

# 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

1/9/2025 11:15 AM

## Project Name

Parking Lot at 460 S College Ave  
CDR240072

## Applicant

Blaine Rappe  
970-556-4929  
blaine@lcrealestategroup.com

**Planner:** Rob Bianchetto

**Engineer:** Sophie Buckingham

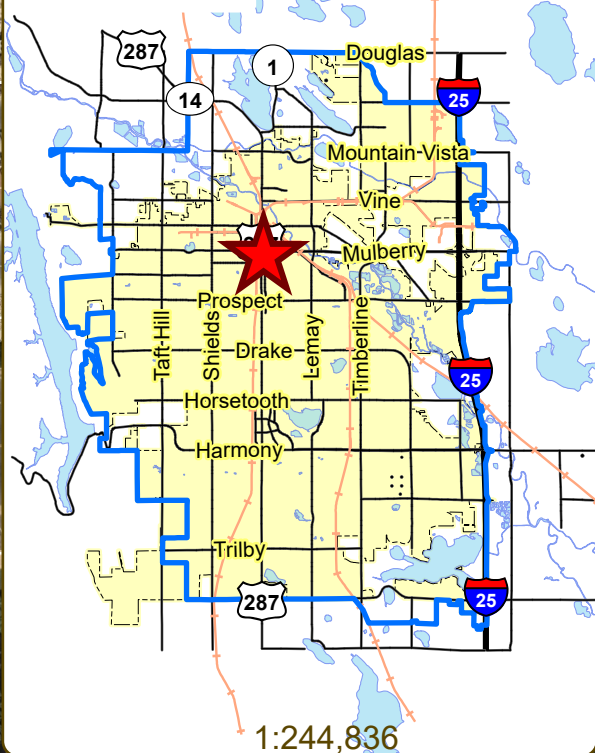
**DRC:** Todd Sullivan

## Description

This is a request to install street parking at 460 S College Ave. (parcel # 9712365001). The applicant is proposing diagonal parking spaces along the store front facing College Avenue. Access is taken from S College Ave. The site is directly north of Mulberry Ave and east of S College Ave. The property is located in the Downtown District (D) and Canyon Avenue Subdistrict and the project is subject to a Minor Amendment (MA).

# Parking Lot at 460 S College Ave- Retail

Vicinity Map

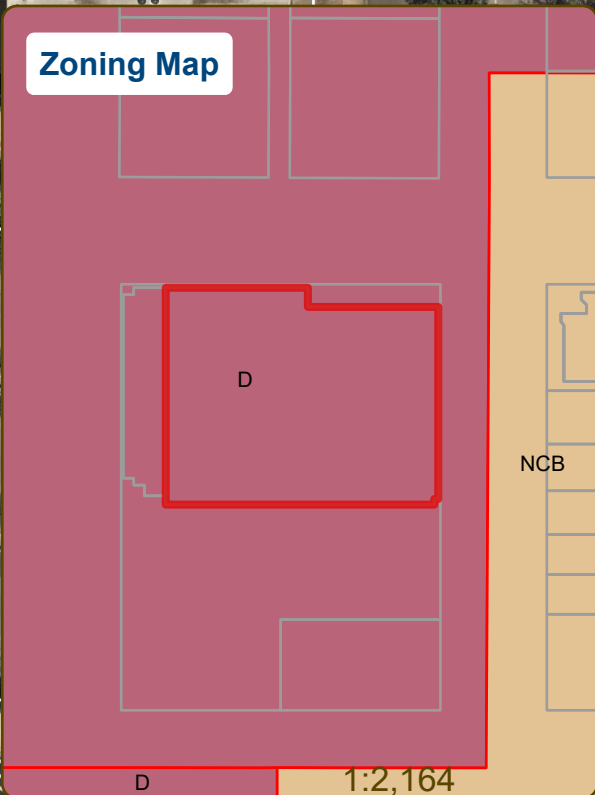


Aerial Site Map



E Magnolia St

Zoning Map



W Mulberry St

E Mulberry St

Copyright © nearmap 2015

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.





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) \_\_\_\_\_

Blaine Rappe, Manager for 460 South College Avenue, LLC (property owner) \_\_\_\_\_

Are you a small business?  Yes  No Business Name (if applicable) Mulberry Wine & Spirits, Inc. \_\_\_\_\_

Your Mailing Address 1712 Topaz Drive, Loveland CO 80537 \_\_\_\_\_

Phone Number 970/566/4929 \_\_\_\_\_ Email Address blaine@lcrealestategroup.com \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

460 South College Avenue, Fort Collins \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

add diagonal parking spaces along the store front facing College Avenue - see concept sketch attached \_\_\_\_\_

Proposed Use add additional parking spaces Existing Use sidewalk/store front area \_\_\_\_\_

Total Building Square Footage 7,510 S.F. Number of Stories 1 Lot Dimensions n/a \_\_\_\_\_

Age of any Existing Structures built early 1990's \_\_\_\_\_

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? \_\_\_\_\_

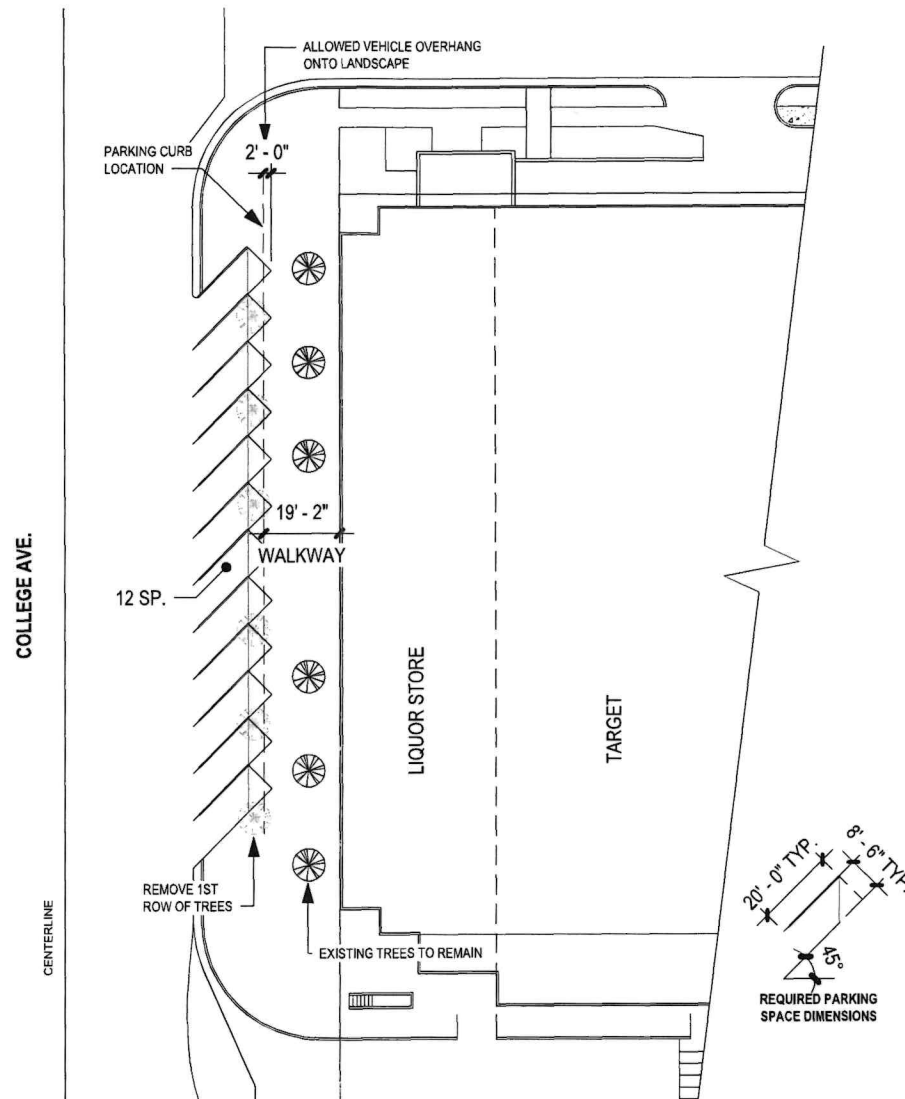
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

COLLEGE & MULBERRY  
460 S. College Ave, Fort Collins, CO 80524



1 SITE PLAN  
1" = 40'-0"

COLLEGE AVE PARKING EXPANSION

5/30/2024 4:03:14 PM



05/30/24  
COLLEGE AVE PARKING EXPANSION  
EX-002