

Conceptual Review Agenda

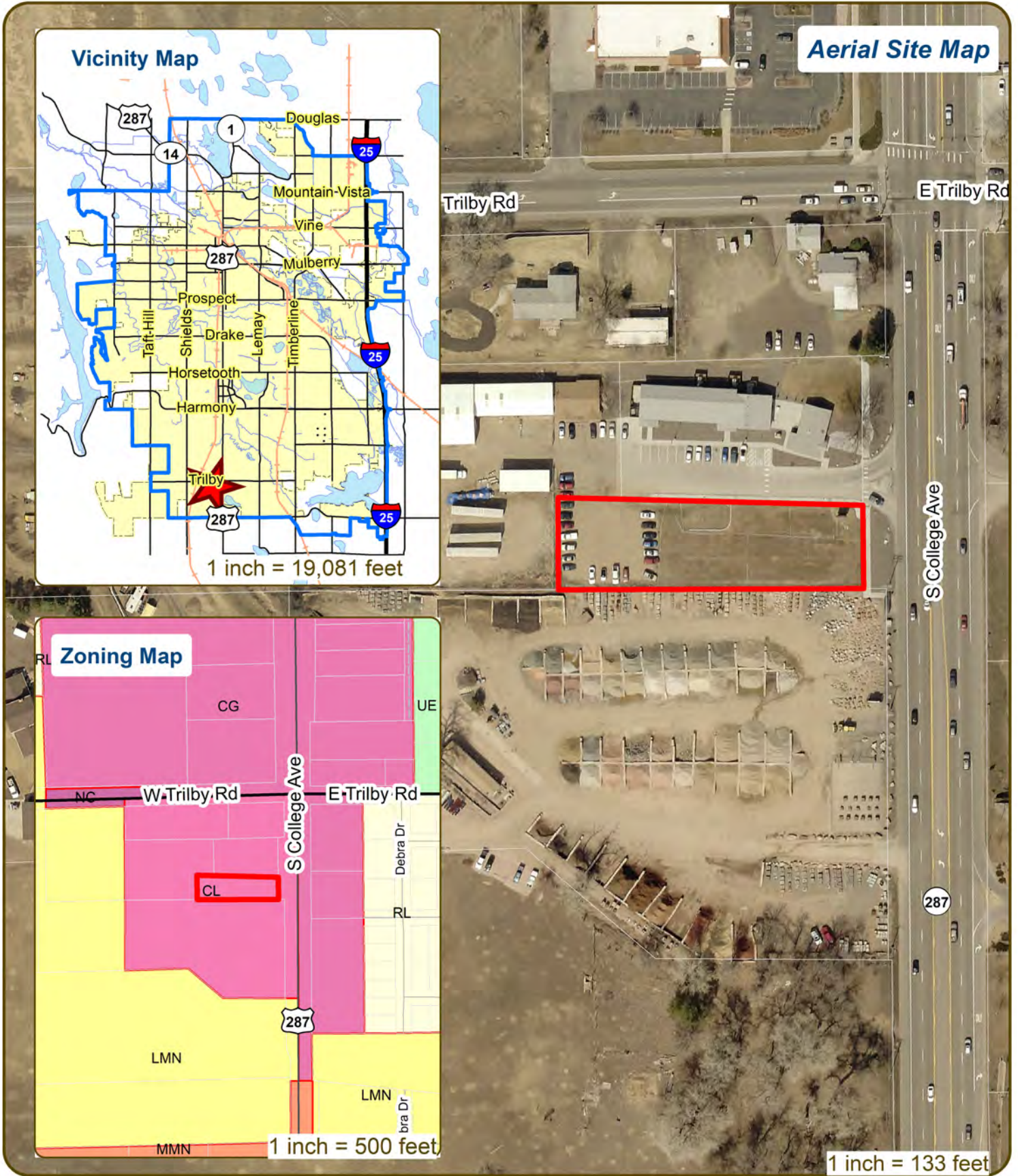
Schedule for 08/12/21

Meetings hosted via Zoom Web Conferencing

Thursday, August 12, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	6641 S College Ave General Retail CDR210063	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to develop two commercial buildings at 6641 S College Ave (parcel # 9614119003). The proposed buildings would be 4,255 sf and 2,800 sf (respectively). There are 24 on-site parking spaces proposed. The site is located directly west of S College Ave and approximately .06 miles south of W Trilby Rd. Access is taken from S College Ave to the east. The property is within the Limited Commercial (CL) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: TBD DRC: Todd Sullivan

6641 S College Ave General Retail



Aerial Site Map

Vicinity Map

1 inch = 19,081 feet

Zoning Map

1 inch = 500 feet

1 inch = 133 feet

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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) Prop. Owner: WINC LLC
Planning & Engineering Consultant: Ken Merritt, RLA - JR Planners & Engineers

Business Name (if applicable) JR Planners & Engineers

Your Mailing Address 2900 South College Ave. Fort Collins, CO 80525

Phone Number 970-305-6754 Email Address kmerritt@jrengineering.com

Site Address or Description (parcel # if no address) Lot 3 of the Dings Subdivision

Located West of College Avenue 300' South of Trilby Road

Description of Proposal (attach additional sheets if necessary) The proposal is to develop Lot 3 of the Dings Subdivision with 2-Commercial/Retail Buildings, Bldg 1-4225 SF, Bldg 2-2800 SF. Also included are 24 on-site parking spaces with Underground Detention/WQ located beneath the proposed Parking Lot providing Detention/WQ for Lots 1-3.

Proposed Use Commercial/Retail Existing Use Vacant, existing Detention/WQ Pond

Total Building Square Footage 7055 SF S.F. Number of Stories 1 Lot Dimensions 310'x 90'- 27,818 SF

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.

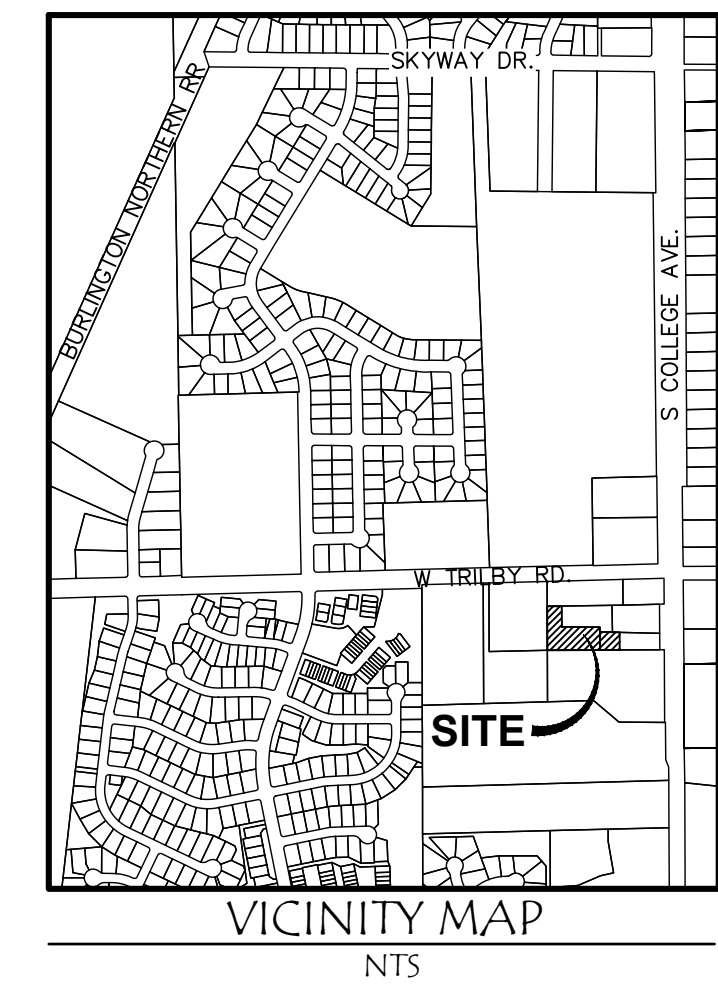
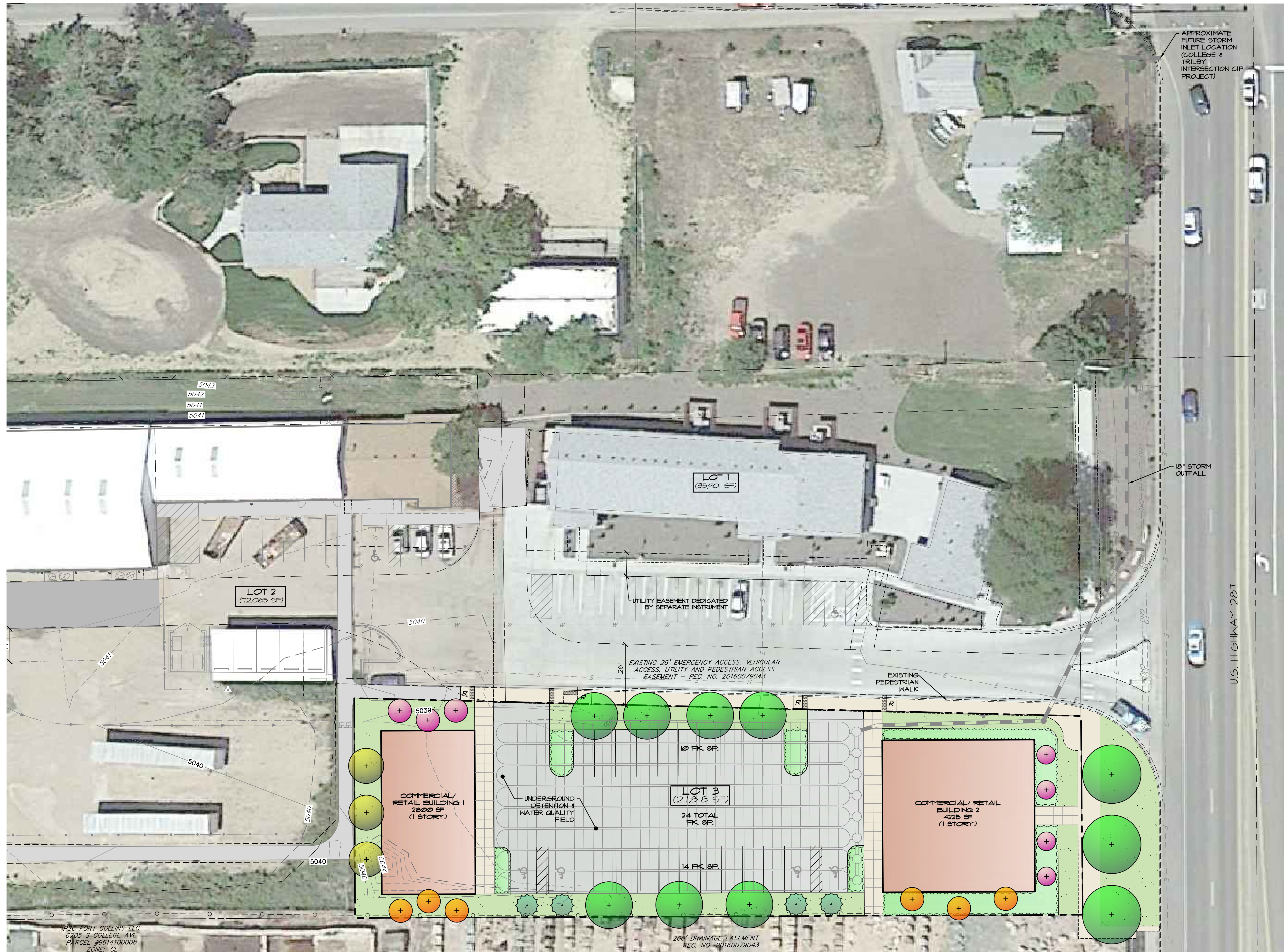
Increase in Impervious Area 17,948 SF - 64% of Total Site Area S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

SOUTH COLLEGE COMMERCIAL DEVELOPMENT

CONCEPT SITE LAYOUT
 LOT 3 OF DINGS SUBDIVISION,
 6641 S. COLLEGE AVE., FORT COLLINS, COLORADO 80525



LAND USE DATA

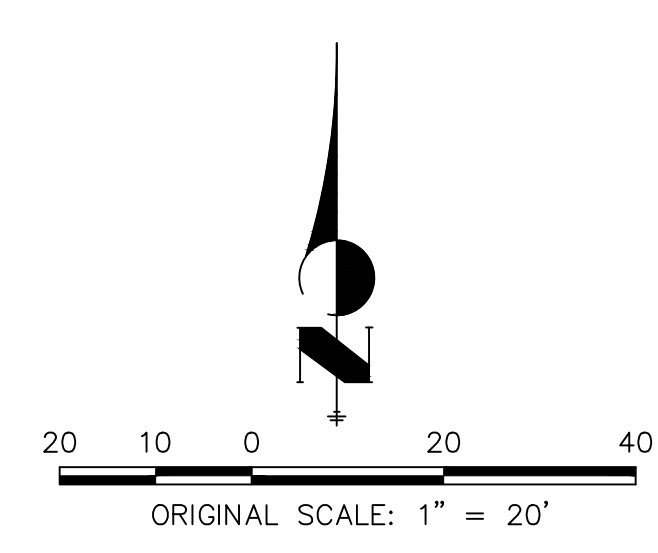
TOTAL SITE AREA:	27,818 SF	0.64 AC	100%
TOTAL BUILDING AREA:	7,055 SF	0.16 AC	25%
GFA:	0.25 GFA		
TOTAL PAVED AREA:	10,893 SF	0.25 AC	34%
TOTAL OPEN SPACE AREA:	9,870 SF	0.23 AC	36%

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
KIND CARE OF COLORADO, LLC
 6617 S. COLLEGE AVENUE
 FORT COLLINS, CO 80525
 MR. DAVE WATSON
 PH: 970-568-8020

J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION
		1	
		2	



1836 FORT COLLINS LLC
 6705 S. COLLEGE AVE.
 PARCEL #0614100008
 ZONE: G

206' DRAINAGE EASEMENT
 REC. NO. 20160079043