

Conceptual Review Agenda

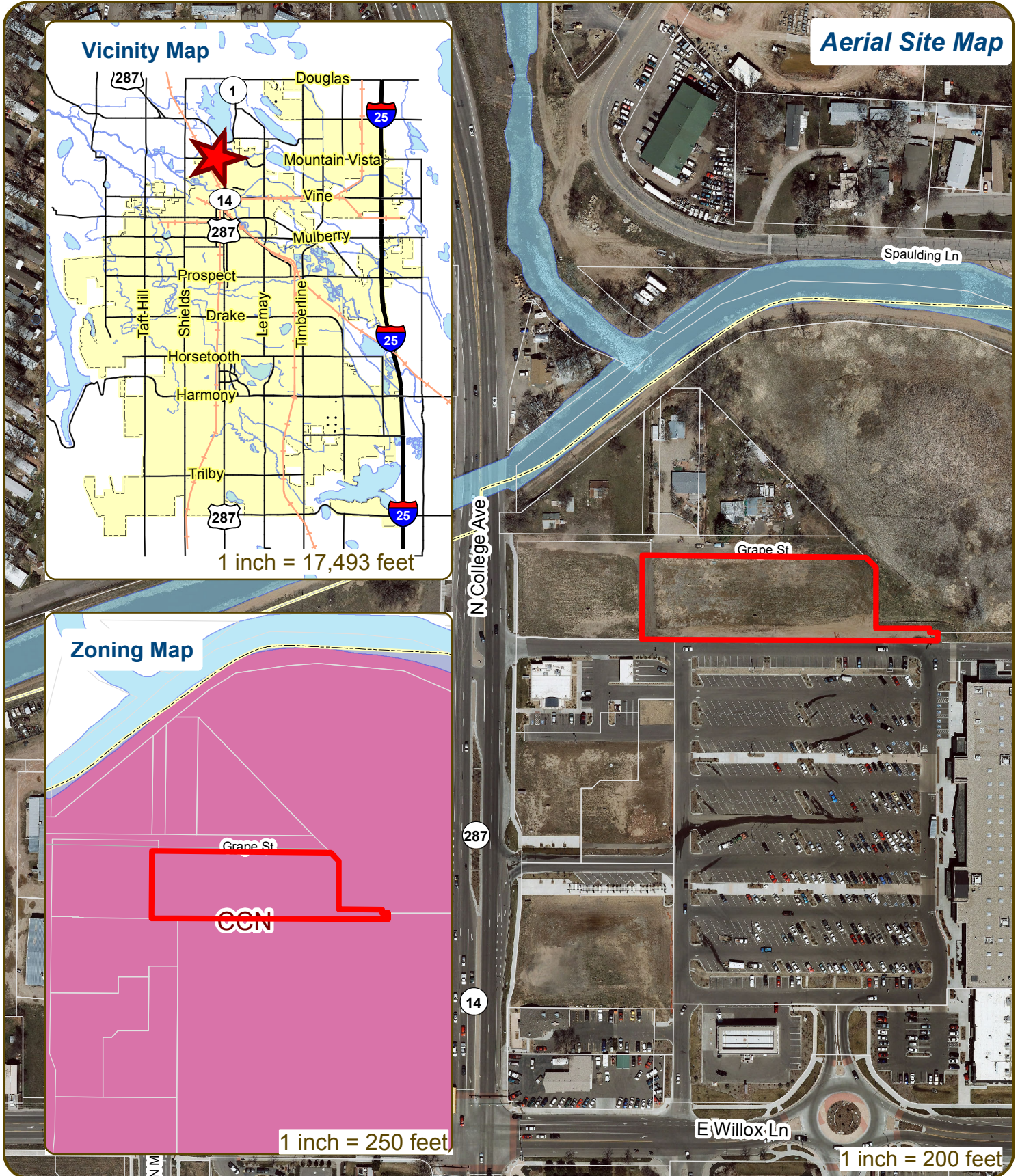
Schedule for 12/05/16 to 12/05/16

281 Conference Room A

Monday, December 5, 2016

| Time | Project Name | Applicant Info | Project Description | Planner |
|-------|--|--|--|--------------|
| 9:30 | North College Marketplace Lot 2 - Retail | Mike McBride (970) 223-7577 mmcbride10@gmail.com | This is a request to put 12,000 sq. ft. of retail on Lot 2 of North College Marketplace (parcel #9836317002). This will be a one story building with drive-thru lanes on the north, east, and west sides of the building. The parking lot will be re-configured to have 41 parking spaces. The site is located in the Community Commercial - North College (CCN) zone district. This proposal will be subject to a Minor Amendment. | Pete Wray |
| 10:15 | North College Marketplace Lot 9 - Expansion | Mike McBride (970) 223-7577 mmcbride10@gmail.com | This is a request to add 3,100 sq. ft. to the existing building on lot 9 of North College Marketplace (parcel #9836317009). The expansion would be built on the east side of the existing building. The new site plan shows a drive-thru window and 32 parking spaces. The site is located in the Community Commercial – North College (CCN) zone district. This proposal will be subject to a Minor Amendment. | Clay Frickey |
| 11:00 | 460 S College Ave. - Mixed-Use | Mike McBride (970) 223-7577 mmcbride10@gmail.com | This is a request to build a new mixed-use building at 460 S College Ave. (parcel # 9712340002). A new 6-story, mixed-use building would be constructed on the southwest corner of the site with a 2-story addition to existing building that will accommodate office/retail uses. All parking would be accommodated with the existing parking on-site. The site is located in the Downtown (D) zone district. This proposal will be subject to a Major Amendment. | Clark Mapes |

North College Marketplace Lot 2 Retail



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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) _____

Mike McBride, Consultant

Eric Holsapple, Owner

Business Name (if applicable) BHA Design

Your Mailing Address 1603 Oakridge Drive, Fort Collins, CO 80525

Phone Number 970-223-7577 Email Address mmcbride10@gmail.com

Site Address or Description (parcel # if no address) Lot 2, North College Marketplace Second Filing

Description of Proposal (attach additional sheets if necessary) _____

12,000 sf inline Retail Building with drive thru's on both sides

Proposed Use Retail Existing Use None

Total Building Square Footage 12,000 S.F. Number of Stories 1 Lot Dimensions 240' x 125'

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 [x] No If yes, then at what risk is it? _____

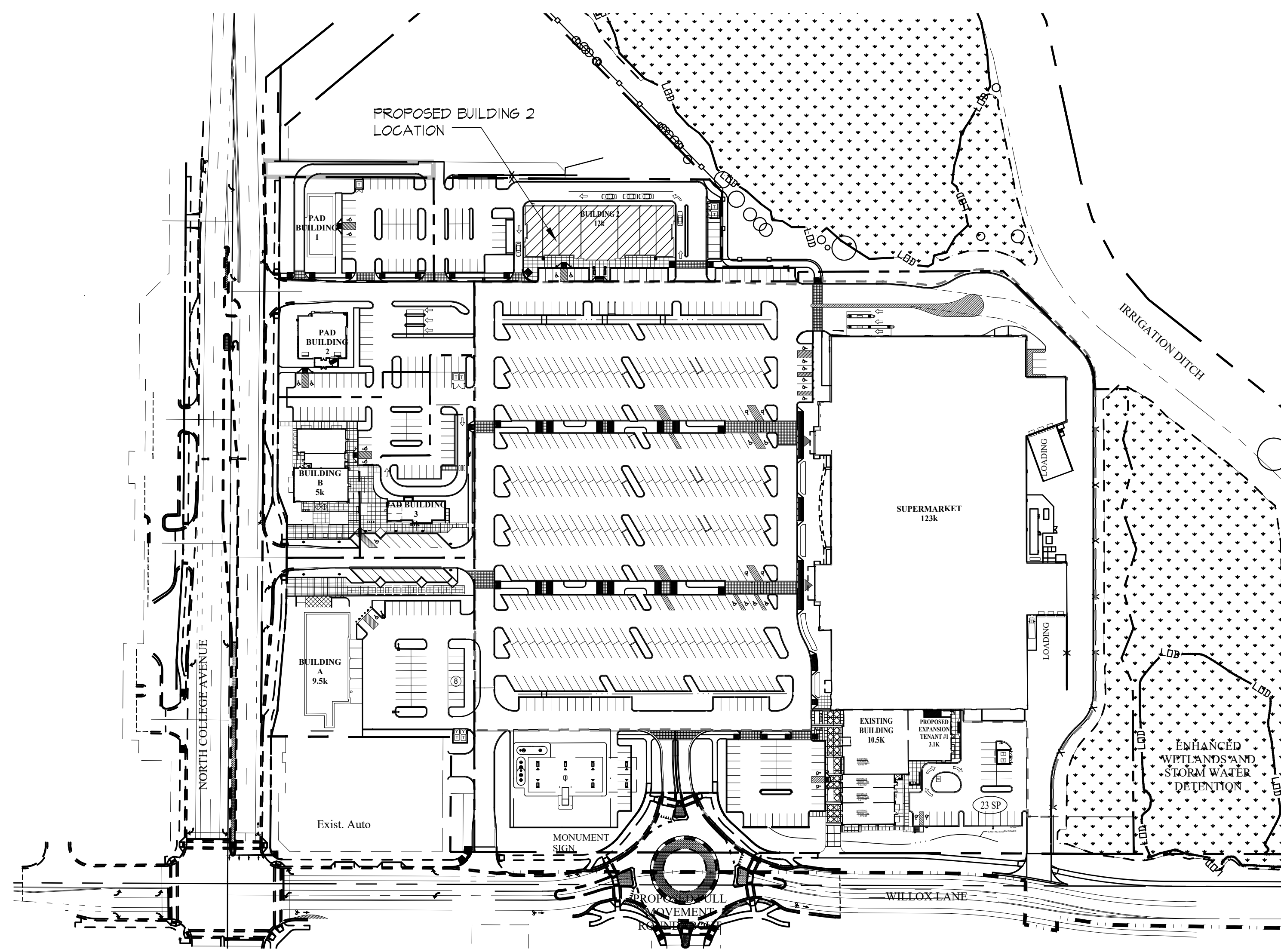
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 40,000 S.F.

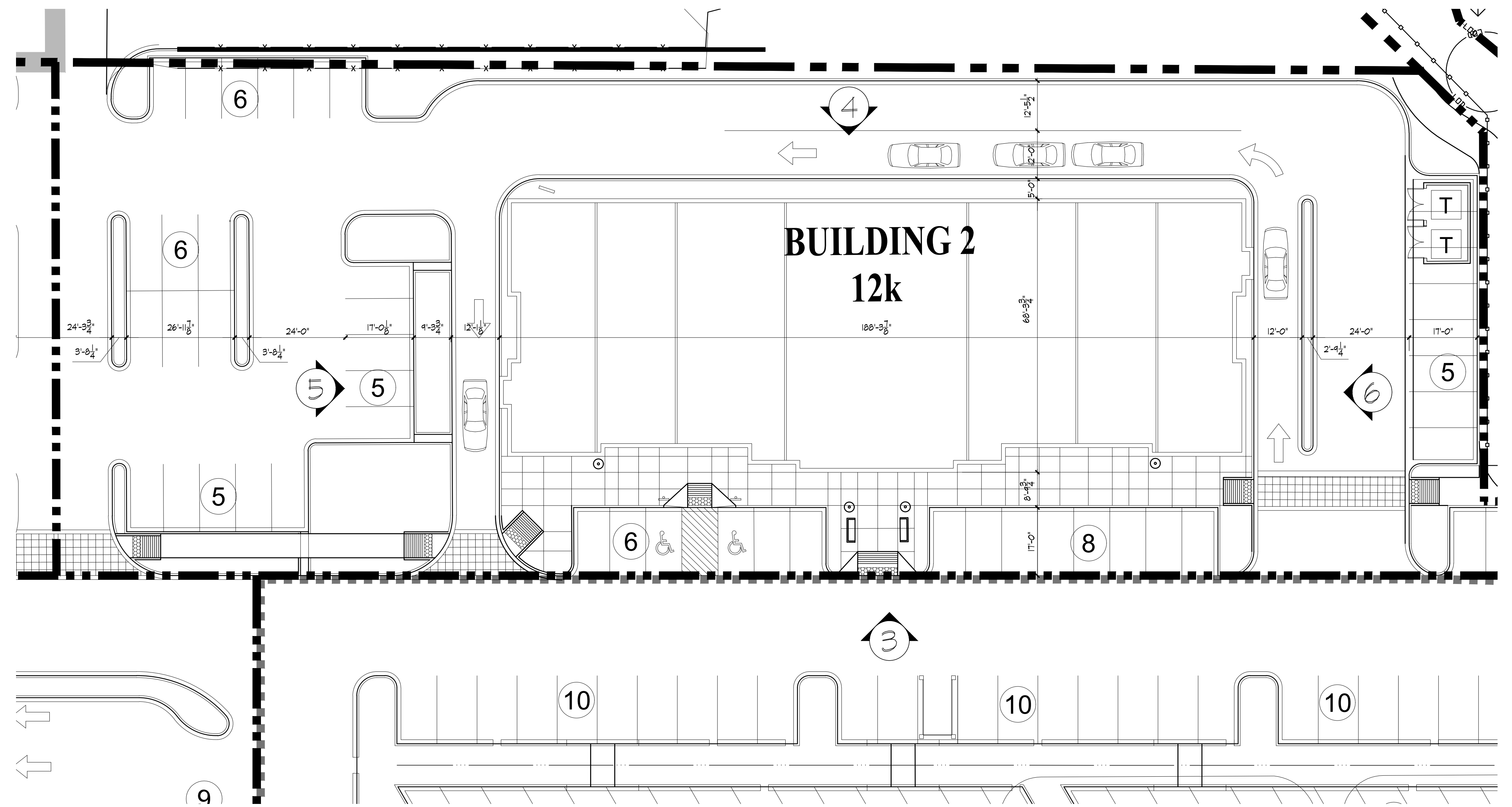
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



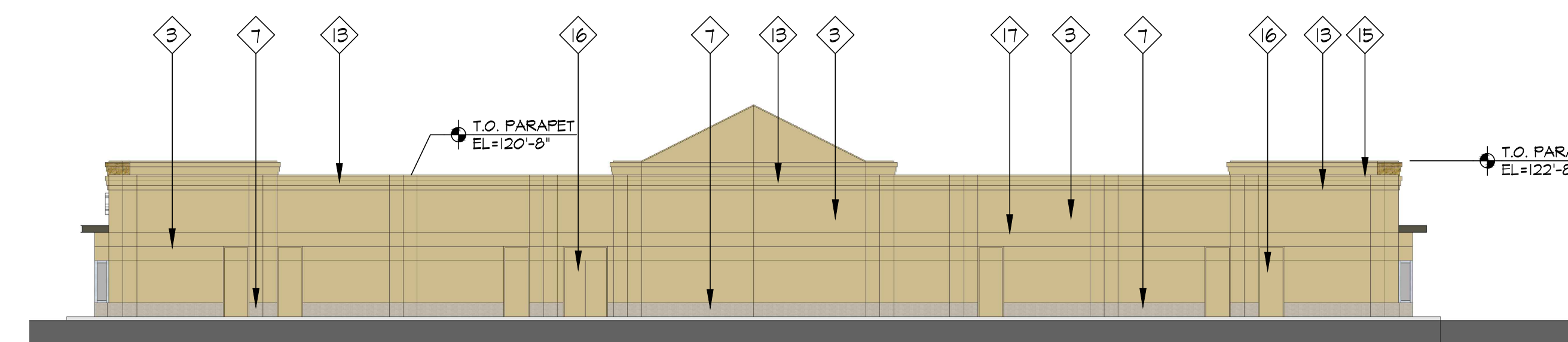
1 SITE PLAN
1/100



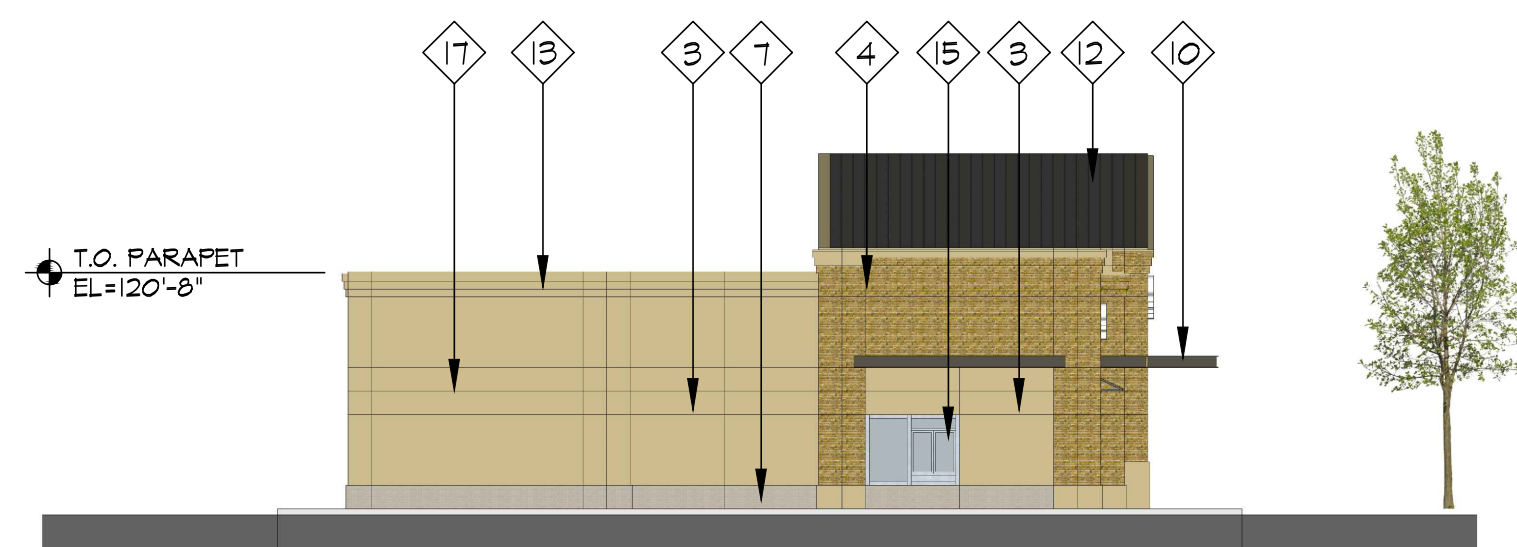
2 ENLARGED PLAN BUILDING 2
1/16" = 1'-0"



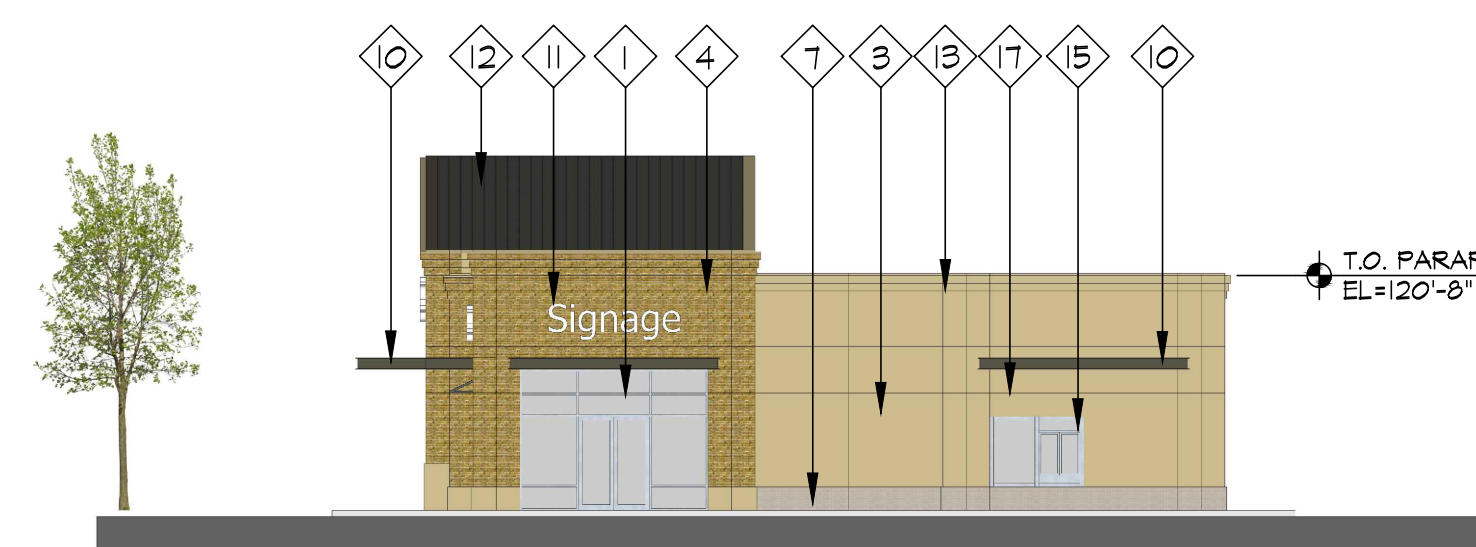
3 SOUTH ELEVATION
1/16" = 1'-0"



4 NORTH ELEVATION
1/16" = 1'-0"



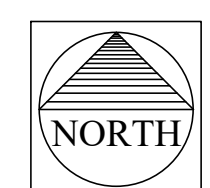
5 WEST ELEVATION
1/16" = 1'-0"



6 EAST ELEVATION
1/16" = 1'-0"

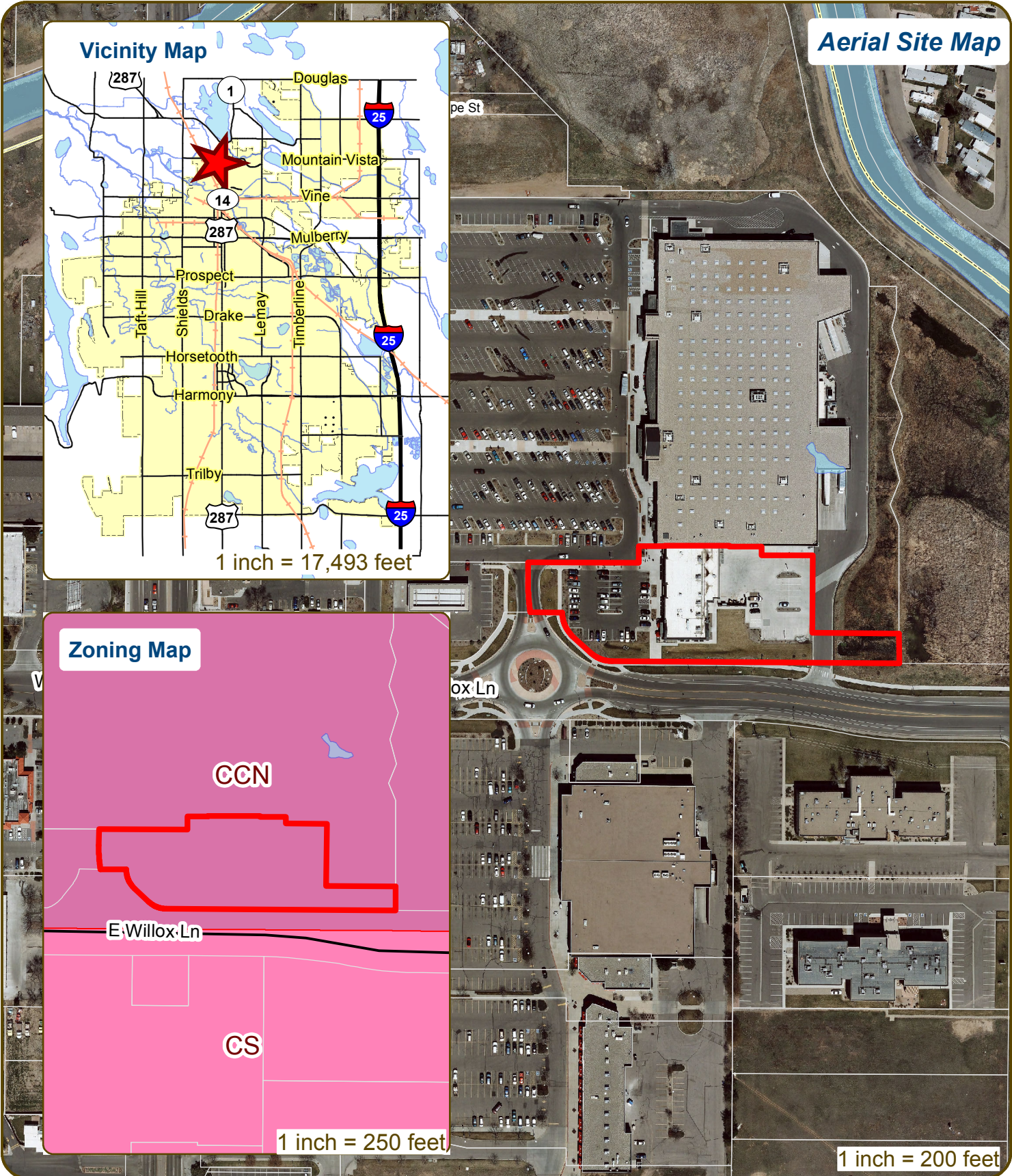
KEY NOTES:

- 1 ALUMINUM STOREFRONT (CLEAR ANODIZED)
- 2 FABRIC AWNING WITH STEEL FRAME
- 3 STUCCO
- 4 MODULAR BRICK
- 5 MODULAR BRICK
- 6 8" COLORED GROUND FACED C.M.U.
- 7 4" COLORED GROUND FACED C.M.U.
- 8 SHEET METAL TO MATCH ADJACENT MATERIAL
- 9 DECORATIVE LIGHTING
- 10 PAINTED TUBE STEEL CANOPY
- 11 SIGNAGE AREA
- 12 STANDING SEAM METAL ROOF (PRE-FINISHED)
- 13 MOLDED POLYURETHANE CORNICE
- 14 PRECAST COLORED CONCRETE
- 15 DRIVE-UP WINDOW
- 16 HOLLOW METAL DOORS AND FRAMES PAINTED
- 17 ALUMINUM STUCCO REVEAL
- 18 ALL MECHANICAL AND UTILITY EQUIPMENT, IF NOT TOTALLY SCREENED WILL NEED TO BE PAINTED TO MATCH ADJACENT AREA



NORTH COLLEGE MARKETPLACE

North College Marketplace Lot 9 Expansion



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Mike McBride, Consultant Eric Holsapple, Owner

Business Name (if applicable) BHA Design

Your Mailing Address 1603 Oakridge Drive, Fort Collins, CO 80525

Phone Number 970-223-7577 Email Address mmcbride10@gmail.com

Site Address or Description (parcel # if no address) Lot 9, North College Marketplace Second Filing

Description of Proposal (attach additional sheets if necessary) _____

3,100 sf Building 9 addition with liquor store drive thru on both sides

Proposed Use Retail Existing Use None

Total Building Square Footage 13,600 S.F. Number of Stories 1 Lot Dimensions 400' x 180'

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.

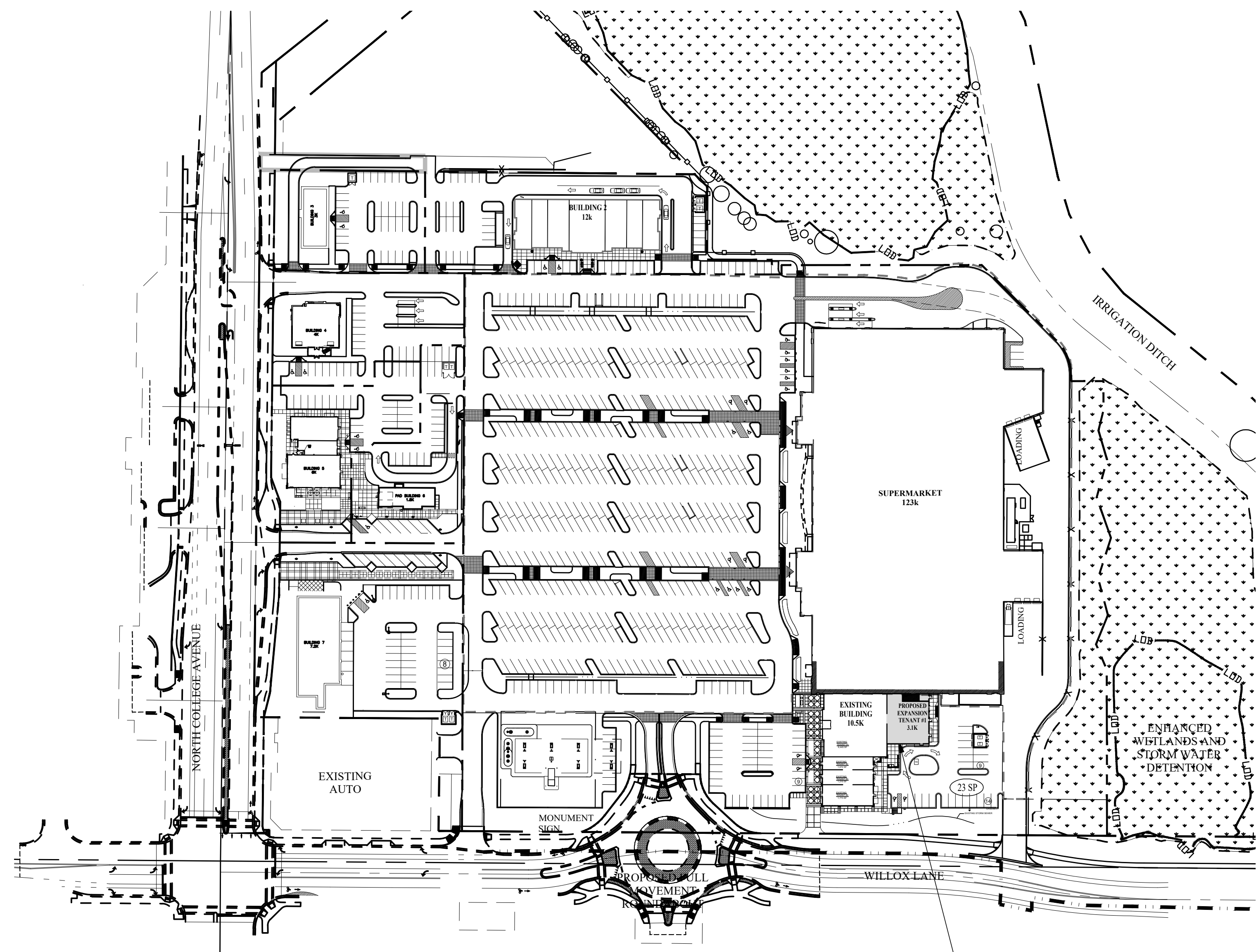
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

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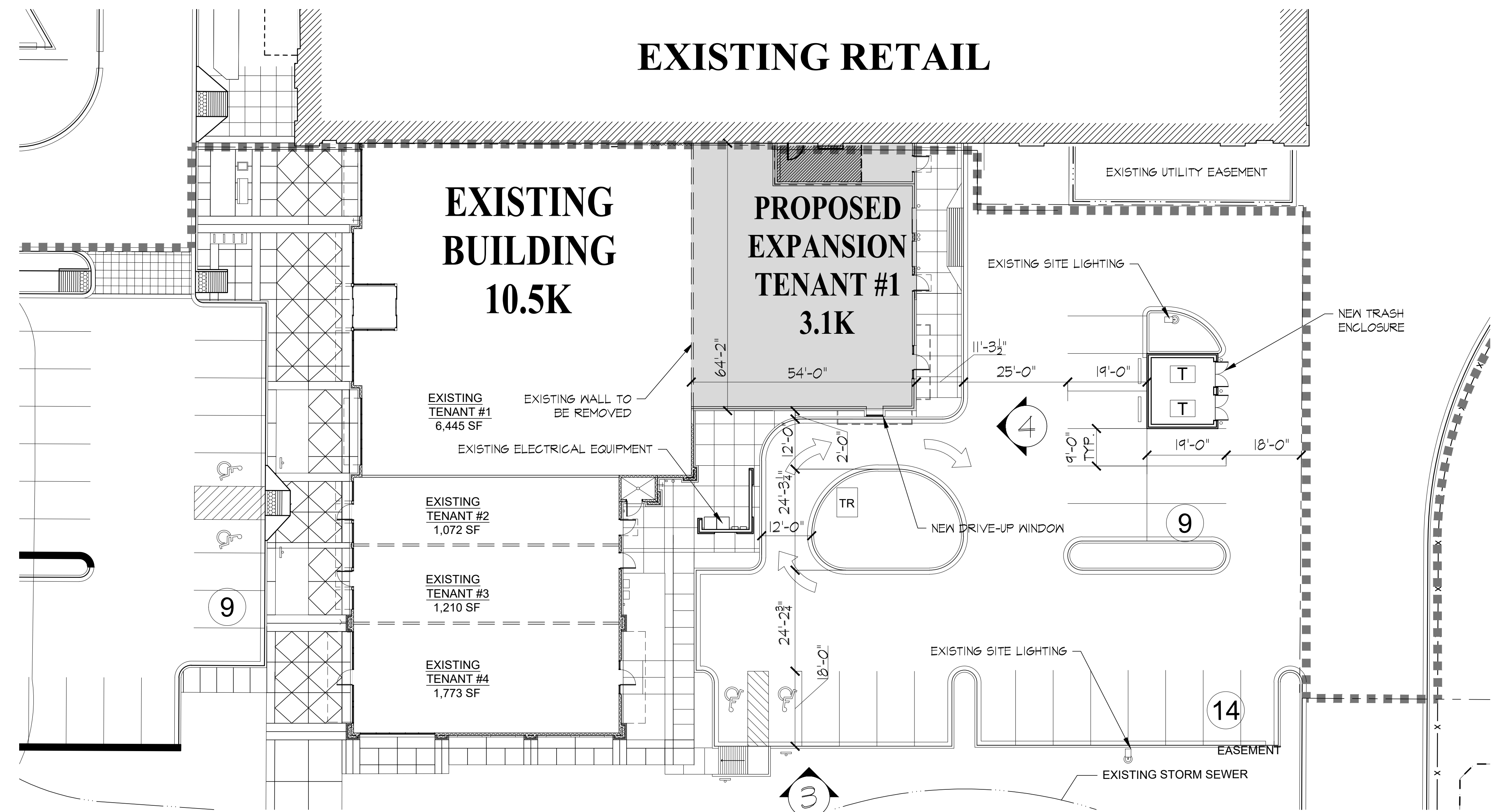
Increase in Impervious Area 0 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

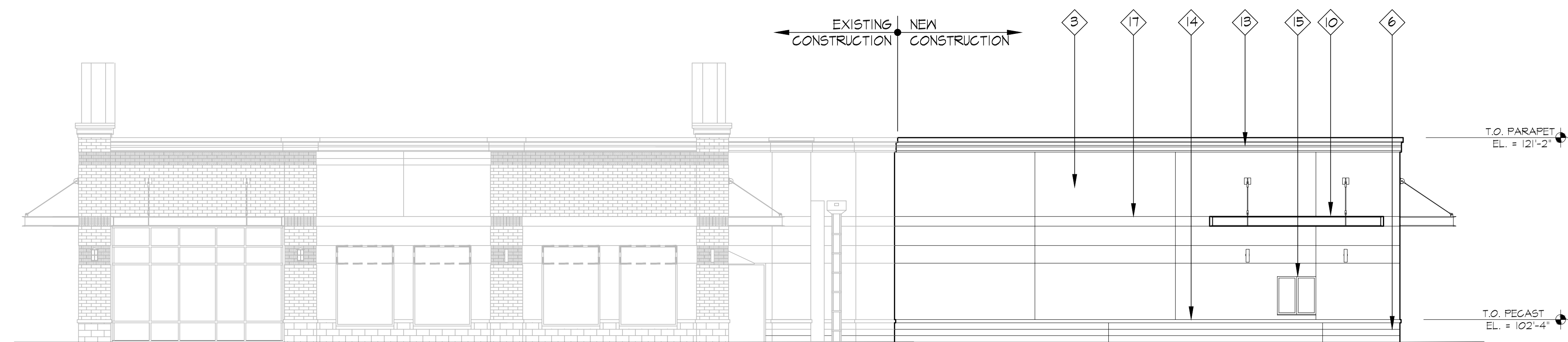
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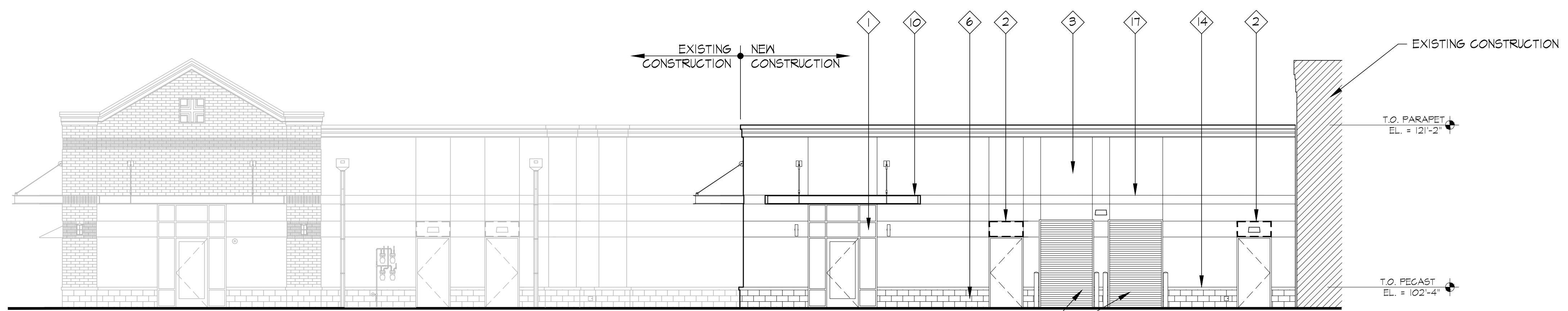
1 SITE PLAN
1/100



2 ENLARGED PLAN BUILDING 9
1/16" = 1'-0"



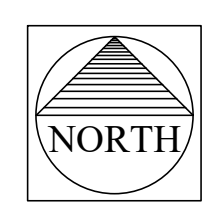
3 SOUTH ELEVATION
1/8" = 1'-0"



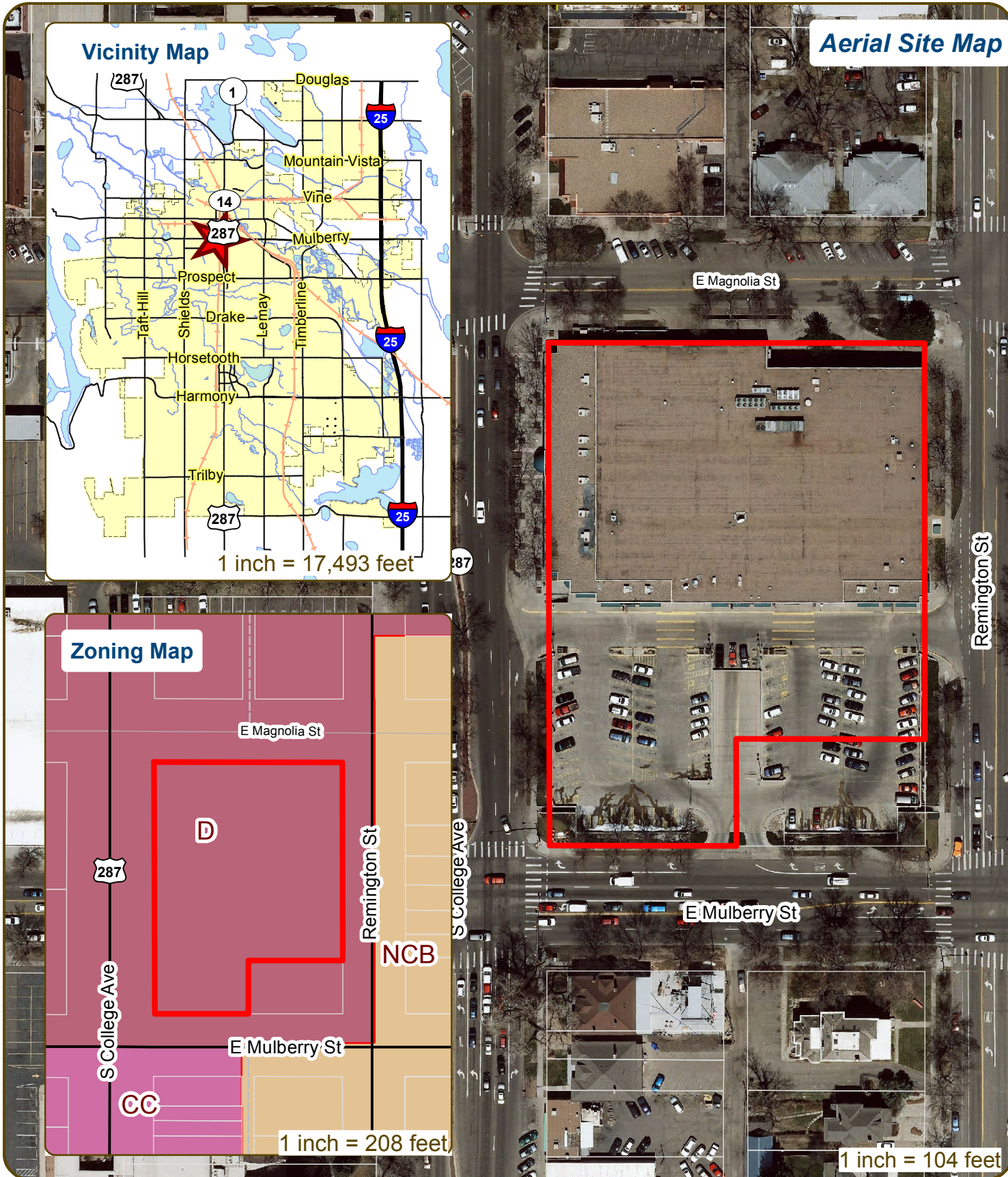
4 EAST ELEVATION
1/8" = 1'-0"

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460 S College Ave. Mixed-Use



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Site Address or Description (parcel # if no address) 460 South College Ave

Description of Proposal (attach additional sheets if necessary) _____

Addition of Multi-story residential and office along College Avenue

Proposed Use Retail/Residential/Office Existing Use Liquor store

Total Building Square Footage _____ S.F. Number of Stories 5 Lot Dimensions 400' x 300'

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

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+/- 60 RESIDENTIAL UNITS /
100 BEDROOMS
+/- 10,000 SF AT GRADE RETAIL

LOVELAND COMMERCIAL, LLC
1043 EAGLE DRIVE
LOVELAND, CO 80537
PH: 970-667-7000

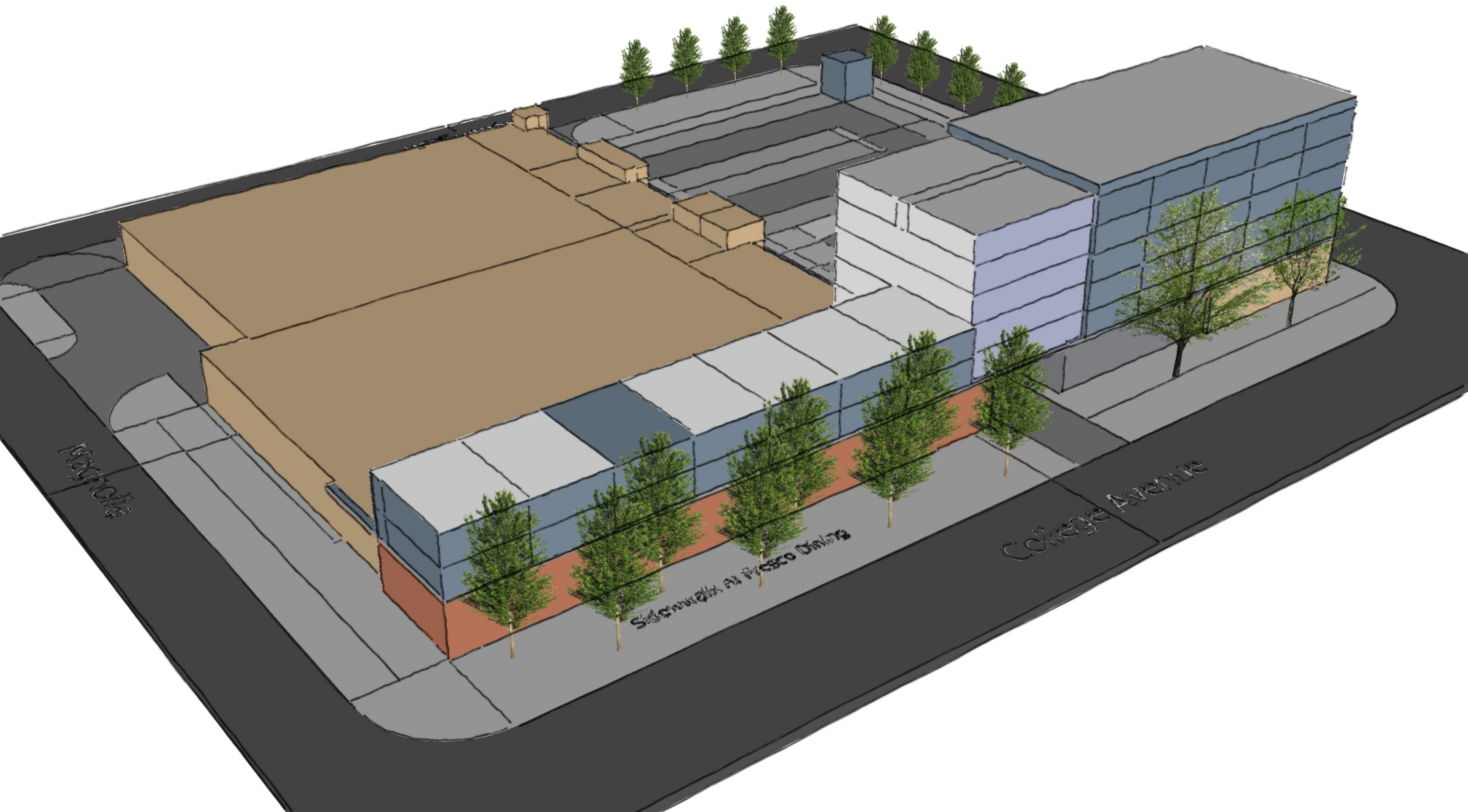
THE MULHERN GROUP, LTD.
1730 BLAKE STREET, SUITE 435
DENVER, CO 80202
PH: 303-297-3334

RP PLAZA - OLD TOWN WEST

S. COLLEGE AVENUE AND MULBERRY ST
FORT COLLINS COLORADO



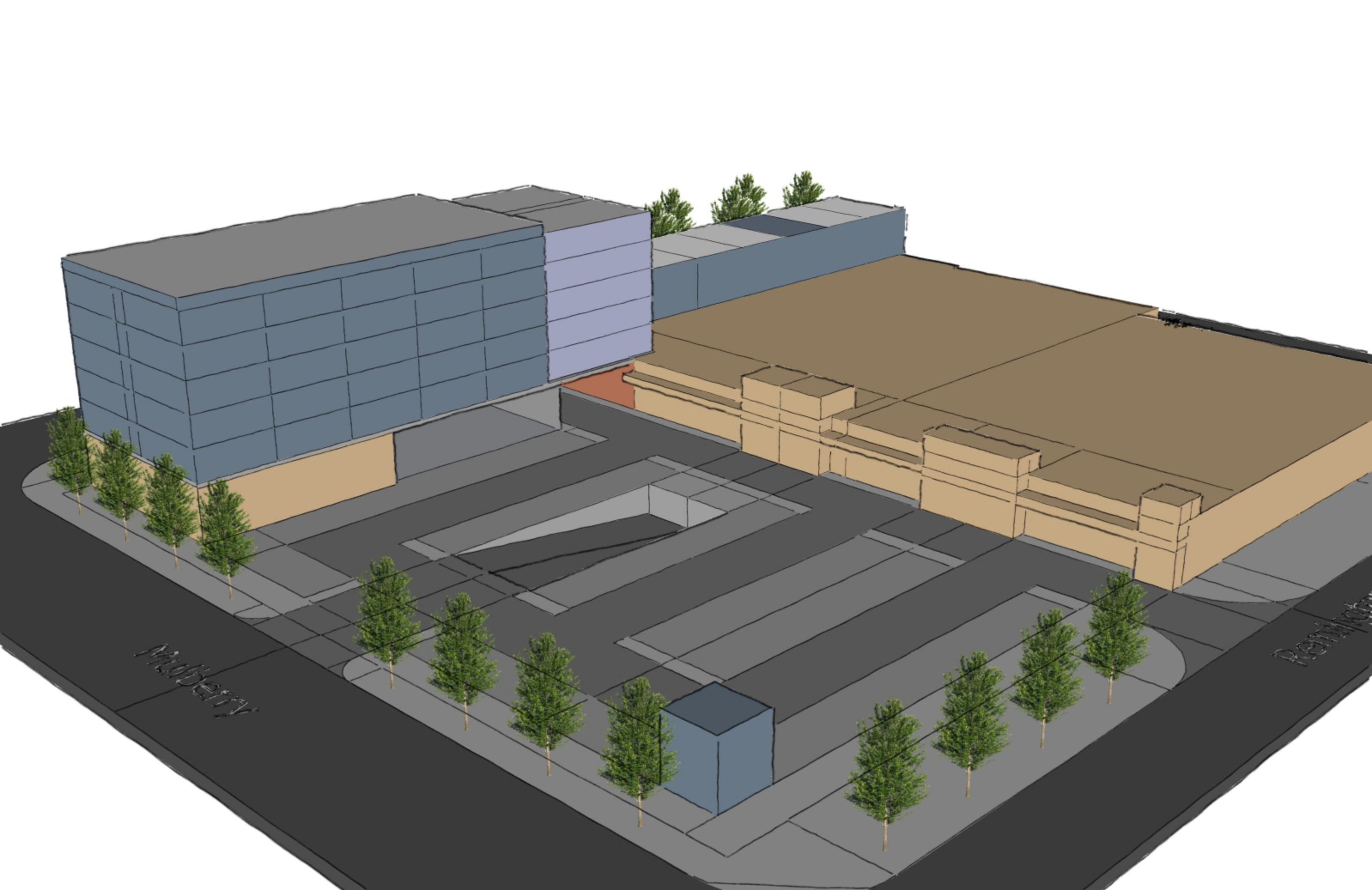
CONCEPTUAL DESIGN
NOVEMBER 3, 2016

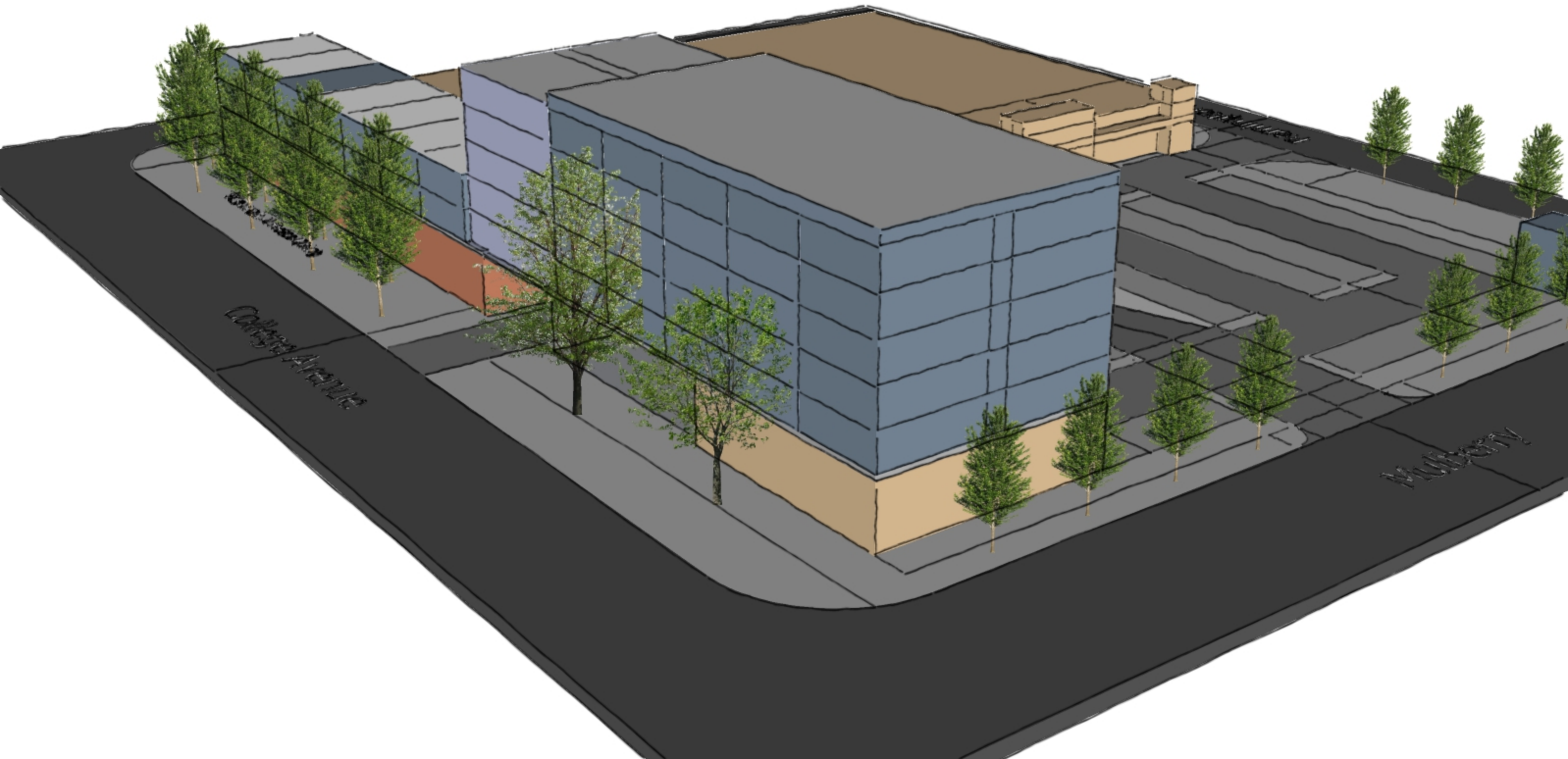


Machota

College Avenue

Sidewalk At Presso Dining





College Avenue

MURPHY