

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

12/18/2024 8:30 AM

Project Name

QuikTrip at 2601 S College Ave., Fort Collins, CO
PDR240012

Applicant

QuikTrip Corporation
303-248-0436
Bsikorsk@Quiktrip.com

Description

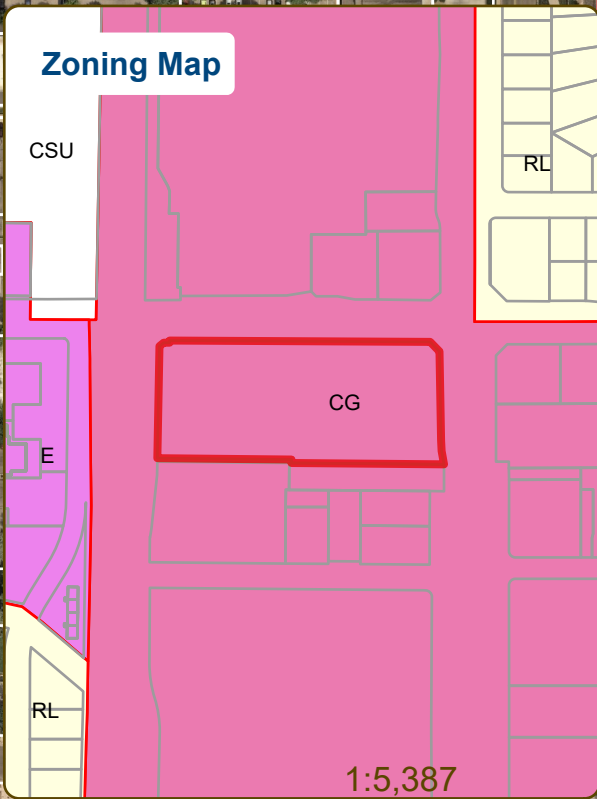
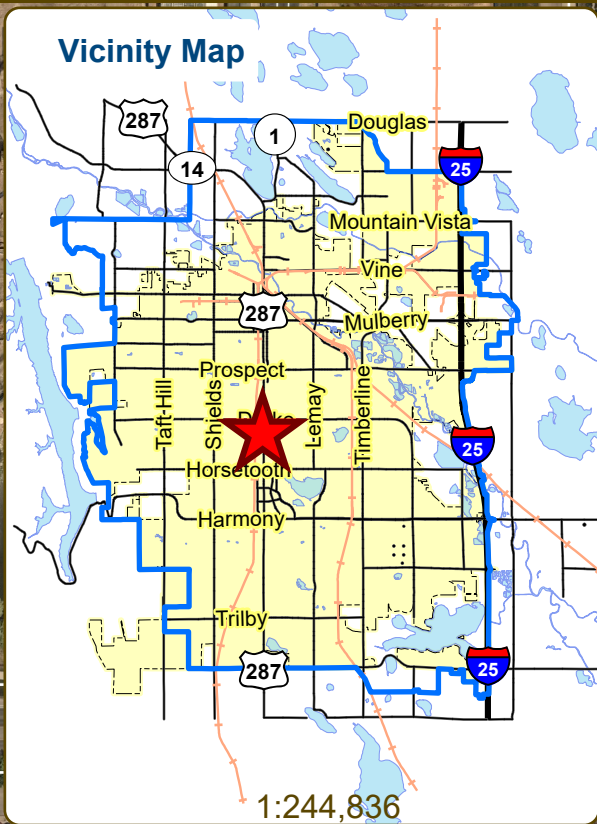
This is a request to develop a QuikTrip at 2601 S. College Ave. (parcel # 9726114001). The applicant is proposing a convenience store with fuel sales. Access will be taken from S College Ave east of the property. The site is directly south of W Drake Rd and directly west of S College Ave. The property is located in the General Commercial District (C-G) and subject to an Administrative (Type 1) Review.

Planner: Kai Kleer

Engineer: Sophie Buckingham

DRC: Brandy Bethurem Harras

QuikTrip at 2601 S College Ave- Convenience Store with Fuel Sales



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than Wednesday at 5:00pm three weeks prior to the anticipated Wednesday meeting date. Application materials can be e-mailed to preappmeeting@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting Project Planner
Submittal Date Fee Paid (\$1,000)

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name

Project Address (parcel # if no address)

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Business Name (if applicable)

Applicant Mailing Address

Phone Number E-mail Address

Basic Description of Proposal (a detailed narrative is also required)

Zoning 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.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

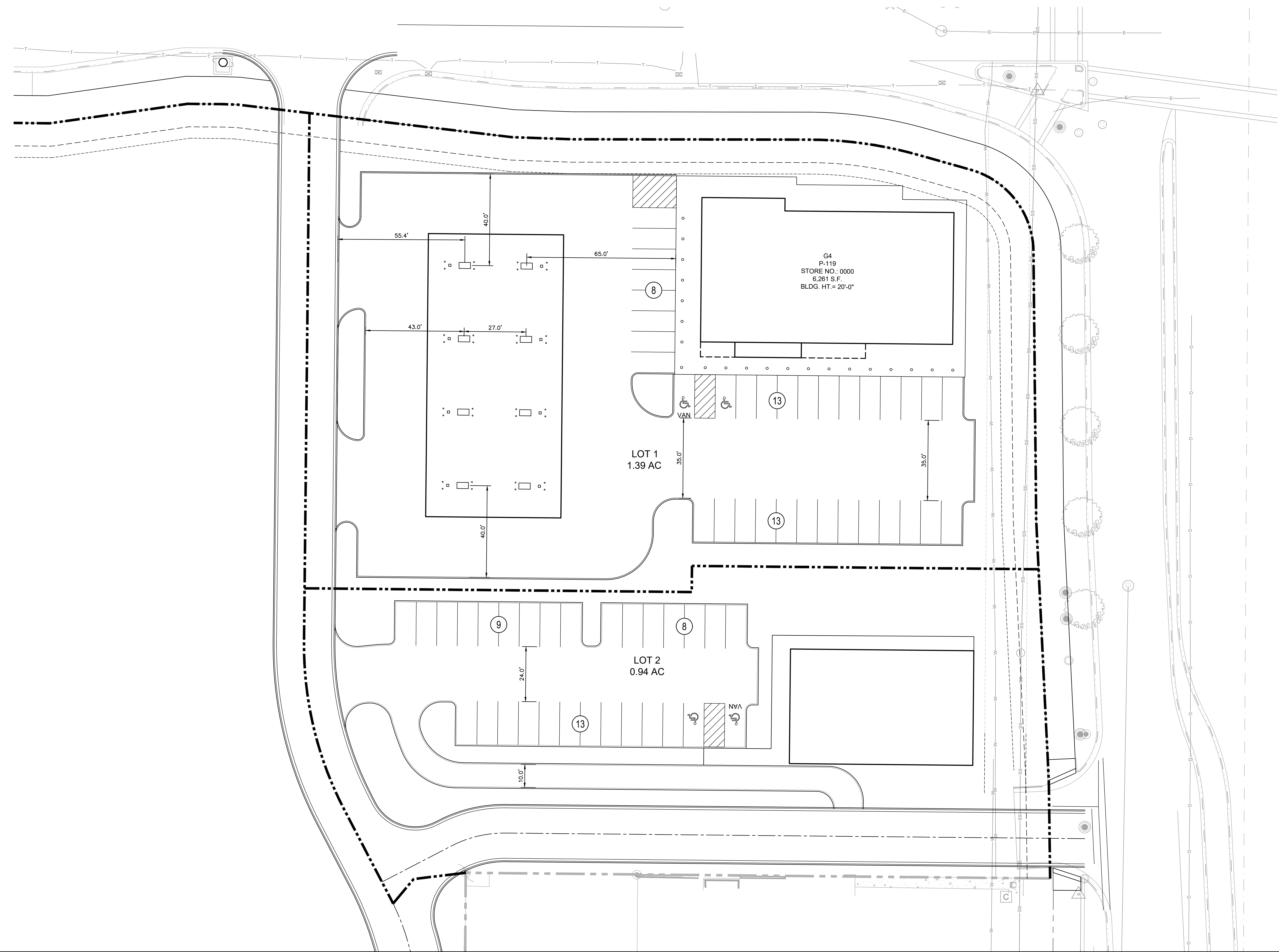
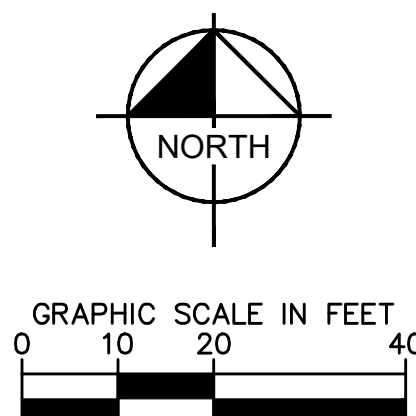
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

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)

SUBMITTAL INFORMATION:
PRELIMINARY DESIGN REVIEW (PDR)

- 1) Preliminary Design Review Application form and filing fee (\$1000).
- 2) **Project Narrative** – Please include the following information:
 - (a) What are you proposing/use?
 - (b) What improvements and uses currently exist on the site?
 - (c) Describe the site circulation (auto and pedestrian), parking and how it coordinates with the existing neighborhood.
 - (d) Describe site design and architecture.
 - (e) How is your proposal compatible with the surrounding area?
 - (f) Is water detention provided? If so, where? (show on site plan)
 - (g) How does the site drain now (on and off site)? Will it change? If so, what will change?
 - (h) What is being proposed to treat run-off?
 - (i) How does the proposal impact natural features?
 - (j) Do any existing structures have automatic fire sprinklers? Will the new structures have fire sprinklers?
 - (k) Are there any unusual factors and/or characteristics are present that may restrict or affect your proposal?
 - (l) Have you previously submitted an application?
 - (m) What specific questions, if any, do you want addressed?
- 3) **Site Plan** – Please consider including the following:
 - (a) Project site boundary and adjacent property uses
 - (b) Proposed circulation system, and how it ties into existing infrastructure (pedestrian and auto)
 - (c) Existing and proposed landscaping (Will trees be removed?)
 - (d) Existing and proposed buildings (Will they remain? If they will change, how?)
 - (e) Existing natural features (Will these be impacted by the proposal?)
 - (f) On and off site improvements
 - (g) Location of detention, drainage and water quality features
 - (h) Emergency vehicle access and fire hydrant locations



CONCEPTUAL SITE PLAN
OPTION 1
DATE: OCTOBER 30, 2024

DRAKE AND COLLEGE
IMPROVEMENTS
PROJECT NUMBER: 096315014

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
3325 S. TIMBERLINE RD, SUITE 130, FORT COLLINS, CO, 80525
PHONE: (970) 822-7911



November 15, 2024

281 North College,
Fort Collins, CO 80521

***Pre-Application Letter of Intent
2601 S College Ave.***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the letter of intent for the above-referenced project on behalf of QuikTrip (the "Site Developer").

GENERAL PROJECT INFORMATION

The Site is located at the at Southwest corner of W. Drake Rd. and S. College Ave. in Fort Collins, Colorado. The Site totals approximately 1.23 acres. The project proposal will be for a QuikTrip fueling station on the corner of W. Drake Rd. and S. College Ave. The Site is zoned CS (Service Commercial) and based on the latest published zoning map for the City, automobile service stations are permitted under Fort Collins zoning standards for CS zoning per Administrative Review. No rezoning is anticipated.

The proposed Convenience Store and Fuel Station will be open year-round, with an average of twenty-two (22) employees, up to four (4) per shift, for up to three (3) shifts per day.

SITE IMPROVEMENTS

The current overall site is made up of a single lot consisting of approximately 7 acres. The lot will then be subdivided by the overall developer, and the project site will be approximately 1.23 acres. The lot will be developed as a QuikTrip fueling station and is proposed to consist of a new single-story Fuel Station Convenience Store, including a to-go kitchen, detached pumps, drive aisles and parking, landscaping, and associated utility improvements.

Utility infrastructure is assumed to currently exists in the ROW and private roadways. The water utility design for the Project will be through connection to existing water and sanitary sewer stubs that currently service the site. Water and sanitary sewer service plans to support the project will be developed as part of the construction document set and per Fort Collins standards. Applicable easements will be included as part of the Project.

Electric, gas, cable, and telephone services are anticipated to be included as part of this Project and will meet service load requirements of the Project. The appropriate utility service providers will be contacted for design and necessary service extensions, facilities, and easements for the new buildings.

It is anticipated that runoff developed on-site will be collected in roof and storm drain systems with detention and water quality per Fort Collins standards.

Landscaping and irrigation will be proposed along the property boundary and throughout the Project meeting Fort Collins standards.

Signage for the Project will be provided per the City Code. Allowable signage for the Site will be coordinated with the City.



PROJECT PROCESSES

The Project will be processed through Fort Collins for entitlement, construction documents, and building permit reviews. In addition, Civil Construction Documents and Building Permit drawings will be submitted and processed in support of the Project.

PROJECT CONTACTS

Property Developer

QuikTrip Corporation

Brittany Sikorski

Real Estate Project Manager

12000 Washington St, Ste 175, Thornton, CO 80241

c: 918.951.4174 | e: Bsikorsk@quiktrip.com

Project Engineer

Kimley-Horn & Associates

James Waller, P.E.

Project Manager

3325 South Timberline Rd. Suite 130, Fort Collins, CO 80525

Direct: 970.822.7911

We hope this Letter of Intent assists in your review of the Pre-Application Package. We are excited to work with the City on this project and look forward to delivering a project that the City and this project team are proud of and will be a highlight for Fort Collins and all involved.

If you have any questions or comments during your review, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

James Waller, P.E.