

Conceptual Review Agenda

Schedule for 08/14/17 to 08/14/17

281 Conference Room A

Monday, August 14, 2017

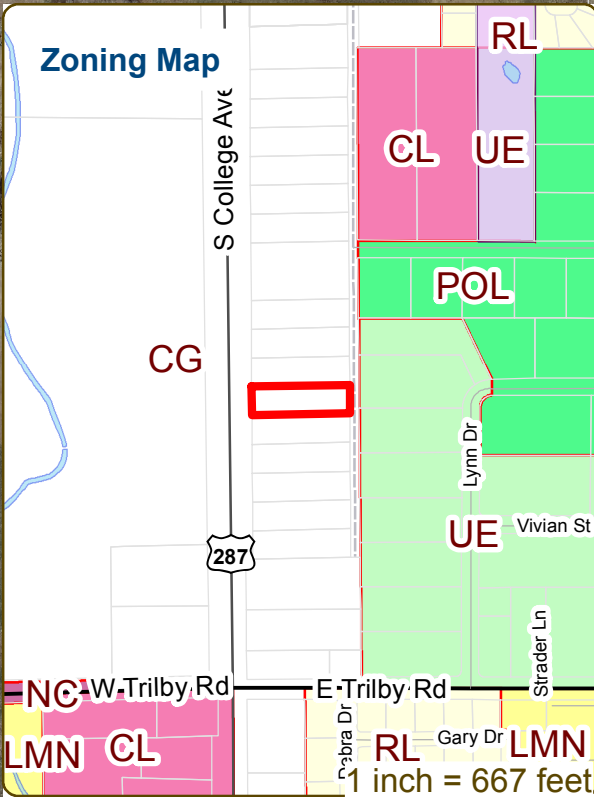
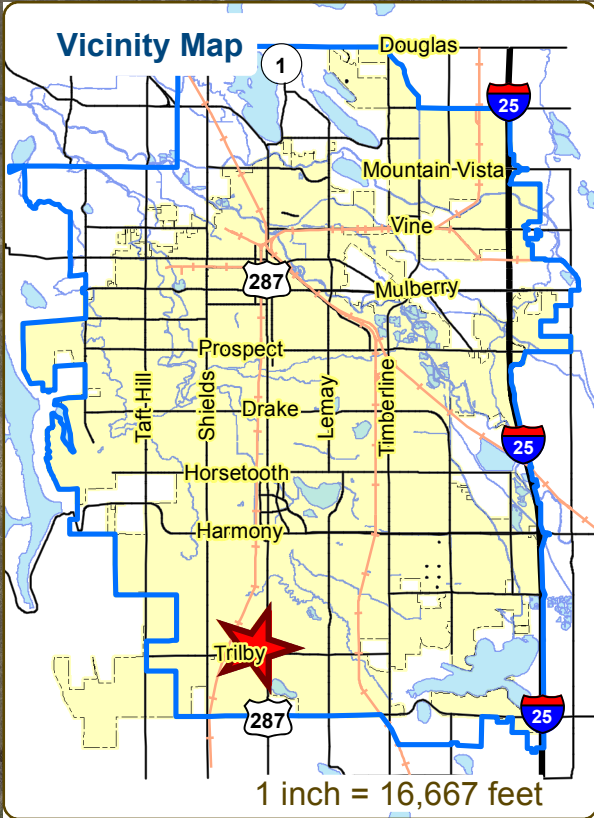
Time	Project Name	Applicant Info	Project Description	Planner
9:30	6324 S College Hurr Vasa Sprinkler & Landscape	Daniel R Bernth 970-221-1965 dan@dlcco.com CDR170049	This is a request for a change of use to an existing building located at 6324 S College Ave (parcel #9612305006) in the Kelmar Strip. The applicant is proposing a change of use from a restaurant to a plumbing, electrical, and carpenter type shop. The proposed new use is for a landscaping business and would include the construction of a 60 foot by 40 foot addition onto the rear of the building as a maintenance area for landscaping equipment. The addition would not be visible from the public right of way. Access to the building is provided off of College Avenue/Frontage Road. The existing parking configuration contains 16 parking spaces and no improvements are indicated at this time. The parcel is within the General Commercial (CG) zone district and is subject to Type 1 (Administrative) Review.	Kai Kleer

Monday, August 14, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	4036 S Shields St - Light of the Rockies Counseling	Chris Basset - Director (970) 484-1735 susan@lightoftherockies.com CDR170050	This is a request for an addition of permitted use to convert an existing 8,000 square foot building at 4036 S Shields St (parcel #9735200920). The proposal requests to change the use from a place of worship to a professional office building. The proposal includes paving an existing gravel parking lot for a total of 16,000 additional square feet of impervious surface. The site is currently accessed by two driveways off of Shields St. There is also a gravel drive connecting the site to the adjacent parking lot to the north. The proposed project is located within the Low Density Residential (RL) zone district and is subject to Planning and Zoning Board (Type 2) and City Council review.	Jason Holland

Hurr Vasa Sprinkler & Landscape 6324 S College Ave

Aerial Site Map



S College Ave

287



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General Information

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Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) DANIEL R. BERNTH - OWNER		
Business Name (if applicable) NA		
Mailing Address 1401 RIVERSIDE AVENUE FC CO 80524		
Phone (970) 221-1965 x 2	Email Address DAN@DLCCO.COM	
Site Address (parcel # if address is not available) 6324 SOUTH COLLEGE AVENUE		
Description of Proposal (attach additional sheets if necessary) CHANGE OF CURRENT USE (RESTAURANT) TO LANDSCAPE COMPANY (HURR VASA SPRINKLER AND LANDSCAPE.		
Proposed Use LANDSCAPE Co.	Existing Use RESTAURANT (VACANT)	
Total Building Square Footage 3,500	Number of Stories 1	Lot Dimensions 100'(W) x 340'(L)

Age of any Existing Structures 1970

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>.

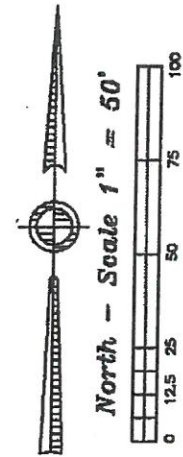
Increase in Impervious Area TBD . ? S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

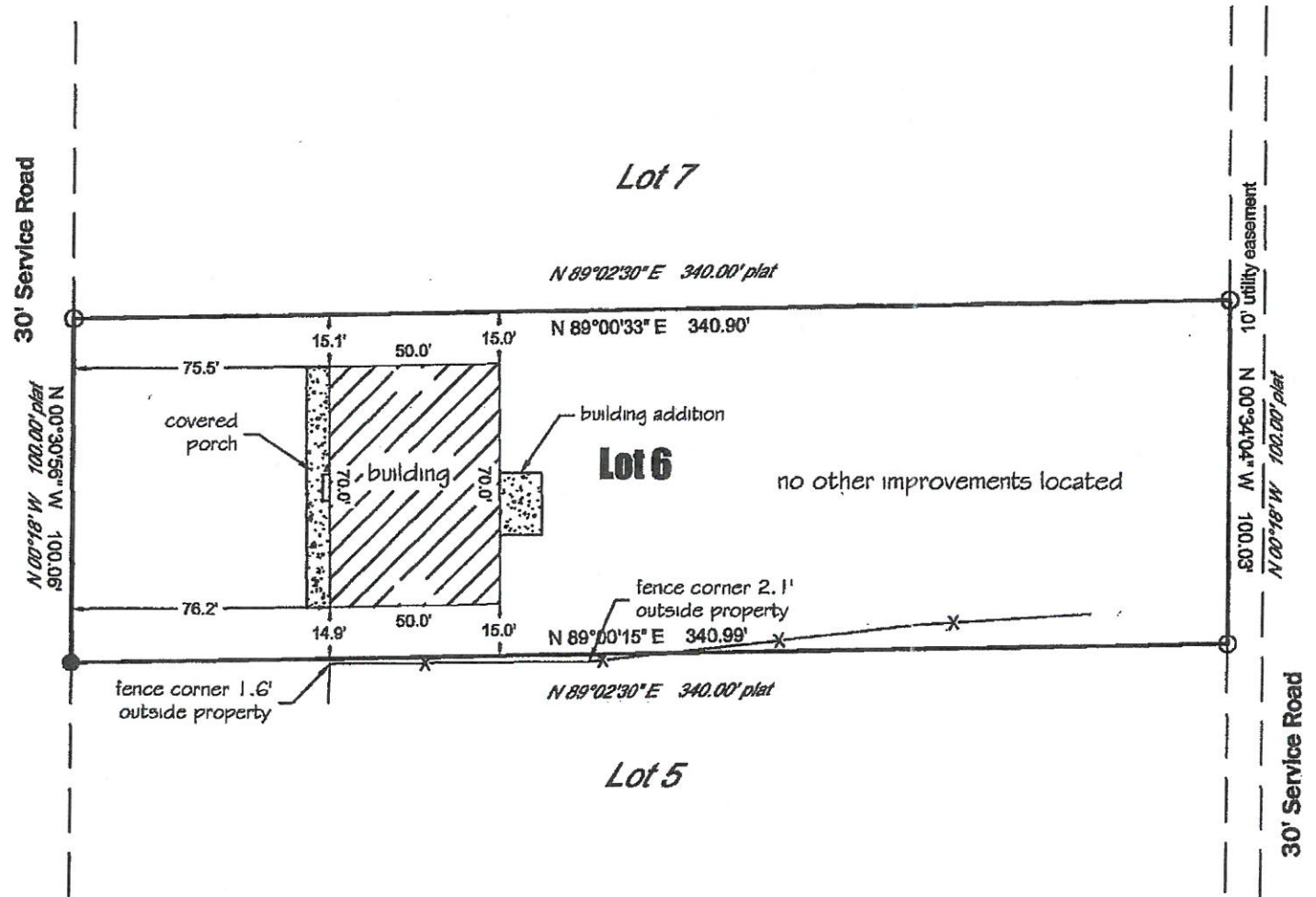
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

Land Survey Plat

Description:
 Lot 6, KEL-MAR STRIP SUBDIVISION, County of Larimer,
 State of Colorado.
 Containing 0.78 acres (34,108 sq. ft.), more or less.



U. S. Highway No. 287

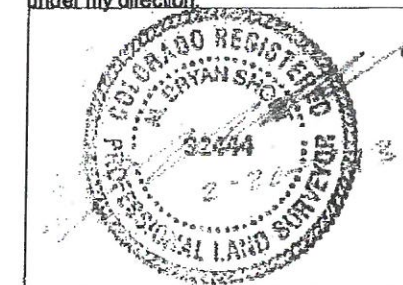


Legend:

- denotes found iron rod & 1.0" orange plastic cap, markings illegible
- denotes set iron rod & 1.0" yellow plastic cap, marked "PLS 32444"

SURVEYOR'S STATEMENT

I, M. Bryan Short, a duly registered Professional Land Surveyor in the State of Colorado, do hereby state that this Land Survey Plat truly and correctly represents the results of a monumented land survey made by me under my direction.



Notes:

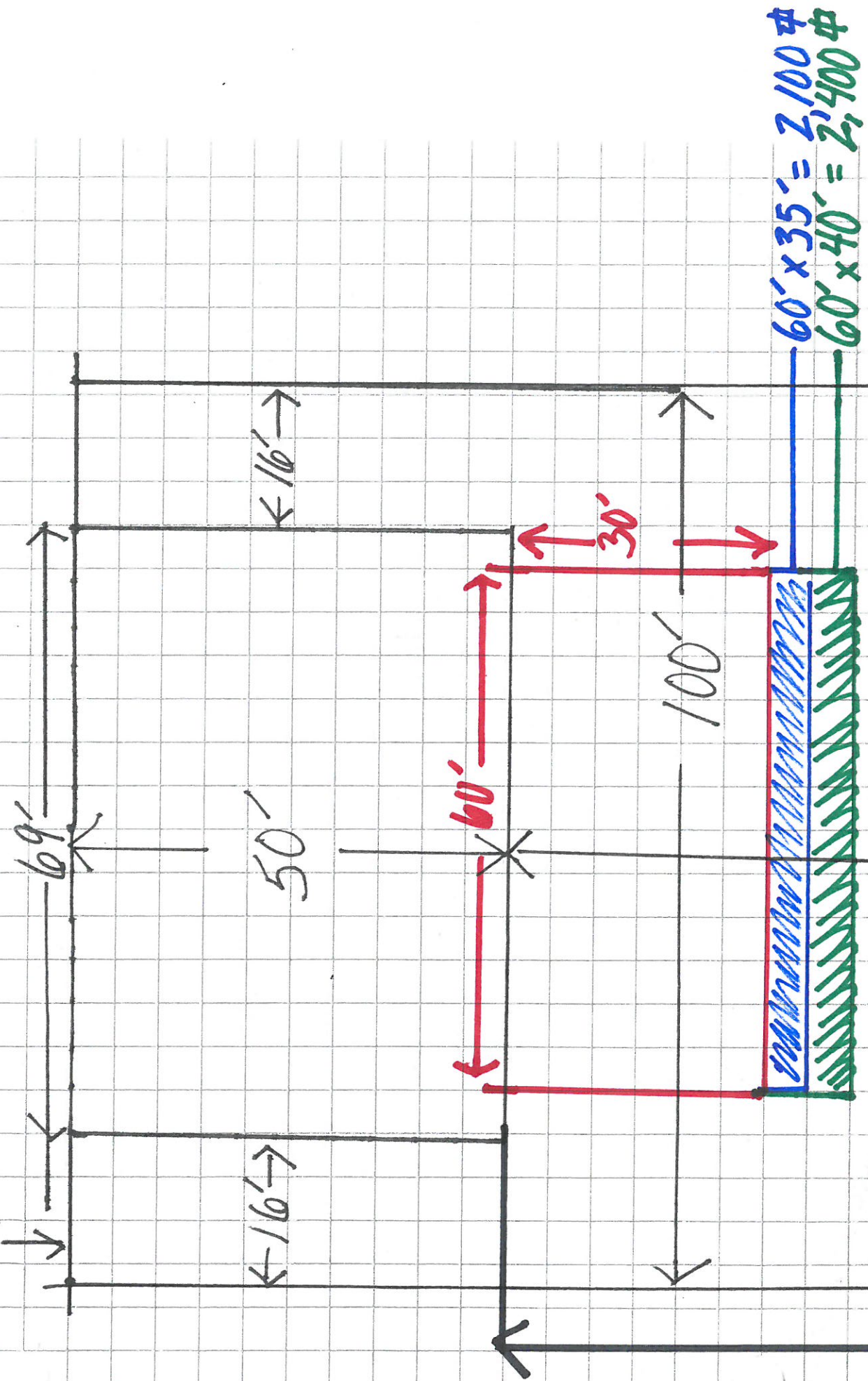
- This is not an ALTA/ACSM Land Title Survey.
- This is not an Improvement Survey Plat.
- No title information provided at the time of this survey. It is possible there are recorded and unrecorded documents which may affect the boundary of this property.
- No wetlands determinations were made this date.
- No Improvements, other than those shown, were located this date.

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.

#	Date	Revisions	Field Date 2/20/2013	Prepared for:	Project#: 13029.001
			Party Chief DCB	Walter Ruff PLS Group, LLC 6843 North Franklin Avenue Loveland, Colorado 80538 Office 970.669.2100 - 970.669.3652 Fax	
			Survey Tech n/a		
			Proj. Manager MBS		
			Scale 1" = 50'		

Scan Copy

1 = 5'



$100'$
 $\times 350'$
 $\hline 35,000 \text{ sq ft}$

Cost
 TF
 $\$ 550,000$
 $\$ 70,000$
 $\hline 100,000$
 $720,000$

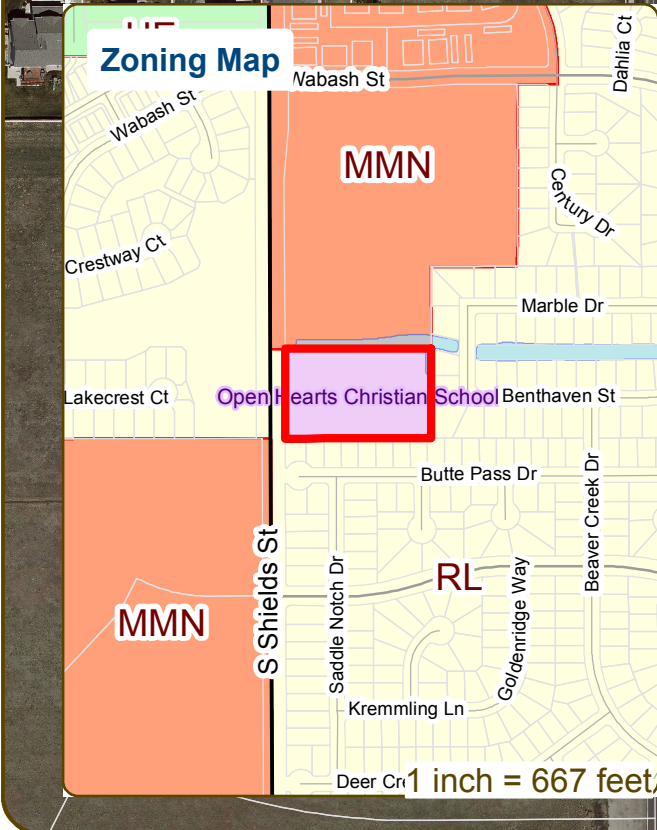
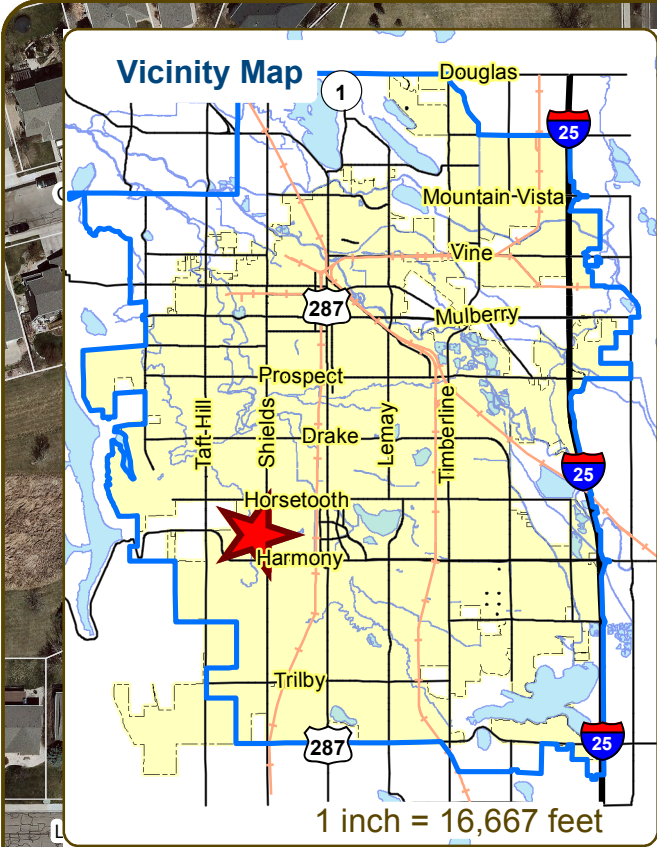
RORE

$\$ 550,000 / 3,500 \text{ sq ft} = \157
 $\$ 145,000 / 1,800 \text{ sq ft} = \81
 $\$ 695,000 / 5,300 \text{ sq ft} = \131

$\$20 \text{ PSF TF}$
PROPERTY LINE

Light of the Rockies Counseling

4036 S Shields St



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CONCEPTUAL REVIEW:
APPLICATION

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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) **CHRIS BASSETT - DIRECTOR OF LOTZ / JON REITZLOW - DESIGN / JEFF WITZER - CONTRACTOR**

Business Name (if applicable) **LIGHT OF THE ROCKIES CHRISTIAN COUNSELING CENTER (LOTZ)**

Your Mailing Address **921 E. PROSPECT RD. F.C., CO 80525**

Phone Number **(970) 484-1735** **Email Address** **SUSAN@LIGHTOFTHEROCKIES.COM**

Site Address or Description (parcel # if no address) **4036 S. SHIELDS ST.**

Parcel # **9735200920** **FT. COLLINS, CO 80526**

Description of Proposal (attach additional sheets if necessary) **SEE SITE PLAN & PROPOSED OFFICE LAYOUT.**

Proposed Use **COUNSELING CENTER** **Existing Use** **CHURCH.**

Total Building Square Footage **8,000** **S.F. Number of Stories** **1** **Lot Dimensions** **510' x 310'**

Age of any Existing Structures **1989** **28 YEARS**

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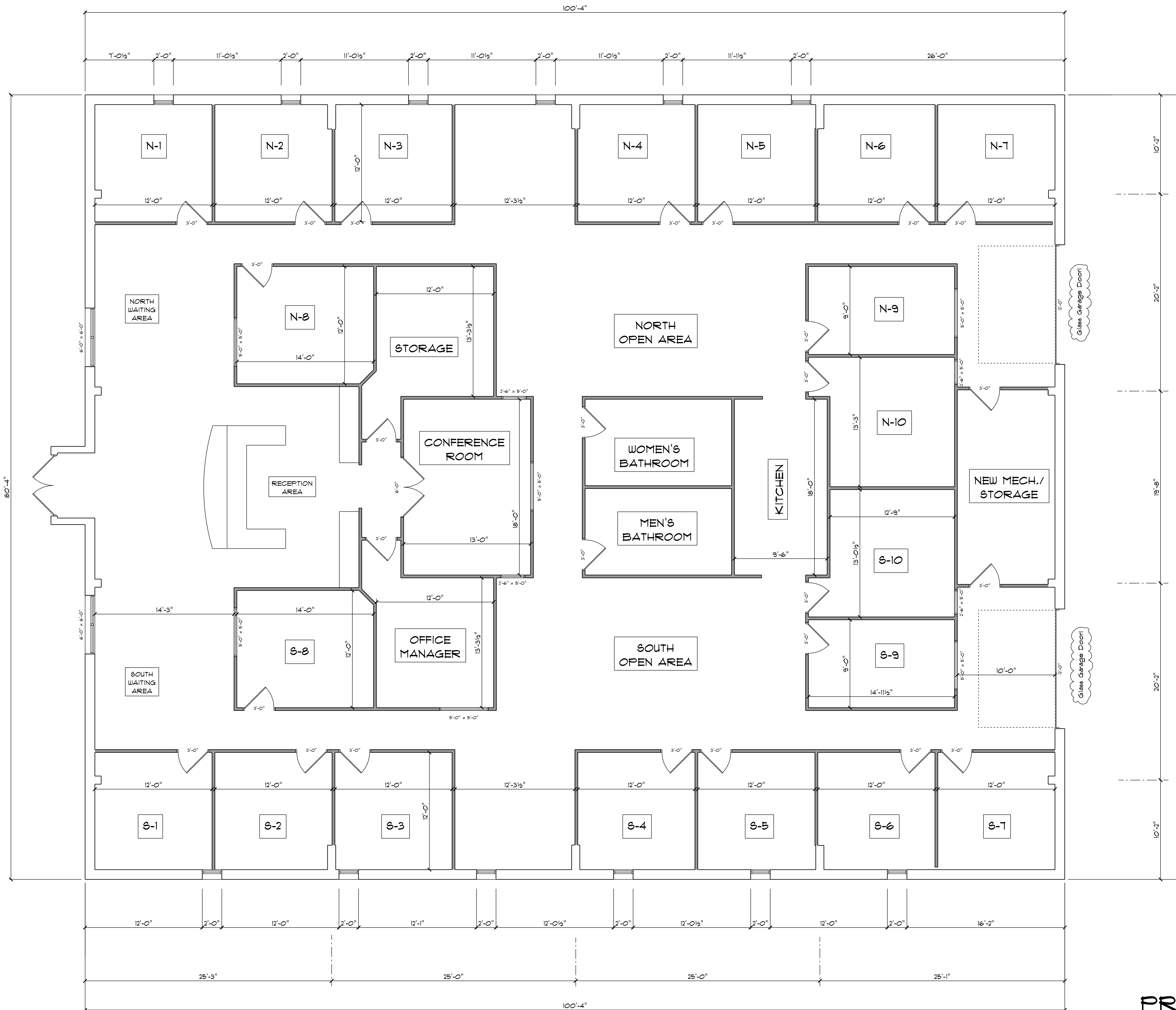
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(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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PROPOSED PLAN
Scale 3/16"=1'-0"

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Revisions:
6-19-17

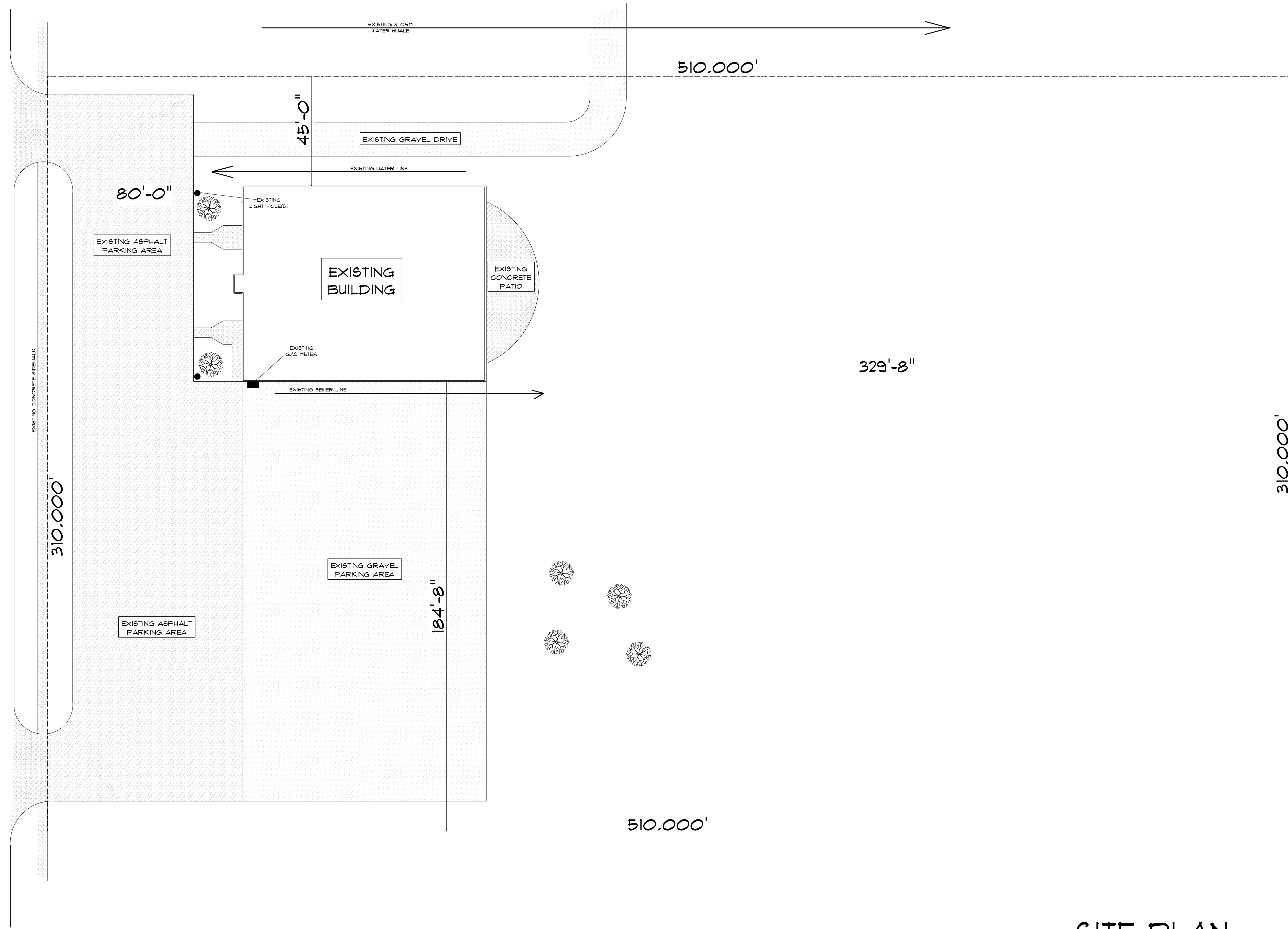
AI
BD

Job Number:
30BT

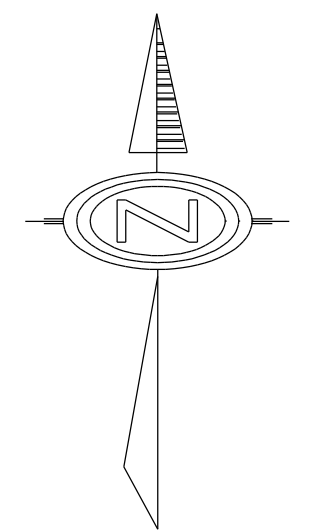
LIGHT OF THE ROCKIES
4036 S Shields St, FC, CO

Jon R. Rentfrow
RENTFROW
Design, LLC
205 Allen Street
Ft. Collins, CO 80525
(970) 412-3400
RentfrowDesign.com

SOUTH SHIELDS STREET



SITE PLAN
Scale 1"=20'-0"



3D CONSTRUCTION & REMODELING

Jon R. Rentfrow

 205 Allen Street
 Ft. Collins, CO 80525
 (970) 412-5400
 RentfrowDesign.com

Revisions: 1-20-11
 4036 S Shields St, Fort Collins, CO
 Job Number: 3051

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AI
BD