

Conceptual Review Agenda

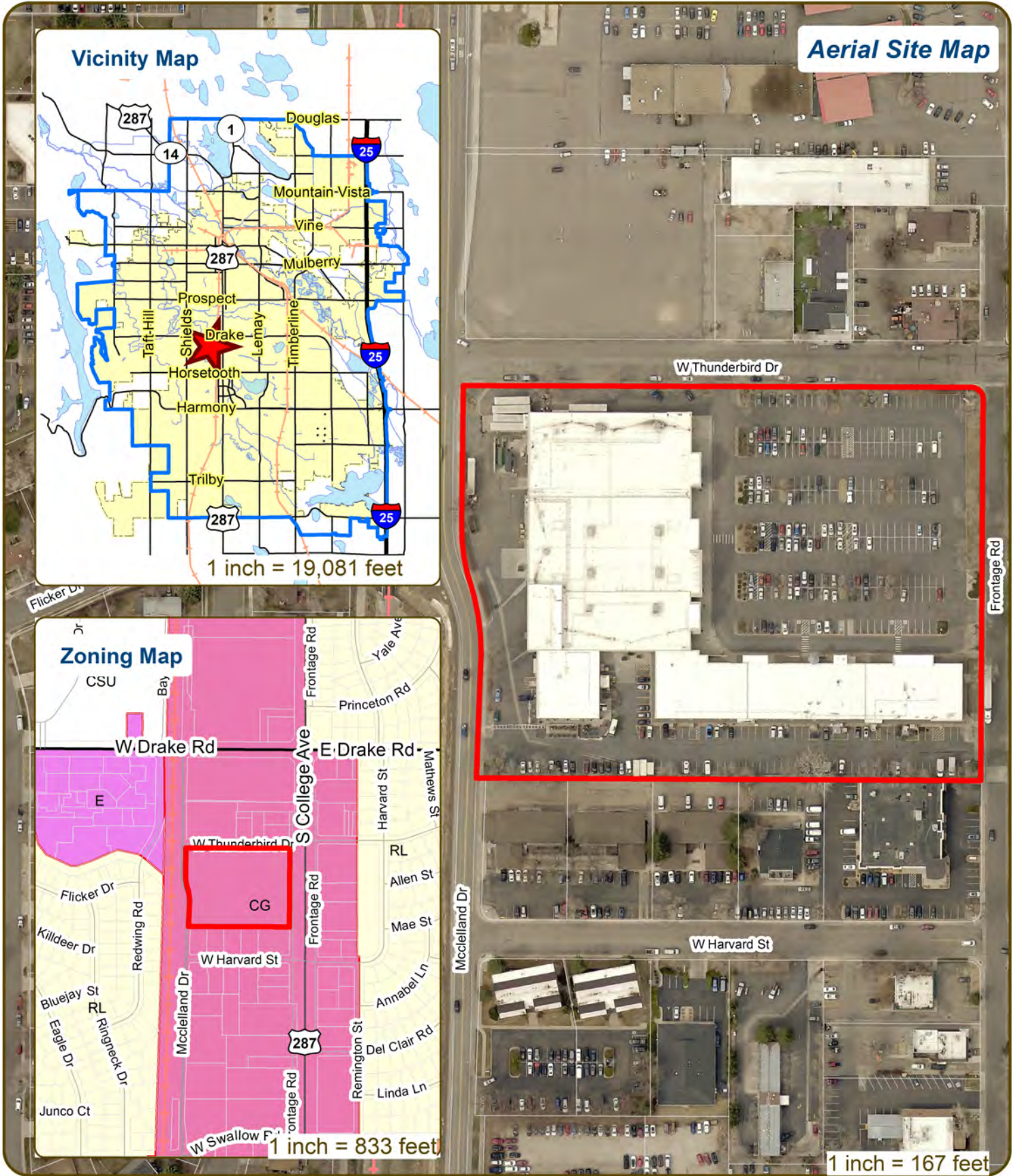
Schedule for 10/07/21

Meetings hosted via Zoom Web Conferencing

Thursday, October 7, 2021

| Time | Project Name | Applicant Info | Project Description | |
|-------|---|---|---|---|
| 11:15 | 2721 S College Ave Drive-Thru Restaurant CDR210077 | Jana Hutkova 303-912-8898 jhutkova@greywolfstudio.com | This is a request to construct a drive-thru restaurant at 2721 S College Ave (parcel # 9726132001). The proposed 800sf drive-thru would be constructed on the existing parking lot of the Midtown Commons commercial development at the southwest corner of the S College Ave and Thunderbird Dr intersection. The site is directly west of S College Ave and approximately .12 miles south of W Drake Rd. Access to the site is taken from Thunderbird Dr to the north. The property is within the General Commercial (CG) zone district and is subject to Planning & Zoning Commission (Type 2) Review. | Planner: Jason Holland Engineer: Dave Betley DRC: Brandy Bethurem Harras |

2721 S College Ave Drive-Thru Restaurant



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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) Architect

EV Studio + Grey Wolf Architecture (Kenneth W Harshman or Jana Hutkova)

Business Name (if applicable) EV Studio + Grey Wolf Architecture

Your Mailing Address 5335 W 48th Ave, ste 300

Phone Number 303.912.8898 Email Address kharshman@greywolfstudio.com, jhutkova@greywolfstudio.com

Site Address or Description (parcel # if no address)

2701-2721 S College Ave

Description of Proposal (attach additional sheets if necessary)

existing parking lot revisions and new Coffee Shop building within existing lot

Proposed Use commercial/ retail Existing Use commercial/ retail

Total Building Square Footage 800 S.F. Number of Stories 1 Lot Dimensions +/- 645'x485', re: Alta

Age of any Existing Structures not sure

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 no increase by decrease, re: A1.1 and Alta S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

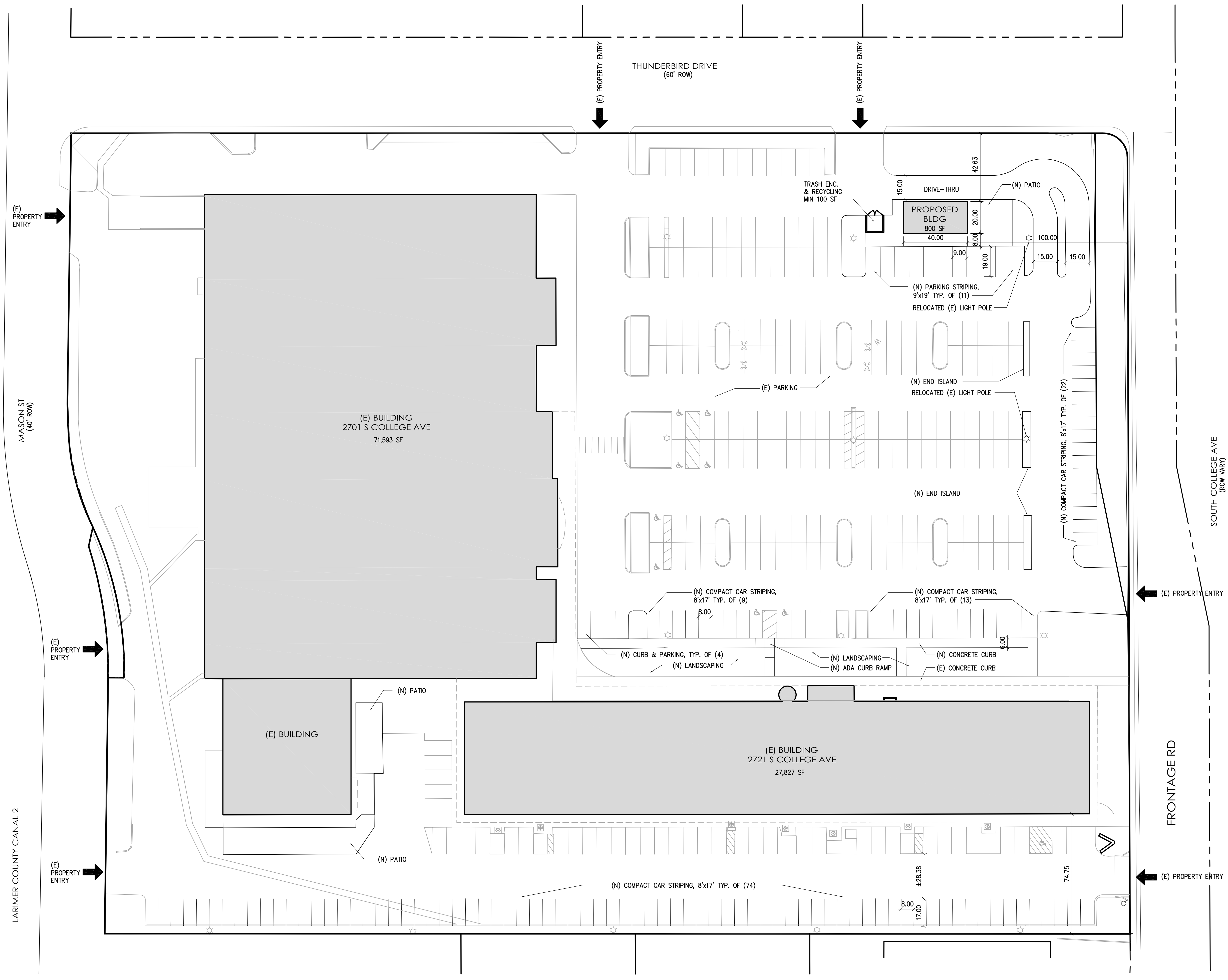
Suggested items for the Sketch Plan:

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?

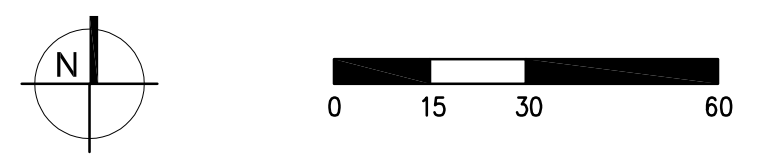
MIDTOWN COMMONS
2701-2721 S College Ave
 FORT COLLINS, CO

SITE DATA

| | |
|------------------------|-----------------------|
| CURRENT ZONING | PUD |
| (E) LOT AREA | 325,072 SF = 7.463 AC |
| (E) BUILDING AREA | 99,780 SF |
| PROPOSED BUILDING AREA | 800 SF |
| TOTAL | 100,580 SF |
| STANDARD PARKING | 221 SPACES (64.4%) |
| COMPACT PARKING | 122 SPACES (35.6%) |
| TOTAL | 343 SPACES |



1 SITE PLAN
 A1.1 1" = 30'-0"



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 INFORMATION AND SHALL NOT BE
 DUPLICATED, DISCLOSED, OR OTHERWISE
 REPRODUCED WITHOUT THE WRITTEN CONSENT
 OF GREY WOLF ARCHITECTURE

PROJECT NUMBER 21-530.5
 DRAWN JH
 CHECKED KWH
 ISSUE
 08.30.21 PRE-APP

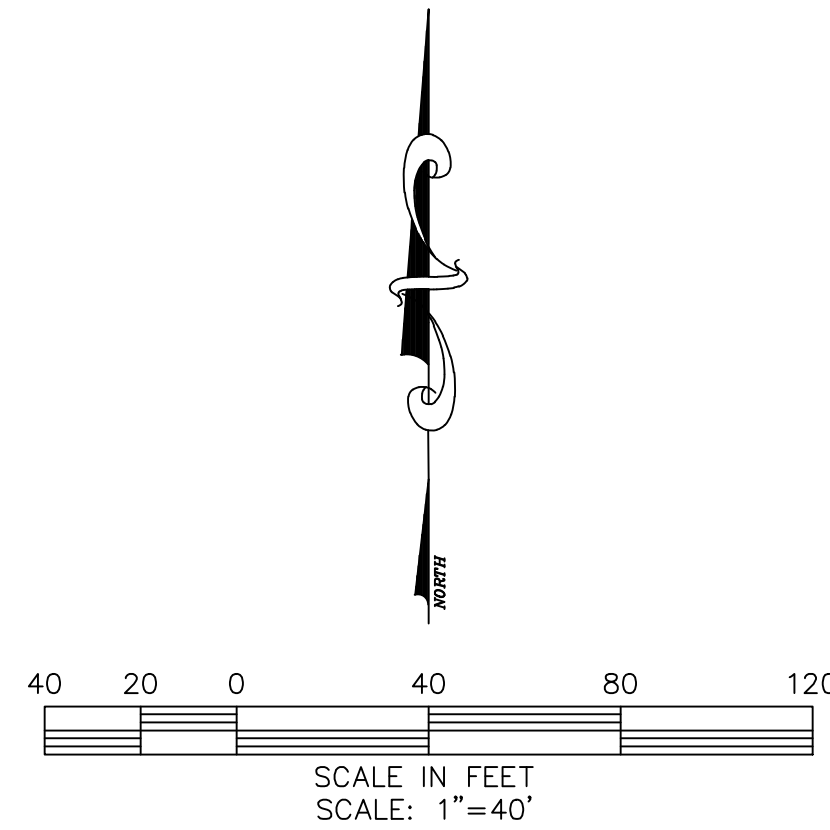
REVISIONS

SITE PLAN

A1.1

ALTA/ACSM LAND TITLE SURVEY

Tract A and Tract B, South College Commercial Subdivision P.U.D.,
 Together With The Vacated Frontage Road Right Of Way
 Situate In The Northeast Quarter Of Section 26, Township 7 North, Range 69 West Of The 6th P.M.,
 City Of Fort Collins, County Of Larimer, State Of Colorado
 (2701 & 2721 South College Avenue)

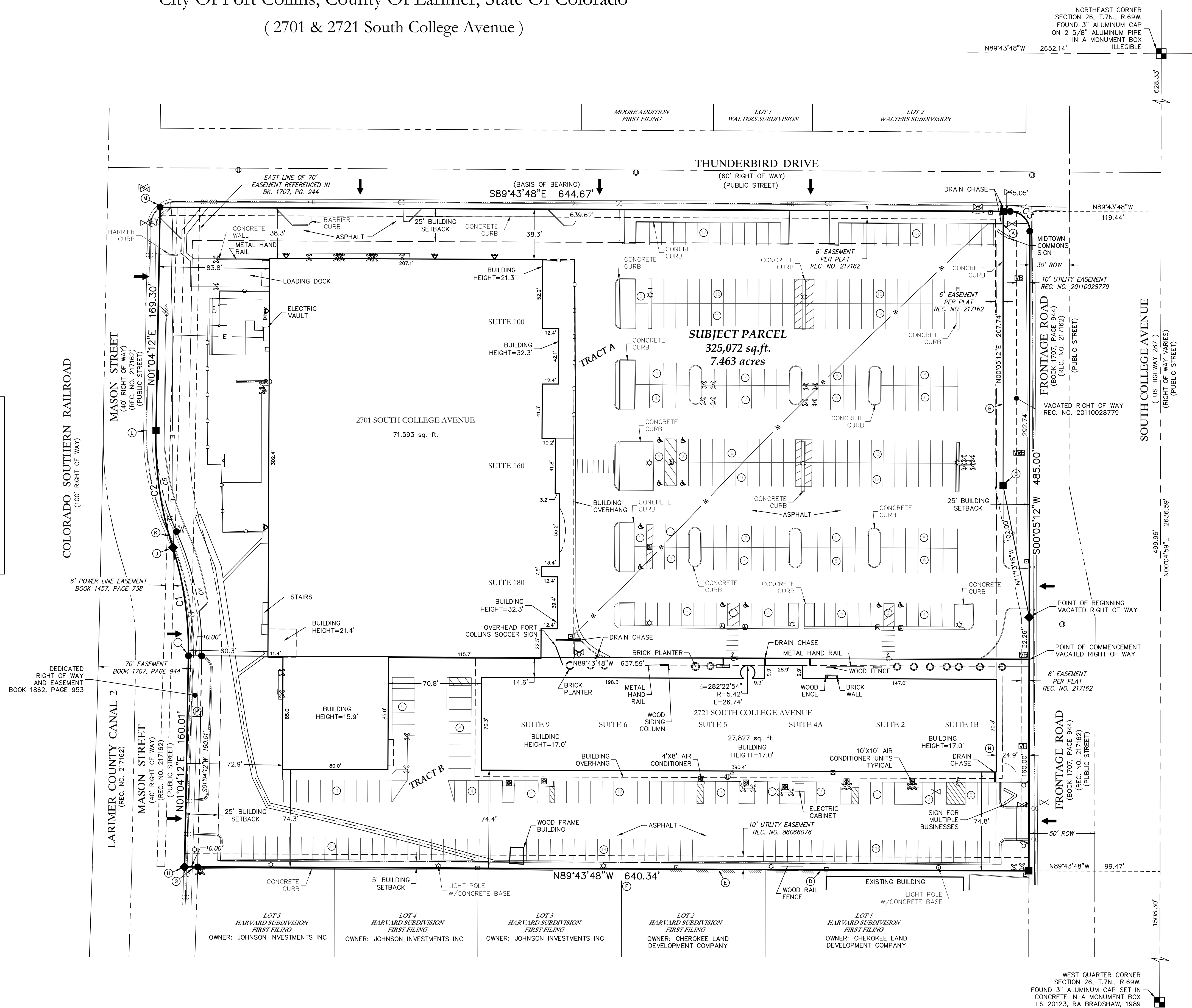


| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH BEARING |
|-------|--------|---------|-----------|--------|-------------|
| C1 | 83.42' | 257.19' | 18°35'00" | 83.05' | N08°13'18"W |
| C2 | 89.90' | 277.19' | 18°35'00" | 89.51' | N08°13'18"W |
| C3 | 23.51' | 15.00' | 89°49'00" | 21.18' | S44°49'18"E |
| C4 | 96.92' | 215.04' | 25°49'23" | 96.10' | N11°28'28"W |
| C5 | 78.89' | 175.04' | 25°49'18" | 78.22' | S11°28'28"E |

LEGEND

| | | | | | |
|--|------------------------|--|-----------------------|--|--|
| | CHAIN LINK FENCE | | FIRE HYDRANT | | FOUND ALIQUOT CORNER AS DESCRIBED |
| | EDGE OF ASPHALT | | WATER VALVE | | FOUND #4 REBAR WITH RED PLASTIC CAP, LS 34995 (UNLESS OTHERWISE NOTED) |
| | FLOWLINE | | IRRIGATION BOX | | FOUND PK NAIL WITH BRASS TAG, LS 34995 (UNLESS OTHERWISE NOTED) |
| | FENCE LINE | | TELEPHONE PEDESTAL | | SET PK NAIL AND BRASS TAG STAMPED KSI, LS 34995 (UNLESS OTHERWISE NOTED) |
| | WATER LINE | | GAS METER | | SIGN |
| | UNDERGROUND POWER LINE | | ELECTRIC METER | | MAILBOX |
| | EASEMENT | | LIGHT POLE | | STEEL POST |
| | SECTION LINE | | WOOD POST | | AIR CONDITIONER |
| | PROPERTY LINE | | EXISTING ACCESS POINT | | PARKING SPACE AMOUNTS |
| | BUILDING LIGHT | | NO PARKING SIGN | | |
| | HANDICAP RAMP | | | | |
| | ROOF DRAIN | | | | |

- ④ IMPROVEMENT LOCATION TO PROPERTY LINE TABLE
- Concrete curb is 0.8'± West of property line.
 - Concrete curb crosses the property line.
 - Concrete curb is 0.3'± East of property corner.
 - End of edge of asphalt is 0.7'± South of property line.
 - Edge of asphalt is on the property line.
 - End of edge of asphalt and end of concrete curb is 1.4'± South of property line.
 - Concrete curb is 1.0'± South of property line.
 - Flowline crosses the property line at 1.4'± East of property corner.
 - Flowline is 3.7'± East of property corner.
 - Flowline is 0.9'± East of property corner.
 - Flowline crosses the property line.
 - Flowline is 7.5'± West of property corner.
 - Flowline is 0.4'± North of property corner.
 - Building is over the setback line by 0.1'.



PRELIMINARY 7/29/2014

Steven A. Lund - On Behalf of King Surveyors
 Colorado Registered Professional
 Land Surveyor #34995

DATE: 7/18/2014

FILE NAME: 2014398ALTA

SCALE: 1" = 40'

DRAWN BY: CSK

CHECKED BY: SAL

KING SURVEYORS
 650 E. Garden Drive | Windsor, Colorado 80550
 phone: (970) 686-5011 | email: info@KingSurveyors.com



DATE: 7/29/14

CSK

REVISIONS:

REVISED PER COMMENTS

ALTA/ACSM LAND TITLE SURVEY
 FOR
 GENWORTH LIFE AND
 ANNUITY INSURANCE COMPANY

PROJECT #: 2014398

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SHEET 2 OF 2