

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

11/14/2024 11:15 AM

Project Name

Convenience Store at 322 Lindenmeier Rd
CDR240067

Applicant

Janet McTague
970-690-5448
janet@downtownre.com

Planner: Clark Mapes

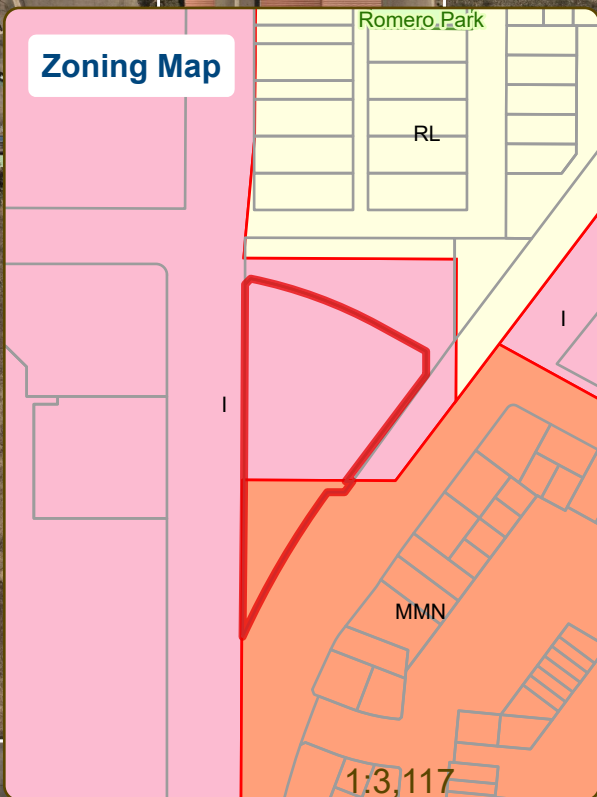
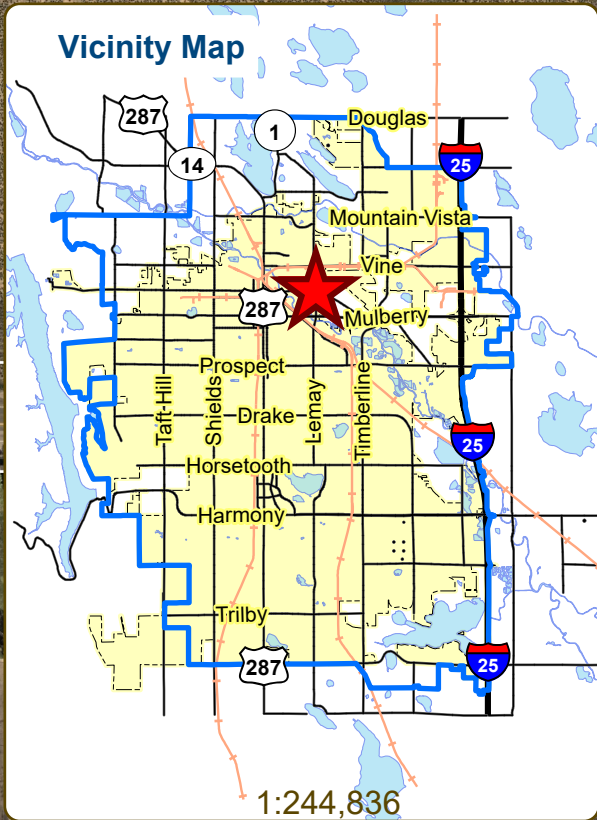
Engineer: Dave Betley

DRC: Todd Sullivan

Description

This is a request to develop a convenience retail store with fuel sales and a restaurant (fast food without drive-thru) at 322 Lindenmeier Rd (parcel # 8707200005). The applicant is proposing a convenience store and fast food restaurant or other approved uses. The applicant's aim is to develop an understanding of possibilities, limitations, and requirements. Access is taken from N Lemay Ave to the east of the property. The site is directly west of Lemay Ave and approximately 0.28 mi south of E Vine Dr. The property is located in the Industrial (I) and Medium Density Mixed-Use Neighborhood (MMN) zone districts and the project is subject to an Addition of Permitted Use (APU) Review.

Convenience Store at 322 Lindenmeier Rd- Convenience Store & 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 preappmeeting@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) _____

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. 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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

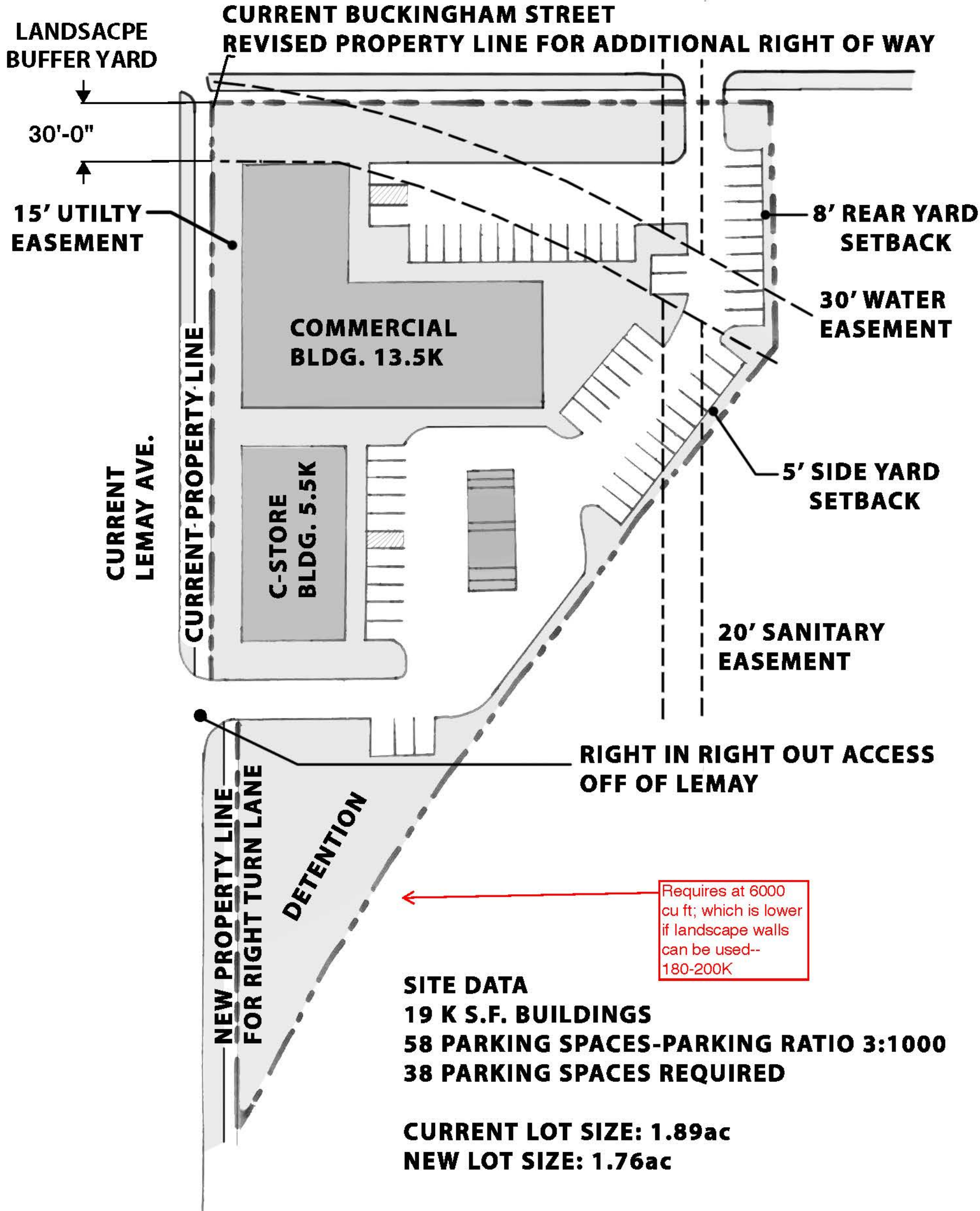
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

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

Increase in Impervious Area _____ 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?

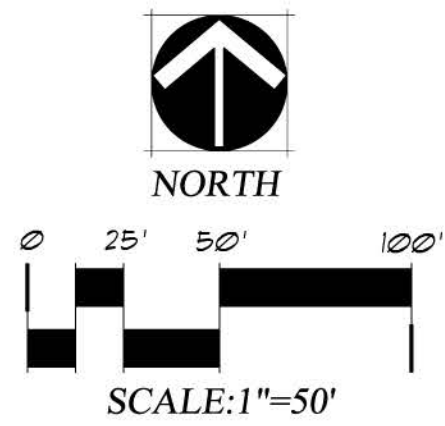


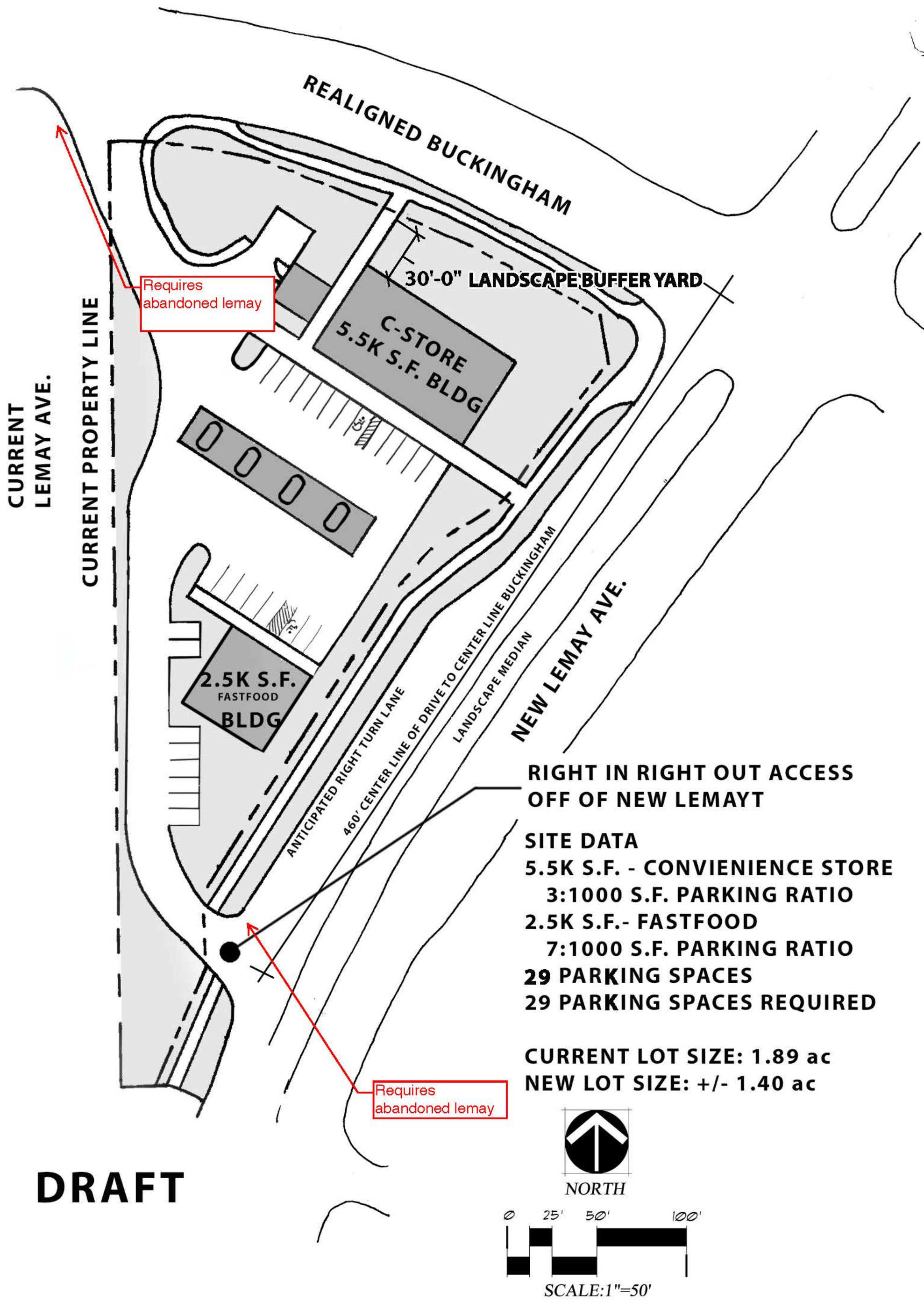
Requires at 6000 cu ft; which is lower if landscape walls can be used-- 180-200K

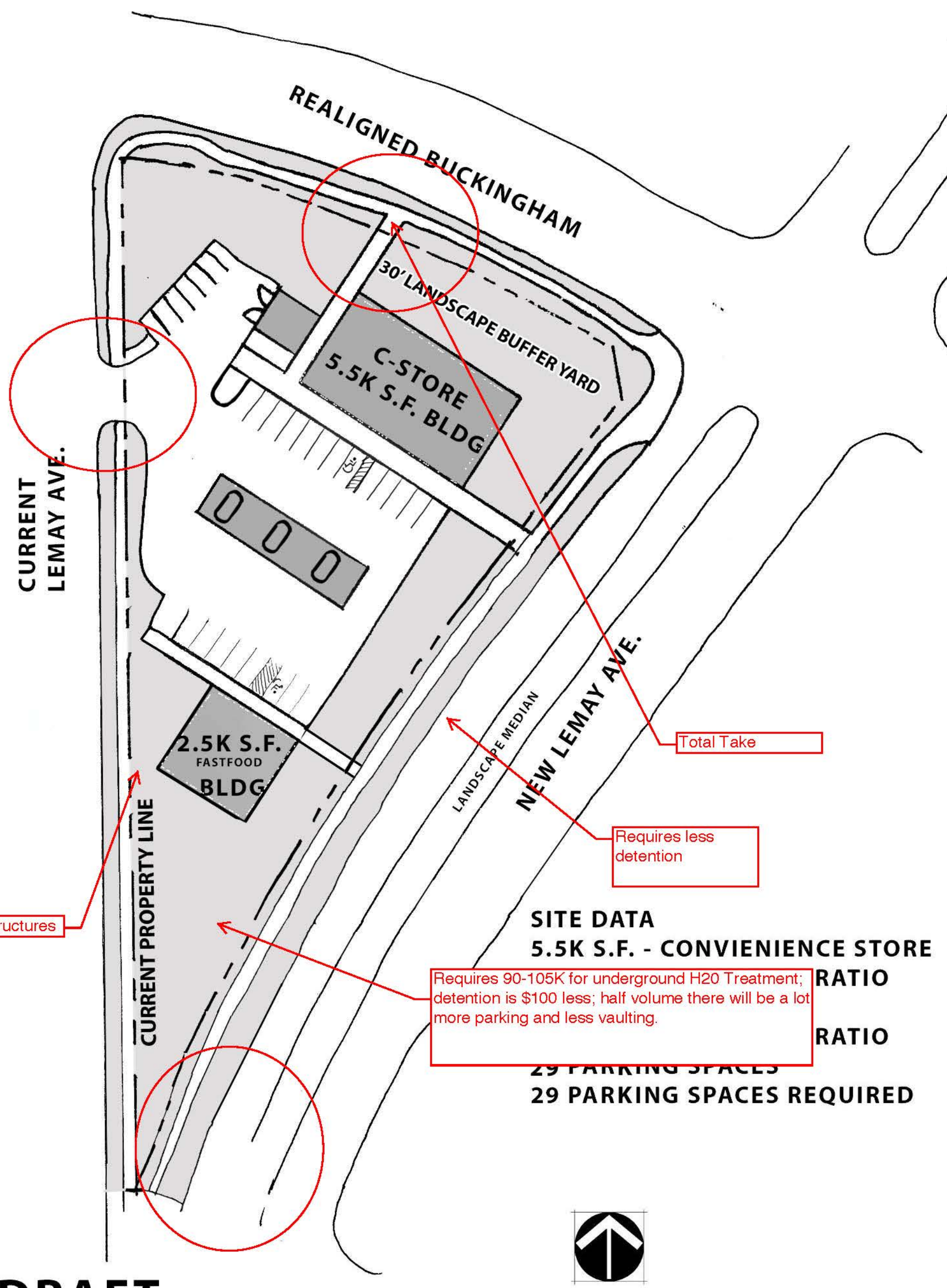
SITE DATA
19 K S.F. BUILDINGS
58 PARKING SPACES-PARKING RATIO 3:1000
38 PARKING SPACES REQUIRED

CURRENT LOT SIZE: 1.89ac
NEW LOT SIZE: 1.76ac

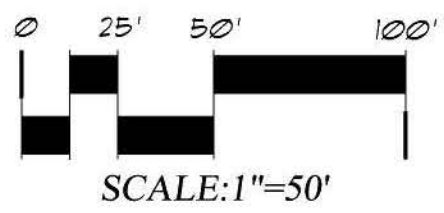
DRAFT







DRAFT



EXHIBIT

1

**DESCRIPTION OF A TRACT OF LAND TO BE CONVEYED
TO THE CITY OF FORT COLLINS
(ROYVAL)**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.; CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7 TO BEAR $S00^{\circ}33'51''W$, BOTH ENDS OF SAID LINE BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED LS 17497, BASED UPON GPS OBSERVATIONS AND THE CITY OF FORT COLLINS COORDINATE SYSTEM, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, $S00^{\circ}33'51''W$, A DISTANCE OF 1320.00 FEET; THENCE $S89^{\circ}26'09''E$, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH LEMAY AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF BUCKINGHAM STREET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF BUCKINGHAM STREET, $S89^{\circ}26'09''E$, A DISTANCE OF 287.59 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO CCC-FORT COLLINS LLC BY SPECIAL WARRANTY DEED RECORDED MARCH 21, 2016 AT RECEPTION NO. 20160017208 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG THE WEST LINE OF SAID TRACT, $S00^{\circ}33'51''W$, A DISTANCE OF 138.68 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THAT TRACT OF LAND CONVEYED TO THE CITY OF FORT COLLINS BY WARRANTY DEED RECORDED OCTOBER 3, 1997 AT RECEPTION NO. 97065351;

THENCE ALONG SAID NORTHWESTERLY BOUNDARY, $S37^{\circ}27'48''W$, A DISTANCE OF 239.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED MARCH 10, 2000 AT RECEPTION NO. 2000015805;

THENCE ALONG SAID SOUTH BOUNDARY, $N89^{\circ}26'09''W$, A DISTANCE OF 8.87 FEET;

THENCE 35.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,132.50 FEET, A CENTRAL ANGLE OF $01^{\circ}48'33''$, AND A CHORD WHICH BEARS $N37^{\circ}44'09''E$ A DISTANCE OF 35.76 FEET;

THENCE $N38^{\circ}38'26''E$, A DISTANCE OF 147.40 FEET;

THENCE $N00^{\circ}33'51''E$, A DISTANCE OF 31.34 FEET;

THENCE $N60^{\circ}52'44''W$, A DISTANCE OF 72.37 FEET;

THENCE 185.79 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 615.75 FEET, A CENTRAL ANGLE OF $17^{\circ}17'17''$, AND A CHORD WHICH BEARS $N69^{\circ}31'23''W$ A DISTANCE OF 185.09 FEET;

THENCE $S45^{\circ}33'51''W$, A DISTANCE OF 14.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH LEMAY AVENUE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, $N00^{\circ}33'51''E$, A DISTANCE OF 66.49 FEET TO THE POINT OF BEGINNING.

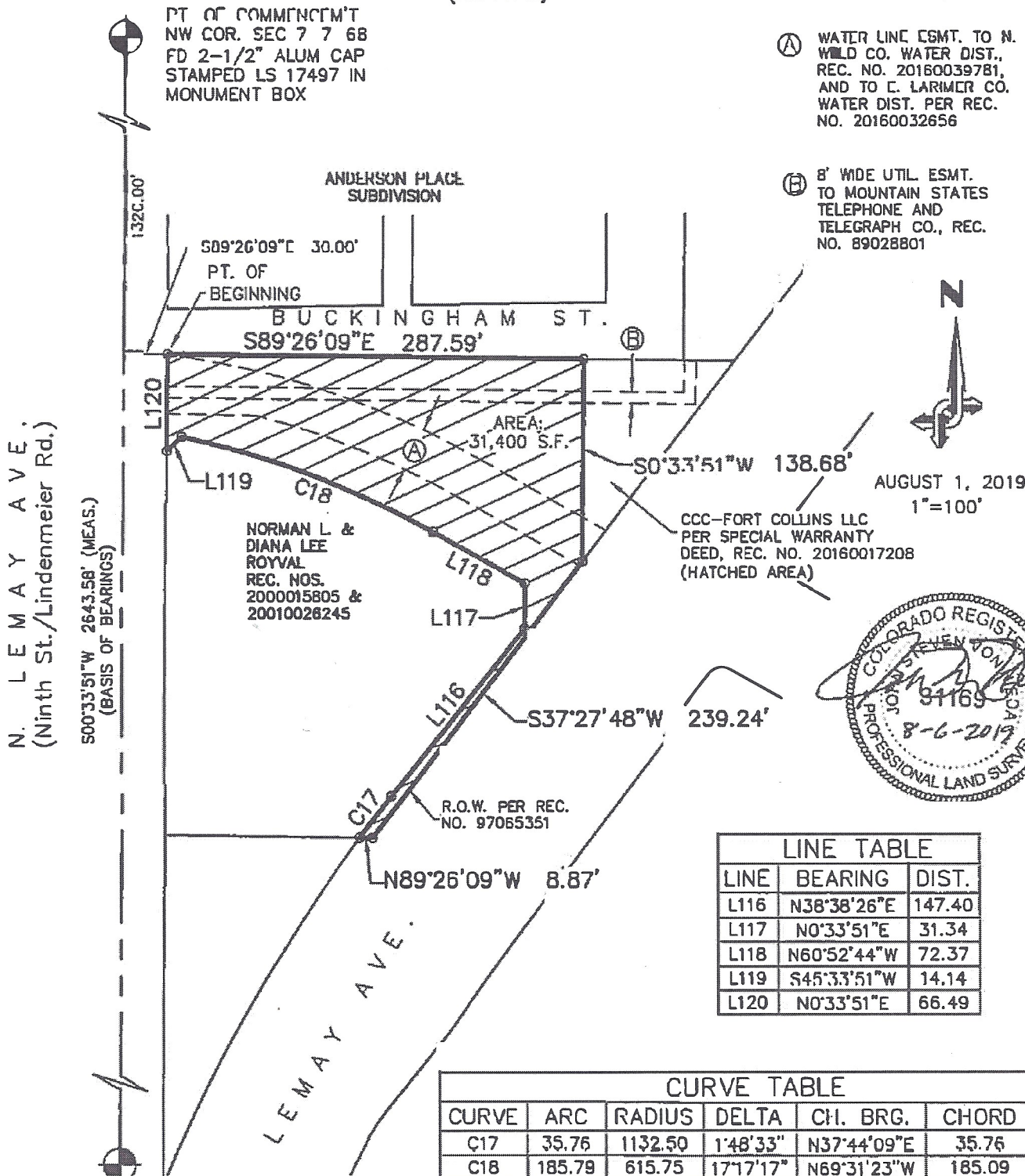
CONTAINING 31,400 SQUARE FEET (0.721 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR THAT NOW EXIST ON THE GROUND.

I HEREBY STATE THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF, AND OPINION.



JOHN STEVEN VON NIEDE, COLORADO P.L.S. 31169
FOR AND ON BEHALF OF THE CITY OF FORT COLLINS
P.O. BOX 580, FORT COLLINS, CO 80522

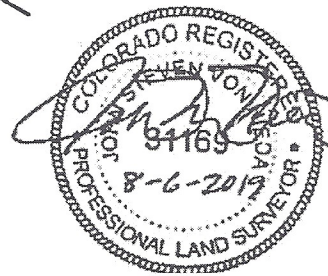
EXHIBIT OF
A TRACT OF LAND TO BE CONVEYED
TO THE CITY OF FORT COLLINS
(ROYVAL)



(A) WATER LINE ESMT. TO N. WILD CO. WATER DIST., REC. NO. 20160039781, AND TO C. LARIMER CO. WATER DIST. PER REC. NO. 20160032656

(B) 8' WIDE UTIL. ESMT. TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO., REC. NO. 89028801

AUGUST 1, 2019
1"=100'



LINE TABLE		
LINE	BEARING	DIST.
L116	N38°38'26"E	147.40
L117	N0°33'51"E	31.34
L118	N60°52'44"W	72.37
L119	S45°33'51"W	14.14
L120	N0°33'51"E	66.49

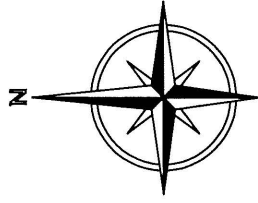
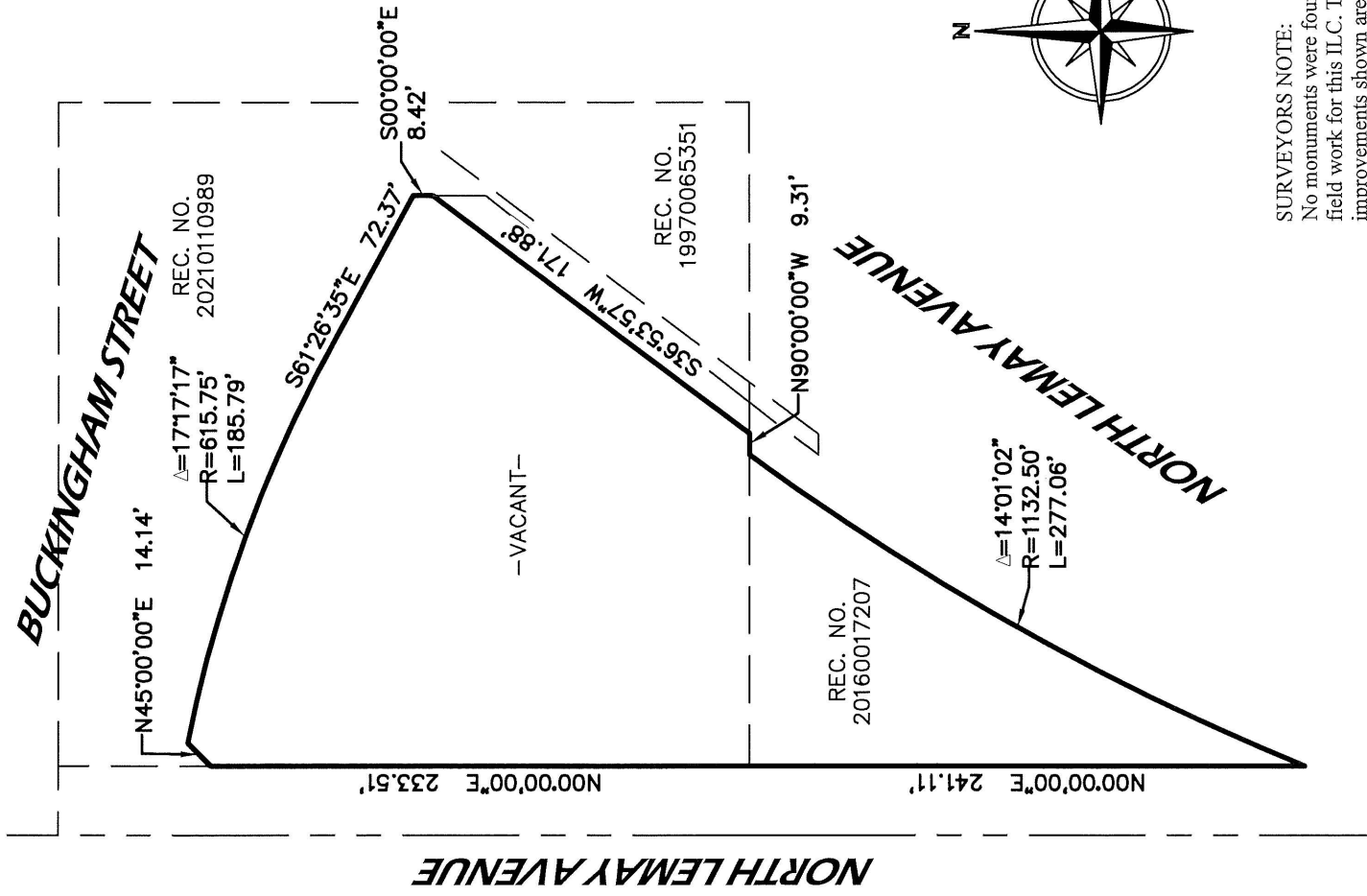
CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CH. BRG.	CHORD
C17	35.76	1132.50	1°48'33"	N37°44'09"E	35.76
C18	185.79	615.75	17°17'17"	N69°31'23"W	185.09

W 1/4 COR. SEC
7-7-68, FD 2-1/2"
ALUM. CAP STAMPED
LS 17497 IN MON. BOX

THIS EXHIBIT'S SOLE INTENT IS TO GRAPHICALLY REPRESENT AND AUGMENT THE ATTACHED PROPERTY DESCRIPTION. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. 38-51-102. IN THE EVENT OF DISCREPANCIES BETWEEN THIS EXHIBIT AND THE ATTACHED PROPERTY DESCRIPTION, THE INFORMATION CONTAINED WITHIN THE ATTACHED PROPERTY DESCRIPTION SHOULD BE RELIED UPON.

S:\Engineering\Departments\Survey\Projects\Engineering\Lemay Vine Redigum\Lemay Vine Redigum_C3D\Lemay Vine Redigum worksheet.dwg

IMPROVEMENT LOCATION CERTIFICATE



SURVEYORS NOTE:

No monuments were found in the course of field work for this ILC. The location of improvements shown are based on lines of occupation. A full boundary survey is recommended.

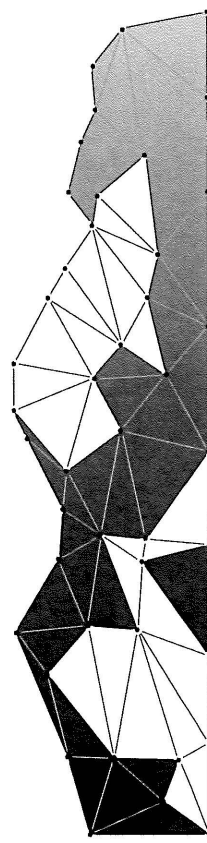
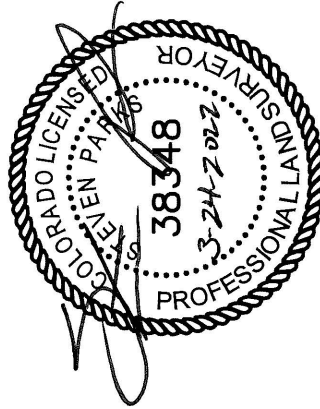
NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

Address: 322 Lindenmeier Road, Fort Collins, Colorado
 Parcel Description: (Source: Client) See Attached

I hereby certify that this improvement location certificate was prepared for Larry Royval, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Larry Royval and describes the parcels appearance on 3-4-2022.

I further certify that the improvements on the above described parcel on this date, 3-4-2022, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



MAJESTIC SURVEYING

Steven Parks, PLS 38348
 On behalf of Majestic Surveying, LLC

PROJECT NO: 2022098

DATE: 3-24-2022

CLIENT: Royval

SCALE: 1"=80'