

Conceptual Review Agenda

Schedule for 05/14/18 to 05/14/18

281 Conference Room A

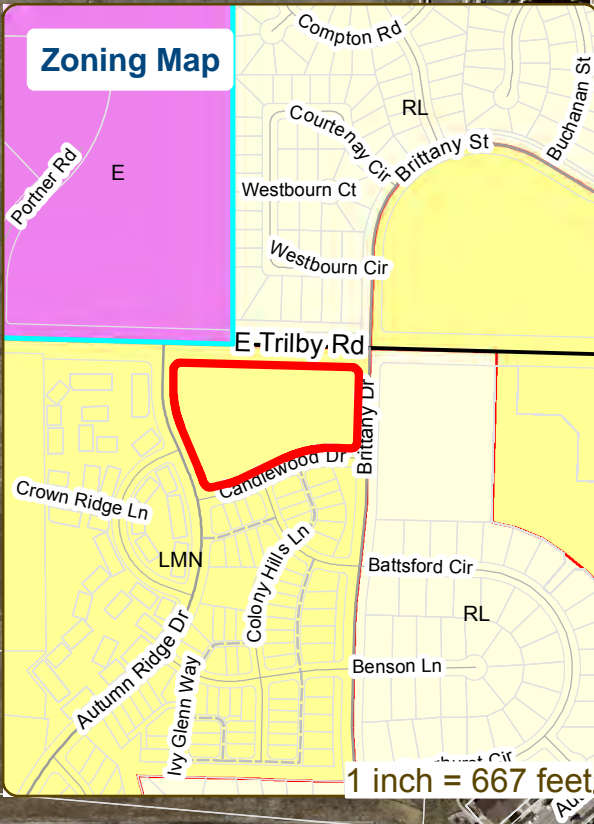
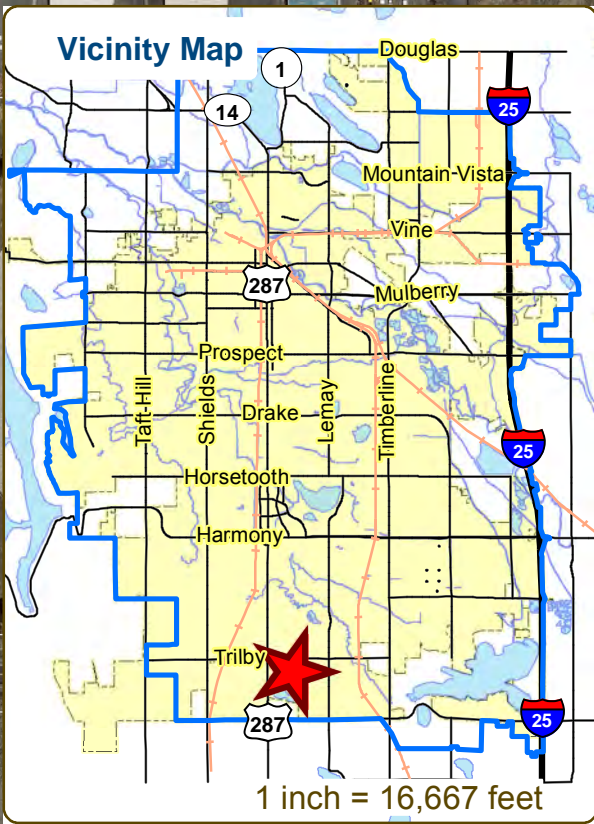
Monday, May 14, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	6608 Autumn Ridge Dr Multifamily CDR180029	Chandler Souther (970) 381-7699 chandler@hammersmithstructures.com	This is a request to develop the vacant 4.8 acre parcel at 6608 Autumn Ridge Dr (parcel# 9613144001). The proposal includes 48 multi-family dwelling units in two-story 6- and 8-plex buildings with 52,800 total square feet. Primary access to the site is proposed on the south from Candlewood Dr. Detention is proposed on the eastern part of the property. The proposed project is within the Low-Density Mixed-Use (LMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Pete Wray
10:15	2101 S College - Convenience Store with Fuel Sales CDR180030	Ryan Halder (515) 457-6232 ryan.halder@kumandgo.com	This is a request to demolish the existing building at 2101 S College Ave and construct a 5,600 square foot convenience store with fuel sales (parcel# 9723108001). Access to the site would be from the existing curb cut from S College Ave. The fuel canopy is proposed along College Ave with the convenience store behind 26 parking spaces are proposed between the canopy and the building. The proposed project is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) review.	Ted Shepard

Monday, May 14, 2018

Time	Project Name	Applicant Info	Project Description	Planner
11:00	Purpose Brewing CDR180031	Zach Wilson (808) 295-9416 zach@purposebrewing.com	This is a request to locate a brewery, coffee roaster, distillery, and additional artistic businesses at 903 N College Ave (parcel #9702423001). The existing buildings would remain in place and a patio e area would be added outside, internal to the site. Access would be along the south off Alpine Street and to the east from N College Ave. The proposed project is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) Review.	Clay Frickey

6608 Autumn Ridge Dr Multifamily



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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)

Chandler Souther Owner Marv Barstow owner

Business Name (if applicable) Red Raven LLC

Your Mailing Address 201 Commerce Drive unit 2 Fort Collins CO 80524

Phone Number 970-381-7699 Email Address chandler@hammersmithstructures.com

Site Address or Description (parcel # if no address) 608 Autumn Ridge Drive Fort Collins

CO 80525 - Parcel # 9613144001 - 18383 Poudre towne Filing 3

Description of Proposal (attach additional sheets if necessary) entile the parcel to 48 multi

family dwelling units.

Proposed Use Multifamily Development Existing Use Raw land - Prod -

Total Building Square Footage 52,800 S.F. Number of Stories 2 Lot Dimensions 4.86 Acres

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 [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 130,680 S.F.

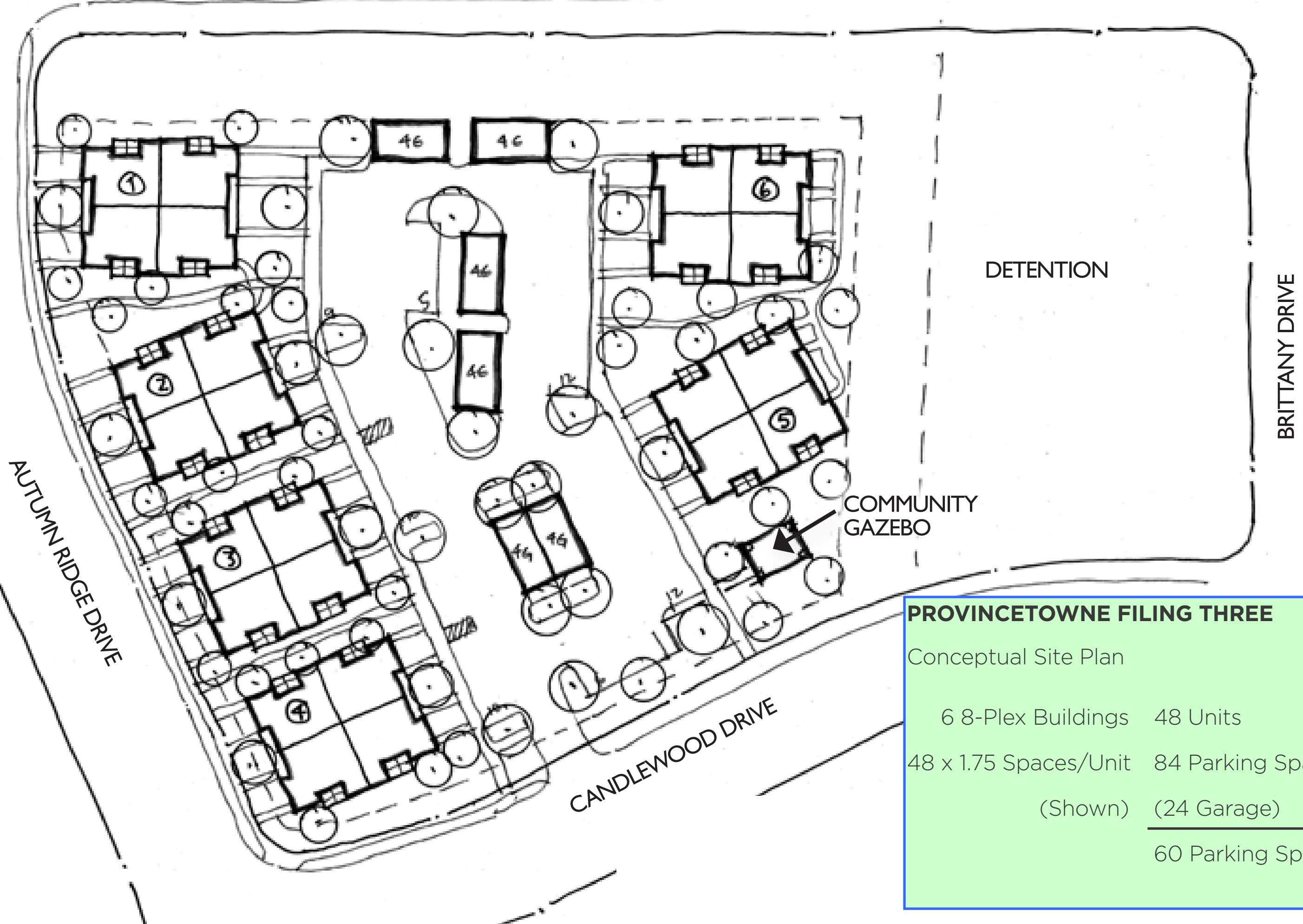
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

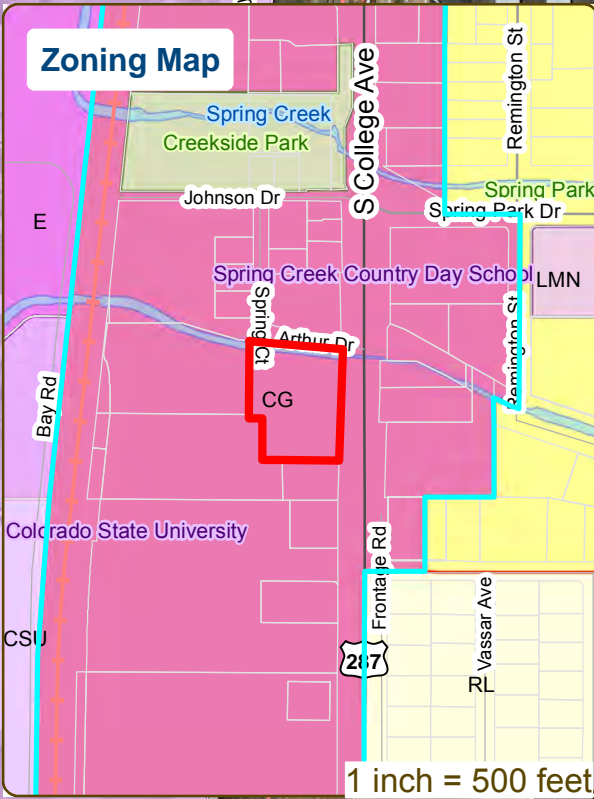
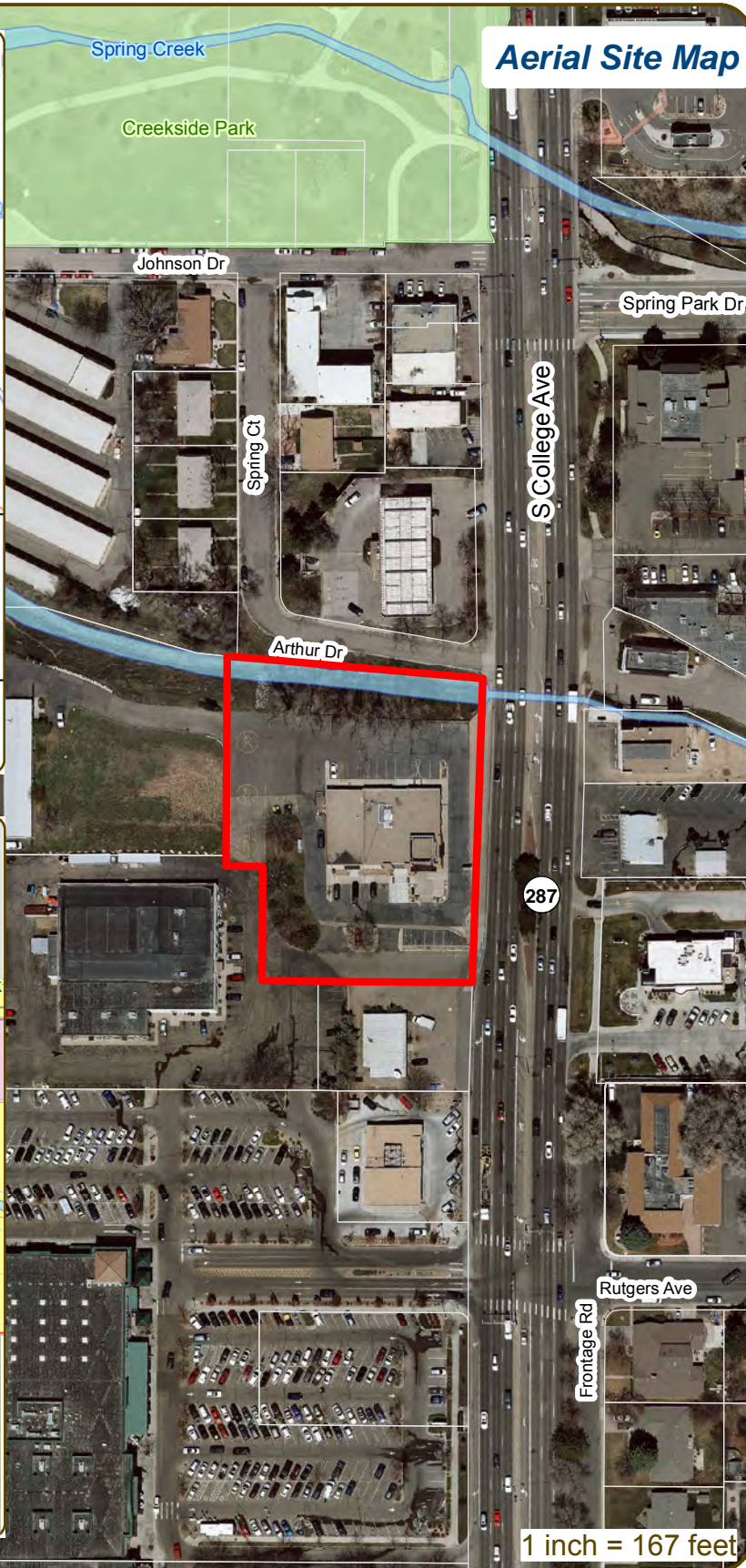
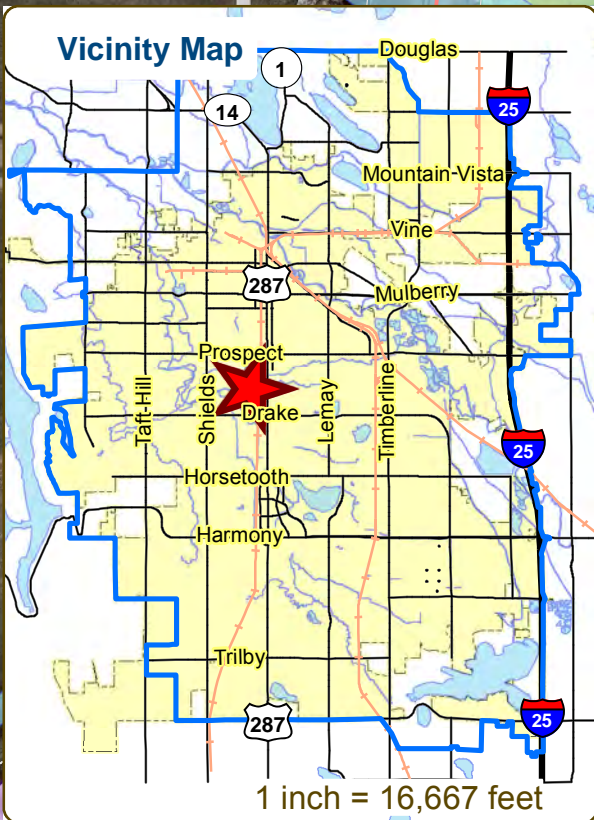
Multi-Family Housing Concept

EAST TRILBY ROAD



PROVINCETOWNE FILING THREE	
Conceptual Site Plan	
6 8-Plex Buildings	48 Units
48 x 1.75 Spaces/Unit	84 Parking Spaces
(Shown)	(24 Garage)
<hr/>	
60 Parking Spaces	

2101 S College Ave Convenience Store with Fuel Sales



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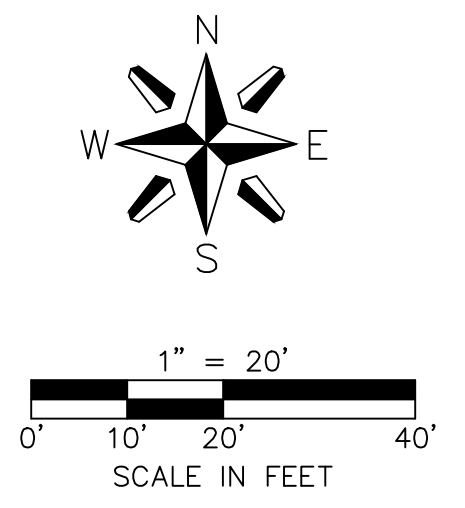
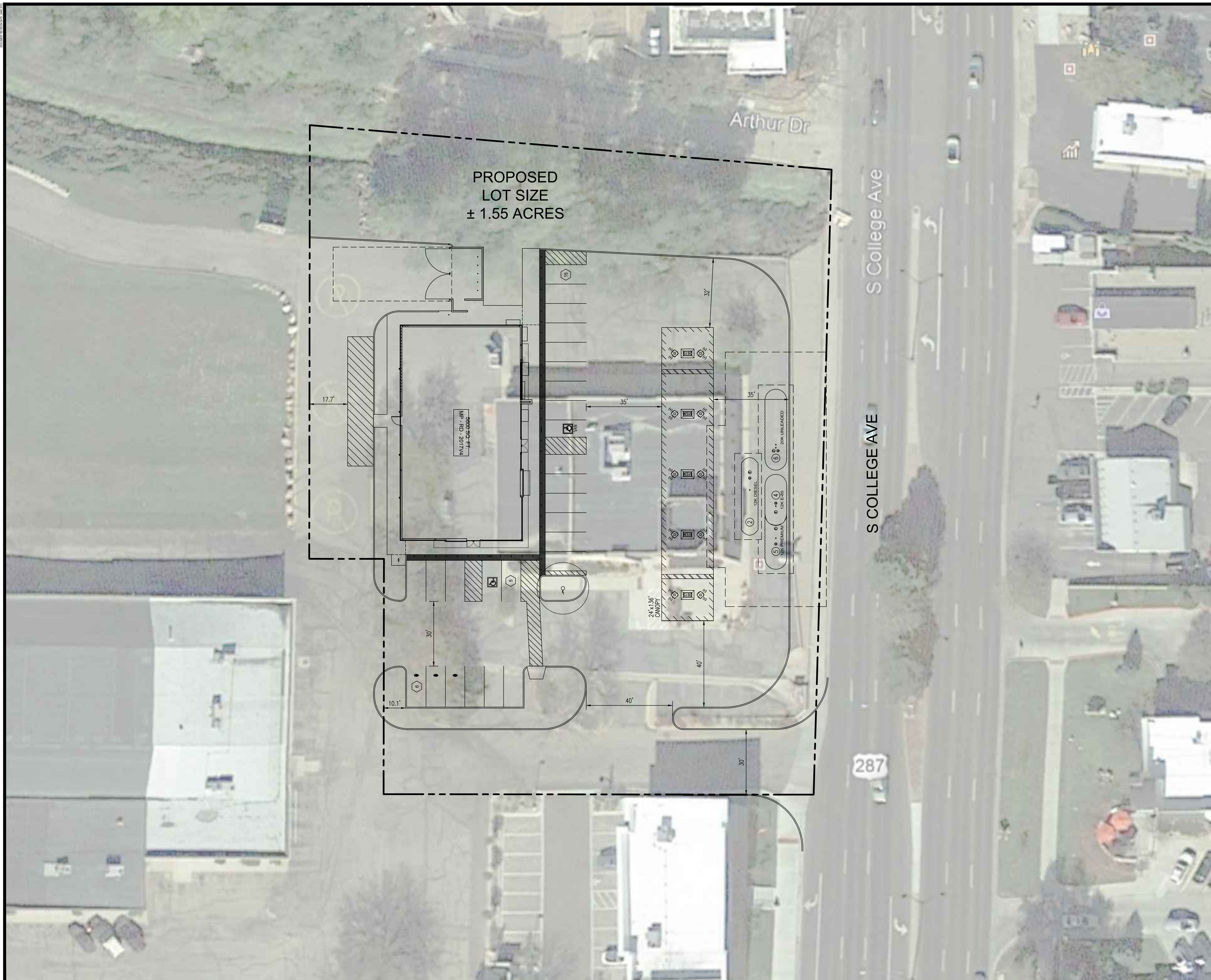
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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?



CONSULTING FIRM

SEAL



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

FORT COLLINS, CO
2101 S COLLEGE
SKETCH

KG PROJECT TEAM:
RDM:
SDM:
CPM:

DATE	REVISION DESCRIPTION	REVISIONS

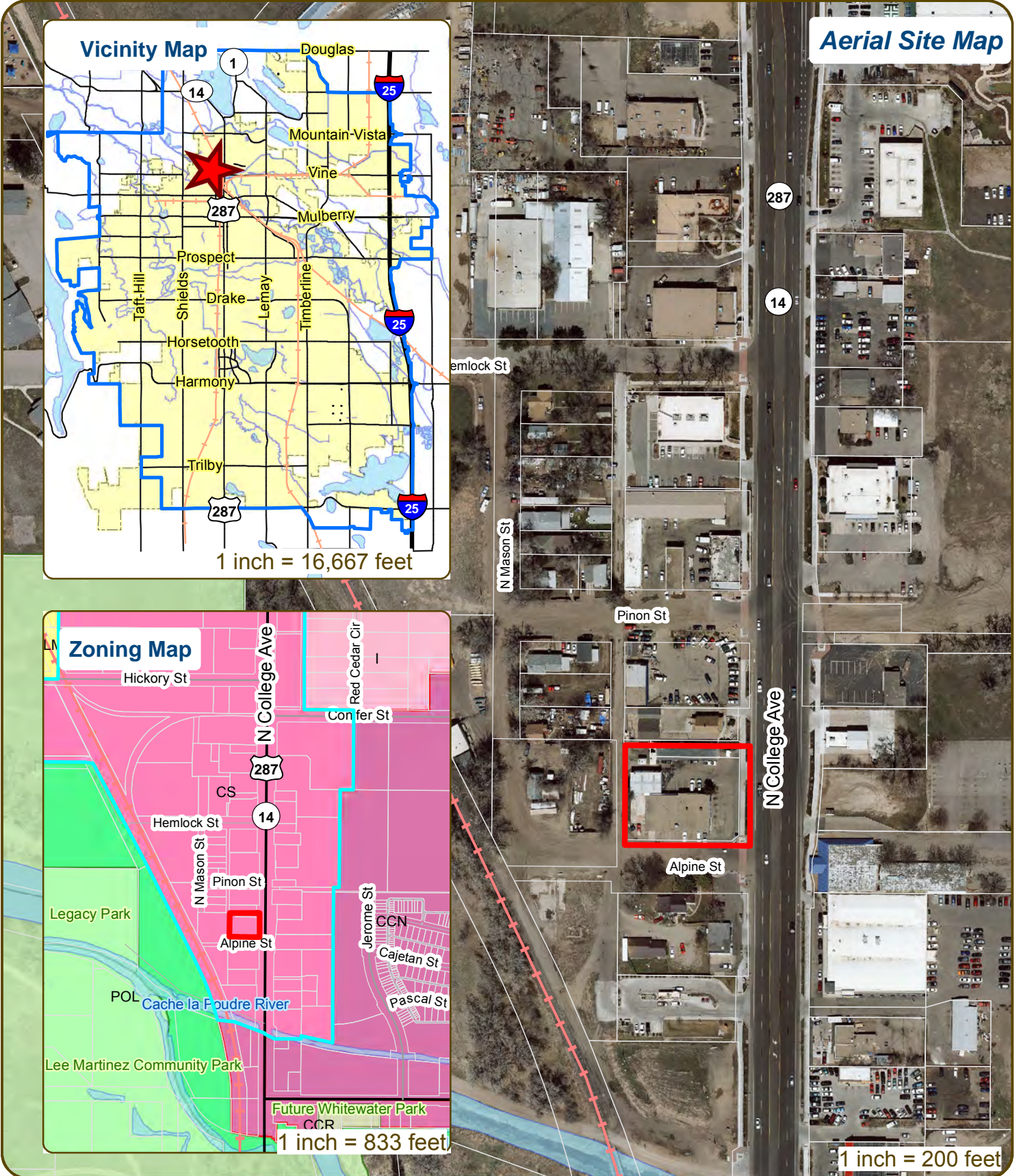
DATE: 01-24-18

SHEET NUMBER:

1 OF 1

TOTAL VEHICLE PARKING SPACES:
26

903 N College Ave Purpose Brewing



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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Zach Wilson. Co-Owner		
Business Name (if applicable) Purpose Brewing and Cellars		
Mailing Address 4025 S. Mason Street Unit C. Fort Collins, CO 80525		
Phone (8080 295-9416	Email Address zach@purposebrewing.com	
Site Address (parcel # if address in not available) 903 N. College Ave. Fort Collins, CO 80524		
Description of Proposal (attach additional sheets if necessary) We are a currently operating brewery in Fort Collins seeking to purchase and relocate to 903 N. College Ave and include a coffee roaster at said location. Please refer to attached word document and site plan for further details.		
Proposed Use Brewery, coffee roaster and tap room	Existing Use 903 N College. Vacant. Past known uses are auto parts store and cafe/restaurant	
Total Building Square Footage 6,274	Number of Stories 1	Lot Dimensions 0.88 Acres

Age of any Existing Structures 1964

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

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Increase in Impervious Area none estimated _____ S.F.

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Purpose Brewing and Cellars
Conceptual Review – City of Fort Collins
Property:
903 N. College Ave.
Fort Collins, CO 80524

We are a currently operating brewery in Fort Collins. We seek to purchase the properties at 903, 905, and 909 N. College Ave. The property at 903 will be used as a brewery, aging cellar, coffee roaster and tap room. There are currently 2 tenants occupying the properties at 905 and 909 N. College Ave., Rocky Mountain Salsa Company and Elder Pet Care. We would like to continue good relationships and leases with these tenants. Please refer to site plan for visual of proposed configuration.

Our purchase agreement of this property is on a tight schedule so we would very much like to hear from the city if our proposed uses are acceptable, timeline of approvals if necessary, if there are any additional costs to pay to the city, site related improvements to infrastructure, etc., or any other concerns or costs associated to the purchase and proposed use of this property.

If there are any questions or comments please do not hesitate to reach out to me directly by email as shown below.

Sincerely,

Zach Wilson
Purpose Brewing and Cellars
4025 S. Mason St.
Fort Collins, CO 80525
zach@purposebrewing.com





903

We've moved
to serve
you better.

We've moved
to serve
you better.



