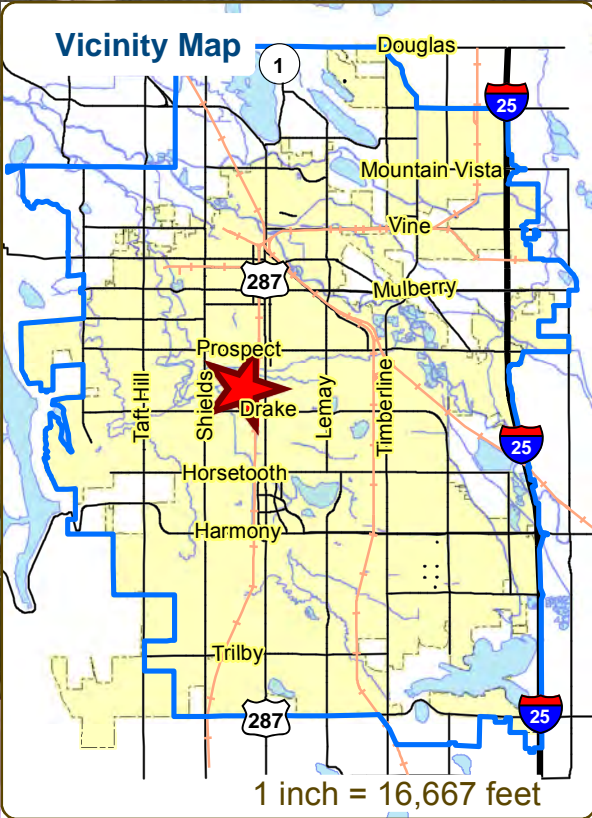
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2105 S College Charter School



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CONCEPTUAL REVIEW: APPLICATION

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

Luke McFetridge, Consultant

Business Name (if applicable) _____

Your Mailing Address PO Box 270695 Fort Collins, CO 80527

Phone Number 970-692-1310

Email Address

lukemcfetridge@outlook.com

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

2103/2105 S College Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary)

Re-purpose a portion of the building on parcel 97231-08-003 for a Charter School

Proposed Use Charter school

Existing Use

Retail/Commercial

Total Building Square Footage 20,000

S.F. Number of Stories

1

Lot Dimensions

Age of any Existing Structures East bldg. 1960, west bldg. 1978 +/-

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 No increase _____ 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?

2105 S College Project Narrative

Introduction:

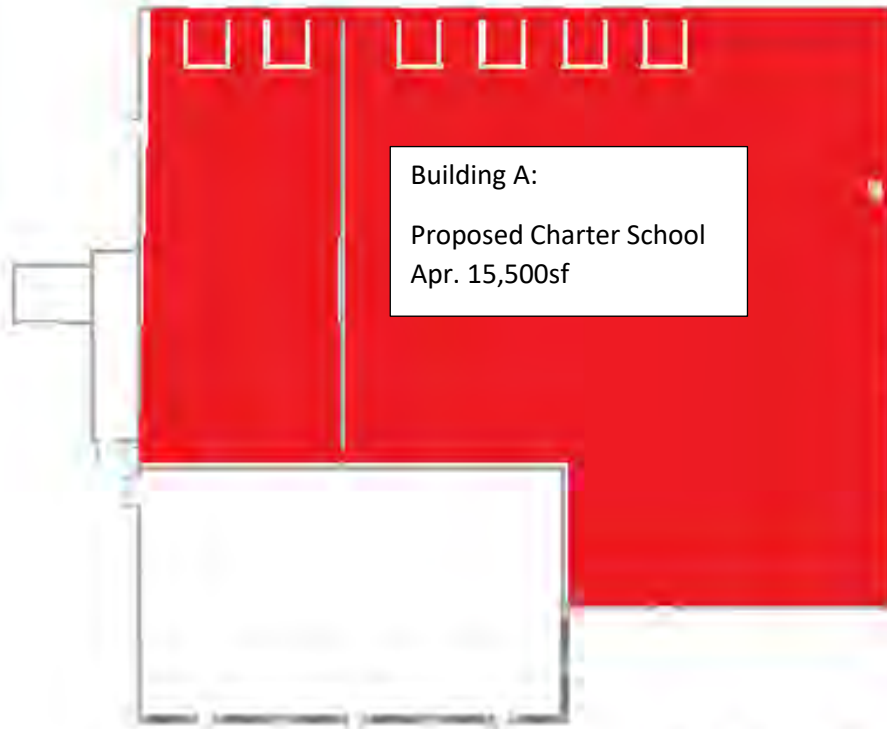
The infill site is 2.23 acres located north of Whole Foods Market, east of the MAX Spring Creek Station, south of the Sherwood Lateral irrigation canal and west of Peloton Cycles in Midtown Fort Collins. The site is currently developed and fully paved and there will not be an increase in impervious area. The project will repurpose one of the two existing one story buildings that currently has various small scale retail and commercial businesses. The application package includes an aerial site plan and photos of all sides of this building. Vehicular access is from College Avenue directly south of the Peloton Cycle retail store as well as from the parking lot north of Whole Foods Market. The easterly building was constructed in 1960 and is therefore over 50 years old. The application package includes photos of all sides of this building. The site is zoned General Commercial District and is located within the Transit Overlay District (TOD). In addition to being adjacent to the Spring Creek MAX Station, the site is within easy bike and walking distance of the CSU Campus, adjacent to a grocery store (Whole Foods Market) and a major activity center (University Plaza).

Proposed Project:

The proposed project seeks to re-purpose a portion of the East building (building A) for a local Charter School. The school will occupy approximately 15,500sf of the 20,000sf building and will take the northern most portion of the building. The school will open with approximately 170 students and seek to grow it to an estimated 400 over the next five years. Vehicular access is from College Avenue directly south of the Peloton Cycle retail store as well as from the parking lot north of Whole Foods Market. The school will have an open schedule and all students and staff will be on campus for a minimum of seven hours per day and students must arrive between 8a.m. and 9:30a.m. and depart between 3:00 p.m. and 5:00 p.m. Given the number of students and its proximity to public and pedestrian transportation, this site provides an optimal location for the Charter School which will be an incredible amenity for Midtown Fort Collins.

2105 S College Aerial:





Building A:
Proposed Charter School
Apr. 15,500sf

BUILDING A FLOOR PLAN

SCALE
1/8" = 1' - 0"

North Side:



East Side:



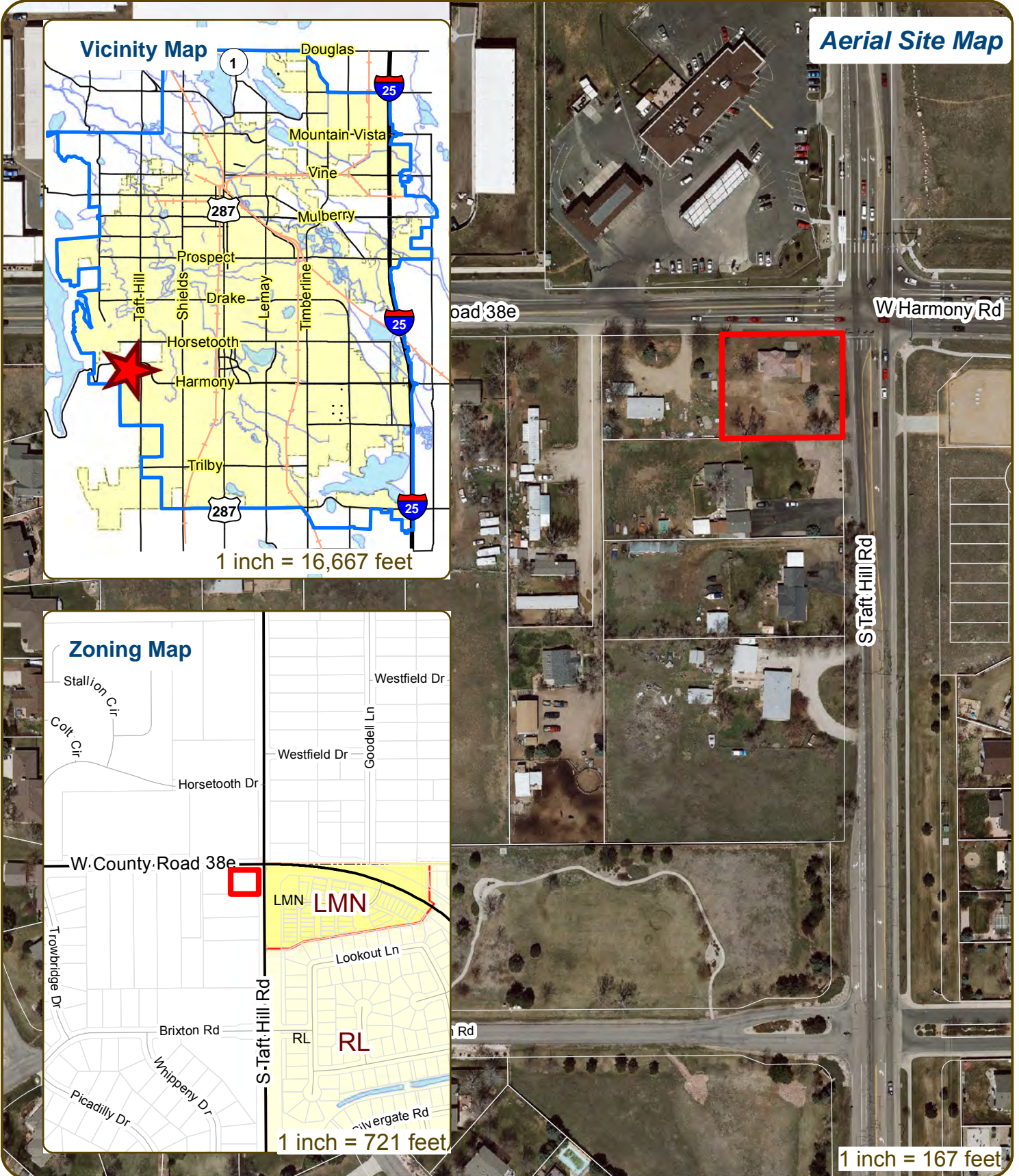
South Side:



West Side:



4101 S Taft Hill Rd Multifamily



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Dana W. Lockwood, Architect/Consultant

Business Name (if applicable) Lockwood Architects, Inc.

Your Mailing Address 415 E. Pitkin Street, Fort Collins, CO 80524

Phone Number 970.493.1023 Email Address lockwoodar@aol.com

Site Address or Description (parcel # if no address) 4101 S. Taft Hill Rd., Fort Collins

Description of Proposal (attach additional sheets if necessary) To develop the .46 acre property as a multi-family development. Currently located in the County, annexation & rezoning to LMN is anticipated. The project would include one (1) two-story, to 2.5 story, structure with eight (8) dwelling units and associated parking.

Proposed Use Multi-family apartments Existing Use Single family residence

Total Building Square Footage 6,000 +- S.F. Number of Stories 2 1/2 Lot Dimensions 132' x 152'

Age of any Existing Structures One existing SF residence has been demolished.

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.

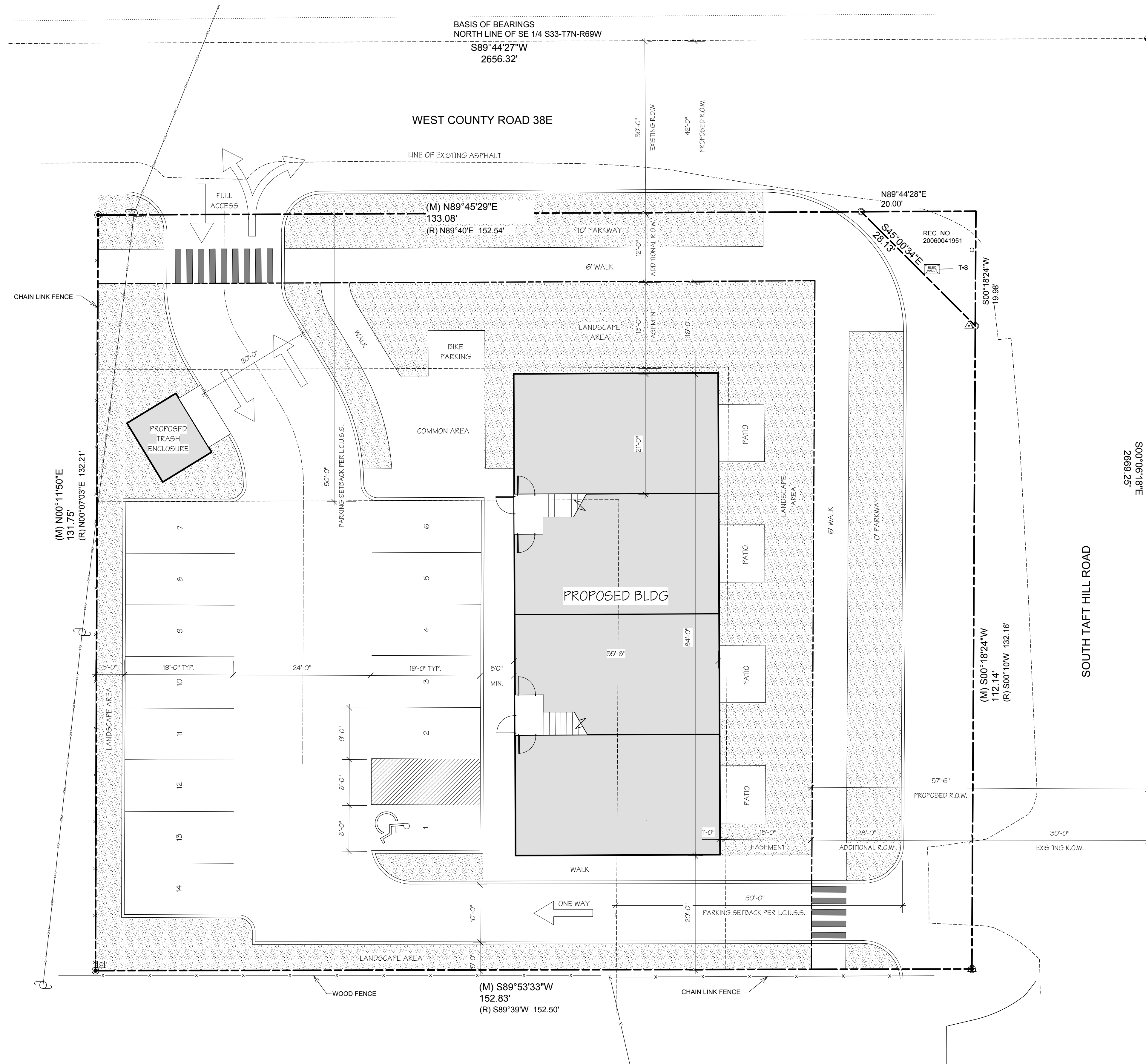
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PROJECT INFORMATION:

EXISTING ZONING DISTRICT: U-E (LARIMER COUNTY)
 PROPOSED ZONING DISTRICT: L-M-N (ANNEXATION REQUIRED)

SITE AREA: ~19,000 S.F.

PROPOSED BLDG:

FOOT PRINT: ~ 2,996 S.F.
 2 STORY, w/ (8)-2 BR APARTMENTS
 GROSS TOTAL AREA: ~ 6,000 S.F. +/-
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R2 (RESIDENTIAL)
 SPRINKLERS: SPRINKLERED R-13
 HEIGHT LIMITATION: 3 STORY, w/ SPRINKLER INCREASE
 & 60 FEET, w/ SPRINKLER INCREASE

PARKING REQ'D - 2 STORY MULTI-FAMILY

RESIDENTIAL UNITS (8 UNITS)

UNITS	UNIT TYPE	REQ'D SPACES
0	1 BEDROOM 1.5 SPACES/UNIT	NA
8	2 BEDROOM 1.75 SPACES/UNIT	14 SPACES

PROJECT DIRECTORY:

OWNER/DEVELOPER: AWEIDA PROPERTIES INCORPORATED
 500 DISCOVERY PARKWAY, SUITE 300
 SUPERIOR, CO 80027
 CONTACT: DAN AWEIDA
 NEIL AWEIDA

ARCHITECT/PLANNER: LOCKWOOD ARCHITECTS, INC.
 415 E PITKIN STREET
 FORT COLLINS, CO 80524
 CONTACT: DANA LOCKWOOD
 970.493.1023
 dana@lockwoodarch.com

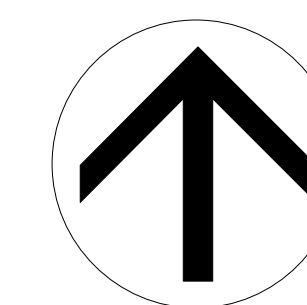
GC/BUILDER: ARMSTEAD CONSTRUCTION INC.
 FORT COLLINS, CO
 CONTACT: JEFF SCHNEIDER
 970.472.1113
 jeff@armsteadconstruction.com

LOCKWOOD ARCHITECTS



415 E PITKIN STREET, FORT COLLINS
 COLORADO 80524 (970) 493-1023

4101 S TAFT HILL RD.
 MULTI-FAMILY DEVELOPMENT
 FORT COLLINS, CO



SITE PLAN

Scale: 1" = 10 ft

4101 S TAFT HILL APARTMENTS

JOB #
 DATE NOV. 28, 2017
 REVISIONS
 DRAWN CGL
 CHECKED DWL
 SHEET 1 OF 1