

# Conceptual Review Agenda

Schedule for 04/22/21

Meetings hosted via Zoom Web Conferencing

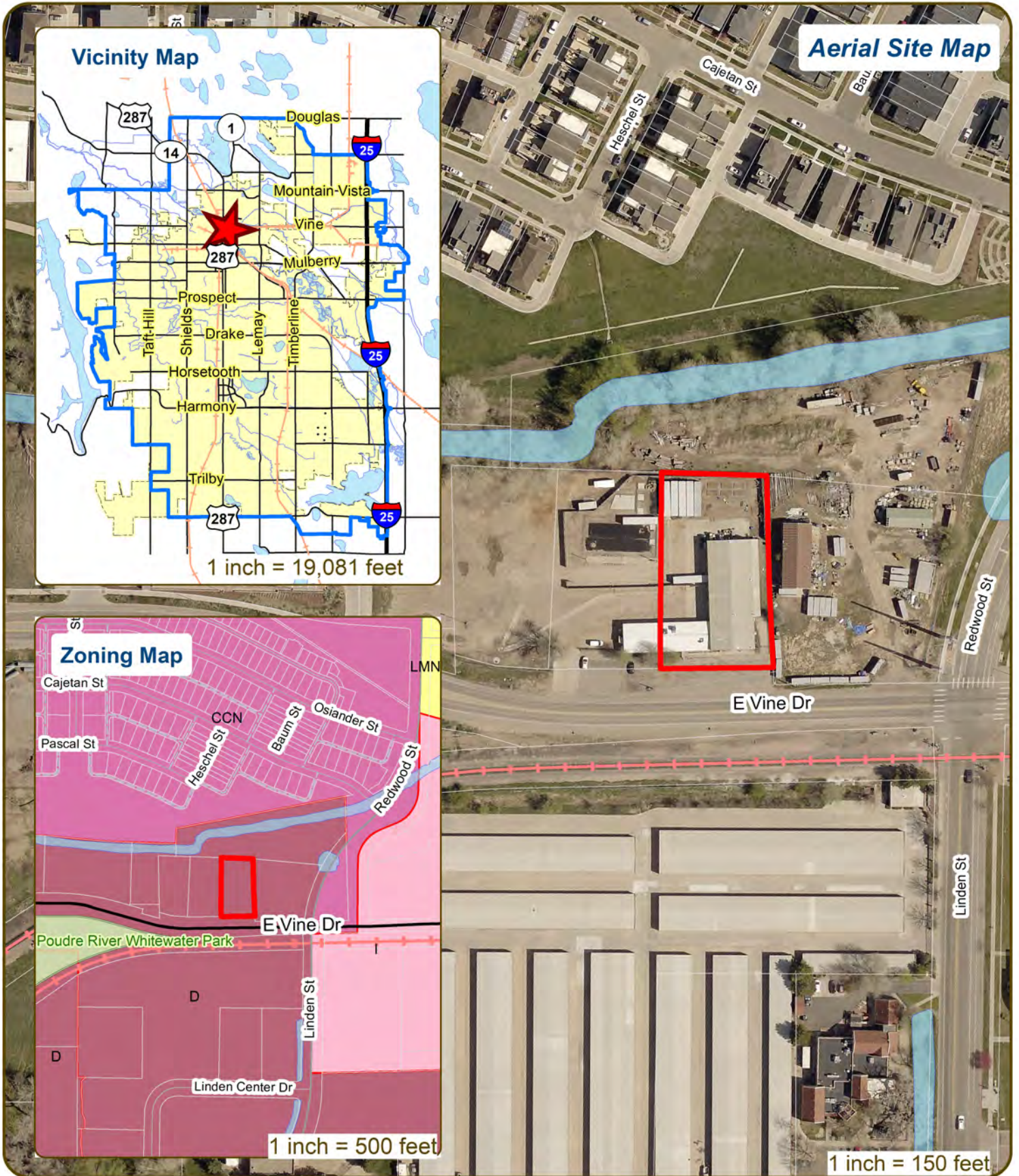
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**Thursday, April 22, 2021**

Time	Project Name	Applicant Info	Project Description	
10:15	500 E Vine Dr Office & Light Industrial  CDR210033	Kate Malers 970-988-6410 kjmalers@gmail.com	This is a request for a change of use to Offices and Light Industrial at 500 E Vine Dr (parcel # 9701306002) for four tenants. The existing building is 3,267 square feet. The proposal would separate the existing space to accommodate the four new tenants. Currently, 22 parking spaces are provided on-site. Access is taken from E Vine Dr directly to the south. The site is directly north of E Vine Dr and approximately .3 miles east of N College Ave. The property is within the Innovation sub-district of the Downtown (D) zone district and is subject to a Minor Amendment (MA) Review.	Planner: Clark Mapes Engineer: Dave Betley DRC: Todd Sullivan

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# 500 E Vine Dr Offices & Light Industrial



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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. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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) Markus and Geneva Ritsch, Steven and Kate Malers, Rob and Shawn Niedenzu; partners in Cache La Poudre Ventures, LLC, potential buyers of 500 E. Vine

Business Name (if applicable) Owner occupancy for four businesses owned by the Cache La Poudre Ventures, LLC partners.

Your Mailing Address Cache La Poudre Ventures, LLC; 385 Lone Pine Creek Drive, Red Feather Lakes, CO 80545

Phone Number (970) 988-6410 (Kate Malers) Email Address kjmalers@gmail.com (Kate Malers)

Site Address or Description (parcel # if no address) 500 East Vine Drive, Fort Collins, CO 80524 (Vine Drive Properties Filings 1 and 2)

Description of Proposal (attach additional sheets if necessary) Cache La Poudre Ventures, LLC would like to purchase the 500 E. Vine property for owner-occupancy with three businesses and one non-profit entity owned/operated by Cache La Poudre Ventures, LLC partners: Water & Earth Technolgies, Inc., ETi Instrument Systems, Inc, TriLynx

Proposed Use Owner-Occupied Office/Light Industrial Existing Use Mammoth Microbes (products for plant cultivation)

Total Building Square Footage 3,267 S.F. Number of Stories1 plus loft Lot Dimensions 475 ft X 235 ft (2.56 ac)

Age of any Existing Structures Office building built in 1993 per Larimer County property records

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? [X] Yes [ ] No If yes, then at what risk is it? Moderate Risk (FEMA 100/500, City 100)

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

Increase in Impervious Area Zero square feet; no additional building or pavement proposed 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?

## Description of Proposal, cont.

Systems and the Open Water Foundation (non-profit).

Water & Earth Technologies (WET) is a water resources engineering consulting company that specializes in the design, operation and maintenance of remote environmental monitoring networks; particularly flood warning systems based upon precipitation and stream monitoring gages. WET has 10 employees and is owned by Markus Ritsch, Rob Niedenzu and Richard Spotts. WET currently rents both office and warehouse space at 1225 Red Cedar Circle, Unit A.

ETi Instrument Systems, Inc. (ETi) is owned by Markus Ritsch and currently shares space with WET. ETi manufactures weighing rain gages for remote snowfall monitoring and employs 4 people. WET and ETi are in need of additional space and have been looking to purchase commercial/light industrial space for a relocation.

Both TriLynx Systems (TriLynx) and the Open Water Foundation (OWF) are currently tenants at the Innosphere, 320 East Vine Drive (right next door to the property for sale at 500 East Vine Drive). TriLynx Systems is owned by Markus Ritsch and Steve Malers, and develops and maintains software for flood warning systems (the NovaStar5 database application that receives data from remote monitoring stations and automatically identifies developing flood threats and notifies stakeholders). TriLynx employs a full-time staff of four.

OWF is a non-profit social enterprise founded by Steve Malers. OWF works to provide open-source software to help organizations make data-based decisions about water. OWF has two full-time staff members and typically employs one or more interns.

Screenshot of the City of Fort Collins GIS application Floodplain map, showing 500 East Vine.

